AGENDA

Planning & Zoning Board
City Commission Chambers
February 18, 2020 8:30 a.m.

Anyone deciding to appeal a decision by the Board on any matter considered at this or any subsequent meeting will need a record of the proceedings, and for purposes of that appeal, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this proceeding, or those requiring language assistance (free of charge) should contact the City of Lakeland ADA Specialist, Jenny Sykes, no later than 48 hours prior to the proceeding, at **(863) 834-8444**, Email: **Jenny.Sykes@lakelandgov.net**. If hearing impaired, please contact the TDD numbers: Local - **(863) 834-8333** or **1-800-955-8771** (TDD-Telecommunications Device for the Dear) or the Florida Relay Service Number **1-800-955-8770 (VOICE)**, for assistance.

PUBLIC HEARING

ITEM 1: Major modification of PUD (Planned Unit Development) zoning to allow 240 multi-family units in lieu of previously approved office and commercial entitlements on approximately 17.79 acres located north of Town Center Drive and west of Harden Boulevard. Owner: Drummond Company, Inc. Applicant: Timothy F. Campbell. (PUD19-009) **Note: Continued from previous meeting.**

ITEM 2: Annexation, a future land use designation of OC (Office Center) and the application of Planned Unit Development Zoning (PUD) zoning, concurrent with a City-initiated request to apply a SSP (Suburban Special Purpose) context district designation, to allow a 30,000 sq. ft. free-standing emergency room, a 20,000 sq. ft. ambulatory surgical center, 240,000 sq. ft. of medical office uses, a 150 room hotel, 20,000 sq. ft. of retail uses, and a 730,000 sq. ft. hospital with up to 360 beds and a maximum building height of 150 feet, on approximately 79.6 acres located south of SR 570 (Polk Parkway), east of Lakeland Highlands Road, and north of Winter Lake Extension Road. Owner: E. Edward and Mary Ann Holloway. Applicant: Kathy Hattaway, Poulos & Bennett, LLC. (ANX20-001/LUL20-001/PUD19-039/ZON20-001)

ITEM 3: Major modification of PUD (Planned Unit Development) zoning, a change in future land use designation from Recreation (R) to Residential Low (RL), concurrent with a City-initiated request to change the context district designation from Preservation, Conservation, Recreation (PCR) to Suburban Neighborhood (SNH) to allow for development of single-family residential uses as part of The Villages at Bridgewater, Village 14, on 7.51 acres located south of Interstate-4 and north of The Villages at Bridgewater, Village 3. Owner: Greenpointe Communities - Grady Miars. Applicant: Jason Alligood. (LUS19-012/PUD19-038/ZON20-003)

ITEM 4: Zoning change from O-1 (Low Impact Office) to C-1 (Pedestrian Commercial) on property located at 2111 Lakeland Hills Boulevard. Owner: Vs Lakeland LLC. Applicant: Kathryn Younkin. (ZON19-017)

GENERAL MEETING

ITEM 5: Review minutes of the January meeting.

ITEM 6: Change in future land use from Residential Medium (RM) to Community Activity Center (CAC) and modification of PUD (Planned Unit Development) zoning, concurrent with a City-initiated request to change the context district designation from Urban Neighborhood (UNH) to Urban Corridor (UCO), to allow a self-storage facility on approximately 2.8 acres located at 3500 Lakeland Highlands Road. Owner: Edward and Mary Ann Holloway. Applicant: Timothy F. Campbell. (LUS19-011/PUD19-037/ZON19-016)

ITEM 7: Change in future land use from Residential High (RH) to Business Park (BP) and a change in zoning from O-1 (Low-Impact Office District) to I-1 (Light Industrial – Limited Commercial District) on approximately 0.834 acres at 2050 Edgewood Drive South. Owner/Applicant: Eric Wibert. (LUS19-009/ZON19-015)

ITEM 8: Report of City Commission action on Planning and Zoning Board recommendations.

ITEM 9: Community Housing & Planning Manager's Report.

ITEM 10: Audience.

ITEM 11: Adjourn.

Community & Economic Development
Staff Request for Delay

Date:	February 18, 2020	Reviewer:	Todd Vargo		
Project No:	PUD19-009	Location:	3355 Harden Boulevard		
Owner:	Drummond Company, Inc.				
Applicant:	Timothy F. Campbell, Clark, Campbell, Lancaster and Munson PA				
Current Zoning:	PUD (Planned Unit Development)	Future Land Use:	Regional Activity Center (RAC)		
Context District:	Urban Center (UCT)				
P&Z Hearing:	May 21, 2019	P&Z Final Decision:	March 17, 2020		
Request:	Major modification of PUD (Planned Unit Development) zoning to allow 240 multi-family units in lieu of previously approved office and commercial entitlements on approximately 17.79 acres located north of Town Center Drive and west of Harden Boulevard.				

Staff is requesting that the item be delayed while the applicant attempts to meet with the residents of Grasslands and finalize conditions of approval. Staff anticipates that the applicant's meeting with the residents and revised conditions will be completed in time for the March 17, 2020 meeting.

Planning & Zoning Board General Application

General Information:				
Project No:	ANX20-001/LUL20-001/ PUD19-039/ZON20-001	**Application Date:**	12/30/2019	
Project Name:	LAKELAND HEALTH & WELLNESS CAMPUS			
Subject Property Address:	0 LAKELAND HIGHLANDS ROAD			
Parcel ID:		**Total Acreage:**	79.6	
Applicant Name:	KATHY HATTAWAY, POULOS & BENNETT, LLC			
Applicant Address:	2925 SANLAN RANCH DRIVE	ORLANDO	FL	32803
Owner Name:	E. EDWARD & MARY ANN HOLLOWAY			
Owner Address:	2925 SANLAN RANCH DRIVE	LAKELAND	FL	33812

Request:			
Application Type:	**PLANNED UNIT DEVELOPMENT**	**NEW**	
Proposed		**Current**	
Zoning:	PUD (Planned Unit Development)	**Zoning:**	Not Applicable
Land Use:	Office Center (OC)	**Land Use:**	Not Applicable
Context:	Not Applicable	**Context:**	Not Applicable
Explanation of Request:	To allow for the development of the Orlando Health Lakeland Health and Wellness Campus.		
Justification:	To provide additional healthcare facilities and services for the region.		

Concurrency:								
Proposed Dwelling Units:		0	**Project Floor Area:**		**317000**		Square feet	
Type of Use:	Other				Phase	1	Year	2022
Estimate of Public Service Demand								
Roadways	**Daily Trips:**	0		**PM Peak Hour Trips:**			0	
Potable Water		GPD	**Wastewater**		GPD	**Solid Waste**		PPD

Proposed Amendment #: _____

☐**Exempt** ☐**ESR** ☐**SCR** ☐**Small Scale**

Fee Amount Paid: _____

CITY OF LAKELAND
APPLICATION FOR FUTURE LAND USE MAP AMENDMENT

City of Lakeland
Community Development Department
City Hall
228 S. Massachusetts Ave.
Lakeland, Florida 33801
Tel: (863) 834-6011
Fax: (863) 834-8432

FOR OFFICE USE ONLY

Date Received: _____
Received By: _____
P & Z Hearing: _____
(LS)Transmittal Hearing: _____
Adoption Hearing: _____

NAME OF PROPERTY OWNER: E. Edward Holloway, Jr. and Mary Ann Holloway PHONE: _____

EMAIL ADDRESS: _____ FAX: _____

MAILING ADDRESS: 2925 Sanlan Ranch Drive, Lakeland, FL 33812

NAME OF CONSULTANT/~~APPLICANT~~: AGENT Kathy Hattaway, AICP/Poulos & Bennett, LLC PHONE: 407-487-2594

EMAIL ADDRESS: khattaway@poulosandbennett.com FAX: _____

MAILING ADDRESS: 2602 E. Livingston Street, Orlando 32803

NAME OF AGENT: Tara Tedrow, Esq./Lowndes PHONE: 407-418-6361

EMAIL ADDRESS: tara.tedrow@lowndes-law.com FAX: _____

MAILING ADDRESS: 215 N. Eola Drive, Orlando 32801

PARCEL ID NUMBERS: 242904000000031010	TOTAL ACRES: 80.27	LEGAL DESCRIPTION ATTACHED ☒

REQUESTING CONCURRENT ANNEXATION: ☒ YES ☐ NO

A. SUMMARY AND LOCATION OF PROPOSED AMENDMENT:

The Property, currently located in unincorporated Polk County, is requesting Annexation into the City of Lakeland. Concurrent with the Annexation, the property owner is requesting a Future Land Use designation of Office Center.

B. PROVIDE JUSTIFICATION OF THE REQUEST, INCLUDING CHANGING CONDITIONS THAT SUPPORT THE PROPOSED AMENDMENT. DISCUSS ANY IMPACTS TO LOCAL POPULATION PROJECTIONS. ATTACH APPLICABLE MARKET ANALYSIS OR SUMMARY THEREOF:

Please see attached application narrative.

C. ADOPTED FUTURE LAND USE: (# acres of each land use on the site) Polk County RL-1 CURRENT ZONING: N/A

LOCATED IN TOC OVERLAY? ☐ YES X NO LOCATED IN SPI OVERLAY DISTRICT? ☐ YES X NO

IS ANY OF SITE LOCATED WITHIN GREEN SWAMP ACSC? ☐ YES X NO
IF YES, HOW MANY ACRES? _____

PROPOSED FUTURE LAND USE: (# acres of each use requested) Office Center PROPOSED ZONING: PUD

LOCATED IN CRA? ☐ YES X NO IF YES, WHICH CRA? _____

D. DESCRIPTION OF EXISTING LAND USES ON THE SUBJECT PROPERTY:

Cattle Grazing

E. DESCRIPTION OF EXISTING LAND USES SURROUNDING THE SUBJECT PROPERTY.

NORTH: Polk Parkway

SOUTH: Winter Lake Extension Road and Vacant Land

EAST: Vacant Land

WEST: Lakeland Highlands Road and Residential/Vacant Land

F. DESCRIPTION OF CURRENT DEVELOPMENT TRENDS IN THE AREA (WITHIN 1 TO 2 MILES OF THE AMENDMENT PROPERTY):

From a review of the Polk County Property Appraiser records, it does not appear that any development has taken place within 2 miles of the property in the past 2 years.

G. PROPOSED USE OF THE SUBJECT PROPERTY (DEVELOPMENT DESCRIPTION, SCHEDULE, AND PHASES):

Please see Development Program section of attached application narrative.

H. MAXIMUM ALLOWABLE DENSITY UNDER ADOPTED FUTURE LAND USE MAP DESIGNATION:

3.0 FAR

I. MAXIMUM ALLOWABLE DENSITY UNDER PROPOSED FUTURE LAND USE MAP DESIGNATION:

1.5 FAR

J. SUMMARIZE IMPACTS OF PROPOSED USE ON PUBLIC FACILITIES & SERVICES (ROADS/TRANSPORTATION NETWORK, STORMWATER, WATER, WASTEWATER, & PARKS IF APPLICABLE):

Please see Public Facilities section of the attached application narrative.

K. DISCUSS 100 YR. FLOOD PRONE AREAS ON THE SITE (CITE FEMA PANEL), ANY WETLANDS, SOILS AND TOPOGRAPHY:

Wetlands and Soils are discussed in the Ecological Assessment included as Exhibit A of the attached application narrative. Floodplain and Topographical Maps are included in the Maps section of the attached application narrative.

L. ANALYSIS OF VEGETATION AND NATURAL RESOURCES ON THE SITE (INCLUDING IF THERE ARE ANY WETLANDS, THEIR CONDITION, AND IF ANY HAVE BEEN DECLARED AS JURISDICTIONAL):

Vegetation and Natural Resources are discussed in the Ecological Assessment included as Exhibit A of the attached application narrative.

M. ANALYSIS OF THREATENED/ENDANGERED SPECIES ON SITE:

An analysis of threatened/endangered species on site is provided in the Ecological Assessment included as Exhibit A of the attached application narrative.

N. ANALYSIS OF HISTORIC/ARCHAEOLOGICAL RESOURCES ON THE SITE:

A letter from the Florida Department of State Division of Historic Resources is included as Exhibit C of the attached application narrative.

O. LIST OF OBJECTIVES AND POLICIES OF THE COMPREHENSIVE PLAN WITH WHICH THIS PROPOSED FLUM AMENDMENT IS CONSISTENT:

Please see Section 4 of the attached application narrative.

OWNER'S AUTHORIZATION FORM

The above application for an amendment to the City of Lakeland's Comprehensive Plan is submitted for the City's review by the legal owner(s) of the property subject to the request, whose name(s) and signature(s) follows and that the foregoing statements and answers herein contained and other information attached hereto are in all respects true and correct to the best of (my) (our) knowledge.

OWNER(S) OR AGENT:

Signature		Name Printed	Date
E. Edward Holloway, Jr.	☒ Owner ☐ Agent	E. Edward Holloway, Jr.	12/24/2019
Mary Ann Holloway	☒ Owner ☐ Agent	Mary Ann Holloway	12/24/19
	☐ Owner ☐ Agent		
	☐ Owner ☐ Agent		

I, Kathy Hattaway, AICP, will serve as **consultant** for the owner(s) in making this application and that the owner(s) has (have) authorized me to act in this capacity, to represent them in all applicable actions indicated:

☒ Annexation ☒ Land Use Amendment ☒ Zoning/Rezoning Request

CONSULTANT, if applicable:

Consultant Signature	Name Printed	Date
K. Hattaway	Kathy Hattaway, AICP	12/30/19

AFFIDAVIT OF AUTHORIZATION

I, E. Edward Holloway Jr. and Mary Ann Holloway, do hereby authorize Tara Tedrow, Lowndes and/or Kathy Hattaway, Poulos & Bennett, LLC to act as Authorized Agent in filing and processing of an Annexation, Comprehensive Plan Amendment and Re-Zoning with the City of Lakeland for the property identified as Parcel ID 24-29-04-000000-031010.

E. Edward Holloway, Jr.
E. Edward Holloway Jr.
Owner

Mary Ann Holloway
Mary Ann Holloway
Owner

State of Florida
County of Polk

The foregoing **AFFIDAVIT OF AUTHORIZATION** was acknowledged before me this 25th day of November, 2019 by E. Edward Holloway & Mary Ann Holloway who is personally known to me or produced as identification and did not take an oath.

AMANDA ERICKSON
Commission # GG 197608
Expires January 18, 2021
Bonded Thru Troy Fain Insurance 800-385-7019

Amanda Erickson
Notary Public

Amanda Erickson 11-25-19
Printed Name Date

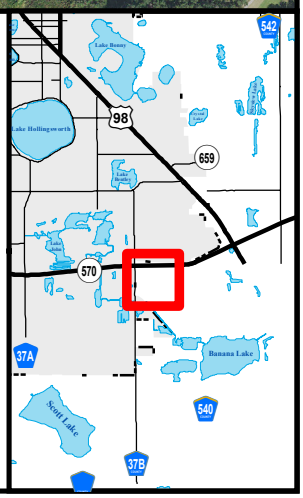
File Number: ANX20-001 LUL20-001 PUD19-039 ZON20-001

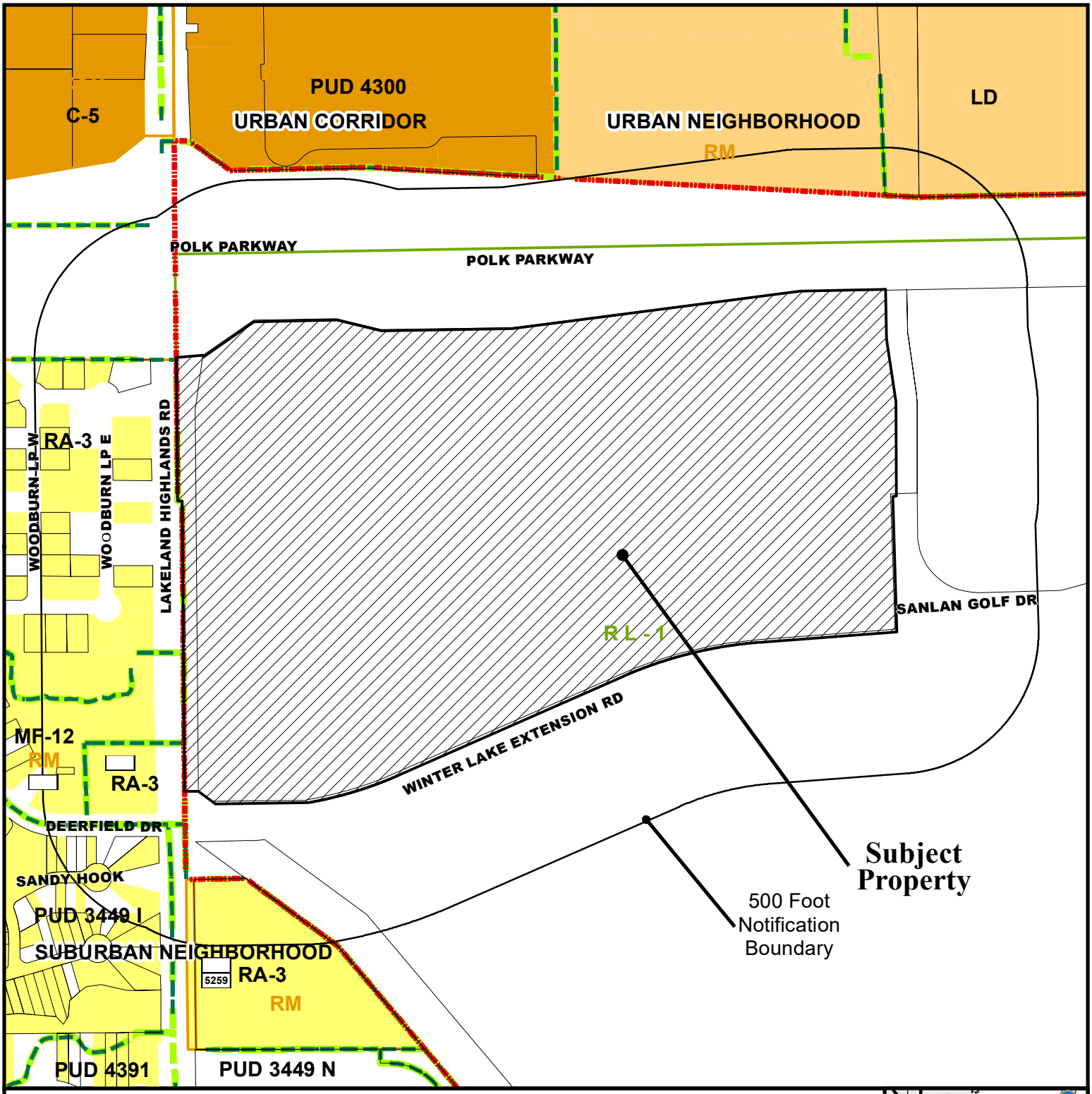
Present Land Use: County RL-1 (79.54 AC+/-)
Proposed Land Use: City OC (79.54 AC +/-)
Present Zoning: None
Proposed Zoning: PUD
Present Context: None
Proposed Context: Suburban Special Purpose

February 2020

- Subject Property
- 500 Foot Notification Boundary
- Current City Limits
- Zoning
- Future Land Use
- Polk County Future Land Use
- 4567 Conditional Use
- SPI
- Parcels
- Railroad
- Water Body

N





File Number: ANX20-001 LUL20-001 PUD19-039 ZON20-001

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February 2020

- Subject Property
- 500 Foot Notification Boundary
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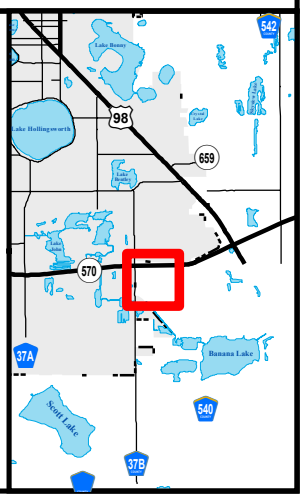
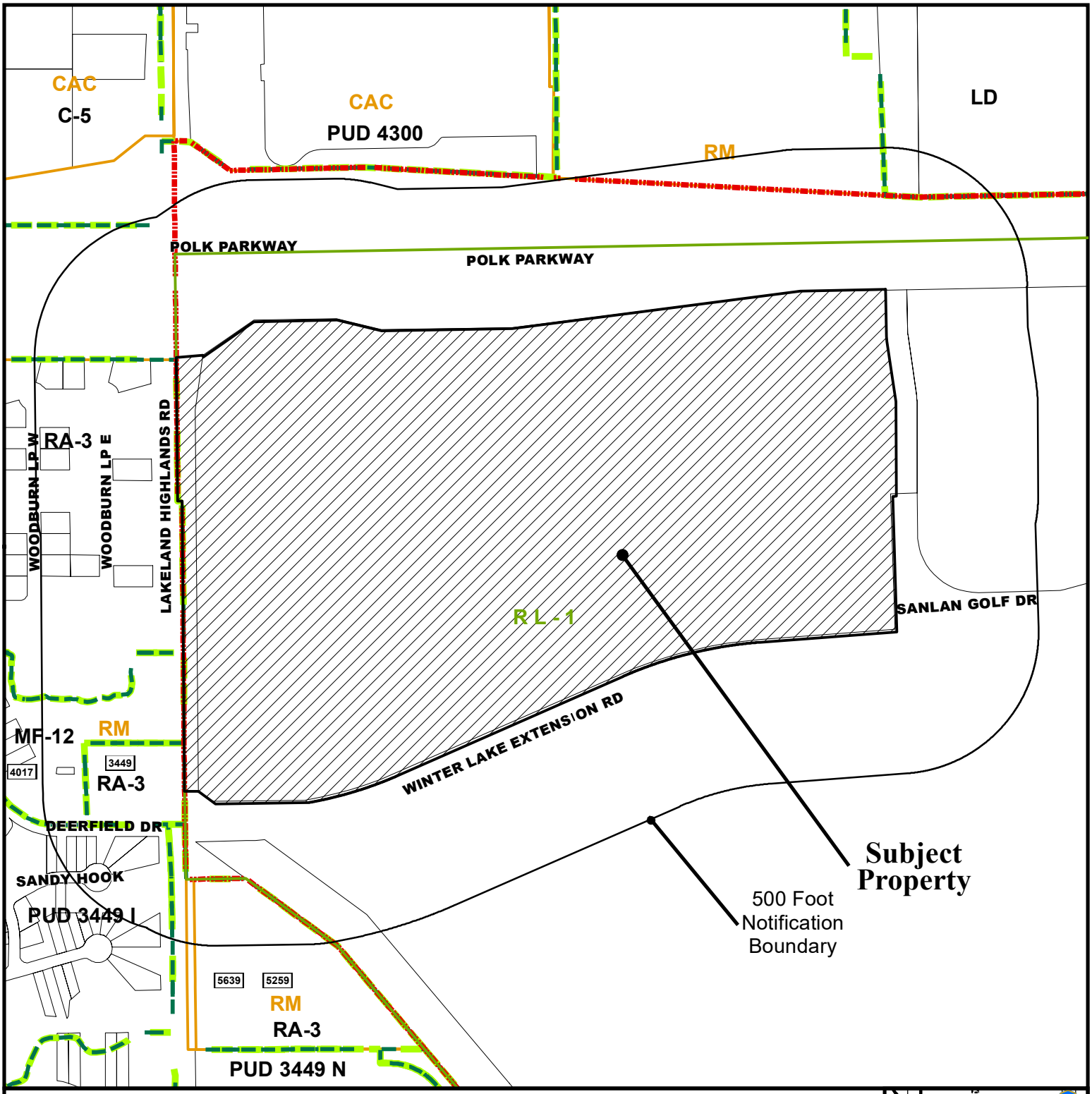
- Future Land Use
- Polk County Future Land Use
- 4567 Conditional Use
- SPI
- Parcels
- Railroad
- Water Body

N





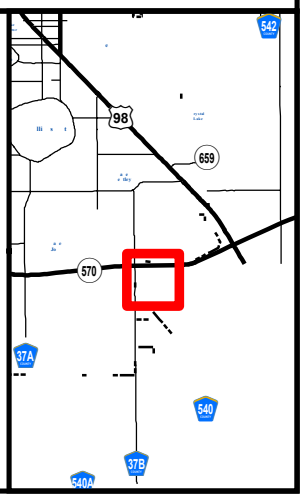
File Number: ANX20-001 LUL20-001 PUD19-039 ZON20-001

Present Land Use: County RL-1 (79.54 AC+/-)
Proposed Land Use: City OC (79.54 AC +/-)
Present Zoning: None
Proposed Zoning: PUD
Present Context: None
Proposed Context: Suburban Special Purpose

February 2020

- Subject Property
- 500 Foot Notification Boundary
- Current City Limits
- Zoning
- Future Land Use
- Polk County Future Land Use
- Conditional Use
- SPI
- Parcels
- Railroad
- Water Body
- Roadway/Railway

N



Consultant:

NO.	DATE:	DESCRIPTION:
01	1/2/2020	Submit to City of Lakeland

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	
JOB NO.:	19-061
DESIGNED BY:	BC
DRAWN BY:	BC
CHECKED BY:	KH
APPROVED BY:	KH
SCALE IN FEET:	1"=100'

Project Name:

LAKELAND HEALTH and WELLNESS CAMPUS

Submittal To:

LAKELAND, FL

Sheet Title:

CONCEPT PLAN

Sheet No.:

C1.00

DATE: January 2, 2020

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2019\19-061 ORLANDO HEALTH - - POLK PARKWAY PROPERTY\CAD\PRELIMINARY\PCV\VER1\19061-PD-LUP_PHOTOSHOP

Future Land Use/Zoning

Current Future Land Use: Polk County Residential Low (RL-1)
Proposed[1] Future Land Use: Office Center (OC)
Future Land Use Intensity Area: Urban Development Area (UDA)
Current Zoning: N/A
Proposed Zoning: Planned Unit Development (PUD)
[1] Comprehensive Plan Amendment is being processed concurrent with PUD zoning.

Property Information

Gross Acreage: 79.60 acres
Wetland Acreage[1]: 8.17 acres
Preliminary[2] Stormwater Acreage: 13.41 acres (17%)
[1] Impacts are proposed for the Wetland, Surface Water and Ditch areas on the property. Proposed impacts will be processed through the SWFWMD.
[2] Final Stormwater acreages and locations will be determined at Final Site Plan phase.

Development Program

PHASE	USE	QUANTITY	
		BGSF	BEDS/KEYS
Near-Term	Free-Standing Emergency Department	30,000	0
	Medical Office Building	60,000	0
Long-Term	Hospital	730,000	360
	Ambulatory Surgical Center	20,000	0
	Medical Office Building	180,000	0
	Hotel	—	150
	Retail	20,000	0

The Development Program within phases may move between phases, so long as the overall transportation trips by phase, as defined in the Traffic Impact Analysis, are not exceeded (see Transportation sheet C4.00).

Parking Ratios[1]

Use	Quantity	City Parking Ratio	Project-Specific Ratio
Free-Standing Emergency Department	30,000 SF	N/A	4 spaces per Exam Room
Hospital	360 Beds	2 spaces per patient bed	N/A
Medical Office Building	180,000 SF	1 space per 225 sf gfa	N/A
Ambulatory Surgical Center	20,000 SF	N/A	4 spaces per 1,000 sf gfa
Hotel	150 Rooms	1 space per guest room	N/A
Retail	20,000 SF	1 space per 300 sf gfa	N/A

[1] Parking will be provided for each use incrementally during the project buildout and will be calculated at each Final Site Plan. Parking for individual facilities may exceed the minimum parking required. Shared parking facilities, with parking ratios less than what is provided in the table above shall be allowed among buildings and uses, subject to the approval of a shared parking study that documents the sufficiency of the requested parking. Note: Once hospital is built the FSED parking calculations will be integrated into the hospital parking calculations.

Development Standards

Open Space
Required: 6,340 SF/0.15 ac
Provided: 866,844 SF/19.90 ac/25%

Floor Area Ratio (FAR)
Maximum Allowed: 1.50 FAR
Provided: 0.30 FAR

Maximum Building Height
Hospital (at buildout): 150'
Other Uses: 40'

Perimeter Building[1] Setbacks

Minimum Setback from Polk Parkway (north): 40'
Minimum Setback from Lakeland Highlands Road (west): 15'
Minimum Setback from Winter Lake Extension Road (south): 15'
Minimum Setback from property line (east): 25'

[1] Non-structured parking facilities, landscaping and buffers are allowed within the setback area.

Permitted Uses

Healthcare Uses

- Hospital – A facility licensed and regulated by the State of Florida under Chapter 395, Florida Statutes, which provides diagnostic, acute and post-acute care and treatment of illness, injury, abnormality or pregnancy on a twenty-four hour basis and regularly makes available clinical laboratory services, diagnostic services, and treatment facilities for surgery or obstetrical care, or other definitive medical treatment of similar extent. For purposed of this PUD, a use is ancillary to a Hospital and shall be included in the definition of "Hospital" if: (i) the use or service is included under licensure of a hospital pursuant to Chapter 395, Florida Statutes; (ii) the use or service is restricted to persons currently either admitted to or registered with the Hospital as inpatients or outpatients; or (iii) the use or service provides for diagnosis and treatment of human disease included related educational functions. Any uses and services which are part of the Hospital's daily operation, maintenance and support, including, without limitation, administration, finance, human resources, and the like are considered ancillary uses and shall be included in the definition of "Hospital." Ancillary uses that are included in the definition of "Hospital" shall also include the following: (i) emergency department, (ii) pharmacy operated by the Hospital, (iii) on-site chapel, (iv) on-site gift shop, (v) on-site dining facilities, (vi) outpatient surgery center operated by Hospital, (vii) outpatient departments operated by the Hospital, including, without limitation, radiology, oncology, diabetes, pain management, rehabilitation center, and other diagnostic centers, (viii) family practice clinic, (ix) home health care services provided to patients of the Hospital, (x) on-site adult or child day care facility used by Hospital patients or employees, (xi) education facilities, (xii) a free-standing surgical center with recovery beds for up to 72 hours, (xiii) a free-standing therapy or treatment center, (xiv) end of life facilities, such as hospice care, and (xv) central energy plant (CEP), and (xvi) other facilities as may be determined administratively by the City to be an ancillary use.
- Stand-Alone Emergency Department – A facility for the examination, consultation and treatment of patients in need of trauma, emergency or acute medical care.
- Helipad – A facility for the landing and take-off of helicopters transporting patients to and from the Hospital and/or a Stand-Alone Emergency Department.
- Medical Office – A facility incorporated as a part of the Hospital, or a stand-alone building(s), for use by physicians and other healthcare professionals primarily for the purpose of examining, consulting, and treatment of patients.
- Ambulatory Surgical Center – A facility incorporated as part of the Hospital, or a stand-alone building(s), conducting outpatient surgery where overnight stays are not permitted.
- Assisted Living Facility – A residential care facility that provides housing, meals, personal care and supportive services to older persons and disabled adults who are unable to live independently. An assisted living facility may include memory care services.
- Nursing Homes – Including extended or intermediate care facilities licensed or approved to provide full-time convalescent or chronic care to individuals who, by reason of advanced age, chronic illness or infirmity, are unable to care for themselves, except persons suffering from mental ailments and persons so ill as to require regular hospitalization.
- Rehabilitation Facility – A comprehensive outpatient rehabilitation facility is a non-residential facility that provides diagnostic, therapeutic, and restorative services for the rehabilitation of injured, disabled, or sick persons, by or under the supervision of a physician. Comprehensive outpatient rehabilitation facilities are not required to be licensed by the state if they are Medicare certified. Comprehensive outpatient rehabilitation facilities that are not certified under the Medicare program may require licensure as a health care clinic.
- Skilled Nursing Facility – Skilled nursing facility is based in hospitals, either housed inside the hospital or in a separate building. They typically provide only short-term care and rehabilitation services and provide the medically necessary services of nurses, physical and occupational therapists, speech pathologists, and audiologists.
- Other healthcare and wellness uses permitted by the State of Florida or Federal Government.
- Structured Parking Facilities – A facility in which vehicle parking is accommodated on multiple levels, including associated circulation and access.

Non-Healthcare Uses

- Hotel – Facilities containing six or more guest rooms offering transient lodging accommodations to the general public intended to r designed to be used or rented for temporary occupancy, with no provision for cooking in any room and providing additional services such as restaurants, meeting rooms, and recreation facilities and other accessory service facilities such as newsstands for its occupants and the public. (Sources: City of Lakeland Land Development Code)
- Retail – Facilities for the provision of goods and/or services for sale or rent, including restaurants. For this PUD, Retail Uses shall be those allowed in the C-3 Zoning District of the City of Lakeland Land Development Code. Retail Uses shall be limited to 10% of the gross acreage of the project. Drive-throughs ancillary to Retail uses shall be allowed, including, but not limited to, restaurants, coffee shops and pharmacies. However, in no case shall a business have more than one (1) drive-through lane.
- General Office – Offices housing general business operations or professional services.

Permitted Uses Location Table

	Parcel 1	Parcel 2	Parcel 3
Healthcare Uses			
Hospital	✓	✓	
Stand-Alone Emergency Dept.	✓		
Helipad	✓		
Medical Office	✓	✓	✓
Ambulatory Surgical Center	✓	✓	✓
Assisted Living Facility	✓	✓	
Nursing Home	✓	✓	
Rehabilitation Facility	✓	✓	
Skilled Nursing Facility	✓	✓	
Structured Parking Facilities	✓	✓	
Non-Healthcare Uses			
Hotel	✓		✓
Commercial/Retail/Restaurant	✓	✓	✓
General Office	✓	✓	✓

Permitted Uses may vary from the Parcel locations identified on the table. Parcel location Use changes shall be processed as an administrative change to the PUD.

Buffers

A minimum 10' landscape buffer shall be provided along the south boundary of the property adjacent to development along the Winter Lake Extension Road right-of-way. A minimum 10' landscape buffer shall be provided along the west boundary of the property adjacent to development along the Lakeland Highlands Road right-of-way. A minimum 10' landscape buffer shall be provided adjacent to the Ft. Fraser trail on the north boundary of the property. Landscape buffers shall not be required around the perimeter of the property in areas adjacent to wetlands, ditches and stormwater ponds. Landscape buffers shall not be required between buildings within the campus in order to maintain pedestrian connectivity between buildings and uses, and facilitate the opportunity for shared parking.

Stormwater Facilities

The preliminary stormwater analysis anticipates 13.41 acres of stormwater on the site. Stormwater facilities will be designed and permitted as a master stormwater system through the Southwest Florida Water Management District.

Stormwater management areas size and location included on this plan are preliminary in nature and subject to change based on final engineering design and permitting.

Signage

Signage design and standards for the healthcare components of the project are provided through the Master Signage Table and Exhibits provided on Sheet. Signage design and standards for non-healthcare components of the project shall meet Land Development Code requirements.

Note: an existing off-site sign is currently present on the southwest corner of the property at the intersection of Lakeland Highlands Road and Winter Lake Extension Road. The off-site sign will be removed concurrent with project development.

Consultant:

NO	DATE	DESCRIPTION
1	12/30/2019	Submit to City of Lakeland

SUBMISSIONS/REVISIONS

VERTICAL DATUM:

JOB NO.:	19-061
DESIGNED BY:	BC
DRAWN BY:	BC
CHECKED BY:	KH
APPROVED BY:	KH
SCALE IN FEET:	NTS

Project Name:

LAKELAND HEALTH and WELLNESS CAMPUS

Submittal To:

LAKELAND, FL

Sheet Title:

DEVELOPMENT DATA & STANDARDS

Sheet No.:

C3.00

DATE: December 30, 2019

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2019\19-061 ORLANDO HEALTH – POLK PARKWAY PROPERTY\CAD\PRELIMINARY\PD\19061-PD-TDN

Transportation

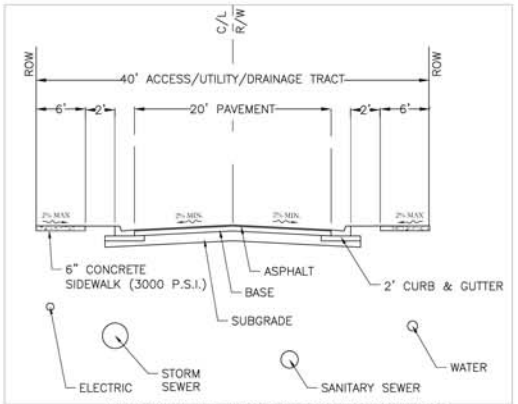
A Traffic Impact Analysis was prepared by Kimley-Horn & Associates and submitted concurrently with the project Comprehensive Plan Amendment and PUD Rezoning applications. Below are summary tables from the report of the Near-Term and Long-Term development programs for the project. In addition, a Conversion Matrix is provided.

Near-Term Program

USE	QUANTITY SIZE	QUANTITY UNITS	TRIP GENERATION
Free-Standing Emergency Department	30	KSF	
Medical Office Building	60	KSF	
Daily			1,483
AM Peak			48
PM Peak			175

Long-Term Program

USE	QUANTITY SIZE	QUANTITY UNITS	TRIP GENERATION
Hospital	730	KSF	
Medical Office Building/ASC	200	KSF	
Hotel	150	Rooms	
Retail	20	KSF	
Daily			9,317
Net.Ext.			6,988
New Net.Ext.			6,731
AM Peak			339
Net.Ext.			254
New Net.Ext.			252
PM Peak			1,114
Net.Ext.			835
New Net.Ext.			813



A TYPICAL INTERIOR ROAD SECTION
N.T.S.

Trip Equivalency Matrix[1]

FROM: Land Use[2]	ITE LUC	PM Peak Hour Trip Rate	Equivalency Statement	TO: Assisted Living Facility (Beds)	Continuing Care Retirement Community (Units)	Hotel (Rooms)	Hospital (KSF)	Nursing Home (KSF)	Clinic (KSF)	Free-Standing ED (KSF)	General Office (KSF)	Medical Office/ ASC/Rehab (KSF)	Retail under 40 KSF (KSF)	High-Turnover Sit-Down Restaurant (KSF)	Fast-Food Restaurant w/o Drive-Through (KSF)	Fast-Food Restaurant with Drive-Through (KSF)
Assisted Living Facility (Beds)	254	0.26	1 bed is equal to	1.000	1.625	0.433	0.268	0.441	0.079	0.171	0.226	0.075	0.031	0.027	0.009	0.008
Continuing Care Retirement Community (Units)	255	0.16	1 unit is equal to	0.615	1.000	0.267	0.165	0.271	0.049	0.105	0.139	0.046	0.019	0.016	0.006	0.005
Hotel (Rooms)	310	0.60	1 room is equal to	2.308	3.750	1.000	0.619	1.017	0.183	0.395	0.522	0.173	0.073	0.061	0.021	0.018
Hospital (KSF)	610	0.97	1 KSF is equal to	3.731	6.063	1.617	1.000	1.644	0.296	0.638	0.843	0.280	0.117	0.099	0.034	0.030
Nursing Home (KSF)	620	0.59	1 KSF is equal to	2.269	3.688	0.983	0.608	1.000	0.180	0.388	0.513	0.171	0.071	0.060	0.021	0.018
Clinic (KSF)	630	3.28	1 KSF is equal to	12.615	20.500	5.467	3.381	5.559	1.000	2.158	2.852	0.948	0.397	0.336	0.116	0.100
Free-Standing ED (KSF)	650	1.52	1 KSF is equal to	5.846	9.500	2.533	1.567	2.576	0.463	1.000	1.322	0.439	0.184	0.156	0.054	0.047
General Office (KSF)	710	1.15	1 KSF is equal to	4.423	7.188	1.917	1.186	1.949	0.351	0.757	1.000	0.332	0.139	0.118	0.041	0.035
Medical Office/ASC/Rehab (KSF)	720	3.46	1 KSF is equal to	13.308	21.625	5.767	3.567	5.864	1.055	2.276	3.009	1.000	0.419	0.354	0.122	0.106
Retail under 40 KSF (KSF)	820	8.26	1 KSF is equal to	31.769	51.625	13.767	8.515	14.000	2.518	5.434	7.183	2.387	1.000	0.845	0.291	0.253
High-Turnover Sit-Down Restaurant (KSF)	932	9.77	1 KSF is equal to	37.577	61.063	16.283	10.072	16.559	2.979	6.428	8.496	2.824	1.183	1.000	0.345	0.299
Fast-Food Restaurant w/o Drive-Through (KSF)	933	28.34	1 KSF is equal to	109.000	177.125	47.233	29.216	48.034	8.640	18.645	24.643	8.191	3.431	2.901	1.000	0.867
Fast-Food Restaurant with Drive-Through (KSF)	934	32.67	1 KSF is equal to	125.654	204.188	54.450	33.680	55.373	9.960	21.493	28.409	9.442	3.955	3.344	1.153	1.000

Notes:
[1] Trip Equivalency Matrix was developed using average PM peak hour trip generation rates published in the Institute of Transportation Engineer's (ITE) Trip Generation Manual, 10th Edition. For retail under 40 KSF, ITE's fitted curve equation was used at 20 KSF to develop PM peak trip rate.
[2] KSF = 1,000 square feet
Example: To convert 5,000 square feet of Medical Office space to Hotel rooms, 1 KSF of Medical Office x 5.767 = 29 Hotel rooms

Note: The Trip Equivalency Matrix shall be used to convert quantities among Permitted Uses within the PUD. As the Trip Equivalency Matrix is based on PM Peak Trip Generation, conversion of uses will not result in an increase of trip generation above that which was analyzed in the Traffic Impact Analysis submitted with the PUD application.

Consultant:

NO.	DATE:	DESCRIPTION:
01	12/30/2019	Submit to City of Lakeland

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	
JOB NO.:	19-061
DESIGNED BY:	BC
DRAWN BY:	BC
CHECKED BY:	KH
APPROVED BY:	KH
SCALE IN FEET:	NTS

Project Name:

LAKELAND HEALTH and WELLNESS CAMPUS

Submittal To:

LAKELAND, FL

Sheet Title:

TRANSPORTATION DATA AND INFORMATION

Sheet No.:

C4.00

DATE: December 30, 2019

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel: 407.487.2594 www.poulosandbennett.com
Eng. Bus. No: 28567

Z:\2019\19-061 ORLANDO HEALTH - POLK PARKWAY PROPERTY\CAD\PRELIMINARY\PD\19061-PD-TDA

SIGN TYPE	SIGN CATEGORY	UNIT SQ. FT.	QUANTITY	EXTENDED SQ. FT	REMARKS
ST01	Building Mount	119.5	3	358.5	Illuminated back lit
ST02	Building Mount	51.6	4	206.4	Illuminated back lit
ST06	Monument Sign	130.2	2	260.4	Illuminated back lit
ST07	Directional Sign	34.4	18	619.2	
ST08	Directional Sign	51.8	10	518	
ST09	Horizontal Ground Sign	53.1	3	159.3	Illuminated back lit
ST10	Horizontal Ground Sign	53.1	4	212.4	
ST11	Horizontal Ground Sign	53.1	1	53.1	
ST12	Monument Sign	55.8	1	55.8	Illuminated
ST14	Vertical Letters	19.7	1	19.7	Illuminated
ST15	Building Mount	30	1	30	Illuminated
ST16	Directional Sign	20.5	2	41	Illuminated
ST17	Building Mount	40	1	40	
		TOTAL SQUARE FOOTAGE		2573.8	

AMBULANCE ONLY

ST17

40 Square Feet x 1 Unit

ST16
DIRECTIONAL LETTERS
(SMALL AMBULANCE)

20.5 Square Feet x 1 Unit

ORLANDO HEALTH

ST01 - BUILDING MOUNTED LOGO
(LARGE)

39.8 Square Feet x 3 Units = 119.5 Square Feet

ORLANDO HEALTH

ST02
BUILDING MOUNTED LOGO
(MEDIUM)

17.2 Square Feet x 3 Units = 51.6 Square Feet

EMERGENCY

ST15

30 Square Feet x 1 Unit

EMERGENCY

ST14
VERTICAL LETTERS
(MEDIUM EMERGENCY)

19.7 Square Feet x 1 Unit

ST06
MONUMENT SIGN
(LARGE)

130.2 Square Feet x 1 Unit

ST07
DIRECTIONAL SIGN
(LARGE)

34.4 Square Feet x 1 Unit

ST08
DIRECTIONAL SIGN
(SMALL)

12.9 Square Feet x 4 Units = 51.8 Square Feet

ST09
HORIZONTAL GROUND SIGN
(EMERGENCY)

53.1 Square Feet x 1 Unit

ST10
HORIZONTAL GROUND SIGN
(MEDICAL PAVILION)

53.1 Square Feet x 1 Unit

ST11
HORIZONTAL GROUND SIGN
(HOSPITAL)

53.1 Square Feet x 1 Unit

ST12
MONUMENT SIGN
(MEDIUM)

55.8 Square Feet x 1 Unit

SIGNAGE - ELEVATIONS

NOT TO SCALE

13 DECEMBER 2019

ORLANDO HEALTH®

HKS

Consultant:

11	12/30/2019	Submit to City of Lakeland
NO.	DATE:	DESCRIPTION:

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	
JOB NO.:	19-061
DESIGNED BY:	BC
DRAWN BY:	BC
CHECKED BY:	KH
APPROVED BY:	KH
SCALE IN FEET:	NTS

Project Name:

LAKELAND HEALTH and WELLNESS CAMPUS

Submittal To:

LAKELAND, FL

Sheet Title:

MASTER SIGN PLAN

Sheet No.:

C 5.00

DATE: December 30, 2019

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
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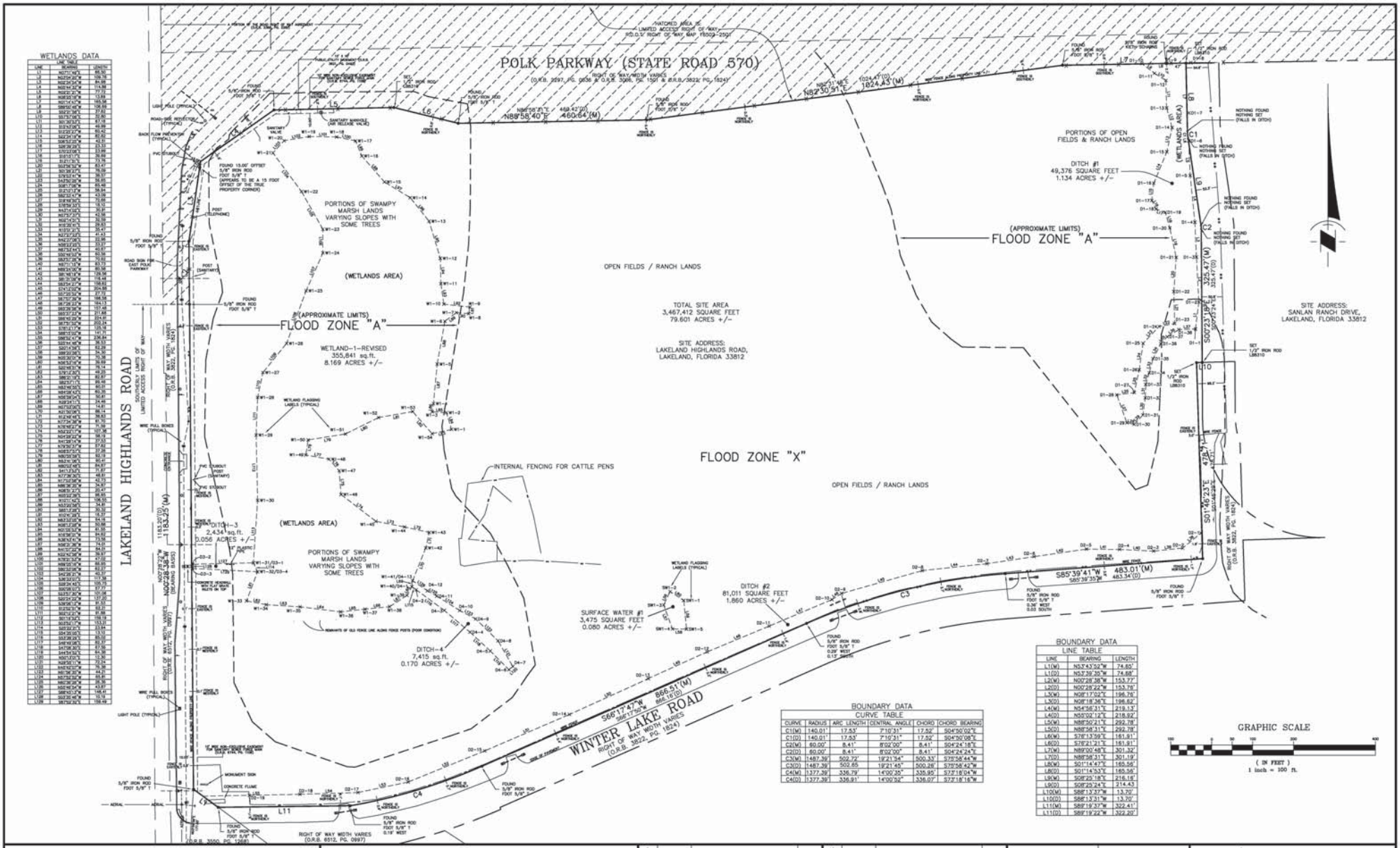


WETLANDS DATA

LINE TABLE

LINE	BEARING	LENGTH
L1	N07°11'46"E	85.10'
L2	N02°04'24"W	126.19'
L3	N02°24'34"W	84.98'
L4	N03°01'47"W	114.99'
L5	N09°01'47"W	77.12'
L6	N03°58'13"E	13.84'
L7	N02°14'47"W	165.56'
L8	N00°28'38"W	106.83'
L9	S89°31'38"E	27.82'
L10	S01°28'22"W	23.00'
L11	S01°28'22"W	67.18'
L12	S01°28'22"W	49.99'
L13	S12°23'47"W	60.42'
L14	S26°04'24"W	82.92'
L15	S28°52'09"W	42.01'
L16	S28°38'23"W	23.53'
L17	S35°03'08"E	33.99'
L18	S16°51'51"E	30.84'
L19	S12°11'30"E	73.75'
L20	S02°38'32"W	83.04'
L21	S01°38'47"W	76.09'
L22	S14°39'37"W	39.07'
L23	S43°50'08"W	56.65'
L24	S28°17'09"W	65.46'
L25	S12°51'31"W	58.94'
L26	S06°23'47"W	43.06'
L27	S18°56'25"E	72.65'
L28	S01°38'25"E	13.15'
L29	N43°41'49"E	35.81'
L30	S62°29'31"E	42.56'
L31	N06°41'45"E	76.55'
L32	N01°38'25"W	29.63'
L33	N15°01'41"E	35.41'
L34	N23°42'22"E	41.43'
L35	N76°27'08"E	83.95'
L36	N89°58'40"E	73.57'
L37	N87°34'44"E	40.67'
L38	S85°16'16"E	83.56'
L39	S83°57'19"E	70.03'
L40	N87°11'13"E	83.72'
L41	N88°24'06"E	80.56'
L42	S89°16'18"E	139.56'
L43	S85°31'09"E	118.44'
L44	S83°54'41"E	156.83'
L45	S74°12'09"E	204.88'
L46	S71°39'09"E	77.72'
L47	S81°57'29"E	166.58'
L48	S67°28'23"E	164.13'
L49	S60°29'39"E	157.48'
L50	S55°07'37"E	211.66'
L51	S66°40'29"E	234.61'
L52	S67°51'39"E	203.24'
L53	S76°51'41"E	125.18'
L54	S88°03'50"E	147.71'
L55	S86°52'47"E	236.84'
L56	S89°41'48"E	36.53'
L57	S80°14'46"E	62.49'
L58	S88°20'05"E	74.90'
L59	N05°30'04"W	70.39'
L60	N09°58'50"W	39.88'
L61	S60°48'31"W	79.14'
L62	S54°22'47"W	49.28'
L63	S86°32'19"W	82.87'
L64	S82°51'11"W	89.98'
L65	N83°48'06"W	80.01'
L66	N86°02'48"W	84.87'
L67	S41°13'37"W	71.87'
L68	S77°36'30"W	48.61'
L69	S61°50'49"W	42.73'
L70	N86°36'25"W	34.87'
L71	N08°11'39"E	20.41'
L72	N05°02'38"E	85.85'
L73	N11°01'16"E	106.10'
L74	N33°00'38"E	14.81'
L75	N83°13'40"E	30.14'
L76	N00°42'18"E	18.17'
L77	N08°12'08"W	54.18'
L78	N08°12'08"W	53.66'
L79	N01°38'25"W	61.30'
L80	N01°38'25"W	64.62'
L81	N08°36'10"W	73.16'
L82	N08°36'10"W	74.01'
L83	N01°38'25"W	64.34'
L84	N01°37'46"W	59.01'
L85	N13°22'35"W	67.33'
L86	N01°38'25"W	69.20'
L87	S88°21'35"W	40.00'
L88	N01°38'25"W	42.01'
L89	S14°26'35"E	101.34'
L90	S38°32'41"E	105.73'
L91	S56°28'38"E	101.06'
L92	S42°26'35"E	101.06'
L93	S28°24'32"E	97.03'
L94	S12°52'10"E	93.13'
L95	S01°38'25"E	97.60'
L96	S01°38'25"E	106.19'
L97	S01°38'25"E	133.33'
L98	S01°22'41"E	53.53'
L99	S04°26'05"E	53.53'
L100	S07°28'28"E	85.37'
L101	S11°31'51"E	53.53'
L102	S47°08'30"E	84.36'
L103	N30°01'33"E	72.74'
L104	S48°56'16"E	72.74'
L105	S48°56'16"E	72.74'
L106	N48°56'16"W	44.39'
L107	N82°36'29"W	89.36'
L108	S82°36'29"E	89.36'
L109	N82°46'54"W	43.27'
L110	S82°46'54"E	146.41'
L111	S82°35'46"E	10.19'
L112	S87°52'34"E	158.19'

BOUNDARY DATA

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CENTRAL ANGLE	CHORD	CHORD BEARING
C1(M)	140.01'	17.53'	7°10'31"	17.52'	S04°50'02"E
C1(D)	140.01'	17.53'	7°10'31"	17.52'	S04°50'08"E
C2(M)	60.00'	8.41'	8°02'00"	8.41'	S04°24'18"E
C2(D)	60.00'	8.41'	8°02'00"	8.41'	S04°24'24"E
C3(M)	1487.39'	502.72'	19°21'54"	500.33'	S75°58'44"W
C3(D)	1487.39'	502.85	19°21'45"	500.26'	S75°58'42"W
C4(M)	1377.39'	336.79'	14°00'35"	335.95'	S73°18'04"W
C4(D)	1377.39'	336.91'	14°00'52"	336.07'	S73°18'16"W

BOUNDARY DATA

LINE TABLE

LINE	BEARING	LENGTH
L1(M)	N57°43'52"W	74.65'
L1(D)	N57°39'35"W	74.68'
L2(M)	N00°28'38"W	153.77'
L2(D)	N00°28'22"W	153.78'
L3(M)	N08°17'02"E	196.76'
L3(D)	N08°18'36"E	196.62'
L4(M)	N54°36'31"E	219.13'
L4(D)	N55°02'12"E	218.92'
L5(M)	N88°50'21"E	292.78'
L5(D)	N88°58'31"E	292.78'
L6(M)	S76°13'59"E	161.91'
L6(D)	S76°21'31"E	161.91'
L7(M)	N89°00'48"E	301.32'
L7(D)	N88°38'31"E	301.19'
L8(M)	S01°14'47"E	165.56'
L8(D)	S01°14'53"E	165.56'
L9(M)	S08°25'18"E	216.18'
L9(D)	S08°25'24"E	214.43
L10(M)	S88°13'47"W	13.70'
L10(D)	S88°13'31"W	13.70'
L11(M)	S88°19'37"W	322.41'
L11(D)	S88°19'22"W	322.20'

ALTA/NSPS LAND TITLE SURVEY

LOCATED IN SECTION 4
TOWNSHIP 29 SOUTH, RANGE 24 EAST
POLK COUNTY, FLORIDA

NO.	DATE	REVISIONS	BY
5	----	----	----
4	12-26-2019	REVISE LABELS FOR WETLAND AREA	R.W.M.
3	12-11-2019	INCLUDE WETLAND AREA & TOTAL LAND AREA	R.W.M.
2	11-20-2019	DENOTE LOCATION OF LIMITED ACCESS RIGHT OF WAY	AR/RWM
1	9-13-2019	LOCATE WETLAND FLAGGING	AR/RWM

NO.	DATE	REVISIONS	BY
10	----	----	----
9	----	----	----
8	----	----	----
7	----	----	----
6	----	----	----

FIELD BY: AR
DRAWN BY: R.W.M.
SCALE: 1" = 100'
SURVEY DATE: 6/19/19
ORDER NO.: R000011
SHEET 2 OF 2

REMCHUK SURVEYING, INC.
REMCHUK SURVEYING, INC.
P.O. Box 608625
Orlando, Florida 32860
(407) 325-0323
LICENSED BUSINESS No. 6310

228 S MASSACHUSETTS AVE
LAKELAND, FLORIDA 33801
PLANNING@LAKELANDGOV.NET

January 31, 2020

RE: Annexation, Future Land Use and PUD (Planned Unit Development) Zoning for the Lakeland Health & Wellness Campus – Project No. ANX20-001/LUL20-001/PUD19-039/ZON20-001

Dear Property Owner:

This is to advise you that Kathy Hattaway, Poulos & Bennett, LLC, requests annexation, a future land use designation of OC (Office Center) and the application of Planned Unit Development Zoning (PUD) zoning, concurrent with a City-initiated request to apply a SSP (Suburban Special Purpose) context district designation, to allow a 30,000 sq. ft. free-standing emergency room, a 20,000 sq. ft. ambulatory surgical center, 240,000 sq. ft. of medical office uses, a 150 room hotel, 20,000 sq. ft. of retail uses, and a 730,000 sq. ft. hospital with up to 360 beds and a maximum building height of 150 feet, on approximately 79.6 acres located south of SR 570 (Polk Parkway), east of Lakeland Highlands Road, and north of Winter Lake Extension Road . The subject property is legally described as:

> An area of land in the northwest 1/4 of Section 4 Township 29 South Range 24 East bound by Polk Parkway to the north, Lakeland Highlands Rd to the west, Winter Lake Extension to the south and east, Polk County Florida.
> (A complete legal description is available in the Community & Economic Development Department.)

The public hearing to consider this request will be held before the Lakeland Planning and Zoning Board at **8:30 a.m., on Tuesday, February 18, 2020** in the City Commission Room, City Hall, 228 S. Massachusetts Avenue. As an owner of property within 500 feet of this request, as indicated on the attached map, you will be given an opportunity to express your opinion at the public hearing *or* you may submit your views to the Community Development Department, 863-834-6011 or planning@lakelandgov.net, prior to the Tuesday, February 18th meeting.

Anyone deciding to appeal a decision by the Board on any matter considered at this or any subsequent meeting will need a record of the proceedings, and for purposes of that appeal, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this proceeding, or those requiring language assistance (free of charge) should contact the City of Lakeland ADA Specialist, Jenny Sykes, no later than 48 hours prior to the proceeding, at (863) 834-8444, Email: Jenny.Sykes@lakelandgov.net. If hearing impaired, please contact the TDD numbers: Local - (863) 834-8333 or 1-800-955-8771 (TDD-Telecommunications Device for the Dear) or the Florida Relay Service Number 1-800-955-8770 (VOICE), for assistance.

THIS IS A COURTESY LETTER NOT REQUIRED BY LAW

Planning & Zoning Board General Application

General Information:				
Project No:	LUS19-012/PUD19-038/ ZON20-003	**Application Date:**	12/19/2019	
Project Name:	BRIDGEWATER VILLAGE 14			
Subject Property Address:				
Parcel ID:	242716000000042010	**Total Acreage:**	7.5	
Applicant Name:	JASON ALLIGOOD			
Applicant Address:	PO BOX 5710	LAKELAND	FL	338075710
Owner Name:	GP HOMES, LLC C/O WILLIAM RYAN HOMES - JEFF THORSON			
Owner Address:	3925 COCONUT PALM DRIVE	LAKELAND	FL	33619

Request:		
Application Type:	**PLANNED UNIT DEVELOPMENT**	**MAJOR MODIFICATION**
Proposed		**Current**
Zoning:	PUD (Planned Unit Development)	PUD (Planned Unit Development) 5675
Land Use:	Not Applicable	Reservation (R)
Context:	Suburban Neighborhood (SNH)	Conservation, Recreation, Preservation (PCR)
Explanation of Request:	Remove 24-27-16-000000-042010 from PUD 5675 to PUD 5706. Match zoning with Village 14 of Bridgewater to allow single family units with 40 foot lots	
Justification:	This will naturally connect the north Villages (3 and 14) of Bridgewater along an already required paved road.	

Concurrency:								
Proposed Dwelling Units:		25	**Project Floor Area:**		**0**		Square feet	
Type of Use:	Single Family-Detached				Phase	1	Year	2020
Estimate of Public Service Demand								
Roadways	**Daily Trips:**	0		**PM Peak Hour Trips:**			0	
Potable Water		GPD	**Wastewater**		GPD	**Solid Waste**		PPD

File Number: LUS19-012 PUD19-038 ZON20-003

Present Land Use: Residential Low (12.57 AC+/-) and Recreation (7.52 AC+/-)

Proposed Land Use: Residential Low (20.09 AC+/-)

Present Zoning: PUD 5675 and PUD 5708

Proposed Zoning: Major Modification of PUD Zoning to Add 7.51 Acres for Single-Family Residential Uses

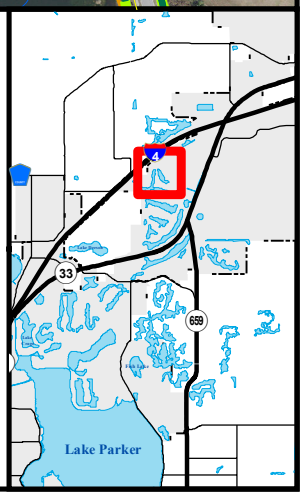
Present Context: Suburban Neighborhood and Preservation, Conservation, Recreation

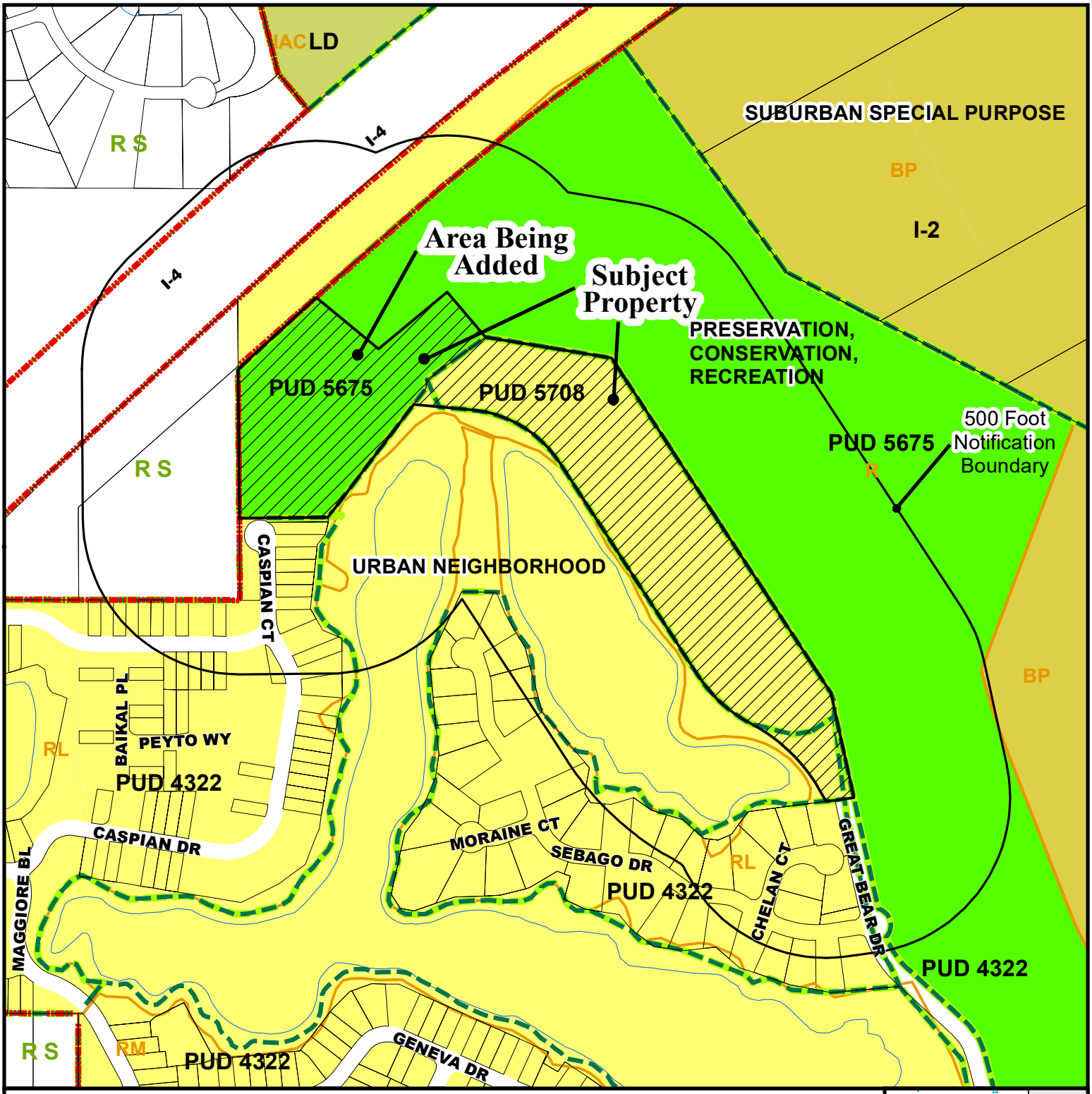
Proposed Context: Suburban Neighborhood

February 2020

- Subject Property
- 500 Foot Notification Boundary
- Current City Limits
- Zoning
- Future Land Use
- Polk County Future Land Use
- 4567 Conditional Use
- SPI
- Parcels
- Railroad
- Water Body

N





File Number: LUS19-012 PUD19-038 ZON20-003

Present Land Use: Residential Low (12.57 AC+/-) and Recreation (7.52 AC+/-)

Proposed Land Use: Residential Low (20.09 AC+/-)

Present Zoning: PUD 5675 and PUD 5708

Proposed Zoning: Major Modification of PUD Zoning to Add 7.51 Acres for Single-Family Residential Uses

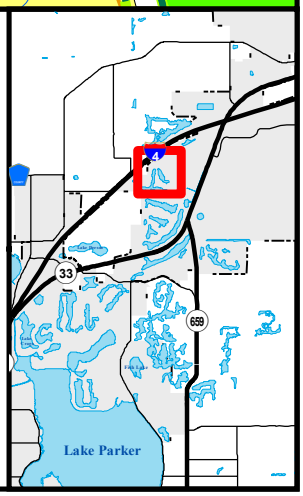
Present Context: Suburban Neighborhood and Preservation, Conservation, Recreation

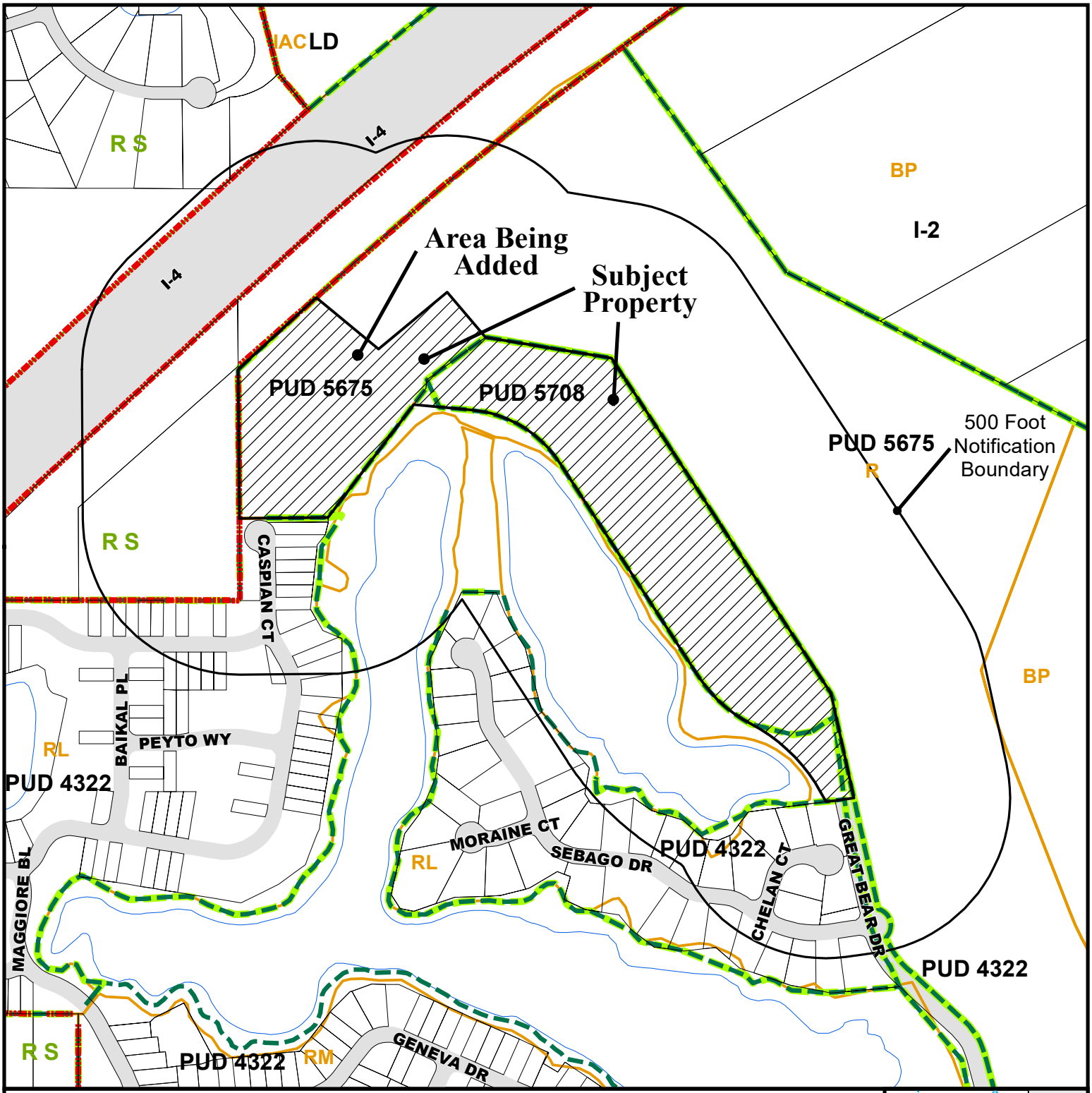
Proposed Context: Suburban Neighborhood

February 2020

- Subject Property
- 500 Foot Notification Boundary
- Current City Limits
- Zoning
- Future Land Use
- Polk County Future Land Use
- 4567 Conditional Use
- SPI
- Parcels
- Railroad
- Water Body

N





File Number:	**LUS19-012 PUD19-038 ZON20-003**
Present Land Use:	**Residential Low (12.57 AC+/-) and Recreation (7.52 AC+/-)**
Proposed Land Use:	**Residential Low (20.09 AC+/-)**
Present Zoning:	**PUD 5675 and PUD 5708**
Proposed Zoning:	**Major Modification of PUD Zoning to Add 7.51 Acres for Single-Family Residential Uses**
Present Context:	**Suburban Neighborhood and Preservation, Conservation, Recreation**
Proposed Context:	**Suburban Neighborhood**
February 2020	

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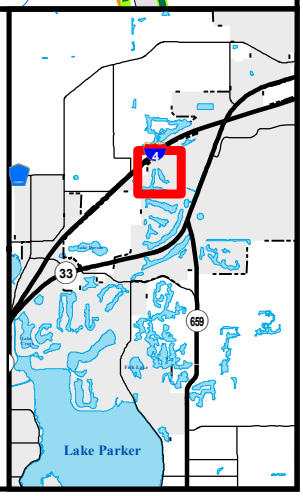

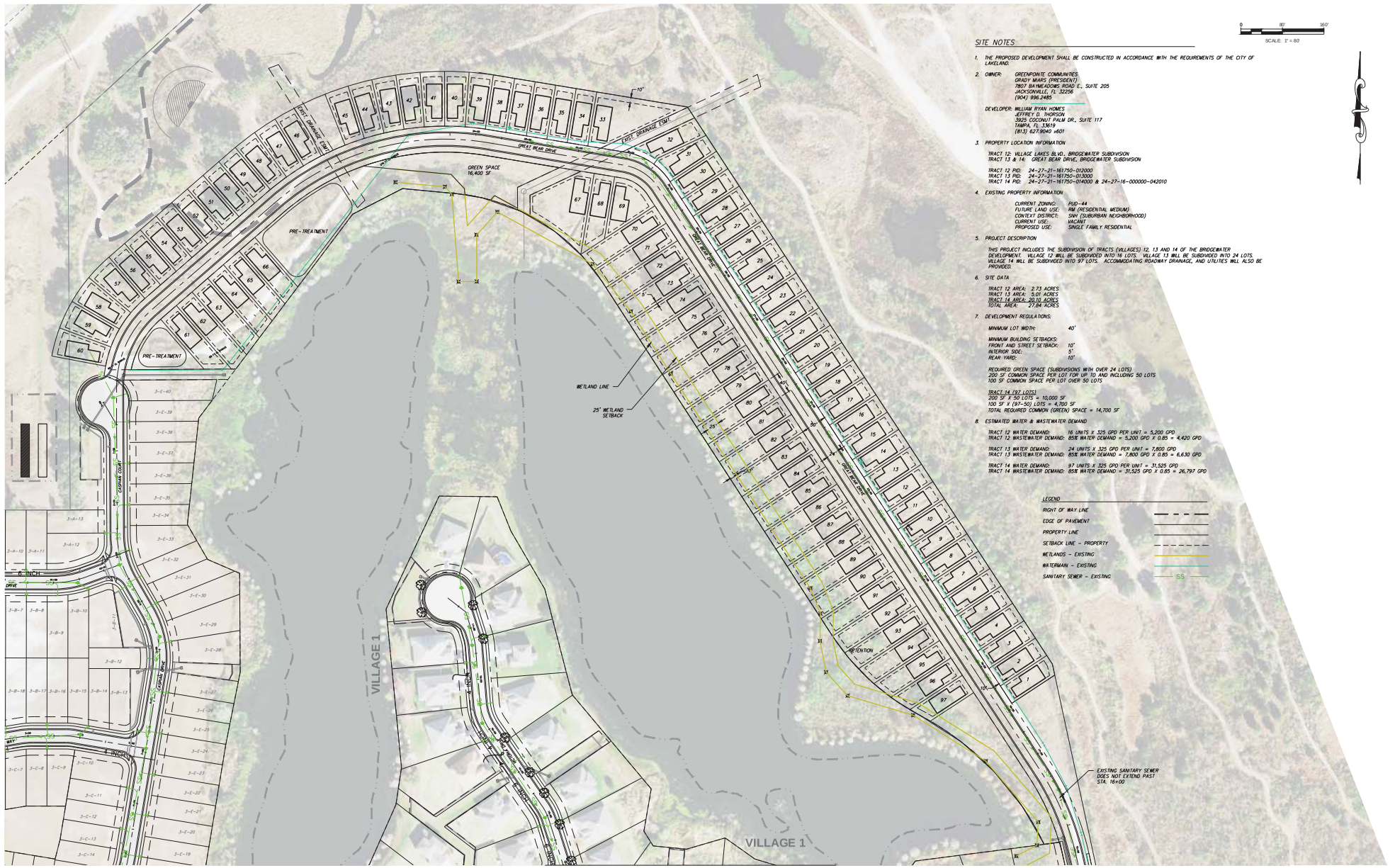

NUMBER	DATE	DESCRIPTION
P-0	12/04/2019	ISSUED FOR REVIEW

CHASTAIN-SKILLMAN
205 EAST ORANGE STREET
SUITE #110
LAKELAND, FL 33801-4611
(863) 646-1402

© 2019 CHASTAIN SKILLMAN C.A. NO. 262

CHASTAIN SKILLMAN

WILLIAM RYAN HOMES
BRIDGEWATER VILLAGES 12-14 SUBDIVISION
LAKELAND, FLORIDA

VILLAGE 14

Jason A. Alligood State of Florida, Professional Engineer, License No. 71103
This item has been digitally signed and sealed by Jason A. Alligood on the date indicated here.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

ENGINEER: JASON A. ALLIGOOD, P.E.
REG. NO.: 71103

PROJECT NUMBER: JAA19.064

SHEET NUMBER: C-01

C:\Users\jbehrman\Desktop\Work\Projects\Active\2018-250A\Drawings\Plan\2018-250A_VILLAGE 14 - 40' LOTS.dwg VILLAGE 14 Dec 04, 2019 11:33am jbehrman

228 S MASSACHUSETTS AVE
LAKELAND, FLORIDA 33801
PLANNING@LAKELANDGOV.NET

January 31, 2020

RE: PUD Modification for Bridgewater Village 14 - Project No. LUS19-012/PUD19-038/ZON20-003

Dear Property Owner:

This is to advise you that Jason Alligood requests a major modification of PUD (Planned Unit Development) zoning, a change in future land use designation from R (Recreation) to RL (Residential Low), concurrent with a City-initiated request to change the context district designation from PRC (Preservation, Conservation, Recreation) to SNH (Suburban Neighborhood) to allow for development of single-family residential uses as part of The Villages at Bridgewater, Village 14, on 7.51 acres located south of Interstate-4 and north of The Villages at Bridgewater, Village 3. The property is legally described as:

COMM SW COR OF SE1/4 OF SW1/4 RUN N00-20-09W 263.42 FT TO POB CONT N00-20-09W 475.91 FT TO R/W N47-23-12E 339.82 FT S50-13-03E 258.43 FT N50-17-41E 284.85 FT S40-25-03E 188.85FT S53-58-24W 232.89 FT S05-20-28W 26.83 FT S37-12-03W 519.08 FT S89-39-51W 282.80 FT TO POB SUBJECT TO CONSERVATION EASEMENT PER OR 10793 PG 859

(A complete legal description is available in the Community & Economic Development Department.)

The public hearing to consider this request will be held before the Lakeland Planning and Zoning Board at **8:30 a.m., on Tuesday, February 18, 2020** in the City Commission Room, City Hall, 228 S. Massachusetts Avenue. As an owner of property within 500 feet of this request, as indicated on the attached map, you will be given an opportunity to express your opinion at the public hearing *or* you may submit your views to the Community Development Department, 863-834-6011 or planning@lakelandgov.net, prior to the Tuesday, February 18th meeting.

Anyone deciding to appeal a decision by the Board on any matter considered at this or any subsequent meeting will need a record of the proceedings, and for purposes of that appeal, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this proceeding, or those requiring language assistance (free of charge) should contact the City of Lakeland ADA Specialist, Jenny Sykes, no later than 48 hours prior to the proceeding, at (863) 834-8444, Email: Jenny.Sykes@lakelandgov.net. If hearing impaired, please contact the TDD numbers: Local - (863) 834-8333 or 1-800-955-8771 (TDD-Telecommunications Device for the Dear) or the Florida Relay Service Number 1-800-955-8770 (VOICE), for assistance.

THIS IS A COURTESY LETTER NOT REQUIRED BY LAW

Planning & Zoning Board General Application

General Information:					
Project No:	ZON19-017	**Application Date:**	12/23/2019		
Project Name:	GRAND VILLA OF LAKELAND				
Subject Property Address:	2111 LAKELAND HILLS BL				
Parcel ID:	242806000000042040	**Total Acreage:**	1.78		
Applicant Name:	KATHRYN YOUNKIN				
Applicant Address:	2430 TERMINAL DRIVE SOUTH	ST PETERSBURG	FL	33712	
Owner Name:	VS LAKELAND LLC				
Owner Address:	260 E BROWN ST STE 250	BIRMINGHAM	MI	480096226	

Request:			
Application Type:	**ZONING**	**STANDARD**	
Proposed		**Current**	
Zoning:	C-1 (Pedestrian Commercial)	**Zoning:**	O-1 (Low Impact Office)
Land Use:	Not Applicable	**Land Use:**	Mixed Commercial Corridor (MCC)
Context:	Not Applicable	**Context:**	Urban Corridor (UCO)
Explanation of Request:	A request from VS Lakeland LLC to rezone the 1.78 acre parcel located at 2111 Lakeland Hills Boulevard from Low Impact Office (0-1) to Pedestrian Commercial (C-1).		
Justification:	VS Lakeland LLC is requesting a rezoning from 0-1 to C-1 to allow for planning and development of their existing site. This rezoning is consistent with the existing land use designation for the site. By rezoning this property, VS Lakeland will be able to enhance their existing facility. The proposed zoning change would allow future expansion of the existing congregate care use. Development of this site will generate additional employment opportunities. The subject parcel is separated by park use from other commercially zoned parcels (C-1 and C-2) along Lakeland Hills Boulevard and meets the Comprehensive Plan goal for urban redevelopment and urban infill in areas where public facilities and services are available. The site is located within the Central City Supportive Transit Area, which focuses on infill and redevelopment.		

Concurrency:								
Proposed Dwelling Units:	0	**Project Floor Area:**	**0**			Square feet		
Type of Use:	Congregate Care			Phase	Not Applicable	Year	Not Applicable	
Estimate of Public Service Demand								
Roadways	**Daily Trips:**	0		**PM Peak Hour Trips:**		0		
Potable Water		GPD	**Wastewater**		GPD	**Solid Waste**		PPD

File Number: ZON19-017

Present Zoning: O-1
Context: Urban Corridor
Proposed Zoning: Application of C-1

February 2020

Legend

- Subject Property
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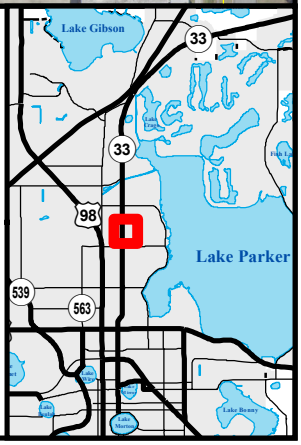
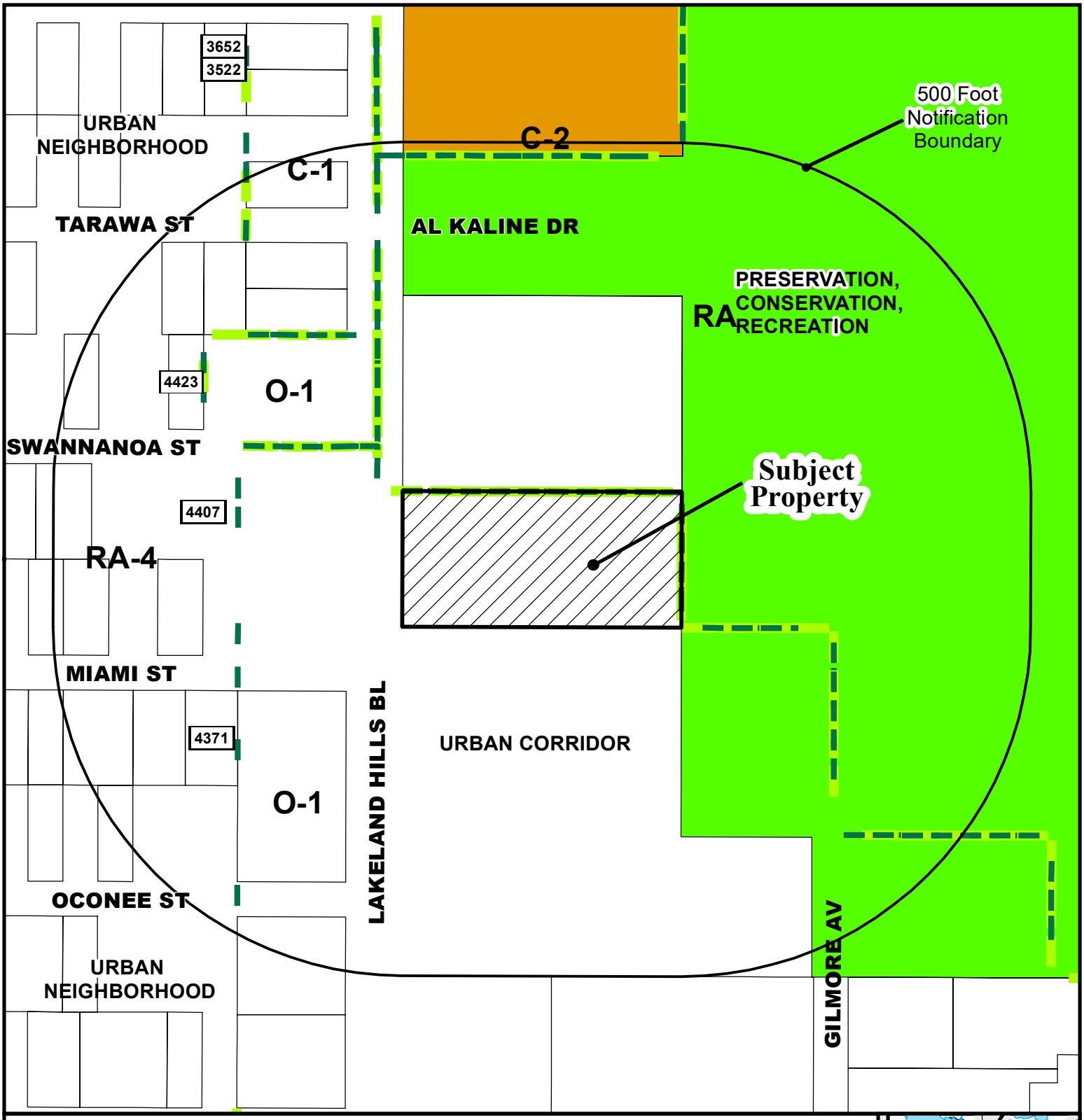
- Water Body

N





File Number: ZON19-017

Present Zoning: O-1
Context: Urban Corridor
Proposed Zoning: Application of C-1

February 2020

Legend

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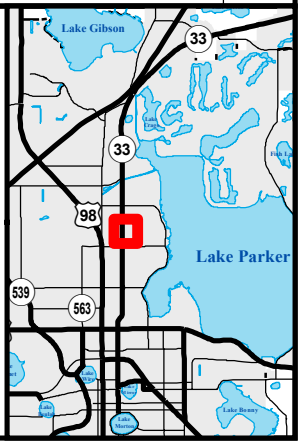

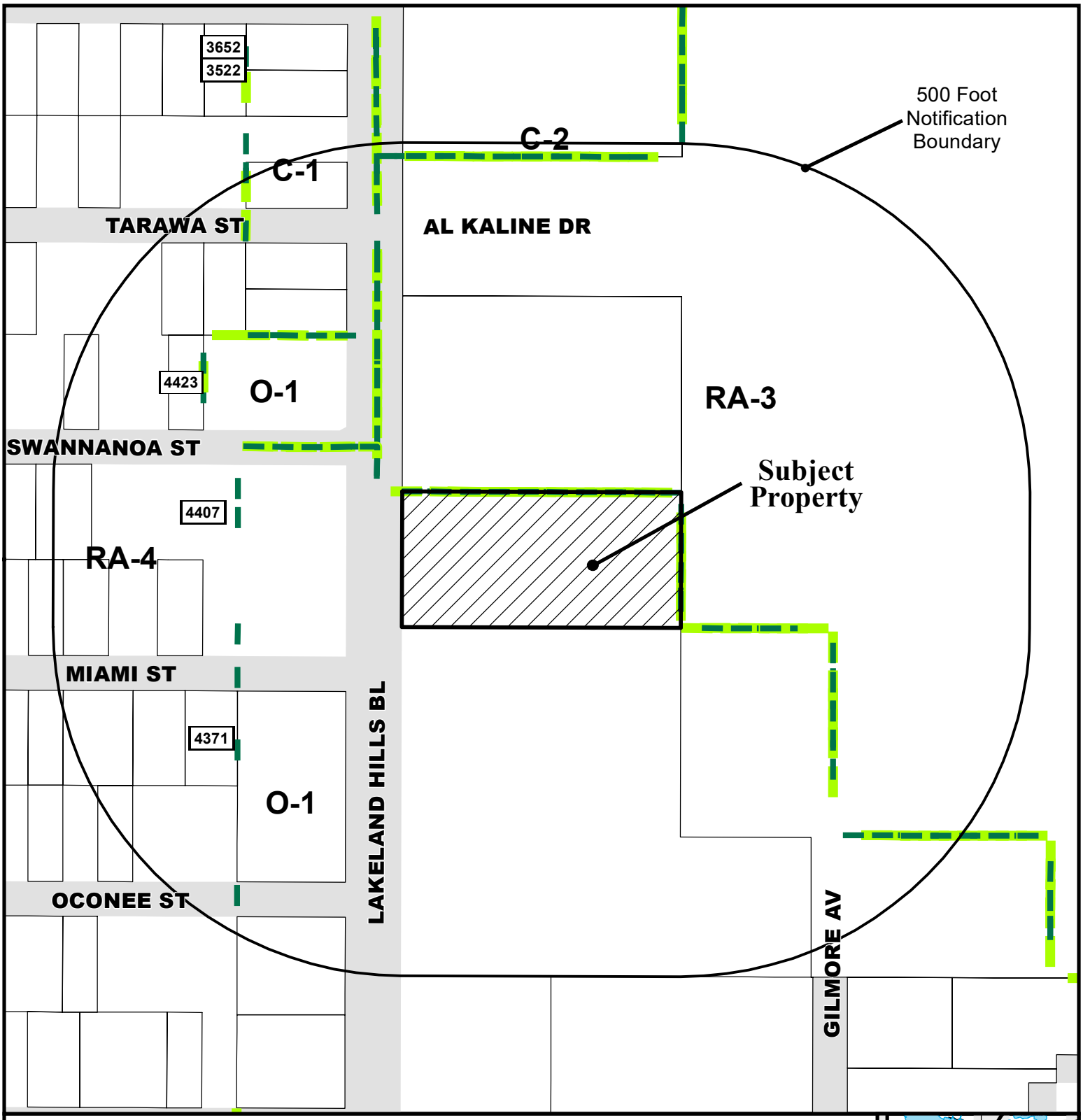

File Number: ZON19-017

Present Zoning: O-1
Context: Urban Corridor
Proposed Zoning: Application of C-1

February 2020

Legend

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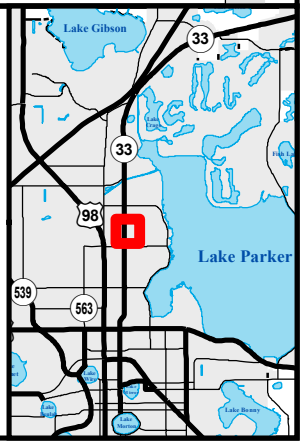
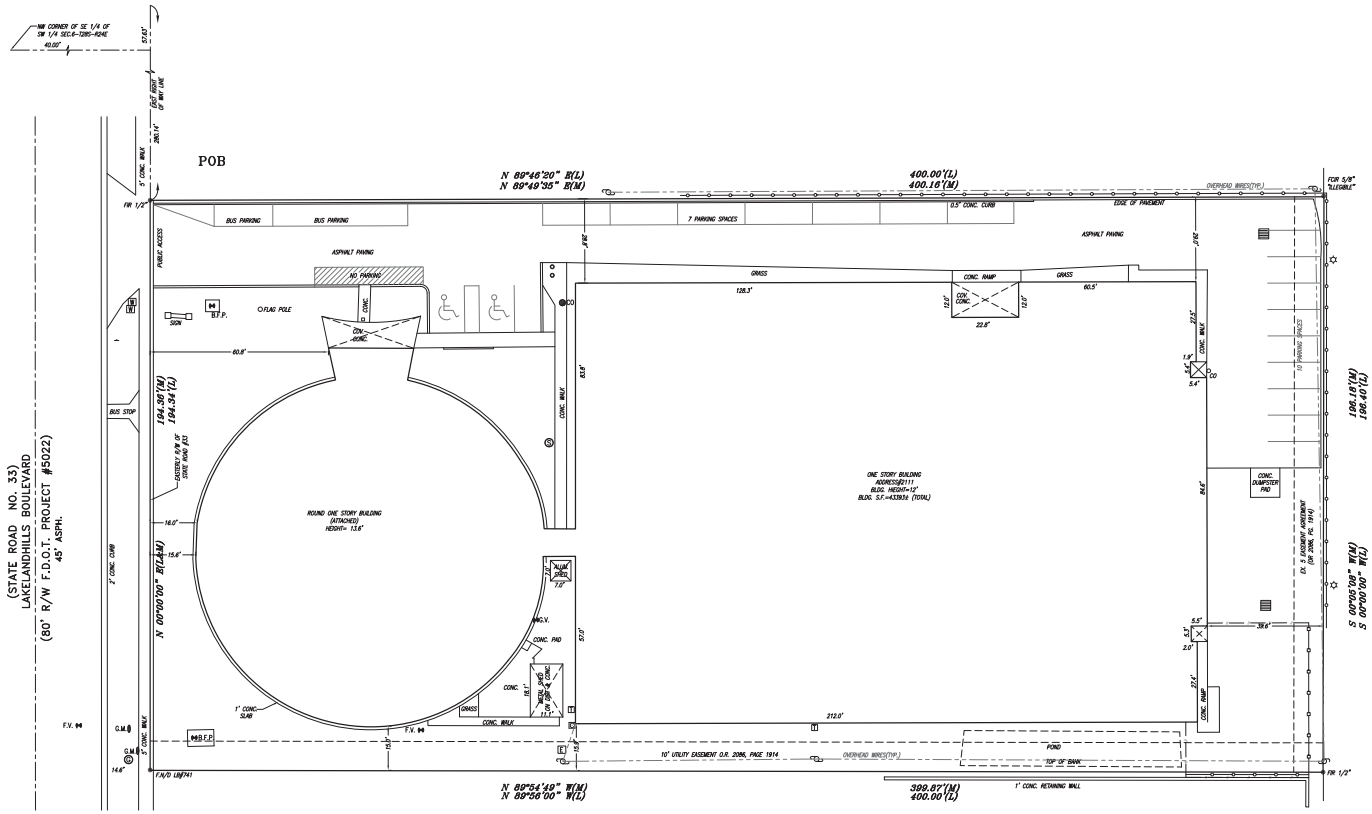


BEARINGS ARE BASED ON THE EAST R/W LINE OF LAKELANDHILLS BLVD. SAID LINE BEARS NORTH, PER LEGAL.

SCALE 1" = 20'



Notes Corresponding to Schedule B

STEWART TITLE GUARANTY COMPANY
SERIAL NO.C-72526-20150569, EFFECTIVE 11/14/15

5. EASEMENT AGREEMENT GRANTED TO CITY OF LAKELAND, FLORIDA, AS MORE FULLY SET FORTH IN THE DOCUMENT RECORDED IN OFFICIAL RECORDS BOOK 2086, PAGE 1914, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. DOES AFFECT SURVEY PARCEL. – AS SHOWN HEREON.

6. PAY TELEVISION PROGRAMMING SERVICING AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 3765, PAGE 633, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. DOES AFFECT SURVEY PARCEL – AS SHOWN HEREON.

7. TERMS, CONDITIONS, AND STIPULATIONS CONTAINED IN THAT CERTAIN UNRECORDED LEASE TO SUMMERVILLE AT LAKELAND , LLC, A DELAWARE LIMITED LIABILITY COMPANY AS EVIDENCED BY AMENDED AND RESTATED SUBORDINATION, ASSIGNMENT AND SECURITY AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 9432, PAGE 1037, AND AMENDED AND RESTATED SUBORDINATION, ASSIGNMENT AND SECURITY AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 9432, PAGE 1061, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. DOES AFFECT SURVEY PARCEL – LEGAL BLANKET IN NATURE.

CERTIFICATION

THIS IS TO CERTIFY TO: VS LAKELAND, LLC & STEWART TITLE GUARANTY COMPANY:

THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 "MINIMUM STANDARD DETAIL REQUIREMENTS FOR SURVEYS" ALTA/ACSM LAND TITLE JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM, AND NSPS. THE FIELD WORK WAS COMPLETED ON DATE: 11/17/2015.

MICHEL P. MOONEY P.S.M. #6939

LEGEND

(P)	Plat	(WC)	Witness Corner		Guy Anchor		Metal Lid		Sanitary Manhole
(M)	Measured	(TYP.)	Typical		Light Pole		Mitred End Section	G.M.	Gas Marker
(C)	Calculated	COV.	Covered		Signal Box	E	Electric Marker		Monitoring Well
(L)	Legal	ASPH.	Asphalt		Sign	G	Gas Marker		Gas Manhole
F. N/D	Found Nail & Disc	CONC.	Concrete	B.F.P.	Back Flow Preventer		Landscape light	G.V.	Gas Valve
S. N/D	Set Nail & Disc	S/W	Sidewalk	W	Water Meter		Cable Box		Gas Marker
SCIR	Set Capped Iron Rod	W.F.	Wood Fence	W.V.	Water Valve		Grate Inlet		Fire Hydrant
FCIR	Found Capped Iron Rod	C.L.F.	Chain Link Fence		Telephone Riser		Electric Box		Drainage Manhole
FCIP	Found Capped Iron Pipe	R/W	Right of Way		Transformer	F.V.	Fire Valve	CO	Clean Out
FIP	Found Iron Pipe	P.O.B.	Point of Beginning		Signal Pole		Utility Pole		
FIR	Found Iron Rod	PC	Point of Curvature	S.V.	Sanitary Valve				
FCM	Found Concrete Monument	PT	Point of Tangency		Bollard				
EP	Edge of Pavement	OH	Overhead Wires						

EMBOSSED SEAL

NOT VALID WITHOUT

EMBOSSED SEAL

LEGAL DESCRIPTION (PROVIDED BY OTHERS) BEGIN AT A POINT 40.0 FEET EAST AND 57.63 FEET NORTH OF THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 28 SOUTH, RANGE 24 EAST, RUN THENCE SOUTH ALONG THE EAST RIGHT-OF-WAY LINE OF LAKELAND HILLS BOULEVARD, 280.14 FEET FOR THE POINT OF BEGINNING OF THIS DESCRIPTION; CONTINUE THENCE SOUTH ALONG SAID EAST RIGHT-OF-WAY LINE, 194.34 FEET; RUN THENCE SOUTH 89°56' EAST, 400.0 FEET; RUN THENCE NORTH AND PARALLEL TO SAID EAST RIGHT-OF-WAY LINE, 196.40 FEET; RUN THENCE SOUTH 89°46'20" WEST, 400.0 FEET TO THE POINT OF BEGINNING, POLK COUNTY, FLORIDA.

CONTAINING 1.792 ACRES, MORE OR LESS (78,079 SQUARE FEET)

COPYRIGHT 2015 BY M. MOONEY & ASSOCIATES SURVEYORS, INC.

SCALE:	1" = 20'
FIELD SURVEY DATE:	11/17/15
JOB NO.:	151208
DRN. BY:	MDR
CHK. BY:	MPM
(FB):	(PG):
S.6	T.28S R.24E
REVISIONS	

M. Mooney & Associates, Surveyors, Inc.
333 Falkenburg Rd. C-305
Tampa, Florida 33619
681-4481 FAX 685-5832
www.floridasurveyor.com

CITY OF
Lakeland
COMMUNITY & ECONOMIC DEVELOPMENT

228 S MASSACHUSETTS AVE
LAKELAND, FLORIDA 33801
863.834.6011

January 31, 2020

RE: Grand Villa of Lakeland - Project No. ZON19-017

Dear Property Owner:

This is to advise you that Kathryn Younkin requests a zoning change from O-1 (Low Impact Office) to C-1 (Pedestrian Commercial) on property located at 2111 Lakeland Hills Boulevard. The subject property is legally described as:

> BEGIN AT A POINT 40.0 FEET EAST AND 57.63 FEET NORTH OF THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 28 SOUTH, RANGE 24 EAST, RUN THENCE SOUTH ALONG THE EAST RIGHT-OF-WAY LINE OF LAKELAND HILLS BOULEVARD, 280.14 FEET FOR THE POINT OF BEGINNING OF THIS DESCRIPTION; CONTINUE THENCE SOUTH ALONG SAID EAST RIGHT-OF-WAY 194.34 FEET; RUN THENCE SOUTH 89°56' EAST, 400.0 FEET; RUN THENCE NORTH AND PARALLEL TO SAID EAST RIGHT-OF-WAY 196.4 FEET; RUN THENCE SOUTH 89°46'20'' WEST 400.0 FEET TO THE POINT OF BEGINNING, POLK COUNTY FLORIDA. (A complete legal description is available in the Community & Economic Development Department.)

The public hearing to consider this request will be held before the Lakeland Planning and Zoning Board at **8:30 a.m., on Tuesday, February 18, 2020** in the City Commission Room, City Hall, 228 S. Massachusetts Avenue. As an owner of property within 500 feet of this request, as indicated on the attached map, you will be given an opportunity to express your opinion at the public hearing *or* you may submit your views to the Community & Economic Development Department, (863) 834-PLAN (7526) or planning@lakelandgov.net, prior to the Tuesday, February 18th meeting. Please include your name, mailing address and project number in your e-mail.

Anyone deciding to appeal a decision by the Board on any matter considered at this or any subsequent meeting will need a record of the proceedings, and for purposes of that appeal, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this proceeding, or those requiring language assistance (free of charge) should contact the City of Lakeland ADA Specialist, Jenny Sykes, no later than 48 hours prior to the proceeding, at (863) 834-8444, Email: Jenny.Sykes@lakelandgov.net. If hearing impaired, please contact the TDD numbers: Local - (863) 834-8333 or 1-800-955-8771 (TDD-Telecommunications Device for the Dear) or the Florida Relay Service Number 1-800-955-8770 (VOICE), for assistance.

THIS IS A COURTESY LETTER NOT REQUIRED BY LAW

MINUTES

Planning & Zoning Board
City Commission Chambers
Wednesday, January 22, 2020
8:30 a.m.

The City of Lakeland Planning and Zoning Board met in Regular Session, Stephanie Franklin (Chair), Andrew Snyder (Vice-Chair), Glenn Higgins (Secretary), Leigh Ann Lunz, Lyle Philipson, Ronald Roberts, and Silvana Knight were present. Community & Economic Development Department staff Teresa Maio, Community Planning & Housing Manager; Chuck Barmby, Transportation & Development Review Manager; Matthew Lyons, Chief Planner; Todd Vargo, Senior Planner; Joshua Cheney, Senior Planner; Phillip Scearce, Principal Planner; and Brandy Gillenwater, Planning Assistant were present. Assistant City Attorney Palmer Davis was also present.

PUBLIC HEARING

ITEM 1: Conditional use to allow an electrical service, sales, and supply company at 1301 E. Main Street. Owner: B V M Properties, LLC. Applicant: Jim Studiale. (CUP19-015)

Phillip Scearce stated the building on the subject property, located at the southeast corner of E. Main Street and Tyler Avenue, was in use until September of 2019. The applicant intends to use the property for electrical equipment sales and service. To utilize the building, they are requesting conditional use approval to allow as a lesser nonconforming use. Space within the existing building will allow for office, storage, maintenance, and warehouse uses. Aside from signage, no exterior changes are planned for the building.

Jim Studiale, 925 Wedgewood Lane, stated the local branch of CBS Regional Sales and Service will occupy the building. While products will be refurbished for resale, no manufacturing will occur on the site. The previously approved uses of the property for a commercial offset printing business was more intense than the intended use for the site.

Phillip Scearce presented recommended conditions to the Board.

Glenn Higgins made a motion for approval of staff's recommendation. Lyle Philipson seconded the motion and it passed 7-0.

ITEM 2: Conditional use to allow a preschool on property located at 211 W. Oak Drive. Owner: Ettensohn Agency Inc. Applicant: Thomas Brawner. (CUP19-017)

Joshua Cheney stated the subject property is a half acre located west of South Florida Avenue and north of the Southgate Shopping Center. The applicant would like to operate a 6,000 square foot preschool for up to 110 students. The site is currently vacant.

Thomas Brawner, 301 E. Park Street, stated he would like to withdraw the application for a conditional use on the subject property.

Teresa Maio stated traffic would not greatly impact the area related to small office use as previously approved on the subject property.

Andrew Snyder made a motion for approval of the applicant's request to withdraw the item. Lyle Philipson seconded the motion and it passed 7-0.

ITEM 3: Change in future land use from Residential High (RH) to Business Park (BP) and a change in zoning from O-1 (Low-Impact Office) to I-1 (Light Industrial – Limited Commercial) on approximately 0.834 acres at 2050 Edgewood Drive South. Owner: Eric Wibert. Applicant: Eric Wibert. (LUS19-009/ZON19-015)

Todd Vargo stated the vacant subject property is on the north side of Edgewood Drive South. The property has split zoning. The applicant would like to have consistent zoning applied to the property as the office building has O-1 (Low-Impact Office) zoning and the vacant section of the parcel has I-1 (Light Industrial-Limited Commercial) zoning. The portion of the property with O-1 zoning will require the application of Business Park (BP) future land use if the property is zoned I-1.

Eric Wibert, 2050 S. Edgewood Drive, stated he requests the change in zoning to allow for flexibility when renting to future tenants.

John Crowson, 2031 E. Edgewood Drive, stated he is concerned that more intense uses will affect the neighboring businesses, which consists of office uses, if I-1 zoning is allowed to be applied to the entire property.

In response to Leigh Ann Lunz, Mr. Wibert stated he does not have plans for specific uses on the parcel other than storage.

In response to Mr. Wibert, Matthew Lyons stated the existing mix of light-industrial, commercial and office uses was established in Polk County prior to annexation. Discussion ensued.

In response to Mr. Lyons, Mr. Wibert stated he intends to be able to lease the property if the change of zoning is approved.

In response to Lyle Philipson, Mr. Wibert stated he could construct offices on the property which would be allowed in the current zoning.

ITEM 4: Major modification of PUD (Planned Unit Development) zoning to allow 240 multi-family units in lieu of previously approved office and commercial entitlements on approximately 17.79 acres located north of Town Center Drive and west of Harden Boulevard. Owner: Drummond Company, Inc. Applicant: Timothy F. Campbell. (PUD19-009)

Todd Vargo stated the applicant requests a one-month delay while they continue to work with the residents of Grasslands.

In response to Stephanie Franklin, Teresa Maio stated the applicant may be considering lowering the height of the proposed buildings.

In response to Stephanie Franklin, Timothy Campbell, 500 S. Florida Avenue, stated the meeting with the residents of Grasslands has not been scheduled.

Glenn Higgins made a motion for approval for a one-month delay. Leigh Ann Lunz seconded the motion and it passed 7-0.

ITEM 5: Change in future land use from Residential Medium (RM) to Community Activity Center (CAC) and application of PUD (Planned Unit Development) zoning to allow for C-2 (Highway Commercial) uses on approximately 2.8 acres located at 3500 Lakeland Highlands Road. Owner: Edward and Mary Ann Holloway. Applicant: Timothy F. Campbell. (LUS19-011/PUD19-037/ZON19-016)

Joshua Cheney the subject property is located at the northeast corner of the intersection of Lakeland Highlands Road and Meadowlands Park Boulevard.

Timothy Campbell, 500 S. Florida Avenue, stated the subject property is in a location with busy and consistent commercial uses. The proposed use contains mostly internally accessed storage bays and a few externally accessed storage bays. The impact of the traffic generated by the proposed use will be minimal.

GENERAL MEETING

ITEM 6: Review minutes of the December meeting.

Glenn Higgins made a motion for approval of the minutes from the previous meeting. Lyle Philipson seconded the motion and it passed 7-0.

ITEM 7: Overview of Administrative Adjustments approved from July to December.

Teresa Maio stated every six months the staff summarizes administrative approvals to apprise the Board of the exceptions to the Land Development Code that are approved administratively.

ITEM 8: Major modification to PUD (Planned Unit Development) zoning to allow for a daycare on approximately 1 acre located at 3900 Don Emerson Drive. Owner: Lakeland City of. Applicant: Lyndsey Ladewig. (PUD19-033)

Todd Vargo stated the request is for a major modification to the airport PUD located on the north side of the airport and on the south side of Drane Field Road. The daycare will be compatible with the non-aviation uses in the area. Mr. Vargo presented recommended conditions to the board.

In response to Mr. Vargo, Andrew Snyder stated the daycare is greatly needed for the businesses in the area.

In response to Leigh Ann Lunz, Sarah Case, 6700 S. Florida Avenue, stated the covered play area shown on the proposed site plan appears to be approximately 1,000 square feet in area.

Andrew Snyder made a motion for approval of staff's recommendation. Lyle Philipson seconded the motion and it passed 7-0.

ITEM 9: Major modification to PUD (Planned Unit Development) zoning to allow up to 26,000 sq. ft. of retail commercial uses, including 10,000 sq. ft. of restaurant uses, in lieu of the current office entitlements on approximately 5.14 acres located south of Oakbridge Parkway and east of Harden Boulevard. Owner: Drummond Company, Inc. Applicant: Timothy F. Campbell (PUD19-035)

Phillip Scearce stated the request is for a major modification of the eastern portion of the Oakbridge PUD located at the southeast corner of Oakbridge Parkway and Harden Boulevard. Mr. Scearce presented recommended conditions to the Board.

In response to Silvana Knight, Mr. Scearce stated the applicant will construct ADA required sidewalks on the subject property.

Glenn Higgins made a motion for approval of the minutes from the previous meeting. Leigh Ann Lunz seconded the motion and it passed 7-0.

ITEM 10: Plat approval for Sandpiper Golf & Country Club on 10.29 acres generally located east of N. Socrum Loop Road, west of Sandpiper's Drive and south of Sandpiper Club Boulevard, and 0.70 acres located east of Sandpiper's Drive, west of Swallow Drive and south of Meadowlark Drive. Owner: D Course Development, LLC. Applicant: Kimley-Horn & Associates, Inc. (SUB19-003)

Joshua Cheney stated plats of Sandpiper Golf & Country Club have been submitted by Kimley-Horn and Associates on behalf of D-Course Development. The first phase plat consists of 35 lots on 2.06 acres generally located east of N. Socrum Loop Road, west of Sandpiper Drive and south of Sandpiper Club Boulevard, and the second phase plat consists of five lots on approximately one acre located east of Sandpiper Drive, west of Swallow Drive and south of Meadowlark Drive. The plat has been reviewed by all departments and is conforming with the City's subdivision regulations within the Land Development Code. Staff recommended approval of the plat.

Andrew Snyder made a motion for approval of the minutes from the previous meeting. Lyle Philipson seconded the motion and it passed 7-0.

ITEM 11: Report of City Commission action on Planning and Zoning Board recommendations.

Teresa Maio reviewed the recent actions of the City Commission.

ITEM 12: Community Housing & Planning Manager's Report.

Teresa Maio reviewed the new cases for the January hearing.

ITEM 13: Audience.

There were no comments from the audience.

ITEM 14: Adjourn.

There being no further discussion, the meeting was adjourned at 10:11 am.

Respectfully Submitted,

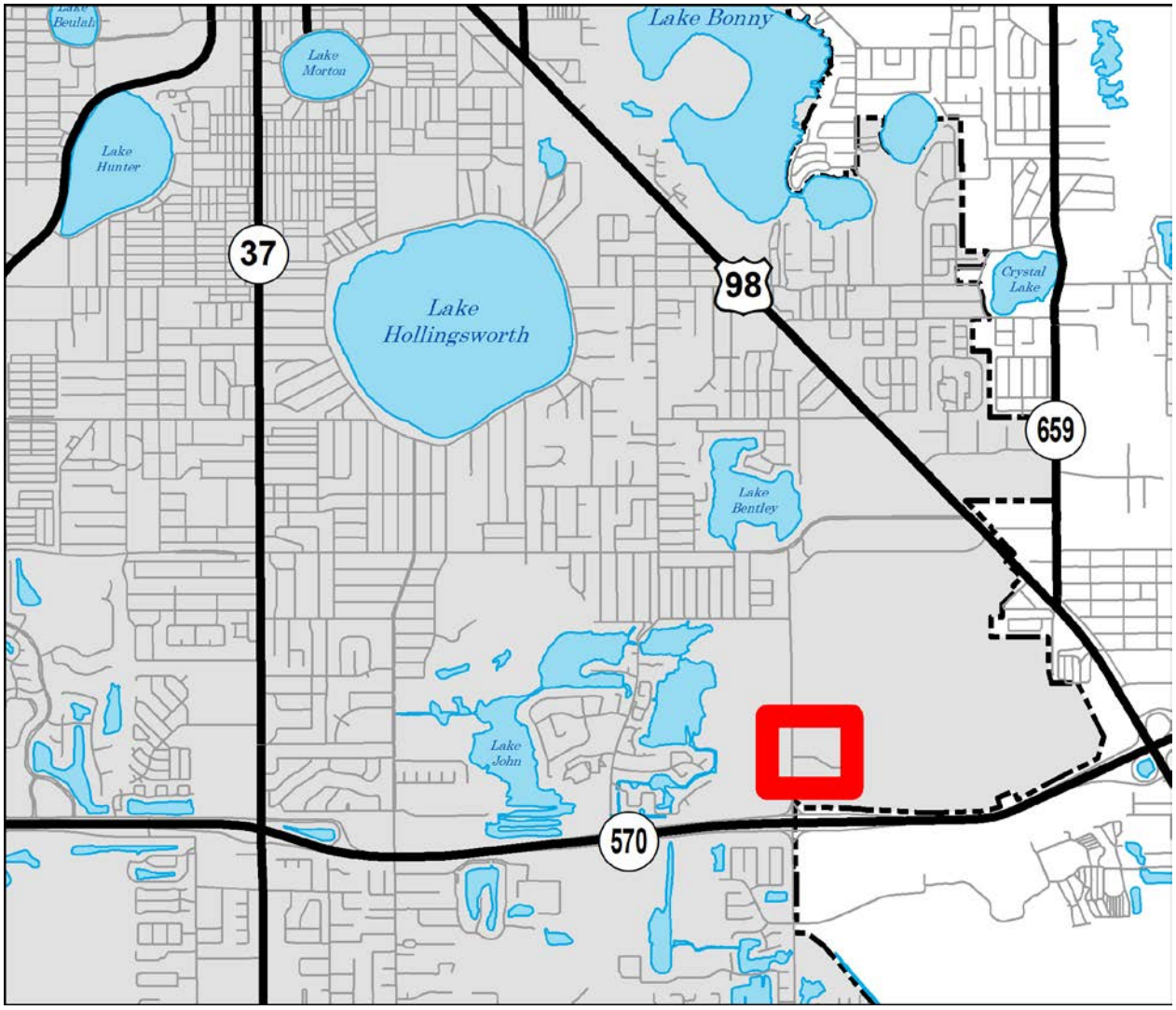
Stephanie Franklin, Chair

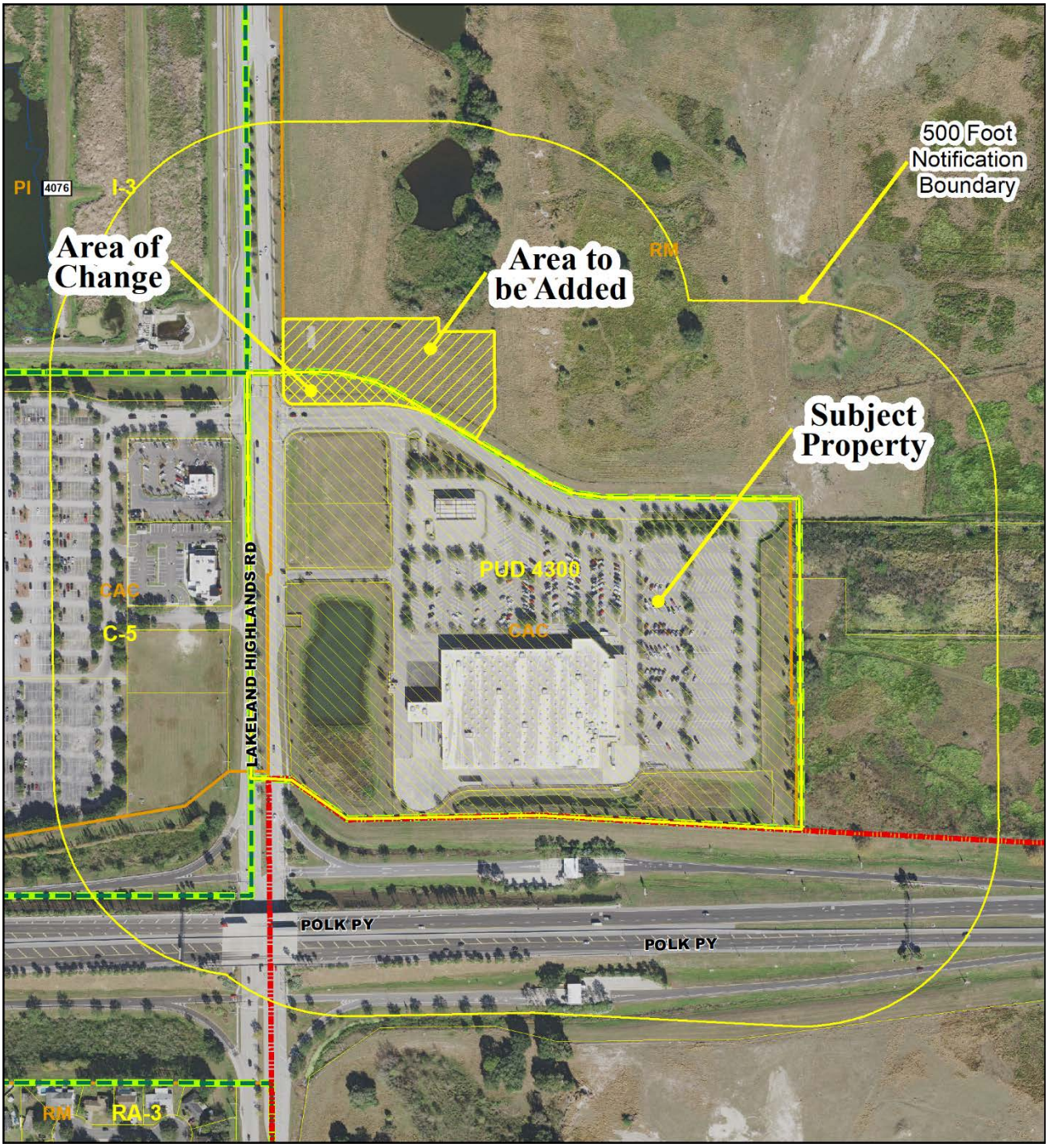
Andrew Snyder, Vice-Chair

Community & Economic Development
Staff Recommendation

Date:	February 18, 2020	Reviewer:	Joshua Cheney
Project No:	LUS19-011/ PUD19-037/ ZON19-016	Location:	3500 Lakeland Highlands Road
Owner:	Edward and Mary Ann Holloway		
Applicant:	Timothy F. Campbell, Clark, Campbell, Lancaster and Munson PA		
Current Zoning:	PUD (Planned Unit Development) 4300	Future Land Use:	Community Activity Center (CAC), Residential Medium (RM)
Context District:	Urban Neighborhood (UNH)		
P&Z Hearing:	January 22, 2020	P&Z Final Decision:	February 18, 2020
Request:	Change in future land use from Residential Medium (RM) to Community Activity Center (CAC) and modification of PUD (Planned Unit Development) zoning, concurrent with a City-initiated request to change the context district designation from Urban Neighborhood (UNH) to Urban Corridor (UCO), to allow a self-storage facility on approximately 2.8 acres located at 3500 Lakeland Highlands Road.		

1.0 Location Maps




500 Foot Notification Boundary
Area of Change
Area to be Added
Subject Property
PI 4076
I-3
RM
PUD 4300
CAC
C-5
LAKELAND HIGHLANDS RD
POLK PY
POLK PY
RM
RA-3

2.0 Background

2.1 Summary

Timothy F. Campbell, Clark, Campbell, Lancaster and Munson PA, on behalf of the Baron Boxes, LLC, requests a change in future land use from Residential Medium (RM) to Community Activity Center (CAC) and modification of PUD (Planned Unit Development) zoning, concurrent with a City-initiated request to change the context district designation from Urban Neighborhood (UNH) to Urban Corridor (UCO), to a self-storage facility on approximately 2.8 acres located at 3500 Lakeland Highlands Road. A map of the subject property is included as Attachment "B."

2.2 Subject Property

The subject property is located at the northeast corner of Lakeland Highlands Road and Meadowlark Park Boulevard, north of Sam's Club. The property is approximately 2.8 acres in area and currently used for cattle grazing. Approximately 0.49 acres of the property has a future land use designation of CAC with PUD zoning, as specified by Ordinance 4300. The remaining 2.31 acres has a future land use designation of RM, but no zoning as it was not applied following annexation by the City in 2001.

2.3 Project Background

The applicant requests approval to change the future land uses designation on the RM portion to CAC and apply PUD zoning, through a major modification of the PUD zoning for Sam's Club (Ordinance 4300), to allow for the development of a 98,400 sq. ft. 3-story climate controlled self-storage facility. Concurrent with this request, the City also requests to change the context sub-district from Urban Neighborhood (UNH) to Urban Corridor (UCO). A copy of the currently adopted site plan for Sam's Club and the associated outparcels is included as Attachment "C." A site development plan showing the location of the building footprint, off-street parking, internal driveways, and stormwater retention for the proposed self-storage facility is included as Attachment "D." Conceptual architectural elevations, which show the design of the proposed self-storage facility, are included as Attachments "E-1," "E-2," and "E-3."

2.4 Existing Uses of Adjacent Properties

Boundary	Existing Land Use	FLUM	Zoning	Context
North	Vacant	RM	None	UNH
South	Commercial	CAC	PUD	UCO
East	Vacant	RM	None	UNH
West	Public Utilities	P/I	I-3	USP

2.5 Attachments

Attachment A: Legal Description

Attachment B: Location Map

Attachment C: Site Development Plan

Attachment D: Proposed Self-Storage Facility Site Plan

Attachments E-1 – E-3: Proposed Self-Storage Facility Architectural Elevations

3.0 Discussion

The current PUD zoning, which has been in effect since 2001, allows for a 134,255 sq. ft. wholesale discount club with motor vehicle sales and four outparcels with up to 8,000 sq. ft. of retail commercial uses. Within the four outparcels, uses are restricted to those permitted by right within C-5 (Regional Center Commercial) zoning districts, with certain high impact uses such as convenience stores, ground-mounted personal wireless facilities (cell towers), liquor stores, mobile home sales, rental and services agencies, motor vehicle and boat sales and rental, retail marine sales and service, transit terminal facilities for passenger transportation operations and very high turnover (quick service/fast food type) restaurants prohibited. While a small portion of the subject property, approximately 0.49 acres, is currently zoned as part of the PUD, it is not identified as an out-parcel on the adopted site plan adopted and thus currently has no entitlements.

As shown in Attachment “D,” the project consists of a 98,400 sq. ft. 3-story climate controlled self-storage facility which will directly front both Lakeland Highlands Road and Meadowlands Park Boulevard. Employee and customer parking will be located on the south side of the proposed building, a stormwater retention area will be located on the east side of the property and a new driveway providing access to the site will be located on Meadowlands Park Boulevard.

The architectural elevations included as Attachment “E-1,” “E-2,” and “E-3 are included for conceptual purposes only. Minor alterations to the design may occur at the time of site plan/building permit review to ensure compliance with the design standards for principal buildings specified by Section 3.4.7 of the Land Development Code.

Because the PUD zoning for Sam’s Club prohibits certain high impact commercial uses on the outparcels located along Lakeland Highlands Road, it would be inappropriate to grant a blanket entitlement for C-2 uses on the subject property as requested by the applicant. As such, staff recommends that uses on the subject property be restricted to the same uses as the other outparcels within the PUD, with the exception of an allowance for a 98,400 sq. ft. self-storage facility.

3.1 Transportation and Concurrency

The proposed self-storage facility is estimated to generate 149 Daily and 17 PM Peak Hour trips. The subject property will be restricted to access from Meadowland Park Drive. No direct driveway connections will be allowed onto Lakeland Highlands Road. Any additional future development to the north will be restricted to the existing driveway stub-out negotiated with the Lakeland Highlands Road four-lane improvement that was completed in the early 2000s.

3.2 Comprehensive Plan Compliance

The Community and Economic Development Department and the Planning & Zoning Board reviewed this request for compliance with Lakeland Comprehensive Plan: 2010-2020 and it is our opinion that the request as conditioned is consistent with the Comprehensive Plan. All roadway levels of service are acceptable with mitigation as recommended in this PUD modification. Other essential services are presently available to provide concurrency for the proposed use. Actual construction is subject to final concurrency determinations at the time of site plan review.

4.0 Recommendation

4.1 Community and Economic Development Staff

The Community Development Department reviewed this request and recommends the change in land use from RM to CAC, application of PUD zoning and change in context district from UNH to UCO.

4.2 The Planning & Zoning Board

It is recommended that the request for a change in land use, from RM to CAC, the application of PUD zoning, and a change in context district designation from UNH to UCO, as described above and in Attachments “A”, “B,” “C,” “D,” “E-1” “E-2,” and “E-3” be approved, subject to the following conditions.

Ordinance 4300, as amended:

A. Land Use Intensity: PUD-40

B. Permitted Uses:

A wholesale discount club
A motor vehicle fuels sales establishment
A maximum of one self-storage facility

Outparcels: Land uses for outparcels shall be those permitted by right in the C-5 (regional center commercial) zoning district classification except the following uses shall be prohibited:

Convenience stores
Ground-mounted personal wireless service facilities
Liquor stores
Mobile home sales, rental and service agencies

Motor vehicle and boat sales and rental
Retail marine sales and service
Transit terminal facilities for passenger transportation operations
Very high turnover restaurants

C. Maximum Floor Area:

Wholesale discount club: 134,255 square feet
Outparcels, South of Meadowland Park Blvd: 8,000 square feet each
Outparcel, North of Meadowland Park Blvd: 98,400 sq. ft. self-storage facility

D. Development Regulations: Development regulations shall be in accordance with ~~the C-5 (regional center commercial) zoning district requirements~~ C-5/Urban Corridor context sub-district standards, except as shown on the site development plans, Attachments "C" and "D.".

E. Site Development Plan: The site shall be developed in accordance with the proposed site development plans included as Attachments "C~~.~~" and "C-1."

F. Access: Public road access to the site shall be limited to those driveways illustrated on the site development plan.

G. Parking, landscaping and buffering shall be in accordance with the City of Lakeland Land Development ~~Regulations~~ Code.

H. Any billboards existing on the subject property shall be removed prior to the commencement of any new construction.

I. Ground Floor Transparency: In accordance with Sub-Section 3.4.7.4 of the Land Development Code, except that garage doors for storage units facing west towards Lakeland Highlands Road, as shown in Attachment "E-1," shall be a glass sectional-type doors with individual glass panels that have a visible light transmittance rating of at least forty percent (40%).

J. Outdoor Lighting: Outdoor lighting in accordance with Section 4.6.2 of the Land Development Code.

K: Sidewalks: A sidewalk shall be constructed along the self-storage site's Meadowland Park Drive frontage. An ADA-compliant pedestrian route shall be constructed between this sidewalk and the self-storage facility's principal building entrance.

ATTACHMENT “A”

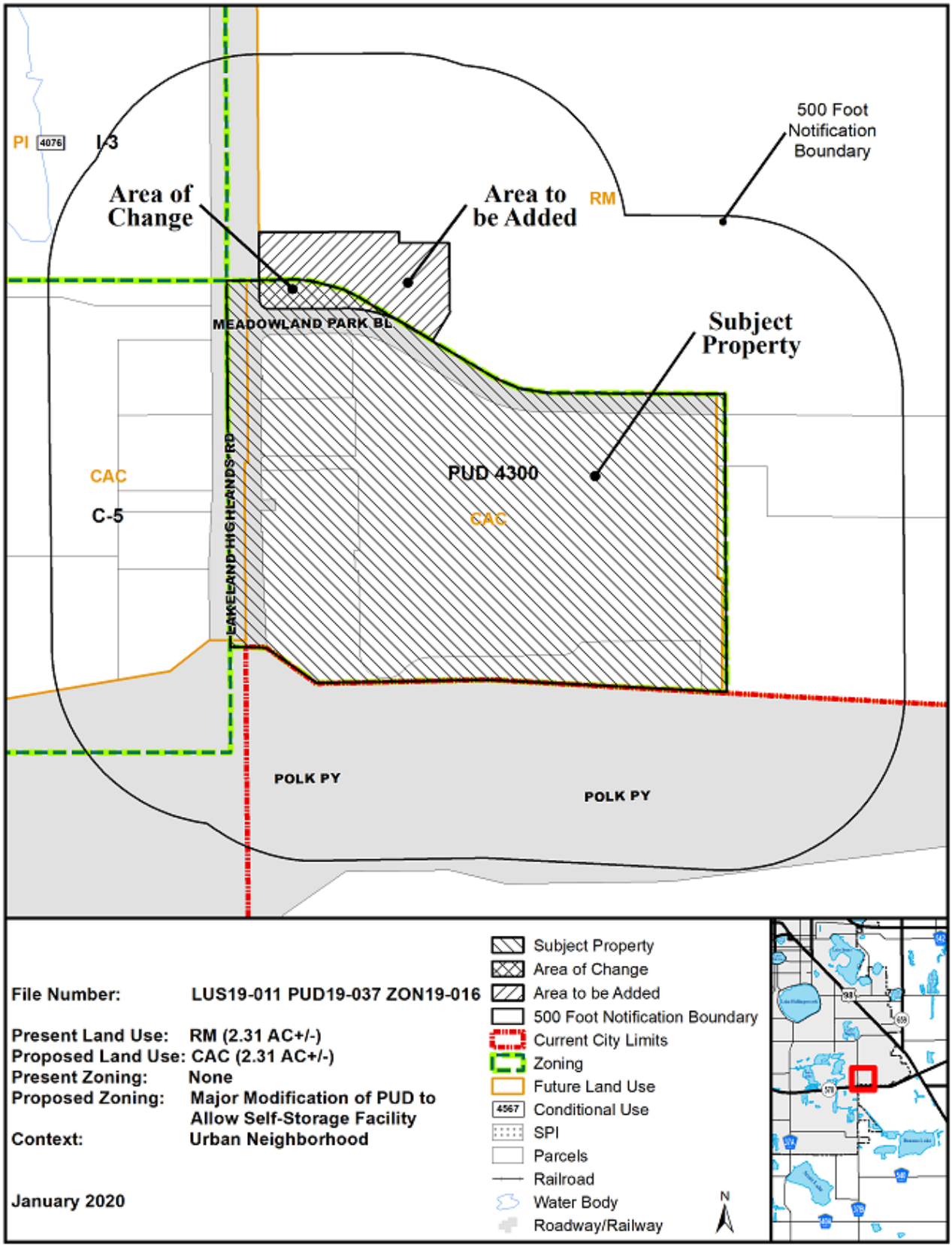
LEGAL DESCRIPTION:

A parcel of land being a portion of the Southwest Quarter of Section 33, Township 28 South, Range 24 East, Polk County Florida, being more particularly described as follows:

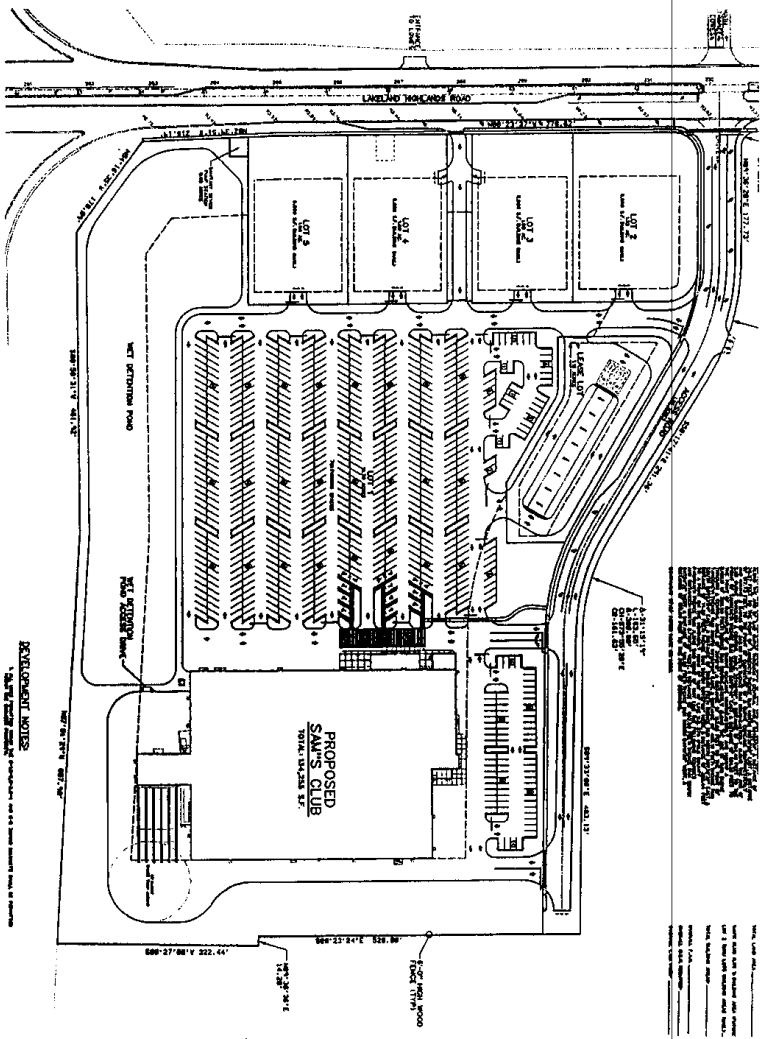
COMMENCE at the Northwest Corner of the Southwest Quarter of said Section 33; thence South 00°23'48” East, along the West line of the Southwest Quarter of said Section 33, a distance of 1384.33 feet; thence North 89°36'12” East, 75.00 feet to the Northwest Corner of the plat of Sam's Club - Lakeland Highlands Road, as depicted on Plat Book 122, Page 12, Public Records of Polk County, Florida, also being the POINT OF BEGINNING, also being on a curve to the left having a radius of 25.00 feet, a central angle of 90°00'01", a chord bearing of South 45°22'26" East, and a chord distance of 35.36 feet; thence along said curve, also being along the North right-of-way line of Meadowland Park Drive of said Sam's Club - Lakeland Highlands Road, 39.27 feet; thence North 89°37'34" East, along said North right-of-way line, 208.85 feet to the beginning of a curve to the right having a radius of 365.00 feet, a central angle of 32°06'11", a chord bearing of South 74°19'08" East and chord distance of 201.85 feet; thence along said curve, also being along said North right-of-way line, 204.51 feet; thence South 58°16'15" East, along said North right-of-way line, 67.90 feet; thence North 31°43'45" East, leaving said right-of-way line 92.08 feet; thence North 00°23'48" West, 196.05 feet; thence South 89°36'12" West, 140.79 feet; thence North 00°23'48" West, 32.94 feet; thence South 89°37'34" West, 393.48 feet to the East right-of-way line of Lakeland Highlands Road, as described in Official Records Book 3822, Page 1824; thence South 00°23'48" East, along said East right-of-way line, 190.03 feet to the POINT OF BEGINNING.

Said parcel containing 2.77 acres, more or less

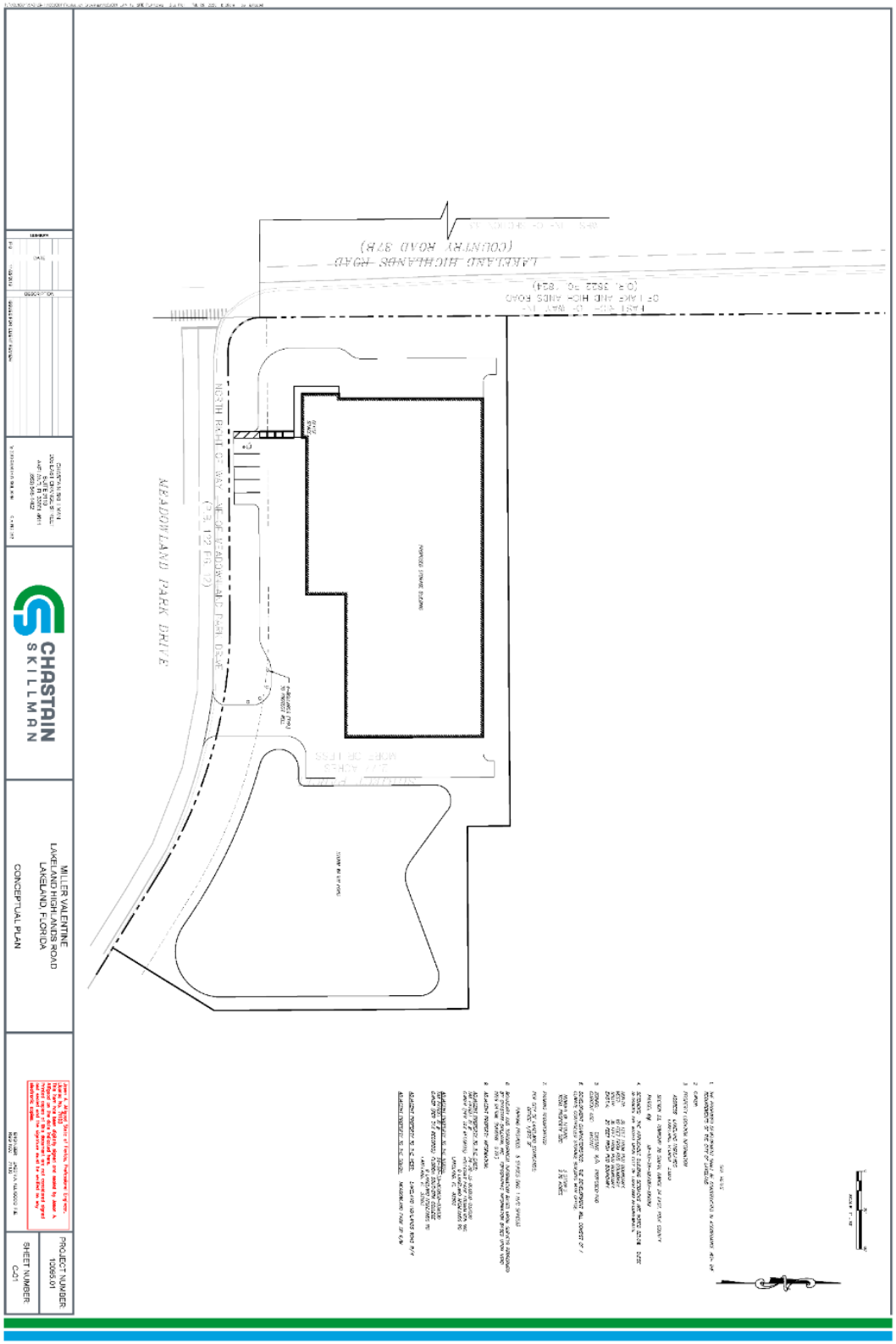
ATTACHMENT “B”



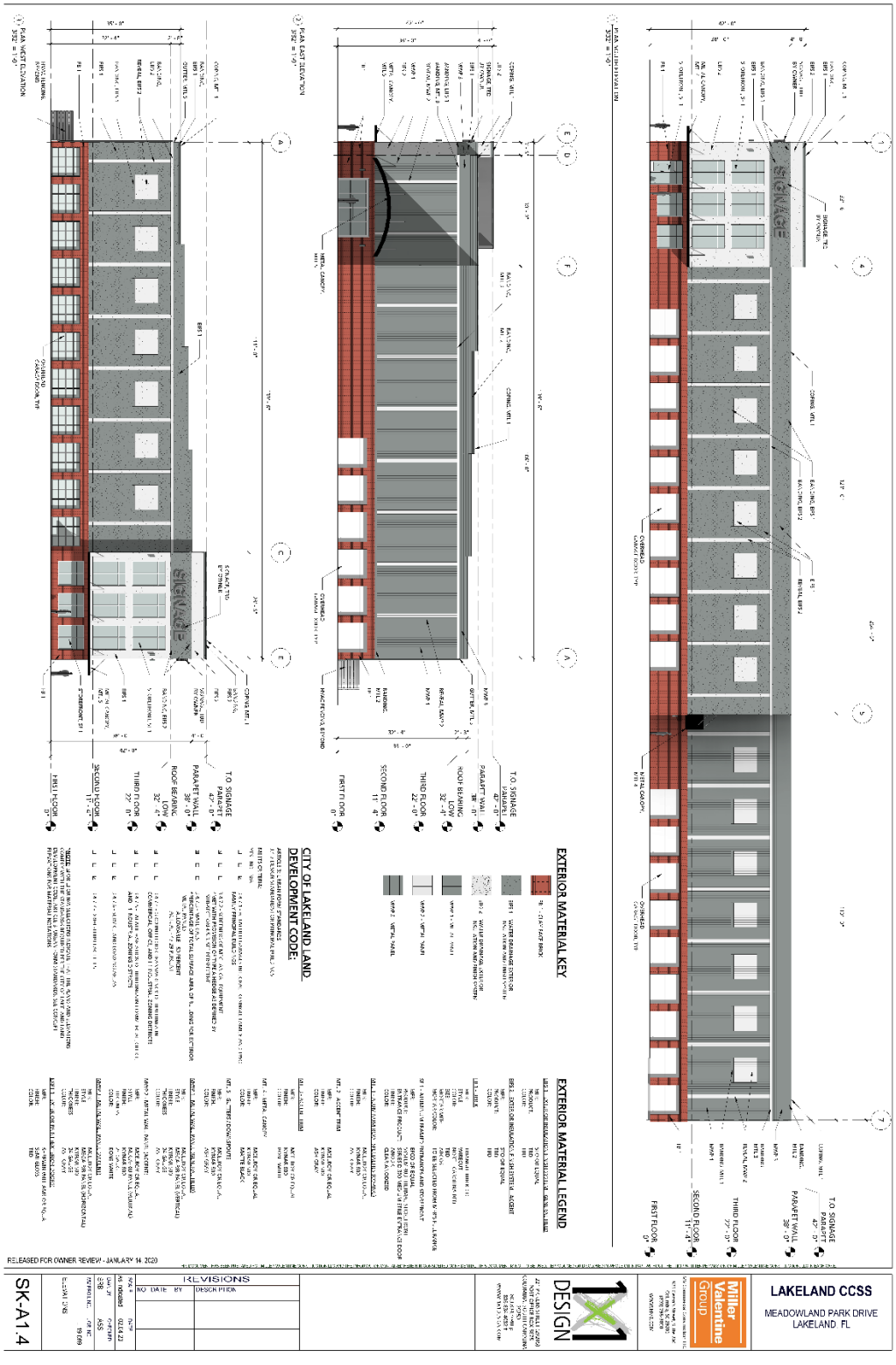
ATTACHMENT “C”



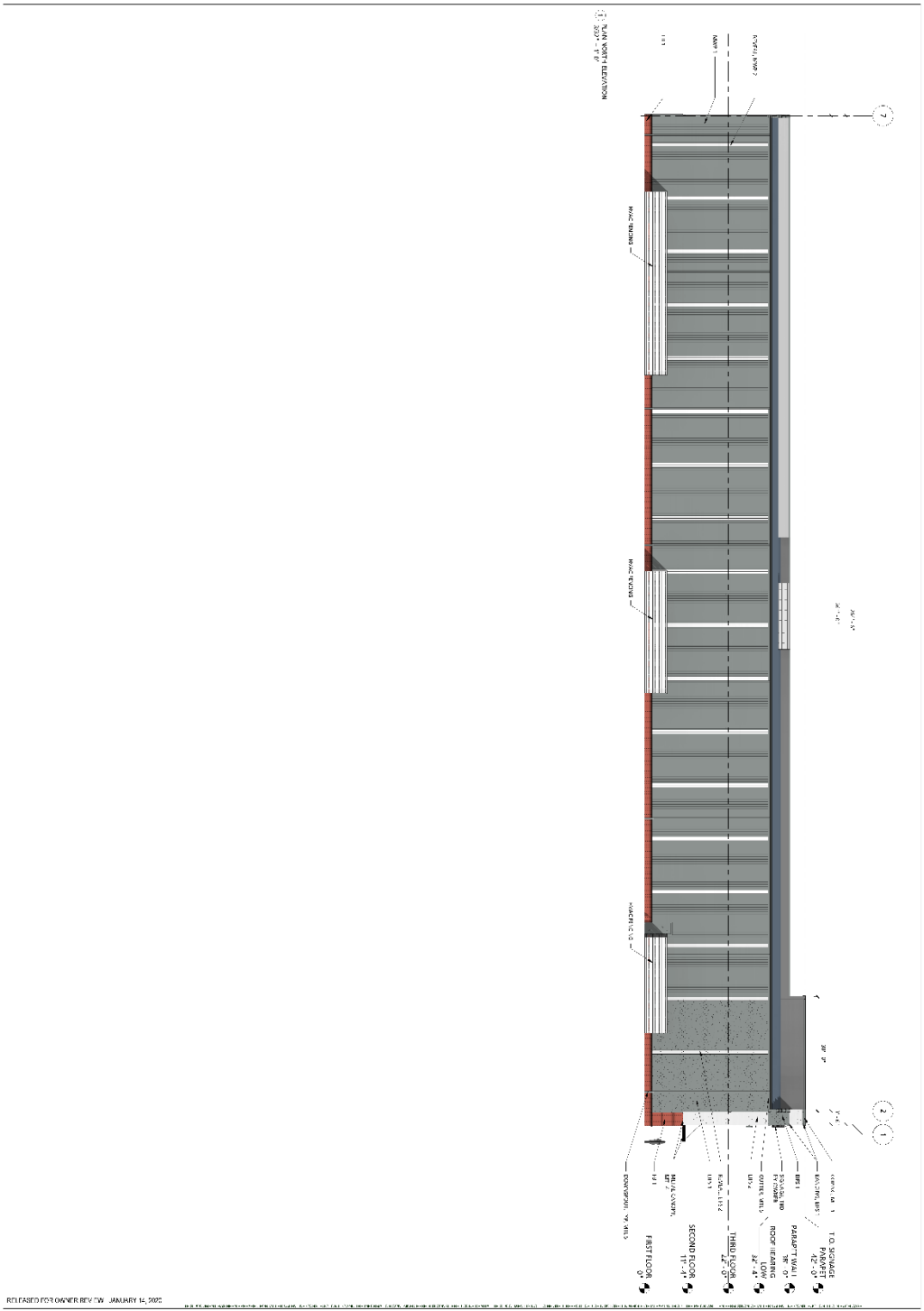
ATTACHMENT “D”



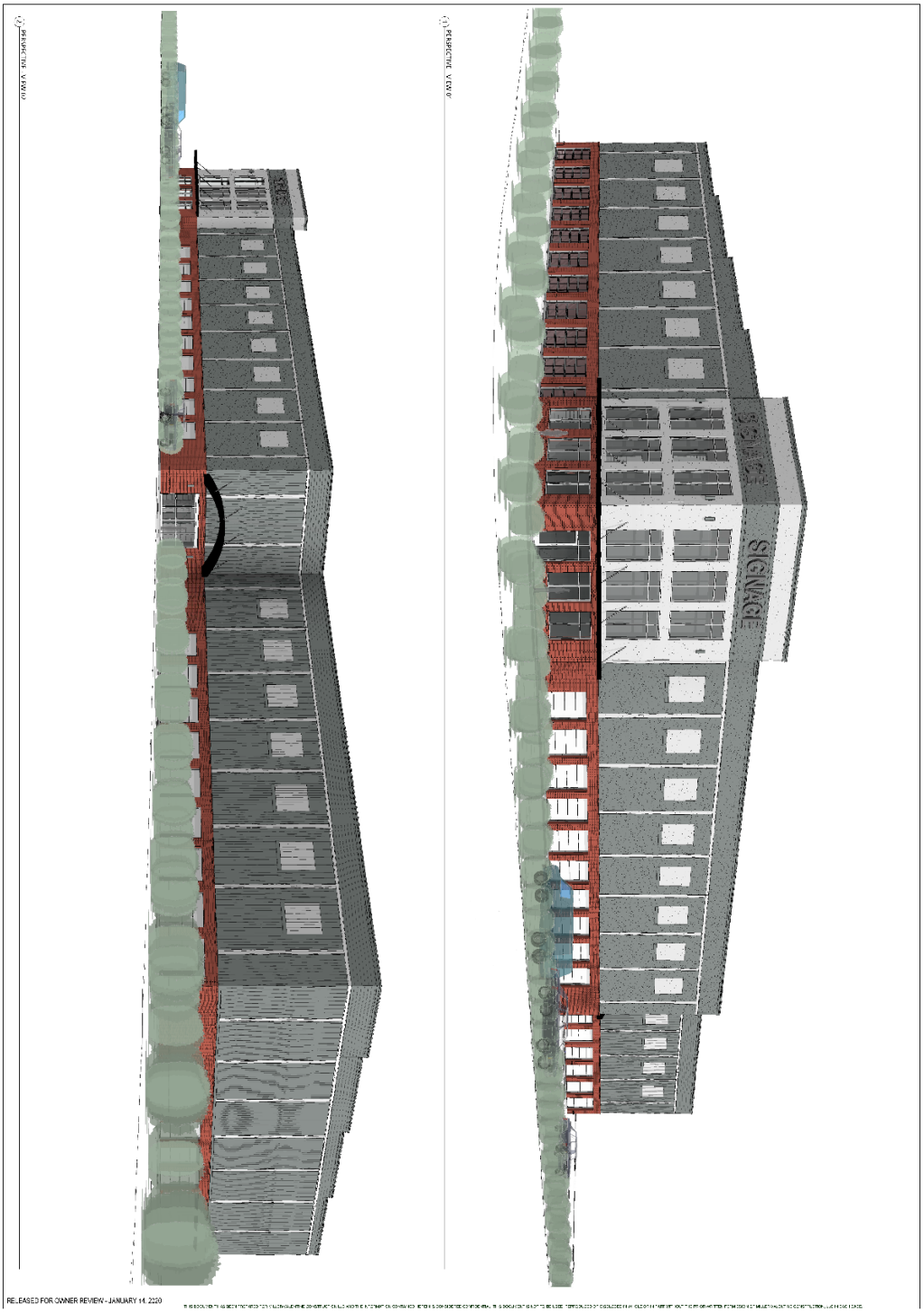
ATTACHMENT "E-1"



ATTACHMENT “E-2”



ATTACHMENT “E-3”



RELEASED FOR OWNER REVIEW - JANUARY 14, 2020

SK-A1.6

REVISIONS

NO	DATE	BY	DESCRIPTION

PERMIT DATE

DRAWN BY: BMB
CHECKED BY: ASS
JOB NO.: 21-122.03
SCALE: 1/8" = 1'-0"
DATE: 02.24.22

DESIGN

Miller Valentine Group

LAKELAND CCSS
MEADOWLAND PARK DRIVE
LAKELAND, FL

Community & Economic Development
Staff Request for Delay

Date:	February 18, 2020	Reviewer:	Todd Vargo
Project No:	LUS19-009/ ZON19-015	Location:	2050 Edgewood Drive S
Owner:	Eric Wibert		
Applicant:	Eric Wibert		
Current Zoning:	O-1 (Low Impact Office)	Future Land Use:	Residential High (RH)
Context District:	Urban Corridor (UCO)		
P&Z Hearing:	January 22, 2020	P&Z Final Decision:	March 17, 2020
Request:	Change in zoning from O-1 to I-1 and a change in Future Land Use from RH to BP on approximately 0.834 acres located north of Edgewood Drive S, west of US 98 and east of Taft Avenue.		

The applicant requests that the item be delayed until such time that he can meet with the owners and tenants of neighboring properties. It is anticipated that the meetings will be completed in time for the March 17, 2020 meeting.

Report of City Commission Action on Planning and Zoning Board Recommendations

Tuesday, February 18, 2020

Meeting of January 21, 2020

Ordinances (First Reading)

Proposed 20-008; Amending Ordinance 4998 to incorporate Development Order conditions from the Lakeland Central Park Development of Regional Impact (DRI) into PUD19-023 (PUD19-023)

Proposed 20-009; Rescinding Resolution 4698, which adopted Development Order for the Lakeland Central Park Development of Regional Impact (DRI) (DRI19-003)

Ordinances (Second Reading)

Proposed 20-001; Annual update of the Capital Improvement Element (CIE) of the Lakeland Comprehensive Plan: 2010-2020, including updates to the five-year schedule of Capital Improvement (CIP). (CPA19-002) **(1st Rdg 1-6-20)**

Proposed 20-002; Approving a conditional use to allow for the construction of a garage apartment on property located at 829 Pennsylvania Avenue. (CUP19-014) **(1st Rdg 1-6-20)**

Proposed 20-003; Approving a conditional use to allow a laundromat on property located at 605 W. Memorial Boulevard. (CUP19-013) **(1st Rdg 1-6-20)**

Proposed 20-004; Small scale amendment #LUS19-005 to the Future Land Use Map from Residential High (RH) to Regional Activity Center (RAC) on approximately 2.8 acres located north of and including Martin Luther King, Jr. Avenue, west of Kathleen Road and east of George Jenkins Boulevard. (LUS19-005) **(1st Rdg 1-6-20)**

Proposed 20-005; Modifying zoning classification from O-2 (Limited Impact Office) and O-3 (Moderate Impact Office) to C-6 (Downtown Commercial) on approximately 24.7 acres located north and south of and including Martin Luther King, Jr. Avenue, west of Kathleen Road and east of George Jenkins Boulevard and changing the context district from Urban Corridor (UCO) to Urban Center (UCT) on a 2.8 acre portion thereof. (ZON19-013/ZON19-014) **(1st Rdg 1-6-20)**

Proposed 20-006; Small scale amendment #LUS19-007 to the Future Land Use Map to change future land use from Recreation (R) to Regional Activity Center (RAC) on approximately 9.98 acres on property located south of the existing Lakeland Regional Health Campus at 1324 Lakeland Hills Boulevard. (LUS19-007) **(1st Rdg 1-6-20)**

Proposed 20-007; Amending Ordinance 5477; providing for modification to PUD (Planned Unit Development) zoning to allow for the construction of a 96 bed behavioral health facility on approximately 9.98 acres of property located south of the existing Lakeland Regional Health Systems campus at 1324 Lakeland Hills Boulevard. (PUD19-026) **(1st Rdg 1-6-20)**

Meeting of February 3, 2020

Ordinances (First Reading)

Proposed 20-010; Approving a conditional use to allow an electrical service, sales and supply company on property located at 1303 E. Main Street. (CUP19-015)

Proposed 20-011; Amending Ordinance 3432, as amended; major modification of PUD (Planned Unit Development) zoning to allow up to 26,000 square feet of retail commercial uses, including 10,000 square feet of restaurant uses, on approximately 5.14 acres located south of Oakbridge Parkway and east of Harden Boulevard. (PUD19-035)

Proposed 20-012; Amending Ordinance 3423, as amended; major modification of PUD (Planned Unit Development) zoning to allow a daycare on property located at 3900 Don Emerson Drive. (PUD19-033)

Ordinances (Second Reading)

Proposed 20-008; Amending Ordinance 4998 to incorporate Development Order conditions from the Lakeland Central Park Development of Regional Impact (DRI) into PUD19-023 (PUD19-023) **(1st Rdg 1-21-20)**

Proposed 20-009; Rescinding Resolution 4698, which adopted Development Order for the Lakeland Central Park Development of Regional Impact (DRI) (DRI19-003) **(1st Rdg 1-21-20)**