PUBLIC HEARING

ITEM 1:  
   a. Conditional use to allow a 50-bed assisted living facility on property located at 825 Plum Street. Owner: Plum Street Land Trust 825. Applicant: Ortiz Planning Solutions. (CUP17-013) (Pg. 1-8)  
   b. Consideration of final decision.

ITEM 2:  
   a. Conditional use to allow overflow parking on property located at 938 East Lime Street. Owner: Lime Street Apartments Land Trust. Applicant: V. Terry Dennis (CUP17-014) (Pg. 9-14)  
   b. Consideration of final decision.

ITEM 3:  
   a. Minor modification of PUD (Planned Unit Development) zoning to allow for the expansion of the building and changes to the parking lot on property located at 4745 US Highway 98 North. Owner: Aldi (Florida) Inc. Applicant: Upham, Inc. (PUD17-025) (Pg. 15-20)  
   b. Consideration of final decision.

ITEM 4:  
   a. Minor modification of PUD (Planned Unit Development) zoning to allow new equipment storage and restroom facilities within a portion of the Sandpiper Golf Course located at 6001 Sandpipers Drive. Owner: Sandpiper Golf Inc. Applicant: Gadd Case & Associates, LLC. (PUD17-027) (Pg. 21-27)  
   b. Consideration of final decision.

ITEM 5:  
   a. Minor Modification of PUD (Planned Unit Development) zoning to adopt a revised site development plan on property located at 1120 Parkway Frontage Road South. Owner: Drummond Company Inc. Applicant: Timothy F. Campbell, Clark, Campbell. (PUD17-028) (Pg. 28-32)  
   b. Consideration of final decision.

ITEM 6:  
   Major modification of PUD (Planned Unit Development) zoning to allow either 50,000 square feet of retail commercial uses and a 130-room hotel (Option A) or 15,000 square feet of retail commercial uses, a 150,000 square foot office building, and a 130-room hotel (Option B) on approximately 17.8 acres located north of Town Center Drive and west of Harden Boulevard. Proposed retail commercial uses include a drugstore with drive-through; restaurants with and without drive-throughs; a convenience market with gas pumps; and a bank with drive-throughs. Owner: Drummond Company Inc. Applicant: Timothy F. Campbell, Clark, Campbell, Lancaster and Munson PA. (PUD17-002) (Pg. 33-40)

ITEM 7:  
   Major modification of PUD (Planned Unit Development) zoning to allow a 100-bed assisted living facility on approximately 4.33 acres located at 2575 Harden Boulevard. Owner: New Heritage LLC. Applicant: Matthew Johnson, JSK Consulting. (PUD17-026) (Pg. 41-46)

ITEM 8:  
   a. Annual update to portions of the Capital Improvement Element of Lakeland Comprehensive Plan 2010-2020, including the 5-year Capital Improvement Program. Applicant: City of Lakeland. (CPA17-003) (Pg. 47-70)  
   b. Consideration of final decision.
GENERAL MEETING

ITEM 9: Review minutes of the October meeting. (Pg. 71-80)

ITEM 10: Change in future land use from Residential High Density (RH) to Regional Activity Center (RAC) and a change in zoning from RA-4 (Single-Family)/Urban Neighborhood (UNH) to O-3 (Moderate Impact Office)/Urban Special Purpose (USP) on approximately 3.63 acres locate at 510 West Lime Street. Owner/Applicant: Lakeland Community Redevelopment Agency. (LUS17-005) (ZON17-014) (Pg. 81-84)

ITEM 11: Modification of PUD (Planned Unit Development) zoning to increase the maximum building area to allow a 5,212-square foot high turnover restaurant and an additional 6,380 square feet of retail uses within a portion of the Oakbridge Shopping Center. Owner: Dayton Hudson Corp. Applicant: Hutton Lakeland MT, LLC. (PUD17-019) (Pg. 85-94)

ITEM 12: PUD (Planned Unit Development) zoning to allow certain industrial-type service establishments in addition to the commercial uses allowed by the present C-2 (Highway Commercial) zoning on property located at 1010, 1012, 1014, 1018 and 1020 West Beacon Road. Owner: Snickle Trust. Applicant: Eric Elkins. (PUD17-022) (Pg. 95-101)

ITEM 13: PUD (Planned Unit Development) zoning to allow light to moderate industrial service and manufacturing uses, in addition to the commercial uses allowed by the present C-2 (Highway Commercial) zoning, with associated parking and stormwater facilities on property located at 815 Pear Street. Owner: Schroeder and Owenby Inc. Applicant: Kimley-Horn and Associates. (PUD17-023) (Pg. 102-108)

ITEM 14: Major modification of PUD (Planned Unit Development) zoning to allow the construction of an 80,958-square foot self storage facility with truck and trailer rental services, including outdoor storage, on approximately 6.5 acres located at 2510 North Florida Avenue. Owner: Doherty Holdings Second LLC. Applicant: ECON. (PUD17-024) (Pg. 109-118)

ITEM 15: Change in future land use from Residential High (RH) to Business Park (BP) and a change in zoning from O -2 (Limited Impact Office) to I-1 (Medium Industrial) on approximately 1.35 acres generally located north of the George Jenkins Boulevard, south of West Peachtree Street, east of People’s Lane and west of Kathleen Road. Owner: Florida Department of Transportation. Applicant: MDM Services Inc. (LUS17-006) (ZON17-015) (Pg. 119-122)

ITEM 16: Changes in zoning from O-1 (Low Impact Office)/Urban Neighborhood (UNH) and C-6 (Downtown Commercial)/Urban Neighborhood (UNH) to MF-22 (Multi-Family)/Urban Center (UCT) and the application of Urban Center (UCT) context district on multiple parcels located north of E. Bay Street, south and west of the Intown Bypass and east of N. Iowa Avenue. Owner/Applicant: Lakeland Community Redevelopment Agency. (ZON17-016) (Pg. 123-126)

ITEM 17: Report of City Commission action on Planning and Zoning Board recommendations. (Pg. 127)

ITEM 18: Director's Report.

ITEM 19: Audience.

ITEM 20: Adjourn.

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.