

AGENDA

Planning & Zoning Board
Lakeland Electric Building rooms 1A/B
June 20, 2023 8:30 a.m.

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: **Jennifer.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 Deaf) or the Florida Relay Service Number **1-800-955-8770 (VOICE)**, for assistance.

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.

PUBLIC HEARING

- ITEM 1:**
- a. Minor modification of a conditional use to adopt a new site development plan for an existing church on property located at 2120 Airport Road. Owner: Harvest Assembly of God Inc. Applicant: Stitzel Engineering & Construction. (CUP23-009)
 - b. Consideration of final decision.
- ITEM 2:**
- a. Minor modification of PUD (Planned Unit Development) zoning to adopt a new site development plan and increase the maximum allowable square footage from 1,100,000 to 1,143,450 square feet on property located at 3400 University Boulevard. Owner: Lakeland Logistics Park, LLC. Applicant: Smiley & Associates Inc. (PUD23-007)
 - b. Consideration of final decision.
- ITEM 3:**
- a. Minor modification of PUD (Planned Unit Development) zoning for Lakeland Interstate Business Park to update the list of permitted uses and adopt new performance standards on approximately 7.25 acres located at 2425 Interstate Drive. Owner: LIpore LLC. Applicant: Daniel Lewis. (PUD23-009)
 - b. Consideration of final decision.
- ITEM 4:** Major modification of PUD (Planned Unit Development) zoning to allow for the development of a new two-story, 8,000 square foot office building on property located at 1301 Grasslands Boulevard. Owner: 1301 Grasslands LLC. Applicant: Thomas Wodrich, TDW Land Planning, Inc. (PUD23-008)

GENERAL MEETING

- ITEM 5:** Review minutes of the May meeting.
- ITEM 6:** Green Swamp Area of Critical State Concern site plan approval for GB Lakeland, Phase 3 Owner LLC to construct a 31,713 sq. ft. docking facility within Phase 3 of Centerstate Logistics Park on property located at 3425 Old Polk City Road. Owner: GB Lakeland Phase 3 Owner LLC. Applicant: Matt Sylverain, Gulf Coast Consulting, Inc. (SIT23-023)

ITEM 7: Election of new officers.

Current officers: Lyle Philipson, Chair
 Leigh Ann Lunz, Vice-Chair
 Ronald Roberts, Secretary

ITEM 8: Report of City Commission action on Planning and Zoning Board recommendations along with Planning & Transportation Manager's Report.

ITEM 9: Audience.

ITEM 10: Adjourn.



Planning & Zoning Board General Application

General Information:

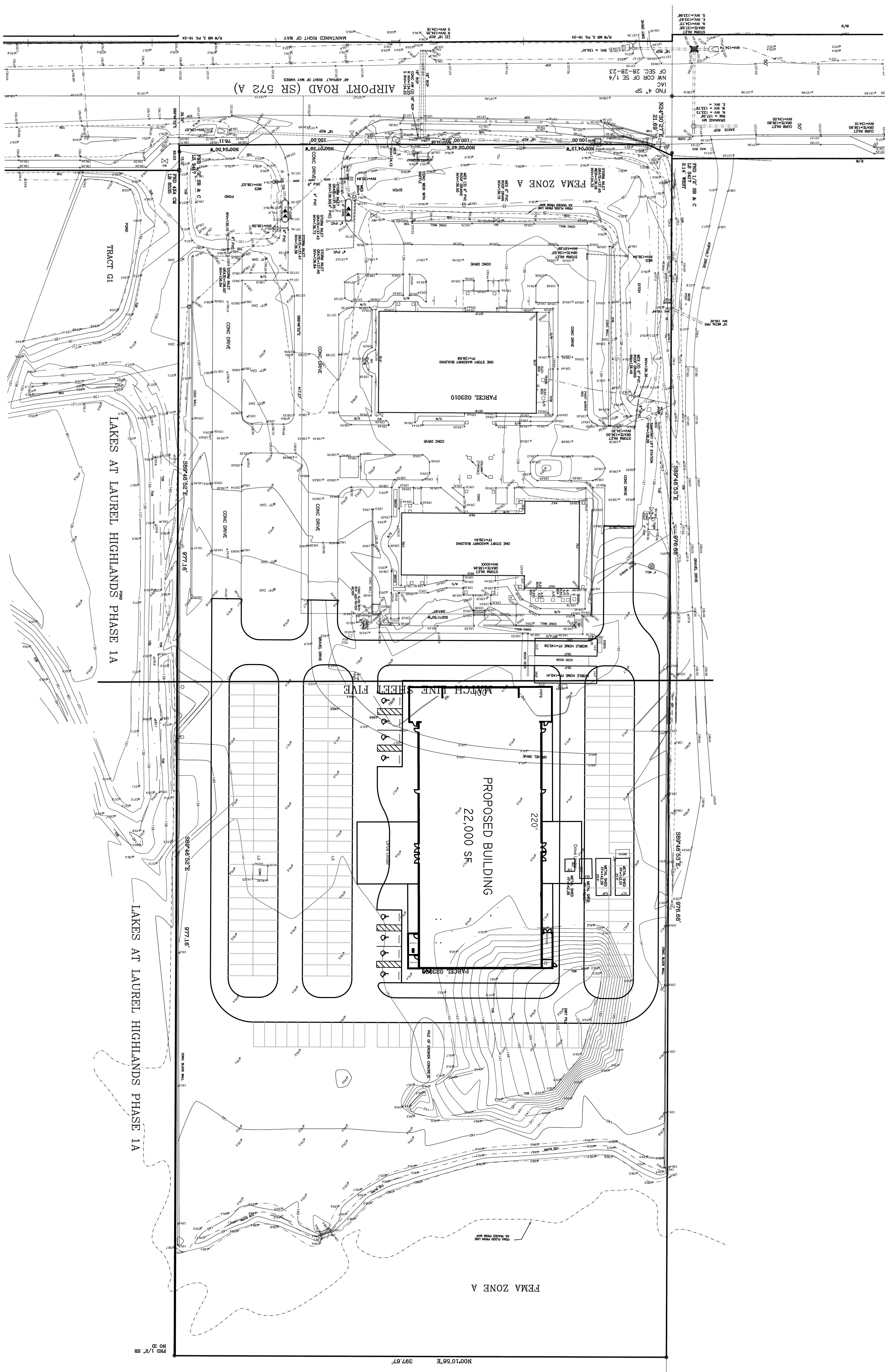
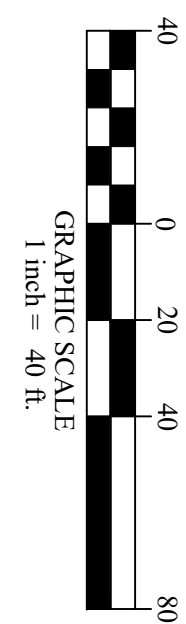
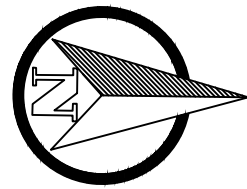
Project No:	CUP23-009	Application Date:	4/18/2023		
Project Name:	HARVES ASSEMBLY NEW CHURCH 2022				
Subject Property Address:	2120 AIRPORT RD				
Parcel ID:	232828000000023010	Total Acreage:	6.32		
Applicant Name:	STITZEL ENGINEERING & CONST				
Applicant Address:	ART STITZEL P.E. 50658	LAKELAND	FL	33813	
Owner Name:	HARVEST ASSEMBLY OF GOD INC				
Owner Address:	PO BOX 2069	LAKELAND	FL	338062069	

Request:

Application Type:	CONDITIONAL USE	MINOR MODIFICATION
Proposed		Current
Zoning:	LD (Limited Development)	LD (Limited Development)
Land Use:	Not Applicable	Residential Low (RL)
Context:	Not Applicable	Suburban Neighborhood (SNH)
Explanation of Request:	Add an additional 22,000 sf. building behind existing church building. With additional parking and stormwater pond.	
Justification:	The new church building will be used to re-locate the existing worship building. The existing worship building will be converted to religious studies and activities after Sunday services. The new building will only result in a 100 seat increase to existing. The new building is consistent with the existing development and prior approved C.U.P. The new building will not impact the existing surrounding properties, it will not increase traffic or Utility demands.	

Concurrency:

Proposed Dwelling Units:	0	Project Floor Area:	22000	Square feet	
Type of Use:	Church	Phase	1	Year	2023
Estimate of Public Service Demand					
Roadways	Daily Trips:	0	PM Peak Hour Trips:	0	
Potable Water		GPD	Wastewater	GPD	Solid Waste PPD



LAKES AT LAUREL HIGHLANDS PHASE 1A

LAKES AT LAUREL HIGHLANDS PHASE 1A

AIRPORT ROAD (SR 572 A)

PROPOSED BUILDING
22,000 SF

PARCEL 023910

FEMA ZONE A

NO 17/ SR

NO 10/587E

ART STITZEL, P.E. #50658
 No. 50658
 STATE OF FLORIDA
 PROFESSIONAL ENGINEER

DATE: _____

C3.0

SITE PLAN

PROPOSED SITE DEVELOPMENT:

HARVEST ASSEMBLY OF GOD INC

ADDITIONAL BUILDING

2120 Airport Road
 LAKELAND, FLORIDA 33811

STITZEL Engineering & Construction, Inc.

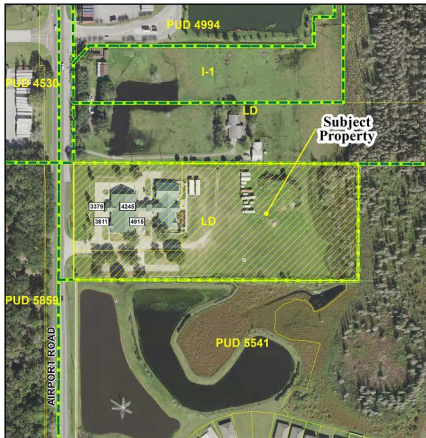
317 West Highland Dr., Suite #101
 Lakeland, Florida 33813
 Fax: (863) 607-4550
 Phone: (863) 607-4455

THE DESIGNS SHOWN HERE ARE PROPRIETARY INFORMATION. THIS INFORMATION SHALL NOT BE COPIED, SOLD, OR DISTRIBUTED WITHOUT THE PRIOR WRITTEN PERMISSION OF STITZEL ENGINEERING & CONSTRUCTION, INC. (COPYRIGHT (STITZEL ENGINEERING & CONSTRUCTION))

DESIGNED	SEG	FILE NAME:	Master File	PLAN SCALE	NOTED
DRAWN	SEG	DATE:	04-05-2022		
CHECKED	AS				

CONTRACTOR SHALL FIELD VERIFY ALL CONSTRUCTION PRIOR TO BIDDING AND IS RESPONSIBLE FOR VERIFICATION OF EXISTING UTILITY SIZE & LOCATION. THIS PLAN MAY NOT REFLECT ALL CONSTRUCTION OBSTACLES, ACCESS, DEWATERING, LOCAL PERMITTING, ETC. THAT MAY BE REQUIRED.

NO.	REVISION	BY	DATE
1			
2			

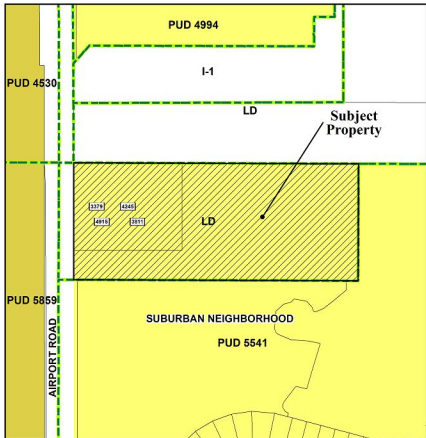


File Number: CUP23-009
Present Zoning: LD with Conditional Use
Present Context: Suburban Neighborhood
Proposed Zoning: Minor Modification of
 Conditional Use to Adopt
 a New Site Development
 Plan

-  Subject Property
-  City Limits
-  Zoning
-  Conditional Use
-  SPI
-  Parcels
-  Railroad
-  Water Body



May 2023



File Number: CUP23-009

Present Zoning: LD with Conditional Use

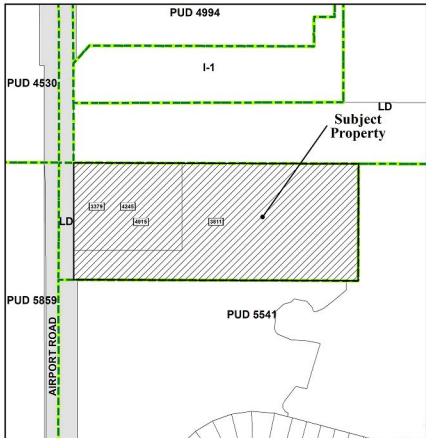
Present Context: Suburban Neighborhood

Proposed Zoning: Minor Modification of Conditional Use to Adopt a New Site Development Plan

-  Subject Property
-  City Limits
-  Zoning
-  Conditional Use
-  SPI
-  Parcels
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May 2023



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-  Roadway/Railway



May 2023



Planning & Zoning Board General Application

General Information:

Project No:	PUD23-007	Application Date:	4/27/2023		
Project Name:	PARK 4 @ LAKELAND				
Subject Property Address:	3400 UNIVERSITY BL				
Parcel ID:	242714000000011010	Total Acreage:	104		
Applicant Name:	SMILEY & ASSOCIATES INC				
Applicant Address:	624 KINGFISH RD	NORTH PALM BEACH	FL	33408	
Owner Name:	LAKELAND LOGISTICS PARK, LLC				
Owner Address:	189 SOUTH ORANGE AVENUE, SUITE 1170	ORLANDO	FL	32801	

Request:

Application Type:	PLANNED UNIT DEVELOPMENT	MINOR MODIFICATION
Proposed		Current
Zoning:	PUD (Planned Unit Development)	(PUD) 5587 Planned Unit Development
Land Use:	I-Industrial	Business Park (BP)
Context:	Not Applicable	Suburban Special Purpose (SSP)
Explanation of Request:	Change Site layout for light industrial park	
Justification:	Applicant proposes constructing 4 warehouse buildings totaling 1,143,450 square feet with related features on the Property all of which are permitted uses. Space in the building will be made available for lease to tenants for warehouse, distribution and storage operations with incidental office space. The buildings will have an upscale frontage with associated parking and landscaping. Loading dock operation will occur behind the building and will not be visible from public rights of way.	

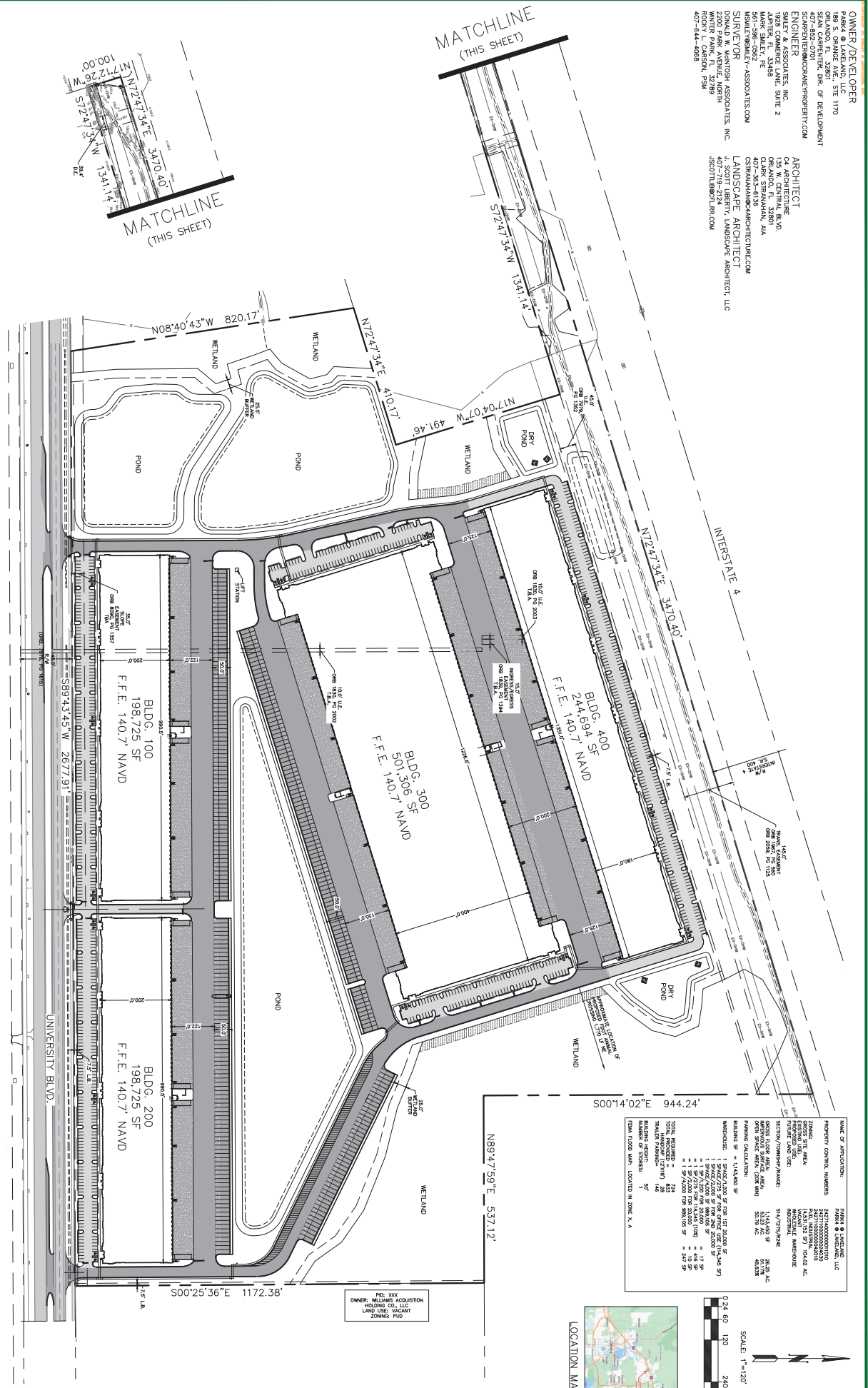
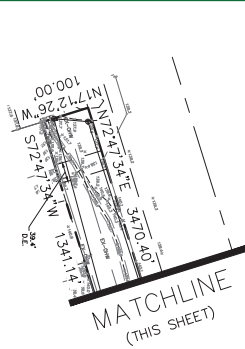
Concurrency:

Proposed Dwelling Units:	0	Project Floor Area:	1143450	Square feet	
Type of Use:	General Light Industrial		Phase 1	Year	1
Estimate of Public Service Demand					
Roadways	Daily Trips:	0	PM Peak Hour Trips:	0	
Potable Water		GPD	Wastewater	GPD	Solid Waste PPD

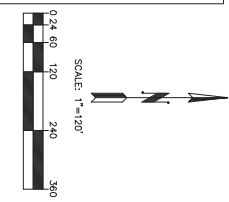
OWNER/DEVELOPER
 PARK4 @ LAKELAND, LLC
 189 S. BRANNE AVE., STE 1170
 ORLANDO, FL 32801
 407-882-0701
 189 S. BRANNE AVE., STE 1170
 ORLANDO, FL 32801
 407-882-0701

ARCHITECT
 C4 ARCHITECTURE
 138 W. CENTRAL BLVD.
 ORLANDO, FL 32801
 407-363-6136
 CSTRMANAARCHITECTURE.COM

LANDSCAPE ARCHITECT
 LANDSCAPE ARCHITECT, LLC
 407-719-2124
 2200 PARK AVENUE, NORTH
 WINTER PARK, FL 32789
 407-644-4068
 JSCOTTL@CARTOON.COM



NAME OF APPLICANT:	PARK4 @ LAKELAND, LLC
PROPERTY CONTROL NUMBERS:	244694, 501306, 500725, 244694
ZONING:	SR-10
PERMITTED USE:	OFFICE/RETAIL
EXISTING ZONING:	SR-10
PERMITTED LAND USE:	OFFICE/RETAIL
SECTION/TYPENUM/NAME:	SR-10/10/10
GROSS FLOOR AREA (GFA):	1,140,000 SF
NET AREA (NA):	250,000 SF
OPEN SPACE (OS):	48,000 SF
PARKING CALCULATION:	
MINIMUM:	1 space/2,000 SF of floor area
MAXIMUM:	1 space/1,000 SF of floor area
RECOMMENDED:	1 space/1,500 SF of floor area
TOTAL REQUIRED:	760
TOTAL PROVIDED:	724
DEFICIENCY:	36
TRAILER PROVISION:	148
NUMBER OF STORIES:	3
FROM FLOOR MAP:	LOCATED IN ZONE X, A



PLD. XXX
 OWNER: WILLIAMS ACQUISITION
 HOLDING CO. LLC
 LAND USE: VACANT
 ZONING: PLD.

541 Westwood Blvd., Suite 100, Orlando, FL 32801
 407-882-0701
 smiley@smiley.com

DRT	DRT
DSG	MS
CHK	MS
CADDING CAD	MS

NO.	DESCRIPTION	APP'D.	DATE
1	REVISION NOTES		

PARK4 @ LAKELAND
 FOR
 PARK4 @ LAKELAND, LLC
 LAKELAND, FLORIDA

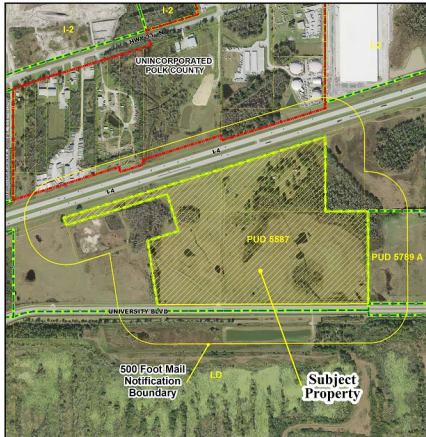
SITE PLAN

Digitally signed
 by Mark C Smiley
 DN: cn=Mark C Smiley, o=PARK4 @ LAKELAND, LLC, email=mark.smiley@park4.com, c=US



SP1.0
 SHEET TYPE
 SHEET 1 OF 1
 JOB # 22-014

6/12/23



File Number: PUD23-007

Present Zoning: PUD 5587

Present Context: Suburban Special Purpose

Proposed Zoning: Minor Modification of PUD

Zoning to Adopt a New

Site Plan and Allow 43,450

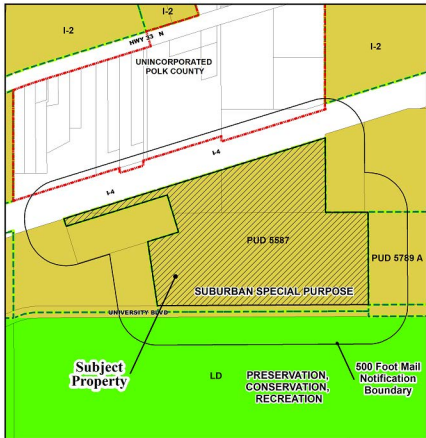
Sq. Ft. of Additional

Warehouse Uses

-  Subject Property
-  500 Foot Mail Notification Boundary
-  City Limits
-  Zoning
-  Conditional Use
-  SPI
-  Parcels
-  Railroad
-  Water Body



June 2023



File Number: PUD23-007

Present Zoning: PUD 5587

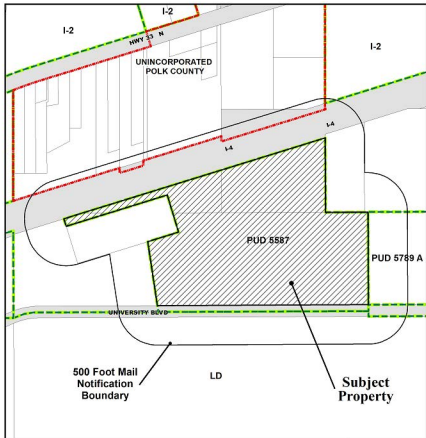
Present Context: Suburban Special Purpose

Proposed Zoning: Minor Modification of PUD Zoning to Adopt a New Site Plan and Allow 43,450 Sq. Ft. of Additional Warehouse Uses

-  Subject Property
-  500 Foot Mail Notification Boundary
-  City Limits
-  Zoning
-  Conditional Use
-  SPI
-  Parcels
-  Railroad
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June 2023



File Number: PUD23-007

Present Zoning: PUD 5587

Present Context: Suburban Special Purpose

Proposed Zoning: Minor Modification of PUD
Zoning to Adopt a New
Site Plan and Allow 43,450
Sq. Ft. of Additional
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-  Subject Property
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-  Conditional Use
-  SPI
-  Parcels
-  Railroad
-  Water Body
-  Roadway/Railway



June 2023



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

June 2, 2023

RE: 3400 University Boulevard - Project No. PUD23-007

Dear Property Owner:

This is to advise you that Smiley & Associates Inc. requests a minor modification of PUD (Planned Unit Development) zoning to adopt a new site development plan and increase the maximum allowable square footage from 1,100,000 to 1,143,450 square feet on property located at 3400 University Boulevard. The subject property is legally described as:

A PORTION OF THE N¼ OF SECTION 14, TOWNSHIP 27 S, RANGE 24 E,
POLK COUNTY, FLORIDA, LYING N OF UNIVERSITY BL
AND A PORTION OF THE S¼ OF SECTION 11, TOWNSHIP 27 S, RANGE 24 E,
POLK COUNTY, FLORIDA, LYING SE OF I-4 (A COMPLETE LEGAL
DESCRIPTION IS AVAILABLE IN THE COMMUNITY AND 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, June 20, 2023** 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, June 20th 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.

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THIS IS A COURTESY LETTER NOT REQUIRED BY LAW



Planning & Zoning Board General Application

General Information:

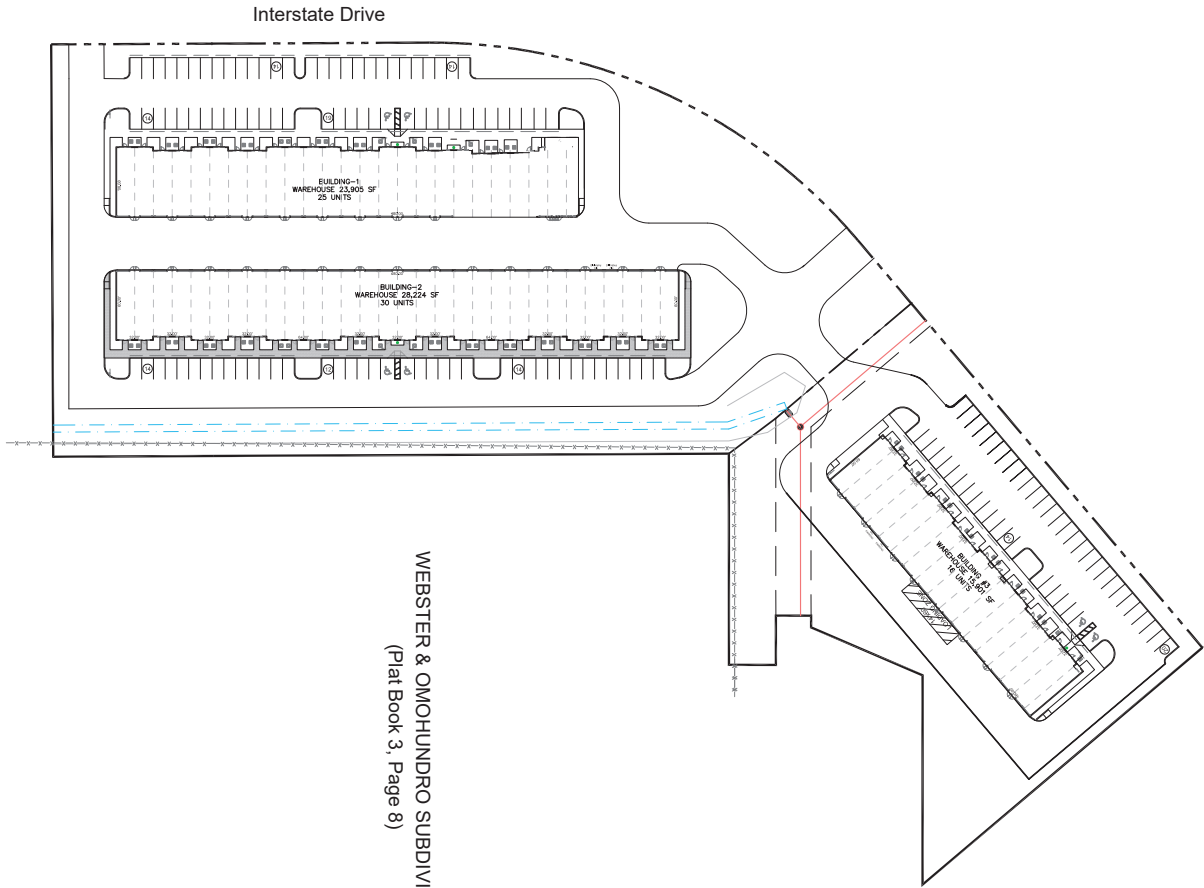
Project No:	PUD23-009	Application Date:	5/12/2023		
Project Name:	2425 INTERSTATE DR_BUSINESS PARK LOTS 5-7				
Subject Property Address:	2425 INTERSTATE DR				
Parcel ID:	232802020501000060	Total Acreage:	7.25		
Applicant Name:	DANIEL LEWIS				
Applicant Address:	600 LAKE JESSIE DRIVE	WINTER HAVEN	FL	33881	
Owner Name:	LLPOR LLC				
Owner Address:	3664 COURSE DR	SARASOTA	FL	342322332	

Request:

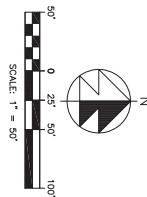
Application Type:	PLANNED UNIT DEVELOPMENT	MINOR MODIFICATION
Proposed		Current
Zoning:	PUD (Planned Unit Development)	PUD 3589 H (Planned Unit Development)
Land Use:	I-Industrial	Business Park (BP)
Context:	USP-Urban Special Purpose	Urban Special Purpose (USP)
Explanation of Request:	Our PUD Modification request is to update the allowable uses on this site	
Justification:	The current uses are about 30 years old and should be updated.	

Concurrency:

Proposed Dwelling Units:	0	Project Floor Area:	72000	Square feet	
Type of Use:	General Light Industrial		Phase 1	Year	2023
Estimate of Public Service Demand					
Roadways	Daily Trips:	0	PM Peak Hour Trips:	0	
Potable Water		GPD	Wastewater	GPD	Solid Waste PPD



WEBSTER & OMOHUNDRO SUBDIVISION
(Plat Book 3, Page 8)



48 BOLLERS BEYOND DIGGING
CALL NOW FREE
CALL SUNSHINE
811
CONSTRUCTION CENTER

LEGEND

95.3	PROP. PAV'T. EL.
*	CONTRACTOR TO
100	DRY EL. (EXIST. MAN)
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248	DRY EL. (EXIST. TRENCH)
249	DRY EL. (NEW TRENCH)
250	DRY EL. (EXIST. MAN)
251	DRY EL. (NEW MAN)
252	DRY EL. (EXIST. CHAS)
253	DRY EL. (NEW CHAS)
254	DRY EL. (EXIST. TRENCH)
255	DRY EL. (NEW TRENCH)
256	DRY EL. (EXIST. MAN)
257	DRY EL. (NEW MAN)
258	DRY EL. (EXIST. CHAS)
259	DRY EL. (NEW CHAS)
260	DRY EL. (EXIST. TRENCH)
261	DRY EL. (NEW TRENCH)
262	DRY EL. (EXIST. MAN)
263	DRY EL. (NEW MAN)
264	DRY EL. (EXIST. CHAS)
265	DRY EL. (NEW CHAS)
266	DRY EL. (EXIST. TRENCH)
267	DRY EL. (NEW TRENCH)
268	DRY EL. (EXIST. MAN)
269	DRY EL. (NEW MAN)
270	DRY EL. (EXIST. CHAS)
271	DRY EL. (NEW CHAS)
272	DRY EL. (EXIST. TRENCH)
273	DRY EL. (NEW TRENCH)
274	DRY EL. (EXIST. MAN)
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276	DRY EL. (EXIST. CHAS)
277	DRY EL. (NEW CHAS)
278	DRY EL. (EXIST. TRENCH)
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280	DRY EL. (EXIST. MAN)
281	DRY EL. (NEW MAN)
282	DRY EL. (EXIST. CHAS)
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284	DRY EL. (EXIST. TRENCH)
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286	DRY EL. (EXIST. MAN)
287	DRY EL. (NEW MAN)
288	DRY EL. (EXIST. CHAS)
289	DRY EL. (NEW CHAS)
290	DRY EL. (EXIST. TRENCH)
291	DRY EL. (NEW TRENCH)
292	DRY EL. (EXIST. MAN)
293	DRY EL. (NEW MAN)
294	DRY EL. (EXIST. CHAS)
295	DRY EL. (NEW CHAS)
296	DRY EL. (EXIST. TRENCH)
297	DRY EL. (NEW TRENCH)
298	DRY EL. (EXIST. MAN)
299	DRY EL. (NEW MAN)
300	DRY EL. (EXIST. CHAS)

SEAL
SHEET NO
C-1

Conceptual Plan				
DATE	SCALE	DESIGNED BY	DRAWN BY	JOB NO.
05-02-23	1"=50'	JHI	DDI	2305-1437

Interstate
Business Center

Polk County, Florida

Jeff H. Iravani, Inc.
Consulting Engineers

1934 COMMERCE LANE, SUITE 5
JUPITER, FLORIDA 33458
EMAIL: JHI@Hinc.com

TEL: (561) 575-6030
FAX: (561) 575-6088
WEBSITE: www.Hinc.com

REVISIONS

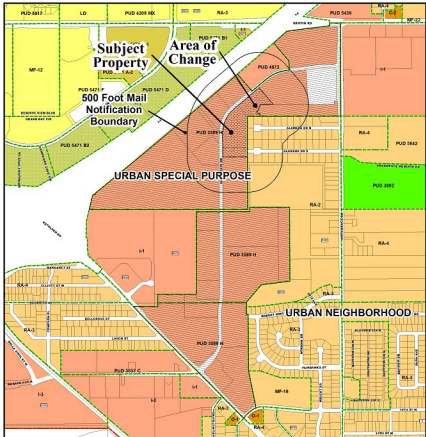


File Number: PUD23-009
Present Zoning: PUD 3589 H
Present Context: Urban Special Purpose
Proposed Zoning: Minor Modification of PUD Zoning to Update List of Allowable Uses and Adopt New Performance Standards

-  Interstate Business Park
-  Area of Change
-  500 Foot Mail Notification Boundary
-  City Limits
-  Zoning
-  Conditional Use
-  SPI
-  Parcels
-  Railroad
-  Water Body

June 2023





File Number: PUD23-009

Present Zoning: PUD 3589 H

Present Context: Urban Special Purpose

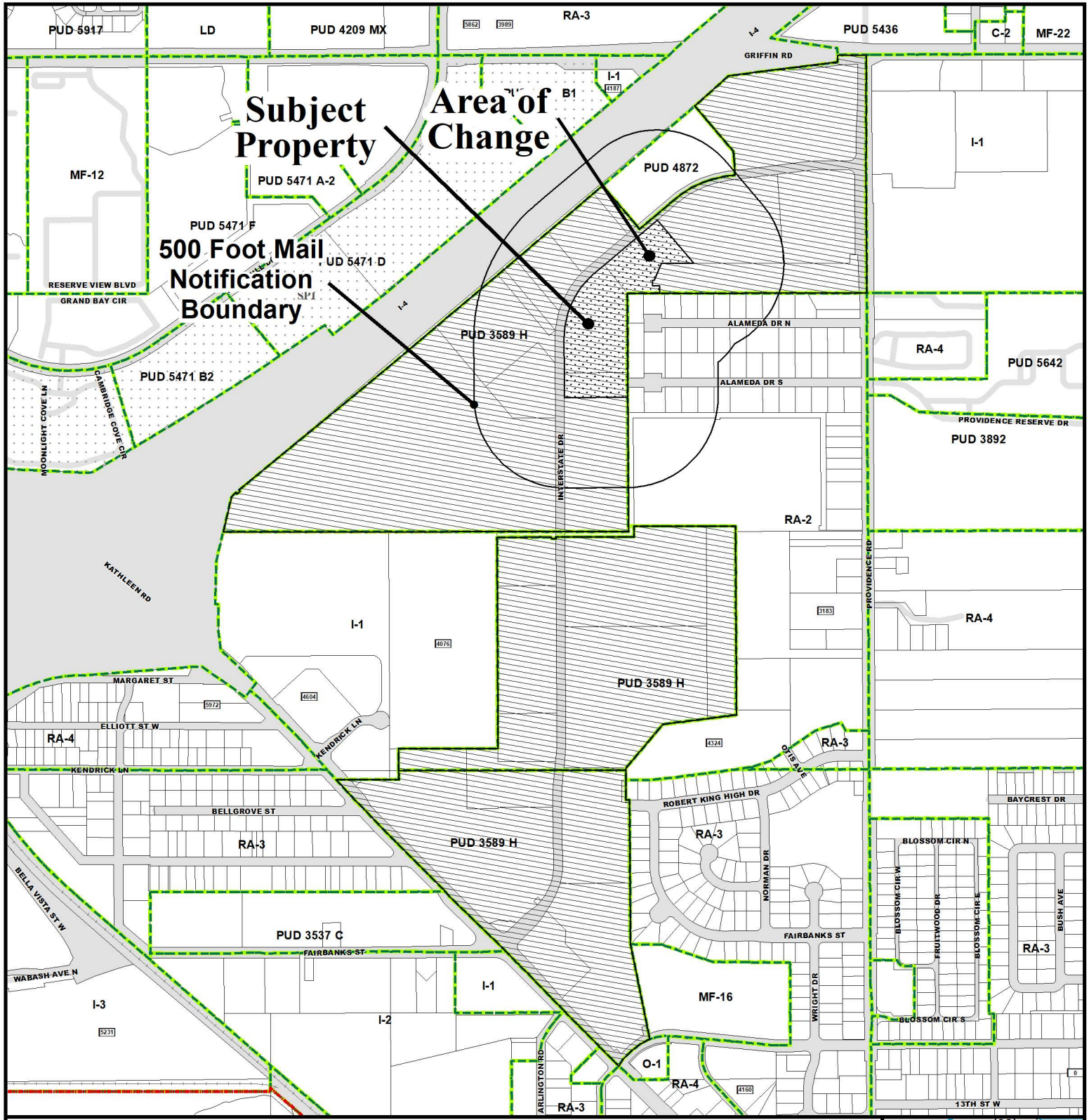
Proposed Zoning: Minor Modification of PUD Zoning to Update List of Allowable Uses and Adopt New Performance Standards

- Interstate Business Park
- Area of Change
- 500 Foot Mail Notification Boundary
- City Limits
- Zoning
- Conditional Use
- SPI
- Parcels
- Railroad
- Water Body



June 2023





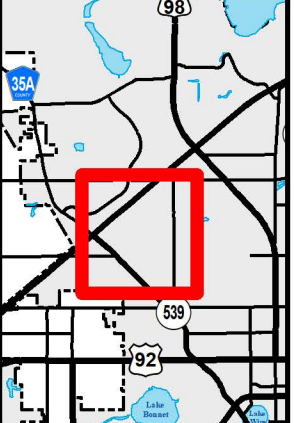
File Number: PUD23-009

Present Zoning: PUD 3589 H

Present Context: Urban Special Purpose

Proposed Zoning: Minor Modification of PUD Zoning to Update List of Allowable Uses and Adopt New Performance Standards

- Interstate Business Park
- Area of Change
- 500 Foot Mail Notification Boundary
- City Limits
- Zoning
- Conditional Use
- SPI
- Parcels
- Railroad
- Water Body
- Roadway/Railway



June 2023





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

June 2, 2023

RE: 2425 Interstate Drive - Project No. PUD23-009

Dear Property Owner:

This is to advise you that Daniel Lewis requests a minor modification of PUD (Planned Unit Development) zoning for Lakeland Interstate Business Park to update the list of permitted uses and adopt new performance standards on approximately 7.25 acres located at 2425 Interstate Drive. The subject property is legally described as:

A PORTION OF THE N¼ OF SECTION 14, TOWNSHIP 27 S, RANGE 24 E, POLK COUNTY, FLORIDA, LYING N OF UNIVERSITY BL AND A PORTION OF THE S¼ OF SECTION 11, TOWNSHIP 27 S, RANGE 24 E, POLK COUNTY, FLORIDA, LYING SE OF I-4 (A COMPLETE LEGAL DESCRIPTION IS AVAILABLE IN THE COMMUNITY AND 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, June 20, 2023** 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, June 20th 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 Deaf) or the Florida Relay Service Number 1-800-955-8770 (VOICE), for assistance.

THIS IS A COURTESY LETTER NOT REQUIRED BY LAW

PUD3589-H as amended

A. Land Use Intensity: PUD-55

B. Permitted Uses:

1. Manufacturing:

- a. Apparel and other finished products made from fabrics and similar materials
- b.* Beverage bottling
- c. Cosmetics and toiletries, excluding products in aerosol containers and soap
- d.* Dairy products
- e. Electronic and mechanical instruments; photographic and optical goods; watches and clocks
- f.* Fabrication of metal, plastic and cardboard products
- g.* Furniture and fixtures
- h.* Jewelry, silverware and plated ware
- i. Leather goods (except no leather processing)
- j.* Machinery, equipment and supplies
- k. Musical instruments and parts
- l. Novelties, buttons, and miscellaneous notions
- m. Pens, pencils and other office and artists materials
- n. Pharmaceutical products, excluding products in aerosol containers
- o. Printing, publishing and allied industries
- p. Spices and spice packing
- q.* Stone, clay, and glass products
- r. Toys, amusement, sporting and athletic goods
- s. Related manufacturing industries not specifically mentioned above are subject to approval by the Zoning Board of Adjustment and Appeals

- t. Polymer electrolyte battery manufacturing
- 2.* Motor Freight Transportation and Warehousing
- 3. Wholesale Trade
 - Any type of wholesale trade except:
 - a. Petroleum bulk stations and materials
 - b. Scrap and waste materials including automotive recycling facilities
- 4. Retail Trade
 - Any type of retail trade except:
 - a. Filling stations
 - b. Bars, lounges or night clubs
- 5. Services
 - a.* Hotels and motels
 - b.* Laundries
 - c. Photographic studios
 - d. Personal service shops
 - e. Funeral homes and crematories
 - f. Any type of office use
 - g.* Any type of repair and service use
 - h. Any type of educational, assembly, governmental, or institutional use

* These uses are not permitted on lots or parcels adjacent to residentially zoned areas.

6. Uses Specific to Lots 5-7: In addition to the above uses, the following uses shall be permitted on a portion of Lots 5-7, as described in Exhibits "B-1" and "B-2", provided that all activities occur inside an enclosed building.

a. Industrial-type Service Establishments, Level I

b. Industrial Uses, Level I

c. In addition to the performance standards specified in Section J., all uses on Lots 5 -7 shall be subject to the following restrictions

i. No outdoor storage of warehouse/wholesale trade goods and equipment, building materials, scrap, chemical containers, or other materials.

ii. No automotive, recreational vehicle, or mobile home service and repair-related uses.

iii. No recycling or waste collection uses.

iv. No outdoor manufacturing.

v. No uses requiring outdoor cutting of tile, stone, or granite, or other construction materials.

vi. No uses requiring the use of an incinerator.

vii. No propane gas filling or storage.

viii. No bulk storage of any hazardous materials as defined under NFPA 400, Hazardous Materials Code.

ix. No bulk storage of any flammable or combustible liquids as defined by NFPA 30, Flammable and Combustible Liquids Code.

x. No household/mini-storage or vehicular storage except work trailers for contractors may be parked in designated spaces to the rear of buildings.

C Prohibited Uses:

1. Any Conditional Use contained in the I-1 zoning district classification, as defined in the City's Land Development Regulations, except as otherwise permitted under paragraph B above.
2. Off-premise advertising.
3. Residential – except living quarters for guards, custodians and caretakes when such facilities are accessory to the principal use of the premises.

D. Planning & Design Standards:

1. Height: No building ~~of~~ or structure shall exceed thirty-five (35) feet in height; provided that a maximum of eight (8) silos for the storage of flour may be erected upon the property, which silos shall not exceed sixty-five

(65) feet in height and shall generally be located as set forth in the site plan attached hereto as Exhibit "A" and made a part hereof.

2. Lot Coverage: Not more than forty (40) percent of the total area of any lot shall be covered by buildings.
3. Minimum Building Setbacks:
 - a. From Kathleen or Providence Road rights-of-way: Fifty (50) feet.
 - b. Front yard, interior road right-of-way: Thirty (30) feet.
 - c. Side yard: Twenty-five (25) feet.
 - d. Rear yard, not abutting residential district: Thirty-five (35) feet.
 - e. Rear or side yards abutting the boundary of the PUD property and also abutting a residential district: Seventy-five (75) feet.
 - f. Rear or side yards abutting an existing stormwater retention facility: Ten (10) feet.
4. Minimum parking setback: Ten (10) feet from any property line; except for lot 21, five (5) feet from any property line.
5. Required Buffer Area: A forty (40) foot wide buffer area shall be maintained abutting the adjoining residential properties as shown on the site development plan. The buffer area shall be reserved for landscaping, storm water retention, utility easements and a buffer fence. No above ground structures, parking, or storage shall be permitted in the buffer area. Where development abuts common areas which abut residentially zoned property the buffer will be provided at the edge of the industrially zoned property adjacent to the residentially zoned property.

The buffer shall contain:

- a. A solid, decorative almond colored vinyl buffer fence with a minimum height of six (6) feet located on the property line adjacent to residentially zoned property.
- b. Pine, cedar or other appropriate trees having a minimum height of four (4) feet, at time of planting, planted ten (10) feet from buffer fence on twenty (20) foot centers adjacent to the residential property in a minimum of three (3) rows, each ten (10) feet apart with trees staggered to create a visual buffer as they mature.
- c. Trees shall be irrigated to ensure a 90% survival rate and reasonable growth of desired buffer.

Adjustments to the standard buffer requirements to ensure a viable buffer to overcome unique site conditions shall be determined by the Director of Community and Economic Development. The City shall enforce the maintenance of the buffer fence and landscape provisions through the Code Enforcement Division.

In the event any legally constructed occupied dwellings (i.e. not violating normal setbacks unless specifically granted a variance) are located less than twenty-five (25) feet from the current PUD property line, the following modifications shall be employed.

- 1) The buffer wall shall be constructed twenty-five (25) feet from the adjacent dwelling.
- 2) Any property remaining between the buffer wall and the current PUD property line will be conveyed to the residential lot owner.
- 3) Every other Pine, Cedar or other appropriate tree required along the boundary of the PUD property is to be moved to the residential side of the wall and planted by the developer prior to property transfer.
- 4) The buffer area remains forty (40) feet in width as measured from the current PUD property line not the new line created by the conveyance of the property to the residential lot owner.
- 5) In addition, in areas where this situation occurs, the rear yard setback for a Business Park use shall remain at seventy-five (75) feet as measured from the current PUD property line.

The buffer area improvements shall be installed prior to the occupancy of any building on any lot adjacent to a residential area.

6. Storage and Loading Areas: No materials, supplies or equipment, except during the construction of improvements, shall be stored in any area except inside an enclosed building. Loading docks shall be located in rear or side yards and shall be screened to minimize the exposure from the street.
7. Service Screening: Garbage and refuse containers shall be concealed and contained within buildings, or shall be concealed by means of a screening wall constructed of material similar to and compatible with that of the building.
8. Parking: Parking shall be provided in accordance with the City's Land Development Regulations Code.

- FE. Site Development Plan: Prior to the construction of a building or buildings on each lot or parcel, the owner shall submit a site development plan for review and approval by the Planning and Zoning Board. The Board shall review the plan for consistency and conformity with the standards and guidelines contained herein.
- GF. Access: No direct access shall be provided from any lot to Kathleen Road or Providence Road.
- HG. Land Use Intensity Rating: The Land Use Intensity Rating of 55 shall apply to each lot or parcel
- HH. Property Owners Association: To insure continued proper maintenance of buffer areas, yards, landscaping and common areas, a property owners association shall be formed in which membership shall be mandatory. The association would be a non-profit Florida corporation with the right to levy and collect regular and special assessments for maintenance. Assessments would create liens upon the property and will be enforceable by foreclosure.
- IJ. Deed Restrictions: Deed restrictions shall be prepared and recorded to ensure proper control over the use of the building exteriors and grounds.
- KJ. Performance Standards: All uses conducted in the Planned Industrial and Distribution Center shall conform to the standards of performance described below and shall be so constructed, maintained, and operated so as not to be injurious or offensive to the occupants of adjacent premises by reason of emission or creation of noise, vibration, smoke, dust or other offensive matter, toxic or noxious waste materials, odors, fire and explosive hazard or glare.
 1. Noise: Every use shall be so operated as to comply with the maximum performance standards governing noise below. Objectionable noises due to intermittence, heat, frequency, or shrillness shall be so muffled or eliminated so as not to become a nuisance to adjacent uses. Sound levels may be measured at any point on the property line on which the use is located with a sound-level meter and associated octave-bank filter manufactured according to standards prescribed by the American Standards Association.

Center Frequency Cycles Per Second	MAXIMUM NOISE LEVELS	
	Along Property Line Abutting A Residential District In Decibels	Along Property Line Abutting a Commercial/ Industrial District In Decibels
31.5	68	76
63	66	74
125	66	68
250	59	63
500	52	57

1,000	46	52
2,000	37	45
4,000	26	38
8,000	17	32

2. Vibration: Every use shall be so operated that ground vibration inherently and recurrently generated is not perceptible without instruments at any point on the property line of the property on which the use is located.
3. Smoke, Dust and Dirt: Every use shall be so operated as to prevent the emission into the air of smoke, dust or other solid matter which may cause damage to property or discomfort to persons or animals at or beyond the lot line of the property on which the use is located.
4. Odors: Every use shall be so operated as to prevent the emission of objectionable odors in such concentration as to be readily perceptible at any point at or beyond the lot line of the property on which the use is located.
5. Glare: Any operation or activity producing glare shall be conducted so that direct or indirect illumination from the source of light shall not cause illumination in excess of 0.5 footcandles in any Residential District.
6. Toxic Matter: No operation or activity producing toxic matter shall be permitted.
7. Electrical Disturbance or Radioactivity: Each use shall be so operated as to prevent the creation of electrical disturbance or the emission of radioactive materials.
8. Fire and Explosive Hazards: All activities and all storage of flammable and explosive materials shall be in accordance with the City of Lakeland Fire and Building Code.

EXHIBIT "B-1"

Legal Description for a Portion of Lots 5-7

Lots 5, 6, and 7 of LAKELAND INTERSTATE BUSINESS PARK, according to the plat thereof recorded in Plat Book 81, Page 44, Public Records of Polk County, Florida

LESS AND EXCEPT:

(1) The South 303.08 feet of Lot 5

(2) That part of Lot 7 more particularly described as:

Begin at the Northeast corner of said Lot 7; thence South 05°40'25" East along the East line of said Lot 7 a distance of 430.75 feet to a point on the North line of that platted 165.00 foot retention and utility easement shown on said plat of LAKELAND INTERSTATE BUSINESS PARK; thence South 89°56'28" West along said North line 116.53 feet; thence North 40°13'13" West 312.46 feet to a point on the Southerly right-of-way line of Interstate Drive; thence North 49°46'47" East along said right-of-way line 145.29 feet to the Point of Curvature of a curve concaved Southeasterly having a central angle of 19°48'13", a radius of 555.00 feet, a chord distance of 190.88 feet, and a chord bearing of North 59°40'54" East; thence Northeasterly along said curve and still along said right-of-way line 191.83 feet to the said Point of Beginning.

(3) Part of that certain area designated as "Retention and Utility Easement" lying within Lots 7, 8 and 9 of LAKELAND INTERSTATE BUSINESS PARK, per map or plat thereof as recorded in Plat Book 81, Page 44, of the Public Records of Polk County, Florida, being more particularly described as follows:

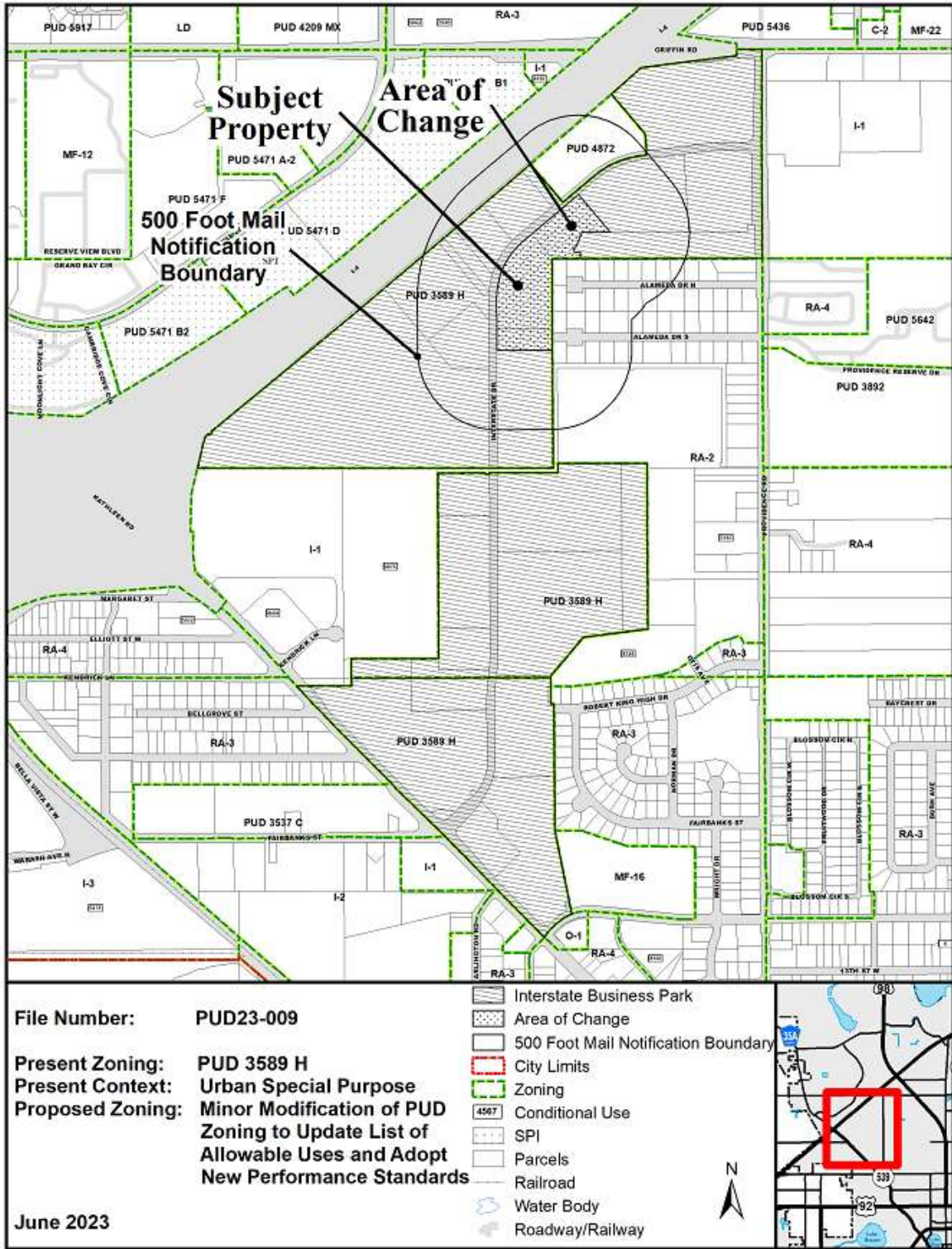
Commence at the Southwest corner of said Lot 7; run thence along the South line of said Lot 7 North 89°56'28" East, 180.05 feet to the Point of Beginning, said Point being a corner on the South boundary of said Retention and Utility Easement; thence along the Southerly boundary of said easement by the following 2 courses: 1) North 00°03'32" West, 40.00 feet; 2) South 89°56'28" West, 42.00 feet; thence departing said Southerly boundary, North 00°03'32" West, 30.00 feet to a point on the Northerly boundary of said easement; thence along the Northerly boundary of said easement by the following 5 courses: 1) North 89°56'28" East, 9.99 feet; 2) North 23°12'02" East, 103.40 feet; 3) North 89°56'28" East, 1042.41 feet; 4) North 00°16'58" West, 45.36 feet; 5) North 89°43'02" East, 30.00 feet to a corner on the Easterly boundary of said Lot 9, thence along the Easterly boundary of Lot 9 by the following 2 courses: 1) North 89°43'02" East, 15.00 feet; 2) South 02°11'13" East, 210.68 feet to the Southeast corner of said Lot 9, thence along the Southerly boundary of Lots 7, 8 and 9 South 89°56'28" West, 1103.88 feet to the Point of Beginning.

The above property is also described as follows:

Lot 5 less the South 303.08 feet, all of Lot 6 and that part of Lot 7 of LAKELAND INTERSTATE BUSINESS PARK according to the Plat thereof recorded in Plat Book 81, Page 44, Public Records of Polk County, Florida, that part of Lot 7

is more particularly described as follows: Begin and being the Point of Beginning at the most Westerly corner of Lot 7; thence South $40^{\circ}13'13''$ East along Lot 7 lot line a distance of 151.81 feet; thence South $36^{\circ}53'10''$ East along said Lot 7, a distance of 49.97 feet to the Southwest corner of Lot 7; thence along the South line of Lot 7, a distance of 180.05 feet to the Southwest corner of a Retention and Utility Easement; thence along the Westerly lines of said Retention and Utility Easement the following 5 courses: 1) North $00^{\circ}03'32''$ West, 40.00 feet; 2) South $89^{\circ}56'28''$ West, 42.00 feet; 3) North $00^{\circ}03'32''$ West, 30.00 feet; 4) North $89^{\circ}56'28''$ East, 9.99 feet; 5) North $23^{\circ}12'02''$ East, 103.40 feet; thence North $89^{\circ}56'28''$ East, a distance of 178.38 feet; thence North $40^{\circ}13'13''$ West, a distance of 312.46 feet to the Southeast Right of Way line of Interstate Drive; thence South $49^{\circ}46'47''$ West and along said Right of Way a distance of 384.17 feet to the Point of Beginning lying and being in Section 2, Township 20 South, Range 23, East, Polk County, Florida.

EXHIBIT "B-2"





Planning & Zoning Board General Application

General Information:

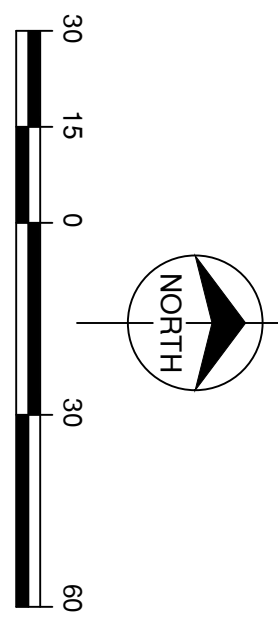
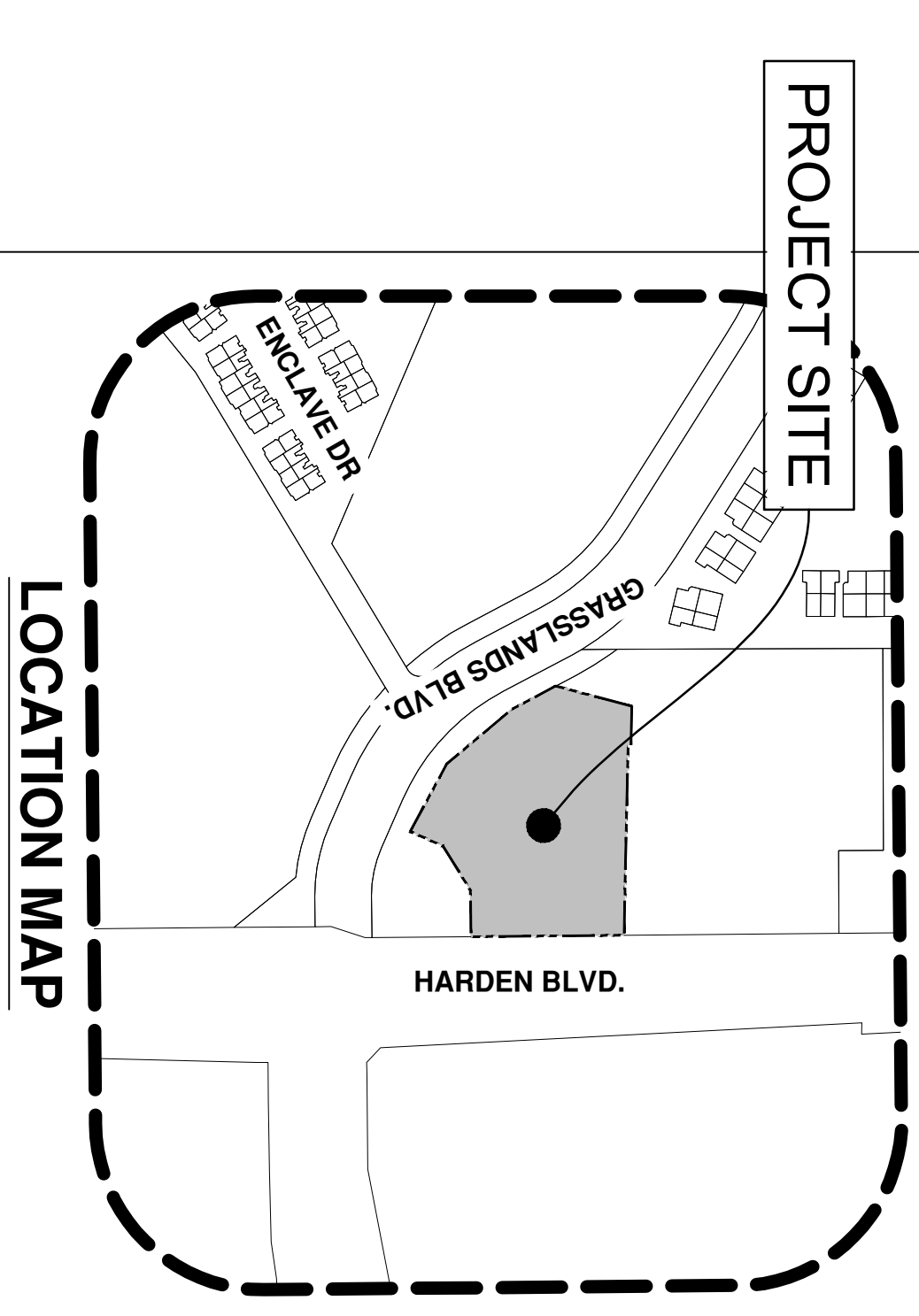
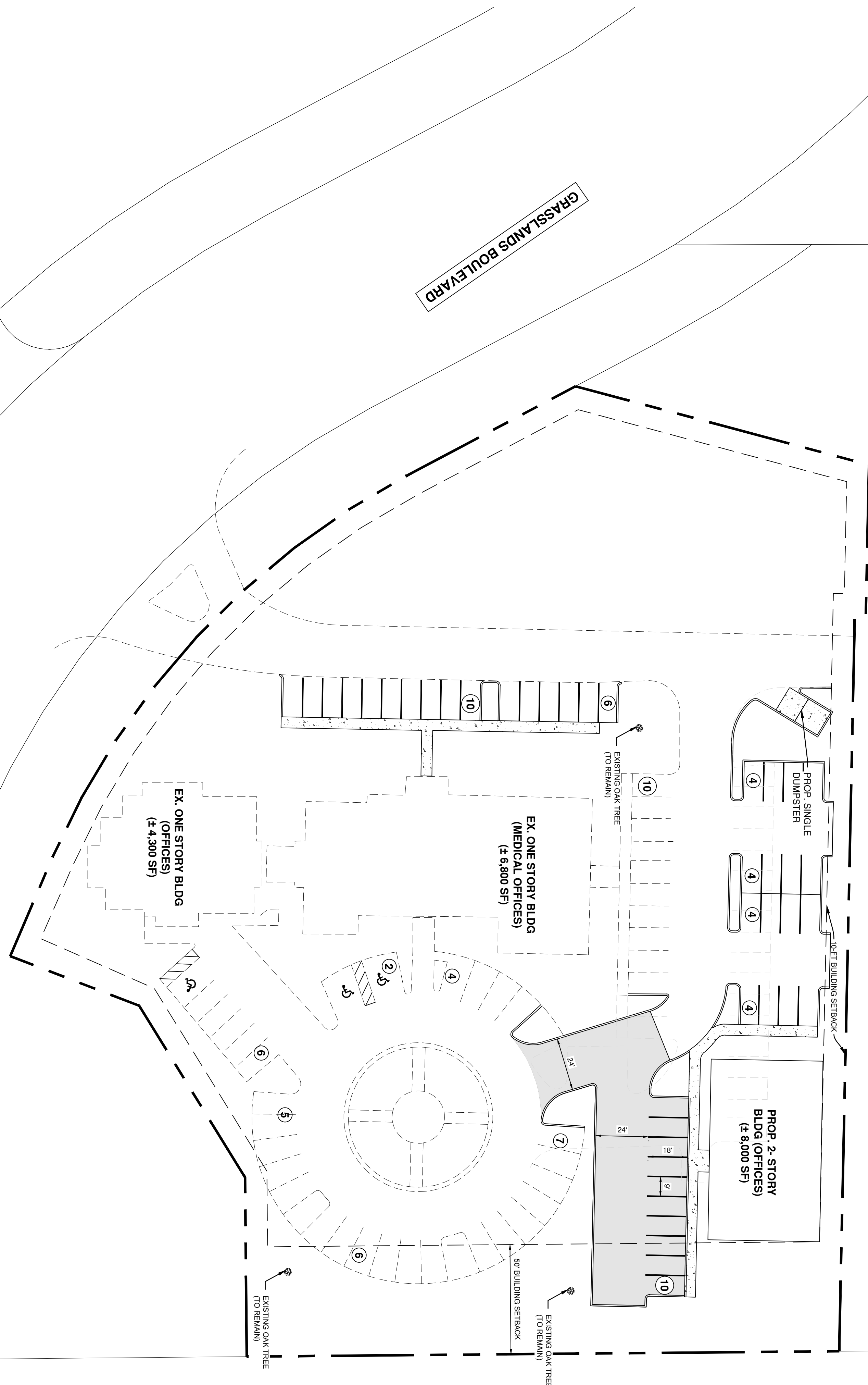
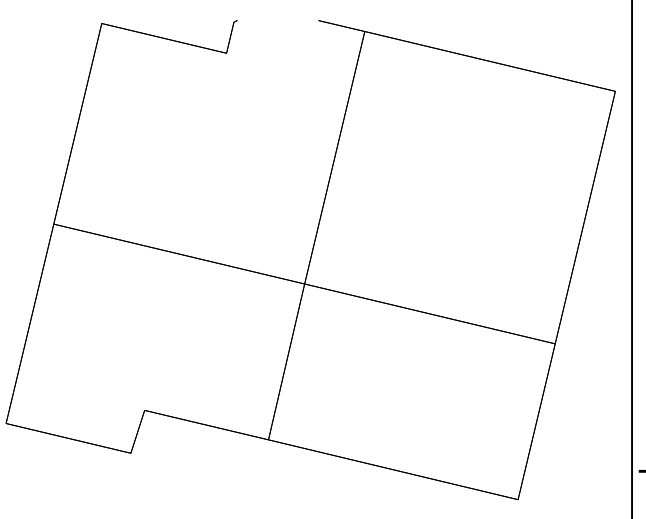
Project No:	PUD23-008	Application Date:	5/1/2023		
Project Name:	1301 GRASSLANDS OFFICE ADDITION				
Subject Property Address:	1301 GRASSLANDS BL				
Parcel ID:	232835138183000022	Total Acreage:	2.93		
Applicant Name:	THOMAS WODRICH, TDW LAND PLANNING				
Applicant Address:	218 E. PINE STREET	LAKELAND	FL	33801	
Owner Name:	1301 GRASSLANDS LLC				
Owner Address:	1301 GRASSLANDS BLVD	LAKELAND	FL	338035488	

Request:

Application Type:	PLANNED UNIT DEVELOPMENT	MAJOR MODIFICATION
Proposed		Current
Zoning:	PUD (Planned Unit Development)	(PUD) 4834 Panned Unit Development
Land Use:	RH-Residential High	Residential High (RH)
Context:	UNH-Urban Neighborhood	Urban Neighborhood (UNH)
Explanation of Request:	This is a request for the addition of an 8,000 square foot office building consisting of two-stories.	
Justification:	The owner requests the proposed building to provide for additional office square footage in response to the increased residential and commercial growth in this area of the City and associated increased demand for professional services.	

Concurrency:

Proposed Dwelling Units:	0	Project Floor Area:	0	Square feet	
Type of Use:	General Office-Multi tenant		Phase 1	Year	2024
Estimate of Public Service Demand					
Roadways	Daily Trips:	0	PM Peak Hour Trips:	0	
Potable Water		GPD	Wastewater	GPD	Solid Waste PPD



LEGEND
 PROPERTY LINE / ROW

SITE DATA TABLE

PARCEL ID'S	23-28-35-138183-000022
PHYSICAL ADDRESS	1301 GRASSLANDS BOULEVARD, LAKELAND, FL
TOTAL AREA	2.93 AC
EXISTING ZONING	PUD COMMERCIAL
EXISTING USE	COMMERCIAL OFFICES (C-2 ZONING REGULATIONS)
PROPOSED ZONING	PUD COMMERCIAL
PROPOSED USE	COMMERCIAL OFFICES
EXISTING BUILDING AREA	11,100 SF (6,800 SF MEDICAL OFFICES & 4,300 SF PROP. OFFICES)
PROP. BUILDING AREA	8,000 SF (4,000 SF MEDICAL OFFICES & 4,000 SF PROP. OFFICES)
TOTAL BUILDING AREA	19,100 SF
MAX. F.A.R. ALLOWED	0.50
MAX. F.A.R. PROPOSED	19,100 SF BLDG / (2.93 x 5,500) = 0.15
BUILDING SETBACKS	50-FT FROM PERIMETER BOUNDARY LINE
FRONT SETBACKS	10-FT FROM RIGHT-OF-WAY / INTERNAL PROPERTY LINE
INTERNAL SETBACK	
PARKING REQUIREMENTS	COMMERCIAL OFFICES: 1 PARKING SPACE PER 275 SF BUILDING GFA MEDICAL OFFICES: 1 PARKING SPACE PER 225 SF BUILDING AREA
PARKING CALCULATIONS	EX. MEDICAL OFFICES 6,800 SF x (1/275 SPACES SF BLDG) = 18 SPACES EX. OFFICES 4,300 SF x (1/275 SPACES SF BLDG) = 15 SPACES PROP. MEDICAL OFFICES 4,000 SF x (1/225 SPACES SF BLDG) = 18 SPACES PROP. PROP. OFFICES 4,000 SF x (1/275 SPACES SF BLDG) = 15 SPACES
TOTAL REQUIRED	86 SPACES
TOTAL PROVIDED	82 SPACES
• EXISTING POTABLE WATER AND SANITARY SEWER SERVICES BY CITY OF LAKELAND WATER SYSTEM.	
• FIRE PROTECTION WILL BE PROVIDED BY FIRE HYDRANTS CONNECTED TO THE PUBLIC WATER SYSTEM.	
• EXISTING STORMWATER SYSTEM PRIVATELY OWNED AND MAINTAINED	
• THE SITE IS LOCATED WITHIN FEMA FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AS SHOWN IN THE FEMA PANEL # 12105C0313G, DATED DECEMBER 22, 2016	

<p>SUNSHINE ENGINEERING DESIGN Civil Engineering - Planning - Surveying 10227 Arbor Side, Tampa, FL 33647 (813) 938-9842 landres@sunshine-sed.com</p>	<p>TDW Land Planning (850) 858-8811 tdlaw@tdwlandplanning.com</p>	<p>State of Florida Seal State of Florida Seal No. 72315 STATE OF FLORIDA PROFESSIONAL ENGINEER LAND SURVEYING</p>	<p>This document has been electronically signed and sealed by Ivan D. Urdueña, P.E. Printed and sealed. The seal and signature are considered valid and binding. The signature and seal are verified on the electronic document.</p>
<p>OWNER: 1301 GRASSLANDS, LLC 1301 GRASSLANDS BOULEVARD LAKELAND, FL 33803</p>		<p>PROJECT: OFFICE BUILDING ADDITION 1301 GRASSLANDS BOULEVARD. LAKELAND, FL 33803</p>	
NO.	REVISIONS	DATE	
	ISSUED		
<p>OWNER:</p>			
<p>DATE: MAY, 2023</p>			
<p>SCALE: 1" = 30'</p>			
<p>SHEET TITLE: PROPOSED DEVELOPMENT PLAN</p>			
<p>DWG NO.: PDB-100</p>			
<p>SHEET: OF</p>			













File Number: PUD23-008

Present Zoning: PUD 4834

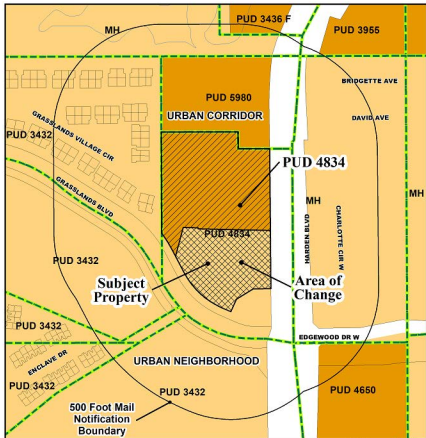
Present Context: Urban Neighborhood and Urban Corridor

Proposed Zoning: Major Modification of PUD Zoning to Allow for a New Two-Story, 8000 Sq. Ft. Office Building

-  PUD 4834
-  Area of Change
-  500 Foot Mail Notification Boundary
-  City Limits
-  Zoning
-  Conditional Use
-  SPI
-  Parcels
-  Railroad
-  Water Body



June 2023








File Number: PUD23-008

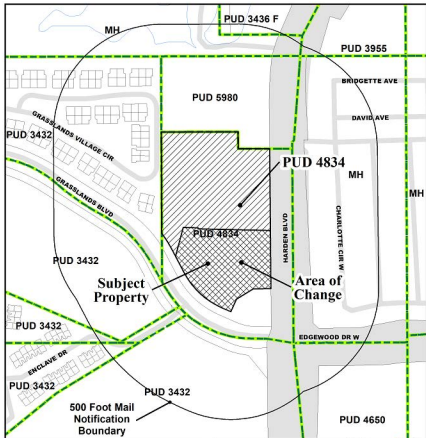
Present Zoning: PUD 4834
 Present Context: Urban Neighborhood and Urban Corridor

Proposed Zoning: Major Modification of PUD Zoning to Allow for a New Two-Story, 8000 Sq. Ft. Office Building

June 2023

-  PUD 4834
-  Area of Change
-  500 Foot Mail Notification Boundary
-  City Limits
-  Zoning
-  Conditional Use
-  SPI
-  Parcels
-  Railroad
-  Water Body





File Number: PUD23-008

Present Zoning: PUD 4834
 Present Context: Urban Neighborhood and Urban Corridor

Proposed Zoning: Major Modification of PUD Zoning to Allow for a New Two-Story, 8000 Sq. Ft. Office Building

-  PUD 4834
-  Area of Change
-  500 Foot Mail Notification Boundary
-  City Limits
-  Zoning
-  Conditional Use
-  SPI
-  Parcels
-  Railroad
-  Water Body
-  Roadway/Railway



June 2023



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

June 2, 2023

RE: 1301 Grasslands Boulevard - Project No. PUD23-008

Dear Property Owner:

This is to advise you that Thomas Wodrich, TDW Land Planning, Inc., requests a major modification of PUD (Planned Unit Development) zoning to allow for the development of a new two-story, 8,000 square foot office building on property located at 1301 Grasslands Boulevard. The subject property is legally described as:

GRASSLANDS ONE PB 90 PGS 7 THRU 9 LYING & BEING IN SECS 26 & 35 T28 R23
PARCEL 1 THAT PART DESC AS COMM SE COR S 88 DEG 15 MIN 27 SEC W 73.86 FT
NWLY ALONG CURVE 86.52 FT N 67 DEG 33 MIN 36 SEC W 47.09 FT N 22 DEG 26 MIN
24 SEC E 35 FT TO POB N 67 DEG 33 MIN 36 SEC W 46.39 FT NWLY ALONG CURVE
241.56 FT N 29 DEG 06 MIN 55 SEC W 87.39 FT N 13 DEG 45 MIN 36 SEC E 138.64 FT E
69 FT S 5 FT E 335.45 FT TO E LINE PARCEL 1 S 01 DEG 44 MIN 33 SEC E ALONG SAID
E LINE 270.35 FT S 88 DEG 15 MIN. (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, June 20, 2023** 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, June 20th 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 Deaf) 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

Lakeland Electric Building rooms 1A/B

Tuesday, May 16, 2023

8:30 a.m.

The City of Lakeland Planning and Zoning Board met in Regular Session. Board Members, Silvana Knight, Joseph Lauk, Leigh Ann Lunz, Lyle Philipson, Ronald Roberts and Jeri Thom were present. Community & Economic Development staff Chuck Barmby, Planning & Transportation Manager; Matthew Lyons, Chief Planner; Phillip Searce, Principal Planner; Damaris Stull, Senior Planner; Todd Vargo, Senior Planner and Christelle Burrola, Planning Assistant, were present. Assistant City Attorney Alex Landback was also present.

PUBLIC HEARING

ITEM 1: Conditional use to allow for the replacement of mobile homes within an existing nonconforming mobile home park on property located at 405 Union Drive. Owner: Williams Park Venture 1 Inc. Applicant: Colleen and Frank Williams. (CUP23-006)

Damaris Stull stated the proposed request is to obtain a conditional use which will allow for the replacement of existing mobile homes. The mobile home park has a total of 24 mobile home dwelling units. Concurrent with this request, the applicant is requesting the vacation of a portion of a 15-foot-wide utility easement located on the north side of the property and a portion of unimproved right-of-way for W. Collins Street.

Frank and Colleen Williams, 2585 Gerber Dairy Road, the owners of the mobile home park, were present in support of the request.

In response to Silvana Knight, Mr. Williams stated no residents will be displaced during the renovations.

In response to Ronald Roberts, Mr. Williams stated there will be no increase in rent for tenants.

Ms. Stull presented the recommended conditions for approval.

In response to Joseph Lauk, Matthew Lyons stated the request is only for replacement of existing mobile homes.

In response to Ronald Roberts, Mr. Williams stated out of the 24 mobile homes, only four of them are vacant.

Joseph Lauk made a motion for approval of staff's recommendation. Silvana Knight seconded the motion. The motion passed 6—0.

ITEM 2: Major modification of a conditional use to allow a preschool with a maximum enrollment of 67 students as an accessory use to an existing church on property located at 411 W. Robson Street. Owner: Northside Assembly of God of Lakeland. Applicant: Sarah Case, Next Level Planning & Permitting. (CUP23-007)

Phillip Searce stated the applicant requests a modification of the existing conditional use to allow a preschool as an accessory use within the existing church fellowship hall. The subject property is an appropriate location for a preschool facility due to its proximity to North Lakeland Elementary School. To mitigate impacts on adjacent uses, an existing buffer consisting of a six-foot high PVC fence will need to be maintained adjacent to single-family residential uses. The applicant has provided a circulation plan which will mitigate impacts on adjacent streets and has agreed to close the driveway on W. Robson Street during drop-off and pick-up times.

Sarah Case, 3825 S. Florida Avenue, the applicant, was present in support of the request. Ms. Case stated the church was built in 1970 and became part of a conditional use in 2002 as part of the Robson Street Enclave.

Mr. Scarce presented the recommended conditions for approval.

Ms. Case stated she would like some flexibility with Condition G. which states bicycle parking shall be provided. Ms. Case stated she is not opposed to a bicycle rack but would like some flexibility in terms of where the bicycle rack is located.

Chuck Barmby stated staff is flexible with the location of the bicycle rack.

Discussion ensued.

In response to Lyle Philipson, Ms. Case stated she agrees to all the other conditions recommended by staff.

In response to Joseph Lauk, Ms. Case stated hours of operation will be from 7:00 AM to 6:00 PM.

Mr. Scarce stated no public comment has been received in regard to the request.

Joseph Lauk made a motion to approve staff's recommendation with a modification to Condition G which will provide flexibility when locating the bicycle parking at the time of site plan review. Leigh Ann Lunz seconded the motion. The motion passed 6—0.

ITEM 3: Minor modification of PUD (Planned Unit Development) zoning for Airport Commerce Park to adopt a new site plan and allow for a four-story, 114-room hotel as a development option within Tract A on property located at 3650 Airport Commerce Drive. Owner: Airport Commerce Partners LLC. Applicant: Timothy Campbell, Clark, Campbell, Lancaster & Munson, P.A. (PUD23-005)

Damaris Stull stated the request is for Airport Commerce Park to adopt a new site plan and allow for a four-story, 114-room hotel as a development option within Tract A on the subject property.

Tim Campbell, 500 S. Florida Avenue, the applicant, was present in support of the request.

Ms. Stull presented the recommended conditions for approval.

In response to Lyle Philipson, Mr. Campbell stated he agrees to staff's conditions.

In response to Mr. Philipson, Ms. Stull stated no public comment has been received in regard to the request.

Leigh Ann Lunz made a motion to approve staff's recommendation. Jeri Thom seconded the motion. The motion passed 6—0.

ITEM 4: Minor modification of PUD (Planned Unit Development) zoning for the Villages at Noah's Landing to allow a solar power generation facility as an accessory use on property located at 500 Inspiration Drive. Owner: Villages at Noah's Landing Ltd. Applicant: Cindy Haer. (PUD23-006)

Todd Vargo stated the request is for minor modification to allow for a solar panel farm on the subject property.

Caune Bamberg, Noah's Ark of Central Florida, provided an overview of the proposed request.

In response to Joseph Lauk, Mr. Vargo stated the request is only to allow for a solar farm. There are no zoning changes proposed.

Cindy Haer, 500 Inspiration Drive, was present in support of the request as a representative of Noah's Ark of Central Florida.

Batista Madonia, 2602 W. De Leon Street, Tampa, was present in support of the request as the contractor for the project.

Discussion ensued.

Mr. Vargo stated staff has received several comments from the public with concerns about the possible impact on the residents.

Mr. Madonia stated the construction plan should only take about 90 days and there will be no hardship on the residents. The process will not be intrusive.

Maria Murphy, 3616 Frentress Drive, stated she is concerned about the potential impacts the proposed development might have on her daughter, who is a resident of Noah's Ark. She stated she was not notified by the applicant of the proposed development and questioned why it was being processed as a minor modification.

Mr. Vargo presented the recommended conditions for approval.

Silvana Knight made a motion to approve staff's recommendation. Joseph Lauk seconded the motion. The motion passed 6—0.

GENERAL MEETING

ITEM 5: Review minutes of the April meeting.

Joseph Lauk made a motion for approval of the minutes from the previous meeting. Leigh Ann seconded the motion and it passed 6—0.

ITEM 6: Report of City Commission action on Planning and Zoning Board recommendations along with Planning & Transportation Manager's Report.

Chuck Barmby reviewed the recent actions of the City Commission. Mr. Barmby also reviewed the new cases for the June hearing.

ITEM 7: Audience.

There were no comments from the audience.

ITEM 8: Adjourn.

There being no further discussion, the meeting was adjourned at 10:14 AM.

Respectfully Submitted,

Lyle Philipson, Chair

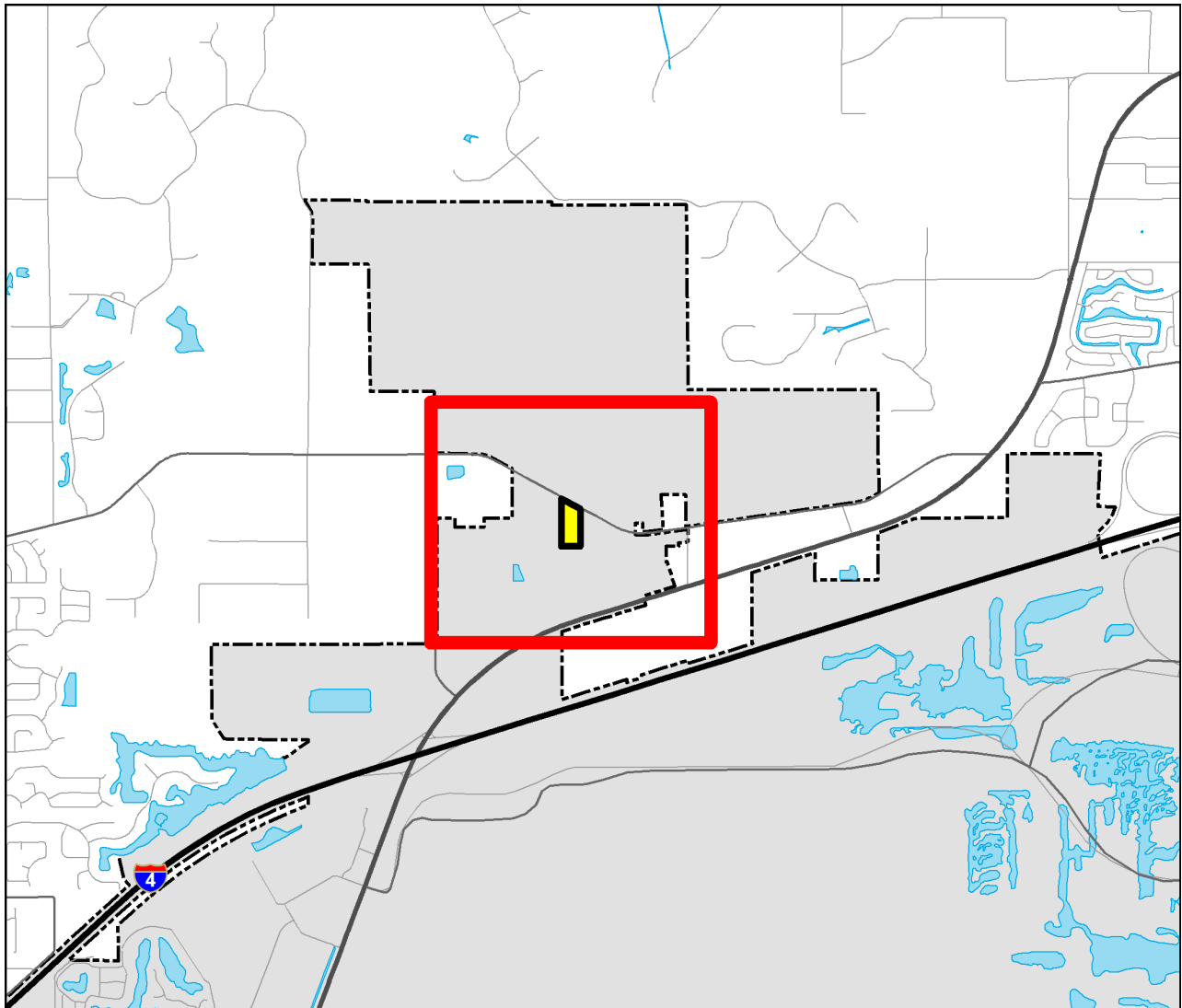
Ronald Roberts, Secretary

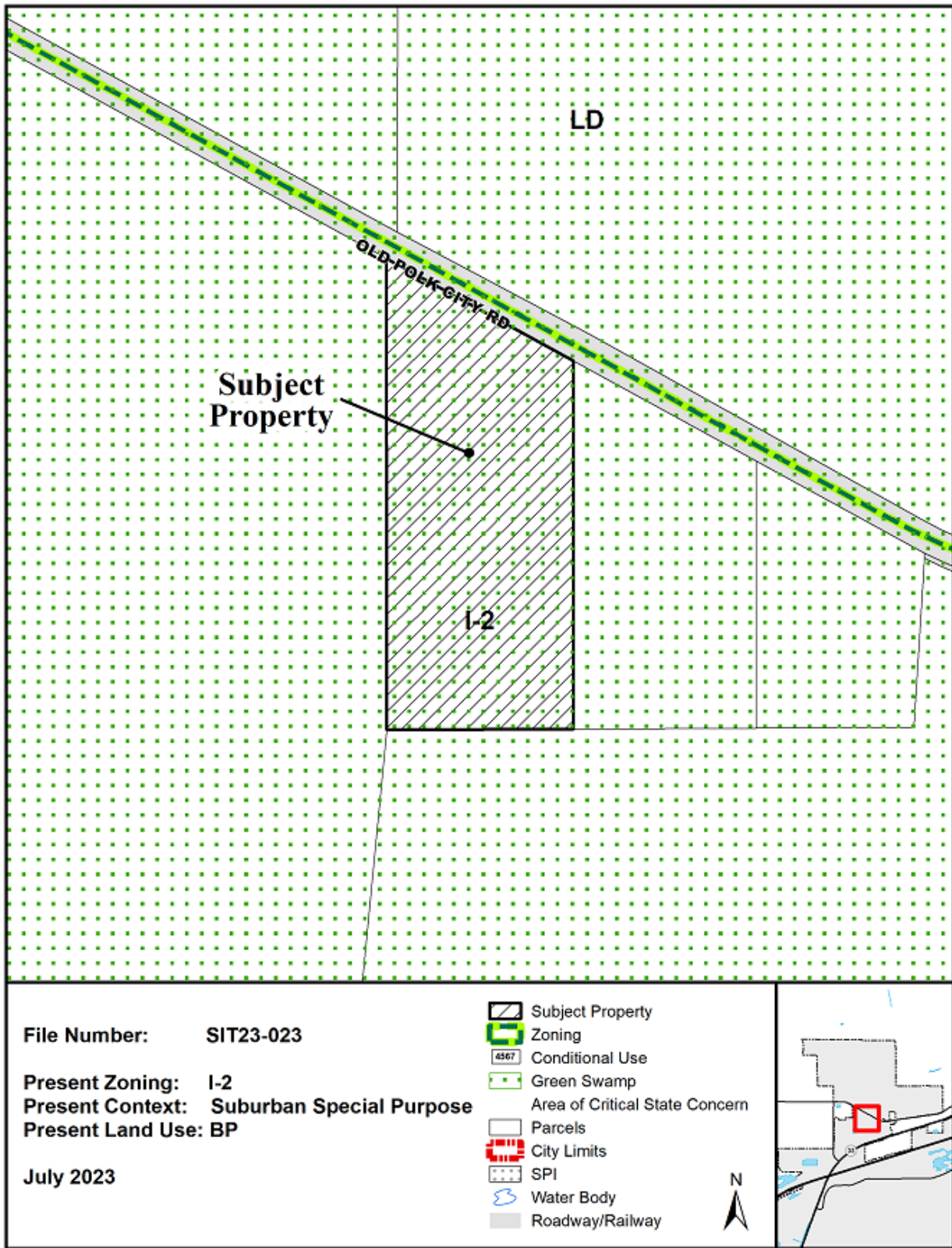


Community & Economic Development Staff Recommendation

Date:	June 20, 2023	Reviewer:	Phillip Scarce
Project No:	SIT23-023	Location:	3425 Old Polk City Road
Owner:	GB Lakeland Phase 3 Owner LLC		
Applicant:	Matt Sylverain, Gulf Coast Consulting, Inc		
Current Zoning:	I-2 (Medium Industrial)	Future Land Use:	Business Park (BP)
Context District:	Suburban Special Purpose (SSP)		
P&Z Hearing:	June 20, 2023	P&Z Final Decision:	June 20, 2023
Request:	Green Swamp Area of Critical State Concern site plan approval for GB Lakeland, Phase 3 Owner LLC to construct a 31,713 sq. ft. docking facility within Phase 3 of Centerstate Logistics Park on property located at 3425 Old Polk City Road.		

1.0 Location Maps





2.0 Background

2.1 Summary

Matt Sylverain, on behalf of GB Lakeland Phase 3 LLC, requests site plan approval to construct a 31,713 sq. ft. truck terminal facility within Phase 1B of Centerstate Logistics Park. The 8.04-acre parcel is located at 3425 Old Polk City Road.

2.2 Subject Property

The project site consists of approximately 8.04 acres located on the south side of Old Polk City Road, north of Interstate 4 within the Green Swamp Area of Critical State Concern (ACSC). The Green Swamp is a 322,000-acre region of Central Florida designated in 1974 by the Legislature for its statewide environmental resource significance. Rainwater drains across the surface of this vast area to create the headwaters of four of the State's major rivers (Withlacoochee, Ocklawaha, Hillsborough and Peace) and also percolates through the soil to replenish the Floridian Aquifer system, the primary source of drinking water for most Floridians.

2.3 Project Background

Due to these unique environmental features, development in the Green Swamp must adhere to special guidelines which address key issues of state concern. These guidelines are found in Section 6.3 of the Land Development Code and include special limitations on density and intensity, prohibitions of certain uses, flood plain and wetland protection provisions, and the requirement to conduct a land survey of the property to identify endangered, threatened, and/or species of special concern.

2.4 Attachments

Attachment "A": Previously Approved Site Plan

Attachment "B": Proposed Site Development Plan

3.0 Discussion

Pursuant to Article 6, Section 6.3.11.1, Planning and Zoning Board review and approval is required for all site plans and subdivision plan/plat approvals within the Green Swamp ACSC. The subject 8.04-acre parcel is part of the Centerstate Logistics Park and was previously approved as a 114,708 sq. ft. warehouse facility shown in Attachment "A". In lieu of the proposed warehouse, the applicant proposes a 31,713 sq. ft. docking facility within Phase 3. The proposed site plan is included as Attachment "B".

The applicant describes the operation as, "a fast freight facility and operating as a central hub for the efficient movement and processing of goods. In addition to forklifts transporting pallets of goods to their designated storage areas, state-of-the-art technology plays a crucial role in the facility's operation. Advanced inventory management systems track each product's location, quantity, and specific details, enabling real-time monitoring and efficient allocation of resources. Freight handlers expertly load and unload trucks with precision, carefully matching the shipment details to minimize handling time and maximize efficiency. Automated conveyor systems assist in moving packages swiftly from one area to another, seamlessly integrating with the human workforce."

The subject property has I-2 (Medium Industrial) zoning and a Business Park (BP) Future Land Use (FLU) designation. Per Table 6.3-4 of the Land Development Code (Green Swamp Non-Residential

Development), the maximum lot coverage within the BP FLU designation is 50% or 175,111 sq. ft., and the maximum impervious surface ratio (ISR) is 70% or 245,155 sq. ft. At 0.19% and 40.5%, the proposed site plan falls below the maximum lot coverage and ISR thresholds allowed per Table 6.3-4, respectively.

3.1 Transportation and Concurrency

The narrative supplied by the applicant estimates that 40-60 trucks will arrive at this proposed truck terminal daily. Utilizing trip generation equations published for Land Use Code 150 (Warehousing) in the Institute of Transportation Engineers' *Trip Generation Manual* (11th Edition), this proposed development is expected to generate approximately 90 Daily Trips, 30 during the PM Peak Hour of Adjacent Street Traffic between 4 p.m. and 6 p.m. Turn lanes on Old Polk City Road and State Road 33 and geometry for each driveway connection to these roads have been completed to accommodate buildout trips for the overall Centerstate Logistics Park. Reconstruction of the nearby Interstate 4/State Road 33 interchange, including the four-laning of State Road 33 within the interchange area and realignment of Tomkow Road, is expected to begin within the next five years. Construction is currently proposed to be funded in Fiscal Year 2028 of the Florida Department of Transportation's Five-Year Work Program; however, construction timing could be advanced to begin in Fiscal Year 2024 if included in the State Budget as part of the Governor's larger Moving Florida Forward transportation initiative.

3.2 Green Swamp Area of Critical State Concern Compliance

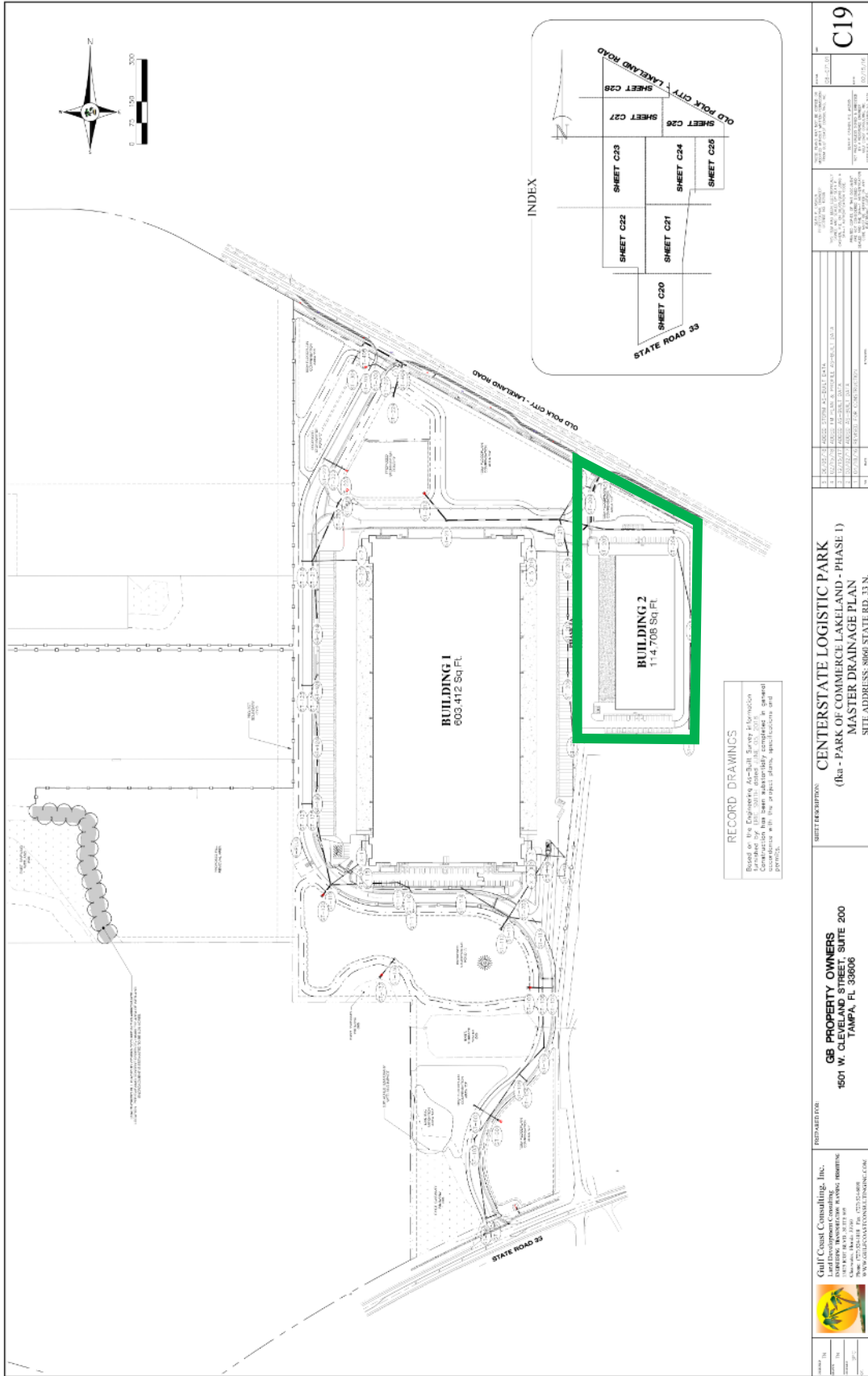
Community & Economic Development Department staff has reviewed the proposed site development plan and Natural Resource Assessment for compliance with Section 6.3 and finds the development request to be consistent with the requirements for the Green Swamp ACSC.

4.0 Recommendation

4.1 Community Development Staff

It is recommended that the Planning and Zoning Board approve the site plan as proposed and render it to the State Land Planning Agency (Department of Economic Opportunity) in accordance with Section 6.3 of the Land Development Code.

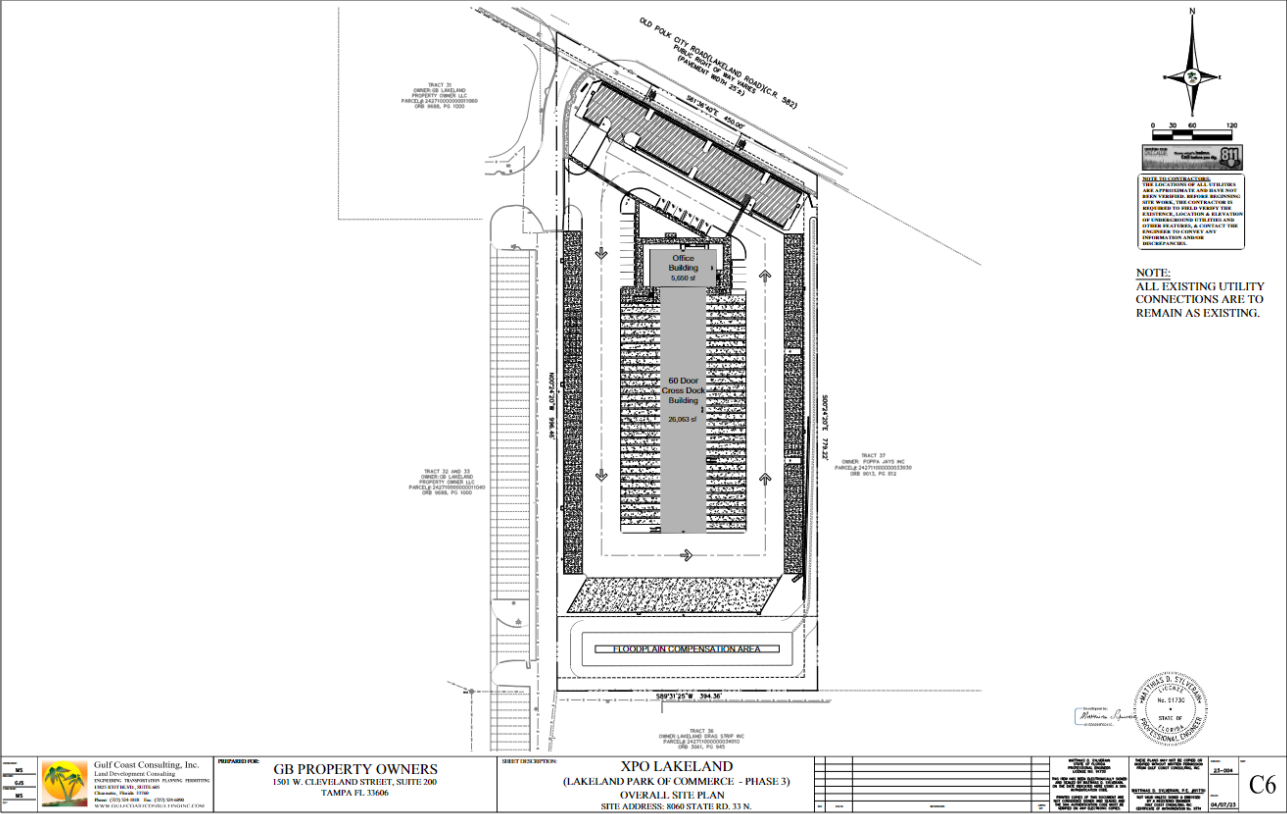
ATTACHMENT "A"



RECORD DRAWINGS
 Made by Engineer or Licensed Professional
 Engineer in Florida and State of Florida
 Construction has been substantially completed in general
 accordance with the original plans, specifications and
 permits.

<p>Gulf Coast Consulting, Inc. Land Development Consulting 18700 W. W. 31st Ave. Tampa, FL 33613-3109 Phone: (813) 233-1118 Fax: (813) 233-1108 www.gulfcoastconsulting.com</p>	<p>PREPARED FOR GB PROPERTY OWNERS 1501 W. CLEVELAND STREET, SUITE 200 TAMPA, FL 33606</p>	<p>SHEET DESCRIPTION CENTERSTATE LOGISTIC PARK (1st - PARK OF COMMERCE LAKELAND - PHASE 1) MASTER DRAINAGE PLAN SITE ADDRESS: 3060 STATE RD. 33 N.</p>	<p>C19</p>
	<p>DATE: 11/11/11</p>	<p>SCALE: AS SHOWN</p>	

ATTACHMENT "B"



Gulf Coast Consulting, Inc.
 Land Development Consulting
 1501 W. CLEVELAND STREET, SUITE 200
 TAMPA, FL 33606
 PHONE: (813) 973-4400
 WWW.GULFCOASTCONSULTING.COM

PREPARED FOR:
GB PROPERTY OWNERS
 1501 W. CLEVELAND STREET, SUITE 200
 TAMPA, FL 33606

SHEET (OF 5) TOTAL:
XPO LAKELAND
 (LAKELAND PARK OF COMMERCE - PHASE 3)
OVERALL SITE PLAN
 SITE ADDRESS: 8060 STATE RD. 33 N.

NO.	REVISION	DATE

C6



Report of City Commission Action on Planning and Zoning Board Recommendations

Tuesday, June 20, 2023

Meeting of June 5, 2023

Ordinances (First Reading)

Proposed 23-025; Approving a Conditional Use to Allow for the Replacement of Mobile Homes Within an Existing Nonconforming Mobile Home Park on Property Located at 405 Union Drive. (CUP23-006)

Proposed 23-026; Amending Ordinance 4358; Major Modification of a Conditional Use to Allow a Preschool with a Maximum Enrollment of 67 Students as an Accessory Use to an Existing Church on Property Located at 411 W. Robson Street. (CUP23-007)

Meeting of May 15, 2023

Ordinances (Second Reading)

Proposed 23-019; Change in Zoning from O-2 (Limited Impact Office) to PUD (Planned Unit Development) to Allow for Professional Office and Limited Office Support Retail and Personal Services Uses on Property Located at 2330 Commerce Point Drive. (PUD23-001) **Approved 6—0, Ordinance 5985**

Proposed 23-020; Approving a Conditional Use to Allow for the Construction of Two Duplexes on Property Located at 830 Lakeshore Drive. (CUP23-004) **Approved 6—0, Ordinance 5986**

Proposed 23-021; Application of PUD (Planned Unit Development) Zoning to Allow for the Development of 19,600 sq. ft. of Professional Office, Office-Type Research and Development, Warehouse/Storage and Limited Industrial Service/Wholesale Trade Uses on Approximately 2.46 Acres Located at 2815 W. Pipkin Road. (PUD22-025) **Approved 6—0, Ordinance 5987**

Proposed 23-022; Amending Ordinance 3470, as Amended; Major Modification of PUD (Planned Unit Development) Zoning to Allow for the Construction of a 41,000 sq. ft. Field House Building, a 4,000 sq. ft. Expansion of an Existing Childcare Building, and Relocation of Existing Off-Street Parking Facilities on Property Located at 3620 Cleveland Heights Boulevard. (PUD23-002) **Approved 6—0, Ordinance 5988**