AGENDA
Planning & Zoning Board
City Commission Chambers
November 19, 2019 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 Deaf) or the Florida Relay Service Number 1-800-955-8770 (VOICE), for assistance.

PUBLIC HEARING

ITEM 1:  
a. Compatibility review to allow for the construction of an accessory dwelling unit on property located at 720 E. Peachtree Street Owner/Applicant: Scott Macdonald. (ADU19-006)
b. Consideration of final decision.

ITEM 2:  
a. Annual update to portions of Capital Improvement Element of Lakeland Comprehensive Plan 2010-2020, including the 5 year Capital Improvement Program. Applicant: City of Lakeland. (CPA19-002)
b. Consideration of final decision.

ITEM 3:  
a. Conditional use to allow a bar with indoor commercial recreation uses on property located at 202 N. Massachusetts Avenue. Owner: Baron Management LLC. Applicant: Grant Miller. (CUP19-011)
b. Consideration of final decision.

ITEM 4:  
a. Major modification of an existing conditional use to allow for the relocation of school facilities on approximately 35.28 acres located north of the existing campus for Victory Church at 1401 Griffin Road. Owner: Victory Assembly of God of Lakeland. Applicant: Jonathan A Kirk. (CUP19-012)
b. Consideration of final decision.

ITEM 5:  
Change in zoning from O-3 (Moderate Impact Office District) to C-6 (Downtown Commercial District) on 21.4 acres located south of Martin Luther King Jr. Avenue, west of Kathleen Road and east of George Jenkins Boulevard; and a change in future land use from RH (Residential High) to RAC (Regional Activity Center) and a change in zoning from O-2 (Limited Impact Office District) to C-6 (Downtown Commercial District), concurrent with a City-initiated request to apply a change in the context district designation from UCO (Urban Corridor) to UCT (Urban Center), on approximately 2.3 acres located north of Martin Luther King Jr. Avenue, west of Kathleen Road and east of George Jenkins Boulevard. Owner: Lake Wire Development Company, LLC. Applicant: Kimley-Horn and Associates, Inc. (LUS19-005/ZON19-013/ZON19-014)

ITEM 6:  
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)
ITEM 7: Major modification to PUD 4998, as amended, to incorporate the Development Order conditions from the Lakeland Central Park Development of Regional Impact (DRI) into the PUD conditions. The request to modify this PUD is accompanied by a request to rescind the Development Order (Resolution 4698) for the Lakeland Central Park DRI, pursuant to Section 380.115, Florida Statutes (FS). The site is approximately 724.4 acres located north and east of the Polk Parkway, west of Airport Road and south of Old Tampa Highway. Owner: FDG Lakeland Central Park LLC. Applicant: Timothy F. Campbell. (PUD19-023)

ITEM 8: Major modification to PUD (Planned Unit Development) zoning to allow for the construction of a 96-bed behavioral health facility and a change in land use from R (Recreation) to RAC (Regional Activity Center) on approximately 9.98 acres located south of the Lakeland Regional Health Systems campus at 1324 Lakeland Hills Boulevard. Owner: Lakeland City of Lakeland Regional. Applicant: Stantec Consulting Services. (PUD19-026/LUS19-007)

GENERAL MEETING

ITEM 9: Review minutes of the October 15, 2019 meeting.


ITEM 11: Major modification to PUD (Planned Unit Development) zoning to allow a Level II Institutional Residential Use (Residential Treatment Facility) with a maximum of 12 beds on property located at 220 Carleton Street. Owner: Alliance for Independence Inc. Applicant: Tri-County Human Services, Inc. (PUD19-022)

ITEM 12: Plat approval for Riverstone Phase 2 generally located west of Yates Road and south of West Pipkin Road. Owner: Pipkin Investment, LLC. Applicant: Hamilton Engineering & Surveying, Inc. (SUB18-014)


ITEM 14: Community Housing & Planning Manager's Report.

ITEM 15: Audience.

ITEM 16: Adjourn.
# Planning & Zoning Board General Application

## General Information:

<table>
<thead>
<tr>
<th>Project No:</th>
<th>ADU19-006</th>
<th>Application Date:</th>
<th>9/9/2019</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Name:</td>
<td>MACDONALD ADU</td>
<td></td>
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<tr>
<td>Subject Property Address:</td>
<td>720 E PEACHTREE ST</td>
<td></td>
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<tr>
<td>Parcel ID:</td>
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<td>Total Acreage:</td>
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<tr>
<td>Applicant Name:</td>
<td>SCOTT MACDONALD</td>
<td></td>
<td></td>
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<tr>
<td>Applicant Address:</td>
<td>720 EAST PEACHTREE STREET</td>
<td>LAKELAND</td>
<td>FL 33801</td>
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<tr>
<td>Owner Name:</td>
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<tr>
<td>Owner Address:</td>
<td>720 EAST PEACHTREE STREET</td>
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<td>FL 33801</td>
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## Request:

<table>
<thead>
<tr>
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<th>ACCESSORY DWELLING UNIT</th>
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<tr>
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**Explanation of Request:** Building a small cottage in our backyard for my aging father-in-law to live in.

**Justification:** Father-in-law is requiring care as he is getting older and less self-sufficient.

## Concurrency:

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<td>742 Square feet</td>
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<td>Type of Use:</td>
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## Estimate of Public Service Demand

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<tr>
<th>Roadways</th>
<th>Daily Trips:</th>
<th>PM Peak Hour Trips:</th>
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<td>Potable Water</td>
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<td>GPD Solid Waste</td>
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File Number: ADU19-006
Present Zoning: RA-4 with SPI
Context: Urban Neighborhood
Proposed Zoning: Compatibility Review to Allow an Accessory Dwelling Unit

November 2019
Subject Property

File Number: ADU19-006
Present Zoning: RA-4 with SPI
Context: Urban Neighborhood
Proposed Zoning: Compatibility Review to Allow an Accessory Dwelling Unit

November 2019

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

URBAN NEIGHBORHOOD
E PEACHTREE ST
File Number: ADU19-006

Present Zoning: RA-4 with SPI
Context: Urban Neighborhood
Proposed Zoning: Compatibility Review to Allow an Accessory Dwelling Unit

November 2019
November 1, 2019

RE: Accessory Dwelling Unit Compatibility Review on Property Located at 720 E. Peachtree Street – Project No. ADU19-006

Dear Property Owner:

This is to advise you that Scott MacDonald requests a compatibility review to allow for the construction of an accessory dwelling unit on property located at 720 E. Peachtree Street, legally described as:

LOT 24,25,26,27, "BLOCK A", OF MAP OF GROVE PARK RESUBDIVISION OF BLOCKS 58,59,64 AND 65, OF GILMORE’S ADDITION TO LAKELAND, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 6 PAGE 9, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. ANJA: 720 E. PEACHTREE ST., LAKELAND, FL 33801 (A complete legal description is available in the Community & Economic Development Department.)

Accessory dwelling units are permitted within the Central City Area (Urban Context) in zoning districts where single-family detached residential units are permitted as a principal use. Proposed accessory dwelling units must undergo a compatibility review by the Planning and Zoning Board.

A public hearing to consider this request will be held before the Planning and Zoning Board at 8:30 a.m., on Tuesday, November 19th, 2019 in the City Commission Room, City Hall, 228 S. Massachusetts Avenue. As an owner of property abutting this request 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, 863-834-7526 or planning@lakelandgov.net, prior to the Tuesday, November 19th meeting. Please include your name and mailing address 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.

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THIS IS A COURTESY LETTER NOT REQUIRED BY LAW
1.0 Background

1.1 Summary

Within the City of Lakeland’s Comprehensive Plan, 2010-2020, are various chapters or elements which address topics pertaining to growth management. Chapter IX, the Capital Improvements Element (CIE), is intended to identify the costs and funding necessary to support the anticipated growth in our community over the next five or more years. Chapter 163 Florida Statutes requires the City to annually update the CIE and the associated five-year schedule of capital improvements called the Capital Improvements Plan (CIP). The CIE and CIP are intended to reflect the timing, location, and funding for capital improvement projects and to help achieve and maintain adopted level of service standards for public facilities that are necessary to implement the Comprehensive Plan. The CIE update occurs in concert with the adoption of a revised local budget for the City’s new fiscal year that outlines five or more years of capital projects.

The City’s CIE and five-year CIP addresses budgetary revenues and expenditures for capital projects, as related to other elements of the Comprehensive Plan. Annual updates are also made to various tables, such as those projecting city debt service and tax revenues over the next five years. Specific text changes proposed to the CIE and CIP are shown in Attachment “A.”

2.0 Discussion

Each local government is required per Florida Statutes to update its five-year capital improvements plan each year in conjunction with the adoption of the new fiscal year budget for the local government. The City’s CIP includes revenues and expenditures for improvements to public facilities such as roads, wastewater, stormwater, and parks. These types of projects support the implementation of growth management policies in the City’s Comprehensive Plan regarding elements or chapters entitled as Transportation, Infrastructure, Future Land Use, and/or Recreation & Open Space.

The Capital Improvements Element includes:

- the identification of City capital improvement projects;
- the identification of anticipated developer-funded capital improvement projects as committed to through the development approval process; and
- planned transportation capacity improvements (including multi-modal projects to address the City’s connectivity plan).

Supporting data for current and projected roadway level of service failures is included in order to address some of the best practice guidelines recommended by the Florida Division of Community Planning and Development for a financially feasible CIE. Additional supporting data details City bond revenues as used for level of service related capital improvement projects. This data can also be found in the Technical Support Document to the Comprehensive Plan.
3.0 Recommendation

3.1 Community and Economic Development Staff

The Community and Economic Development Department reviewed the proposed changes to the City’s CIE; it is our opinion that the annual update is consistent with the City’s most recently adopted budget and with the Lakeland Comprehensive Plan: 2010 - 2020.

It is recommended that the proposed changes, as described above and in Attachment “A,” be approved and forwarded to the City Commission for public hearing and adoption.

3.2 Comments from Others

The annual update to the CIE is not considered a formal Plan amendment pursuant to Chapter 163 F.S. and, therefore, is allowed to occur by local ordinance without State review although the City provides the State, Central Florida Regional Planning Council and Polk County with a courtesy copy of the update. As a local ordinance, normal procedures for public hearings are followed.
2019 Annual Update to the Capital Improvements Element (CIE)  
As Found Within the Lakeland Comprehensive Plan

Includes Annual Update to the CIE’s Five-Year Capital Improvements Plan  
(i.e., the 5-year Schedule of Improvements)

Note: Appendix Tables to be provided at hearing.
## General Information:

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<tr>
<td>Project Name:</td>
<td>RECROOM</td>
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<tr>
<td>Subject Property Address:</td>
<td>202 N MASSACHUSETTS AV</td>
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<td>Applicant Name:</td>
<td>GRANT MILLER</td>
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<tr>
<td>Applicant Address:</td>
<td>1440 FAIRHAVEN DRIVE</td>
<td>LAKELAND</td>
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<tr>
<td>Owner Name:</td>
<td>BARON MANAGEMENT LLC</td>
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<tr>
<td>Owner Address:</td>
<td>1661 WILLIAMSBURG SQUARE</td>
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## Request:

<table>
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<th>Application Type:</th>
<th>CONDITIONAL USE</th>
<th>NEW</th>
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<table>
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<table>
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<tr>
<th>Explanation of Request:</th>
<th>Request for CUP for bar operation in arcade.</th>
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<tr>
<td>Justification:</td>
<td>Following application process of approval for added bar entity in downtown.</td>
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## Concurrency:

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**Estimate of Public Service Demand**

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<td>GPD</td>
<td>Wastewater</td>
<td>GPD</td>
<td>Solid Waste</td>
</tr>
</tbody>
</table>
August 19, 2019

Nicole Travis
Director of Community & Economic Development, City of Lakeland
228 S. Massachusetts Ave.
Lakeland, FL 33801

Dear Mrs. Travis,

At the August 15, 2019, LDDA Board of Directors meeting, staff presented the following recommendation in response to the LDDA conditional use application for Rec Room located at 202 N. Massachusetts Ave., Lakeland, Florida 33801.

The LDDA application asks the applicant detailed questions in the areas of hours of operation, calls for service, business concept, target audience, etc. for current alcohol sale operations and the proposed use in Downtown. The applicant appeared before the LDDA Board of Directors to present the business concept and answers any questions. The goal is to ensure a well-operated business with experienced owners/managers that will benefit Downtown Lakeland.

Rec Room would be a new business concept for Downtown Lakeland that will enhance the growing food and entertainment district. The proposed location at the corner of Massachusetts Ave and Cedar helps bridge the gap between the core of Downtown and the new businesses developing on the north side of Lake Mirror. The business will feature video games – arcade type games, console games like Nintendo, PlayStation, XBox – as well as a golf simulator and activities like air hockey, skee-ball, etc. The concept is an entertainment space for all ages unlike anything existing in Lakeland today. The business will also seek to attract business team building, office parties, birthday parties and other private parties. The building owner and tenant are committed to redevelopment of the exterior to enhance the architectural relevance of the Firestone Building including incorporating a patio to replace the out of code parking on the Cedar Street side of the building. Applicant is leasing the entire 4000 sq. ft. space with the Rec Room concept taking up about 3000 sq. ft. and the remaining space subleased as affordable office/creative space with those entrances on the Atlantic Coastal Walkaway (CSX Walkway).

The owners of Rec Room have a combined 50 years of experience in the food/beverage/hospitality industry including Cob and Pen in Dixieland. The business will hold a 4COP license but provide a wide variety of non-alcoholic beverages as well.
Reasons for staff support:

- The owners have experience in running a small business, and managing staff. Owners have experience in food/beverage and hospitality industry.

- The property owner has written a letter of recommendation for approval.

- The establishment supports the goals of Downtown Redevelopment Plan, specifically the goal of increased activity and the desire for a mix of restaurants, bars and nightlife. (See Downtown Redevelopment Plan’s five essential elements, number 2.)

The LDDA Board of directors voted unanimously to accept the LDDA staff recommendation in support of Rec Room. The business concept offers an entertainment component that is lacking in Lakeland and would help attract visitors to Downtown. The property owner is active and engaged in the community, owns multiple properties in Downtown, and supports this use at his property – 202 N. Massachusetts Ave. Please consider this letter as the letter of recommendation from the LDDA Board of Directors.

Also note the attached map of Downtown for your reference. It depicts the number of and locations of other conditional use, alcohol establishments.

Don’t hesitate to contact me if you have any questions.

Sincerely,

[Signature]

Julie Townsend
Executive Director, LDDA

Cc: Teresa Maio
    Grant Miller
    Conn Oleary
    Barrett Hollis
    Jason Ellis
    Mike Oleary
    Wendy Oleary
    Corey Ripley
Beer & wine only/some food
6. Swan Brewing

Full liquor, no food:
1. Molly's
2. Lakeland Loft
3. Hookah Palace
4. Revival Bar
5. Linksters Taproom

- Dissent Craft Brewery Co.
  beer wine only, no food
- Rec Room
  full bar, no food
  arcade, video, simulation games
File Number: CUP19-011

Present Zoning: C-7

Context: Urban Center

Proposed Zoning: Conditional Use to Allow a Bar with Indoor Commercial Recreational Uses

November 2019
File Number: CUP19-011

Present Zoning: C-7
Context: Urban Center
Proposed Zoning: Conditional Use to Allow a Bar with Indoor Commercial Recreational Uses

November 2019
File Number: CUP19-011

Present Zoning: C-7
Context: Urban Center
Proposed Zoning: Conditional Use to Allow a Bar with Indoor Commercial Recreational Uses

November 2019
November 1, 2019

RE: Conditional Use for the RecRoom - Project No. CUP19-011

Dear Property Owner:

This is to advise you that Grant Miller requests a conditional use to allow a bar with indoor commercial recreation uses on property located at 202 N. Massachusetts Avenue. The subject property is legally described as:

MUNNS SURVEY DB G PG 392 BLK 10 LOT B
(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 November 19, 2019 in the City Commission Room, City Hall, 228 S. Massachusetts Avenue. As an owner of property within 250 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) 834-7526 or planning@lakelandgov.net, prior to the Tuesday, November 19th meeting.

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## General Information:

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<td>VICTORY CHRISTIAN CHURCH &amp; SCHOOL</td>
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<td>Applicant Name:</td>
<td>JONATHAN A KIRK</td>
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<td>5917 COVEVIEW DR W</td>
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<td>VICTORY ASSEMBLY OF GOD OF LKLD</td>
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<td>PO BOX 90489</td>
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## Request:

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<td>Proposed Land Use:</td>
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<td>Proposed Context:</td>
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<td>Context: Suburban Neighborhood (SNH)</td>
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**Explanation of Request:** The request for a major modification of ordinance 3989 is to redistribute the proposed development facilities to the north and east of their current proposed locations.

**Justification:** The church has recently purchased additional land to the north and has an agreement in place for the purchase of 7.02 additional acres which allows for the redistribution of facilities.

## Concurrency:

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## Estimate of Public Service Demand

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<tr>
<td>Potable Water</td>
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<td>Wastewater</td>
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File Number: CUP19-012

Present Zoning: RA-3 with Conditional Use, O-1

Context: Suburban Neighborhood and Suburban Center

Proposed Zoning: Modification of a Conditional Use to Adopt a Revised Campus Master Plan

November 2019
Subject Property
Area to be Added
250 Foot Notification Boundary
Current City Limits
Zoning
Conditional Use
Parcels
Railroad
Water Body

File Number: CUP19-012

Present Zoning: RA-3 with Conditional Use, O-1
Context: Suburban Neighborhood and Suburban Center
Proposed Zoning: Modification of a Conditional Use to Adopt a Revised Campus Master Plan

November 2019
Subject Property

Area to be Added

250 Foot Notification Boundary

Current City Limits

Subject Property

RA-3

Area to be Added

RA-3

PUD 4594

PUD 4209 MX

PUD 5471 A-1

PUD 5471 B1

PUD 5471 C

PUD 5471 D

PUD 4872

PUD 5436

PUD 3589 H

File Number: CUP19-012

Present Zoning: RA-3 with Conditional Use, O-1

Context: Suburban Neighborhood and Suburban Center

Proposed Zoning: Modification of a Conditional Use to Adopt a Revised Campus Master Plan

November 2019
November 1, 2019

RE: Major Modification of Conditional Use for Victory Church - Project No. CUP19-012

Dear Property Owner:

This is to advise you that Jonathan Kirk requests a major modification of an existing conditional use to allow for the relocation of school facilities on approximately 35.28 acres located north of the existing campus for Victory Church at 1401 Griffin Road. The subject property is legally described as:

NE ¼ OF NE ¼ LYING N OF NWLY R/W I-4 & WEBSTER & OMOHUNDRO SUB PB 3 PG 81 LOTS 17 THRU 20 LYING E OF MALL HILL DR LESS MAINT R/W FOR GRIFFIN RD & LESS ADDL R/W AS DESC IN OR 5840 PG 700 & LESS ADDL R/W FOR I-4 AS DESC IN OR 4521 PG 1883
(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 November 19, 2019 in the City Commission Room, City Hall, 228 S. Massachusetts Avenue. As an owner of property within 250 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) 834-7526 or planning@lakelandgov.net, prior to the Tuesday, November 19th meeting.

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THIS IS A COURTESY LETTER NOT REQUIRED BY LAW
## General Information:

<table>
<thead>
<tr>
<th>Project No:</th>
<th>LUS19-005/ZON19-013/ZON19-014</th>
<th>Application Date:</th>
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<tbody>
<tr>
<td>Project Name:</td>
<td>LAKE WIRE SITE</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Subject Property Address:</td>
<td>84 LAKE WIRE DR</td>
<td></td>
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<tr>
<td>Parcel ID:</td>
<td>232813000000023020</td>
<td>Total Acreage:</td>
<td>26.36</td>
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<tr>
<td>Applicant Name:</td>
<td>KIMLEY-HORN AND ASSOCIATES, IN</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Applicant Address:</td>
<td>116 S. KENTUCKY AVE.</td>
<td></td>
<td>LAKELAND</td>
</tr>
<tr>
<td>Owner Name:</td>
<td>LAKE WIRE DEVELOPMENT COMPANY, LLC</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Owner Address:</td>
<td>116 S. KENTUCKY AVE.</td>
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<td>LAKELAND</td>
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## Request:

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<th>Application Type:</th>
<th>LAND USE MAP AMEND SM</th>
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<tr>
<td>Proposed Zoning:</td>
<td>C-6 (Downtown Commercial)</td>
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<td>Proposed Land Use:</td>
<td>Regional Activity Center (RAC)</td>
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<td>Proposed Context:</td>
<td>Urban Corridor (UCO)</td>
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<tr>
<td>Current Zoning:</td>
<td>O-2 (Limited Impact)</td>
</tr>
<tr>
<td>Current Land Use:</td>
<td>Recreation (R), Residential High (RH)</td>
</tr>
<tr>
<td>Current Context:</td>
<td>Conservation (C), Recreation (R), Urban Corridor (UCO), Preservation (P)</td>
</tr>
</tbody>
</table>

| Explanation of Request: | request for small scale future land use map amendment for PID 232813000000023020 (4.16 ac) to RAC to allow for rezone of 26.3 acres from O-2 and O-3 to C-6. |

| Justification: | Proposed small scale future land use map amendment and rezone will allow for the development of proposed conceptual master plan for the Lake Wire Site, a mixed use development including condominiums, parking, hotel, multi-family, restaurants and retail. |

## Concurrency:

<table>
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<tr>
<th>Proposed Dwelling Units:</th>
<th>764</th>
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<tr>
<td>Project Floor Area:</td>
<td>209000</td>
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<tr>
<td>Phase</td>
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<td>Year</td>
<td>2019-2024</td>
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## Estimate of Public Service Demand

<table>
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<th>Roadways</th>
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<tbody>
<tr>
<td>Potable Water</td>
<td>GPD</td>
<td>Wastewater</td>
</tr>
</tbody>
</table>
File Number: LUS19-005 ZON19-013

Present Land Use: RAC (21.4 AC+/-), RH (2.3 AC+/-)
Proposed Land Use: RAC (23.7 AC+/-)
Present Zoning: O-2 and O-3
Proposed Zoning: C-6
Present Context: Urban Center and Urban Corridor
Proposed Context: Urban Center

November 2019
File Number: LUS19-005 ZON19-013

Present Land Use: RAC (21.4 AC+/-), RH (2.3 AC+/-)
Proposed Land Use: RAC (23.7 AC+/-)
Present Zoning: O-2 and O-3
Proposed Zoning: C-6
Present Context: Urban Center and Urban Corridor
Proposed Context: Urban Center

November 2019
File Number: LUS19-005 ZON19-013

Present Land Use: RAC (21.4 AC+/-), RH (2.3 AC+/-)
Proposed Land Use: RAC (23.7 AC+/-)
Present Zoning: O-2 and O-3
Proposed Zoning: C-6
Present Context: Urban Center and Urban Corridor
Proposed Context: Urban Center

November 2019
November 5, 2019

RE: Lake Wire Site - Project No. LUS19-005/ZON19-013/ZON19-014

Dear Property Owner:

This notice is to advise you that Mark Wilson of Kimley-Horn requests:

1. A change in zoning from O-3 (Moderate Impact Office District) to C-6 (Downtown Commercial District) on 21.4 acres located south of Martin Luther King Jr. Avenue, west of Kathleen Road and east of George Jenkins Boulevard; and

2. A change in future land use from RH (Residential High) to RAC (Regional Activity Center) and a change in zoning from O-2 (Limited Impact Office District) to C-6 (Downtown Commercial District), concurrent with a City-initiated request to apply a change in the context district designation from UCO (Urban Corridor) to UCT (Urban Center), on approximately 2.3 acres located north of Martin Luther King Jr. Avenue, west of Kathleen Road and east of George Jenkins Boulevard.

The property is legally described as:

AN AREA OF LAND BOUND BY GEORGE JENKINS BLVD TO THE NORTHWEST, KATHLEEN RD, LAKE WIRE DR AND SIKES BLVD TO THE NORTHEAST, AND CSX OWNED LAND TO THE SOUTHEAST AND SOUTHWEST, 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, November 19, 2019 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, November 19th meeting. Please include your name, mailing address and project number in your e-mail.

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THIS IS A COURTESY LETTER NOT REQUIRED BY LAW
Planning & Zoning Board General Application

General Information:

Project No: PUD19-009  Application Date: 4/1/2019
Project Name: GEYER MORRIS COMPANY (NORTH VILLAGE)
Subject Property Address: 3355 HARDEN BL
Parcel ID: 232835138188000050  Total Acreage: 17.79
Applicant Name: TIMOTHY F. CAMPBELL
Applicant Address: 500 SOUTH FLORIDA AVENUE, SUITE 800  LAKELAND  FL  33801
Owner Name: DRUMMOND COMPANY, INC.
Owner Address: 1707 LAUREL GLEN PLACE  LAKELAND  FL  33803

Request:

Application Type: PLANNED UNIT DEVELOPMENT  MAJOR MODIFICATION
Proposed  Current
Zoning: Not Applicable  Zoning: PUD 4501
Land Use: Not Applicable  Land Use: Regional Activity Center (RAC)
Context: Not Applicable  Context: Urban Center (UCO)

Explanation of Request:

This is a request for a major modification to PUD Ordinance 5712, as amended. The request is to:
• Modify the current Option A allowable uses of a 130 room hotel and 50,000 square feet of commercial retail to allow 55,000 square feet of commercial retail;
• Remove Option B allowable uses;
• Add a right-in, right-out access to North Village from Town Center Drive;
• Further modify the allowable uses as reflected in the attached draft Findings of Fact and Exhibits.

Justification:

This modification will allow the subject parcel to develop in a fashion that better addresses the market and community needs and demands. The community will benefit from the removal of the more intense hotel use and convenience center with gas pumps and the addition of four restaurants on the southern parcels that are closest to Town Center Drive. There is a very strong demand for additional restaurant uses to serve this area of the City of Lakeland in the vicinity of Lakeside Village.

Concurrency:

Proposed Dwelling Units: 0  Project Floor Area: 0  Square feet
Type of Use: Other  Phase 0  Year 0

Estimate of Public Service Demand

Roadways  Daily Trips: 0  PM Peak Hour Trips: 0
Potable Water  GPD  Wastewater  GPD  Solid Waste  PPD
FILE NO: PUD19-009

PRESENT ZONING: PUD 5712
CONTEXT: URBAN CENTER
PROPOSED ZONING: MAJOR MODIFICATION OF PUD ZONING TO ALLOW MULTI-FAMILY RESIDENTIAL USES IN LIEU OF EXISTING OFFICE ENTITLEMENTS

NOVEMBER 2019

Legend
- Subject Property
- 500 Foot Notification Boundary
- Current City Limits
- Zoning
- Conditional Use
- SPI
- Parcels
- Railroad
- Water Body
FILE NO: PUD19-009

PRESENT ZONING: PUD 5712
CONTEXT: URBAN CENTER

PROPOSED ZONING: MAJOR MODIFICATION OF PUD ZONING TO ALLOW MULTI-FAMILY RESIDENTIAL USES IN LIEU OF EXISTING OFFICE ENTITLEMENTS

NOVEMBER 2019
FILE NO: PUD19-009

PRESENT ZONING: PUD 5712

CONTEXT: URBAN CENTER

PROPOSED ZONING: MAJOR MODIFICATION OF PUD ZONING TO ALLOW MULTI-FAMILY RESIDENTIAL USES IN LIEU OF EXISTING OFFICE ENTITLEMENTS

NOVEMBER 2019
November 1, 2019

RE: PUD Modification for Oakbridge North Village - Project No. PUD19-009

Dear Property Owner:

This is to advise you that Timothy F. Campbell of Clark, Clark, Campbell, Lancaster & Munson, P.A., requests a 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. The property is legally described as:

A PARCEL OF LAND LYING WITHIN SECTION 35 TOWNSHIP 28 SOUTH RANGE 23 EAST, POLK COUNTY FLORIDA, BEING FURTHER DESCRIBED AS: Parcel 232835-000000-012020. (A complete legal description is available in the Community 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, November 19, 2019 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, November 19th meeting.

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THIS IS A COURTESY LETTER NOT REQUIRED BY LAW
## General Information:

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<thead>
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<th>Project No:</th>
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<th>Application Date:</th>
<th>9/6/2019</th>
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<tbody>
<tr>
<td>Project Name:</td>
<td>LAKELAND CENTRAL PARK</td>
<td></td>
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<tr>
<td>Subject Property Address:</td>
<td>3825 BUNKER RD</td>
<td></td>
<td></td>
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<tr>
<td>Parcel ID:</td>
<td>232829000000022020</td>
<td>Total Acreage:</td>
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</tr>
<tr>
<td>Applicant Name:</td>
<td>TIMOTHY F. CAMPBELL</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Applicant Address:</td>
<td>500 SOUTH FLORIDA AVENUE, SUITE 800</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Owner Name:</td>
<td>FDG LAKELAND CENTRAL PARK LLC</td>
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<tr>
<td>Owner Address:</td>
<td>2855 S LE JEUNE RD 4TH FL</td>
<td>CORAL GABLES</td>
<td>FL</td>
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## Request:

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<th>Application Type:</th>
<th>PLANNED UNIT DEVELOPMENT MAJOR MODIFICATION</th>
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<tbody>
<tr>
<td>Proposed Zoning:</td>
<td>Not Applicable Zoning: Planned Unit Development (PUD 4998)</td>
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<tr>
<td>Proposed Land Use:</td>
<td>Not Applicable Land Use: Business Park (BP)</td>
</tr>
<tr>
<td>Proposed Context:</td>
<td>Not Applicable Context: Suburban Special Purpose (SSP)</td>
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Explanatory Request: The request is a major modification to PUD Ordinance Number 4998.

Justification: Justification is set forth in transmittal letter to be submitted.

## Concurrency:

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<tr>
<th>Proposed Dwelling Units:</th>
<th>0</th>
<th>Project Floor Area:</th>
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<th>Square feet</th>
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<tbody>
<tr>
<td>Type of Use:</td>
<td>Other</td>
<td>Phase</td>
<td>n/a</td>
<td>Year</td>
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### Estimate of Public Service Demand

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<th>Roadways</th>
<th>Daily Trips:</th>
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<th>PM Peak Hour Trips:</th>
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<tr>
<td>Potable Water</td>
<td>GPD</td>
<td>Wastewater</td>
<td>GPD</td>
<td>Solid Waste</td>
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</table>
FILE NO: PUD19-023

PRESENT ZONING: PUD 4998

CONTEXT: Suburban Special Purpose

PROPOSED ZONING: Major Modification of PUD Zoning to Incorporate Development Order Conditions from the Lakeland Central Park DRI

November 2019

Legend
- Subject Property
- 500 Foot Notification Boundary
- Current City Limits
- Zoning
- Conditional Use
- SPI
- Parcels
- Railroad
- Water Body
FILE NO: PUD19-023

PRESENT ZONING: PUD 4998
CONTEXT: Suburban Special Purpose
PROPOSED ZONING: Major Modification of PUD Zoning to Incorporate Development Order Conditions from the Lakeland Central Park DRI

November 2019
FILE NO: PUD19-023
PRESENT ZONING: PUD 4998
CONTEXT: Suburban Special Purpose
PROPOSED ZONING: Major Modification of PUD Zoning to Incorporate Development Order Conditions from the Lakeland Central Park DRI

November 2019
November 1, 2019

RE: Modification of PUD Zoning for Lakeland Central Park - Project No. PUD19-023

Dear Property Owner:

This is to advise you that Timothy F. Campbell requests a major modification to PUD 4998, as amended, to incorporate the Development Order conditions from the Lakeland Central Park Development of Regional Impact (DRI) into the PUD conditions. The request to modify this PUD is accompanied by a request to rescind the Development Order (Resolution 4698) for the Lakeland Central Park DRI, pursuant to Section 380.115, Florida Statutes (FS). The site is approximately 724.4 acres located north and east of the Polk Parkway, west of Airport Road and south of Old Tampa Highway. The property is legally described as:

Parcel 23282900000022020 lying within the Southeast 1/4 of the Southeast 1/4 of Section 29 Township 28 North Range 23 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, November 19, 2019 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 via email to the Community & Economic Development Department, planning@lakelandgov.net prior to the Tuesday, November 19th meeting.

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THIS IS A COURTESY LETTER NOT REQUIRED BY LAW
Planning & Zoning Board General Application

General Information:

- **Project No:** PUD19-026/LUS19-007
- **Application Date:** 10/1/2019
- **Project Name:** LAKELAND REGIONAL HEALTH - BEHAVIORAL
- **Subject Property Address:** 1324 LAKELAND HILLS BL
- **Parcel ID:** 242807000000043020
- **Total Acreage:** 62.15
- **Applicant Name:** STANTEC CONSULTING SERVICES
- **Applicant Address:** 777 S HARBOUR ISLAND BLVD. SUITE 600, TAMPA, FL 33602
- **Owner Name:** LAKELAND CITY OF LKLD REGIONAL
- **Owner Address:** 228 S MASSACHUSETTS AVE, LAKELAND, FL 338015012

Request:

- **Application Type:** PLANNED UNIT DEVELOPMENT
- **Current**
  - **Zoning:** (Planned Unit Development) PUD 5477
  - **Land Use:** Regional Activity Center (RAC)
  - **Context:** Urban Special Purpose (USP)

**Explanation of Request:** Request to modify Planned Unit Development 5477 to change the use of the former Adair Park site from recreation to hospital and related medical facilities.

**Justification:** This change in use will facilitate development of the former Adair Park site into a one-story behavioral health facility with 96 proposed beds. 68 of these beds are existing beds on the Lakeland Regional Campus, 28 of these are new proposed beds.

Concurrency:

- **Proposed Dwelling Units:** 0
- **Project Floor Area:** 79679 Square feet
- **Type of Use:** Other
- **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: LUS19-007 PUD19-026
Present Land Use: R (23.3 AC+/-), RAC (38.7 AC+/-)
Proposed Land Use: R (13.32 AC+/-), RAC (48.68 AC+/-)
Present Zoning: PUD 5477
Proposed Zoning: Major Modification of PUD Zoning to Allow for a 96-Bed Behavioral Health Facility on the Former Site of Adair Park
Present Context: Urban Special Purpose and Preservation, Conservation, Recreation
Proposed Context: no change

November 2019

Subject Property
Area of Change
500 Foot Notification Boundary
Current City Limits
Zoning
Conditional Use
SPI
Parcels
Railroad
Water Body
Subject Property

Area of Change

9.98 Acres

Urbana Special Purpose
Preservation, Conservation, Recreation

Current City Limits
500 Foot Notification Boundary

Subject Property
Area of Change
500 Foot Notification Boundary
Current City Limits
Zoning
Conditional Use
Parcels
Railroad
Water Body

File Number: LUS19-007 PUD19-026
Present Land Use: R (23.3 AC+/-), RAC (38.7 AC+/-)
Proposed Land Use: R (13.32 AC+/-), RAC (48.68 AC+/-)
Present Zoning: PUD 5477
Proposed Zoning: Major Modification of PUD Zoning to Allow for a 96-Bed Behavioral Health Facility on the Former Site of Adair Park
Present Context: Urban Special Purpose and Preservation, Conservation, Recreation
Proposed Context: no change
November 2019
LUS19-007 PUD19-026

Present Land Use: R (23.3 AC+/-), RAC (38.7 AC+/-)
Proposed Land Use: R (13.32 AC+/-), RAC (48.68 AC+/-)

Present Zoning: PUD 5477
Proposed Zoning: Major Modification of PUD Zoning to Allow for a 96-Bed Behavioral Health Facility on the Former Site of Adair Park

Present Context: Urban Special Purpose and Preservation, Conservation, Recreation
Proposed Context: no change

November 2019
November 5, 2019

RE: Modification of PUD Zoning for Lakeland Regional Health—Behavioral Health Facility – Project No. PUD19-026/LUS19-007

Dear Property Owner:

This is to advise you that Diane Chadwick of Stantec Consulting Services requests a major modification to PUD (Planned Unit Development) zoning to allow for the construction of a 96-bed behavioral health facility and a change in land use from R (Recreation) to RAC (Regional Activity Center) on approximately 9.98 acres located south of the Lakeland Regional Health Systems campus at 1324 Lakeland Hills Boulevard. The property is legally described as:

THAT PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 28 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA, BEING BOUNDED ON THE WEST BY THE EAST RIGHT-OF-WAY OF FLORIDA AVENUE NORTH (US HIGHWAY 98); BEING BOUNDED ON THE EAST BY THE WEST RIGHT-OF-WAY OF LAKELAND HILLS BLVD. (STATE ROAD 33); BEING BOUNDED ON THE NORTH BY THE SOUTH RIGHT-OF-WAY OF PARKVIEW PLACE AND BEING BOUNDED ON THE SOUTH BY THE NORTH RIGHT-OF-WAY OF 1ST. STREET EAST. (A complete legal description is available in the Community & Economic Development Department.)

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THIS IS A COURTESY LETTER NOT REQUIRED BY LAW
MINUTES

Planning & Zoning Board
City Commission Chambers
Tuesday, October 15, 2019
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, and Ronald Roberts were present. Community & Economic Development Department staff Teresa Maio, Community Planning & Housing Manager; Matthew Lyons, Principal Planner; Chuck Barmby, Transportation Manager; 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: Compatibility review to allow for the construction of an accessory dwelling unit on property located at 2233 Nottingham Road. Owner: Maria Mahoney. Applicant: Sarah Case. (ADU19-007)

Todd Vargo stated the request is for an accessory dwelling unit on the subject property located on the shores of Lake Bentley. The home on the subject property is currently undergoing refurbishment and the accessory dwelling unit will complement the architectural style of the home.

Sarah Case, 3825 S Florida Avenue, stated the applicant requests to construct an accessory dwelling unit on the property in compliance with the Land Development Code.

Todd Vargo presented recommended conditions to the Board.

Glenn Higgins made a motion for approval of staff’s recommendation. Andrew Snyder seconded the motion and it passed 6-0.

ITEM 2: Conditional use to allow a bar with accessory brewing on property located at 125 S. Kentucky Avenue. Owner: Kevin Stringer. Applicant: Marlon Lynn Architect PA. (CUP19-007)

Phillip Scearce stated the request is to allow a bar with a small scale, accessory brewery at 125 S. Kentucky Avenue. There are five bars near the subject property. Outdoor seating is planned for the future at the location. The Lakeland Downtown Development Authority met with applicant and voted for approval of the request.

Kevin Stringer, 2500 S. Kentucky Avenue, stated he currently operates a similar bar and brewery in St. Petersburg.

In response to Stephanie Franklin, Marlon Lynn, 212 E. Pine Street, stated outdoor seating shown in front of the building will remain.
In response to Lyle Philipson, Mr. Lynn stated the outdoor seating in front of the building would not impede pedestrian traffic.

Phillip Scearce presented recommended conditions to the Board.

Teresa Maio stated the recommended conditions are similar to other recommendations previously presented by staff and approved by the Board for bars located in downtown Lakeland. Approval for the project which has been received by the Lakeland Downtown Development Authority is a criterion required in the Land Development Code.

Glenn Higgins made a motion for approval of staff’s recommendation. Ronald Roberts seconded the motion and it passed 6-0.

ITEM 3: Conditional use to allow a baseball training and rehabilitation facility on approximately 4.18 acres located at 537 Laura Road. Owner: Randy Sullivan. Applicant: Marlon Lynn Architect PA. (CUP19-008)

Phillip Scearce stated the proposed use for the property consists of injury recovery and training for professional and non-professional baseball players. Only 3.76 acres of the property will be used for the training and rehabilitation facility. The remaining 1.04-acre portion adjacent to Galloway Road will not be used. The subject property has (LD) Limited Development zoning with Business Park (BP) future land use. Construction plans include an office building, a batting cage, and a practice infield. There are five single-family homes located north of the subject property with several parcels separating the proposed training facility from the residential uses.

Randy Sullivan, 1516 Village Center Drive, stated the facility will be used to train baseball players to improve their performance during rehabilitation. Major league and college organizations will send players to the facility for rehabilitation.

Marlon Lynn, 212 E. Pine Street, stated construction plans include a 6,000 square foot training facility dedicated to throwing lanes and a 3,000 square foot office building.

In response to Matthew Lyons, Amy Marsh, 803 Citrus Wood Lane, Brandon, stated special events will be planned at the training facility occasionally including education seminars. During special events, athletes would be shuttled to the site in small groups. Regular daily traffic will be between 15-20 clients. The confidentiality of area is attractive for high profile clients.

In response to Andrew Snyder, Ms. Marsh stated lighting would be installed in phase two of the project if built. Mr. Lynn stated lighting for facility would be similar to lighting used in a Publix parking lot.

In response to Stephanie Franklin, Ms. Marsh stated phase two could likely be built within two years of the original project.

Amanda Milliken, 605 Laura Road, stated she purchased her property since it is secluded and would not have purchased the property if the proposed facility was already in place.

Matthew Lyons stated the request is low impact as compared to what could potentially be developed today under the BP future land use designation.
Pablo Robles, 118 Shelton Avenue, Auburndale, stated he owns approximately two acres near the subject property and has no objection to the proposed use of the property.

Phillip Scearce presented recommended conditions to the Board.

Andrew Snyder made a motion for approval of staff’s recommendation. Leigh Ann Lunz seconded the motion and it passed 6-0.

**ITEM 4:** Conditional use to allow for a preschool with a maximum capacity of 70 students on property located at 417 Frank Lloyd Wright Way. Owner: Steve Shelnut. Applicant: Thomas Brawner. (CUP19-009)

Joshua Cheney stated the subject property is a 5,472 square foot single family home on approximately one half acre parcel located at the south west corner of the intersection of Frank Lloyd Wright Way and Success Avenue. The parcel has MF-12 (Multi-family) zoning and Residential Medium (RM) land use, and is located in the South Lake Morton Historic District. The proposed use of the property is a preschool for up to 70 children. Staff has received a large number of emails and several phone calls both in opposition and support of the project. The applicant has requested that a portion of Frank Lloyd Wright Way be utilized for off-street parking to satisfy a portion of the parking requirements for the proposed use.

Thomas Brawner, 301 E Park Street, stated the proposed preschool would provide flexible schedules for parents to drop off their children and produce less traffic during peak traffic periods when compared to traditional schools. The proposed preschool will have staggered start times with a 90-minute window for drop off in the morning time period. Parents will have the option to enroll students in either a traditional, full-time schedule (Monday – Friday) or a part-time schedule (Monday, Wednesday and Friday only). It is estimated that up to 15% of the enrollment will consist of families with more than one child.

In response to Leigh Ann Lunz, Mr. Brawner stated the amount of outdoor space required for preschools is based on a formula using the available interior and exterior space. The yard facing Frank Lloyd Wright Way would be the primary outdoor space for children and the wraparound porch would count towards the outdoor space requirement.

In response to Stephanie Franklin, Mr. Brawner stated an accessibility ramp is shown in the site plan.

In response to Lyle Philipson, Mr. Brawner stated renovations inside building would include updating the bathrooms to ADA standards and removing interior walls on the second floor to create large classroom spaces.

In response to Andrew Snyder, Mr. Brawner stated he has not received a confirmation from the neighboring St. Joseph’s church for the use of parking spaces on the abutting parking lot owned by the church.

In response to Lyle Philipson, Mr. Brawner stated children of pre-school age are walked to front door and scanned in for security. Spaces will be available at the front door for parents to park.

Michael Mutz, 836 Orange Park Avenue, stated he is in support of the project and would like to walk his children to the preschool in the future.
Julie Townsend, 818 Johnson Avenue, stated the subject property is not the appropriate location for a preschool. The Lake Morton Neighborhood Association Board is not in opposition to the business but the Board is in opposition to the business being located at the subject property as well as the traffic and parking issues that would be caused by the proposal.

Crystal Dukes, 5303 Bayshore Boulevard, read a letter from the owner of the subject property for the record.

Austin Parks, 2346 Delphi Boulevard, stated a daycare is needed in the area.

Natalie Oldenkamp, 413 E. Poinsettia Street, stated the proposed modifications would damage the home and does not support the proposal.

Neil Whiteman, address protected, stated he does not support the proposal as the home has been restored as a single-family home.

Andrew Gard, 5143 Athenia Drive, stated the space is appropriate for the proposed use.

Tom Milligan, 902 Success Avenue, stated he is opposed to the proposed use as it will cause daily disruptions and additional traffic.

Lauren Fernandez, 1100 Oakbridge Parkway, stated she supports the applicant.

Lon Stanley, 2727 San Lanch Drive, stated he restored the Deen House in 1994 under the direction of Florida Southern College.

Holly Hepler, 710 Kensington Street, stated she supports the progression of the area.

Deborah Brown, 823 Mississippi Avenue, stated she is concerned about playground equipment being installed in the yard of the subject property.

Ali Cheek, 119 E. Park Street, stated she supports the project.

Michael McGuire, 835 Mississippi Avenue, stated he opposes increase in traffic and parking confusion that will likely be caused by the project.

Emily Lim, 5623 9th Street, stated there is a need for a preschool in the area.

Stephanie Gregg, 130 E. Park Street, stated she is in support of the project.

Jim Malless, 845 Mississippi Avenue, stated it has not been proven that property values in the area will increase or that parents will walk their children to the proposed school. The development will increase the amount of daily and pm peak hour trips. The site plan does not give safe parking for parents and students and the school cannot use the alley for queuing for drop off or pick up.

Jill Green, 4828 Celia Circle West, stated she is in support of the project.

Michael Alexander, 915 Success Avenue, stated he is opposed to the project as it will not benefit his property value or quality of life and the historic home should be preserved.
In response to Linda Wilder, 716 Penny Lane, Teresa Maio stated the Historic Preservation Board will be responsible to direct the applicant regarding any external modifications.

In response to Ms. Wilder, Mr. Brawner stated a fence will have to be constructed on the property. The fence would be constructed in line with the guidelines of the Historic Preservation Board.

Linda Russ, 914 Success Avenue, stated she is opposed to the project.

Kirk Eich, 724 Success Avenue, stated he is concerned about the parking and traffic that will be generated by the project.

Ron Tomlin, 921 Success Avenue, stated he is concerned about what the next use would be if the school were to fail.

Joe Estes, 946 Pennsylvania Avenue, stated he is concerned about what the next use would be if the school were to fail.

Eric Hughes, 1515 King Avenue, stated the school would be worth the inconvenience that may be caused by the school.

Thomas Brawner stated the request is for a conditional use.

Teresa Maio stated the Land Development Code allows for the use to be considered providing the use does not impact the predominately residential neighborhood. Traffic is a significant concern to neighbors and staff. In the absence of an agreement with St. Joseph’s for parking. The spaces adjacent to and on the property are not sufficient for parking. Staff will return with a recommendation next month.

Chuck Barmby stated staff will review the access points with the Public Works department to determine the viability of the proposed on street parking on Frank Lloyd Wright Way approaching Success Avenue. The width of pavement to wall on north frontage of site is a concern with 15 feet being the desired width for parking and a sidewalk. Pick up and drop off at the subject property is not similar to the pick up and drop off process at St. Joseph’s.

In response to Leigh Ann Lunz, Chuck Barmby stated parking cannot back into right of way and the staff could not park in driveway. Staff parking would need to be reviewed.

**ITEM 5:** Conditional use to allow off-street parking on property located at 927 S. Tennessee Avenue. Owner: Gerard H. Hubbell. Applicant: Timothy F. Campbell. (CUP19-010)

Teresa Maio stated the applicant has requested the project to be continued to the next month.

Stephanie Franklin asked for public comment.

Lyle Philipson made a motion for the approval of the applicant’s request for a one month delay. Andrew Snyder seconded the motion and it passed 6-0.

**ITEM 6:** Major modification to PUD (Planned Unit Development) zoning to allow a Level II Institutional Residential Use (Residential Treatment Facility) with a maximum of 12
Todd Vargo stated the request is to utilize the existing structure at the corner of Carleton St and Hilltop Lane as an institutional residential use. The current PUD approval allows for a group home for disabled adults with up to eight beds. The applicant requests to amend the PUD to allow for an institutional residential use. If approved, the applicant would not make any changes to the interior or the exterior of the property.

Don Vanstee, 1815 Crystal Lake Drive, stated Tri-County operates substance abuse treatment facilities in Polk, Highlands, and Hardee Counties where individuals are rehabilitated and reintroduced into society as productive members of their communities.

In response to Stephanie Franklin, Mr. Vanstee stated the request is to allow for up to 12 beds. There are no plans to modify the floor plan as the existing bedrooms are large enough to accommodate the planned number of individuals.

In response to Ms. Franklin, Mr. Vanstee stated three to five staff members will be on-site during the day to manage the property as well as to facilitate group therapy sessions with one person always on property.

In response to Lyle Philipson, Mr. Vanstee stated the treatment facility will provide meals to residents. The facility also allows residents to prepare meals for themselves outside of the planned meals.

In response to Mr. Philipson, Mr. Vanstee stated there are rules in place for residents regarding entering and leaving the property.

In response to Ronald Roberts, Mr. Vanstee stated there is very little time available for guests to visit the facility.

Jerry Blankenbaker, 439 Carleton Street, stated he is concerned about the safety of the elderly neighbors and children in the area and a lower value of his home as a result of the proposal.

Lynda Kaufman, 212 Carleton Street, stated she is concerned about the safety of her home and the lowered value of her home as a result of the proposal.

Preston Studstill, 216 Carleton Street, stated the property could be used to construct several new homes instead of being used for the proposed use.

Charles Keefer, 3335 S. Florida Avenue, stated he is concerned about the safety of the nearby church congregation.

Maria Mahoney, 502 Carleton Street, stated the proposed use would not be compatible with the neighborhood.

Todd Vargo stated seven emails were received by staff in opposition to the project.
In response to Ms. Franklin, Teresa Maio stated the existing PUD approval is specifically for organizations that deal with developmentally disabled individuals. The modification is needed at a minimum to address the new applicant as the request is for an increase in the number of beds.

In response to Leigh Ann Lunz, Ms. Maio stated the applicant would still be heard by the Planning and Zoning Board without a request for an increase in beds because the conditions were written for the existing PUD.

In response to Glenn Higgins, Ms. Maio stated the PUD is unusual in that it is specific to the license for the previous group that operated on the subject property.

ITEM 7: Application of O-3 (Moderate Impact Office) zoning on 2.26 acres located at 3407 and 3409 Betz Place. Owner: Sanford K. Betz. Applicant: JSK Consulting. (ZON19-012)

Joshua Cheney stated the property is comprised of two parcels located south of the intersection of Betz Place and the mall access road. The parcels currently have Regional Activity Center (RAC) future land use but do not have a zoning designation. The subject property is located within the Suburban Corridor (SCO). The applicant requests O-3 (Moderate Impact Office) zoning with the intent of submitting plans for a 110 room hotel to be constructed on the property. Staff has not received any communication from the public regarding the request.

Shelton Rice, Peterson & Myers, 225 E. Lemon Street, stated the applicant request to establish O-3 zoning on the subject property. A 110 room Fairfield Inn hotel with ingress and egress onto Betz Place has been proposed to be constructed on the subject property.

Alice Betz, 3409 Betz Place, stated she is in favor of the project.

Sanford Betz, 3407 Betz Place, stated he is in favor of the project.

Andrew Snyder made a motion for approval of staff’s recommendation. Leigh Ann Lunz seconded the motion and it passed 6-0.

GENERAL MEETING

ITEM 8: Review minutes of the September meeting.

Andrew Snyder made a motion for approval of the minutes from the previous meeting. Lyle Philipson seconded the motion and it passed 6-0.

ITEM 9: Major modification of PUD (Planned Unit Development) zoning to adopt a new site development plan and increase the maximum allowable floor area from 1,084,000 to 1,524,000 square feet. The proposed uses include 1,447,800 square feet of warehouse uses and 76,200 square feet of office uses on 166 acres generally located north of Interstate-4, south and east of N. State Road 33, and south of Mount Olive Road. Owner: Ruthven I-4, LLC. Applicant: Robert Pergolizzi. (PUD19-014)

Phillip Scearce stated a major modification to the PUD (Planned Unit Development) was approved in 2007 but the has not been developed. The request is to increase the square footage allowed for development on the subject property. If approved today the request would return to the Board for review
prior to site plan approval as the subject property is located in the Green Swamp Area of Critical State Concern.

Glenn Higgins made a motion for approval of staff’s recommendation. Andrew Snyder seconded the motion and it passed 5-0. Leigh Ann Lunz recused herself from this item.

ITEM 10: Major modification to PUD (Planned Unit Development) zoning to eliminate a proposed golf course, identify as wetlands/conservation an upland portion of the property that was previously mined, redefine the property boundaries to reflect the current ownership, and relocate a neighborhood amenity center and existing single-family development nodes on property located at 4000 Pipkin Creek Road. Owner: Pipkin Creek Properties LLC. Applicant: Daniel Christopher Lewis. (PUD19-016)

Joshua Cheney stated the request is for a major modification of PUD zoning. The property is approximately 449.94 acres in size with a future land use of Residential Medium (RM). The PUD was originally approved in 2002 for 461 single-family attached dwellings, 271 multi-family dwellings, and a 20,000 square foot neighborhood shopping center. The PUD has been amended several times since 2002 and is now known as Lakeside Preserve. Changes to the original proposal include the addition of a wetland conservation and trail area to replace the plans for a golf course as well as the relocation of neighborhood amenity center with clubhouse.

Lyle Philipson made a motion for approval of staff’s recommendation. Andrew Snyder seconded the motion and it passed 6-0.


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 November hearing.

ITEM 13: Audience.

There were no comments from the audience.

ITEM 14: Adjourn.

There being no further discussion, the meeting was adjourned at 12:21 pm.

Respectfully Submitted,

Stephanie Franklin, Chair Andrew Snyder, Vice-Chair
## Community & Economic Development

### Staff Recommendation

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<tr>
<th>Date</th>
<th>November 19, 2019</th>
<th>Reviewer</th>
<th>Joshua Cheney</th>
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<tbody>
<tr>
<td>Project No.</td>
<td>CUP19-009</td>
<td>Location</td>
<td>417 Frank Lloyd Wright Way</td>
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<tr>
<td>Owner</td>
<td>Steve Shelnut</td>
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<td>Applicant</td>
<td>Thomas Brawner</td>
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<td>Current Zoning</td>
<td>MF-12 (Multi-Family)</td>
<td>Future Land Use:</td>
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<td>Context District</td>
<td>Urban Neighborhood (UNH)</td>
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<td>P&amp;Z Hearing</td>
<td>October 15, 2019</td>
<td>P&amp;Z Final Decision:</td>
<td>November 19, 2019</td>
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<td>Request</td>
<td>A conditional use to allow for a preschool with a maximum capacity of 70 students on property located at 417 Frank Lloyd Wright Way.</td>
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### 1.0 Location Maps

![Location Map](image-url)
2.0 Background

2.1 Summary

Thomas Brawner requests conditional use approval to allow a preschool with a maximum capacity of 70 students on property located at 417 Frank Lloyd Wright Way. A map of the subject property is included as Attachment “B.”

2.2 Subject Property

The subject property, located at the southwest corner of the intersection of Frank Lloyd Wright Way and Success Avenue, is 0.5 acres in area and improved with an existing 7,264 sq. ft. single-family detached home originally built in 1917 according to Property Appraiser records. The property has a future land use designation of RM (Residential Medium) and is presently zoned MF-12 (Multi-Family Residential).

The subject property is located within the South Lake Morton Historic District. The prominent two-story house on the subject property, known locally as the Columbus W. Deen House, is considered to be a major contributing building to the South Lake Morton Historic District due to its unique architectural style and historic significance. While originally built as a single-family home, the property was sold following the death of Mr. Deen in 1927 and briefly converted for use as a private hospital and sanitarium in the 1930s. In 1940, the property was purchased by Florida Southern College and used as housing for both faculty and students. Both uses were established prior to the adoption of zoning by the City in 1950.

By the early 1990s, the property was in poor condition as a result of deferred maintenance and multiple alterations. In 1994, the college sold the property to Mr. Lon Stanley who over the next few years meticulously restored the property to its original use as a single-family home. The current owner, Mr. Steve Shelnut, purchased the property from Mr. Stanley in 2012.

Project Background

The applicant requests conditional use approval to convert the existing single-family home into a pre-school for up to 70 children with a maximum of seven faculty members. A copy of the proposed site development plan showing proposed parking, pedestrian and ADA facilities, and the location of a children’s play area is included as Attachment “C.”

2.3 Existing Uses of Adjacent Properties

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<tr>
<th>Boundary</th>
<th>Existing Land Use</th>
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2.4 Attachments
3.0 Discussion

The minimum parking requirement for the proposed use is one space per employee, plus one space per six pupils, requiring a total of 19 spaces. The site plan shows a total of 14 off-street parking spaces and five additional on-street parking spaces located within the right-of-way off of Frank Lloyd Wright Way. Four of the off-street parking spaces are shown in a parallel parking configuration within the existing residential driveway. These spaces would be accessed using Success Avenue and restricted to staff use only. In accordance with Sub-Section 4.11.4.5 of the Land Development Code, adequate maneuvering space would have to be provided to ensure that vehicles parked in the driveway do not back into Success Avenue. The remaining 10 off-street parking spaces are shown in the rear yard area as angled parking with access off of an existing north-south alley.

To access these spaces, traffic would enter the alley from the south via Charles Street and exit to the north via Frank Lloyd Wright Way. The alley, which is 10 feet in width, is used to provide solid waste collection services and rear yard access for eight residential properties located within the block bounded by South Boulevard and Success Avenue. Access to the alley is constrained by above ground utilities and nonconforming structures such as garages and sheds which are located on or immediately adjacent to the alley. The alley is further constrained by the placement of solid waste collection bins and yard debris, within or adjacent to the alley. On Thursdays and Fridays, the City provides collection services for household trash, yard waste, and recycling within the alley. No commercial uses are served by the alley.

Approval of the conditional use would introduce a significant amount of new traffic onto the alley during the early morning and late afternoon hours when students would be dropped off and picked up. Per the Institute of Transportation Engineers’ *Trip Generation Manual 10th Edition*, a Day Care Center (Code 565) with 70 students is expected to generate 286 Daily Trips and 55 Peak Hour Trips during the A.M. and P.M. Peak Periods for Adjacent Street Traffic (7-9 A.M. and 4-6 P.M., respectively). Residential uses that abut the alley would bear a significant amount of the impacts associated with the additional vehicle trips. Such impacts include vehicle noise and emissions, limited access to rear yards during school hours, and potential property damage due to the narrow width of the alley and the hazards identified above.

During the Public Hearing last month, a large number of Lake Morton residents appeared before the Planning and Zoning Board to share their concerns about the proposed childcare facility use. Likewise, there were also a large number of supporters for the school present, most of whom did not reside in the neighborhood, who spoke in favor of the request.

Residents of the neighborhood were overwhelmingly opposed to the request due to concerns about traffic, noise, exterior changes to the prominent historic property, and the overall negative impact on the surrounding neighborhood. Those who spoke in favor of the request emphasized the need for additional childcare facilities in the City and suggested that the applicant and his wife would do an outstanding job converting the historic residential structure into a childcare facility.

This request to modify the building was presented for approval at the October 24th meeting of the Historic Preservation Board’s Design Review Committee (DRC). While the DRC did not have any
issues with the use of the residential driveway for faculty parking as shown on the site plan, the request for the 10 off-street parking spaces that would be served by the alley, along with a proposed fire escape on the west side of the building, were denied as being detrimental to the historic integrity of the property.

On multiple occasions, going back to the initial meeting when the request was first presented to the City’s Development Review Team (DRT) on August 7, 2019, staff has encouraged the applicant to procure additional property for off-site parking for the proposed use. St. Joseph’s Academy, which is owned by the Diocese of Orlando, currently maintains an underutilized parking lot located immediately to the west at 906 South Boulevard. The ideal solution would be for the applicant to either buy, or obtain a long-term lease from the church, which would allow for the property to be used as off-street parking or for an access route for the school in perpetuity. Either option would require school traffic to circulate through St. Joseph’s property using the existing driveways off of South Boulevard, in lieu of loading all of the traffic on the north-south alley as currently proposed.

In the absence of this or other possible solutions, staff cannot recommend approval due to the substantial impacts on adjacent properties that would result if the alley is used to circulate school traffic to and from the site. As such, staff recommends that the application be denied without prejudice to allow the applicant to reapply at any time, and without further delay, if an agreement with St. Joseph’s or another option is obtained.

3.1 Comprehensive Plan Compliance

The Community and Economic Development Department and the Planning and Zoning Board reviewed this request for compliance with Lakeland Comprehensive Plan: 2010-2020 and it is our opinion that the request is inconsistent with the Comprehensive Plan.

4.0 Recommendation

4.1 Community and Economic Development Staff

The Community and Economic Development Department reviewed this request and recommended that the request for a conditional use for a pre-school be denied without prejudice.
ATTACHMENT “A”

Legal Description:

DIXIELAND PB 1 PG 67 BLK 4 LOTS 1 2 & 3 & N 140 FT OF CLOSED ALLEY BETWEEN LOTS 1 THRU 3 & 12 THRU 14 LESS BEG 10 FT N OF SE COR LOT 12 RUN N 15 FT S 33 DEG 41 MIN 00 SEC E 18.03 FT W 10 FT TO POB
File Number: CUP19-009
Present Zoning: MF-12 with SPI
Context: Urban Neighborhood
Proposed Zoning: Conditional Use to Allow a Preschool with a maximum Enrollment of Approximately 70 Students and 7 Teachers

October 2019
Date: November 19, 2019  Reviewer: Todd Vargo
Project No: PUD19-022  Location: 220 Carleton Street
Owner: Alliance for Independence
Applicant: Tri-County Human Services, Inc.
Current Zoning: PUD (Planned Unit Development)  Future Land Use: Residential Medium (RM)
Context District: Urban Neighborhood (UNH)
P&Z Hearing: October 15, 2019  P&Z Final Decision: November 19, 2019
Request: Major modification to PUD (Planned Unit Development) zoning to allow a Level II Institutional Residential Use (Residential Treatment Facility) with a maximum of 12 beds on property located at 220 Carleton Street.

1.0 Location Maps
2.0 Background

2.1 Summary
Tri-County Human Services, Inc., requests a major modification of PUD (Planned Unit Development) zoning to allow a Level II Institutional Residential Use (Residential Treatment Facility) with a maximum of 12 beds on property located at 220 Carleton Street. A map of the subject property is included as Attachment “B.”

2.2 Subject Property
The subject property is approximately 0.67 acres in area and has Residential Medium (RM) future land use and PUD zoning. The property contains an existing 5,537 square foot, one-story, home with 4,160 square feet of living area originally built in 1960 according to the Property Appraiser. The home was originally built for the pastor of the Florida Holiness Campground and his family. Starting in 1995 and until 2012, Alliance for Independence operated a community residential home at this location providing housing and care for developmentally disabled adults.

State law preempts local governments from regulating certain state-licensed residential facilities with six or fewer residents. This includes community residential homes for clients of the Agency for Persons with Disabilities, the Department of Juvenile Justice, the Department of Children and Families, or Agency for Health Care Administration complete list. In 2012, the Alliance for Independence sought to increase their bed count from six to eight and applied for PUD zoning (PUD 5317) to allow a Level I group home, defined by the Land Development Code as no more than eight clients at any one time. As approved by the City Commission, the existing PUD zoning allows a Level I Group Home for the care of disabled adults, as licensed by the Agency for Persons with Disabilities, with no more than eight clients at any one time. The PUD further requires a major modification if care is provided to other groups of individuals as licensed by various other State agencies.

2.3 Project Background
Tri-County Human Services seeks to utilize the structure for the care of up to 12 clients with substance abuse dependence issues. According to the applicant, residents will be limited to female clients that have satisfactorily completed residential programs at other locations and have been in the care of Tri-County for 6-8 months. This request, if approved, will allow for a Level II Institutional Residential Use (Residential Treatment Facility) with a maximum of 12 beds in lieu of the current Level I group home.

Although the subject property is surrounded on the north, east, and west by single-family zoning, the property to the south comprises the Florida Holiness Campground and is zoned PUD. In 2016, this PUD was modified to allow a two-story, 42-unit dormitory immediately to the south, across Carleton Street.

2.4 Existing Uses of Adjacent Properties

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</table>
2.5 Attachments

Attachment A: Legal Description
Attachment B: Base Map of Subject Property
Attachment C: Site Development Plan

3.0 Discussion

With over 4,000 square feet of living area and five bedrooms, the subject property is ideally suited for the proposed use. Given the proximity to the Florida Holiness Camp Grounds and plans for a 42-unit dormitory immediately across the street, market demand for the property as a single-family home is likely limited. While the clients themselves do not drive or have visitors, ample parking is available on-site to accommodate employees. In terms of impacts, this request represents a modest expansion when compared to the previously approved group home use.

Programming and care for residents will be highly structured with a focus on skill building and rehabilitation. A typical daily schedule includes hourly tasks such as meal preparation and clean up time, meditation time, skill building, stress management, individual counseling and other similar activities at the house. During the evening, residents participate in offsite 12-step recovery meetings or other self-improvement activities. Residents who are employed, have medical appointments, or children and extended family may leave the house during the day with certain restrictions. To ensure that supervisors know where clients are at all times, residents must fill out a sign in/sign out log sheet whenever they leave and return to the premises. The house itself will be supervised 24-hours a day with two or three staff on duty during the day and one on duty overnight.

At the public hearing, property owners in the neighborhood expressed concerns about the proposed change. Most of the comments received were related to impacts on property values and safety regarding both the neighborhood and area schoolchildren. Despite its former use as a group home, the structure at 220 Carleton Street is valued today at $321,311, which is more than many homes in the neighborhood. While safety is an understandable concern, as previously mentioned, clients of the recovery program must log in and out whenever they leave and return to the premises. Clients are not allowed to freely wander around the neighborhood. The only reasons they are allowed to leave are for a job (in which they walk or bicycle to their place of employment), to undergo group counseling (during which they are transported by Tri-County staff), or to visit family (with transportation provided by their family members).

Based on concerns with compatibility with the existing residential neighborhood, planning staff visited a similar Tri-County facility in Winter Haven, the Agape House, a 10-bed residential treatment facility for women with substance abuse dependence disorders. Residents are required to be employed or involved in job training, educational, or employment search activities. The Agape House is also staffed 24-hours a day. Agape House has existed at that location for a number of years. Staff contacted the City of Winter Haven and confirmed that there have been no law-enforcement or code-enforcement incidents regarding the Agape House or the residents. The Carleton Street home will be an extension of Agape House, serving women only. Based on that site visit, staff believes the facility planned at 220 Carleton Street will function in a similar manner as when it was operated by the Alliance for Independence and that neighborhood residents will notice little change.
The recommended conditions limit the number of clients to ten (10) which allows two clients per bedroom and is a nominal increase above the current limit of eight (8) residents. The facility must maintain a license from the Department of Children and Families. Any attempt to change the license or increase the number of residents will require a major modification of the PUD. The grounds and facility shall be smoke-free to discourage loitering outside the facility. In order to supplement the check in and check out procedures enacted by Tri-County Human Services, staff is recommending security cameras at all entrances/exits to the building. Finally, the conditions of approval allow for revocation of this PUD if more than five (5) City of Lakeland Code violations, Lakeland Police Department registered incident reports occur in a twelve-month period.

3.1 Transportation and Concurrency

While the subject property is located on local streets, residents are not allowed to drive. The only trips generated will be from the 4-5 staff who will supervise the facility on a 24-hour basis. Therefore, traffic generated from this request will not be an issue.

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 is consistent with the Comprehensive Plan. All roadway levels of service are acceptable. Other essential services are presently available to provide concurrency for the proposed use.

4.0 Recommendation

4.1 Community and Economic Development Staff

The Community Development Department reviewed this request and recommends approval of the modification to PUD zoning. Letters of notification were mailed to 75 property owners within 500 feet of the subject property. Several surrounding property owners expressed concern for safety and property values at the October 15th public hearing. As noted above, a similar facility operated by Tri-County Human Services, Inc. in Winter Haven has not resulted in criminal activity within that neighborhood.

4.2 The Planning & Zoning Board

It is recommended that the request for a PUD zoning, as described above and in Attachments “A”, “B,” and “C” be approved with the following conditions:

A. **Permitted Uses:** A Group Home, Level I, with no more than eight (8) clients at any one time

B. **Permitted Uses:** An Institutional Residential use, Level II, with no more than ten (10) clients at any one time

C. **Development Regulations:** In accordance with RA-3 zoning district requirements.

D. **Limitation on Use:** Use of the property as a group home shall be limited to the care of disabled adults, as licensed by the Agency for Persons with Disabilities individuals under licensure by the Department of Children and Family Services. Should the property owner wish to provide care for other groups of individuals, as licensed by various other State agencies, then a major modification of this PUD shall be required.
D. Building Surveillance: The facility shall maintain a video surveillance system that records continuously 24 hours a day and meets the following minimum criteria:

1. Video surveillance cameras shall be fixed in place, at all building entrances and exits, to clearly allow for the recording and identification of all persons entering and leaving the premises.

2. All video surveillance recordings and images shall accurately display the time and date the footage was taken.

3. All video surveillance recordings and images shall be retained for a minimum time period of 45 days from the date of recording and produced upon request by any law enforcement agency in accordance with State and Federal law.

E. Fencing: The applicant shall construct and maintain a six-foot view blockage fence along the northern and western property lines.

F. Smoke-Free Facility: To discourage loitering on the premises, the outdoor grounds and building shall be posted and maintained as a smoke-free facility.

G. Vehicular access shall be limited to a single driveway on Carleton St. that meets the City of Lakeland Land Development Code standards and Engineering Standards Manual. The existing driveway apron on S. Hilltop Ave. shall be removed and replaced with a curb meeting the City of Lakeland Engineering Standards Manual.

H. The City Commission may revoke this PUD modification upon the occurrence of more than one (1) violation of the provisions of this Ordinance or upon the occurrence in any twelve (12) month period of more than five (5) City of Lakeland Code violations, Lakeland Police Department registered incident reports, or any combination thereof.
ATTACHMENT “A”

Parcel Description

Parcel of land lying and being in Section 31, Township 28 South, Range 24 East, Lakeland, Polk County, Florida being described as:

MEADOWBROOK PARK SUB, PB 10, PG 11, BLK B, LOTS 11, 12, 13 & 14
## Community & Economic Development

### Staff Recommendation

<table>
<thead>
<tr>
<th>Date:</th>
<th>November 19, 2019</th>
<th>Reviewer:</th>
<th>Joshua Cheney</th>
</tr>
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<tbody>
<tr>
<td>Project No:</td>
<td>SUB18-014</td>
<td>Location:</td>
<td>3904 White Ibis Road</td>
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<tr>
<td>Owner:</td>
<td>Pipkin Investment LLC</td>
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<td>Applicant:</td>
<td>Heather Wertz, Hamilton Engineering</td>
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<td>Current Zoning:</td>
<td>PUD (Planned Unit Development) 5677</td>
<td>Future Land Use:</td>
<td>Residential Low (RL) &amp; Conservation (C)</td>
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<td>Context District:</td>
<td>Suburban Neighborhood (SNH)</td>
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<tr>
<td>P&amp;Z Hearing:</td>
<td>November 19, 2019</td>
<td>P&amp;Z Final Decision:</td>
<td>November 19, 2019</td>
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| Request: | Plat approval for Riverstone Phase 2 generally located west of Yates Road and south of West Pipkin Road. |

### 1.0 Location Maps

![Location Map](image-url)
2.0 Background

2.1 Summary
Hamilton Engineering & Surveying, Inc. on behalf of Highland Sumner, LLC, has submitted a subdivision plat for Riverstone Phase 2. Phase 2 consists of 277 lots on 92.12 acres generally located west of Yates Road and south of West Pipkin Road. Plats are reviewed by the City’s Subdivision Review Team for compliance with Article 9 (Subdivision Standards) of the Land Development Code (LDC).

2.2 Attachments
Plat Sheets for Riverstone Phase 2 Subdivision #1 - 8

Recommendation

3.1 Community & Economic Development Staff
It is recommended that the Planning and Zoning Board approve the plat as conforming to Article 9 (Subdivision Standards) of the Land Development Code.
Report of City Commission Action on Planning and Zoning Board Recommendations

Tuesday, November 19, 2019

Meeting of October 21, 2019

Ordinances (Second Reading)

Proposed 19-029; Amending Ordinance 3050, as amended; modifying the SPI for the South Lake Morton Historic District relating to detached, secondary, residential structurers and garage apartments (SPI19-001) (1st Rdg. 10-07-19) Approved 7-0 Ord. 5787

Proposed 19-030; Amending Ordinance 5144, as amended; expansion of existing SPI for Florida Southern College to include property located at 1131 Frank Lloyd Wright Way (SPI19-002) (1st Rdg. 10-07-19) Approved 7-0 Ord. 5788

Proposed 19-031; Amending Ordinance 5496, as amended; to incorporate the Development Order conditions from the Williams Development of Regional Impact (DRI) into the PUD (PUD19-010) (1st Rdg. 10-07-19) Approved 7-0 Ord. 5789

Proposed 19-032; Amending Ordinance 5218, as amended; which adopted a Development Order with conditions for the Williams Development of Regional Impact (DRI) (DRI19-002) (1st Rdg. 10-07-19) Approved 7-0 Ord. 5790