AGENDA
Planning & Zoning Board
City Commission Chambers
December 17, 2019 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: 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.

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PUBLIC HEARING

   b. Consideration of final decision.

   b. Consideration of final decision.

ITEM 3:  a. Conditional use to allow for the construction of a garage apartment on property located at 829 Pennsylvania Avenue. Owner/Applicant: Alton Masters. (CUP19-014)
   b. Consideration of final decision.

ITEM 4:  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. Owner: Drummond Company, Inc. Applicant: Timothy F. Campbell. (PUD19-009) Note: Continued from November meeting.
   b. Consideration of final decision.

ITEM 5:  a. Minor modification to PUD (Planned Unit Development) zoning to allow for the construction of fourteen (14) single-family attached homes on approximately 4.10 acres located at 3375 New Jersey Road. Owner: Tapia Construction. Applicant: Kimley-Horn and Associates, Inc. (PUD19-021)
   b. Consideration of final decision.

ITEM 6:  a. Minor modification of PUD (Planned Unit Development) zoning to allow for a new bar/taproom and brewery on approximately .1 acre located at 2972 Lakeland Highlands Road. Owner: JLJI LL LLC. Applicant: Daniel Thumberg. (PUD19-029)
   b. Consideration of final decision.
ITEM 7: Major modification of PUD zoning for Lakeland Central Park to incorporate the Development Order conditions from the Lakeland Central Park DRI into the zoning conditions for approval on property 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. (DRI19-003/PUD19-023) Note: Continued from November meeting.

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

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

ITEM 10: 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) Note: Continued from November meeting.

GENERAL MEETING

ITEM 11: Review minutes of the November meeting.

ITEM 12: 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 13: 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 and Lakeland Regional Health. Applicant: Stantec Consulting Services. (LUS19-007/PUD19-026)

ITEM 14: Report of City Commission action on Planning and Zoning Board recommendations.

ITEM 15: Community Housing and Planning Manager's Report.

ITEM 16: Audience.

ITEM 17: Adjourn.
# Planning & Zoning Board General Application

## General Information:
- **Project No:** CUP19-010
- **Application Date:** 9/3/2019
- **Project Name:** Hubbell Parking
- **Subject Property Address:** 927 S TENNESSEE AV
- **Parcel ID:** 242819231500002080
- **Total Acreage:** 0.16
- **Applicant Name:** TIMOTHY F. CAMPBELL
- **Applicant Address:** 500 SOUTH FLORIDA AVENUE, SUITE 800, LAKELAND FL 33801
- **Owner Name:** GERARD H. HUBBELL, P.A.
- **Owner Address:** 924 SOUTH FLORIDA AVENUE, LAKELAND FL 33803

## Request:
- **Application Type:** CONDITIONAL USE
- **Proposed Zoning:** Not Applicable
- **Current Zoning:** MF-12 (Multi-Family)
- **Proposed Land Use:** Not Applicable
- **Current Land Use:** Residential Medium (RM)
- **Proposed Context:** Not Applicable
- **Current Context:** Urban Neighborhood (UNH)
- **Explanation of Request:** Please see attached cover letter.
- **Justification:** Please see attached cover letter.

## Concurrency:
- **Proposed Dwelling Units:** 0
- **Project Floor Area:** 0 Square feet
- **Type of Use:** Other
- **Phase:** n/a
- **Year:** n/a

## Estimate of Public Service Demand

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September 3, 2019

Nicole Travis, Director
Community & Economic Development Department
City of Lakeland
228 South Massachusetts Avenue
Lakeland, Florida 33801

Re: Gerard H. Hubbell, P.A. / Conditional Use Application

Dear Nicole:

Our firm is pleased to submit the attached conditional use permit application (the “Application”) on behalf of Dr. Gerard Hubbell, regarding the property identified as Polk County Property Appraiser Parcel Identification Number 242819-231500-002080 (the “Property”).

Background and Explanation of Request

This request is for a conditional use permit to allow the use of approximately the west thirty-two feet of the Property for parking similar to the parking spaces across East Charles Street and other similar uses of the alley running from Frank Lloyd Wright Way to East Patterson Street. The parking area will clearly delineate spaces, be durable, and be maintained by the owner.

Justification

This request will help relieve the need for additional parking from Dr. Hubbell’s optometry and eye care practices that are adjacent to the Property. The conditional use is proposed only for thirty-two feet rather than the entire back yard, allowing for a back yard associated with the home. The alley parking spaces on the south side of East Charles Street are even deeper than the depth proposed by Dr. Hubbell.

If this request is approved, and Dr. Hubbell’s employees can use the additional spaces and his patients and clients will have sufficient parking.
Conclusion

Dr. Hubbell is submitting the Conditional Use Permit Application Fee and respectfully requests staff support of the requested conditional use. Please let me know if you have any questions or require any additional information.

Thank you for your time and consideration.

Sincerely,

Timothy F. Campbell

Attachments:  Conditional Use Permit Application Fee
              Site Plan

Copy:  Client (transmitted via email)
File Number: CUP19-010

Present Zoning: MF-12 with SPI
Context: Urban Neighborhood
Proposed Zoning: Conditional Use to Allow a Grass Parking Area

October 2019
File Number:  CUP19-010

Present Zoning:  MF-12 with SPI
Context:  Urban Neighborhood
Proposed Zoning:  Conditional Use to Allow a Grass Parking Area

October 2019
Subject Property
Area of Change

File Number: CUP19-010
Present Zoning: MF-12 with SPI
Context: Urban Neighborhood
Proposed Zoning: Conditional Use to Allow a Grass Parking Area

October 2019
November 27, 2019

RE: Conditional Use for Parking for Hubbell Eye Clinic - Project No. CUP19-010

Dear Property Owner:

Timothy Campbell requests a conditional use to allow off-street parking on property located at 927 S. Tennessee Avenue. This is to advise you that the Planning and Zoning Board voted to continue the public hearing on this request to its December meeting. The subject property is legally described as:

SCOTTS LAKELAND HEIGHTS DB 75 PG 15 BLK 2 LOT 8
(A complete legal description is available in the Community & Economic Development Department.)

A copy of a revised site development plan is enclosed. The revised plan reduces the depth of the parking area from 32 feet to 28 feet, replaces the vegetation on the north and east sides of the parking area with a 6-foot opaque fence, and adds a 5-foot landscape buffer along the south side of the parking area. The site plan also delineates 5 parking spaces with wheel stops and pervious pavement strips within the parking area.

The continued hearing will be held before the Lakeland Planning and Zoning Board to 8:30 a.m., on December 17, 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, December 17th 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:

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<td>Applicant Name:</td>
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<td>Applicant Address:</td>
<td>5131 JUNGLE PLUM RD</td>
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<td>Owner Name:</td>
<td>TIMOTHY CLAY</td>
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<td>Owner Address:</td>
<td>850 HANOVER WAY</td>
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## Request:

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<td>Land Use:</td>
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<tr>
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**Explanation of Request:** The property is formerly known as "Lakeland Family Pharmacy". We would like to turn this failed business into a thriving high-end laundromat.

**Justification:** This property is located in a poverty-stricken area of town with a per capita income of only $11,530 within a 1 mile radius. If you drive through the neighborhood surrounding the property, many homes have their laundry hanging on clothing lines outside, with some homes not having any power at all. We want to provide a resource for the people of the community to clean their clothes and other garments in a brand new, well-maintained laundromat.

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**Estimate of Public Service Demand**

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File Number: CUP19-013
Present Zoning: C-1
Context: Urban Corridor
Proposed Zoning: Conditional Use to Allow a Laundromat

December 2019
File Number: CUP19-013

Present Zoning: C-1

Context: Urban Corridor

Proposed Zoning: Conditional Use to Allow a Laundromat

December 2019
File Number: CUP19-013

Present Zoning: C-1
Context: Urban Corridor
Proposed Zoning: Conditional Use to Allow a Laundromat

December 2019
November 27, 2019

RE: Conditional Use for a Laundromat - Project No. CUP19-013

Dear Property Owner:

This is to advise you that Brett Taylor requests a conditional use to allow for a laundromat on approximately 0.6 acres located at 605 W. Memorial Boulevard. The subject property is legally described as:

CORDERY E L SUBDIVISION PB 4 PG 47 LOT 4 SOUTH 67 FT LESS THE E 6 FT & LOTS 5 TO 8 & BEGINNING NW CORNER OF LOT 5 RUN EAST 30 FT NORTH 6 FT WEST 30 FT SOUTH 6 FT TO BEGINNING
AND
CORDERY E L SUB PB 4 PG 47 LOTS 2 & 3 BEGIN NORTHEAST CORNER RUN NORTH 2 2/3 FT WEST 87 1/3 FT SOUTH 2 2/3 FT EAST TO BEGINNING & 3 & NORTH 37 1/2 FT OF 4 & EAST 6 FT OF SOUTH 67 FT OF LOT 4

(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 December 17, 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, December 17th meeting.

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## General Information:

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File Number: CUP19-014

Present Zoning: R-4 With SPI
Context: Urban Neighborhood
Proposed Zoning: Conditional Use to Allow Construction of a Garage Apartment

December 2019
File Number: CUP19-014

Present Zoning: R-4 With SPI
Context: Urban Neighborhood
Proposed Zoning: Conditional Use to Allow Construction of a Garage Apartment

December 2019
File Number: CUP19-014

Present Zoning: R-4 With SPI
Context: Urban Neighborhood
Proposed Zoning: Conditional Use to Allow Construction of a Garage Apartment

December 2019
November 27, 2019

RE: Conditional Use for a Garage Apartment - Project No. CUP19-014

Dear Property Owner:

This is to advise you that Alton Masters requests a conditional use to allow for the construction of a garage apartment on property located at 829 Pennsylvania Avenue. The subject property is legally described as:

SCOTTS LAKELAND HEIGHTS DB 75 PG 15 BLK 4 LOTS 11 N 5 FT & ALL 12
(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 December 17, 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, December 17th meeting.

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## Community & Economic Development

### Staff Request for Delay

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<th>Todd Vargo</th>
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<td>Project No:</td>
<td>PUD19-009</td>
<td>Location:</td>
<td>3355 Harden Boulevard</td>
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<td>Owner:</td>
<td>Drummond Company, Inc.</td>
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<td>Applicant:</td>
<td>Timothy F. Campbell, Clark, Campbell, Lancaster and Munson PA</td>
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<td>Current Zoning:</td>
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<td>Context District:</td>
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<td>May 21, 2019</td>
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<td>January 22, 2020</td>
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**Request:**

Major modification of PUD (Planned Unit Development) zoning to allow 240 multi-family units in lieu of previously approved office and commercial entitlements on approximately 17.79 acres located north of Town Center Drive and west of Harden Boulevard.

The applicant requests that the item be delayed until such time that they can meet with the residents of Grasslands and finalize conditions of approval. It is anticipated that the meeting with the residents and revised zoning conditions will be completed in time for the January 22, 2020 meeting.
### General Information:

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<td>Applicant Name:</td>
<td>KIMLEY-HORN AND ASSOCIATES, IN</td>
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<td>Applicant Address:</td>
<td>116 S. KENTUCKY AVE. LAKELAND FL 33801</td>
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<td>Owner Name:</td>
<td>TAPIA CONSTRUCTION</td>
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<td>Owner Address:</td>
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### Request:

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<td>Proposed Context:</td>
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**Explanation of Request:**

This is a request for a minor modification of PUD 3470-O regarding the property identified as Polk County Property Appraiser Parcel Identification Number 242832-000000-032050 (the “Property”). The property is owned by Tapia Homes Construction LLC, and it is within the Urban Neighborhood (UNH).

According to the Ordinance 3470, the permitted uses within Area 4 “Woodlake Cove Condominiums” are townhomes and detached single-family residential development, along with customarily associated accessory uses and common facilities. The proposed project consists of seven (7) two story single-family attached structures, totaling 14 new units. Currently 8 units within one structure are located onsite, see the attached site plan. We are requesting that Ordinance 3470 be further modified to allow for the use of single-family attached.

**Justification:**

The difference between unit types will not impact the additional conditions of this PUD. The request of this minor modification falls below the allowable maximum number of living units of twenty-three (23) and the maximum building height of two (2) stories and is still consistent with the goals and characteristics of the Woodlake Cave Condominiums development.

### Concurrency:

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### Estimate of Public Service Demand

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File Number: PUD19-021
Present Zoning: PUD 3470 O
Context: Urban Neighborhood
Proposed Zoning: Minor Modification of PUD to Allow Single-Family Attached Units
December 2019
File Number: PUD19-021

Present Zoning: PUD 3470 O

Context: Urban Neighborhood

Proposed Zoning: Minor Modification of PUD to Allow Single-Family Attached Units

December 2019
File Number: PUD19-021

Present Zoning: PUD 3470 O

Context: Urban Neighborhood

Proposed Zoning: Minor Modification of PUD to Allow Single-Family Attached Units

December 2019
November 27, 2019

RE: Minor Modification of PUD Zoning to Allow Single-Family Attached Dwellings – Project No. PUD19-021

Dear Property Owner:

This is to advise you that Elisa Harden of Kimley-Horn and Associates, on behalf of Tapia Construction, requests a minor modification to PUD (Planned Unit Development) zoning to allow for the construction of fourteen (14) single-family attached homes on approximately 4.10 acres. The property is located at the northwest corner of New Jersey Avenue and Waterford Drive. The property is legally described as:

AN AREA OF LAND BOUND BY WATERFORD SUBDIVISION AND NEW JERSEY ROAD, LESS PARCEL 242832000000032040, 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, December 17, 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, December 17th 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
## General Information:

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<th>Project No:</th>
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<tr>
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<td>SWAN BREWING SOUTH</td>
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<tr>
<td>Subject Property Address:</td>
<td>2972 LAKELAND HIGHLANDS RD</td>
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<td>Parcel ID:</td>
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<tr>
<td>Applicant Name:</td>
<td>DANIEL THUMBERG</td>
<td></td>
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<tr>
<td>Applicant Address:</td>
<td>115 W. PINE ST.</td>
<td>LAKELAND FL</td>
<td>33815</td>
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<tr>
<td>Owner Name:</td>
<td>JLJI LL LLC</td>
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<tr>
<td>Owner Address:</td>
<td>1835 E HALLANDALE BEACH BLVD S</td>
<td>HALLANDALE BEACH</td>
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## Request:

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<th>Application Type:</th>
<th>PLANNED UNIT DEVELOPMENT</th>
<th>MINOR MODIFICATION</th>
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<td>Proposed Context:</td>
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| Current Zoning:   | PUD 3485 I (Planned Unit Development) |
| Current Land Use: | Neighborhood Activity Center (NAC)    |
| Current Context:  | Urban Corridor (UCO)                 |

### Explanation of Request:
Swan Brewing is opening a new taproom/bar at a location that was previously a bar/taproom. Because Swan Brewing is licensed as a brewery, we must also register the new location as a brewery, winery or cidery based on the 3 tier law.

### Justification:
Based on the 3 tier law, the new Swan Brewing taproom must also be registered as a brewery, winery or cidery.

## Concurrency:

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

File Number: PUD19-029

Present Zoning: PUD 3470 F
Context: Urban Corridor
Proposed Zoning: Minor Modification to Allow a Brewery

December 2019
File Number: PUD19-029

Present Zoning: PUD 3470 F

Context: Urban Corridor

Proposed Zoning: Minor Modification to Allow a Brewery

December 2019
File Number: PUD19-029

Present Zoning: PUD 3470 F
Context: Urban Corridor
Proposed Zoning: Minor Modification to Allow a Brewery

December 2019
## Community and Economic Development
### Staff Recommendation

<table>
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<th>Date:</th>
<th>December 17, 2019</th>
<th>Reviewer:</th>
<th>Todd Vargo</th>
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<tr>
<td>Project No:</td>
<td>DRI19-003/ PUD19-023</td>
<td>Location:</td>
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<td>Owner:</td>
<td>FDG Lakeland Central Park, LLC</td>
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<td>Applicant:</td>
<td>Timothy Campbell, on behalf of FDG Lakeland Central Park, LLC</td>
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<td>Current Zoning:</td>
<td>PUD 4998 (Planned Unit Development)</td>
<td>Future Land Use:</td>
<td>Business Park (BP), Conservation (C), Interchange Activity Center (IAC), Residential Medium (RM)</td>
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<td>Context District:</td>
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<td>November 19, 2019</td>
<td>P&amp;Z Final Decision:</td>
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**Request:** Major modification of PUD zoning for Lakeland Central Park to incorporate the Development Order conditions from the Lakeland Central Park DRI into the zoning conditions for approval on property located north and east of the Polk Parkway, west of Airport Road and south of Old Tampa Highway. 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).

### 1.0 Location Maps

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

2.1 Summary
Timothy Campbell, on behalf of FDG Lakeland Central Park, LLC, requests a major modification of PUD (Planned Unit Development) zoning for Lakeland Central Park to incorporate the Development Order conditions from the Lakeland Central Park DRI (Development of Regional Impact) into the zoning conditions for approval on property located north and east of the Polk Parkway, west of Airport Road and south of Old Tampa Highway. The request to modify this PUD is accompanied by a request to rescind the Development Order for the Lakeland Central Park DRI (DRI19-003), pursuant to Section 380.115, Florida Statutes (FS). A map of the subject property is included as Attachment “B.”

2.2 Subject Property
The subject property is approximately 724.4 acres in area and currently undeveloped. The current PUD zoning, Ordinance 4998, was first approved in 2008 for the benefit of the Flagler Development Company and allows for a mixed-use office/commercial/industrial park with limited multi-family residential uses. Due to the economic downturn that began in 2008, development of the site did not reach fruition. The property is currently under contract for purchase by Parkway Property Investments, LLC which intends to adopt the existing development plans and approvals.

Project Background
The applicant requests a modification to the approved PUD to allow for the rescission of the DRI and to incorporate the DRI conditions into the PUD zoning document. The Development Order for the DRI was approved through Resolution No. 4698 in July of 2008. The Development Order has not been amended since its initial adoption. Staff met with the applicant on several occasions over the past year to determine which of the DRI conditions were necessary to incorporate and how to best merge them into the PUD to avoid repetitive or antiquated terminology or intent.

Attachments
Attachment A: Legal Description
Attachment B: Base Map of Subject Property
Attachment C: Site Development Plan
Attachment D: Access Management Plan
Attachment E: Development Phasing Plan
Attachment F: Design Standards for Mixed Use Commercial Center
Attachment G: Signage Plan
Attachment H: Site Wide Environmental Monitoring Plan
Attachment I: Equivalency Conversion Matrix
3.0 Discussion

Section 380.115, FS, allows the rescission of a DRI upon the showing that all required mitigation related to the amount of development that existed on the date of rescission has been completed or will be completed. Since no development within the current boundary of the DRI has occurred, the DRI can be rescinded without violating Section 380.115, FS. The focus of this PUD modification application review has been for staff to review the entitlements and obligations within the DRI Development Order and ensure that they are updated and then transferred over to the PUD zoning for implementation as future development occurs.

The proposed changes to the PUD include updating and renaming attachments and exhibits, removing all references to the DRI, Community Redevelopment Area (CRA) and other obsolete terminology, and removing requirements already covered by existing Land Development Code standards. The list of attachments provided with this staff memo will replace those within the existing PUD document. The overall number of attachments, when compared with the current PUD, will increase due to the inclusion of exhibits and attachments that were carried over from the DRI. The additional attachments are necessary to address the conditions of approval and obligations from the DRI, but do not expand the entitlements granted for this development.

At the public hearing, several property owners along Bunker Road which is objected to the proposed changes because a small portion of the PUD is located within the boundaries the Steeplechase Estates Property Owners Association (POA) and deed restricted for residential development only. However, because deed restrictions are essentially a restrictive covenant agreement between private landowners, approval of the proposed changes will not supplant the rights of Steeplechase Estates POA.

3.1 Transportation and Concurrency

Concurrent with the adoption of the original DRI Development Order and PUD Ordinance in 2008, the City Commission adopted a Development Agreement to address the off-site transportation mitigation requirements for Phase I, consisting of 3.4 million square feet of industrial/warehouse and 120,000 square of office space. Three specific mitigation projects were required in the Development Agreement, including improvements to the County Line Road/US 92 intersection, the US 92/Wabash Avenue intersection and a four-lane improvement on Airport Road (State Road 572) between Polk Parkway (State Road 570) and the northern property boundary.

The City requested and received funding from the Florida Department of Transportation (FDOT) for the US 92/Wabash Avenue intersection improvements that are scheduled to begin in 2020. The City has also received funding from Enterprise Florida and the FDOT for improvements to the County Line Road/US 92 intersection that are also scheduled for construction in 2020, subject to receiving full funding to complete the project. At this time, the City is expecting a $500,000-$600,000 funding shortfall for the County Line/US 92 intersection; however, this shortfall is subject to change due to the scale of railroad crossing improvements that are necessary on the southern approach.
Since the transportation mitigation conditions are based on an analysis last updated in 2008 and since the Development Agreement expired on December 31, 2013, the applicant has commissioned a traffic analysis that reflects existing conditions, planned development activity and programmed County Line Road/US 92 and US 92/Wabash Avenue intersection improvements. The findings of this traffic study will form the basis of a new Development Agreement that will be drafted for approval by the City Commission in January 2020. A key component of this new Development Agreement will be full-funding of the County Line Road/US 92. Additional mitigation needs and requirements are likely to be identified through this process with the need for separate proportionate fair-share agreements being executed in advance of specific future development thresholds.

### 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 with mitigation as recommended in this PUD modification. Actual construction is subject to final concurrency determinations at the time of site plan review.

### 4.0 Recommendation

#### 4.1 Community and Economic Development Staff

The Community and Economic Development Department reviewed this request and recommends the approval of the modification of the PUD zoning and the DRI Rescission. Letters of notification were mailed to 52 property owners within 500 feet of the subject property. Several surrounding property owners objected to the PUD modification because a small portion of the development site is located within the boundaries of the Steeplechase HOA as discussed above.

#### 4.2 The Planning & Zoning Board

It is recommended that the request for a modification of PUD zoning, as described above and in Attachments "A", "B", "C", "D", "E", "F", "G", "H" and "I" be approved, subject to the conditions outlined below:

Note: It is the intent of this recommendation that the Lakeland Central Park DRI (Resolution No. 4698) be repealed.

I. General Conditions

A. Development Limits:

1. Maximum Development by Type:

   - Industrial: 5,000,000 square feet GLA
   - Office: 650,000 square feet GLA
   - Retail/Service: 225,000 square feet GLA
   - Multi-Family: 300 dwelling units
   - Hotel: 125 rooms
The total of the development listed above may hereinafter be referred to as the “Total Development Entitlements.”

2. The amount of development by type of use may be exchanged from one type to another in accordance with a Conversion Matrix included in the Development Order for the Lakeland Central Park Development of Regional Impact that is based on equivalent vehicle trips, the equivalency conversion matrix in Attachment “I.”

B. Permitted Uses, Development Regulations and Phasing

1. The development shall be consistent with the land uses set forth in the City of Lakeland Comprehensive Plan with respect to the subject property.

2. Notwithstanding the notes in Attachment “C,” the permitted uses and development regulations for each development parcel illustrated in Attachment “C” shall be in accordance with roman numerals II. through IV. below.

3. To the extent that grazing or other agricultural uses had been legally established on any development parcel prior to the enactment of this PUD, such uses may continue until the issuance of a Building Permit.

3. All development shall be phased in accordance with the Development Order for the Lakeland Central Park Development of Regional Impact. Parcel P-10 shall not be developed until Phase 2 of the project, as outlined in the Development Order.

3. All development shall be phased as set forth in Attachment “E”, provided that parcels may be moved from one phase to another with administrative approval of the Director of the Community and Economic Development Department without requiring a change to this PUD. In order to receive such approval, the developer shall submit a written analysis that traffic, utility, drainage and wetland impacts will be sufficiently addressed with respect to the movement of any parcel(s) from one phase to another. A phase shall be considered complete upon approval of the final site plan for development approved in that phase.

C. Site Development Plan: The project shall be developed in substantial accordance with the site development plan included as Attachment “C.” With the approval of the Director of the Community and Economic Development Department, minor adjustments can be made to these zoning-lot configurations at the time of final site plan review without requiring a change to this PUD.

D. Signage: Project signage shall be in accordance with Article 36 except as otherwise provided in the Signage Plan included as Attachment “G.”

E. Landscaping:

1. Individual development parcels shall be landscaped in accordance with Article 33 of the Land Development Code, unless otherwise provided herein.

2. The developer shall plant street trees along all street rights-of-way in accordance with the Roadway Typical Sections included as Attachment “E” or, where not otherwise specified, on the ratio of one tree per 50 linear feet of roadway.
3. Development landscape design and maintenance shall implement all reasonable water conservation measures, including, but not limited to, Florida Friendly landscape techniques.

F. Buffering:

1. The project shall have a minimum 25-foot-wide vegetative buffer along the perimeter boundary abutting the Polk County Parkway (SR 570). Trees shall be planted within the buffer on the ratio of one tree per fifty linear feet of frontage.

2. Buffering If parcels P-10 and P-11 are developed with non-residential uses, buffering shall be provided along the project boundary in P-10 and P-11 either of those parcels where the boundary of such parcel is adjacent to or across Bunker Road from parcels containing existing residential uses. The buffer shall consist of a minimum fifty-foot wide area and a minimum six-foot high masonry wall with a continuous hedge and trees on the ratio of one tree per fifty linear feet on the project side of the wall. Stormwater retention ponds with landscaped banks shall be incorporated into the buffer, the width of which may be included in the fifty-foot requirement.

3. The project shall have eight-foot wide landscaped buffers between off-street parking and/or loading areas and public rights-of-way. If curbing is used, the landscape buffers shall be an additional two feet wide.

4. Off-street loading facilities shall be located in the rear or side yards buildings and shall be visually screened from abutting public streets.

G. Transportation:

1. Traffic and Pedestrian Circulation System Plan:

   a. Prior the issuance of the first Certificate of Occupancy within any specific phase of the project, the developer shall construct the portion of the central spine road, illustrated in Attachment “C,” for the phase that is being developed. This roadway shall be a four-three-lane (two directional lanes and a center continuous turn lane) section with an eight-foot multi-use pathway on the north and east side and a five-foot sidewalk on the south and west side. This roadway shall connect Old Tampa Highway (CR 542) to Airport Road (SR 572) and upon completion shall may, at the election of the City, be dedicated to the City of Lakeland. The roadway typical section is illustrated in Attachment “E,” shall be approved by the Lakeland Public Works Department.

   b. The developer shall signalize the spine road intersection with Airport Road if and when warrants are met as determined by FDOT. The developer shall be responsible for monitoring this intersection and conducting warrant analyses when necessary.

   c. Other streets Streets and sidewalks dedicated to public use shall be constructed in accordance with the City of Lakeland Subdivision Regulations unless otherwise provided herein. Right-of-way and pavement widths shall be determined according to function and anticipated traffic volume and shall be determined during subdivision plat review.
d. The developer shall dedicate to the City of Lakeland a twenty-foot wide easement for a future pedestrian trail extending from the central spine road to Old Tampa Highway along the west side of conservation lands as conceptually illustrated in Attachment “C.”

2. Vehicle access: Vehicle access to development parcels shall be limited to those access points illustrated in Attachment “D,” provided that the Director of the Community and Economic Development Department may administratively approve a relocation of an access point(s) if the developer has addressed any traffic, utility, drainage and wetland impacts associated with such relocation. All access and site circulation shall meet the requirements of Article 26, Article 4 of the Land Development Code, unless otherwise provided herein.

3. Transportation Improvements: The developer shall make, or contribute its proportionate fair share towards, the required improvements to transportation facilities in accordance with the Development Order for Lakeland Central Park Development of Regional Impact and with a Development Agreement subject to approval by the Lakeland City Commission. The developer shall be entitled to transportation impact fee credits, as more particularly described in the Developer Agreement between the applicable City of Lakeland and Flagler Development Company, LLC Impact Fee Ordinance and Land Development Code, for any improvements or proportionate fair share contributions that exceed the Required Transportation Mitigation. The developer shall cooperate with the City of Lakeland and other appropriate agencies on the future planning of a new interchange on the Polk Parkway (State Road 570), generally located in the vicinity of an extension of Gateway Boulevard between Airport Road (State Road 572) and Old Tampa Highway (County Road 542).

4. Alternative Transportation Modes:
   a. It is the intent of this PUD that the project design shall facilitate the free movement of vehicles and pedestrians on separate facilities between development parcels, provide cross access between parcels, and promote safe and efficient on-site vehicle and pedestrian circulation, including accessibility to future fixed-route transit services. Where such connections are feasible and consistent with the aims of good access management, cross access connections shall be sought to adjacent properties that are not a part of this PUD.
   b. A sidewalk shall be constructed along the project’s Old Tampa Highway frontage and an eight-foot wide multi-use pathway shall be constructed along the project’s Airport Road frontage. These facilities shall be constructed in conjunction with the respective required roadway widening mitigation improvements as outlined in the Development Order and/or Development Agreement.
   c. Sidewalk/pedestrian connections shall be provided between the project central spine road and the main entrance of each principal building.
   d. A bicycle Bicycle parking racks shall be provided for each 20,000 square feet of retail/commercial space, 50,000 square feet of office space, and 200,000 square feet of warehouse/industrial space. Each rack shall accommodate at least five bicycles and shall be available upon the

e. Subject to SWFWMD permitting requirements, the developer shall construct a trail as depicted in Attachment “C.” The trail shall be 10 feet wide within a 20-foot wide easement and may be unpaved. The trail shall connect to pathways constructed along the project central spine road and Old Tampa Highway and to a proposed trailhead facility in the Mixed-Use Commercial Center. The trail shall be maintained by the developer or successor property owners’ association.

f. The developer shall provide a minimum of three transit shelter sites, the location of which to be decided in consultation with the Lakeland Area Mass Transit District (LAMTD) or successor transit district. The shelters shall comply with all applicable Americans with Disabilities Act and State requirements.

H. Off-Street Parking Regulations:

1. Off-street parking requirements shall be in accordance with Article 32 of the Land Development Code except in the case of approved shared parking arrangements as provided below.

2. The total parking space requirements may be reduced upon a written determination by the Director of Community and Economic Development Department for shared parking facilities serving two or more uses or structures, subject to the following conditions:

a. The uses served by the shared off-street parking facilities shall not have the same hours of operation.

b. No more than 50 percent of the off-street parking spaces required for theaters, churches, bowling alleys, dance halls, and establishments for the sale and consumption of alcoholic beverages, food or refreshments shall be supplied by shared off-street parking spaces.

c. There shall either be a declaration, easement and maintenance agreement or written agreement between and among the joint users parcel owners governing the shared use of any such shared off-street parking facility, a copy of which shall be submitted to the city upon City concurrent with site plan review. The agreement shall include a guarantee by each party for the use of the parking facility under the conditions established therein—Violation of such conditions shared use requirements shall be a violation of this code ordinance.

I. Exterior Lighting:

1. Except for City-approved street lights within rights-of-way, all outdoor lighting fixtures shall be of the “fully shielded” type such that the light emitting, distributing, reflecting and refracting components of the light fixture (lamp, lens, reflective surfaces, etc.) shall not extend beyond the opaque housing of the fixture.
2. Lighting shall be so arranged and shielded as to deflect light away from all adjacent residential dwellings and public thoroughfares.

3. Street lights shall be provided which shall be selected from the Lakeland Electric approved list.

J. Utilities:

1. It is anticipated that the project will require improvements to off-site water and sanitary sewer lines and/or lift stations to meet concurrency. The determination of the specific improvements required will be made at the time of subdivision plat review for each phase.

2. In response to the Southwest Florida Water Management District’s ("SWFWMD") Water Supply Plan, and at the discretion of the Water Utilities Department, the development shall install a privately owned and maintained independent reclaimed/reuse irrigation water distribution system to serve all lots and common areas. This is intended to meet the water management district’s goal of reusing water and off-setting the use of ground water.

3. This is intended to meet SWFWMD’s goal of reusing water and off-setting the use of ground water. The development shall use water saving devices of the type recommended by the Southwest Florida Water Management District (“SWFWMD”).

4. Underground installation shall be required for all utilities including, but not limited to, telephone lines, television cable lines and electrical lines.

5. Subject to the developer’s compliance with the requirements set forth in this PUD ordinance, the developer is deemed to satisfy potable and non-potable water supply capacity and wastewater capacity for the Total Development Entitlements. Wastewater, any feasible reuse and potable water service shall be provided by the City, subject to other conditions herein. Potable water and wastewater capacity are not guaranteed. The developer shall, where necessary, provide to the City of Lakeland adequate easements of land for utility lines and associated facilities as required to provide any and all of these utility services for the project.

6. Fire Protection shall be provided to the project by the City of Lakeland.

6. A master repump station is required and should be designed to City standards. Wastewater from the 14” force main on the Polk Pkwy would need to be diverted to the repump station via a 20” force main. The wastewater would then be pumped to the 16” force main through another 20” force main. Valves would be required to isolate the 12” force main from the southwest connecting to the 14” and 16” force main. A utility easement will be required from the 14” force main before crossing the Polk Parkway to the lift station. All costs associated with development of properties, as well as all COL system upgrades for the development, are by the developer at the developer's expense."

K. Avigation Agreement: The developer shall sign an avigation agreement with the City of Lakeland with respect to air traffic into and out of Lakeland Linder Regional International
Airport operating over or near the subject property. The developer shall record the navigation agreement in the public records of Polk County and provide a copy of the recorded agreement to the City prior to the issuance of a first building permit for the project.

L. Natural Resources. The developer shall incorporate and comply with the requirements of the City of Lakeland, SWFWMD and the Florida Department of Environmental Protection, if applicable, in the development of the project.

M. Surface Water, Stormwater, Wetlands and Floodplains. The developer shall comply with the requirements of the City of Lakeland and SWFWMD regarding surface water, stormwater, wetlands and floodplain management.

1. Prior to any construction activities on the site the Applicant must use the current FEMA flood study elevations or, conduct a flood study that uses the Polk County requirements and criteria for the study and that is approved by Polk County. The City's Engineer will approve or acknowledge the FEMA Map change upon receiving confirmation from the County that the study provided by the Developer's consultant is valid as determined by the County. The project shall adhere to all requirements of the City's Land Development Regulations and Engineering Standards Manual and the City of Lakeland reserves the right to continue to review/approve the Final Flood study before construction plan approval.

N. Wildlife and Listed Species. The developer shall comply with the requirements of the City of Lakeland, Florida Fish and Wildlife Conservation Commission and the United State Fish and Wildlife Service with respect to wildlife and listed species issues.

O. Historical or Archaeological Resources. The developer shall comply with the requirement of the City of Lakeland and the Florida Division of Historical Resources with respect to the development of the project.

P. The developer will coordinate with the City of Lakeland and the SWFWMD to incorporate the required water conservation into the project. For the purpose of potable water conservation, installation of high-efficiency (low volume) plumbing fixtures, appliances, and other water-conserving devices is required. Additionally, developer shall use “Florida Friendly” principles with respect to all landscaped areas.

II. Business Park Development Parcels (Parcels P-1 through P-8)

A. Permitted Uses: In accordance with I-2 (Medium Industrial) uses with the following exceptions:

1. Additional Permitted Uses:

   Limited retail and service commercial uses such as office supply, convenience retail, hotel, limited restaurant uses and day care centers shall be permitted where they relate to or support the primary business park uses. No more than five percent of the total land area in Parcels P-1 through P-8 may be utilized for these retail or service commercial uses. The five percent cannot be consolidated. Such uses shall be contained in buildings housing business park uses or, if freestanding, shall be limited to sites of less than 2 acres.

2. Prohibited Uses:
a. Concrete batch mixing plants.
b. Junkyards.
c. Scrap processing yards.
d. Slaughterhouses.

B. Development Regulations: In accordance with I-2 (Medium Industrial) zoning district regulations, except as otherwise provided herein.

1. Minimum Building Setbacks:
   a. Front and Street Side: 20 feet
   b. Side: 10 feet
   c. Rear: 20 feet

2. All uses, other than allowed outdoor storage, shall be conducted entirely within an enclosed building. There shall be no outdoor storage of goods, materials or heavy equipment in Parcels P-4 or P-8.

3. Where allowed, outdoor storage yards and heavy equipment storage shall be visually screened by a minimum six-foot high view blockage fence or wall.

III. Office Park Development Parcels (Parcels P-9 and P-13)

A. Permitted Uses:

1. Office uses, government, including U.S. Postal Service facilities and administrative offices of city, county, state, and federal government agencies.

2. Office uses, non-government.

3. Office-type research and development facilities.

4. Warehousing and motor freight transportation uses, Levels I and II

5. Limited retail and service commercial uses such as office supply, convenience retail, hotel, limited restaurant uses and day care centers shall be permitted where they relate to or support the primary office park uses. No more than five percent of the total land area in Parcels P-9 and P-13 may be utilized for these retail or service commercial uses. The five percent cannot be consolidated. Such uses shall be contained in buildings housing office park uses or, if freestanding, shall be limited to sites of less than 2 acres.

B. Development Regulations: In accordance with O-3 (Large Lot Office) zoning district regulations, except as otherwise provided herein.

1. Minimum Building Setbacks:
   a. Front and Street Side: 20 feet
   b. Side: 10 feet
   c. Rear: 20 feet
2. All uses shall be conducted entirely within an enclosed building. There shall be no outdoor storage of goods materials or vehicles.

3. Warehouse and building serving motor freight transportation uses shall be designed and oriented so that the buildings nearest the adjoining residentially zoned land to the east shall not have truck loading docks or bays on the side of the building facing the residential land, thus using the buildings as sound barriers from truck traffic.

IV. Mixed Use Commercial Center Development Parcels (Parcels P-10 through P-12)

A. Permitted Uses: In accordance with C-2 (Highway Commercial) uses with the following exceptions:

1. Additional Permitted Uses:
   a. Residential, one or more dwelling units located above the first floor of a building which contains another permitted principal use on the first floor. Such use shall have a maximum density of 22 dwelling units per acre.
   b. Restaurants, carry out, sandwich shops and snack bars, serving the general public including outside sale and service of food.
   c. Restaurants, low, high and very high turnover, serving the general public including outside sale and service of food. However, very high turnover restaurants shall not be permitted in Parcel P-10.
   d. Public trailhead facility.

2. Prohibited Uses:
   a. Bars, lounges and related entertainment.
   b. Indoor gun clubs and shooting galleries.
   c. Kennels and animal shelters.
   d. Liquor Stores.
   e. Mobile home sales, rental and service.
   f. Motor vehicle and boat sales, rental and repair.
   g. Outdoor retail sales of new and used merchandise.
   h. Outdoor storage of boats, motor homes and trailers, retail service.
   i. Recycling collection centers.
   j. Rooming houses, hostels and similar uses, Levels I and II.

B. Development Regulations: In accordance with C-2 (Highway Commercial) zoning district regulations with the following exceptions.

1. Minimum Building Setbacks:
   a. Front and Street side: 0 feet
b. Side: 0 feet. If adjacent buildings are not attached, the minimum side separation distance between buildings shall be six feet, subject to fire code requirements.

c. Rear: 10 feet

2. Maximum Height: 40 feet

3. Maximum Lot Coverage: 50 percent

4. Sales, service, display, preparation and storage shall be conducted within a completely enclosed building. No more than 30 percent of the floor space shall be devoted to storage.

5. Products shall be sold only at retail.

C. Design Standards: The mixed-use commercial center shall be designed in accordance with the Design Standards for Mixed Use Commercial Center Included as Attachment “F.”

V. Environmental Conditions

A. Water Management:

1. The developer shall use the updated FEMA flood study elevations (SWFWMD, 2007) conform to current flood maps or shall conduct a flood study using Polk County requirements and criteria prior to any construction activity.

2. The developer shall provide pond storage with regulated bleed-off discharge for the 100-year flood event.

3. All development shall, at the time of site plan submittal, identify and commit to water conservation measures which conform to any SWUCA rules then in effect, including wastewater reuse where feasible and Florida Friendly landscaping. Non-potable water shall be utilized for all irrigation needs.

B. Wildlife:

1. Prior to any development activity on Parcel P-10, surveying and monitoring shall be conducted for Wetland 37 to determine if it is being utilized for sandhill crane nesting. If so, the developer shall coordinate with FWCC to provide protection for nests during construction, including a buffer around any nests. Wetlands 37 shall not be impacted until after breeding season has ended.

2. Surveys of all known and potential wading bird nesting areas shall be conducted prior to clearing and other site preparation activities. If nesting wading bird species are identified, disturbance to the area shall only occur during non-nesting season.

3. Surveys for listed wildlife species shall be conducted prior to clearing and other site preparation activities. Surveys shall follow the methodologies used during the pre-application surveys, as recommended by FWC, and shall be appropriately timed for the target species.

4. The Applicant shall comply with all permit conditions made by the Florida Fish and Wildlife Conservation Commission (“FWCC”) and the U.S. Fish and Wildlife
Service and shall obtain all necessary permits from the FWCC and the United States Fish and Wildlife Service prior to the relocation of any wildlife species.

5. The Applicant shall mitigate for loss of Gopher Tortoise Habitat in accordance with the requirements of the FWCC. The Applicant shall provide a copy of any permits regarding Gopher Tortoises to the City of Lakeland and the CFRPC upon receipt of same.

C. Wetlands:

The developer shall record a conservation easement over an area comprising a minimum of 151.16 acres (the “Conservation Easement Area”). The Conservation Easement Area and all other wetlands shall be maintained in accordance with SWFWMD permit requirements.

D. The Applicant shall comply with the requirements of the Site Wide Environmental Monitoring Plan attached hereto as Attachment "H", which provides for collecting representative seasonal water levels and seasonal water quality and; which provides for long term monitoring of site development activities. In addition, the monitoring plan requires monitoring the relationship of precipitation to the surficial aquifer levels (with contribution and base flow to wetlands) and the surface water drainage I flooding. The results of this monitoring are to be submitted to the CFRPC on a quarterly basis and copies will be provided to any other review agency upon request.

VI. Conformity with Land Development Code. Development shall comply with all applicable standards of the City of Lakeland Land Development Code, unless otherwise provided in this PUD Ordinance.
ATTACHMENT “A”

Legal Description:

That part of Sections 20, 28, 29, South, Range 23 East, Polk County, 32 and 33, Township 28 Florida, described as follows:

Begin at the Northwest corner of said Section 28; thence S00°09'57"E along the West line of the Northwest 1/4 of the Northwest 1/4 of said Section 28, 1323.72 feet; thence S89°45'05"E along the South line of said Northwest 1/4 of the Northwest 1/4, 1333.88 feet; thence S00°04'45"E along the East line of the Southwest 1/4 of the Northwest 1/4 of said Section 28, 1322.51 feet; thence S89°48'10"E along the North line of the North 1/2 of the Southwest 1/4 of said Section 28, 1284.16 feet to a point on the Westerly maintained right-of-way line of Airport Road; thence run the following nineteen (19) courses along said Westerly maintained right-of-way line; thence S00°02'00"E, 68.13 feet; thence S00°29'30"E, 100.00 feet; thence S00°15'11"W, 100.00 feet; thence S00°29'30"E, 100.00 feet; thence S00°08'53"E, 100.00 feet; thence S00°02'00"E, 200.00 feet; thence S00°08'53"E, 100.00 feet; thence S00°02'00"E, 200.00 feet; thence S00°22'38"E, 100.00 feet; thence S00°39'49"E, 100.00 feet; thence S00°12'19"E, 100.00 feet; thence S00°05'26"E, 100.00 feet; thence S00°03'09"E, 300.00 feet; thence S09°12'06"E, 50.84 feet; thence S00°15'50"W, 19.27 feet; thence S00°12'19"E, 100.00 feet; thence S05°44'02"W, 100.51 feet; thence S01°03'52"E, 100.01 feet; thence S00°11'45"W, 14.12 feet; thence leaving said Westerly maintained right-of-way line run S89°21'27"W, 60.67 feet to the Northeast corner of lands described in Official Records Book 3054, Page 656, Public Records Polk County, Florida; thence S00°38'33"E along the East line of said lands and the Southerly prolongation thereof 265.35 feet to the North line of lands described in Official Records Book 4408, Page 518, of said Public Records; thence run the following fifteen (15) courses along the boundary of said lands, the aforesaid Westerly maintained right-of-way line of Airport Road and the limited access right-of-way line of Polk County Parkway (State Road 570); thence S89°23'32"E, 56.82 feet; thence S02°22'52"E, 19.28 feet; thence S00°43'15"E, 100.01 feet; thence S00°25'30"W, 37.34 feet; thence S89°57'49"W, 25.32 feet; thence S00°02'11"E, 39.91 feet to the point of curvature of a curve concave Westerly having a radius of 994.62 feet and a chord bearing of S15°03'14"W; thence Southerly along the arc of said curve through a central angle of 30°10'48" for a distance of 523.91 feet to a non-tangent line; thence N59°51'22"W, 125.68 feet; thence S85°49'44"W, 85.12 feet; thence S29°52'18"W, 382.48 feet; thence S25°19'55"W, 64.73 feet; thence S37°32'18"W, 75.35 feet; thence S46°40'38"W, 40.73 feet; thence S51°45'27"W, 5.33 feet; thence N70°23'30"W, 257.86 feet; thence leaving said limited access
right-of-way line run the following two (2) courses along said lands described in Official Records Book 4408, Page 518, N00°19'42"W, 1043.88 feet; thence S89°23'32"E, 541.56 feet; thence N00°38'33"W along the West line of the aforesaid lands described in Official Records Book 3054, Page 656, and the Southerly prolongation thereof 258.80 feet to the Southwest corner of lands described in Official Records Book 3070, Page 1163, of said Public Records; thence run the following two (2) courses along the West line of said lands described in Official Records Book 3070, Page 1163, and along the West line of lands described in Official Records Book 5920, Page 298; thence N00°08'37"E, 211.10 feet; thence N00°04'06"W, 124.87 feet to the South line of the North 400.00 feet of the South 1/2 of the Southwest 1/4 of said Section 28; thence N89°52'06"W along said South line, 1108.17 feet to the Northeast corner of lands described in Official Records Book 5402, Page 2193, of said Public Records; thence run the following three (3) courses along the boundary of said lands; thence S00°15'22"E, 585.55 feet; thence N89°23'32"W, 372.99 feet; thence N00°15'22"W, 582.45 feet to the aforesaid South line of the North 400 feet; thence N89°52'06"W along said South line, 398.03 feet to the Northeast corner of lands described in Official Records Book 5955, Page 206, of said Public Records; thence run the following three (3) courses along the boundary of said lands and the boundary of lands described in Official Records Book 3474, Page 1301, of said Public Records; thence S00°15'22"E, 579.14 feet; thence S89°23'32"E, 76.05 feet; thence S00°19'53"E, 424.59 feet to a point on the aforesaid limited access right-of-way line of Polk County Parkway (State Road 570) thence run the following 21 courses along said limited access right-of-way line; thence S15°16'19"W, 45.16 feet; thence S21°04'15"W, 66.46 feet; thence S16°45'07"W, 101.79 feet; thence S20°59'35"W, 29.42 feet; thence S17°12'06"W, 16.56 feet; thence N69°51'22 11 W, 2727.75 feet; thence N20°08'38 11 E, 30.00 feet to a point on a non-tangent curve concave Northeasterly having a radius of 2684.79 feet and a chord bearing of N56°41'3711 W; thence Northwesterly along the arc of said curve through a central angle of 26°19'3011 for a distance of 1233.55 feet to a non-tangent line; thence N41°14'0911 W, 724.37 feet; thence N35°48'10 11 W, 304.78 feet; thence N43°31'52 11 W, 400.00 feet; thence N01°28'08 11 E, 113.14 feet; thence N43°31'52 11 W, 260.00 feet; thence N87°04'0211 W, 110.35 feet; thence N41°14'0711 W, 150.12 feet to a point on a non-tangent curve concave Northeasterly having a radius of 2042.00 feet and a chord bearing of N34°08'52 11 W; thence Northwesterly along the arc of said curve through a central angle of 21°24'32 11
for a distance of 763.00 feet to a non-tangent line; thence N58°14'24" E, 319.58 feet; thence N31°46'06" W, 702.16 feet to the point of curvature of a curve concave Northeasterly having a radius of 2341.86 feet and a chord bearing of N30°08'59" W; thence Northwesterly along the arc of said curve through a central angle of 03°14'15" 11 for a distance of 132.33 feet to a non-tangent line; thence N01°42'54" 11 E, 915.24 feet to a point on the North line of said Section 29; thence N89°19'29" 11 E along said North line 2099.12 feet; thence leaving said North line run N00°00'00" 11 E for a distance of 1299.69 feet; thence run S89°56'39" 11 E for a distance of 290.35 feet; thence run N00°30'52" 11 W along the Southerly prolongation of the East line of Lot 1, Block 4, LAKELAND ACRES, according to the plat thereof as recorded in Plat Book 24, Page 40, of the Public Records of Polk County, Florida, and along the East line of the Southeast 1/4 of the Southwest 1/4 of said Section 20 for a distance of 30.17 feet to the Southeast corner of said Lot 1, Block 4, said point also being the Southeast corner of the Northeast 1/4 of the Southwest 1/4 of said Section 20, as shown on said plat of LAKELAND ACRES; thence run N00°30'52" 11 W along the West line of the Northwest 1/4 of the Southeast 1/4 of said Section 20 and along the East line of said Lot 1, Block 4, and the Northerly prolongation thereof for a distance of 21.27 feet to the Southerly county-maintained right-of-way line of County Road 542 (Old Tampa Highway) and the Northwest corner of Lands described in Official Records Book 6060, Page 257, of said Public Records; thence run the following eleven (11) courses and distances along said Southerly county-maintained right-of-way line and along the North and East line of said Lands described in Official Records Book 6060, Page 257: 1) N89°42'43" E, 238.28 feet; 2) S89°58'30" E, 372.53 feet; 3) N89°51'37" E, 228.77 feet; 4) S89°55'54" E, 419.43 feet; 5) N89°48'23" E, 68.58 feet; 6) S00°39'02" E along said East line of lands described in Official Records Book 6060, Page 257, 5.48 feet, 7) N89°15'42" E, 319.62 feet; 8) S89°30'07" E, 5.94 feet; 9) N89°39'33" E, 200.02 feet; 10) S89°58'50" E, 100.01 feet; 11) S89°57'40" E, 42.60 feet; thence leaving said Southerly county-maintained right-of-way line run S00°47'16" E for a distance of 1324.96 feet to the South line of the Southeast 1/4 of said section 20; thence N89°19'40" E along said South line 659.42 feet to the POINT OF BEGINNING.
LESS

Commence at the Northeast corner of the aforesaid lands described in Official Records Book 3054, Page 656; thence run S00°38′33″E along the East line of said lands 250.00 feet to the Southeast corner of said lands and the POINT OF BEGINNING; thence S89°21′27″W, 300.00 feet to the Southwest corner of said lands; thence S00°38′33″E, 8.80 feet to a point on the North line of the aforesaid lands described in Official Records Book 4408, Page 518; thence S89°23′32″E, along said North line 300.07 feet; thence leaving said North line run N00°38′33″W, 15.35 feet to the POINT OF BEGINNING.

Containing 724.437 acres more or less and being subject to any rights-of-way, restrictions and easements of record.
ATTACHMENT “B”

FILE NO: PUD19-023

PRESENT ZONING: PUD 4996
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
- CSR
- Conditional Use
- SI
- Parcels
- Railroad
- Water Body
- Roadway/Highway
ATTACHMENT “D”

Access Management Plan
## Development Phasing Plan

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<tr>
<th>Land Use</th>
<th>Phase 1</th>
<th>Phase 2</th>
<th>Phase 3</th>
<th>Totals</th>
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Design Standards for Mixed Use Commercial Center (Parcels 10, 11 & 12)

Note: Use of the terms “shall” or “must” indicate that the standard is required and not optional. Use of the terms “should” or “may” indicate that the design should attempt to achieve the standard but some flexibility will be allowed to account for adverse conditions encountered during site engineering or for other practical considerations as the Director of Community Development may deem applicable.

- Buildings should be located within walkable nodes or clusters to avoid a “strip commercial” appearance along the Airport Road frontage and to provide a visually pleasing pedestrian environment.

- The arrangement of streets and drive aisles should create walkable blocks that help organize building locations which in turn define common open spaces. In general, buildings should not exceed 200 feet in width without a break to allow the passage of pedestrians. Through-lobbies or breezeways that address both the street and parking lots are encouraged.

- Buildings on development parcels having street frontage may be located on the front or street side parcel boundary or may be set back. If set back, such buildings shall not have more than one single-loaded parking bay between the building and the publicly maintained right-of-way.

- There shall be a continuous north-south “backage” road linking P-10, 11 and 12 and providing access to parking areas. The backage road shall cross the spine road at a sufficient distance from Airport Road to prevent incoming traffic from backing up onto Airport Road, as determined by traffic analysis at the time of plan review.

- There shall be a continuous north-south pedestrian corridor linking P-10, 11 and 12. The intent of this provision is to provide pedestrian connectivity and create a visual corridor through the interior of the site around which buildings, public spaces and parking areas are organized. The corridor may consist of sidewalks or arcades directly in front of buildings, plazas and courtyards, and tree-lined pathways between rows of parking. Where the pedestrian route crosses roads and drive aisles, it shall have textured pavement or other distinct pavement markings.

- For buildings on development parcels having frontage on the north-south pedestrian corridor, the primary building façade should face the pedestrian corridor and have a clearly defined customer entrance. Entrances shall be identified using architectural elements compatible with the style of the building such as lintels, pediments, pilasters, columns, porticoes, porches, overhangs, railings, or balustrades. Where residential uses are located above retail/service or office uses, a separate building entrance shall be provided.
• Primary parking areas should generally be located to the interior of the site with limited frontage along Airport Road.

• Parking areas should include tree aisles at least every other row. The use of bioswales that provide on-site stormwater retention in addition to planting areas for trees is encouraged in parking areas.

• All development parcels, including outparcels, shall provide vehicle and pedestrian cross-access to adjacent parcels.

• The pedestrian circulation system shall link all buildings and uses and shall connect to sidewalks on adjacent streets. Pedestrian routes shall be clearly delineated between parking areas and the buildings they serve.

• Service areas and ground-level mechanical and electrical equipment shall be oriented or screened to minimize visibility from the public right-of-way or abutting property not owned by the developer. Solid waste containers (dumpsters) and recycling containers shall be oriented or screened to minimize visibility of such containers from principal parking areas, roads or main pedestrian walkways. Roof-mounted mechanical equipment shall be screened from ground-level view.

• Prior to any construction activity, a tree survey shall be conducted with the intent of identifying existing mature trees that can be incorporated into the design of individual development parcels, parking areas, streets, pedestrian corridors, plazas, and rights-of-way. The location of all trees 6” DBH or greater shall be included in all proposed site plans and subdivision plats.

• There shall be an architectural theme that provides visual unity and limits the amount of corporate branding of buildings.

• Architectural treatments shall be used to visually break up building massing. Such treatments may include but are not be limited to appropriate fenestration; variations in colors, textures and materials; the use of columns, pilasters, belt courses, cornices, awnings; and landscaping. Buildings should incorporate a vertical expression line at horizontal intervals of no more than 24 feet. Architectural elements that add visual interest to roofs such as dormers, belvederes, cupolas, or towers are encouraged. The use of corrugated metal wall panels of the type used in prefabricated metal buildings shall be prohibited when used as a finished material.

• If used, chain link fencing shall be black or green vinyl-coated.
ATTACHMENT “G”

Signage Plan

Project signage shall be in accordance with the Land Development Regulations except as provided below.

Project signs shall be limited to three major types:

1. Building Mounted Signs:
   a. Building mounted signs shall identify the individual business, building or building complex by name or trademark only.
   b. One building sign shall be allowed on any two walls for a building of single occupancy. One building sign per occupant shall be allowed for buildings of multiple occupancy.

2. Monument Signs:
   a. Monument sign locations, construction/materials, mounting, lighting, typestyles, sizes, graphic layout, and colors are indicated below.
   b. The project shall be limited to three types of monument signs:
      (1) Directional Signs:
          ▪ Such signs shall contain multiple directional arrows, building names, and/or building numbers of parcel users.
          ▪ Such sign shall have a maximum height of eight feet and a maximum copy area of 40 square feet.
          ▪ The project shall be limited to seven such signs.
          ▪ Such signs shall be located at decision points in the project, adjacent to entrances to multiple parcels. Such signs may also be located in the median when appropriate.
      (2) Parcel Identification / Tenant Entry Signs:
          ▪ Such signs shall contain the building name and/or building number. Such sign may be double faced with the same information.
          ▪ Such sign shall have a maximum height of seven feet and a maximum copy area of 40 square feet.
          ▪ The project shall be limited to 18 such signs.
          ▪ Such sign shall be located at the entry of a parcel. Such signs may also be located in the median when appropriate.
      (3) Project Identification / Project Entry Signs:
          ▪ Such signs shall contain only the project name, “Lakeland Central Park” and the name of the developer. Such sign may be double faced with the same information.
          ▪ Such sign shall have a maximum height of ten feet and a maximum copy area of 200 square feet.
• The project shall be limited to two such signs.
• Such signs shall be located at the main project entrance on Old Tampa Highway and Airport Road.

3. Temporary Project Identification Sign: Project identification signs may be installed along the Polk Parkway in accordance with the following (notwithstanding the notes in the Master Sign Plan map, below):
   a. One such sign may be installed having a maximum sign area of 672 square feet. Alternatively, two such signs may be installed having a maximum sign area of 288 square feet each.
   b. The maximum sign height shall be 25 feet.
   c. Project identification signs shall not be installed prior to the submittal of a Concept Plat and shall be removed four years after a sign permit has been issued, or upon the issuance of a Certificate of Occupancy for the last development parcel, whichever occurs first.
Master Sign Plan
Exhibit 2.8

<table>
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<th>Sign Type</th>
<th>Total Qty</th>
<th>Max. Ht (ft)</th>
<th>Max. Copy Area Per Face (Sq. Ft.)</th>
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<td>Directional Signs</td>
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<tr>
<td>Parcel Identification Signs (Double Faced)</td>
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<tr>
<td>Temporary Project Announcement Sign (Approx. size 14' x 48')</td>
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<td>25</td>
<td>672</td>
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</table>

Lakeland Central Park will provide four types of signs for the overall project:

- Project Identification Signs
- Directional Signs
- Parcel Identification Signs
- Temporary Project Announcement Signs

Project Identification Signs will contain only the project name, “Lakeland Central Park” and the name of the developer “Flagler Development Company.” They will be located at project entrances at Airport Road and Old Tampa Highway. They will be ground signs.

Directional Signs will be located at decision points adjacent to entrances to multiple parcels. The sign will contain multiple directional arrows, building names and/or building numbers of the parcels/users. This sign will provide direction to these parcels from various points within the project. Signs may be located within the median where appropriate.

Parcel Identification Signs will contain the building name and/or building number at the entry to a parcel. Signs may be located within the median where appropriate.

Temporary Project Announcement Signs will announce the project while preliminary development plans are under city review.

In addition, each parcel will have building identification signs consistent with the City of Lakeland municipal code requirements.

Legend:
- Project Identification Sign
- Directional Sign
- Parcel Identification Sign
- Temporary Project Announcement Sign

Note: Locations of all signs are generalized. Exact locations will be established through site plan and/or construction plan approval.
Project Identification / Project Entry Concept
Parcel Identification / Tenant Entry Concept
Directional Sign Concepts

Directory Kiosk Concept
Directional Sign Concepts

Trail Sign Concepts
Monitoring Well Installation

N&A will supervise the installation of six (6) groundwater monitoring wells across the subject site. These monitoring wells will be installed to provide sampling locations to collect groundwater that will be indicative of the surficial aquifer water quality across the site. Each of these monitoring wells will be installed utilizing a truck-mounted drill rig equipped with hollow-stem auger technology. The hollow stem augers will be 8-1/4-inches inside diameter and a 2-inch diameter polyvinyl chloride (PVC) monitoring well will be installed to a depth of 20 feet below land surface (bls). Each of these wells will have 10 feet of 0.10-inches slotted screen from 10 to 20 feet bls and solid riser from 10 to 10 feet bls. The annular space around the monitoring well will be filled with a 30/65 silicon sand as a filter pack to 1 foot above the screen section (9 to 20 feet bls), 30/65 fine sand will then be installed as a seal from 7 to 9 feet bls and the remainder of the annulus will be grouted to land surface. The monitoring wells will be completed with an aluminum stick up riser set in a 2 foot by 2 foot concrete pad and have a water tight, locking well cap. Should the depth to water at the site be higher or lower than anticipated, the depth of the monitoring wells will be adjusted so that the screened section will intercept the seasonal low and high water table.

Upon installation of each monitoring well, development of the well will be performed utilizing a submersible pump and groundwater will be pumped until visibly clear of turbidity. All necessary permits will be obtained before the installation process. Documentation of the installation process, materials, and lithology encountered will be performed and the water management district and Florida Department of Environmental Protection (FDEP) well completion forms will be completed. The proposed locations for these six (6) monitoring wells are included as Figure 1.

Sampling and Monitoring

N&A will conduct groundwater sampling activities at each of the six (6) newly installed monitoring wells. Each monitoring well will be sampled in accordance with FDEP-Standard Operating Procedures. Field parameters will be measured during all sampling events and will include turbidity, specific conductance, dissolved oxygen, temperature, pH, and water level elevations. Once the appropriate parameters have stabilized, groundwater will be sampled from each monitoring well and submitted for laboratory analysis of the Primary and Secondary Standards as set forth in Chapter 62-550, FAC.

Surface water samples will also be collected at strategic water inflow locations to the site and the outflow from the site, contingent upon there being surface water during the sampling event. These samples will be tested for the parameter DO, Temperature, conductivity, salinity, fecal coliform, total coliform, turbidity, total suspended solids, color, CBOD, chloro a, phaeo a, alkalinity, chloride, fluoride, sulfate, TDS, total phosphate, ammonia, nitrate+nitrite, TKN, TOC, Calcium, magnesium, potassium, sodium, iron, copper, lead, zinc, oil and grease. Approximate surface water sampling locations are included in Figure 1.
Analytical samples will be collected into laboratory supplied, pre-cleaned sample containers, placed on ice and transported under chain-of-custody (COC) to Millennium Laboratories, Inc. in Tampa, Florida, a FDEP approved, Department of health certified, and national laboratory Accreditation Conference certified laboratory for analyses.

**Frequency**

The six (6) groundwater monitoring wells and surface water inflow and outflow locations will be sampled for the above described criteria on a quarterly basis for one (1) year to establish baseline sampling results. Baseline sampling may occur after the start of earthwork activities, but prior to the start of industrial activities. The sampling shall represent the seasonal high and low water levels.

**Reporting**

Reporting for the groundwater sampling events shall occur on a quarterly and annual basis. The first sampling event will have a monitoring report produced and submitted within 60 days of the collection of the samples. The second, third and fourth sampling events will be provided quarterly and also included along with the previous sampling events into an Annual Report. At this time, the sampling suite of parameters may be reduced.

Based upon the newly established sampling parameters (if any are reduced after the baseline), sampling of the six (6) monitoring wells and surface water inflow and outflow locations will be performed on a quarterly basis for five (5) years after build-out. Additionally, a 1.5 year sampling interval will be performed to include all Florida Standards not reduced after the establishment of the baseline. This sampling will be performed concurrently with the quarterly sampling to avoid repetition.
## Equivalency Conversion Matrix

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## General Information:

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<td>LYNDSEY LADEWIG</td>
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<tr>
<td>Applicant Address:</td>
<td>3825 S. FLORIDA AVE, STE 4</td>
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<td>Owner Name:</td>
<td>LAKELAND CITY OF</td>
<td></td>
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<tr>
<td>Owner Address:</td>
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## Request:

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<td>Suburban Special Purpose (SSP)</td>
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**Explanation of Request:**

To modify the existing PUD-55 to include Day Care Centers as an allowable use.

**Justification:**

Section 4 (2)(b) only allows for I-3 Zoning in Area A of the Lakeland Linder Regional Airport Master Plan (Ordinance No. 3423)

## Concurrency:

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**Estimate of Public Service Demand**

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File Number: PUD19-033

Present Zoning: PUD 3423A
Context: Suburban Special Purpose
Proposed Zoning: Major Modification to Allow a Day Care Center

December 2019

Legend:
- Subject Property
- 500 Foot Notification Boundary
- Current City Limits
- Zoning
- Conditional Use
- SPI
- Parcels
- Railroad
- Water Body
File Number: PUD19-033
Present Zoning: PUD 3423A
Context: Suburban Special Purpose
Proposed Zoning: Major Modification to Allow a Day Care Center
December 2019
File Number: PUD19-033

Present Zoning: PUD 3432A

Context: Suburban Special Purpose

Proposed Zoning: Major Modification to Allow a Day Care Center

December 2019
This is a Conceptual Site Plan. Features depicted are subject to change pending Survey, Engineering, and Final Approval from applicable agencies.

CSP 1.0
EARLY CHILDHOOD LEARNING CENTER
LINDER - PUD MOD 19-033
3900 DON EMERSON DR.
LAKELAND, FL 33801
CONCEPTUAL SITE PLAN

GADD & ASSOCIATES
5401 INTERNATIONAL Pkwy., Suite 300
Cary, NC 27513 USA
www.GaddCivil.com
Certificate of Authorization #30194

SCALE: 1" = 20'
REVISIONS
DRAWN: RG
DESIGNED: RG
CHECKED: RG

Certificate of Authorization #30194
November 27, 2019

RE: Major modification of PUD Zoning to Allow a Child Daycare Facility – Project No. PUD19-033

Dear Property Owner:

This is to advise you that Sarah Case of The Next Level Polk, LLC requests a major modification to PUD (Planned Unit Development) zoning to allow for a daycare on approximately 1 acre located at 3900 Don Emerson Drive. The property is legally described as:

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUADRANT OF SECTION 4, TOWNSHIP 29 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 4; THENCE SOUTH 89°53’05” EAST ALONG THE NORTH LINE OF SECTION 4, A DISTANCE OF 232.70’ FEET, THENCE SOUTH 00°06’55” WEST, A DISTANCE OF 143.10’; TO THE POINT OF BEGINNING (POB); THENCE NORTH 90°00’00” EAST, A DISTANCE OF 346.26 FEET; THENCE SOUTH 00°00’00” EAST, 125.80 FEET; THENCE SOUTH 90°00’00” WEST, 346.48 FEET, THENCE NORTH 90°00’00” WEST, 125.80 FEET; TO THE POB. SAID PARCEL CONTAINING 1.0 ACRES, MORE OR LESS.

(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, December 17, 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, December 17th 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
**General Information:**

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<td>Applicant Name:</td>
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<tr>
<td>Applicant Address:</td>
<td>500 SOUTH FLORIDA AVENUE, SUITE 800 LAKELAND FL 33801</td>
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<tr>
<td>Owner Name:</td>
<td>DRUMMOND COMPANY, INC.</td>
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<tr>
<td>Owner Address:</td>
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**Request:**

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<td>Explanation of Request:</td>
<td>See attached cover letter.</td>
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<td>Justification:</td>
<td>See attached cover letter.</td>
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**Concurrency:**

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November 1, 2019

Nicole Travis, Director
Community & Economic Development Department
City of Lakeland
228 South Massachusetts Avenue
Lakeland, Florida 33801

Re: Drummond Company / East Village / Entitlement Requests

Dear Nicole:

Our firm represents Drummond Company, Inc. ("Drummond") with respect to the above-referenced matter. On behalf of Drummond, we are pleased to submit applications to amend the Oakbridge Development of Regional Impact Development Order (the "DRI NOPC") and a request to modify the planned unit development (the "PUD Modification") for the property identified as Polk County Property Appraiser Parcel Identification Number 232835-138170-008010 ("East Village"). The following shall serve as background information regarding the DRI NOPC and PUD Modification for East Village.

Background and Explanation of Request

East Village entitlements are set forth in the Oakbridge Development of Regional Impact Development Order (the "Oakbridge DRI") and a planned unit development ordinance (the "East Village PUD"). Currently, 40,000 square feet of office uses are permitted by the Oakbridge DRI and East Village PUD.

Drummond is requesting that the Oakbridge DRI and the East Village PUD be modified to permit 26,000 square feet of commercial retail uses, including 10,000 square feet of restaurant uses (the "Intended Uses").

Within the DRI NOPC, Drummond is also including modifications to the property identified as Polk County Property Appraiser Parcel Identification Number 232835-000000-012020 ("North Village"). Drummond is currently seeking a modification to the planned unit development that binds North Village to include an option to develop 240 multi-family dwelling units and 15,000 square feet of commercial retail uses. The DRI NOPC includes an updated Map-
H and B-2 Table of Uses exhibit which reflect the proposed uses for both East Village and North Village.

**Justification**

Drummond has struggled with the inability to sell East Village for over twenty years for purely office purposes. Drummond has diligently sought to develop or sell East Village for office development using a variety of real estate brokers to cast a national marketing net, but has been unsuccessful in this attempt.

Drummond met with staff to discuss the appropriateness of the Intended Uses if designed to be a pedestrian oriented development. East Village is located in the southeast quadrant of the signalized intersection of Harden Boulevard and Town Center Drive/Oakbridge Parkway. The Lakeside Village area is the largest retail activity center in all of Polk County. East Village is a natural extension of the commercial activity permitted within Lakeside Village and will be a benefit to the nearby homeowners within the Oakbridge community and patrons of Lakeside Village, especially given the pedestrian oriented design.

As such, Drummond respectfully requests that the Oakbridge DRI and the East Village PUD be modified to reflect Drummond’s Intended Uses and to allow the multi-family option in North Village.

**Conclusion**

Drummond is submitting the DRI NOPC and the PUD Modification along with the necessary materials to process these requests. Please let me know if you have any questions or need any additional information. We would like to meet to discuss these applications after staff has had an opportunity to review the applications and exhibits.

Thank you for your time and consideration of this matter.

Sincerely,

Timothy F. Campbell

Copy: Client (transmitted by email)
Teresa Maio (transmitted by email)
Chuck Barmby (transmitted by email)
File Number: PUD19-035

Present Zoning: PUD 3432
Context: Urban Corridor
Proposed Zoning: Major Modification of PUD to Allow Commercial Retail Uses

December 2019
File Number: PUD19-035

Present Zoning: PUD 3432
Context: Urban Corridor
Proposed Zoning: Major Modification of PUD to Allow Commercial Retail Uses

December 2019
File Number: PUD19-035

Present Zoning: PUD 3432

Context: Urban Corridor

Proposed Zoning: Major Modification of PUD to Allow Commercial Retail Uses

December 2019
November 27, 2019

RE: Major modification of PUD Zoning to Allow Retail Commercial Uses – Project No. PUD19-035

Dear Property Owner:

This is to advise you that Timothy F. Campbell requests a major modification to PUD (Planned Unit Development) zoning to allow up to 26,000 sq. ft. of retail commercial uses, including 10,000 sq. ft. of restaurant uses, in lieu of the current office entitlements on approximately 5.14 acres located south of Oakbridge Parkway and east of Harden Boulevard. The property is legally described as:

AN AREA OF LAND DESCRIBED AS LOT OFFICE TRACT H IN SUBDIVISION OAKBRIDGE ONE, LESS PARCELS 232835138170008020 AND 232835138170008030, 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, December 17, 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, December 17th meeting.

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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.
ATTACHMENT “A”

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.
MINUTES

Planning & Zoning Board
City Commission Chambers
Tuesday, November 19, 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, Chief Planner; Chuck Barmby, Transportation & Development Review 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 and Ramona Sirianni were also present.

PUBLIC HEARING

ITEM 1: 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)

Phillip Scearce stated the subject property is a double lot at the corner of E. Peachtree Street and Stella Avenue. The proposed single story frame 645 square foot accessory dwelling unit to be constructed next to the 1,200 square foot principal structure. Parking for the new structure will be on the existing driveway and the fence on the property will be moved.

Scott MacDonald, 720 E. Peachtree Street, stated the accessory dwelling unit will be inhabited by his father in law where he will be cared for by Mr. MacDonald.

Phillip Scearce presented recommended conditions to the Board.

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

ITEM 2: 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)

Chuck Barmby stated staff updates the Capital Improvement Element of the Comprehensive Plan annually to reflect the changes in the adopted City 5-year work program and ensure that projects in the work program align with the Comprehensive Plan. Transportation projects funded by the Florida Department of Transportation (FDOT), the State of Florida and Polk County were added to the service area to provide a complete picture of transportation investments and the developer projects eligible for impact fee credits.

Andrew Snyder made a motion for approval of staff’s recommendation to continue the request for one month. Ronald Roberts seconded the motion and it passed 6-0.
ITEM 3: 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) Note: Continued from previous meeting.

Joshua Cheney stated the subject property is located at the southwest corner of the intersection of Success Avenue and Frank Lloyd Wright Way. The 7,264 square foot single-family detached home on the half acre lot was constructed in 1917. The property has a future land use of Residential Medium (RM) and has a MF-12 (Multi-Family) zoning designation. The house is a major contributing structure to the South Lake Morton historic district due to its unique architectural style and historic significance. The home was originally built as a single-family home but has been converted for other uses since it was constructed.

Staff cannot support the request due to the proposed parking shown on the north-south residential alley. Approval of the request would be detrimental to residential properties within the block bounded by South Boulevard and Success Avenue which use the alley for trash pickup and rear yard access. Joshua Cheney recommend that the request be denied without prejudice to allow the applicant time to explore other possible solutions.

In response to Leigh Ann Lunz, Mr. Cheney stated the on street parking on Frank Lloyd Wright Way is being shown on the site plan by the applicant and has not been approved by staff.

In response to Teresa Maio, Mr. Cheney stated David Uria was not in opposition to on street parking on Frank Lloyd Wright Way shown on the site plan as presented during the concept review meeting.

Chuck Barmby stated staff had a meeting with the Public Works department after the previous Planning and Zoning Board meeting concerning the parallel parking proposed on Frank Lloyd Wright Way. Concerns raised at that meeting relate to the amount of available space between the front edge of pavement and the knee wall on the subject property. A standard parallel parking stall is eight feet wide with an additional five to six feet needed to accommodate a sidewalk adjacent to the parking stall. A five-foot sidewalk could be constructed at this time as long as no modifications are needed for the street. A standard sidewalk with a curb is six feet wide. As a secondary concern, the parallel parking stalls would be constructed in direct proximity to the Lakeland Electric transmission poles and potentially impact traffic operations at the Frank Lloyd Wright Way and Success Avenue intersection.

Glenn Higgins made a motion for approval of staff’s recommendation to deny the request without prejudice. Lyle Philipson seconded the motion and it passed 6-0.

ITEM 4: 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)

Todd Vargo stated the request is for indoor recreational uses with a bar. The location will operate as an a barcade (bar + arcade) and provide a variety of classic arcade games, home console systems and a golf simulator for patrons.
Connor O’Leary, 1221 S. Florida Avenue, stated the Rec Room is the third concept in Lakeland along with Cob & Pen and Good Thyme. The Rec Room will be a multi-use space with various games and activities available to all patrons.

In response to Andrew Snyder, Mr. O’Leary stated the Rec Room will be accessible to all ages and any patrons who order alcoholic beverages will be required to provide identification to prove their eligibility to consume alcohol.

In response to Matthew Lyons, Mr. O’Leary stated the barcade will be a nonsmoking establishment.

In response to Ronald Roberts, Mr. O’Leary stated the staff will act as security.

Todd Vargo presented recommended conditions to the Board.

Matthew Lyons stated the request was approved by the Lakeland Downtown Development Authority.

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

**ITEM 5:** 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)

Joshua Cheney stated the subject property is east of Mall Hill Drive and north of Griffin Road. The conditional use for the church and school was originally approved in 1998. The school is approved for up to 1,500 Kindergarten, elementary, middle and high school students. The proposed modification does not include a request to increase the allowed number of students.

Jonathan Kirk, 5917 Cove View Drive, stated the request is to maintain the current student count and square footage allowed by the conditional use and to relocate the facilities northeast of the location for school facilities that was approved in 1998.

Timothy Campbell, Clark, Campbell, Lancaster & Munson, P.A., 500 S. Florida Avenue, Suite 800, stated the owner of 7.02 acres of the subject property does not expect to have an issue with the request.

Joshua Cheney presented recommended conditions to the Board.

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

**ITEM 6:** 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 Residential High (RH) to Regional Activity Center (RAC) 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 Urban Corridor (UCO) to Urban Center (UCT), on approximately 2.3 acres located north of Martin Luther King Jr. Avenue, west of Kathleen Road and east
Phillip Scearce stated the subject property is the former location of Florida Tile. The request is to rezone parts of the site from O-2 (Limited Impact Office) and O-3 (Moderate Impact Office) to C-6 (Downtown Commercial), to change the future land use from Residential High (RH) to Regional Activity Center (RAC), and to change the context district designation from Urban Corridor (UCO) to Urban Center (UCT).

Mark Wilson, Kimley Horn, 116 S. Kentucky Avenue, stated the request is for a zoning change and land use change. The property is bifurcated by an old segment of road. The requested changes are related to the construction of Bonnet Springs park which will be located north of the subject property. The intent is to create a mixed use redevelopment of the subject property.

In response to Matthew Lyons, Mr. Wilson stated the applicant is working with the FDOT regarding a vacation agreement for the intervening segment of Martin Luther King Jr. Avenue. Mr. Wilson expects to have the right-of-way vacation completed within the next few months.

In response to Lyle Philipson, Mr. Wilson stated the subject property is separate from Bonnet Springs Park. Teresa Maio stated the ultimate goal is to have a pedestrian connection from the subject property to Bonnet Springs Park. Palmer Davis stated one development team is working on both the subject property and the Bonnet Springs Park project.

ITEM 7: Major modification of PUD (Planned Unit Development) zoning to allow 240 multi-family units in lieu of previously approved office and commercial entitlements on approximately 17.79 acres located north of Town Center Drive and west of Harden Boulevard. Owner: Drummond Company, Inc. Applicant: Timothy F. Campbell. (PUD19-009)

Todd Vargo stated the subject property is on the north side of the entrance to Lakeside Village. A previous request by this applicant included office and retail use; the current request is to allow for a hotel, a convenience store with fuel sales, and a multi-family apartment complex with 240 units to be constructed on the site.

Timothy Campbell, Clark, Campbell, Lancaster & Munson, P.A., 500 S. Florida Avenue, Suite 800, stated there have been various requests for projects on the property. The northern entrance to the site on Harden Boulevard has an open median, the FDOT requires the median to be directionalized which impacts the marketability of the site when trying to find the appropriate use for the subject property. The current request is to construct multi-family apartment buildings with 240 units on Harden Boulevard frontage instead of having the option for an office building, and to keep the option for the commercial retail uses as previously approved.

In response to Stephanie Franklin, Matthew Lyons stated the proposed apartment buildings will be constructed with four stories.

In response to Lyle Philipson, Mr. Campbell stated the multi-family units will be available to rent.

In response to Ms. Franklin, Mr. Campbell stated a recreational area will be constructed on the site.
In response to Andrew Snyder and Leigh Ann Lunz, Mr. Campbell stated the apartment buildings would likely be angled.

Chaya Starker, 1055 Village Center Drive, stated she is concerned that the proposal of adding four story buildings along the roadway would not fit in with area, an excess amount of neighbors would reduce resale values, and the area is congested at this time.

Bart Allen, Peterson & Meyers, 225 E. Lemon Street, stated he would like the opportunity to discuss the proposed changes including the building heights aesthetics, and the planned landscaping and buffering with the applicant prior to the next hearing.

Robert Miller, 3114 Winged Foot Drive, stated the existing ordinance that was approved in 2018 was a negotiated agreement between the residents of the Grasslands community and the Drummond Company. Mr. Miller would like the opportunity to meet with the applicant prior to the next hearing.

Mr. Campbell stated the option of a multi-family apartment complex would result in a reduction in trips compared to that of the current approval. The building height will be considered prior to any meetings with the residents of Grasslands prior to the next Planning and Zoning Board hearing.

Palmer Davis suggested that staff continue the public hearing to the next month and to notice the public again prior to the request being heard before the Board along with the vote by the Board.

Andrew Snyder made a motion for approval of staff’s recommendation to continue the public hearing for one month. Lyle Philipson seconded the motion and it passed 6-0.

**ITEM 8:** 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)

Todd Vargo stated Lakeland Central Park is a Development of Regional Impact (DRI) in the City of Lakeland. The request is to rescind the DRI and to move the conditions into the PUD (Planned Unit Development). Staff has received communication from property owners within the nearby Steeplechase subdivision who are in opposition to the modification to the PUD. The owner of the subject property in the DRI owns property within the Home Owner’s Association (HOA). The deed restriction requirements of the HOA state that no development except residential can occur on the subject property. The deed restrictions are private covenant and do not affect local government. The City of Lakeland does not enforce deed restrictions and the change in the DRI would not affect the deed restrictions.

Timothy Campbell, Clark, Campbell, Lancaster & Munson, P.A., 500 S. Florida Avenue, Suite 800, stated the DRI has mostly been eliminated by the State of Florida. The request is to rescind DRI and modify the PUD by moving some provisions into the PUD. No new development or changes to the plan for development other than phasing of the subject property is planned.
Chuck Barmby stated the DRI was approved in 2008 and a traffic analysis developed at that time are based on 10-year old studies. Part of request is an update to the Development Agreement to address revised mitigation requirements.

Steve, 2108 Buckingham Ave, stated he is concerned about the changes shown in the site plan as compared to previous site plans that were presented for the development.

Donna Buckner, 3625 Bunker Road, stated she is concerned about the changes shown in the site plan and how the development will affect her property value.

John Dodds, 3475 Bunker Road, stated he would like more information about the development prior to the development.

Becky Robinson, 3600 Bunker Road, stated she is unclear as to how the power will be moved from the HOA to the PUD and is against the modification.

Joe Mawhinney, 1611 Harden Boulevard, stated the parcels within the Steeplechase subdivision are zoned as LD (Limited Development) and the compatibility of the request should be considered. The proposed amendments of the existing PUD have not been finalized and Mr. Mawhinney requested a continuance of the public hearing until the proposed finished product can be provided.

In response to Mr. Mawhinney, Mr. Campbell stated the development decisions were approved in 2008 and are not subject to change at this time.

In response to Teresa Maio, Mr. Campbell stated the site plan was provided as an aide for the application of the PUD modification but not to be considered for approval. Discussion ensued.

Andrew Snyder made a motion for approval to continue the public hearing for one month. Lyle Philipson seconded the motion and it passed 6-0.

**ITEM 9:** 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 Recreation (R) to Regional Activity Center (RAC) 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)

Joshua Cheney stated the subject property is located south of Buena Vista Street, west of Lakeland Hills Boulevard, and east of Henley Field Stadium and is approximately 9.98 acres in size. The proposed major modification is a request to allow for the development of the former Adair Park site into a one story behavioral health facility. The facility will contain 96 beds, there are 72 beds on the Lakeland Regional campus that would be moved to this site.

Bart Allen, Peterson & Meyers, 225 E. Lemon Street, stated the request is for a 9.98-acre expansion of the main campus. The main campus has 1,500,000 square feet of existing facilities. The expansion will be to the behavioral health division and is intended to increase the services that can be provided.
GENERAL MEETING

ITEM 10: Review minutes of the October meeting.

Leigh Ann Lunz made a motion for approval of the minutes from the previous meeting. Glenn Higgins seconded the motion and it passed 6-0.

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)

Todd Vargo stated the subject property was previously used by the Alliance for Independence who operated a community home to provide housing and care for developmentally disabled adults. State law regulates state licensed residential facilities when six or fewer residents reside within the facility. The Alliance for Independence increased the bed count from six to eight in 2012 and was granted PUD (Planned Unit Development) zoning to allow for a Level 1 Group Home which allowed for eight beds at the facility.

Tri-County Human Services has requested to utilize the structure for up to 12 clients with substance abuse dependence issues. Only female clients who have completed residential programs within other locations at Tri-County for six to eight months will be permitted care at the home on Carleton Street. Care and daily life for residents will include highly structured skill building and rehabilitation activities, counseling and meeting. Clients will be responsible for meal prep, clean up, learning stress management, and attending individual counseling sessions.

Residents who participate in offsite recovery self-improvement in the evening will be transported by Tri-County. All residents will sign in and out of the residence, and acceptable reasons for leaving the facility will be restricted to work, medical appointments, and visiting family. Residents will not be permitted to drive. The house will be supervised by staff day and night. Staff received comments related to the safety of the neighborhood and property values of the surrounding homes. Staff visited a similar facility in Winter Haven that maintains up to 10 women who receive care for substance abuse and dependence disorders.

Todd Vargo presented recommended conditions to the Board.

In response to Lyle Philipson and Stephanie Franklin, Pam Freeman, 1815 N. Crystal Lake Drive, stated the clients that will be treated at the house on Carleton Street are vetted for severe criminal activity. The clients will be treated for behavioral health issues and will follow a strict structure when in the home. The clients will learn independent living through the program. Treatment within the home will be individual and monitored. Work hours will be approved by staff of Tri-County; working hours are typically from 9:00 am to 4:00 pm. Transportation to and from work is provided by Tri-County for clients.

In response to Ronald Roberts, Ms. Freeman stated the vetting process prohibits sexual predators and violent crime offenders from the program. Discussion ensued.

In response to Stephanie Franklin, Don Vanstee, 1815 N. Crystal Lake Drive, stated more institutionalized locations do not produce the same favorable results as locating residents into neighborhoods with more normalized environments.
In response to Teresa Maio, Ramona Sirianni stated additional notice would be required to allow for new public comment including a petition circulated by neighbors within the surrounding area.

Andrew Snyder made a motion to deny staff’s recommendation. Lyle Philipson seconded the motion and it failed 4-2.

Leigh Ann Lunz made a motion for approval of staff’s recommendation. Glenn Higgins seconded the motion and it passed 4-2.

**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)**

Joshua Cheney stated a plat for the Riverstone Subdivision Phase 2 has been submitted by Hamilton Engineering & Surveying, Inc. The plat consists of 277 lots on 92.12 acres generally located west of Yates Road and south of West Pipkin Road. The plat has been reviewed by all departments and is conforming with the City’s subdivision regulations within the Land Development Code. Staff recommended approval of the plat.

Teresa Maio stated typical requests for plat approvals are based on whether the plat meets technical requirements of various departments. The Riverstone subdivision has a Development Agreement that was approved and executed between the developer and the City Commission. The Development Agreement has conditions that must be met including prior to platting the 421st lot the applicant would have to provide documentation demonstrating the financial backing to complete one of the transportation projects that would be required at that time.

Chuck Barmby stated the transportation project is two mitigation requirements; the four lane improvement of Waring Road from Medulla Road to Drane Field Road, and the improvement of the Waring Road and Drane Field Road intersection.

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

**ITEM 13: Report of City Commission action on Planning and Zoning Board recommendations.**

Teresa Maio reviewed the recent actions of the City Commission.

**ITEM 14: Community Housing & Planning Manager’s Report.**

Teresa Maio reviewed the new cases for the December hearing.

**ITEM 15: Audience.**

There were no comments from the audience.

**ITEM 16: Adjourn.**

There being no further discussion, the meeting was adjourned at 11:30 am.

Respectfully Submitted,
### Community & Economic Development

**Staff Recommendation**

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<th>Phillip Scearce</th>
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<td>November 19, 2019</td>
<td>P&amp;Z Final Decision:</td>
<td>December 17, 2019</td>
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<td>Change in zoning from O-3 to C-6 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 to RAC and a change in zoning from O-2 to C-6, concurrent with a City-initiated request to apply a change in the context district designation from UCO to UCT, on approximately 2.3 acres located north of Martin Luther King Jr. Avenue, west of Kathleen Road and east of George Jenkins Boulevard.</td>
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### 1.0 Location Maps

![Location Map](image)
2.0 Background

2.1 Summary

Mark Wilson, on behalf of Lake Wire Development Company, LLC, requests 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 SR 563 (Sikes Blvd /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. A map of the subject property is included as Attachment “B.”

2.2 Subject Property

The subject property, currently vacant, consists of the 21.4-acre former Florida Tile Industries brownfield site and a smaller 2.3-acre parcel to the north. The 2.3-acre parcel previously contained a church and was acquired by the City in the late 1990s through eminent domain as part of the assembly of land for the construction of the intown bypass. The site is bifurcated by a portion of the former alignment for Kathleen Road, now labeled as the western terminus of Martin Luther King Jr. Avenue, creating two distinct development sites. Lake Wire Development Company currently owns the former Florida Tile property and has an active agreement with the City to purchase both the smaller 2.3-acre parcel to the north and the intervening right-of-way for Martin Luther King Jr. Avenue.

Project Background

In 2016, Lake Wire Development Company, LLC purchased the Florida Tile site for the purposes of redeveloping it into a high-density, mixed-use commercial and residential project. Any future development of the site will be designed to complement the adjacent Bonnet Springs Park project to the north with an appropriate pedestrian linkage. In December of 2017, the site was designated as a Brownfield Area by the City Commission (Resolution No. 5412) for the purpose of rehabilitation, job creation, and promoting economic redevelopment. The applicant requests a change in zoning from O-2 (Limited Impact Office District) and O-3 (Moderate Impact Office District) to C-6 (Downtown Commercial District), and a Future Land Use change from RH (Residential High) to RAC (Regional Activity Center) on the northern 2.3-acre parcel. If this request is approved, the intent is that the RAC land use and C-6 zoning will also be applied to the portion of right-of-way currently designated as the western terminus of Martin Luther King Jr. Avenue, subject to approval of a vacation agreement by the City Commission. A non-binding, conceptual site plan which depicts potential future development of the site is included for information purposes only as Attachment “C”.

Community & Economic Development Staff Recommendation for LUS19-005/ZON19-013/ZON19-014

Page 3
2.3 Existing Uses of Adjacent Properties

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<th>Boundary</th>
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2.4 Attachments

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

3.0 Discussion

Florida Tile Industries manufactured ceramic tile on the site from 1954 until 2004 when the plant shut down and production was relocated to other manufacturing plants in Kentucky and Georgia. Soil contamination from the tile manufacturing process was first discovered on the site during the 1980s. The contamination consisted of lead associated with the tile-glazing process and arsenic likely associated with the use of herbicides. In the late 1990s, Florida Tile Industries entered into an agreement with the Florida Department of Environmental Protection (FDEP) to clean up and remediate the soil contamination issue. Clean-up work continued through the 2000s and a Site Rehabilitation Completion Report from FDEP was issued in 2012 with a finding of No Further Action (NFA).

The existing O-3 zoning on the former Florida Tile site dates from 2005 when the Community Redevelopment Agency’s redevelopment vision around Lake Wire was primarily focused on office uses. The O-2 zoning on the smaller 2.3-acre parcel was applied in 1995 through zoning conformance. The recent development of Bonnet Springs Park to north and new investment around the RP Funding Center suggests that the O-2 and O-3 zoning may no longer be appropriate, as it does not reflect changing market demand and the highest, best use for the property.

The proposed RAC Future Land Use designation, intended for use in the Central City as well as the Urban Development Area, allows up to 30% of the land area to be devoted for medium-density and high-density residential uses with no limit imposed in the Transit Oriented Corridors. Since State Road 563 / SR 539 (Sikes Boulevard/Kathleen Road) is identified as a Transit Oriented Corridor (TOC), 100% of the site could be potentially developed with multi-family uses. The applicants conceptual site plan, however, depicts a mixed-use development with a mix of restaurants, retail, hotels, multi-family residential and structured parking uses.
3.1 Transportation and Concurrency

The subject property fronts State Road 563 / SR 539 (Sikes Blvd / Kathleen Rd) and Martin Luther King Jr Avenue. The adjacent segments of Sikes Boulevard and Kathleen Road are arterial roadways that are operated by the Florida Department of Transportation. All Binding Concurrency Determinations shall be made at the time of site plan review and the Florida Department of Transportation shall review and permit any development plan on the subject property. The trip generation of the specific uses to be constructed shall be calculated and supplied to City and FDOT staff at the time of plan and permit review.

3.2 Comprehensive Plan Compliance

The Community and Economic Development Department 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. Actual construction is subject to final concurrency determinations at the time of site plan review. Letters of notification were mailed to 20 property owners within 500 feet of the subject property. No concerns or issues were expressed at the November 19th public hearing.

4.0 Recommendation

4.1 Community and Economic Development Staff

The Community & Economic Development Department reviewed this request and recommends approval of a small-scale Future Land Use Map amendment from Residential High (RH) to Regional Activity Center (RAC); a change in zoning from O-2 and O-3 to C-6; and a change in the context district from UCO (Urban Corridor) to UCT (Urban Center).
 ATTACHMENT “A”

 Brief Legal Description:

 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.
Community & Economic Development Staff
Recommendation

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<th>December 17, 2019</th>
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<tr>
<td>Current Zoning:</td>
<td>PUD 5477 (Planned Unit Development)</td>
<td></td>
<td></td>
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<tr>
<td>Future Land Use:</td>
<td>Regional Activity Center (RAC)</td>
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<td></td>
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<tr>
<td>Context District:</td>
<td>Urban Special Purpose (USP)</td>
<td></td>
<td></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>December 17, 2019</td>
</tr>
<tr>
<td>Request:</td>
<td>Major modification to PUD zoning to allow for the construction of a 96-bed behavioral health facility and a change in land use from Recreation to Regional Activity Center on approximately 9.98 acres located south of the existing Lakeland Regional Health Systems campus at 1324 Lakeland Hills Boulevard.</td>
<td></td>
<td></td>
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</tbody>
</table>

1.0 Location Maps
2.0 Background

2.1 Summary
Stantec Consulting Services, on behalf of Lakeland Regional Health Systems, requests a major modification of PUD (Planned Unit Development) zoning to allow for the construction of a 96-bed behavioral health facility and a change in land use from Recreation (R) to Regional Activity Center (RAC) on approximately 9.98 acres located south of the Lakeland Regional Health Systems campus at 1324 Lakeland Hills Boulevard. A map of the subject property is included as Attachment “B.”

2.2 Subject Property
The subject property is approximately 9.98 acres in area and has a future land use designation of R (Recreation). This designation dates from when the property was owned by the city and used as a public recreation facility (Adair Park). In 2012, park operations ended when the property was sold by the City to Lakeland Regional Health Systems. The PUD zoning was last modified in 2014 to allow for the construction of the recently completed Carol Jenkins Barnett Women & Children’s Pavilion (W&CP) addition.

2.3 Project Background
The proposed modification will allow for the construction of a 96-bed behavioral health facility in the southernmost portion of Lakeland Regional Health’s campus, south of the W&CP addition, and east of Bryant Stadium and Henley Field. Of the total number of beds requested, 72 of the beds are currently existing on the Lakeland Regional Health campus and will be relocated to the new facility upon its completion. A campus master plan which shows the footprint of the proposed behavioral health facility relative to the overall campus, and the location of parking and internal drives, is included as Attachment “C.”

2.4 Existing Uses of Adjacent Properties

<table>
<thead>
<tr>
<th>Boundary</th>
<th>Existing Land Use</th>
<th>FLUM</th>
<th>Zoning</th>
<th>Context</th>
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<tbody>
<tr>
<td>North</td>
<td>Women &amp; Children’s Pavilion</td>
<td>RAC</td>
<td>PUD</td>
<td>USP</td>
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<tr>
<td>South</td>
<td>Convenience Store w/ Gas pumps</td>
<td>MCC</td>
<td>C-2</td>
<td>UCO</td>
</tr>
<tr>
<td>East</td>
<td>Private School, medical offices and retail</td>
<td>MCC</td>
<td>PUD &amp; C-2</td>
<td>UCO</td>
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<tr>
<td>West</td>
<td>Bryant Stadium and Henley Field</td>
<td>R</td>
<td>PUD</td>
<td>PCR</td>
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</tbody>
</table>

2.5 Attachments
Attachment A: Legal Description
Attachment B: Base Map of Subject Property
Attachment C: Site Development Plan
Attachment C-1: Previously Approved Utility Site Plan
3.0 Discussion

The subject property is an appropriate location for the proposed use given its proximity to existing facilities within the Lakeland Regional Health campus and its location on the Lakeland Hills Boulevard medical office corridor. The proposed behavioral health facility will fulfill a need for urgent care for those suffering from mental illness.

Development will consist of three one-story buildings, with a maximum height of 20 feet and an overall floor area of 79,679 square feet and a maximum height 20 feet. The three buildings will be linked together by a series of landscaped courtyard areas. These courtyards, which will be used to provide outdoor activity space for patients, will be enclosed by a 17-foot high perimeter wall. To accommodate the use, 250 new off-street parking spaces will be created spread throughout four parking lots. An internal driveway, with sidewalks on both sides, will provide secondary vehicle access to the LRH campus from the south via a connection to E. 1st Street.

In terms of impacts, this request represents a modest expansion of the LRH campus. With a maximum height of 20 feet, the new buildings will blend into the existing pattern of low-rise development along Lakeland Hills Boulevard. Adjacent properties are zoned for either recreation or office/commercial use. As such, impacts on surrounding uses should be minimal.

3.1 Transportation and Concurrency

A binding transportation concurrency determination will be made at the time of site plan submittal for the behavioral health facility. The proposed facility is in substantial accordance with the uses analyzed as part of the 2014 PUD modification for the W&CP and is not expected to further degrade the levels-of-service of adjacent street segments and intersections. Since this PUD modification involves the removal of a segment of the planned internal loop road that falls within the footprint of the behavioral health facility, Stantec provided a conservative operational analysis demonstrating that no adverse impacts are expected at the hospital campus’ entrances. Further, the southern access route to Kentucky Avenue is no longer proposed to be gated, thereby creating an efficient, viable route to the south end of the campus that serves inbound and outbound traffic accessing Memorial Boulevard and the new convenience store at the Lakeland Hills Boulevard/Memorial Boulevard intersection.

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 and Economic Development Department reviewed this request and recommends approval of the modification to PUD zoning. Letters of notification were mailed to 145 property owners within 500 feet of the subject property and no objections were received.

4.2 The Planning & Zoning Board

It is recommended that the request for a major modification of PUD zoning, and a change in the future land use designation from Recreation to Regional Activity Center, as described above and in Attachments “A,” “B,” “C,” “C-1,” “C-2,” “D,” “E,” and “F-1” through “F-33” be approved, subject to the following conditions:

Lakeland Regional Medical Center:

1. Acreage: 49.14 ±
2. Maximum Floor Area Ratio (FAR): 0.80
3. Permitted Uses: Hospital and related medical facilities which include:
   a. Ambulatory Care Facilities
      Ambulatory Surgery Center
      Urgent Care Facility
      Mental Health Facility (Outpatient)
      Mental Health Facility (Inpatient)
      Diagnostic Center
      Hyperbaric Center
      Radiation Therapy Center
      Dialysis Center
      MRI Center
      Lithotripter
      Cancer Treatment Center
      Other Ambulatory Care Facilities
   b. Specialty Health Care Centers
      Wellness Center
      Women’s Center
      Medical Mall
      Specialty Hospital
      Geriatric Center
      Cardiology Rehab Center
      Regional AIDS Clinic
      Dental Center
      Eye Clinic
      Sports Rehab Clinic (e.g. Knee Center)
      Speech – Hearing Clinic
      Fertilization Center
      Pediatric Emergency Wellness Center
      Behavioral Health Facility
Other Specialty Health Care Centers

c. Hospital Support Structures
   Co-Generation
   Facility to House Boiler and Other Support Structures
   Paint Shop for Hospital
   Parking
   Incinerator
   Laundry
   Kitchen for Food Service
   Helicopter Pad
   Day Care Center
   Educational Center
   Parking Garage
   Hospital Storage Facility
   Maintenance Shops
   School (Nursing, Techs, etc.)
   Other Hospital Support Structures

d. General Health-Related Activities
   Office Building – Medical/Physicians
   DME Sales Facility
   Uniform Shop
   Pharmacy
   Other Health-Related Activities

e. Graduate Medical Educational Facilities*
   Classrooms
   Auditorium
   Library/Resource Center
   Medical Office
   Other Educational-Related Facilities

*Up to 92,000 sq. ft. of space reserved for medical office uses may be used for Graduate Medical Educational Facilities. Any amount of this use in excess of the overall cumulative 92,000 sq. ft. of medical office allotment may be permitted subject to an updated transportation analysis that affirms the trip generation does not exceed the overall trip generation level analyzed in the 2014 W&CP traffic study update. If the trip generation is increased, a modification of the PUD shall be required.

4. Conditional Uses: Hotel for use exclusively by patients and those persons visiting or attending to patients at Lakeland Regional Medical Center, Inc. (Medical)

5. Site Development Plan: The site shall be developed in substantial accordance with the site development plan included as Attachment “C.” With the approval of the Director of Community Development, minor adjustments can be made at the time of site plan review without requiring a change to this PUD.

6. Maximum Building Height: Per Attachment “D”

7. Minimum Setbacks:
a. Buildings

(1) From Parkview Place R/W: Forty (40) feet or one (1) foot of horizontal distance for each one (1) foot of building height, whichever is greater.

(2) From Lakeland Hills Boulevard R/W: Thirty (30) feet.

(3) From N. Florida Ave. R/W: Thirty (30) feet.

(4) From South parcel boundary: Twenty (20) feet.

(5) From West parcel boundary: Twenty (20) feet.

b. Surface Parking or Internal Drives:

(1) From public right-of-way: Ten (10) feet.

(2) From internal parcel boundaries: Zero (0) feet.

8. Joint Use of Parking: At a minimum, Parking Lots A, B and C, as illustrated on Attachment "C", shall be made available for the use and benefit of the public using Bryant Stadium, Henley Field or other adjacent public facilities. Provisions shall be made to accommodate pedestrian traffic flow between the parking areas and Bryant Stadium. In the event that spaces within these areas are unavailable during construction duration on the development site, the applicant shall make an equal number of spaces available elsewhere on the hospital campus at locations that are acceptable to the City.

9. Buffer Wall: In the event that the laundry and shop facility is constructed on the North Florida Avenue site, a brick or masonry buffer wall with a minimum height of 12 feet shall be constructed along North Florida Avenue and extending eastward along the main entrance drive to screen the incinerator and cooling towers. The buffer wall shall be landscaped on the North Florida Avenue side which shall include trees of sufficient height to screen the incinerator structure.

10. Signage shall be in accordance with Article 4 of the Land Development Code except as otherwise provided for in the comprehensive sign plan included as Attachments "F-1" through "F-36."

With the approval of the Director of Community Development, minor adjustments, including the quantity of sign types listed on Attachment "F-3", can be made at the time of permitting without requiring a change to this comprehensive sign plan provided that the adjustment does not result in any of the following:

a. An increase in the dimensions or area of any individual sign type;

b. An increase in the total square footage of all signs listed on Attachment "F-3"; and

c. A change in sign location shown on Sheets "F-1" and "F-2."
B. Public Recreation Facilities

1. Acreage: 12.88±
2. Maximum Floor Area Ratio (FAR): 0.10
3. Permitted Uses: Public recreation facilities including softball, baseball and football fields, along with passive and active park areas. Buildings and structures accessory to these principal uses. Private concession uses operated in furtherance of public policy with the contractual approval of the City of Lakeland.
4. Maximum Building Height: Seventy-five (75) feet. Stadium lighting structures may be erected to a maximum height of ninety (90) feet.
5. Minimum Setbacks:
   a. Buildings:
      (1) From N. Florida Avenue R/W: One hundred (100) feet or as established by the set-back of existing structures, whichever is less.
      (2) From North parcel boundaries: Twenty-five (25) feet.
      (3) From East parcel boundary: Twenty-five (25) feet.
      (4) From Lakeland Hills Boulevard R/W: One hundred (100) feet.
      (5) From First Street R/W: Thirty (30) feet, except for a clubhouse building which may be setback five (5) feet.
   b. Parking or Internal Drives
      (1) From public right-of-way: Ten (10) feet.
      (2) From internal parcel boundaries: Zero (0) feet.

8. Maximum Intensity of Use: 888 beds

C. General Provisions:

1. Structures existing within the limits of the subject property which do not meet the setbacks required for this PUD zoning shall be declared to be conforming as to setbacks on the date the PUD zoning is established.
2. All development within this PUD zoning shall be subject to the buffer fence, landscaping and parking requirements of the City’s Land Development Regulations. However, the phase of development encompassing the proposed Women & Children’s Pavilion, the southern parking garage and parking lots A, C, D, E and F, as shown on Attachment “C”, shall be subject to the Landscaping and Tree Regulations in effect at the time that the major modification for that phase is approved.
3. Signs: Signs shall be subject to the City’s Land Development Code except as may otherwise be provided through a Comprehensive Sign Plan duly adopted by the Planning and Zoning Board.

D. Transportation
1. **A binding** transportation concurrency determinations for the Women & Children’s Pavilion and behavioral health facility shall be made at the time of final site plan approvals in compliance with the City’s Concurrency Management Ordinance.

2. **Access:**
   a. All driveways on US 98 (North Florida Avenue) and SR 33 (Lakeland Hills Boulevard) shall comply with Florida Department of Transportation (FDOT) permitting requirements.

   b. Prior to the issuance of a Certificate of Occupancy for the Women & Children’s Pavilion:
      
      (1) The signalized site access point on Lakeland Hills Boulevard opposite Buena Vista Street shall be relocated to the location depicted in Attachment “C” opposite Garden Street. The single northbound left-turn lane at this access point shall be designed to accommodate A.M. and P.M. Peak traffic.

      (2) The Lakeland Hills Boulevard access point located south of the Project Entrance/Garden Street intersection shall be removed.

      (3) The project driveway on North Florida Avenue located opposite Sixth Street shall be opened.

      (4) A connection shall be made to the south end of the hospital campus at First Street, opposite Kentucky Avenue. An ADA-compliant crosswalk shall be constructed across First Street at this connection. If this access point is to be gated, the gate shall be placed to prevent entering hospital traffic from queuing into the First Street right-of-way.

      (5) The applicant shall implement strategies, in coordination with the City and FDOT, that 1.) improve pedestrian connectivity between the planned parking facility north of Parkview Place and the existing hospital campus and 2.) manage the impact of traffic entering/exiting the proposed parking area on surrounding street network during the duration of construction activities on the hospital campus.

   c. In order to address pedestrian safety and circulation concerns identified in FDOT’s “Lakeland Safety Corridor” analysis conducted in 2009 and referenced in the Lakeland Comprehensive Plan 2010-2020, the applicant shall supplement any funding that is programmed by FDOT to construct raised pedestrian islands on Lakeland Hills Boulevard between Buena Vista Street and Parkview Place. Supplemental funding provided by the applicant shall be 50 percent of the design and construction costs up to a maximum of $35,000 to serve pedestrian crossings between the hospital campus and other properties owned by applicant on the east side of Lakeland Hills Boulevard.

3. **On-Site Multi-Modal Transportation Facilities**
   a. Transit: Prior to Women & Children’s Pavilion Certificate of Occupancy issuance, the applicant shall construct 1.) one transit shelter pad on North Florida Avenue and 2.) one transit shelter pad and structure on Lakeland Hills Boulevard at locations depicted in Attachment “E.” The transit shelter pads and
structure shall comply with all applicable Americans with Disabilities Act (ADA), City and transit agency requirements. City Building Permits shall be obtained prior to the construction of each shelter pad and structure.

b. Pedestrian: A primary network of internal ADA-compliant sidewalk and pedestrian trail facilities shall be constructed as generally depicted in Attachment “E.” Sidewalk connections shall be provided between each parking lot and the primary internal sidewalk network. Implementation of the eight-foot wide pedestrian trail may be phased, with segments around the north periphery of the hospital campus (north of Eighth Street to north of Buena Vista Street) being constructed in a future phase(s) as determined to be practicable by the applicant.

c. Bicycle Parking: In order to comply with Sub-Section 4.11.6.2.d of the City Land Development Code, covered bicycle parking may be located at highly accessible locations within the existing and proposed parking structures. Three bicycle parking devices (six bicycle capacity) shall be located in close proximity to a principal entrance on the east side of the Women & Children’s Pavilion or proposed covered entrance located near Entrance A in the vicinity of Lakeland Hills Boulevard. Three bicycle parking devices shall also be located within 40 feet of the principal employee entrance for the proposed behavioral health facility.
ATTACHMENT “A”

Legal Description

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.
File Number: LUS19-007 PUD19-026
Present Land Use: R (23.3 AC+/-), RAC (38.7 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
ATTACHMENT “F-2”
### Lakeland Regional Medical Center

#### Proposed Signage Square Footage Calculations - PUD Submitted

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<th>Sign Type</th>
<th>Sign Description</th>
<th>Sign Category</th>
<th>Unit Sq. Ft. Calculation (in ft²)</th>
<th>Quantity</th>
<th>Extended Sq. Ft. Calculation (in ft²)</th>
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<td>7</td>
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**Total Square Footage:** 4,907.78
Lakeland Regional Health

Custom two toned channel letter and logo.
Components include:
1. Painted PMG 7000 Aluminum letter with halo illumination
2. Painted PMG 7910 aluminum letter with halo illumination
3. Painted Grey/Gold aluminum letter with halo illumination
4. Bright white LED illumination to achieve halo effect
5. Mounting hardware TBD by Fabrication
6. Structural Engineer Drawings Required

Total Square Footage: 37697
ATTACHMENT “F-12”
ATTACHMENT “F-13”
Custom fabricated channel letters.

Components include:
1. Painted aluminum letter with halo illumination.
2. Bright white LED illumination to achieve halo effect.

XXL XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX XXX 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Custom fabricated aluminum cut-out letters.

Components include:
1. Brushed bronze inner letter
2. Polished outer stroke
ATTACHMENT “F-20”
Components include:
1. Polished aluminum letter with halo illumination
2. Stencil white. LED illumination to achieve halo effect

Total Square Footage: 125.75
Components include:
1. Polished aluminum letter with halo illumination
2. Ombre white LED illumination to achieve halo effect

Total Square Footage: 28.7
ATTACHMENT “F-31”
Meeting of November 18, 2019

Ordinances (Second Reading)

Proposed 19-034; Changes to the Land Development Code (LDC); Article 2 (Use Standards) to revise the Master Use List and Permitted Uses Table; add definitions and locational standards for certain high impact commercial uses; define micro-breweries, micro-wineries and micro-distilleries; allow for small scale, craft manufacturing within commercial zoning districts; allow office support and accessory retail within I-2 (Medium Industrial) zoning to allow indoor cultivation of non-food crops within I-1 (Light Industrial-Limited Commercial) and I-2 (Medium Industrial) zoning districts. (LDC19-001) (1st Rdg. 11-04-19) Approved 7-0 Ord. 5792

Proposed 19-035; Changes to the Land Development Code (LDC); Article 4 (General Site Development Standards) to adopt parking standards for single-family and two-family residential development. (LDC19-002) (1st Rdg. 11-04-19) Approved 7-0 Ord. 5793

Proposed 19-036; Changes to the Land Development Code (LDC); Article 2 (Use Standards) and Article 5 (Standards for Specific Uses) to adopt standards for food trucks, food courts into the Land Development Code. (LDC19-003) (1st Rdg. 11-04-19) Approved 7-0 Ord. 5794

Proposed 19-037; Changes to the Land Development Code (LDC); Article 4 (General Site Development Standards) to limit the use of barbed wire, razor wire and electrical fences in commercial zoning districts. (LDC19-004) (1st Rdg. 11-04-19) Approved 7-0 Ord. 5795

Proposed 19-038; Changes to the Land Development Code (LDC); Article 3 (Urban Form Standards) to specify a minimum height of 24 feet for street facing building facades on properties located within the Urban Center (UCT) context sub-district. (LDC19-005) (1st Rdg. 11-04-19) Approved 7-0 Ord. 5796

Proposed 19-039; Changes to the Land Development Code (LDC); Article 3 (Urban Form Standards) to provide additional options for compliance with civic open space requirements in areas zone for dense urban development. (LDC19-006) (1st Rdg. 11-04-19) Approved 7-0 Ord. 5797

Proposed 19-040; Changes to the Land Development Code (LDC); Article 3 (Urban Form Standards) to adopt a new definition for frontage buildout, increase the maximum front setback range for principal structures in single-family zoning districts and allow entrance features to be optional within the Suburban Neighborhood (UNH) context sub-district. (LDC19-007) (1st Rdg. 11-04-19) Approved 7-0 Ord. 5798

Proposed 19-041; Changes to the Land Development Code (LDC); Article 6 (Natural Resource Protection Standards) to allow an administrative variance process for the construction of shoreline stabilization structures and for any construction within the 50 foot minimum setback requirement for property located on protected lakeshores when constructing principal or accessory structures. (LDC19-008) (1st Rdg. 11-04-19) Tabled 7-0
Proposed 19-042: Changes to the Land Development Code (LDC); Section 1.6 (Definitions) to revise the definitions for multi-family and two-family dwellings. (LDC19-009) (1st Rdg. 11-04-19) Approved 7-0 Ord. 5799

Proposed 19-043: Changes to the Land Development Code (LDC); Article 3 (Urban Form Standards) to redefine how transparency is measured for new development within Office, Commercial, and Light Industrial zoning districts and allow for reduced transparency for development located outside of downtown. (LDC19-010) (1st Rdg. 11-04-19) Approved 7-0 Ord. 5800

Proposed 19-044: Changes to the Land Development Code (LDC); Article 9 (Subdivision Standards) to provide clarification regarding the arrangement of lots and lot lines when subdividing property. (LDC19-011) (1st Rdg. 11-04-19) Approved 7-0 Ord. 5801

Proposed 19-045: Changes to the Land Development Code (LDC); Article 4 (General Site Development Standards) to adopt buffering and locational standards for aboveground equipment such as backflow preventers, utility meters and sprinkler monitoring systems. (LDC19-012) (1st Rdg. 11-04-19) Approved 7-0 Ord. 5802

Proposed 19-046: Changes to the Land Development Code (LDC); Article 2 (Use Standards) to adopt development standards for single-family residential uses within Limited Development (LD) zoning districts. (LDC19-013) (1st Rdg. 11-04-19) Approved 7-0 Ord. 5803

Proposed 19-049: Approving a conditional use to allow a baseball training and rehabilitation facility on approximately 4.18 acres located at 537 Laura Road. (CUP19-008) (1st Rdg. 11-04-19) Approved 7-0 Ord. 5806

Proposed 19-050: Approving a conditional use to allow a bar with accessory brewing on property located at 125 S. Kentucky Avenue. (CUP19-007) (1st Rdg. 11-04-19) Approved 7-0 Ord. 5807

Proposed 19-051: Application of O-3 (Moderate Impact Office) zoning on 2.26 acres located at 3407 and 3409 Betz Place. (ZON19-012) (1st Rdg. 11-04-19) Approved 7-0 Ord. 5808

Proposed 19-052: Amending Ordinance 4903; major modification of PUD 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 on approximately 166 acres generally located north of I-4, south and east of N. State Road 33 and south of Mount Olive Road. (PUD19-014) (1st Rdg. 11-04-19) Approved 7-0 Ord. 5809

Proposed 19-053: Amending Ordinance 4382; major modification of PUD zoning to eliminate a proposed golf course, identify a portion of the property as wetlands/conservation, redefine the property boundaries to reflect the current ownership and relocate a neighborhood amenity center and existing single-family development nodes on approximately 449.94 acres located at 4000 Pipkin Creek Road. (PUD19-014) (1st Rdg. 11-04-19) Approved 7-0 Ord. 5810

Meeting of December 2, 2019

Ordinances (First Reading)

Proposed 19-055: Approving a conditional use to allow a bar with indoor recreation uses on property located at 202 N. Massachusetts Avenue. (CUP19-011)

Proposed 19-056: Amending Ordinance 5317; major modification of PUD zoning to allow a Level II Institutional Residential Use (Residential Treatment Facility) with a maximum of 10 beds on property located at 220 Carleton Street. (PUD19-022)