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

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

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

PUBLIC HEARING

ITEM 1:  
a. Conditional use to allow an electrical service, sales, and supply company at 1303 E. Main Street. Owner: B V M Properties, LLC. Applicant: Jim Studiale. (CUP19-015)
b. Consideration of final decision.

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

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

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

ITEM 5:  
Change in future land use from Residential Medium (RM) to Community Activity Center (CAC) and application of PUD (Planned Unit Development) zoning to allow for C-2 (Highway Commercial) uses, concurrent with a City-initiated request to apply a change in the context district designation from UNH (Urban Neighborhood) to UCO (Urban Corridor), on approximately 2.8 acres located at 3500 Lakeland Highlands Road. Owner: Edward and Mary Ann Holloway. Applicant: Timothy F. Campbell. (LUS19-011/PUD19-037/ZON19-016)

GENERAL MEETING

ITEM 6:  
Review minutes of the December 17, 2019 meeting.

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

ITEM 8:  
Major modification to PUD (Planned Unit Development) zoning to allow for a daycare on approximately 1 acre located at 3900 Don Emerson Drive. Owner: Lakeland City of. Applicant: Sarah Case. (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: Plat approval for Sandpiper Golf & Country Club on 10.29 acres generally located east of N. Socrum Loop Road, west of Sandpiper’s Drive and south of Sandpiper Club Boulevard, and 0.70 acres located east of Sandpiper’s Drive, west of Swallow Drive and south of Meadowlark Drive. Owner: D Course Development, LLC. Applicant: Kimley-Horn & Associates, Inc. (SUB19-003)


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

ITEM 13: Audience.

ITEM 14: Adjourn.
### General Information:

<table>
<thead>
<tr>
<th>Project No:</th>
<th>CUP19-015</th>
<th>Application Date:</th>
<th>11/11/2019</th>
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<tbody>
<tr>
<td>Project Name:</td>
<td>CROWN PRINTING TO CBS REGIONAL SALES/SERVICE</td>
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</tr>
<tr>
<td>Subject Property Address:</td>
<td>1303 E MAIN ST</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Parcel ID:</td>
<td>242817194500001010</td>
<td>Total Acreage:</td>
<td>1.31</td>
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<tr>
<td>Applicant Name:</td>
<td>JIM STUDIALE</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Applicant Address:</td>
<td>925 WEDGEWOOD LANE</td>
<td>LAKELAND</td>
<td>33813</td>
</tr>
<tr>
<td>Owner Name:</td>
<td>B V M PROPERTIES LLC</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Owner Address:</td>
<td>1303 E MAIN ST</td>
<td>LAKELAND</td>
<td>33801-5714</td>
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### Request:

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<tr>
<th>Application Type:</th>
<th>CONDITIONAL USE</th>
<th>NEW</th>
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<tr>
<td>Proposed</td>
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<td></td>
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<tr>
<td>Zoning:</td>
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<tr>
<td>Land Use:</td>
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<tr>
<td>Context:</td>
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<td>Current</td>
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<tr>
<td>Zoning:</td>
<td>C-2 (Highway Commercial)</td>
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<td>Land Use:</td>
<td>Mixed Commercial Corridor (MCC)</td>
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<td>Context:</td>
<td>Urban Neighborhood (UNH)</td>
<td></td>
</tr>
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**Explanation of Request:**
Buyer seeks to locate new Sales and Service Office at this location recognizing the existing electrical, storage and office improvements match the needs of this use.

**Justification:**
Existing use is an industrial level printer who operated in this C-2 District and has substantial electrical service and office improvements that are similar or less than new user.

### Concurrency:

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<th>0</th>
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<tbody>
<tr>
<td>Project Floor Area:</td>
<td>7000 Square feet</td>
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**Type of Use:** General Office-Single tenant

**Phase:** One

**Year:** One

### Estimate of Public Service Demand

<table>
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<tr>
<th>Roadways</th>
<th>Daily Trips:</th>
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<tbody>
<tr>
<td>Wastewater</td>
<td>GPD</td>
<td></td>
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<tr>
<td>PM Peak Hour Trips:</td>
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<td></td>
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<tr>
<td>Solid Waste</td>
<td>GPD</td>
<td></td>
</tr>
<tr>
<td>PPD</td>
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<td></td>
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</table>
File Number: CUP19-015

Present Zoning: C-2
Context: Urban Neighborhood
Proposed Zoning: Conditional Use to Allow Electrical Sales, Service and Supply as a Lesser Nonconforming Use

January 2020
File Number: CUP19-015
Present Zoning: C-2
Context: Urban Neighborhood
Proposed Zoning: Conditional Use to Allow Electrical Sales, Service and Supply as a Lesser Nonconforming Use
January 2020
File Number: CUP19-015

Present Zoning: C-2
Context: Urban Neighborhood
Proposed Zoning: Conditional Use to Allow Electrical Sales, Service and Supply as a Lesser Nonconforming Use

January 2020
January 3, 2020

RE: Conditional Use for Crown Printing - Project No. CUP19-015

Dear Property Owner:

Jim Studiale requests a conditional use to allow an electrical service, sales, and supply company at 1301 E. Main Street. The subject property is legally described as:

LOTS 1 THRU 8, BLOCK A, RANDALLS W. W. ADD PB 4 PG 1, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LESS AND EXCEPT ROAD RIGHT-OF-WAY. (A complete legal description is available in the Community & Economic Development Department.)

The hearing will be held before the Lakeland Planning and Zoning Board at 8:30 a.m., on January 22, 2020 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 Wednesday, January 22nd 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
### General Information:

<table>
<thead>
<tr>
<th><strong>Project No:</strong></th>
<th>CUP19-017</th>
<th><strong>Application Date:</strong></th>
<th>12/2/2019</th>
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<tbody>
<tr>
<td><strong>Project Name:</strong></td>
<td>ALTA SCHOOLHOUSE</td>
<td><strong>Subject Property Address:</strong></td>
<td>211 W OAK DR</td>
</tr>
<tr>
<td><strong>Parcel ID:</strong></td>
<td>232825136000002350</td>
<td><strong>Total Acreage:</strong></td>
<td>0.5</td>
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<tr>
<td><strong>Applicant Name:</strong></td>
<td>THOMAS BRAWNER</td>
<td><strong>Applicant Address:</strong></td>
<td>301 E PARK ST, LAKELAND, FL 33803</td>
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<tr>
<td><strong>Owner Name:</strong></td>
<td>ETTENSOHN AGENCY INC</td>
<td><strong>Owner Address:</strong></td>
<td>3003 S FLORIDA AVE STE 102, LAKELAND, FL 338034050</td>
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### Request:

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<tr>
<th><strong>Application Type:</strong></th>
<th>CONDITIONAL USE</th>
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</thead>
<tbody>
<tr>
<td><strong>Proposed</strong></td>
<td><strong>Current</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Zoning:</strong></td>
<td>O-2 (Limited Impact Office)</td>
<td>O-1 (Low Impact Office)</td>
</tr>
<tr>
<td><strong>Land Use:</strong></td>
<td>Not Applicable</td>
<td>Residential Medium (RM)</td>
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<tr>
<td><strong>Context:</strong></td>
<td>Not Applicable</td>
<td>Urban Neighborhood (UNH)</td>
</tr>
</tbody>
</table>

**Explanation of Request:**

Our proposed school size would have 4 or 5 classrooms depending on the size of the building. At maximum capacity with 4 classrooms we would have approximately 88 students. This would only be on days of the week where all students are in attendance. We offer 5 day a week and 3 day a week schedules. If we are able to have 5 classrooms, maximum capacity would be a bit higher, approximately 110 students. Current plans call for 22 kids per class with a minimum of 2 teachers in each class. The maximum capacity of our school is determined by Florida Department of Children and Families and is based off of the interior child space square footage of our building. Therefore we cannot provide a definitive number, only an estimate.

**Justification:**

We are requesting conditional use to operate a preschool facility at 211 W Oak Drive. This lot is already zoned for office use, sits across the road from a commercial center, is next to a music school, and is in a safe place (not directly off busy South Florida Ave). It is a perfect place for families to feel safe dropping off their children.

### Concurrency:

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<th><strong>Project Floor Area:</strong></th>
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<td><strong>Type of Use:</strong></td>
<td>Day Care</td>
<td><strong>Phase:</strong></td>
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<td><strong>Year:</strong></td>
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### Estimate of Public Service Demand

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<tr>
<th><strong>Roadways</strong></th>
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<th>444</th>
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<tbody>
<tr>
<td><strong>Potable Water</strong></td>
<td>945 GPD</td>
<td><strong>Wastewater</strong></td>
<td>803 GPD</td>
<td><strong>Solid Waste</strong></td>
</tr>
</tbody>
</table>
File Number: CUP19-017

Present Zoning: O-1
Context: Urban Neighborhood
Proposed Zoning: Conditional Use to Allow a Preschool

January 2020
File Number: CUP19-017
Present Zoning: O-1
Context: Urban Neighborhood
Proposed Zoning: Conditional Use to Allow a Preschool
January 2020
File Number: CUP19-017
Present Zoning: O-1
Context: Urban Neighborhood
Proposed Zoning: Conditional Use to Allow a Preschool
January 2020

Legend
- Subject Property
- 250 Foot Notification Boundary
- Current City Limits
- Zoning
- Conditional Use
- SPI
- Parcels
- Railroad
- Water Body
- Roadway/Railway
January 3, 2020

RE: Conditional Use for Alta Schoolhouse - Project No. CUP19-017

Dear Property Owner:

Thomas Brawner requests a conditional use to allow a preschool on property located at 211 W. Oak Drive. The subject property is legally described as:

OAKDALE SUB PB 8 PG 44 BLK B LOTS 35 THRU 37
(A complete legal description is available in the Community & Economic Development Department.)

The hearing will be held before the Lakeland Planning and Zoning Board at 8:30 a.m., on January 22, 2020 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 Wednesday, January 22nd meeting.

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

## General Information:

<table>
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<tr>
<th>Project No:</th>
<th>LUS19-009/ZON19-015</th>
<th>Application Date:</th>
<th>11/26/2019</th>
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<tbody>
<tr>
<td>Project Name:</td>
<td>2050 SOUTH EDGEWOOD DR.</td>
<td></td>
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<td>Subject Property Address:</td>
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<td></td>
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<tr>
<td>Parcel ID:</td>
<td>24282800000044040</td>
<td>Total Acreage:</td>
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<tr>
<td>Applicant Name:</td>
<td>ERIC WIBERT</td>
<td></td>
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<tr>
<td>Applicant Address:</td>
<td>2045 E. EDGEWOOD DR.</td>
<td>LAKELAND</td>
<td>FL 33803</td>
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<tr>
<td>Owner Name:</td>
<td>ERIC WIBERT</td>
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<tr>
<td>Owner Address:</td>
<td>2045 E. EDGEWOOD DR.</td>
<td>LAKELAND</td>
<td>FL 33803</td>
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## Request:

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<th>Application Type:</th>
<th>LAND USE MAP AMEND SM</th>
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<tr>
<td>Proposed Zoning:</td>
<td>I-1 (Light Industrial-Limited Commercial)</td>
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<td>Proposed Land Use:</td>
<td>BP-Business Park</td>
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<td>Proposed Context:</td>
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<td>Current Zoning:</td>
<td>I-1 (Light Industrial-Limited Commercial), O-1 (Low Impact Office)</td>
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<tr>
<td>Current Land Use:</td>
<td>Residential High (RH), Business Park (BP)</td>
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<tr>
<td>Current Context:</td>
<td>Urban Corridor (UCO), Urban Special Purpose (USP)</td>
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<tr>
<td>Explanation of Request:</td>
<td>Would like the zoning changed to I-1 in the area of the parcel that is currently zoned O-1 so as to have uniform zoning on the entire parcel. The majority of the parcel is zoned I-1.</td>
</tr>
<tr>
<td>Justification:</td>
<td>Would like property to have a uniform zoning as well as more flexibility in leasing. The approximately 3/4 of the parcel is currently Zoned I-1. Much of the surrounding parcels are zoned I-1.</td>
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## Concurrency:

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<td>Phase</td>
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<td>Year</td>
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## Estimate of Public Service Demand

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<tr>
<th>Roadways</th>
<th>Daily Trips:</th>
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<td>Wastewater</td>
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<tr>
<td>Solid Waste</td>
<td>PPD</td>
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</tr>
</tbody>
</table>
File Number: LUS19-009 ZON 19-015

Present Land Use: RH (.83 AC +/-)
Proposed Land Use: BP (.83 AC +/-)
Present Zoning: O-1
Proposed Zoning: I-1
Context: Urban Corridor

January 2020
File Number: LUS19-009 ZON 19-015

Present Land Use: RH (.83 AC +/-)
Proposed Land Use: BP (.83 AC +/-)
Present Zoning: O-1
Proposed Zoning: I-1
Context: Urban Corridor

January 2020
File Number: LUS19-009 ZON 19-015

Present Land Use: RH (.83 AC +/-)
Proposed Land Use: BP (.83 AC +/-)
Present Zoning: O-1
Proposed Zoning: I-1
Context: Urban Corridor

January 2020
January 3, 2020

RE: 2050 Edgewood Drive South - Project No. LUS19-009/ZON19-015

Dear Property Owner:

This notice is to advise you that Eric Wibert requests a change in future land use from Residential High (RH) to Business Park (BP) and a change in zoning from O-1 (Low-Impact Office District) to I-1 (Light Industrial – Limited Commercial District) on approximately 0.834 acres at 2050 Edgewood Drive South. The subject property is legally described as:

PARCEL “B” – THE EAST 145.52 FEET OF THE WEST 900.52 FEET OF THE NORTH 250.0 FEET OF THE SOUTH 300.00 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 28S., RANGE 24E., POLK COUNTY, FLORIDA, BEING SUBJECT TO EASEMENTS OF RECORD OR AS NOW IN USE. (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 Wednesday, January 22, 2020 in the City Commission Room, City Hall, 228 S. Massachusetts Avenue. As an owner of property within 500 feet of this request, as indicated on the attached map, you will be given an opportunity to express your opinion at the public hearing or you may submit your views to the Community & Economic Development Department, (863) 834-PLAN (7526) or planning@lakelandgov.net, prior to the Wednesday, January 22nd meeting. Please include your name, mailing address and project number in your e-mail.

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THIS IS A COURTESY LETTER NOT REQUIRED BY LAW
Staff is requesting that the item be delayed while the applicant attempts to meet with the residents of Grasslands and finalize conditions of approval. Staff anticipates that the applicant’s meeting with the residents and revised conditions will be completed in time for the February 18, 2020 meeting.
**General Information:**

<table>
<thead>
<tr>
<th>Project No:</th>
<th>LUS19-011/PUD19-037/ZON19-016</th>
<th>Application Date:</th>
<th>12/2/2019</th>
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<tbody>
<tr>
<td>Project Name:</td>
<td>BARON BOXES, LLC</td>
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<tr>
<td>Subject Property Address:</td>
<td>3500 LAKELAND HIGHLANDS RD #1STLTS</td>
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<tr>
<td>Parcel ID:</td>
<td>242833000000032010</td>
<td>Total Acreage:</td>
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<tr>
<td>Applicant Name:</td>
<td>TIMOTHY F. CAMPBELL</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Applicant Address:</td>
<td>500 SOUTH FLORIDA AVENUE, SUITE 800</td>
<td>LAKELAND FL 33801</td>
<td></td>
</tr>
<tr>
<td>Owner Name:</td>
<td>EDWARD AND MARY ANN HOLLOWAY</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Owner Address:</td>
<td>2925 SANLAN RANCH DRIVE</td>
<td>LAKELAND FL 33812</td>
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**Request:**

<table>
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<tr>
<th>Application Type:</th>
<th>PLANNED UNIT DEVELOPMENT</th>
<th>MAJOR MODIFICATION</th>
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<tbody>
<tr>
<td>Proposed Zoning:</td>
<td>PUD (Planned Unit Development)</td>
<td>Current Zoning: PUD 4300 (Planned Unit Development)</td>
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<tr>
<td>Proposed Land Use:</td>
<td>Not Applicable</td>
<td>Current Land Use: Community Activity Center (CAC), Residential Medium (RM)</td>
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<tr>
<td>Proposed Context:</td>
<td>Not Applicable</td>
<td>Current Context: Urban Neighborhood (UNH)</td>
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**Concurrency:**

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<td>Year</td>
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**Estimate of Public Service Demand**

<table>
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<tr>
<th>Roadways</th>
<th>Daily Trips:</th>
<th>0</th>
<th>PM Peak Hour Trips:</th>
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<td>GPD</td>
<td>Wastewater</td>
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</table>
December 2, 2019

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

Re: Baron Boxes, LLC / Entitlements Requests

Dear Nicole:

Our firm represents Baron Boxes, LLC ("Baron") with respect to its purchase and development of a portion of the property identified as Polk County Property Appraiser Parcel Number 242833-000000-032010 (the "Property"). Baron is seeking a comprehensive plan amendment to expand the neighboring community activity center ("CAC") future land use to include the Property and a planned unit development ("PUD") zoning that permits self storage. The following shall serve as background information and the justification for these requests.

Background Information

The Property is located on the east side Lakeland Highlands Road and north of Meadowland Park Boulevard and the Polk Parkway. It is approximately 2.76 acres. Baron’s intended use of the Property is a three-story self-storage facility that is completely climate controlled. The self-storage facility will contain a small office.

The Property currently has a future land use designation of residential medium ("RM") and it currently does not have any zoning. In order to support Baron’s intended use of the Property as a self-storage facility, Baron is requesting to modify the future land use designation from RM to CAC and to receive PUD zoning that permits the C-2 highway commercial district zoning uses.

Justification

The Property is well suited for a self-storage facility because of the growing number of residential developments in South Lakeland in the vicinity of this site. Also, given the proximity to the Polk Parkway, a large number of residents will have quick access to the proposed self-
storage facility from other areas throughout Polk County. Additionally, the site is well positioned at the signalized intersection of Lakeland Highlands Road and Meadowland Park Boulevard, adjacent to the Sam’s Club development and across the street from the Lowes/Beall’s commercial center.

The addition of self-storage facilities will not only provide a needed service to the surrounding residents, but it will also provide an economic benefit to the City of Lakeland in the form of additional property taxes and the employment of several staff members.

Conclusion

Baron respectfully requests that staff support these entitlements requests. We are filing the applications and the necessary attachments today. Please let me know if there is anything that we need to provide.

Thank you for your time and consideration.

Sincerely,

Timothy F. Campbell

Copy: Client (transmitted by email)
File Number: LUS19-011 PUD19-037 ZON19-016
Present Land Use: RM (2.31 AC+/-)
Proposed Land Use: CAC (2.31 AC+/-)
Present Zoning: None
Proposed Zoning: Major Modification of PUD to Allow Self-Storage Facility
Context: Urban Neighborhood

January 2020
File Number: LUS19-011 PUD19-037 ZON19-016

Present Land Use: RM (2.31 AC+/-)
Proposed Land Use: CAC (2.31 AC+/-)

Present Zoning: None
Proposed Zoning: Major Modification of PUD to Allow Self-Storage Facility

Context: Urban Neighborhood

January 2020
File Number: LUS19-011 PUD19-037 ZON19-016

Present Land Use: RM (2.31 AC+/−)
Proposed Land Use: CAC (2.31 AC+/−)
Present Zoning: None
Proposed Zoning: Major Modification of PUD to Allow Self-Storage Facility
Context: Urban Neighborhood

January 2020
January 3, 2020

RE: Baron Boxes - Project No. LUS19-011/PUD19-037/ZON19-016

Dear Property Owner:

This notice is to advise you that Timothy Campbell, on behalf of Baron Boxes, LLC, requests a change in future land use from Residential Medium (RM) to Community Activity Center (CAC) and application of PUD (Planned Unit Development) zoning to allow for C-2 (Highway Commercial) uses on approximately 2.8 acres located at 3500 Lakeland Highlands Road. The subject property is legally described as:

THE SOUTHWEST 3/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33 TOWNSHIP 28 SOUTH RANGE 24 EAST AND SMALL STRIPS OF LAND TO THE NORTHWEST AND EAST, POLK COUNTY, FLORIDA. (A complete legal description is available in the Community & Economic Development Department.)

The public hearing to consider this request will be held before the Lakeland Planning and Zoning Board at 8:30 a.m., on Wednesday, January 22, 2020 in the City Commission Room, City Hall, 228 S. Massachusetts Avenue. As an owner of property within 500 feet of this request, as indicated on the attached map, you will be given an opportunity to express your opinion at the public hearing or you may submit your views to the Community & Economic Development Department, (863) 834-PLAN (7526) or planning@lakelandgov.net, prior to the Wednesday, January 22nd meeting. Please include your name, mailing address and project number in your e-mail.

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

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

THIS IS A COURTESY LETTER NOT REQUIRED BY LAW
The City of Lakeland Planning and Zoning Board met in Regular Session, Stephanie Franklin (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; Chuck Barmby, Transportation & Development Review Manager; Matthew Lyons, Chief Planner; Todd Vargo, Senior Planner; Joshua Cheney, Senior Planner; Phillip Scearce, Principal Planner; and Brandy Gillenwater, Planning Assistant were present. Assistant City Attorney Palmer Davis and Ramona Sirianni were also present.

PUBLIC HEARING

ITEM 1: Conditional use to allow off-street parking on property located at 927 S. Tennessee Avenue. Owner: Gerard H. Hubbell, P.A. Applicant: Timothy F. Campbell. (CUP19-010)

Note: Continued from October meeting.

Todd Vargo stated the applicant requests to allow a portion of the residential lot behind the existing home on the subject property to be used as parking for employees of the Hubbell Eye Clinic, which is located on property across the alley to the west at 924 S. Florida Avenue. The subject property is in the South Lake Morton historic district and improved with an existing single-family home which is listed as a contributing structure to the district.

The home has been vacant and uninhabitable for many years and is used by Dr. Hubbell for storage for records for the eye clinic. The rear yard of the home, adjacent to the alley, is regularly used for parking by Dr. Hubbell’s employees. The proposed conditional use would allow for the conversion of a portion of the rear yard of the subject property for five off-street parking spaces to serve the eye clinic.

Timothy Campbell, Clark, Campbell, Lancaster & Munson, PA, 500 S. Florida Avenue, stated the home on the subject property is currently being used for storage and Dr. Hubbell would like to add parking for employees of the eye clinic on the property. According to Mr. Campbell, the home is being maintained.

In response to Lyle Philipson, Mr. Campbell stated that the parking stalls would be 21 feet deep with a four-foot wide landscape buffer. Matthew Lyons stated the remaining rear yard area, measured from the home to the edge of the buffer would be approximately 22 feet deep.

In response to Mr. Philipson, Mr. Campbell stated staff will have requirements for improvement of the parking surface area.

In response to Mr. Philipson, Mr. Campbell stated visibility would be impaired on E. Charles Street if hedges were installed as a buffer to the property.
In response to Leigh Ann Lunz, Mr. Campbell stated that an existing detached garage where the parking is proposed would be removed.

In response to Matthew Lyons, Mr. Campbell stated parking he is unaware of any plans to restrict public use of the parking after business hours.

Julie Townsend, 818 Johnson Avenue, Lake Morton Neighborhood Association, stated the neighborhood association is against allowing parking on the subject property as the home has not been maintained.

Gene Eanett, 921 S. Tennessee Avenue, stated the property has not been maintained since 2007 and the backyard has been used for employee parking and as a break area. The abandoned state of the home encourages loitering. Mr. Eanett is concerned that the condition of the property is impacting the value of his home.

Darlene Eanett, 923 South Boulevard, stated allowing cars to park on the subject property would be detrimental to the neighborhood.

Michael McGuire, 835 Mississippi Avenue, stated the subject property should not be used for parking.

John White, 753 Johnson Avenue, stated that additional employee parking could be accommodated at the rear of the eye clinic and parallel parking could potentially be added along E. Charles Street.

In response to Stephanie Franklin, Mr. Campbell stated Dr. Hubbell parks in the driveway of the home on the subject property. The driveway is deep enough to possibly allow for an additional vehicle to be parked in a tandem parking configuration.

In response to Stephanie Franklin, Mr. Campbell stated there are various code violations. Matthew Lyons stated the zoning violations are parking violations, other violations include general upkeep of the premises.

In response to Ms. Franklin, Mr. Lyons stated the last violation on the subject property was issued to the owner by Code Enforcement in 2017.

In response to Lyle Philipson, Mr. Campbell stated the numerous fines and citations are the result of repeat violations. Discussion ensued.

In response to Ms. Lunz, Mr. Lyons stated that parallel parking along E. Charles Street was discussed with the applicant. Parallel parking spaces within the public right-of-way would be available for anyone to use, not just Dr. Hubbell’s employees.

In response to Lyle Philipson, Mr. Lyons stated staff negotiated one row of five spaces for parking with a four-foot landscape buffer. Discussion ensued.

Teresa Maio stated the request for parking is to support the medical office use on the adjacent property. Medical office uses generate a high number of trips relative to non-medical office uses. As such, there is
a need for the additional parking spaces. There is a precedent for allowing parking as a conditional use within the rear yard of properties along the west side of S. Tennessee Avenue adjacent to the alley. If the conditional use is approved, the home could be sold off separately and potentially restored to a single-family residential use. Discussion ensued.

Todd Vargo presented recommended conditions to the Board.

In response to Leigh Ann Lunz, Mr. Lyons stated the landscape buffer would be required by the Land Development Code. Ms. Lunz stated she is concerned regarding the landscape that would be added would not be adequate.

In response to Lyle Philipson, Mr. Vargo stated the neighborhood was not given a copy of the proposed site plan and landscape buffering prior to the hearing.

In response to Darlene Eanett, Ms. Maio stated a six-foot high fence would be required within the side yard of the subject property. Landscaping, however, would not be required due to site constraints.

In response to Leigh Ann Lunz, Ms. Maio stated a hedge would be on the street side of the parking area as a frontage buffer.

In response to Palmer Davis, Ms. Maio stated that while a fence is currently located on the adjoining property, the recommended conditions should remain intact with the requirement for the applicant to install the fence.

In response to Ms. Franklin, Ms. Maio stated the six-foot high fence would only align with the depth of the parking, and not run the full length of the side yard property line.

Lyle Philipson made a motion for denial of the request. Ronald Roberts seconded the motion and Leigh Ann Lunz opposed it. The motion passed 4-1.

**ITEM 2: Conditional use to allow for a laundromat on approximately 0.6 acres located at 605 W. Memorial Boulevard. Owner: Timothy Clay. Applicant: Brett Taylor. (CUP19-013)**

Todd Vargo stated the subject property is the former site of the Lakeland Pharmacy and an adjacent vacant parcel at the corner of W. Memorial Boulevard and Texas Avenue. The applicant would like to operate a laundromat in the existing building and utilize the existing ingress and egress to the location.

Matthew Lyons stated the existing C-1 zoning dates back to the 1990s when the north side of W. Memorial Boulevard was downzoned due to the proliferation of multiple bars and liquors stores in the neighborhood.

Brett Taylor, 5131 Jungle Plum Road, Sarasota, stated the request is to create a modern, contemporary laundromat with updated technology. Security cameras will be placed on the inside and outside of the building and monitored.
In response to Matthew Lyons, Mr. Taylor stated the laundromat would be first of its kind and if successful would be proposed in other locations.

In response to Stephanie Franklin, Mr. Taylor stated the full-service option will include an attendant to wash and fold laundry.

In response to Ms. Franklin, Mr. Taylor stated the business will operate seven days per week and would prefer to operate 24 hours a day.

In response to Stephanie Franklin, Mr. Taylor stated one attendant will be present on the premises at all times during business hours.

In response to Stephanie Franklin, Mr. Taylor stated the machines will accept payment using coins, credit cards and cell phone apps.

In response to Ronald Roberts, Mr. Taylor stated the attendant would assist patrons in using the machinery and ensure that the premises remain safe.

In response to Mr. Roberts, Mr. Taylor stated the attendants will be in place to deter crime and vagrants from loitering.

In response to Stephanie Franklin, Matthew Lyons stated a buffer consisting of pine trees currently exists adjacent to the alley and will be supplemented during site plan review if deemed necessary.

In response to Lyle Philipson, Mr. Taylor stated 42 washers and 42 dryers are planned to be installed.

Todd Vargo presented recommended conditions to the Board.

Glenn Higgins made a motion for approval of staff’s recommendation. Leigh Ann Lunz seconded the motion and it passed 5-0.

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

Phillip Scearce stated the request is for the construction of a garage in the South Lake Morton Historic District. The subject property consists of a corner lot with a two-story detached single-family home. The home is a contributing structure in the historic district. The proposed garage apartment consists of a single car garage with a 770 sq. ft. apartment located above the garage.

In response to Matthew Lyons, Phillip Scearce stated the subject property will not be the primary residence of the owner.

Alton Masters, 829 Pennsylvania Avenue, stated he and his wife intend to move to Lakeland after retirement and to move into the home on Pennsylvania Avenue.

Phillip Scearce presented recommended conditions to the Board.
Leigh Ann Lunz made a motion for approval of staff’s recommendation. Glenn Higgins seconded the motion and it passed 5-0.

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

In response to Stephanie Franklin, Palmer Davis stated the Board would need to create a motion to continue the request to the next month.

Glenn Higgins made a motion for approval for a one-month delay. Lyle Philipson seconded the motion and it passed 5-0.

ITEM 5: 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. Owner: Tapia Construction. Applicant: Kimley-Horn and Associates, Inc. (PUD19-021)

Phillip Scearce stated the subject property is located at the northwest corner of New Jersey Road and Waterford Drive. If approved, the homes would be subject to the plat approval process. The applicant is attempting to save existing trees on the property for the required landscape buffer.

Elisa Harden, Kimley-Horn & Associates, 116 S. Kentucky Avenue, stated the request is to amend the existing ordinance to allow 14 single-family attached homes on the subject property.

Phillip presented recommended conditions to the Board. Three emails in opposition were received concerning saving the trees, second story privacy, and a design more context sensitive to single family character.

In response to Melissa Whitehurst, 1485 Shorewood Drive, Lakeshore Estate Home Owners Association, stated the stormwater pond would most likely be a wet stormwater retention pond and an HOA will be established for the proposed development.

Glenn Higgins made a motion for approval of staff’s recommendation. Lyle Philipson seconded the motion and it passed 5-0.

ITEM 6: 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)

Joshua Cheney stated the subject property is in the Highlands Plaza shopping center and Swan Brewing South will operate as a new taproom and bar. The location previously operated as a bar and a minor modification to the PUD (Planned Unit Development) zoning on the property is required as Swan Brewing is licensed by the state of Florida as a brewery.
Dan Thumberg, 115 W. Pine Street, stated the first location in Lakeland is doing well and the request will help expand the business to another location. Any production that occurs at the proposed site will be cider, beer will only be brewed at the downtown Lakeland location.

Joshua Cheney presented recommended conditions to the Board.

In response to Stephanie Franklin, Mr. Thumberg stated the hours of operation would be from noon to 10:00 pm throughout the week and noon until 11:00 pm on weekends. Matthew Lyons stated the City would allow service until 2:00 am.

Ronald Roberts made a motion for approval of staff’s recommendation. Lyle Philipson seconded the motion and it passed 5-0.

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.

Todd Vargo stated the Lakeland Central Park was approved as a Development of Regional Impact (DRI) and a Planned Unit Development (PUD). The DRI was applied in regards to regional issues and the PUD is in regards to issues regulated by the City. The State of Florida State legislature has eliminated the DRI program. The applicant requests to rescind the DRI on the subject property.

Timothy Campbell, Clark, Campbell, Lancaster & Munson, 500 S. Florida Avenue, stated the request is to include the conditions of the DRI in the PUD and to rescind the DRI. No changes are being made to the development plan that was previously approved.

In response to Donna Buckner, 3625 Bunker Road, Mr. Campbell stated no changes are being made to the development plan that was previously approved.

In response to Glenn Higgins, Timothy Campbell stated the zoning was adopted in 2008 and the Development Order for the DRI will be eliminated.

In response to Ms. Buckner, Chuck Barmby stated Phase 1 of the development that was approved in 2008 was intended to be completed by 2010 but was not. If the DRI is rescinded staff is attempting to continue to have phasing for concurrency to give the public and developer what is likely to be approved first.

Glenn Higgins made a motion for approval of staff’s recommendation. Ronald Roberts seconded the motion and it passed 5-0.

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)
Todd Vargo stated the request is to allow an 8,700 square foot daycare with covered play area on the subject property at Don Emerson Drive. The daycare is planned for the enrollment of 128 children, 19 teachers and two additional employees.

Sarah Case, 6700 S. Florida Avenue stated the request is to allow a child care facility on the subject property. Ms. Case indicated and described each use in the area in close proximity to the subject property for the Board.

In response to Stephanie Franklin, Karina Sloan, 3135 Airside Center Drive, stated she attempted to expand the existing day care Aviation Drive but would not meet the requirements for parking and a retention pond on the property.

In response to Ms. Franklin, Teresa Maio stated there would be landscaping requirements for the parking area for decoration but no requirements for a landscape buffer for the building. Discussion ensued.

In response to Teresa Maio, Ms. Case stated the only access to the subject property is from the signalized intersection at Airport Road and Drane Road and semi-trucks do not make deliveries at this location.

In response to Ms. Franklin, Ms. Sloan stated the staff and children are at the day care by 9:00 am.

Chuck Barmby stated trip generation and concurrency would be reviewed during the site plan review.

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

Phillip Scearce stated the request is for a major modification to the PUD at Oakbridge to allow up to 26,000 square feet of retail commercial uses including 10,000 square feet of restaurant uses. Currently this section of the PUD is designated for office uses.

Timothy Campbell, Clark, Campbell, Lancaster & Munson PA, 500 S. Florida Avenue, stated the property owner has had difficulty in finding the best use of the property.

In response to Stephanie Franklin, Matthew Lyons stated the commercial buildings are proposed to be one story in height.

In response to Lyle Philipson, Mr. Campbell stated that multi-family buildings are adjacent to the subject property.

**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.**

Chuck Barmby stated the Capital Improvement Element (CIE) is an annual update that serves as a vehicle for executing growth management and policies with the City of Lakeland’s Comprehensive Plan. The CIE also addresses the annual changes to the Capital Improvement Plan reflecting the priorities of changes to public improvement by the City. The City develops a 10-year Capital Improvement Plan (CIP)
that identifies improvements for the future. Each Capital project is reviewed on its ongoing impact and operating budget. The CIE includes the first five years of the CIP, and the information is provided by the Finance department to the Community & Economic Development.

Projects identified for the CIP are the CRA (Community Redevelopment Agency), transportation, the Lakeland Linder International Airport, parking, water utilities, wastewater utilities, public improvement, and stormwater. Projects specifically included in an approved capital asset replacement schedule and capital projects that will reduce recurring operating costs are criteria evaluated for the CIP. The purpose of the Capital Improvement Element is to consider the need and location of public facilities. The City Commission has adopted the update to the budget based off the CIE. The CIE must be updated annually, is approved by local ordinance, and not subject to state review.

Lyle Philipson made a motion for approval of staff's recommendation. Glenn Higgins seconded the motion and it passed 4-0. Leigh Ann Lunz was not in attendance to vote for this item.

GENERAL MEETING

ITEM 11: Review minutes of the November meeting.

Lyle Philipson made a motion for approval of the minutes from the previous meeting. Leigh Ann Lunz seconded the motion and it passed 5-0.

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 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 of George Jenkins Boulevard. Owner: Lake Wire Development Company, LLC. Applicant: Kimley-Horn and Associates, Inc. (LUS19-005/ZON19-013/ZON19-014)

Phillip Scearce stated the proposal is to zone the subject property that is comprised of two sites to C-6 (Downtown Commercial), change the future land use to Regional Activity Center (RAC) and to apply Urban Center (UCT) context district to the property.

Mark Wilson, Kimley-Horn & Associates, Inc., 116 S. Kentucky Avenue, stated the conceptual site plan is still in progress. The request will create a significant change in the area.

Lyle Philipson made a motion for approval of the minutes from the previous meeting. Leigh Ann Lunz seconded the motion and it passed 5-0.

ITEM 13: Major modification to PUD (Planned Unit Development) zoning to allow for the construction of a 96-bed 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
Joshua Cheney stated the subject property is located north of E. First Street and west of Lakeland Hills Boulevard. The request is to allow for the development of the former Adair Park site to be converted into a one story behavioral health facility with 96 beds. The request for the change in future land use from Regional Activity Center (RAC) will be part of the expanded Lakeland Regional campus. 60 of the proposed beds are currently existing on the LRH campus and will be relocated to the new facility upon completion.

In response to Stephanie Franklin, Bart Allen, Peterson & Meyers, 225 E. Lemon Street, stated the bed count allowed on the property was previously limited by the DRI. The location is designed to provide new services and expand existing services.

Michael Spake, Lakeland Regional Health, 1324 Lakeland Hills Boulevard, stated the request will allow Lakeland Regional Health to combine behavioral health services in one location. Treatment in the new facility will include both adult behavioral and adolescent health.

In response to Ronald Roberts, Mr. Spake stated the existing beds designated for behavioral health are in older sections of the hospital, the proposed location will allow for a more nurturing environment for patients and families.

In response to Lyle Philipson, Mr. Spake stated the cost to renovate the existing space designated for behavioral health at the Lakeland Regional Health facility will be equal or costlier than building a new structure. Mr. Spake stated the new space will create more comprehensive care for behavioral health.

Glenn Higgins made a motion for approval of the minutes from the previous meeting. Leigh Ann Lunz seconded the motion and it passed 5-0.

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

Teresa Maio reviewed the recent actions of the City Commission.

ITEM 15: Community Housing & Planning Manager’s Report.

Teresa Maio reviewed the new cases for the January hearing.

ITEM 16: Audience.

There were no comments from the audience.

ITEM 17: Adjourn.

There being no further discussion, the meeting was adjourned at 12:35 am.

Respectfully Submitted,

Stephanie Franklin, Chair

Andrew Snyder, Vice-Chair
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<td>ADM19-014</td>
<td>Ruthvens_3950 Anchuca Dr</td>
<td>An adjustment to exceed the maximum number of parking spaces (23) per Article 4.11.5.1 of the LDC to the number requested (78).</td>
<td>7/12/19</td>
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<td>ADM19-015</td>
<td>3820 White Ibis Rd</td>
<td>Approval to increase the minimum lot coverage from 45% to 49.7% to construct a house that was utilized in Phase I.</td>
<td>7/24/19</td>
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<td>ADM19-016</td>
<td>5920 Wood Thrush Wy</td>
<td>Approval to increase the minimum lot coverage from 45% to 49.9% to construct a house that was utilized in Phase I.</td>
<td>7/24/19</td>
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<td>ADM19-018</td>
<td>1415 Seville Pl</td>
<td>Setback has increased to 99' by Planning &amp; Zoning Manager based upon the size of the lot, the private street occupying a portion of the front setback, and the existing pattern of deep front yards</td>
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<td>4141 Kidron Rd_Parking</td>
<td>Increase amount of allowable parking.</td>
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<td>ADM19-022</td>
<td>3824 White Ibis Rd</td>
<td>Approval to increase the maximum lot coverage from 45% to 49.5% to construct a house that was utilized in Phase I.</td>
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<td>ADM19-023</td>
<td>2700 Interstate Dr</td>
<td>Request for a generator to be 10&quot; taller than allowed by Land Development Code.</td>
<td>10/31/18</td>
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**Community & Economic Development**  
**Staff Recommendation**

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<td>Owner:</td>
<td>City of Lakeland</td>
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<td>Applicant:</td>
<td>Sarah Case, Next Level Planning and Permitting</td>
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<td>PUD 3423-A (Planned Unit Development)</td>
<td>Future Land Use:</td>
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<td>Context District:</td>
<td>Suburban Special Purpose (SSP)</td>
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<td>P&amp;Z Hearing:</td>
<td>December 17, 2019</td>
<td>P&amp;Z Final Decision:</td>
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**Request:** Major modification to PUD (Planned Unit Development) zoning to allow for a daycare on property located at 3900 Don Emerson Drive.

### 1.0 Location Maps

![Location Map](image)
2.0 Background

2.1 Summary

Sarah Case of Next Level Polk requests a major modification of PUD zoning to allow a child daycare facility on property located at 3900 Don Emerson Drive. A map of the subject property is included as Attachment “B.”

2.2 Subject Property

The subject property, located on the property of Lakeland Linder International Airport, is approximately one acre in area and is currently unimproved. The property has a future land use designation of I (Industrial) and is presently zoned PUD (Planned Unit Development) as specified by Ordinance 3423.

Approved in 1993, the PUD zoning serves as a master plan for future development of the airport. The subject property is within Area “A” which allows any use permitted by right or as a conditional use within I-3 (Heavy Industrial) zoning districts. The I-3 zoning district does not allow for daycare facilities by-right or as a conditional use.

Project Background

The applicant requests to amend the PUD to allow for a child daycare with a maximum of 128 children. The proposed daycare would be new construction consisting of a one-story building with 8,700 sq. ft. of floor area. A conceptual site development plan which shows the proposed building footprint, off-street parking, driveways and outdoor play area is included as Exhibit “C.”

2.3 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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<tr>
<td>North</td>
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<td>South</td>
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<td>I</td>
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<td>Warehousing</td>
<td>I</td>
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2.4 Attachments

Attachment A: Legal Description
Attachment B: Base Map of Subject Property
Attachment C: Site Development Plan
Attachment D: FAA 14CFR Part 77 Subpart B. Section 77.9
3.0 Discussion

While the subject property is located within a portion of the airport which allows I-3 uses, existing uses adjacent to the subject site are relatively low impact consisting of a mix of office uses and aircraft maintenance/storage facilities. Access to hangers and the airport apron is restricted by a TSA/FAA security fence which prohibits access by the general public. Vehicle traffic in the area is minimal and limited mostly to employees and customers of aviation related businesses.

The subject site is within close proximity to existing and future employment centers, such as the Publix corporate headquarters and the Amazon fulfillment center on County Line Road. Traffic from the daycare will enter and exit the airport property via a signalized intersection at Airport Road and Drane Field Road.

The operator of the proposed daycare currently operates another daycare, the Early Childhood Learning Center (ECLC), located south of the airport at the intersection of Airside Center Drive and Aviation Drive, just east of the GEICO corporate offices. The ECLC has been in operation since 2006, but lacks the land necessary to allow for an expansion. To reduce the impact of vehicle traffic along Drane Field Road, the applicant agreed to reorient the site plan such that the outdoor play area will be located on the south side of the building.

Staff has reviewed this request with the FAA regulations on Objects Affecting Navigable Airspace and the Polk County Joint Airport and Zoning Board Regulations. Staff found no conflict between the requested use of the daycare and these regulations. The proposed daycare facility is not classified as an education facility and is located well away from the overflight zones and noise contours.

3.1 Comprehensive Plan Compliance

The Community and Economic Development Department and the Planning and Zoning Board reviewed this request for compliance with Lakeland Comprehensive Plan: 2010-2020 and it is our opinion that the request as conditioned is consistent with the Comprehensive Plan. All roadway levels of service are acceptable and other essential services are presently available to provide service 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 sent to 5 property owners within 500 feet of the subject property. No objections were received.
4.2 The Planning & Zoning Board

This recommendation was approved by a 5 – 0 vote of the Board.

It is recommended that the request for a major modification of PUD zoning, as described above and in Attachments “A,” “B,” Exhibits “A,” “B” and “C,” be approved, subject to the following conditions.

(1) The areas alphabetically identified below may be located by reference to the map attached hereto as Exhibit “A” and made a part hereof.

(2) Areas A & C – Industrial

(a) Land Use Intensity: PUD-55

(b) Permitted and Conditional Uses: Any use permitted by right or as a conditional use in the I-3 zoning district classification. In addition to these uses, one (1) child daycare facility with a maximum enrollment of 128 children may be permitted in Area A as shown on the site development plan, Exhibit “C.”

(c) Maximum Building Height: Building height limitations shall conform to the Federal Aviation Administration 14CFR Part 77 Subpart B. Section 77.13, attached hereto as Exhibit “B.”

(d) Minimum Setbacks for non-daycare uses:

1. Buildings:
   a. From center line of Drane Field Road right-of-way: One hundred twenty-five (125) feet.
   b. From perimeter parcel boundaries: Seventy-five (75) feet.

2. Parking or internal drives:
   a. From public road rights-of-way: Ten (10) feet.
   b. From internal parcel boundaries: Zero (0) feet.

(e) Development Standards for Child Daycare Facility:

1. Site Development Plan: The site shall be developed in substantial accordance with the site development plan, Exhibit “C.” With the approval of the Director of Community & Economic Development, minor adjustments may be made at the time of site plan review without requiring a modification of this conditional use.

2. Development Standards: In accordance with the I-3/Suburban Special Purpose sub-district standards except as otherwise provided for on Exhibit “C.”

3. Landscaping and Buffering: In accordance with the Land Development Code, except a six-foot high privacy fence shall be installed around the perimeter of the play area shown on Exhibit “C.”

4. Off-Street Parking: In accordance with the land development code and the site development plan, Exhibit “C.”
(3) Areas B, D, G & I – Aviation

(a) Land Use Intensity: PUD-40

(b) Permitted and Conditional Uses: Aviation and related activities, aircraft hangers, museums, and exhibit buildings, mobile homes, travel trailers, motor homes, shower facilities, RV campgrounds, temporary and portable buildings, concession trailers and tents, and any use permitted by right or as a conditional use in the I-3 zoning district classification.

(c) Maximum Building Height: Building height limitations shall conform to the Federal Aviation Administration 14CFR Part 77 Subpart B. Section 77.13, attached hereto as Exhibit “B.”

(d) Minimum Setbacks:

1. Buildings:
   a. From center line of Drane Field Road right-of-way: One hundred twenty-five (125) feet.
   b. From center line of Medulla Road right-of-way: One hundred twenty-five (125) feet.
   c. From perimeter parcel boundaries: Seventy-five (75) feet.

2. Parking or internal drives:
   a. From public road rights-of-way: Ten (10) feet.
   b. From internal parcel boundaries: Zero (0) feet.

(4) Areas F & H – Campgrounds

(a) Land Use Intensity: PUD-10

(b) Permitted Uses: Temporary uses associated with the Sun ‘n Fun EAA Fly-In, including parking lots, temporary and portable buildings, RV campgrounds, mobile homes, travel trailers and tents.

(c) Maximum Building Height: Building height limitations shall conform to the Federal Aviation Administration 14CFR Part 77 Subpart B. Section 77.13, attached hereto as Exhibit “B.”

(5) Area E – Airfield

(a) Land Use Intensity: PUD-25

(b) Permitted Uses: Runways, parking lots, temporary and portable buildings*, trailers* and tents*. (*NOTE: Subject to approval by the Airport Manager.)

(c) Maximum Building Height: Building height limitations shall conform to the Federal Aviation Administration 14CFR Part 77 Subpart B. Section 77.13, attached hereto as Exhibit “B.”
(d) Minimum Setbacks:

1. Buildings:
   a. From center line of Drane Field Road right-of-way: One hundred twenty-five (125) feet.
   b. From center line of Medulla Road right-of-way: One hundred twenty-five (125) feet.
   c. From perimeter parcel boundaries: Seventy-five (75) feet.

2. Parking or internal drives:
   a. From public road rights-of-way: Ten (10) feet.
   b. From internal parcel boundaries: Zero (0) feet.

(6) General Provisions

(a) Structures existing within the limits of the subject property which do not meet the setbacks required for this PUD shall be declared conforming as to the setbacks on the date the PUD zoning is established.

(b) All development within the area subject to this PUD zoning shall be subject to the landscaping and parking requirements of the general provisions of the City’s zoning ordinance.
ATTACHMENT “A”

Legal Description:

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 Northwest corner of said Section 4; then 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 feet; 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 346.26 feet; thence North 00°00′00″ West, 125.80 feet; to the POB. Said Parcel containing 1.0 Acres, more or less.
File Number: PUD19-033
Present Zoning: PUD 3423A
Context: Suburban Special Purpose
Proposed Zoning: Major Modification to Allow a Day Care Center
December 2019
PART 77--Objects Affecting Navigable Airspace

Subpart B--Notice of Construction or Alteration

77.13 Construction or alteration requiring notice.

(1) Any construction or alteration of more than 200 feet in height above the ground level at its site.

(2) Any construction or alteration of greater height than an imaginary surface extending outward and upward at one of the following slopes:

   (i) 100 to 1 for a horizontal distance of 20,000 feet from the nearest point of the nearest runway of each airport specified in subparagraph (5) of this paragraph with at least one runway more than 3,200 feet in actual length, excluding heliports.

   (ii) 50 to 1 for a horizontal distance of 10,000 feet from the nearest point of the nearest runway of each airport specified in subparagraph (5) of this paragraph with its longest runway no more than 3,200 feet in actual length, excluding heliports.

   (iii) 25 to 1 for a horizontal distance of 5,000 feet from the nearest point of the nearest landing and takeoff area of each heliport specified in subparagraph (5) of this paragraph.
# Community & Economic Development Staff Recommendation

<table>
<thead>
<tr>
<th>Date:</th>
<th>January 22, 2020</th>
<th>Reviewer:</th>
<th>Phillip Scearce</th>
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<tr>
<td>Project No:</td>
<td>PUD19-035</td>
<td>Location:</td>
<td>1200 Oakbridge Parkway</td>
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<td>Owner:</td>
<td>Drummond Company, Inc.</td>
<td></td>
<td></td>
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<tr>
<td>Applicant:</td>
<td>Timothy F. Campbell, Clark, Campbell, Lancaster and Munson PA</td>
<td></td>
<td></td>
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<td>Current Zoning:</td>
<td>PUD (Planned Unit Development)</td>
<td>Future Land Use:</td>
<td>Residential Medium (RM)</td>
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<td>Urban Corridor (UC)</td>
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<td>P&amp;Z Hearing:</td>
<td>December 17, 2019</td>
<td>P&amp;Z Final Decision:</td>
<td>January 21, 2020</td>
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<td>Request:</td>
<td>Major modification of 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.</td>
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## 1.0 Location Maps

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

2.1 Summary

Timothy F. Campbell, Clark, Campbell, Lancaster and Munson PA, on behalf of the Drummond Company, requests a major modification of PUD 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. A map of the subject property is included as Attachment “B.”

2.2 Subject Property

The subject property is presently vacant with Residential Medium (RM) future land use and PUD zoning. The existing PUD (Area G, Parcel G-2 within Attachment “A” of Ordinance 3432, as amended by Ordinance 4390) allows for a maximum of 47,250 square feet of office and banking uses within Parcel G-2. Of this square footage, 3,777 square feet were allocated in 2003 for the construction of a freestanding branch bank on adjoining property to the west at 3350 Harden Boulevard.

In 2013, the Drummond Company requested a major modification of the PUD to allow for a four-story, 80 room hotel and a free-standing high turnover restaurant. The request was subsequently denied by the Planning and Zoning Board at its regular meeting on August 20, 2013, due to concerns about the height of the hotel and impacts on adjacent residential uses.

In 2018, the PUD was amended through a minor modification to increase to maximum total floor area for office uses in Parcel G-2 from 47,250 square feet to 47,500 square feet. This change was approved by the Board to allow for the conversion of the branch bank property for medical office uses.

Project Background

The applicant requests approval to amend the PUD to allow for the development of a small-scale, mixed-use commercial development that would be comparable in scale and character to the retail located at the main entrance to Lakeside Village. If approved, this change would allow up to 16,000 sq. ft. of retail, personal services, office and medical office uses and 10,000 sq. ft. of restaurant uses in lieu of the current office entitlements. A site development plan showing the location of proposed building footprints, off-street parking, driveways, pedestrian facilities and site amenities is included as Attachment “D.”

2.3 Existing Uses of Adjacent Properties

<table>
<thead>
<tr>
<th>Boundary</th>
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<th>FLUM</th>
<th>Zoning</th>
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</table>
2.4 Attachments

Attachment A: Legal Description
Attachment B: Location Map
Attachment C: Site Development Plan

3.0 Discussion

The subject property is located directly on Harden Boulevard, across from the main entrance to Lakeside Village. The current office entitlements have been in place since the early 1990s and the fact that the property remains undeveloped suggests there is little market interest in developing it with office uses.

The proposed uses are consistent with Policy 2A in the Comprehensive Plan which allows for up to 10% of an area with a Residential Medium (RM) future land use designation to be developed for small scale office or commercial uses. To qualify for these uses, proposed projects must be designed such that they are oriented towards neighborhood level demands and address external, off site impacts, site and building design considerations appropriately to ensure compatibility with surrounding uses and development patterns.

As shown in Attachment “D,” the focal point of the project consists of two 8,000 sq. ft. single-story commercial buildings oriented around a paseo that will serve as an outdoor space and common area for employees and customers. To the west, two freestanding restaurants with outdoor seating are oriented a common water feature which will also serve as the stormwater retention area for the project Off-street parking will be located on the east side of the project, reducing visual impacts and noise impacts on the adjacent multi-family uses.

To ensure that the project is oriented towards neighborhood level demands and provides a mix of uses, single-tenant office and medical office uses that occupy either an entire building or multiple buildings will not be permitted. To limit impacts on adjacent uses, commercial uses will be limited to general retail and personal services type uses. More intense retail and personal services uses such as drug stores, dollar stores, liquor stores, convenience stores, thrift stores, firearm sales, pawn shops, and payday loans will not be permitted. For restaurant uses, the use of drive-through facilities will be prohibited.

3.1 Transportation and Concurrency

The subject property is located on State Road 563 (Harden Boulevard), which is a designated Type I roadway in the Lakeland Comprehensive Plan 2010-2020. This roadway type requires access management controls such as cross-access connections, backage roads and other similar treatments to limit the number of traffic signals and maintain safe and efficient operations for through-traffic. Furthermore, concurrency mitigation is addressed through the Comprehensive Plan’s Central City Transit Supportive Area (CCTSA) designation and the Oakbridge Development of Regional Impact (DRI) Development Order.

The East Village project site is located within the northeastern quadrant of the Oakbridge DRI. The DRI Development Order was amended and restated through Resolution No. 5447 in June 2018 to reflect an updated development program and comprehensive traffic analyses, primarily focused on the increase in retail entitlements in the southeastern quadrant bound by Parkway Frontage Road (north) and State Road 563 (Harden Boulevard) (west). Through Resolution No. 5472 as adopted in September 2018, the Development Order was further amended to increase the former BB&T Bank building by 3,270 square foot to accommodate a new eye clinic that is being developed on that site.
Section 4(25)(c) of the Development Order allows for the re-allocation of uses within the DRI as long as the overall trip generation does not exceed the total amount that is approved. Based on a traffic analysis provided by Stantec, Inc. on behalf of the applicant, the proposed development program for East Village consisting of two 5,000 square foot Fast-Casual Restaurants and 16,000 square feet of retail space is estimated to generate 177 PM Peak Hour Trips, a 90 PM Peak Hour trip increase over the 87 Net New PM Peak Hour Trips generated by the 40,000 square feet of office space that is currently approved.

The 90 PM Peak Trip increase is important in looking at driveway and nearby intersection volumes; however, the proposed restaurant and retail uses will draw trips into the site that are already on the adjacent street network, including Harden Boulevard and Oakbridge Parkway. Once these “pass-by” capture trips are removed for consideration for concurrency purposes, the proposed development program only generates seven net new PM Peak Hour Trips relative to the currently-approved office uses. Stantec’s analysis estimated an increase in the overall delay at the SR 563 (Harden Boulevard) /Oakbridge Parkway-Town Center Drive intersection from 45.4 seconds to 54.7 seconds, with the existing and proposed development program scenarios assuming the addition of a third southbound on Harden Boulevard for the Proportionate-Share calculation included in the Development Order conditions.

Based on the review of the applicant’s analysis, City staff concludes that the proposed restaurant and retail development program in East Village will not have a significant negative impact on the surrounding transportation system and will provide additional destinations for nearby residents to access on foot or bicycle without having to cross State Road 563 (Harden Boulevard). Project access will continue to be served by a right-in only driveway on Oakbridge Parkway adjacent to the former BB&T Bank site and a full-movement driveway further east at the existing median opening. The full-movement driveway is expected to operate acceptably with the new proposed development program.

It is likely that a commercial subdivision will be required for East Village to define individual lots and to formalize access and utility easements within the development. The site shall include an interconnected network of ADA-compliant sidewalks that connect to the existing sidewalk on Oakbridge Parkway and bicycle parking that complies with the Land Development Code and Engineering Standards Manual. The development shall also comply with comments conveyed by the City Development Review Team on January 8, 2020.

3.2 Comprehensive Plan Compliance

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

4.0 Recommendation

4.1 Community and Economic Development Staff

The Community Development Department reviewed this request and recommends the approval of the modification to the PUD zoning.
4.2 The Planning & Zoning Board

It is recommended that the request for a major modification of PUD zoning, as described above and in
Attachments “A,” “B,” “C” and “D,” be approved, subject to the following conditions.

Ordinance 3432, Attachment C, as amended by Ordinance 4390:

G. Area G. Office Park

1. Land Use Intensity:
   - Parcel G-1 – PUD-36
   - Parcel G-2 – PUD-30
   Each building and/or ownership parcel shall individually meet the LUI requirements

2. Permitted Use: Offices not catering to retail trade with the general public. Provided, however, in
   addition to the foregoing, branch banking facilities and retail sales incidental to a principal use are
   permitted.

2. Permitted Uses:
   a. Parcel G-1: Offices not catering to retail trade with the general public. Provided, however,
      in addition to the foregoing, branch banking facilities and retail sales incident to a principal
      use are permitted.
   b. Parcel G-2: The following uses are permitted subject to the maximum floor area limits for
      each use specified below.
      - Office Uses, Medical and Non-Medical
      - Antique Shops & Consignment Boutiques
      - Barber Shops, Hair Salons & Day Spas
      - Exercise, Fitness & Martial Arts Studios
      - Music & Dance Studios
      - Pet Grooming & Pet Day Care
      - Restaurants, Carry Out/Delivery
      - Restaurants, Low or High Turnover, without drive-through facilities
      - General Retail & Personal Services Uses*

   *In accordance with Table 2.3-1 of the Land Development Code, All Other Retail Uses
   or Personal Services Uses, Not Specified, Indoors.

3. Maximum Total Floor Area:
   - Parcel G-1 – 60,000 square feet
   - Parcel G-2 – 47,500 square feet

3. Maximum Floor Area:
   a. Parcel G-1: 60,000 sq. ft.
   b. Parcel G-2:
      - Former Branch Bank: 7,635 sq. ft. of Office or Medical Office Uses
      - Multi-Tenant Commercial: 16,000 sq. ft. of Office, Medical Office, Restaurants, General Retail & Personal Services Uses
      - Restaurants: Two freestanding restaurants, without drive-through facilities, with a combined floor area no greater than 10,000 sq. ft.
4. Maximum Building Height: Two (2) stories.

5. Minimum Setbacks:
   a. Buildings:
      (1) Twenty-five (25) feet from any boundary line.
      (2) Seven and one-half (7.5) feet from any interior lot line and fifteen (15) feet between buildings.
   b. Off-Street Parking or Drives: Ten (10) feet from any perimeter boundary line or public right-of-way; zero (0) feet from any interior parcel boundary line.

6. Development Conditions Specific to East Village (Attachment “D”)
   a. It is the intent of this PUD that the 5.14-acre parcel identified as “East Village” be developed as a mixed-use commercial development with restaurants, retail, offices and other commercial uses oriented towards the general public. Single-tenant office and medical office uses that occupy either an entire building or multiple buildings, shall not be permitted without a modification to this PUD.
   b. Site Development Plan: The project shall be developed in substantial accordance with the site development plan, Attachment "D." Minor adjustments to the site plan may be made at the time of site plan review without requiring a modification to the PUD.
   c. Commercial Design Standards: All building facades facing streets, private drives or customer parking areas shall include fenestration, architectural relief or both so that no portion of a façade shall have a blank area greater than 24 feet in width measured horizontally along the face of the building. Architectural relief may be provided by changes in materials or textures, changes in volume or wall plane, and the use of awnings, canopies, porticos, pilasters or similar architectural elements.
   d. Parking, Buffering & Landscaping: In accordance with the Land Development Code.
   e. Outdoor Lighting and Signage: In accordance with the Land Development Code.
   f. Transportation:
      (1) Each primary building on the development site shall be connected to the Oakbridge Parkway sidewalk via an integrated network of sidewalks that comply with Americans with Disabilities Act requirements and standards.
      (2) Bicycle parking shall be provided that complies with requirements contained in Section 4.11.6 of the Land Development Code and Index 900 of the City Engineering Standards Manual.
      (3) The development shall comply with any permitting requirements provided by the Florida Department of Transportation.
      (4) An updated allocation of land uses within the Oakbridge DRI shall be provided staff to reflect the new East Village development program.
ATTACHMENT “A”

TRACT A: THE NW ¼ OF THE NW ¼, LESS THE EAST 160.0 FEET THEREOF; THE S ½ OF THE NW ¼ THE N ½ OF THE SW ¼; THE NORTH 470.0 FEET OF THE SE ¼ OF THE SW ¼, LESS THE SOUTH 100.0 FEET OF THE EAST 435.6 FEET THEREOF, AND LESS: COMMENCE AT THE SE CORNER OF THE NE ¼ OF THE SW ¼; THENCE NORTH 01°41'28" WEST ALONG THE EAST LINE OF SAID NE ¼ OF THE SW ¼ A DISTANCE OF 126.98 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 01°41'28" WEST 871.20 FEET; THENCE SOUTH 88°25'40" WEST 150.0 FEET; THENCE SOUTH 01°41'28" EAST 871.20 FEET; THENCE NORTH 88°25'40" EAST 150.0 FEET TO THE POINT OF BEGINNING; AND LESS ALL ROAD RIGHTS-OF-WAY IN SECTION 1, TOWNSHIP 29 SOUTH, RANGE 23 EAST


TRACT C: The W½ of Section 36, Township 28 South, Range 23 East, Less the E¼ of the SE¼ of the SW¼ and Less beginning at the South-west corner of Block D, Palmorey Addition, Lakeland, run North 383 feet, West 35 feet, South 383 feet, East 35 feet, to beginning, and Less certain portions of the NE¼ of NW¼ located generally along or near the Easterly line of said NE¼ of NW¼ extending between Young Place and Edgewood Drive in Lakeland, and being more particularly described in segments as follows:

(a) The East 25 feet of the North 533.85 feet of the S of aforesaid NE¼ of NW¼

(b) That portion of the North 663 feet of aforesaid NE¼ of NW¼ lying within 25 feet of the survey centerline of Lincoln Avenue from Young Place to Edgewood Drive.

(c) That portion of the aforesaid NE¼ of NW¼ lying between the portion recited in (b) next above and the east line of the South 383 feet of the North 663 feet of said NE¼ of NW¼

(d) That portion of the aforesaid NE of NW¼ lying between the portion recited in (b) above and east line of the North 280 feet of said NE¼ of NW¼,

TRACT D: All that portion of Section 35, Township 28 South, Range 23 East, lying East of the Atlantic Coast Line Railroad (now Seaboard Coastline Railroad) right-of-way, Less all road rights-of-way, and Less that part of San Gully Heights in said Section, and less: Begin at the East corner of Lot 13 of San Gully Heights Subdivision, as recorded in Plat Book 38, Page 43 of the public records of Polk County, Florida; thence run South 45°44'15" West 385 feet; thence South 44°15'45" East 40 feet; thence North 45°44'15" East 385 feet; thence North 44°15'45" West 40 feet to the Point of Beginning in Section 35, Township 28 South, Range 23 East.
TRACT E: The S½ of Section 26, Township 28 South, Range 23 East, Less that part of the NE¼ of the SE¼ and that part of the SE¼ of the NE¼ lying East of Central Avenue (now Harden Boulevard), Lakeland, Florida, and less San Gully Heights, and less a tract of land conveyed to the City of Lakeland by Claude M. Harden and wife, Eunice F. Harden, by deed dated July 30, 1960, and recorded in Official Records Book 423, page 649, public records of Polk County, Florida, said tract lying partly within San Gully Heights, Plat Book 38, page 43, and also including a rectangular pumping station site adjacent to the Northeast boundary of San Gully Heights, the tract being described as: starting at a concrete monument at the Southeast corner of the SE¼ of the SW¼ in Section 26, Township 28 South, Range 23 East and assuming that the South boundary of said SE¼ of SW¼ has a true bearing of South 89°54'06" West, run South 89°54'06" West 288.0 feet to a concrete monument; Thence run North 48°45'54" West 23,85 feet to a concrete monument at the point of beginning; thence run South 44°04'34" East 26.5 feet to a point; thence run South 43°36'26" West 417.61 feet to a point; thence run South 48°45'54" East 15.0 feet to the Point of Beginning.

AND LESS: That part of the N½ of the SE¼ of Section 26, Township 28 South, Range 23 East, conveyed to American Legion Post No. 4, Lakeland, Florida, and described as follows: Begin at the Northeast corner of the SE¼ of Section 26, Township 28 South, Range 23 East, run thence South along the East line of said SE¼ a distance of 100.0 feet, run thence North 89°46'00" West and parallel with the North line of said SE¼ a distance of 50.0 feet to a point on the West right-of-way line of Central Avenue, as located this date 9/5/74 (now Harden Boulevard), said point being the point of beginning for this description, run thence South along said right-of-way line a distance of 200.20 feet to the beginning of a curve to the right having a radius of 586.62 feet, run thence Southwesterly along said right-of-way curve through a central angle of 41°00'00" an arc distance of 419.77 feet to the end of said curve, run thence South 41°00'00" West along said right-of-way line a distance of 252.19 feet to the beginning of a curve to the left having a radius of 868.51 feet, run thence Southwesterly along said right-of-way curve through a central angle of 33°18'00" an arc distance of 504.77 feet to the intersection with the South line of the N½ of said SE¼, run thence North 89°51'57" West along the south line of the N½ of said SE¼ a distance of 450.0 feet, run thence North and parallel with the East line of said SE¼ a distance of 660.0 feet, run thence North 89°46'00" West and parallel with the North line of said SE¼ a distance of 1003.10 feet to the East line of the West 640.0 feet of the N½ of said SE¼, run thence North 0°10'00" East along said East line a distance of 572.11 feet to a point on a line 100.0 feet South of the North line of said SE¼, run thence South 89°46'00" East and parallel with the North line of said SE¼ a distance of 1965.09 feet to the Point of Beginning; containing 34.442 acres, more or less. AND LESS: All road rights-of-way.
Community & Economic Development
Staff Recommendation

<table>
<thead>
<tr>
<th>Date:</th>
<th>January 22, 2020</th>
<th>Reviewer:</th>
<th>Joshua Cheney</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project No:</td>
<td>SUB19-003</td>
<td>Location:</td>
<td>601 Sandpiper Club Boulevard</td>
</tr>
<tr>
<td>Owner:</td>
<td>D Course Development, LLC</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Applicant:</td>
<td>Kimley-Horn &amp; Associates, Inc.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Current Zoning:</td>
<td>PUD (Planned Unit Development) 5705</td>
<td>Future Land Use:</td>
<td>Residential Medium (RM)</td>
</tr>
<tr>
<td>Context District:</td>
<td>Suburban Neighborhood (SNH)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>P&amp;Z Hearing:</td>
<td>January 22, 2020</td>
<td>P&amp;Z Final Decision:</td>
<td>January 22, 2020</td>
</tr>
<tr>
<td>Request:</td>
<td>Plat approval for Sandpiper Golf &amp; Country Club on 10.29 acres generally located east of N. Socrum Loop Road, west of Sandpiper's Drive and south of Sandpiper Club Boulevard, and 0.70 acres located east of Sandpiper's Drive, west of Swallow Drive and south of Meadowlark Drive.</td>
<td></td>
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</tr>
</tbody>
</table>

1.0 Location Maps

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

2.1 Summary
Kimley-Horn & Associates, Inc., on behalf of D Course Development, LLC, has submitted a subdivision plat for a new phase within the Sandpiper residential golf community (Sandpiper Golf & Country Club 2019). This new phase consists of 35 lots on 10.29 acres generally located east of N. Socrum Loop Road, west of Sandpiper's Drive and south Sandpiper Club Boulevard, and five lots on 0.70 acres located e. of Sandpiper's Drive, west of Swallow Drive and south of Meadowlark Drive. Plats are reviewed by the City’s Subdivision Review Team for compliance with Article 9 (Subdivision Standards) of the Land Development Code (LDC).

2.2 Attachments
Plat Sheets for Sandpiper Golf & Country Club 2019 Subdivision #1 - 3

3.0 Recommendation

3.1 Community & Economic Development Staff
It is recommended that the Planning and Zoning Board approve the plat as conforming to Article 9 (Subdivision Standards) of the Land Development Code.
DEDICATION:
COUNTY OF POLK
CITY OF LAKELAND
Know all men by these presents that D Course Development, LLC, a Florida limited liability company, as owner of the lands
ribed hereon has caused this plat of "Sandpiper Golf & Country Club 2019", to be made and does hereby dedicate
CITY SURVEYOR'S APPROVAL:
COUNTY OF POLK CITY OF LAKELAND
owner further dedicates forever the public utility easements shown hereon to the providers of public utilities, for the purpose
shown hereon.

This plat has been reviewed and found to be substantially in compliance with the provisions of Chapter 177, Florida Statutes,
lasting approval.

Richard G. Powell, PLS
Florida Registration No. 4468
____________________________________________
Developer
WITNESS SIGNATURE

STATE OF FLORIDA
COUNTY OF POLK
WITNESS SIGNATURE
By: David Tavlin, Manager
I, Stacy M. Butterfield, Clerk of the Circuit Court, Polk County, Florida, do hereby certify that this plat has been accepted for
ording this_____ day of_____________________, 2019.

WITNESS (PRINTED NAME)
ACKNOWLEDGMENT:

LEGAL DESCRIPTION:

Parcel 1
described as follows:
seven (7) courses; (1) thence South 89°55'04" East, a distance of 178.23 feet to a point of curvature to the right having a radius of
1,002.94 feet, a central angle of 11°55'41", a chord bearing of South 83°57'14" East, and a chord distance of 208.42 feet; (2) thence
Southeasterly, along the arc of said curve, a distance of 233.67 feet to a point of reverse curvature of a curve to the right, having  a
radius of 708.77 feet, a central angle of 16°29'51", a chord bearing of South 87°24'29" East, and a chord distance of 203.38 feet; ( 4)
71°32'28" East, a distance of 20.04 feet to a point on the westerly right-of-way line of Sandpiper's Drive shown on the plat of Sandpiper
1253-1268; and Uniform Commercial Code Financing Statement in favor of Bank of Central Florida, recorded
May 16, 2018, in Official Records Book 10487, Pages 1269-1270 of the Public Records of Polk
"Mortgage").

SURVEYOR'S  CERTIFICATE:
COUNTY OF POLK
____________________________________________
I hereby state that this plat of "Sandpiper Golf & Country Club 2019" was prepared under my direction and supervision, and
that the plat complies with all the survey requirements of Chapter 177, Florida Statutes, and that all Permanent Reference
Markers, Permanent Control Points and other monumentation have been set as shown or noted.

Danny R. Gann
Professional Surveyor and Mapper
____________________________________________

ACKNOWLEDGMENT:

Parcel 2
described as follows:
Commence at the northeast corner of Lot 131, Sandpiper Golf & Country Club Phase 3-A, as recorded in Plat Book 85, Page 26, Public
ords of Polk County, Florida, for the Point of Beginning said point being on the arc of a curve to the right having a radius of 845.00
feet, a central angle of 25°32'59", a chord bearing of South 76°14'00" East, and a chord distance of 373.70 feet; thence Southeast erly
West, a distance of 85.00 feet to a point on a non-tangent curve to the left, having a radius of 760.00 feet, a central angle of 25°33'08",
and a chord bearing of North 76°13'51" West, and a chord distance of 336.13 feet; thence Northwesterly along the arc of said curve, a
distance of 338.94 feet to the east line of aforesaid Lot 131; thence North 00°58'52" East, along said east line, a distance of 85.00 feet

WITNESS SIGNATURE By : ????????????
Preliminary Plat

Sandpiper Golf & Country Club 2019

Surveyor's Notes:

3) This plat is based on a recent survey made under my direction and supervision in compliance with Chapter 177, Florida Statutes.

4) Lands in the vicinity of the drainage / retention areas may be subject to temporary standing water when conditions require. If necessary, lot owners and contractors shall ensure that any improvements such as structures, driveways, landscaping, or buildings do not decrease the rate of percolation and drainage runoff.

5) For road rights of way or drainage easements dedicated to the public or the city, lot owners shall be responsible for circumstances that are not recorded on this plat that may be found in the public records of this county.

6) All lot lines are radial unless noted otherwise.

7) Property shown hereon appears to be located in Flood Zone "X", per Flood Insurance Rate Map No. 12105C0302 G, dated 12/22/2016. There may be map amendments or revisions that were filed after the effective date of the map that were not found or provided. This surveyor makes no guarantees as to the accuracy of the above information. Local Federal Emergency Management Agency should be contacted for verification.

8) All lot lines are radial unless noted otherwise.

9) Tract A, Tract B, and Tract C is to be owned and maintained by D Course Development LLC.

10) D Course Development LLC shall be responsible for the operation and maintenance of all retention/detention ponds, ditches and swales in tracts or easements, which are part of the storm water drainage and management systems as shown on this plat, including re-certification of associated storm water management systems required for new lots, to the water management district. D Course Development, LLC shall be responsible for the operation and maintenance, including mowing the vegetative areas including but not limited to: drainage ditches, swales, or drainage easements. For road rights of way that the city owns in fee simple, the city will perform routine maintenance, as defined in section 334.03(24), Florida Statute 177.091(28). 12) Lots within this subdivision may contain utility, drainage, landscape or conservation easements which may partially restrict the usage of the lot by the lot owner. Some possible restrictions may include placement of accessory buildings, sidewalks, driveways, and to landscaping, fencing, and similar structures. Lot owners may not excavate, or place fill material, landscaping, structures or buildings in any area that has been so designated.

11) Property owners are responsible for complying with the requirements of these notes and the regulations of local, state, and federal agencies. Lot owners shall be responsible for maintaining the drainage easement and storm water management facilities in good repair.

12) This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no way be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions and conditions that are not shown on this plat that may be found in the public records of this county.

13) The Lots shall be a 55+ Age Restricted Community per Land Development Code Section 10.5.1(b)9. which restriction shall be in place for at least 30 years and the City of Lakeland and Polk County School Board shall be notified of any change in the age restriction requirement.
Report of City Commission Action on Planning and Zoning Board Recommendations

Wednesday, January 23, 2019

Meeting of December 16, 2019

Ordinances (Second 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) (1st Rdg. 12-2-19)

Proposed 19-056; Amending Ordinance 5317; major modification of PUD (Planned Unit Development) 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) (1st Rdg. 12-2-19) Withdrawn by Applicant.

Meeting of January 6, 2020

Ordinances (First Reading)

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

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

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

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

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

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

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