AGENDA
Planning & Zoning Board
City Commission Chambers
February 18, 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: 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 previous meeting.

ITEM 2: Annexation, a future land use designation of OC (Office Center) and the application of Planned Unit Development Zoning (PUD) zoning, concurrent with a City-initiated request to apply a SSP (Suburban Special Purpose) context district designation, to allow a 30,000 sq. ft. free-standing emergency room, a 20,000 sq. ft. ambulatory surgical center, 240,000 sq. ft. of medical office uses, a 150 room hotel, 20,000 sq. ft. of retail uses, and a 730,000 sq. ft. hospital with up to 360 beds and a maximum building height of 150 feet, on approximately 79.6 acres located south of SR 570 (Polk Parkway), east of Lakeland Highlands Road, and north of Winter Lake Extension Road. Owner: E. Edward and Mary Ann Holloway. Applicant: Kathy Hattaway, Poulos & Bennett, LLC. (ANX20-001/LUL20-001/PUD19-039/ZON20-001)

ITEM 3: Major modification of PUD (Planned Unit Development) zoning, a change in future land use designation from Recreation (R) to Residential Low (RL), concurrent with a City-initiated request to change the context district designation from Preservation, Conservation, Recreation (PCR) to Suburban Neighborhood (SNH) to allow for development of single-family residential uses as part of The Villages at Bridgewater, Village 14, on 7.51 acres located south of Interstate-4 and north of The Villages at Bridgewater, Village 3. Owner: Greenpointe Communities - Grady Miars. Applicant: Jason Alligood. (LUS19-012/PUD19-038/ZON20-003)

ITEM 4: Zoning change from O-1 (Low Impact Office) to C-1 (Pedestrian Commercial) on property located at 2111 Lakeland Hills Boulevard. Owner: Vs Lakeland LLC. Applicant: Kathryn Younkin. (ZON19-017)

GENERAL MEETING

ITEM 5: Review minutes of the January meeting.
ITEM 6: Change in future land use from Residential Medium (RM) to Community Activity Center (CAC) and modification of PUD (Planned Unit Development) zoning, concurrent with a City-initiated request to change the context district designation from Urban Neighborhood (UNH) to Urban Corridor (UCO), to allow a self-storage facility 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)

ITEM 7: 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/Applicant: Eric Wibert. (LUS19-009/ZON19-015)

ITEM 8: Report of City Commission action on Planning and Zoning Board recommendations.

ITEM 9: Community Housing & Planning Manager's Report.

ITEM 10: Audience.

ITEM 11: Adjourn.
Community & Economic Development
Staff Request for Delay

<table>
<thead>
<tr>
<th>Date</th>
<th>February 18, 2020</th>
<th>Reviewer</th>
<th>Todd Vargo</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project No.</td>
<td>PUD19-009</td>
<td>Location</td>
<td>3355 Harden Boulevard</td>
</tr>
<tr>
<td>Owner</td>
<td>Drummond Company, Inc.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Applicant</td>
<td>Timothy F. Campbell, Clark, Campbell, Lancaster and Munson PA</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Current Zoning:</td>
<td>PUD (Planned Unit Development)</td>
<td>Future Land Use:</td>
<td>Regional Activity Center (RAC)</td>
</tr>
<tr>
<td>Context District:</td>
<td>Urban Center (UCT)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>P&amp;Z Hearing:</td>
<td>May 21, 2019</td>
<td>P&amp;Z Final Decision:</td>
<td>March 17, 2020</td>
</tr>
<tr>
<td>Request</td>
<td>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.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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 March 17, 2020 meeting.
### General Information:

<table>
<thead>
<tr>
<th>Project No:</th>
<th>ANX20-001/LUL20-001/ PUD19-039/ZON20-001</th>
<th>Application Date:</th>
<th>12/30/2019</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Name:</td>
<td>LAKELAND HEALTH &amp; WELLNESS CAMPUS</td>
<td>Subject Property Address:</td>
<td>0 LAKELAND HIGHLANDS ROAD</td>
</tr>
<tr>
<td>Parcel ID:</td>
<td></td>
<td>Total Acreage:</td>
<td>79.6</td>
</tr>
<tr>
<td>Applicant Name:</td>
<td>KATHY HATTAWAY, POULOS &amp; BENNETT, LLC</td>
<td>Applicant Address:</td>
<td>2925 SANLAN RANCH DRIVE</td>
</tr>
<tr>
<td>Owner Name:</td>
<td>E. EDWARD &amp; MARY ANN HOLLOWAY</td>
<td>Owner Address:</td>
<td>2925 SANLAN RANCH DRIVE</td>
</tr>
</tbody>
</table>

### Request:

<table>
<thead>
<tr>
<th>Application Type:</th>
<th>PLANNED UNIT DEVELOPMENT</th>
<th>NEW</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed Zoning:</td>
<td>PUD (Planned Unit Development)</td>
<td>Current Zoning:</td>
</tr>
<tr>
<td>Proposed Land Use:</td>
<td>Office Center (OC)</td>
<td>Current Land Use:</td>
</tr>
<tr>
<td>Proposed Context:</td>
<td>Not Applicable</td>
<td>Current Context:</td>
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</table>

**Explanation of Request:** To allow for the development of the Orlando Health Lakeland Health and Wellness Campus.

**Justification:** To provide additional healthcare facilities and services for the region.

### Concurrency:

<table>
<thead>
<tr>
<th>Proposed Dwelling Units:</th>
<th>0</th>
<th>Project Floor Area:</th>
<th>317000</th>
<th>Square feet</th>
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<tr>
<td>Type of Use:</td>
<td>Other</td>
<td>Phase</td>
<td>1</td>
<td>Year</td>
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### Estimate of Public Service Demand

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<tr>
<th>Roadways Daily Trips:</th>
<th>0</th>
<th>PM Peak Hour Trips:</th>
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<tbody>
<tr>
<td>Potable Water</td>
<td>GPD</td>
<td>Wastewater</td>
<td>GPD</td>
</tr>
</tbody>
</table>
A. SUMMARY AND LOCATION OF PROPOSED AMENDMENT:

The Property, currently located in unincorporated Polk County, is requesting Annexation into the City of Lakeland. Concurrent with the Annexation, the property owner is requesting a Future Land Use designation of Office Center.

B. PROVIDE JUSTIFICATION OF THE REQUEST, INCLUDING CHANGING CONDITIONS THAT SUPPORT THE PROPOSED AMENDMENT. DISCUSS ANY IMPACTS TO LOCAL POPULATION PROJECTIONS. ATTACH APPLICABLE MARKET ANALYSIS OR SUMMARY THEREOF:

Please see attached application narrative.
C. ADOPTED FUTURE LAND USE: CURRENT
( # acres of each land use on the site) Polk County RL-1 CURRENT ZONING: N/A

LOCATED IN TOC OVERLAY? ☐ YES X NO  LOCATED IN SPI OVERLAY DISTRICT? ☐ YES X NO

IS ANY OF SITE LOCATED WITHIN GREEN SWAMP ACSC? ☐ YES X NO  IF YES, HOW MANY ACRES? ____________

PROPOSED FUTURE LAND USE: PROPOSED
( # acres of each use requested) Office Center PROPOSED ZONING: PUD

LOCATED IN CRA? ☐ YES X NO  IF YES, WHICH CRA? ____________________

D. DESCRIPTION OF EXISTING LAND USES ON THE SUBJECT PROPERTY:

Cattle Grazing

E. DESCRIPTION OF EXISTING LAND USES SURROUNDING THE SUBJECT PROPERTY.

NORTH: Polk Parkway

SOUTH: Winter Lake Extension Road and Vacant Land

EAST: Vacant Land

WEST: Lakeland Highlands Road and Residential/Vacant Land

F. DESCRIPTION OF CURRENT DEVELOPMENT TRENDS IN THE AREA (WITHIN 1 TO 2 MILES OF THE AMENDMENT PROPERTY):

From a review of the Polk County Property Appraiser records, it does not appear that any development has taken place within 2 miles of the property in the past 2 years.

G. PROPOSED USE OF THE SUBJECT PROPERTY (DEVELOPMENT DESCRIPTION, SCHEDULE, AND PHASES):

Please see Development Program section of attached application narrative.
H. MAXIMUM ALLOWABLE DENSITY UNDER ADOPTED FUTURE LAND USE MAP DESIGNATION:
   3.0 FAR

I. MAXIMUM ALLOWABLE DENSITY UNDER PROPOSED FUTURE LAND USE MAP DESIGNATION:
   1.5 FAR

J. SUMMARIZE IMPACTS OF PROPOSED USE ON PUBLIC FACILITIES & SERVICES (ROADS/TRANSPORTATION NETWORK, STORMWATER, WATER, WASTEWATER, & PARKS IF APPLICABLE):
   Please see Public Facilities section of the attached application narrative.

K. DISCUSS 100 YR. FLOOD PRONE AREAS ON THE SITE (CITE FEMA PANEL), ANY WETLANDS, SOILS AND TOPOGRAPHY:
   Wetlands and Soils are discussed in the Ecological Assessment included as Exhibit A of the attached application narrative. Floodplain and Topographical Maps are included in the Maps section of the attached application narrative.

L. ANALYSIS OF VEGETATION AND NATURAL RESOURCES ON THE SITE (INCLUDING IF THERE ARE ANY WETLANDS, THEIR CONDITION, AND IF ANY HAVE BEEN DECLARED AS JURISDICTIONAL):
   Vegetation and Natural Resources are discussed in the Ecological Assessment included as Exhibit A of the attached application narrative.

M. ANALYSIS OF THREATENED/ENDANGERED SPECIES ON SITE:
   An analysis of threatened/endangered species on site is provided in the Ecological Assessment included as Exhibit A of the attached application narrative.

N. ANALYSIS OF HISTORIC/ARCHAEOLOGICAL RESOURCES ON THE SITE:
   A letter from the Florida Department of State Division of Historic Resources is included as Exhibit C of the attached application narrative.

O. LIST OF OBJECTIVES AND POLICIES OF THE COMPREHENSIVE PLAN WITH WHICH THIS PROPOSED FLUM AMENDMENT IS CONSISTENT:
   Please see Section 4 of the attached application narrative.
OWNER'S AUTHORIZATION FORM

The above application for an amendment to the City of Lakeland's Comprehensive Plan is submitted for the City's review by the legal owner(s) of the property subject to the request, whose name(s) and signature(s) follows and that the foregoing statements and answers herein contained and other information attached hereto are in all respects true and correct to the best of (my) (our) knowledge.

OWNER(S) OR AGENT:

<table>
<thead>
<tr>
<th>Signature</th>
<th>Owner</th>
<th>Agent</th>
<th>Name Printed</th>
</tr>
</thead>
<tbody>
<tr>
<td>E. Edward Holloway, Jr.</td>
<td>□</td>
<td>☑</td>
<td>E. Edward Holloway, Jr.</td>
</tr>
<tr>
<td>Mary Ann Holloway</td>
<td>☑</td>
<td>☑</td>
<td>Mary Ann Holloway</td>
</tr>
<tr>
<td>Signature</td>
<td>Owner</td>
<td>Agent</td>
<td>Name Printed</td>
</tr>
<tr>
<td>Date</td>
<td>12/24/19</td>
<td>12/24/19</td>
<td></td>
</tr>
</tbody>
</table>

I, Kathy Hattaway, AICP, will serve as consultant for the owner(s) in making this application and that the owner(s) has (have) authorized me to act in this capacity, to represent them in all applicable actions indicated:

☐ Annexation  ☑ Land Use Amendment  ☑ Zoning/Rezoning Request

CONSULTANT, if applicable:

<table>
<thead>
<tr>
<th>Consultant Signature</th>
<th>Kathy Hattaway, AICP</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Kathy Hattaway, AICP</td>
<td>12/30/19</td>
</tr>
<tr>
<td>Name Printed</td>
<td>Date</td>
<td>12/30/19</td>
</tr>
</tbody>
</table>
AFFIDAVIT OF AUTHORIZATION

I, E. Edward Holloway Jr. and Mary Ann Holloway, do hereby authorize Tara Tedrow, Lowndes and/or Kathy Hattaway, Poulos & Bennett, LLC to act as Authorized Agent in filing and processing of an Annexation, Comprehensive Plan Amendment and Re-Zoning with the City of Lakeland for the property identified as Parcel ID 24-29-04-000000-031010.

E. Edward Holloway Jr.
Owner

Mary Ann Holloway
Owner

State of Florida
County of Polk

The foregoing AFFIDAVIT OF AUTHORIZATION was acknowledged before me this 25th day of November 2019 by E. Edward Holloway Jr. who is personally known to me or produced as identification and did not take an oath.

Amanda Erickson
Notary Public

Printed Name
Date
File Number: ANX20-001 LUL20-001
PUD19-039 ZON20-001

Present Land Use: County RL-1 (79.54 AC +/-)
Proposed Land Use: City OC (79.54 AC +/-)
Present Zoning: None
Proposed Zoning: PUD
Present Context: None
Proposed Context: Suburban Special Purpose

February 2020
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February 2020
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PUD19-039 ZON20-001

Present Land Use: County RL-1 (79.54 AC +/-)
Proposed Land Use: City OC (79.54 AC +/-)
Present Zoning: None
Proposed Zoning: PUD
Present Context: None
Proposed Context: Suburban Special Purpose

February 2020
## Future Land Use/Zoning

- **Current Future Land Use:** None specified.
- **Proposed Future Land Use:** None specified.
- **Future Land Use Intensity Area:** None specified.
- **Urban Development Area (UDA):** None specified.
- **Higher Intensity Development Area (HIDA):** None specified.
- **Perpetual Development:** None specified.

## Property Information
- **Acres of Land:** 7.06 acres
- **Zoning:** None specified.
- **Proposed Zoning:** None specified.

## Development Process

### Existing

<table>
<thead>
<tr>
<th>Phase</th>
<th>Start</th>
<th>End</th>
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</thead>
<tbody>
<tr>
<td>Data</td>
<td>1579.0</td>
<td>570.0</td>
</tr>
<tr>
<td>Data</td>
<td>1689.0</td>
<td>570.0</td>
</tr>
</tbody>
</table>

### Nearest

- **Nearest Post Office:** 0.8 miles
- **Local Hospital:** 1 mile
- **Local School:** 0.5 mile

### Long Range

- **Local School:** 2 miles

## The Development Program
The Development Program may vary between phases, as well as the overall transportation fees by phase, as defined in the Traffic Impact Analysis, and are not expected to use Transportation Credit.

### Parking Facilities

<table>
<thead>
<tr>
<th>Facility</th>
<th>Capacity</th>
<th>Parking Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hospital</td>
<td>200 spaces</td>
<td>1 space per 25 beds</td>
</tr>
<tr>
<td>Medical Office Building</td>
<td>80 spaces</td>
<td>1 space per 400 sq ft</td>
</tr>
<tr>
<td>Ambulatory Surgical Center</td>
<td>20 spaces</td>
<td>1 space per 500 sq ft</td>
</tr>
</tbody>
</table>

### Health Care Uses
- **Hospital:** A hospital or facility providing medical care, including emergency care, surgical care, and other medical services.
- **Ambulatory Surgical Center:** A center that provides surgical care and other medical services.
- **Medical Office Building:** A building that houses medical offices.

### Permitted Uses

<table>
<thead>
<tr>
<th>Use</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Healthcare</td>
<td>Hospital, Medical Office Building, Ambulatory Surgical Center</td>
</tr>
</tbody>
</table>

## Stormwater Facilities

- **Provision:** Stormwater management based on the Florida Department of Environmental Protection's Stormwater Management Plan.

## Signage and Design Standards

- **Signage Design:** Meets the Florida Department of Transportation's standards.
- **Signage Placement:** Meets the Florida Department of Transportation's standards.

## Land Use Tables

<table>
<thead>
<tr>
<th>Use</th>
<th>Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>Healthcare</td>
<td>Hospital, Medical Office Building, Ambulatory Surgical Center</td>
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## Notes

- **Future Land Use:** None specified.
- **Permitted Uses:** Healthcare uses are allowed in the proposed area.
- **Stormwater:** Stormwater management is based on the Florida Department of Environmental Protection's standards.
- **Signage:** Signage design meets the Florida Department of Transportation's standards.
- **Parking:** Parking facilities are provided as per the traffic impact analysis.
- **Healthcare:** Healthcare facilities include hospitals and medical offices.
- **Stormwater Facilities:** Stormwater management is based on the Florida Department of Environmental Protection's standards.
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<table>
<thead>
<tr>
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- **Signage and Design Standards:** Signage design meets the Florida Department of Transportation's standards.
Transportation
A Traffic Impact Analysis was prepared by Kinsley-Horns Associates and submitted concurrently with the project. Comprehensive Plan Amendment and PUD Rezoning applications. Below are summary tables from the report of the Near-Term and Long-Term development trip generation for the project. In addition, a Conversion Matrix is provided.

### Near-Term Program

<table>
<thead>
<tr>
<th>USE</th>
<th>QUANTITY</th>
<th>TRL GENERATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Free-Standing Emergency Department</td>
<td>50</td>
<td></td>
</tr>
<tr>
<td>Medical Office Building</td>
<td>60</td>
<td></td>
</tr>
<tr>
<td>Daily</td>
<td></td>
<td></td>
</tr>
<tr>
<td>AM Peak</td>
<td>43</td>
<td></td>
</tr>
<tr>
<td>PM Peak</td>
<td>18</td>
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</tbody>
</table>

### Long-Term Program

<table>
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<tr>
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<th>TRL GENERATION</th>
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</thead>
<tbody>
<tr>
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<td>730</td>
<td></td>
</tr>
<tr>
<td>Medical Office Building/MC</td>
<td>200</td>
<td></td>
</tr>
<tr>
<td>Hotel</td>
<td>150</td>
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<tr>
<td>Retail</td>
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<tr>
<td>Daily</td>
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<tr>
<td>Net Ext.</td>
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<td>New Net Ext.</td>
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<td>AM Peak</td>
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<tr>
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<td>New Net Ext.</td>
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### Trip Equivalency Matrix

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<tr>
<th>Land Use</th>
<th>RC LAC</th>
<th>FC LAC</th>
<th>FC Peak</th>
<th>FC High</th>
<th>TRC LAC</th>
<th>TRC Peak</th>
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<tbody>
<tr>
<td>Hospital</td>
<td>0.579</td>
<td>0.15</td>
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<td>Medical Office Building/MC</td>
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<td>Hotel</td>
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<td>Grocery Store</td>
<td>0.03</td>
<td>0.01</td>
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<td>High-Traffic Sidewalk (KIP)</td>
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<td>0.01</td>
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<td>Fast-Food Restaurant (KIP)</td>
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<td>Foot Traffic (KIP)</td>
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</table>

### Note

The Trip Equivalency Matrix shall be used to convert quantities among permitted uses within the PUD. As the Trip Equivalency Matrix is based on the Peak Trip Generation, conversion of uses will result in an increase of trip generation above that which was analyzed in the Traffic Impact Analysis submitted with the PUD application.

PULREY & BENVETI, PLLC
2602 Lake Shore Drive, Suite 210, Lakeland, FL 33801
(863) 394-7400 Fax: (863) 394-7401
info@pulreybenetti.com
January 31, 2020

RE: Annexation, Future Land Use and PUD (Planned Unit Development) Zoning for the Lakeland Health & Wellness Campus – Project No. ANX20-001/LUL20-001/PUD19-039/ZON20-001

Dear Property Owner:

This is to advise you that Kathy Hattaway, Poulos & Bennett, LLC, requests annexation, a future land use designation of OC (Office Center) and the application of Planned Unit Development Zoning (PUD) zoning, concurrent with a City-initiated request to apply a SSP (Suburban Special Purpose) context district designation, to allow a 30,000 sq. ft. free-standing emergency room, a 20,000 sq. ft. ambulatory surgical center, 240,000 sq. ft. of medical office uses, a 150 room hotel, 20,000 sq. ft. of retail uses, and a 730,000 sq. ft. hospital with up to 360 beds and a maximum building height of 150 feet, on approximately 79.6 acres located south of SR 570 (Polk Parkway), east of Lakeland Highlands Road, and north of Winter Lake Extension Road. The subject property is legally described as:

An area of land in the northwest 1/4 of Section 4 Township 29 South Range 24 East bound by Polk Parkway to the north, Lakeland Highlands Rd to the west, Winter Lake Extension to the south 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 Tuesday, February 18, 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 Development Department, 863-834-6011 or planning@lakelandgov.net, prior to the Tuesday, February 18th meeting.

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

<table>
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<tr>
<th>Project No:</th>
<th>LUS19-012/PUD19-038/ZON20-003</th>
<th>Application Date:</th>
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<tr>
<td>Project Name:</td>
<td>BRIDGEWATER VILLAGE 14</td>
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<tr>
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<tr>
<td>Applicant Name:</td>
<td>JASON ALLIGOOD</td>
<td>Applicant Address:</td>
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<tr>
<td>Owner Name:</td>
<td>GP HOMES, LLC C/O WILLIAM RYAN HOMES - JEFF THORSON</td>
<td>Owner Address:</td>
<td>3925 COCONUT PALM DRIVE</td>
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### Request:

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<th>PLANNED UNIT DEVELOPMENT</th>
<th>MAJOR MODIFICATION</th>
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<td>Proposed Zoning:</td>
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<td>PUD (Planned Unit Development) 5675</td>
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<td>Land Use:</td>
<td>Not Applicable</td>
<td>Reservation (R)</td>
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<td>Context:</td>
<td>Suburban Neighborhood (SNH)</td>
<td>Conservation, Recreation, Preservation (PCR)</td>
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</table>

| Explanation of Request: | Remove 24-27-16-000000-042010 from PUD 5675 to PUD 5706. Match zoning with Village 14 of Bridgewater to allow single family units with 40 foot lots |
| Justification: | This will naturally connect the north Villages (3 and 14) of Bridgewater along an already required paved road. |

### Concurrency:

<table>
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<tr>
<th>Proposed Dwelling Units:</th>
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<th>Project Floor Area:</th>
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<th>Square feet</th>
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<tr>
<td>Type of Use:</td>
<td>Single Family-Detached</td>
<td>Phase</td>
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<td>Year</td>
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### Estimate of Public Service Demand

<table>
<thead>
<tr>
<th>Roadways</th>
<th>Daily Trips:</th>
<th>0</th>
<th>PM Peak Hour Trips:</th>
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<tr>
<td>Potable Water</td>
<td>GPD</td>
<td>Wastewater</td>
<td>GPD</td>
<td>Solid Waste</td>
</tr>
</tbody>
</table>
Present Land Use: Residential Low (12.57 AC+/-) and Recreation (7.52 AC+/-)
Proposed Land Use: Residential Low (20.09 AC+/-)
Present Zoning: PUD 5675 and PUD 5708
Proposed Zoning: Major Modification of PUD Zoning to Add 7.51 Acres for Single-Family Residential Uses
Present Context: Suburban Neighborhood and Preservation, Conservation, Recreation
Proposed Context: Suburban Neighborhood

February 2020
Present Land Use: Residential Low (12.57 AC+/-) and Recreation (7.52 AC+/-)
Proposed Land Use: Residential Low (20.09 AC+/-)
Present Zoning: PUD 5675 and PUD 5708
Proposed Zoning: Major Modification of PUD Zoning to Add 7.51 Acres for Single-Family Residential Uses
Present Context: Suburban Neighborhood and Preservation, Conservation, Recreation
Proposed Context: Suburban Neighborhood
February 2020
Present Land Use: Residential Low (12.57 AC +/-) and Recreation (7.52 AC +/-)
Proposed Land Use: Residential Low (20.09 AC +/-)
Present Zoning: PUD 5675 and PUD 5708
Proposed Zoning: Major Modification of PUD Zoning to Add 7.51 Acres for Single-Family Residential Uses
Present Context: Suburban Neighborhood and Preservation, Conservation, Recreation
Proposed Context: Suburban Neighborhood

February 2020
January 31, 2020

RE: PUD Modification for Bridgewater Village 14 - Project No. LUS19-012/PUD19-038/ZON20-003

Dear Property Owner:

This is to advise you that Jason Alligood requests a major modification of PUD (Planned Unit Development) zoning, a change in future land use designation from R (Recreation) to RL (Residential Low), concurrent with a City-initiated request to change the context district designation from PRC (Preservation, Conservation, Recreation) to SNH (Suburban Neighborhood) to allow for development of single-family residential uses as part of The Villages at Bridgewater, Village 14, on 7.51 acres located south of Interstate-4 and north of The Villages at Bridgewater, Village 3. The property is legally described as:

COMM SW COR OF SE1/4 OF SW1/4 RUN N00-20-09W 263.42 FT TO POB CONT N00-20-09W 475.91 FT TO R/W N47-23-12E 339.82 FT S50-13-03E 258.43 FT N50-17-41E 284.85 FT S40-25-03E 188.85FT S53-58-24W 232.89 FT S05-20-28W 26.83 FT S37-12-03W 519.08 FT S89-39-51W 282.80 FT TO POB SUBJECT TO CONSERVATION EASEMENT PER OR 10793 PG 859

(A complete legal description is available in the Community & Economic Development Department.)

The public hearing to consider this request will be held before the Lakeland Planning and Zoning Board at 8:30 a.m., on Tuesday, February 18, 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 Development Department, 863-834-6011 or planning@lakelandgov.net, prior to the Tuesday, February 18th meeting.

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## General Information:

<table>
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<tr>
<th>Project No:</th>
<th>ZON19-017</th>
<th>Application Date:</th>
<th>12/23/2019</th>
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</thead>
<tbody>
<tr>
<td>Project Name:</td>
<td>GRAND VILLA OF LAKELAND</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Subject Property Address:</td>
<td>2111 LAKELAND HILLS BL</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Parcel ID:</td>
<td>24280600000042040</td>
<td>Total Acreage:</td>
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<tr>
<td>Applicant Name:</td>
<td>KATHRYN YOUNKIN</td>
<td></td>
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<tr>
<td>Applicant Address:</td>
<td>2430 TERMINAL DRIVE SOUTH</td>
<td>ST PETERSBURG</td>
<td>FL</td>
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<tr>
<td>Owner Name:</td>
<td>VS LAKELAND LLC</td>
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<tr>
<td>Owner Address:</td>
<td>260 E BROWN ST STE 250</td>
<td>BIRMINGHAM</td>
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## Request:

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<th>Application Type:</th>
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<tr>
<td>Proposed</td>
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<tr>
<td>Zoning:</td>
<td>C-1 (Pedestrian Commercial)</td>
<td>O-1 (Low Impact Office)</td>
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<tr>
<td>Land Use:</td>
<td>Not Applicable</td>
<td>Mixed Commercial Corridor (MCC)</td>
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<tr>
<td>Context:</td>
<td>Not Applicable</td>
<td>Urban Corridor (UCO)</td>
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</table>

**Explanation of Request:**
A request from VS Lakeland LLC to rezone the 1.78 acre parcel located at 2111 Lakeland Hills Boulevard from Low Impact Office (0-1) to Pedestrian Commercial (C-1).

**Justification:**
VS Lakeland LLC is requesting a rezoning from 0-1 to C-1 to allow for planning and development of their existing site. This rezoning is consistent with the existing land use designation for the site. By rezoning this property, VS Lakeland will be able to enhance their existing facility.

The proposed zoning change would allow future expansion of the existing congregate care use. Development of this site will generate additional employment opportunities. The subject parcel is separated by park use from other commercially zoned parcels (C-1 and C-2) along Lakeland Hills Boulevard and meets the Comprehensive Plan goal for urban redevelopment and urban infill in areas where public facilities and services are available. The site is located within the Central City Supportive Transit Area, which focuses on infill and redevelopment.

## Concurrency:

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<thead>
<tr>
<th>Proposed Dwelling Units:</th>
<th>0</th>
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<tbody>
<tr>
<td>Project Floor Area:</td>
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<td>Phase</td>
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<td>Year</td>
<td>Not Applicable</td>
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**Estimate of Public Service Demand**

<table>
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<tr>
<th>Roadways</th>
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<td></td>
</tr>
<tr>
<td>Wastewater</td>
<td>GPD</td>
<td></td>
</tr>
<tr>
<td>Solid Waste</td>
<td>PPD</td>
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</table>
File Number: ZON19-017
Present Zoning: O-1
Context: Urban Corridor
Proposed Zoning: Application of C-1

February 2020
File Number: ZON19-017

Present Zoning: O-1
Context: Urban Corridor
Proposed Zoning: Application of C-1

February 2020
File Number: ZON19-017
Present Zoning: O-1
Context: Urban Corridor
Proposed Zoning: Application of C-1
February 2020

Legend
- Subject Property
- 500 Foot Notification Boundary
- Current City Limits
- Zoning
- Conditional Use
- SPI
- Parcels
- Railroad
- Water Body
- Roadway/Railway
January 31, 2020

RE: Grand Villa of Lakeland - Project No. ZON19-017

Dear Property Owner:

This is to advise you that Kathryn Younkin requests a zoning change from O-1 (Low Impact Office) to C-1 (Pedestrian Commercial) on property located at 2111 Lakeland Hills Boulevard. The subject property is legally described as:

BEGIN AT A POINT 40.0 FEET EAST AND 57.63 FEET NORTH OF THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 28 SOUTH, RANGE 24 EAST, RUN THENCE SOUTH ALONG THE EAST RIGHT-OF-WAY LINE OF LAKELAND HILLS BOULEVARD, 280.14 FEET FOR THE POINT OF BEGINNING OF THIS DESCRIPTION; CONTINUE THENCE SOUTH ALONG SAID EAST RIGHT-OF-WAY 194.34 FEET; RUN THENCE SOUTH 89°56' EAST, 400.0 FEET; RUN THENCE NORTH AND PARALLEL TO SAID EAST RIGHT-OF-WAY 196.4 FEET; RUN THENCE SOUTH 89°46'20" WEST 400.0 FEET TO THE POINT OF BEGINNING, POLK COUNTY FLORIDA. (A complete legal description is available in the Community & Economic Development Department.)

The public hearing to consider this request will be held before the Lakeland Planning and Zoning Board at 8:30 a.m., on Tuesday, February 18, 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 Tuesday, February 18th meeting. Please include your name, mailing address and project number in your e-mail.

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MINUTES

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

The City of Lakeland Planning and Zoning Board met in Regular Session, Stephanie Franklin (Chair), Andrew Snyder (Vice-Chair), Glenn Higgins (Secretary), Leigh Ann Lunz, Lyle Philipson, Ronald Roberts, and Silvana Knight 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 was also present.

PUBLIC HEARING

ITEM 1: Conditional use to allow an electrical service, sales, and supply company at 1301 E. Main Street. Owner: B V M Properties, LLC. Applicant: Jim Studiale. (CUP19-015)

Phillip Scearce stated the building on the subject property, located at the southeast corner of E. Main Street and Tyler Avenue, was in use until September of 2019. The applicant intends to use the property for electrical equipment sales and service. To utilize the building, they are requesting conditional use approval to allow as a lesser nonconforming use. Space within the existing building will allow for office, storage, maintenance, and warehouse uses. Aside from signage, no exterior changes are planned for the building.

Jim Studiale, 925 Wedgewood Lane, stated the local branch of CBS Regional Sales and Service will occupy the building. While products will be refurbished for resale, no manufacturing will occur on the site. The previously approved uses of the property for a commercial offset printing business was more intense than the intended use for the site.

Phillip Scearce presented recommended conditions to the Board.

Glenn Higgins made a motion for approval of staff’s recommendation. Lyle Philipson seconded the motion and it passed 7-0.

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

Joshua Cheney stated the subject property is a half acre located west of South Florida Avenue and north of the Southgate Shopping Center. The applicant would like to operate a 6,000 square foot preschool for up to 110 students. The site is currently vacant.

Thomas Brawner, 301 E. Park Street, stated he would like to withdraw the application for a conditional use on the subject property.

Teresa Maio stated traffic would not greatly impact the area related to small office use as previously approved on the subject property.
Andrew Snyder made a motion for approval of the applicant’s request to withdraw the item. Lyle Philipson seconded the motion and it passed 7-0.

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) to I-1 (Light Industrial – Limited Commercial) on approximately 0.834 acres at 2050 Edgewood Drive South. Owner: Eric Wibert. Applicant: Eric Wibert. (LUS19-009/ZON19-015)

Todd Vargo stated the vacant subject property is on the north side of Edgewood Drive South. The property has split zoning. The applicant would like to have consistent zoning applied to the property as the office building has O-1 (Low-Impact Office) zoning and the vacant section of the parcel has I-1 (Light Industrial-Limited Commercial) zoning. The portion of the property with O-1 zoning will require the application of Business Park (BP) future land use if the property is zoned I-1.

Eric Wibert, 2050 S. Edgewood Drive, stated he requests the change in zoning to allow for flexibility when renting to future tenants.

John Crowson, 2031 E. Edgewood Drive, stated he is concerned that more intense uses will affect the neighboring businesses, which consists of office uses, if I-1 zoning is allowed to be applied to the entire property.

In response to Leigh Ann Lunz, Mr. Wibert stated he does not have plans for specific uses on the parcel other than storage.

In response to Mr. Wibert, Matthew Lyons stated the existing mix of light-industrial, commercial and office uses was established in Polk County prior to annexation. Discussion ensued.

In response to Mr. Lyons, Mr. Wibert stated he intends to be able to lease the property if the change of zoning is approved.

In response to Lyle Philipson, Mr. Wibert stated he could construct offices on the property which would be allowed in the current zoning.

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)

Todd Vargo stated the applicant requests a one-month delay while they continue to work with the residents of Grasslands.

In response to Stephanie Franklin, Teresa Maio stated the applicant may be considering lowering the height of the proposed buildings.

In response to Stephanie Franklin, Timothy Campbell, 500 S. Florida Avenue, stated the meeting with the residents of Grasslands has not been scheduled.
Glenn Higgins made a motion for approval for a one-month delay. Leigh Ann Lunz seconded the motion and it passed 7-0.

**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 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)

Joshua Cheney the subject property is located at the northeast corner of the intersection of Lakeland Highlands Road and Meadowlands Park Boulevard.

Timothy Campbell, 500 S. Florida Avenue, stated the subject property is in a location with busy and consistent commercial uses. The proposed use contains mostly internally accessed storage bays and a few externally accessed storage bays. The impact of the traffic generated by the proposed use will be minimal.

**GENERAL MEETING**

**ITEM 6:** Review minutes of the December meeting.

Glenn Higgins made a motion for approval of the minutes from the previous meeting. Lyle Philipson seconded the motion and it passed 7-0.

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

Teresa Maio stated every six months the staff summarizes administrative approvals to apprise the Board of the exceptions to the Land Development Code that are approved administratively.

**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: Lyndsey Ladewig. (PUD19-033)

Todd Vargo stated the request is for a major modification to the airport PUD located on the north side of the airport and on the south side of Drane Field Road. The daycare will be compatible with the non-aviation uses in the area. Mr. Vargo presented recommended conditions to the board.

In response to Mr. Vargo, Andrew Snyder stated the daycare is greatly needed for the businesses in the area.

In response to Leigh Ann Lunz, Sarah Case, 6700 S. Florida Avenue, stated the covered play area shown on the proposed site plan appears to be approximately 1,000 square feet in area.

Andrew Snyder made a motion for approval of staff’s recommendation. Lyle Philipson seconded the motion and it passed 7-0.

**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 of the eastern portion of the Oakbridge PUD located at the southeast corner of Oakbridge Parkway and Harden Boulevard. Mr. Scearce presented recommended conditions to the Board.

In response to Silvana Knight, Mr. Scearce stated the applicant will construct ADA required sidewalks on the subject property.

Glenn Higgins made a motion for approval of the minutes from the previous meeting. Leigh Ann Lunz seconded the motion and it passed 7-0.

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)

Joshua Cheney stated plats of Sandpiper Golf & Country Club have been submitted by Kimley-Horn and Associates on behalf of D-Course Development. The first phase plat consists of 35 lots on 2.06 acres generally located east of N. Socrum Loop Road, west of Sandpiper Drive and south of Sandpiper Club Boulevard, and the second phase plat consists of five lots on approximately one acre located east of Sandpiper Drive, west of Swallow Drive and south of Meadowlark Drive. The plat has been reviewed by all departments and is conforming with the City’s subdivision regulations within the Land Development Code. Staff recommended approval of the plat.

Andrew Snyder made a motion for approval of the minutes from the previous meeting. Lyle Philipson seconded the motion and it passed 7-0.


Teresa Maio reviewed the recent actions of the City Commission.

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

Teresa Maio reviewed the new cases for the January hearing.

ITEM 13: Audience.

There were no comments from the audience.

ITEM 14: Adjourn.

There being no further discussion, the meeting was adjourned at 10:11 am.

Respectfully Submitted,

Stephanie Franklin, Chair

Andrew Snyder, Vice-Chair
Community & Economic Development
Staff Recommendation

Date: February 18, 2020  Reviewer: Joshua Cheney

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<th>Project No:</th>
<th>Location:</th>
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<tr>
<td>LUS19-011/</td>
<td>3500 Lakeland Highlands Road</td>
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<td>PUD19-037/</td>
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<td>ZON19-016</td>
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Owner: Edward and Mary Ann Holloway
Applicant: Timothy F. Campbell, Clark, Campbell, Lancaster and Munson PA

Current Zoning: PUD (Planned Unit Development) 4300
Future Land Use: Community Activity Center (CAC), Residential Medium (RM)

Context District: Urban Neighborhood (UNH)


Request: Change in future land use from Residential Medium (RM) to Community Activity Center (CAC) and modification of PUD (Planned Unit Development) zoning, concurrent with a City-initiated request to change the context district designation from Urban Neighborhood (UNH) to Urban Corridor (UCO), to allow a self-storage facility on approximately 2.8 acres located at 3500 Lakeland Highlands Road.

1.0 Location Maps
2.0 Background

2.1 Summary

Timothy F. Campbell, Clark, Campbell, Lancaster and Munson PA, on behalf of the Baron Boxes, LLC, requests a change in future land use from Residential Medium (RM) to Community Activity Center (CAC) and modification of PUD (Planned Unit Development) zoning, concurrent with a City-initiated request to change the context district designation from Urban Neighborhood (UNH) to Urban Corridor (UCO), to a self-storage facility on approximately 2.8 acres located at 3500 Lakeland Highlands Road. A map of the subject property is included as Attachment “B.”

2.2 Subject Property

The subject property is located at the northeast corner of Lakeland Highlands Road and Meadowlark Park Boulevard, north of Sam’s Club. The property is approximately 2.8 acres in area and currently used for cattle grazing. Approximately 0.49 acres of the property has a future land use designation of CAC with PUD zoning, as specified by Ordinance 4300. The remaining 2.31 acres has a future land use designation of RM, but no zoning as it was not applied following annexation by the City in 2001.

2.3 Project Background

The applicant requests approval to change the future land uses designation on the RM portion to CAC and apply PUD zoning, through a major modification of the PUD zoning for Sam’s Club (Ordinance 4300), to allow for the development of a 98,400 sq. ft. 3-story climate controlled self-storage facility. Concurrent with this request, the City also requests to change the context sub-district from Urban Neighborhood (UNH) to Urban Corridor (UCO). A copy of the currently adopted site plan for Sam’s Club and the associated outparcels is included as Attachment “C.” A site development plan showing the location of the building footprint, off-street parking, internal driveways, and stormwater retention for the proposed self-storage facility is included as Attachment “D.” Conceptual architectural elevations, which show the design of the proposed self-storage facility, are included as Attachments “E-1,” “E-2,” and “E-3.”

2.4 Existing Uses of Adjacent Properties

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<tr>
<th>Boundary</th>
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2.5 Attachments

Attachment A: Legal Description
Attachment B: Location Map
Attachment C: Site Development Plan
Attachment D: Proposed Self-Storage Facility Site Plan
Attachments E-1 – E-3: Proposed Self-Storage Facility Architectural Elevations

3.0 Discussion

The current PUD zoning, which has been in effect since 2001, allows for a 134,255 sq. ft. wholesale discount club with motor vehicle sales and four outparcels with up to 8,000 sq. ft. of retail commercial uses. Within the four outparcels, uses are restricted to those permitted by right within C-5 (Regional Center Commercial) zoning districts, with certain high impact uses such as convenience stores, ground-mounted personal wireless facilities (cell towers), liquor stores, mobile home sales, rental and services agencies, motor vehicle and boat sales and rental, retail marine sales and service, transit terminal facilities for passenger transportation operations and very high turnover (quick service/fast food type) restaurants prohibited. While a small portion of the subject property, approximately 0.49 acres, is currently zoned as part of the PUD, it is not identified as an out-parcel on the adopted site plan adopted and thus currently has no entitlements.

As shown in Attachment “D,” the project consists of a 98,400 sq. ft. 3-story climate controlled self-storage facility which will directly front both Lakeland Highlands Road and Meadowlands Park Boulevard. Employee and customer parking will be located on the south side of the proposed building, a stormwater retention area will be located on the east side of the property and a new driveway providing access to the site will be located on Meadowlands Park Boulevard.

The architectural elevations included as Attachment “E-1,” “E-2,” and “E-3 are included for conceptual purposes only. Minor alterations to the design may occur at the time of site plan/building permit review to ensure compliance with the design standards for principal buildings specified by Section 3.4.7 of the Land Development Code.

Because the PUD zoning for Sam’s Club prohibits certain high impact commercial uses on the outparcels located along Lakeland Highlands Road, it would be inappropriate to grant a blanket entitlement for C-2 uses on the subject property as requested by the applicant. As such, staff recommends that uses on the subject property be restricted to the same uses as the other outparcels within the PUD, with the exception of an allowance for a 98,400 sq. ft. self-storage facility.
3.1 Transportation and Concurrency

The proposed self-storage facility is estimated to generate 149 Daily and 17 PM Peak Hour trips. The subject property will be restricted to access from Meadowland Park Drive. No direct driveway connections will be allowed onto Lakeland Highlands Road. Any additional future development to the north will be restricted to the existing driveway stub-out negotiated with the Lakeland Highlands Road four-lane improvement that was completed in the early 2000s.

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. 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 change in land use from RM to CAC, application of PUD zoning and change in context district from UNH to UCO.

4.2 The Planning & Zoning Board

It is recommended that the request for a change in land use, from RM to CAC, the application of PUD zoning, and a change in context district designation from UNH to UCO, as described above and in Attachments “A”, “B,” “C,” “D,” “E-1” “E-2,” and “E-3” be approved, subject to the following conditions.

Ordinance 4300, as amended:

A. Land Use Intensity: PUD-40

B. Permitted Uses:

   A wholesale discount club
   A motor vehicle fuels sales establishment
   A maximum of one self-storage facility

   Outparcels: Land uses for outparcels shall be those permitted by right in the C-5 (regional center commercial) zoning district classification except the following uses shall be prohibited:

   Convenience stores
   Ground-mounted personal wireless service facilities
   Liquor stores
   Mobile home sales, rental and service agencies
Motor vehicle and boat sales and rental
Retail marine sales and service
Transit terminal facilities for passenger transportation operations
Very high turnover restaurants

C. Maximum Floor Area:

Wholesale discount club: 134,255 square feet
Outparcels, South of Meadowland Park Blvd: 8,000 square feet each
Outparcel, North of Meadowland Park Blvd: 98,400 sq. ft. self-storage facility

D. Development Regulations: Development regulations shall be in accordance with the C-5 (regional center commercial) zoning district requirements C-5/Urban Corridor context sub-district standards, except as shown on the site development plans, Attachments “C” and “D.”

E. Site Development Plan: The site shall be developed in accordance with the proposed site development plans included as Attachments “C.” and “C-1.”

F. Access: Public road access to the site shall be limited to those driveways illustrated on the site development plan.

G. Parking, landscaping and buffering shall be in accordance with the City of Lakeland Land Development Regulations Code.

H. Any billboards existing on the subject property shall be removed prior to the commencement of any new construction.

I. Ground Floor Transparency: In accordance with Sub-Section 3.4.7.4 of the Land Development Code, except that garage doors for storage units facing west towards Lakeland Highlands Road, as shown in Attachment “E-1,” shall be a glass sectional-type doors with individual glass panels that have a visible light transmittance rating of at least forty percent (40%).

J. Outdoor Lighting: Outdoor lighting in accordance with Section 4.6.2 of the Land Development Code.

K. Sidewalks: A sidewalk shall be constructed along the self-storage site’s Meadowland Park Drive frontage. An ADA-compliant pedestrian route shall be constructed between this sidewalk and the self-storage facility’s principal building entrance.
LEGAL DESCRIPTION:

A parcel of land being a portion of the Southwest Quarter of Section 33, Township 28 South, Range 24 East, Polk County Florida, being more particularly described as follows:

COMMENCE at the Northwest Corner of the Southwest Quarter of said Section 33; thence South 00°23'48" East, along the West line of the Southwest Quarter of said Section 33, a distance of 1384.33 feet; thence North 89°36'12" East, 75.00 feet to the Northwest Corner of the plat of Sam's Club - Lakeland Highlands Road, as depicted on Plat Book 122, Page 12, Public Records of Polk County, Florida, also being the POINT OF BEGINNING, also being on a curve to the left having a radius of 25.00 feet, a central angle of 90°00'01", a chord bearing of South 45°22'26" East, and a chord distance of 35.36 feet; thence along said curve, also being along the North right-of-way line of Meadowland Park Drive of said Sam's Club - Lakeland Highlands Road, 39.27 feet; thence North 89°37'34" East, along said North right-of-way line, 208.85 feet to the beginning of a curve to the right having a radius of 365.00 feet, a central angle of 32°06'11", a chord bearing of South 74°19'08" East and chord distance of 201.85 feet; thence along said curve, also being along said North right-of-way line, 204.51 feet; thence South 58°16'15" East, along said North right-of-way line, 67.90 feet; thence South 31°43'45" East, leaving said right-of-way line 92.08 feet; thence North 00°23'48" West, 196.05 feet; thence South 89°36'12" West, 140.79 feet; thence North 00°23'48" West, 32.94 feet; thence South 89°37'34" West, 393.48 feet to the East right-of-way line of Lakeland Highlands Road, as described in Official Records Book 3822, Page 1824; thence South 00°23'48" East, along said East right-of-way line, 190.03 feet to the POINT OF BEGINNING.

Said parcel containing 2.77 acres, more or less
## Community & Economic Development

### Staff Request for Delay

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<th>February 18, 2020</th>
<th>Reviewer:</th>
<th>Todd Vargo</th>
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<tr>
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<td>LUS19-009/</td>
<td>Location:</td>
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<td>ZON19-015</td>
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<td>Current Zoning:</td>
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<td>March 17, 2020</td>
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<td>Request:</td>
<td>Change in zoning from O-1 to I-1 and a change in Future Land Use from RH to BP on approximately 0.834 acres located north of Edgewood Drive S, west of US 98 and east of Taft Avenue.</td>
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The applicant requests that the item be delayed until such time that he can meet with the owners and tenants of neighboring properties. It is anticipated that the meetings will be completed in time for the March 17, 2020 meeting.
Report of City Commission Action on Planning and Zoning Board Recommendations

Tuesday, February 18, 2020

Meeting of January 21, 2020

Ordinances (First Reading)

Proposed 20-008; Amending Ordinance 4998 to incorporate Development Order conditions from the Lakeland Central Park Development of Regional Impact (DRI) into PUD19-023 (PUD19-023)

Proposed 20-009; Rescinding Resolution 4698, which adopted Development Order for the Lakeland Central Park Development of Regional Impact (DRI) (DRI19-003)

Ordinances (Second 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) (1st Rdg 1-6-20)

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) (1st Rdg 1-6-20)

Proposed 20-003; Approving a conditional use to allow a laundromat on property located at 605 W. Memorial Boulevard. (CUP19-013) (1st Rdg 1-6-20)

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) (1st Rdg 1-6-20)

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) (1st Rdg 1-6-20)

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) (1st Rdg 1-6-20)

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) (1st Rdg 1-6-20)
Meeting of February 3, 2020

Ordinances (First Reading)

**Proposed 20-010**: Approving a conditional use to allow an electrical service, sales and supply company on property located at 1303 E. Main Street. (CUP19-015)

**Proposed 20-011**: Amending Ordinance 3432, as amended; major modification of PUD (Planned Unit Development) zoning to allow up to 26,000 square feet of retail commercial uses, including 10,000 square feet of restaurant uses, on approximately 5.14 acres located south of Oakbridge Parkway and east of Harden Boulevard. (PUD19-035)

**Proposed 20-012**: Amending Ordinance 3423, as amended; major modification of PUD (Planned Unit Development) zoning to allow a daycare on property located at 3900 Don Emerson Drive. (PUD19-033)

Ordinances (Second Reading)

**Proposed 20-008**: Amending Ordinance 4998 to incorporate Development Order conditions from the Lakeland Central Park Development of Regional Impact (DRI) into PUD19-023 (PUD19-023) (1st Rdg 1-21-20)

**Proposed 20-009**: Rescinding Resolution 4698, which adopted Development Order for the Lakeland Central Park Development of Regional Impact (DRI) (DRI19-003) (1st Rdg 1-21-20)