AGENDA
Planning & Zoning Board
Virtual Meeting
May 19, 2020 8:30 a.m.

In order to comply with the Safer-at-Home Order issued by Governor DeSantis, City Hall is closed to the public and the entire meeting will be conducted online. Members of the public and interested parties who wish to comment will be able to do so by calling in during the meeting. Phone number (646) 749-3131 and access code 782-245-117 will be posted during the live broadcast on Spectrum Channel 643 or Fios Channel 43 or the webcast on www.lakelandgov.net. Comments may also be submitted by e-mail to planning@lakelandgov.net.

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.

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

PUBLIC HEARING

ITEM 1: a. Conditional use to allow a preschool, with a maximum enrollment of 104 students, on property located at 220 Carleton Street. Owner: Alliance for Independence Inc. Applicant: Thomas Brawner. (CUP20-002)
   b. Consideration of final decision.

ITEM 2: a. Minor Modification to PUD 5499, Lakeland Gateway Commercial Park, to allow "Motor Vehicle Fuel Sales, Major" in conjunction with a proposed convenience store on property located south of Bridgewater Center Lane, east of Bridgewater Center Drive and west of N. State Road 33 (Gateway Lakeland Commercial Park, Phase 1, Lots 1 - 3). Owner: I 433 Venture LLC. Applicant: Ryan McCaffrey. (PUD20-007)
   b. Consideration of final decision.

ITEM 3: a. Minor Modification to PUD 4998, Lakeland Central Park, to adopt a new site plan which realigns several stormwater drainage ponds consistent with the approved Environmental Resource Permit, on property located at 4210 Old Tampa Highway. Owner: LCP Owner LLC. Applicant: Timothy F. Campbell. (PUD20-008)
   b. Consideration of final decision.

ITEM 4: Change in zoning from O-1 (Low Impact Office District) and I-1 (Light Industrial-Limited Commercial District) to PUD (Planned Unit Development) to allow limited light industrial and commercial uses, in addition to the existing O-1 and I-1 entitlements, on property located at 2050 S. Edgewood Drive. Owner: Wibert Eric. Applicant: Eric Wibert. (PUD20-005)

GENERAL MEETING

ITEM 5: Review minutes of the April meeting.

ITEM 6: Change in zoning from MF-12 (Multi-Family) to PUD (Planned Unit Development) to allow up to 24 multi-family dwelling units on approximately 1.3 acres located at 108 Lake Hunter Drive. Owner: Anthony Gjolaj. Applicant: JSK Consulting. (PUD20-003)

ITEM 7: Change in zoning from C-2 (Highway Commercial) and LD (Limited Development) to PUD (Planned Unit Development) to allow a convenience store with motor vehicle fuels sales on property located at the southeast corner New Tampa Highway and Airport Road. Owner: 4250 New Tampa Highway Land Trust. Applicant: Kendra McBee. (PUD20-004) Note: Staff requests a delay.
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.
# Planning & Zoning Board General Application

## General Information:

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<td>Owner Address:</td>
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## Request:

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<td>Current Context:</td>
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<td>Explanation of Request:</td>
<td>Proposed preschool for children ages 2-5 years old. 4 classrooms. 8 teachers. Maximum 98 student capacity. 26+ parking spaces to meet parking ratio/code. Single story building. Exits to exterior from each class room. No food service. No cooking appliances. No range/oven.</td>
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<td>Justification:</td>
<td>Location for a daycare is vita for its students, parents, and survivability. This location provides a safe location, not off a busy road. It is near residential neighborhoods allows families to utilize our services easier. Most importantly, it contains enough space to meet state licensing required outdoor space for children (playground, open space, picnic tables, etc).</td>
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File Number: CUP20-002

Present Zoning: PUD
Context: Urban Neighborhood
Proposed Zoning: Conditional Use to Allow a Preschool

April 2020
File Number: CUP20-002
Present Zoning: PUD
Context: Urban Neighborhood
Proposed Zoning: Conditional Use to Allow a Preschool

April 2020
File Number: CUP20-002
Present Zoning: PUD
Context: Urban Neighborhood
Proposed Zoning: Conditional Use to Allow a Preschool

April 2020
May 1, 2020

RE: Conditional Use for Alta Schoolhouse - Project No. CUP20-002

Dear Property Owner:

This letter is to advise you that Thomas Brawner requests a conditional use to allow a preschool, with a maximum enrollment of 104 students, on property located at 220 Carleton Street. The subject property is legally described as:

MEADOWBROOK PARK SUB PB 10 PG 11 BLK B LOTS 11 THRU 14 (A complete legal description is available in the Community & Economic Development Department.)

A public hearing to consider this request will be held by the Lakeland Planning and Zoning Board beginning at 8:30 a.m., on Tuesday, May 19, 2020.

In order to comply with the Safer-at-Home Order issued by Governor DeSantis, City Hall is closed to the public and the entire meeting will be conducted online. Those wishing to view the meeting are encouraged to do so remotely by watching live on Spectrum Channel 643 or Fios Channel 43 or viewing the webcast on www.lakelandgov.net.

Members of the public and interested parties who wish to comment will be able to do so by calling in during the meeting. A toll-free number and access code will be posted online prior to the meeting and during the live broadcast. Comments may also be submitted by e-mail to planning@lakelandgov.net. Please include the agenda item in the subject line of the e-mail and submit the e-mail prior to the Tuesday, May 19th meeting. E-mails will either be displayed or read into the record during the appropriate portion of the 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
# Community & Economic Development

## Staff Recommendation

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<th>Reviewer:</th>
<th>Joshua Cheney</th>
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<td>Owner:</td>
<td>Alliance for Independence, Inc.</td>
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<td>Applicant:</td>
<td>Thomas Brawner</td>
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<td>Current Zoning:</td>
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<td>Request:</td>
<td>A conditional use to allow for a preschool, with a maximum enrollment of 104 students, on property located at 220 Carleton Street.</td>
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## 1.0 Location Maps

![Location Map](image_url)
2.0 Background

2.1 Summary

Thomas Brawner requests a conditional use to allow for a preschool with a maximum capacity of 104 students on property located at 220 Carleton Street. A map of the subject property is included as Attachment “B.”

2.2 Subject Property

The subject property, approximately 0.69 acres in area, is located at the northwest corner of the intersection of Carleton Street and Hilltop Avenue with a future land use designation of Residential Medium (RM) and PUD (Planned Unit Development) zoning. The property is currently improved with an existing 5,537 sq. ft. structure which was originally built in 1960 according to the Polk County Property Appraiser. In 2012, the subject property was rezoned from RA-3 (Single-Family Residential) to PUD to allow for an eight-bed group home for disabled adults licensed by the Agency for Persons with Disabilities (APD). In 2019, a request to amend the PUD to allow for a 12-bed residential treatment facility in lieu of the group home was withdrawn after considerable opposition from the surrounding neighborhood.

2.3 Project Background

The applicant requests approval for a conditional use to allow for the conversion of the existing group home to a preschool with a maximum enrollment of 98 students and eight faculty members. If approved, the current PUD zoning will be repealed and zoning of the subject property will revert to the previous underlying RA-3 zoning designation with a conditional use for the preschool.

Preschools are classified as Public & Quasi-Public Non-Commercial Principal Uses, Level II and may be permitted within residential zoning districts by approval of a conditional use. A site development plan for the proposed preschool which shows the location of required parking, pedestrian access, ADA facilities, and outdoor play areas is included as Attachment “C.”

2.4 Existing Uses of Adjacent Properties

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<td>West</td>
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<td>RA-3</td>
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2.5 Attachments

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

The existing structure on the subject property was originally built as a pastor’s residence and community facility for the adjacent Florida Holiness Campgrounds religious community. In 1995, the property was listed for sale as a single-family home. Due to the relatively large size of the property when compared to the size and value of homes in the surrounding neighborhood, the property was difficult to market as a single-family home. The Polk County Association for Handicapped Citizens, now the Alliance for Independence, Inc., purchased the property in November 1995, for use as Community Residential Home for disabled individuals.

Community Residential Homes are small scale, group homes licensed to serve residents who are clients of the Department of Elderly Affairs, the Agency for Persons with Disabilities, the Department of Juvenile Justice, or the Department of Children and Families or licensed by the Agency for Health Care Administration. Under Florida law, Community Residential Homes with six or fewer residents are considered the equivalent of a single-family dwelling unit and may be permitted in any single-family or multi-family zoning district without approval by local government, subject only to a minimum separation distance from other existing Community Residential Homes and any applicable building and fire codes.

In 2012, the Alliance of Independence, Inc. applied for PUD zoning to increase the number of beds in the group home from six to eight. This change was recommended for approval by staff due to the lack of demand/viability for the property as a single-family home and the minimal impact of the additional beds. The use of the property as a group home ceased in 2019.

The subject property is an appropriate location for a preschool given the size and configuration of the property, and the proximity to S. Florida Avenue and surrounding residential neighborhoods. The minimum parking requirement for the proposed use is one space per employee, plus one space per six pupils, requiring a total of 26 parking spaces before any parking offsets. The site plan for the proposed school, Attachment “C,” shows a total of 13 off-street parking spaces and 10 additional on-street parking spaces located within the right-of-way of Carleton Street and S. Hilltop Avenue. Any proposed parking located within the right-of-way will be subject to approval by Public Works at the time of site plan review with the applicant responsible for any costs to improve the parking to City standards, including the relocation of any utilities, above or below ground, that may be required.

For the site plan to be approved as shown with the requested number of students, the applicant will have to qualify for additional parking offsets at the time of site plan review. In accordance with Sub-Section 4.11.5.2 of the Land Development Code, parking offsets of up to 20% can be granted for the installation of bike racks and the protection of existing trees in areas that would normally be required for parking and the installation of additional landscaping. If the applicant does not qualify for the maximum 20% offset as the time of site plan review, the maximum enrollment for the school would need to be reduced.

3.1 Transportation and Concurrency

Per the Institute of Transportation Engineers’ *Trip Generation Manual 10th Edition*, a Day Care Center (Code 565) with 98 students is expected to generate 401 Daily Trips and 77 Peak Hour Trips during the A.M. and P.M. Peak Periods for Adjacent Street Traffic (7-9 A.M. and 4-6 P.M., respectively). Parents dropping off or picking up students will enter the site from Hilltop Avenue and exit onto Carleton Street, both of which are classified as local streets that are owned and operated by the City of Lakeland.

The morning care (7 a.m. to 8:30 a.m.), academic day (9 a.m. to 3:00 p.m.) and afternoon care (3 p.m. to 6 p.m.) schedules are structured to more evenly-distribute drop-off and pick-up times, minimizing the traffic queues found at area schools. Parents have a two-hour window in the
morning within which to drop-off students and a three-and-a-half-hour window in the afternoon within which to pick them up. The adjacent local street system provides numerous routes for parents to access the subject property from State Road 37/South Florida Avenue and Cleveland Heights Boulevard. It should be noted that the Florida Department of Transportation will soon construct safety improvements along South Florida Avenue between Glendale Street and Imperial Boulevard. A median will be installed at the Carleton Street intersection, which will require southbound motorists to turn left at the signalized Hillsboro Street intersection.

The proposed development program is not expected to create any transportation concurrency failures on the nearby street system.

### 3.2 Comprehensive Plan Compliance

The Community and Economic Development Department and the Planning & Zoning Board reviewed this request for compliance with Lakeland Comprehensive Plan: 2010-2020 and it is our opinion that the request is consistent with the Comprehensive Plan. All roadway levels of service are acceptable. Other essential services are presently available to provide concurrency for the proposed use.

### 4.0 Recommendation

#### 4.1 Community and Economic Development Staff

The Community and Economic Development Department reviewed this request and recommended approval of the conditional use. Letters of notification were mailed to 33 property owners within 250 feet of the subject property and one objection in the form of an email was received by staff that detailed a nearby homeowner’s concerns about the possible increase in traffic that the proposed use could generate in addition to a lack of available off-street parking spaces.

Note: It is the intent of this recommendation to repeal the PUD zoning that allows for an eight-bed group home (Ordinance No. 5317) and revert back to the previous RA-3 zoning with an approved conditional use for the daycare.

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

A. **Permitted Uses:** A preschool with a maximum enrollment of 104 students. The maximum enrollment shall be subject to the demonstration of adequate parking at the time of site plan review and satisfaction of all licensing requirements by the Florida Department of Children & Families.

B. **Site Development Plan:** The project shall be developed in substantial accordance with the site development plan included as Attachment “C” at the discretion of the Director of Community & Economic Development, minor changes may be made at the time of site plan review without requiring a modification to the conditional use.

C. **Development Standards:** In accordance with RA-3/Urban Neighborhood context sub-district district, except as specified herein.

D. **Buffering and Landscaping:** In accordance with the Land Development Code, and as follows.
1. Adjacent to the south and east parcel boundaries, a frontage buffer with a minimum width of five (5) feet shall be constructed in accordance with Table 4.5-1 of the Land Development Code.

2. Adjacent to the north and west parcel boundaries, a Type A buffer shall be constructed in accordance with Figure 4.5-9 of the Land Development Code.

E. Transportation:

1. A Binding Concurrency Determination will be made at the time of site plan submittal.

2. The applicant may pay into the City’s Sidewalk Fund for those portions of the Carleton Street and Hilltop Avenue frontages where sidewalks are not feasible.

3. Bicycle parking shall be provided in compliance with Section 4.11.6 of the City Land Development Code and Index 900 of the City Engineering Standards Manual.
ATTACHMENT “A”

Legal Description:

MEADOWBROOK PARK SUB PB 10 PG 11 BLK B LOTS 11 THRU 14
File Number: CUP20-002
Present Zoning: PUD
Context: Urban Neighborhood
Proposed Zoning: Conditional Use to Allow a Preschool

April 2020
# Planning & Zoning Board General Application

## General Information:

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<td>RYAN MCCAFFREY</td>
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<td>Owner Name:</td>
<td>I 433 VENTRURE LLC</td>
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## Request:

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**Explanation of Request:**
The PUD permits commercial uses in accordance with C-2 (Highway Commercial) district. This request is to add "Motor Vehicle Fuel Sales, Major" as a conditional use to Lots 1-3 of the PUD.

**Justification:**
Motor Vehicle Fuel Sales, Major, requires a conditional use approval to be used within projects designated as C-2 for permitted uses. Staff has recommended filing a minor modification to the PUD to obtain the conditional use for the subject parcels.

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**File Number:** PUD20-007

**Present Zoning:** PUD 5499  
**Context:** Suburban Corridor  
**Proposed Zoning:** Minor Modification of PUD Zoning to Allow Motor Vehicle Fuel Sales, Major  

**Subject Property**  
**Area of Change**  

**May 2020**
Subject Property
Area of Change

File Number: PUD20-007
Present Zoning: PUD 5499
Context: Suburban Corridor
Proposed Zoning: Minor Modification of PUD Zoning to Allow Motor Vehicle Fuel Sales, Major
May 2020
Subject Property

Area of Change

File Number: PUD20-007

Present Zoning: PUD 5499
Context: Suburban Corridor
Proposed Zoning: Minor Modification of PUD Zoning to Allow Motor Vehicle Fuel Sales, Major

May 2020
# Planning & Zoning Board General Application

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<td>Applicant Name:</td>
<td>TIMOTHY F. CAMPBELL</td>
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<td>Applicant Address:</td>
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<td>Owner Name:</td>
<td>LCP OWNER LLC</td>
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<td>Justification:</td>
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FILE NO: PUD20-008

PRESENT ZONING: PUD 5820
CONTEXT: Suburban Special Purpose
PROPOSED ZONING: Minor Modification of PUD Zoning to Relocate Stormwater Ponds

June 2020
FILE NO: PUD20-008
PRESENT ZONING: PUD 5820
CONTEXT: Suburban Special Purpose
PROPOSED ZONING: Minor Modification of PUD Zoning to Relocate Stormwater Ponds
June 2020
FILE NO: PUD20-008

PRESENT ZONING: PUD 5820
CONTEXT: Suburban Special Purpose
PROPOSED ZONING: Minor Modification of PUD Zoning to Relocate Stormwater Ponds

June 2020
May 1, 2020

RE: 4210 Old Tampa Highway - Project No. PUD20-008

Dear Property Owner:

This is to advise you that Timothy Campbell requests a Minor Modification to PUD 4998, Lakeland Central Park, to adopt a new site plan which realigns several stormwater drainage ponds consistent with the approved Environmental Resource Permit, on property located at 4210 Old Tampa Hwy. The property is legally described as:

Land north of the Polk Parkway in Section 29 Township 28 South Range 23 East; And; the south 1/4 of Section 20 Township 28 South Range 23 East less the west 2360 feet more or less and the east 658 feet more or less; And; in Section 28 Township 28 South Range 23 East, the southwest 1/4 of the northwest 1/4, and the southwest 1/4 less areas described in the full legal description; And; Land north of the Polk Parkway in the northeast 1/4 of the northeast 1/4 of Section 32 Township 28 South Range 23 East; And; Land north of the Polk Parkway in Section 33 Township 28 South Range 23 East in the northwest 1/4 of the northwest 1/4 less areas described in the full legal description, and the northeast 1/4 of the northwest 1/4 less areas described in the full legal description. (A complete legal description is available in the Community & Economic Development Department.)

A public hearing to consider this request will be held by the Lakeland Planning and Zoning Board beginning at 8:30 a.m., on Tuesday, May 19, 2020.

In order to comply with the Safer-at-Home Order issued by Governor DeSantis, City Hall is closed to the public and the entire meeting will be conducted online. Those wishing to view the meeting are encouraged to do so remotely by watching live on Spectrum Channel 643 or Fios Channel 43 or viewing the webcast on www.lakelandgov.net.

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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
**Planning & Zoning Board General Application**

### General Information:

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**Explanation of Request:**
Would like the zoning changed to PUD 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.

**Justification:**
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.

### Concurrency:

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File Number: PUD20-005

Present Zoning: O-1 and I-1
Proposed Zoning: PUD Zoning to Allow Limited Light Industrial and Commercial Uses
Context: Urban Corridor and Urban Special Purpose

April 2020
File Number: PUD20-005

Present Zoning: O-1 and I-1
Proposed Zoning: PUD Zoning to Allow Limited Light Industrial and Commercial Uses

Context: Urban Corridor and Urban Special Purpose

April 2020
File Number: PUD20-005

Present Zoning: O-1 and I-1

Proposed Zoning: PUD Zoning to Allow Limited Light Industrial and Commercial Uses

Context: Urban Corridor and Urban Special Purpose

April 2020
May 1, 2020

RE: 2050 South Edgewood Drive - Project No. PUD20-005

Dear Property Owner:

This is to advise you that Eric Wibert requests a change in zoning from O-1 (Low Impact Office District) and I-1 (Light Industrial-Limited Commercial District) to PUD (Planned Unit Development) to allow limited light industrial and commercial uses, in addition to the existing O-1 and I-1 entitlements, on property located at 2050 S. Edgewood Drive. The property is legally described as:

THE EAST 145.52 FEET OF WEST 900.52 FEET OF THE NORTH 250 FEET OF THE SOUTH 300 FEET OF SW1/4 OF SW1/4 OF SECTION 28 TOWNSHIP 28 NORTH RANGE 24 EAST POLK COUNTY FLORIDA; AND; COMMENCE AT A POINT 300 FEET NORTH OF THE SOUTH LINE AND 900 FEET EAST OF THE WEST LINE OF SECTION 28 FOR POINT OF BEGINNING; THENCE RUN N 00 DEG 14'20"W FOR 29.93 FEET; THENCE RUN N 66 DEG 19'13"E 103.12 FEET; THENCE S 75 DEG 30'47"E 325.76 FEET; THENCE S 00 DEG 14'20"W 45.68 FEET; THENCE N 89 DEG 45'40"W 20 FEET; THENCE S 00 DEG 14'20"W 194.97 FEET TO A POINT 50 FEET NORTH OF SOUTH LINE OF SECTION 28; THENCE RUN N 89 DEG 44'51"W 389.97 FEET TO A POINT ON A LINE BEING 900.52 FEET EAST OF THE WEST LINE OF SECTION 28; THENCE RUN N 00 DEG 13'09"E 250 FEET TO POINT OF BEGINNING. (A complete legal description is available in the Community & Economic Development Department.)

A public hearing to consider this request will be held by the Lakeland Planning and Zoning Board beginning at 8:30 a.m., on Tuesday, May 19, 2020.

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THIS IS A COURTESY LETTER NOT REQUIRED BY LAW
MINUTES
Planning & Zoning Board
City Commission Chambers
Tuesday, April 21, 2020
8:30 a.m.

The City of Lakeland Planning and Zoning Board met in a Virtual 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; Phillip Scearce, Principal Planner; Todd Vargo, Senior Planner; Joshua Cheney, Senior Planner; Christelle Burrola, Office Associate and Brandy Gillenwater, Planning Administrative Specialist were present. City Attorney Palmer Davis and Assistant City Attorney Jerrod Simpson were also present.

PUBLIC HEARING

ITEM 1: Proposed text amendment to the Intergovernmental Coordination Element of the Lakeland Comprehensive Plan to update Illustration VIII-6 "Lakeland Comprehensive Plan Certification Area". Applicant: City of Lakeland. (CPA20-001)

Matthew Lyons stated the proposed text amendment consists of the annual update to Illustration VIII-6 resulting from annexation activity and associated future land use amendments adopted during 2019. The illustration is updated annually as part of the Certification Monitoring Report associated with the City’s Certification Program. One site was annexed and assigned land use during the 2019 reporting period but was not added to the certification area. The area added was approximately 9.56 acres, the amendment is classified as non-exempt regarding the City’s Comprehensive Plan certification and is eligible for the State of Florida’s expedited review process. The State may submit comments to the reporting agency during a 30-day review period for the proposed amendment.

Teresa Maio stated the area that was annexed is located in the Green Swamp Area of Critical State Concern, any area with this classification is exempt from the City’s certification boundary. There is no expedited review process for comprehensive plan amendments outside that boundary.

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, with a maximum enrollment of 104 students, on property located at 220 Carleton Street. Owner: Alliance for Independence Inc. Applicant: Thomas Brawner. (CUP20-002)

Joshua Cheney stated the subject property is located approximately 800 feet east of S. Florida Avenue at the intersection of S. Hilltop Avenue and Carleton Street. The parcel is approximately .69 acres in area and is currently zoned PUD (Planned Unit Development) with Residential Medium (RM) future land use. The request is for a conditional use to allow a new preschool with up to 104 children between the ages of two and five years old.

Thomas Brawner stated this request is similar to previous requests he has made for a new preschool. The application of a conditional use would benefit the neighborhood as this would limit the type of businesses allowed to operate on the subject property. Drop off and pick up times for students will be staggered, and some children will be at the facility part time.

In response to Lyle Philipson, Mr. Brawner stated parents are not assigned specific drop off times.

In response to Mr. Philipson, Mr. Brawner stated the play area will be in the rear area of the fenced property.
In response to Leigh Ann Lunz, Mr. Brawner stated on-street parking near the site is included in the parking ratio requirement.

In response to Silvana Knight, Mr. Brawner stated the north and western boundaries of the subject property are fenced, other areas of the property would be fenced prior to operation. Mr. Brawner is working with City staff regarding landscape buffering.

In response to Matt Lyons, Mr. Brawner stated a test will be run regarding the water line along Carleton Street under the proposed on-street parking spaces.

In response to Ronald Roberts, Mr. Brawner stated one parking spot will be required per employee and the preschool will employ eight staff members.

In response to Silvana Knight, Mr. Brawner stated he has not discussed the project with the property owners for all of the abutting properties.

In response to Mr. Brawner, Palmer Davis clarified the request would be heard during the public hearing portion of the next month’s meeting.

ITEM 3: 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.

Todd Vargo stated the applicant has requested a delay to the May Planning & Zoning Board hearing.

Glenn Higgins made a motion for approval for a one-month delay. Andrew Snyder seconded the motion and it passed 7-0.

ITEM 4: Change in zoning from MF-12 (Multi-Family) to PUD (Planned Unit Development) to allow up to 24 multi-family dwelling units on approximately 1.3 acres located at 108 Lake Hunter Drive. Owner: Anthony Gjolaj. Applicant: JSK Consulting. (PUD20-003)

Joshua Cheney stated the subject property is approximately 175 feet east of the intersection of Lake Hunter Drive and Unitah Avenue. The parcel has Residential Medium (RM) and Recreation (R) future land use and MF-12 (Multi-Family) zoning. Each building will contain 12 dwelling units and amenities such as pedestrian walkways, bike racks, and a bus shelter pad.

Matthew Johnson, 5904 Hillside Heights Dr, stated the subject property is on the south side of Lake Hunter. The buildings have been oriented on the site plan to maximize the amount of lake view for future inhabitants. A knee wall will be constructed, and landscape will be installed along the frontage of the property. A water feature will be installed in the stormwater pond on the parcel. A community area will be near the middle of the site.

Steven Smith Jr., 6856 Corral Court, Sarasota, stated the project is directed toward young professionals and families.

In response to Silvana Knight, Mr. Smith Jr. stated a single-family home was removed from the home. The anticipated rental rate will at least be $1,000 monthly.

In response to Lyle Philipson, Mr. Smith Jr. stated a traffic study has not been performed at the site.

In response to Leigh Ann Lunz, Mr. Smith Jr. stated soil sampling results created the need to move the buildings to where they exist on the site plan.

Matthew Lyons stated the single-family home was demolished from the site in 2016.
ITEM 5: Change in zoning from C-2 (Highway Commercial) and LD (Limited Development) to PUD (Planned Unit Development) to allow a convenience store with motor vehicle fuels sales on property located at the southeast corner New Tampa Highway and Airport Road. Owner: 4250 New Tampa Highway Land Trust. Applicant: Kendra McBee. (PUD20-004)

Phillip Scearce stated the request is to rezone 5.78 acres to a PUD (Planned Unit Development) located at the southeast corner of New Tampa Highway and Airport Road. The future land use is Business Park (BP) which will allow for commercial support uses. The applicant proposes a 4,560 square foot 7-11 convenience store with a total of 16 fueling positions and three high-speed diesel links. A convenience store is currently situated north of the subject property. The parcel south of the subject property is in unincorporated Polk County, to the east there are commercial residential uses, and west of the subject property is undeveloped with Limited Development (LD) future land use. There is an access point on Airport Road and New Tampa Highway from the subject property. Staff is currently working with the Florida Department of Transportation (FDOT) to review the access points regarding the CSX railway and impacts to the wetlands on the property.

Chad Brooker, Sloan Engineering, Inc., 150 S. Woodlawn Avenue, Bartow, stated PUD zoning would be a better fit for the planned motor vehicle sales on the subject property.

In response to Mr. Brooker, Mr. Scearce stated staff finds the high-speed diesel canopy proposed at 15 feet from the eastern boundary line to be acceptable.

Chuck Barmby stated the applicant is seeking a full access point on Airport Road, this request is being reviewed with FDOT regarding the CSX right-of-way and the impacts to the wetlands. Additional analysis has been requested by FDOT regarding the northbound left turn lane at New Tampa Highway. Driveway access to New Tampa Highway will be restricted to right-in, right-out only. A four-lane project is in the beginning phase from Wabash Avenue to County Line Road, construction is not funded to begin within the next five years.

GENERAL MEETING

ITEM 6: Review minutes of the March meeting.

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

ITEM 7: 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 and Bennett, LLC. (ANX20-001/LUL20-001/PUD19-039/ZON20-001)

Matthew Lyons stated the subject property is located in unincorporated Polk County with a County land use designation of RL-1 (Residential Low-1), the applicant requests the annexation and designation of Office Center (OC) future land use to allow for the future development of the property as a hospital campus. If approved, immediate plans include the development of a 30,000 square foot free-standing emergency room, a helipad, and 60,000 square feet of medical office uses. The subject property is located within the City’s wastewater and solid waste service area, capacity will be reviewed during site plan review.
Chuck Barmby stated the expected land uses concurrent with the annexation request are expected to generate more than 12,000 daily trips in addition to what is allowed under the current Polk County RL-1 land use designation. Up to 80 homes and 846 daily trips are allowed under this designation. On the west the subject property is bordered by Lakeland Highlands Road and on the east by the Winter Lake Road Extension, both roads are owned and operated by Polk County. The subject property is bordered on the North by the Polk Parkway which is owned and operated by the Florida Turnpike Enterprise. Significant transportation investment has been completed in the area, and all roadway segments meet the acceptable level of service standards as determined by the Polk Transportation Planning Organization. The area is not served by mass transit. The site is well conditioned for cyclists and pedestrians to access this area.

In response to Silvana Knight, Mr. Barmby stated installing traffic signalization at the intersection of Lakeland Highlands Road and Deerfield Drive will be a condition of the recommendation for the zoning portion of the request.

Phillip Scearce presented recommended conditions to the Board.

Chuck Barmby presented recommended transportation conditions to the Board.

In response to Silvana Knight, Mr. Barmby stated installing a signal at the intersection of Glendale and Lakeland Highlands Road may improve traffic for Edgewood Drive and New Jersey Road.

In response to Lyle Philipson, Mr. Barmby stated Phase B funds will be used when more significant traffic impacts are felt from the hospital and medical office projects on the property.

Lyle Philipson made a motion for approval of staff’s recommendation for annexation and the application of an Office Center future land use designation. Glenn Higgins seconded the motion and it passed 7-0.

Andrew Snyder made a motion for approval of staff’s recommendation for the application of PUD zoning and a SSP context district designation. Glenn Higgins seconded the motion and it passed 7-0.

ITEM 8: Change in zoning from C-2 (Highway Commercial) to PUD (Planned Unit Development) zoning, concurrent with a city-initiated request to change the context district from Suburban Corridor (SCO) to Suburban Neighborhood (SNH), to allow 264 multi-family dwelling units on approximately 19.89 acres generally located north of Interstate 4, west of Kathleen Road. Owner: Interchange Group LLC. Applicant: Continental Properties Company, Inc. (PUD20-002/ZON20-004) Note: The applicant requests a three-month continuance due to the COVID-19 pandemic.

No comments were made regarding the request to continue prior to the motion to approve.

Glenn Higgins made a motion for approval for a three-month delay. Andrew Snyder seconded the motion and it passed 7-0.

ITEM 9: Plat approval for Interstate Commerce Park Phase 2 on 75.38 acres generally located south of S. Frontage Road, west of N. Galloway Road and east of Kraft Road. Owner: Interstate Commerce Park 4, 6, 7, 8, LLC. Applicant: Stitzel Engineering & Construction, Inc. (SUB19-012)

Joshua Cheney stated a plat for Interstate Commerce Park Phase 2 has been submitted by Interstate Commerce Park 4, 6, 7, 8, LLC. The plat consists of 5 lots on 75.38 acres generally located south of S. Frontage Road, west of N. Galloway Road and east of Kraft Road. The plat has been reviewed by all departments and is conforming with the City’s subdivision regulations within the Land Development Code. Staff recommended approval of the plat.

Glenn Higgins made a motion for approval of staff’s recommendation. Lyle Philipson seconded the motion and it passed 7-0.
ITEM 10: Green Swamp Area of Critical State Concern (GSACSC) site plan approval for Phase 1 consisting of a 1,011,697 sq.ft. warehouse facility located at 8565 N RD 33; north of Interstate-4, south and east of N. State Road 33, and south of Mount Olive Road. Owner: Ruthven I-4 LLC. Applicant: Gulf Coast Consulting, Inc. (SIT19-065)

Phillip Scearce stated the applicant requests site plan approval for the Centerstate Logistics Park East Phase 1 located on I-4. The approximately 166-acre property is within the Green Swamp Area of Critical State Concern with future land use of Business Park Center X (BPC-X) and is zoned as PUD (Planned Unit Development) 4903. Phase 1 of the project consists of a 1,011,690 square foot distribution warehouse and will include associate site infrastructure of the main spine road and stormwater master facilities.

Sean Cashen, Gulf Coast Consulting, Inc., 13825 Icot Boulevard, Clearwater, stated they are currently working with the FDOT regarding permitting for access and drainage on the subject property. Comments made by the Florida Department of Economic Opportunity (FDEO) are currently being addressed.

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


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 May hearing.

ITEM 13: Audience.

There were no comments from the audience.

ITEM 14: Adjourn.

There being no further discussion, the meeting was adjourned at 11:04 am.

Respectfully Submitted,

________________________________________________________________________

Stephanie Franklin, Chair  Andrew Snyder, Vice-Chair
1.0 Location Maps
2.0 Background

2.1 Summary
Matthew Johnson, P.E., JSK Consulting, on behalf of Anthony Gjolaj, requests a change in zoning from MF-12 (Multi-Family) to PUD (Planned Unit Development) to allow up to 24 multi-family dwelling units on approximately 1.3 acres located at 108 Lake Hunter Drive. A map of the subject property is included as Attachment “B.”

2.2 Subject Property
The subject property, approximately 1.3 acres in area, consists of two parcels that are presently vacant with a future land use designation of Residential Medium (RM) and an MF-12 (Multi-Family Residential) zoning classification. To the north, across Lake Hunter Drive, the property contains approximately 0.62 acres of additional submerged lands. The submerged lands, which lack any entitlements and cannot be built upon, are excluded from the site area and density calculations. Prior to 2016, the subject property contained one single-family dwelling. The house was demolished in January 2016 and the property has sat vacant since that time.

2.3 Project Background
The purpose of this request is to rezone the property from MF-12 to PUD to allow for additional density beyond what would be permitted by right. If approved, it will allow for the construction of a 24-unit multi-family residential development. A copy of the proposed Site Development Plan is included as Attachment “C.”

2.4 Existing Uses of Adjacent Properties

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

3.0 Discussion
The existing RM future land use and MF-12 allow a maximum gross density of 12 dwelling units per acre. To promote urban infill redevelopment and support the use of transit, Policy 10F of the Comprehensive Plan allows for a maximum allowable gross density of 120% for properties with a RM future land use designation that do not exceed 3 acres in size and are located within the Central City Transit Supportive Area (CCTSA). For the subject property, this translates to a maximum gross density 14.4 dwelling units per acre.
To qualify for the density bonus, the proposed development must:

- Be approved as a Planned Unit Development,
- Provide cross access to any adjacent non-residential land uses, where applicable,
- Provide improved alleyway access, where applicable;
- Incorporate transit friendly site design (build to the street) and transit amenities (at minimum, an on-site bike rack); and
- Provide funding for a transit shelter if the project consists of at least 20 units; the shelter may be located on site or on a proximate transit route, as approved by the transit provider and per the local transit needs plan.

The maximum gross density is determined by dividing the total number of dwelling units by the total project area, without subtracting areas devoted to open space, roadways, parks or similar public use and infrastructure areas. For the subject property, the gross density calculation includes an 0.37-acre portion of right-of-way for Lake Hunter Drive located north of the 1.3-acre development parcel and south the 0.62 acres of submerged lands. Accounting for the Lake Hunter Drive right-of-way and the 20% density bonus provided by Policy 10F, the maximum allowable gross density for the subject property (1.67 acres x 14.4 DU/acre) will be 24 dwelling units if the property is rezoned to a PUD.

The subject property is an appropriate location for the proposed 24-unit multi-family development given the close proximity to both South Florida Avenue and Sikes Boulevard as well as downtown area, nearby schools and a variety of goods and services. The proposed project is compatible with adjacent residential uses that border the property. These uses consist of a mixture of single-family, two-family and multi-family uses such as triplexes, apartments and townhomes.

The proposed multi-family development consists of two 12-unit apartment buildings with a maximum overall height of three-stories (40 feet). All apartments will have two bedrooms and two bathrooms with a minimum living area of 1,197 sq. ft. Due to the natural site drainage and poor soil conditions on the north side of the property, building footprints will need to be setback further from Lake Hunter Drive with required parking, sidewalks and a stormwater pond located near the front of the development site. Opportunities to improve cross access or alley access are not available due to the land development pattern established by adjacent land uses.

In an effort to mitigate the significant street setback allowance for this PUD, a two-foot high knee wall with landscaping will be provided along the project’s frontage in order to establish a edge and create a more attractive entrance to the new multi-family development. As amenities, the proposed apartment complex will include bicycle parking, an outdoor community area with grills and picnic tables for residents, and a transit shelter adjacent to the project entrance for children of school age.

Following the April public hearing, staff received six emails from residents in the Dixieland neighborhood expressing concerns about the request. The objections received were primarily focused on concerns about potential increases in crime, traffic, and noise. Secondary concerns were related to the impact of infill and redevelopment in the surrounding neighborhood and speculation that the proposed apartments will increase flooding in the area. Impacts on the surrounding street network are addressed in the Transportation and Concurrency portion of the staff report below. The other objections received were either of a general nature outside the purview of planning staff or will be addressed at the time Site Plan Review by the appropriate reviewing agency. Under the current RM land use designation and MF-12 entitlements, the subject property could be developed for a 20-unit apartment complex with a maximum height of 55 feet by right without any need for zoning approval.
3.1 Transportation and Concurrency

The subject property is located on Lake Hunter Drive, a designated City urban collector roadway that is also a component of the City’s Lake-to-Lake Bikeway network. The Lakeland Comprehensive Plan has designated Lake Hunter Drive as a “Community Street” where continued investments in sidewalks and bicycle infrastructure are expected to enhance access to nearby parks and lakefronts. An approximately eight- to nine-foot wide trail exists across from the subject property on the lakefront and only a few segments of sidewalk exist on the south/east side of Lake Hunter Drive. Fixed-route transit service is currently not available on Lake Hunter Drive; however, the Citrus Connection operates its Orange Line on State Road 563/Harden Boulevard. The nearest transit stop is located on Harden Boulevard, approximately 780 feet west of the subject property.

In advance of the Florida Avenue Road-Diet Pilot Project (Test) that is now under construction, the Florida Department of Transportation (FDOT) collected traffic volume, vehicle classification and speed information for over 90 roadway segments and intersections within the project study area, generally between Beacon Road and Downtown. A count was collected on February 6, 2020 (before the dramatic travel declines associated with the COVID-19 crisis) on Lake Hunter Drive between Lincoln Avenue and Hunter Street, showing 2,268 two-way vehicles during a 24-hour period at that location. During and following the Florida Avenue Road-Diet Pilot Project test period that ends in Fall 2021, FDOT and City will evaluate the impacts of any diverted traffic and will factor this information into the recommendation to or not to move forward with a permanent road-diet on Florida Avenue in Dixieland and Downtown.

The proposed 24 low-rise apartments are expected to generate 176 Daily and 13 P.M. Peak Hour Trips (Per ITE Trip Generation Manual, 10th Edition). Based on the current traffic volumes on Lake Hunter Drive and relatively low number of trips generated by this development proposal, transportation concurrency deficiencies are not expected if this zoning request is approved.

3.2 Comprehensive Plan Compliance

The Community and Economic Development Department reviewed this request for compliance with Lakeland Comprehensive Plan: 2010-2020 and it is our opinion that the request 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. Actual construction is subject to final concurrency determinations at the time of site plan review.

4.0 Recommendation

4.1 Community and Economic Development Staff

The Community and Economic Development Department reviewed this request and recommends the approval of the change in zoning from MF-12 to PUD. Letters of notification were mailed to 99 property owners within 500 feet of the subject property, and six objections were received as noted previously.

4.2 The Planning & Zoning Board

It is recommended that the request for PUD zoning as described above and in Attachments “A”, “B,” “C,” “D-1” and “D-2” be approved, subject to the following conditions.

1. Permitted Uses: Multi-family residential dwellings, a community area, and those accessory uses typically associated with an apartment complex.
2. Maximum Number of Units: Twenty-four (24)
3. Site Development Plan: The project shall be developed in substantial accordance with the site development plan shown in Attachment “C.” With the approval of the Director of Community and Economic Development, minor modifications may be made to the site development plan at the time of site plan review without requiring a modification of this PUD.

4. Development Regulations: In accordance with the MF-12/Urban Neighborhood (UNH) sub-district standards, except as otherwise provided herein.
   a. Minimum Gross Living Area Per Unit: 1,100 square feet.
   b. Maximum Building Height: Three (3) stories, in accordance with Attachment “D-1” and “D-2.” Finishing materials shall be limited

5. Landscaping and Buffering: In accordance with the Land Development Code, except as follows.
   a. A minimum five-foot wide Type A frontage buffer with a minimum two-foot high knee wall, shall be constructed on the subject property adjacent to the Lake Hunter Drive public right-of-way.

6. Architectural Elevations: The project shall be developed in substantial accordance with the architectural elevations included as Attachments “D-1” and “D-2” with finishing materials limited to a combination of fiber-cement horizontal and vertical siding as shown. The use of vinyl siding as a finishing material for the apartment buildings shall be prohibited. [LM1]

7. Transportation Conditions:
   a. Binding Concurrency Determinations shall be made at the time of site plan submittal.
   b. Bicycle parking shall be provided per Section 4.11.6 of the Land Development Code and shall be designed and constructed in compliance with Index 900 of the City Engineering Standards Manual.
   c. A sidewalk shall be constructed along the property’s Lake Hunter Drive frontage, which shall be approved by the City Public Works Department.
   d. An ADA-compliant pedestrian network shall be constructed to connect each building within the development with all on-site amenities and the required Lake Hunter Drive frontage sidewalk.
   e. A pedestrian-scale shade structure/shelter shall be installed along the Lake Hunter Drive frontage to serve schoolchildren within the development and in support of any future transit service that is proposed past the site. This structure shall be ADA-compliant and permitted through the City Building Division. In the event that this shelter is to be used by future transit patrons, an easement agreement shall be executed with the Lakeland Area Mass Transit District or successor transit agency.
ATTACHMENT “A”

Legal Description:

Parcel I: The South 177.5 feet of the North 412.5 feet of the following described property: Beginning at a point 514.5 feet North and 150 feet West of the Southeast corner of the West 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 24, Township 28 South, Range 23 East, Polk County, Florida, run due North 805.5 feet to the North line of said Southeast 1/4 of Southwest 1/4 of Section 24, thence due West 152 feet, thence due South 805.5 feet, thence due East 152 feet to the Point of Beginning, LESS AND EXCEPT Lake Hunter Drive and LESS the South 393 feet thereof.

AND

Parcel 2: Beginning at a point 514.5 feet North and 150.0 feet West of the Southeast Corner of the West 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 24, Township 28 South, Range 23 East, Polk County, Florida and run due North 805.50 feet to the North Line of said Southeast 1/4 of the Southwest 1/4 of Section 24, thence due West 152.0 feet; thence due South 805.50 feet; thence due East 152.0 feet to the Point of Beginning, lying and being situated in Polk County, Florida, LESS AND EXCEPT Lake Hunter Drive as now located and LESS the South 153.0 feet thereof and LESS the North 412.5 feet thereof.
File Number: PUD20-003
Present Zoning: MF-12 and None (lake)
Context: Urban Neighborhood
Proposed Zoning: Change in Zoning from MF-12 to PUD to Allow 24 Multi-Family Dwelling Units

March 2020
Community & Economic Development
Staff Request for Delay

<table>
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<th>Date:</th>
<th>May 19, 2020</th>
<th>Reviewer:</th>
<th>Phillip Scearce</th>
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<tbody>
<tr>
<td>Project No:</td>
<td>PUD20-004</td>
<td>Location:</td>
<td>4250 New Tampa Highway</td>
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<td>Owner:</td>
<td>4250 New Tampa Highway Land Trust</td>
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<td>Applicant:</td>
<td>Kendra McBee, Sloan Engineering, Inc.</td>
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<td>Current Zoning:</td>
<td>(LD) Limited Development, (C-2) Highway Commercial</td>
<td>Future Land Use:</td>
<td>Business Park (BP)</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>April 21, 2020</td>
<td>P&amp;Z Final Decision:</td>
<td>May 19, 2020</td>
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<td>Request:</td>
<td>A change in zoning from C-2 (Highway Commercial) and LD (Limited Development) to PUD (Planned Unit Development) to allow a convenience store with motor vehicle fuels sales on property located at the southeast corner New Tampa Highway and Airport Road.</td>
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Staff requests that the item be continued for one month to provide the applicant, City, and the Florida Department of Transportation (FDOT) additional time to determine the optimal location and design of an access point onto Airport Road. Once the location and design issues are resolved, staff will incorporate and present as part of the staff report to the Board at the June 16th meeting.
Meeting of April 20, 2020

Ordinances (Second Reading)

**Proposed 20-018;** Modifying zoning classification from O-1 (Low Impact Office) to C-1 (Pedestrian Commercial) on approximately 1.78 acres located at 2111 Lakeland Hills Boulevard (ZON19-017) *(1st Rdg. 4-6-20)*

Ordinances (First Reading)

**Proposed 20-019;** Small Scale Amendment #LUS19-012 to the Future Land Use Map to change future land use from Recreation (R) to Residential Low (RL) to allow for the development of single-family residential uses as part of The Villages at Bridgewater, Village 14, on approximately 7.51 acres located south of I-4 and north of The Villages at Bridgewater, Village 3 (LUS19-012)

**Proposed 20-020;** Amending Ordinance 4322, as amended; major modification of PUD (Planned Unit Development) zoning to allow for the development of single-family residential uses as part of The Villages at Bridgewater, Village 14 and change the context district from Preservation, Conservation, Recreation (PRC) to Suburban Neighborhood (SNH) on approximately 7.51 acres located south of I-4 and north of the Villages at Bridgewater, Village 3 (PUD19-038/ZON20-003)

Meeting of May 4, 2020

Ordinances (Second Reading)

**Proposed 20-019;** Small scale amendment #LUS19-012 to the Future Land Use Map to change future land use from Recreation (R) to Residential Low (RL) to allow for development of single-family residential uses as part of The Villages at Bridgewater, Village 14, on approximately 7.51 acres located south of I-4 and north The Villages at Bridgewater, Village 3. (ZON19-017) *(1st Rdg. 4-20-20)*

**Proposed 20-020;** Amending Ordinance 4322, as amended; major modification of PUD (Planned Unit Development) zoning to allow for the development of single-family residential uses as part of The Villages at Bridgewater, Village 14 and change the context district from Preservation, Conservation, Recreation (PRC) to Suburban Neighborhood (SNH) on approximately 7.51 acres located south of I-4 and north of the Villages at Bridgewater, Village 3 (PUD19-038/ZON20-003) *(1st Rdg. 4-20-20)*