AGENDA
Planning & Zoning Board
Virtual Meeting
July 21, 2020 8:30 a.m.

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) 749-3122 and access code 186-176-773 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.

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PUBLIC HEARING

ITEM 1:  a. Compatibility review to allow for the construction of an accessory dwelling unit on property located at 302 Miramar Road Owner/Applicant: Benjamin Hall. (ADU20-005)
          b. Consideration of final decision.

ITEM 2:  a. Conditional use to allow for the construction of a 12,200 sq. ft. child daycare facility with a maximum enrollment of 200 children on property located at the northwest corner of Lakeland Highlands Road and Deerfield Drive (2150 Deerfield Drive). Owner: LFT Development Company, LLC. Applicant: Ryan Renardo. (CUP20-004) Note: Continued from previous meeting.
          b. Consideration of final decision.

ITEM 3:  a. Conditional use to allow a public charter school, with a maximum enrollment of 180 students in grades pre-K – 6th, on property located at 815 S. Central Avenue. Owner: Evangelic Deliverance Outreach. Applicant: Tammi Crotteau. (CUP20-005)
          b. Consideration of final decision.

ITEM 4:  a. Minor modification of a conditional use to demolish and reconstruct an existing child daycare facility on property located at 1703 Skinner Street. Owner: Karice Inc. Applicant: Gadd & Associates, LLC. (CUP20-007)
          b. Consideration of final decision.

ITEM 5:  a. Minor Modification of PUD (Planned Unit Development) zoning for Centerstate Logistics Park Phase 2 to allow a maximum building height of 52 feet, in lieu of the current maximum height limit of 40 feet, on property located east of Tomkow Road at 8054 N. State Road 33. Owner: GB Lakeland Phase 2 Owner, LLC. Applicant: Sean Cashen, Gulf Coast Consulting, Inc. (PUD20-011)
          b. Consideration of final decision.

ITEM 6:  Major modification of PUD (Planned Unit Development Zoning) to allow C-1, C-3 and C-4 commercial uses on Lot 1, in lieu of the current O-1 and O-2 office entitlements, on property located north of Knights Stations Road, west of Kathleen Road, and south of Prine Road. Owner: The Ruthven Group. Applicant: Matthew Baker. (PUD20-009)
ITEM 7: Major modification of PUD (Planned Unit Development) zoning to allow an 83,000 sq. ft. orthopedic hospital/surgical care facility, in lieu of the current office entitlements, on approximately 8.63 acres located at 1201 Oakbridge Parkway. Owner: Oakbridge Venture LC. Applicant: Timothy F. Campbell. (PUD20-010)

ITEM 8: Change in zoning from C-2 (Highway Commercial) to I-1 (Light Industrial - Limited Commercial) on property located at 1705 George Jenkins Blvd. Owner: The Robert & Carol Deibel Family Trust. Applicant: Deibel Laboratories of Florida, Inc. (ZON20-005)

ITEM 9: Change in zoning from RA-4 (Single-Family Residential) to MF-22 (Multi-Family Residential) on approximately 0.95 acres located south of E. Parker Street, west of N. Stella Avenue, and north of E. Myrtle Street. Owner: David L. Edwards. Applicant: Tom Wodrich, TDW Land Planning. (ZON20-006) Note: Application was withdrawn by applicant.

GENERAL MEETING

ITEM 10: Review minutes of the June meeting.

ITEM 11: 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 designation from Suburban Corridor (SCO) to Suburban Neighborhood (SNH), to allow for 264 multi-family units on approximately 19.89 acres generally located north of Interstate 4, west of Kathleen Road. Owner: Continental Properties. Applicant: Timothy F. Campbell. (PUD20-002) Note: Applicant requests delay to October.

ITEM 12: 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: Continued from previous meeting.

ITEM 13: Plat approval for Riverstone Subdivision Phases 3 and 4 on 71.06 acres generally located south of West Pipkin Road, west of Yates Road, and north of Ewell Road. Owner: Ewell Investment LLC. Applicant: Heather Wertz, Absolute Engineering, Inc. (SUB18-015)

ITEM 14: Master subdivision plat approval for Lakes at Laurel Highlands on 404.131 acres generally located east of Airport Road and north of SR 570 (Polk Parkway). Owner: D.R. Horton, Inc. Applicant: American Surveying and Mapping Inc. (SUB19-002)

ITEM 15: Plat approval for University Park at Bridgewater on 183.69 acres generally located south of First Park Boulevard, and west of N. State Road 33. Owner: CH Realty VIII Ridge Development Company. Applicant: Transwestern Development Company. (SUB20-001)

ITEM 16: Overview of Administrative Adjustments approved from January to June.

ITEM 17: Election of new officers.


ITEM 19: Community Housing & Planning Manager's Report.

ITEM 20: Audience.

ITEM 21: Adjourn.
## General Information:

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## Estimate of Public Service Demand

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File Number: ADU20-005

Present Zoning: RA-1
Context: Urban Neighborhood
Proposed Zoning: Compatibility Review for an Accessory Dwelling Unit

July 2020
File Number: ADU20-005

Present Zoning: RA-1
Context: Urban Neighborhood
Proposed Zoning: Compatibility Review for an Accessory Dwelling Unit

July 2020
File Number: ADU20-005

Present Zoning: RA-1

Context: Urban Neighborhood

Proposed Zoning: Compatibility Review for an Accessory Dwelling Unit

July 2020
July 3, 2020

RE: 302 Miramar Road - Project No. ADU20-005

Dear Property Owner:

This letter is to advise you that Benjamin Hall requests a compatibility review to allow for the construction of a new accessory dwelling unit on property located at 302 Miramar Road. The subject property is legally described as:

CASA BELLA PB 8 PG 1 BLK 1 LOTS 19 & 20 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. (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, July 21, 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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THIS IS A COURTESY LETTER NOT REQUIRED BY LAW
# Planning & Zoning Board General Application

## General Information:

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<td>Subject Property Address:</td>
<td>2150 DEERFIELD DR</td>
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<td>Parcel ID:</td>
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<td>Total Acreage:</td>
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<tr>
<td>Applicant Name:</td>
<td>RYAN RENARDO</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Applicant Address:</td>
<td>10150 HIGHLAND MANOR DR., STE. 210</td>
<td></td>
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<tr>
<td>Owner Name:</td>
<td>LFT DEVELOPMENT COMPANY, LLC</td>
<td></td>
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<tr>
<td>Owner Address:</td>
<td>213 S. DILLARD STREET, STE. 220B</td>
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## Request:

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<td>Proposed Explanation of Request:</td>
<td>Allow daycare use within MF-12 zoning district.</td>
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| Justification: | This project is compatible with other commercial developments along the Lakeland-Highlands Road corridor. The adjacent site to the southeast is zoned RA-3, however, there is a conditional use approved for that site from 1993 which allows for the development of a neighborhood convenience center. |

## Concurrency:

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**File Number:** CUP20-004

**Present Zoning:** MF-12

**Context:** Suburban Neighborhood

**Proposed Zoning:** Conditional Use to Allow a Child Daycare Facility

**June 2020**
File Number: CUP20-004
Present Zoning: MF-12
Context: Suburban Neighborhood
Proposed Zoning: Conditional Use to Allow a Child Daycare Facility

June 2020
File Number: CUP20-004

Present Zoning: MF-12
Context: Suburban Neighborhood
Proposed Zoning: Conditional Use to Allow a Child Daycare Facility

June 2020
May 29, 2020

RE: Conditional Use for Amazing Explorers Academy at The Meadows - Project No. CUP20-004

Dear Property Owner:

This letter is to advise you that Ryan Renardo requests a conditional use to allow for the construction of a 12,200 sq. ft. child daycare facility with a maximum enrollment of 200 children on property located at the northwest corner of Lakeland Highlands Road and Deerfield Drive (2150 Deerfield Drive). The subject property is legally described as:

Parcel 242905-274690-001721, in an area of land in the northeast ¼ of the southeast ¼ of the northeast ¼ in Section 5 Township 29 south Range 24 east, Polk County Florida. (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, June 16, 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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## Community & Economic Development

### Staff Recommendation

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<th>July 21, 2020</th>
<th>Reviewer:</th>
<th>Phillip Scearce</th>
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<td>CUP20-004</td>
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<td>Ryan Renardo, Foresite Group, LLC</td>
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<td>Conditional use to allow for the construction of a 12,200 sq. ft. child daycare facility with a maximum enrollment of 200 children on property located at the northwest corner of Lakeland Highlands Road and Deerfield Drive (2150 Deerfield Drive).</td>
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### 1.0 Location Maps

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

2.1 Summary

Ryan Renardo, Foresite Group, LLC, requests a conditional use to allow for a child daycare facility with a maximum enrollment of 200 children on property located at 2150 Deerfield Road. A map of the subject property is included as Attachment “B.”

2.2 Subject Property

The subject property, approximately 4.37 acres in area, is located at the northwest corner of Deerfield Drive and Lakeland Highlands Road. The subject property has a future land use designation of Residential Medium (RM), MF-12 (Multi-Family Residential) zoning and a Suburban Neighborhood (SNH) context sub-district designation. The subject property is currently unimproved and contains a 1.95 wetland area that is located on the northern portion of the parcel. The subject property is located at the gateway for two single-family residential subdivisions (The Meadows and Waterview) and is bounded by single-family residential uses to the north, south, and west. Deerfield Drive, which would be used to access the development site, provides the only access for vehicle traffic entering and exiting the two residential areas.

2.3 Project Background

The applicant requests approval for a conditional use to allow for a 12,200 sq. ft. child daycare facility with a maximum enrollment of 200 children. A site development plan which shows the footprint of the proposed daycare facility, 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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2.5 Attachments

- Attachment A: Legal Description
- Attachment B: Base Map of Subject Property
- Attachment C: Site Development Plan
- Attachment D: Architectural Rendering

3.0 Discussion

The subject property has remained vacant and undeveloped for many years and was previously considered for a church. The existing MF-12 entitlements, which allow for multi-family residential uses at maximum density of 12 dwelling units per acre, would potentially allow for the development of a multi-family project with up fifty-two (52) dwelling units on the 4.67-acre parcel. The proposed child daycare will have up to 20 employees with hours of operation ranging from 6:30 AM to 6:30 PM.
The proposed 12,200 sq. ft. daycare facility is located on the eastern half of the site and oriented towards Lakeland Highlands Road. As an accessory use, a 7,581 sq. ft. outdoor play area is proposed north and east of the daycare building, between the wetlands area to the north and Lakeland Highlands Road, well away from adjacent residential uses. Required off-street parking, and the queuing area for vehicles picking-up or dropping off children are located on the west side of building. To minimize visual impacts on adjacent residential uses, a Type A buffer consisting of six-foot high fence or wall with a 7.5’ wide landscape buffer will be required along the western property boundary. For information purposes only, an architectural rendering of the proposed daycare facility is provided as Attachment “D.”

On March 10, 2020, the applicant had a community meeting with residents from The Meadows and Waterview subdivisions. Approximately 23 residents attended the meeting with most in support of the proposed daycare use. Concerns, however, were expressed about the need for a traffic signal at the Deerfield Drive and Lakeland Highlands Road intersection. Additional concerns were also expressed pertaining to sidewalks and vehicles speeding along Deerfield Drive, which are outside the purview of the conditional use permit. In response, staff forwarded the concerns to Public Works Traffic Operations and Polk County.

### 3.1 Transportation and Concurrency

The subject property borders CR 37B (Lakeland Highlands Road) and Deerfield Drive as operated by Polk County and the City of Lakeland, respectively. Significant investments in roadway infrastructure have been made in the vicinity of the subject property, beginning with the completion of the Polk Parkway in 1999, the City’s widening of Lakeland Highlands Road north of the Polk Parkway to four lanes in the early 2000s, and Polk County’s widening of Lakeland Highlands Road to four lanes, from the Polk Parkway south to County Road 540A within the past decade. To date, the subject property is not served by fixed-route transit service by the Lakeland Area Mass Transit District (Citrus Connection).

Lakeland Highlands Road is a designated Type II roadway in the Comprehensive Plan, representing a typical urban arterial or collector roadway with bicycle, pedestrian, and transit accommodations. Deerfield Drive is a local roadway, which aligns with Polk County’s Winter Lake Road Extension at Lakeland Highlands Road to create a standard four-approach intersection. The Deerfield Road and Winter Lake Road Extension approaches to the Lakeland Highlands Road intersection are regulated by “stop” sign control and residents of the adjacent The Meadows and Waterview communities have requested that this intersection be signalized by the County and/or City. The Deerfield Drive/Lakeland Highlands Road intersection is the only outlet for these neighborhoods.

A Major Traffic Study for this project was prepared by Raysor Transportation Consulting, which evaluated existing and buildout conditions for a 200-student day care center during the A.M. (7 a.m. - 9 a.m.) and P.M. (4 p.m. – 6 p.m.) peak periods of adjacent street traffic. The traffic analysis used Institute of Transportation Engineers (ITE) Trip Generation Manual (10th Edition) per-student trip generation rates instead of evaluating the project impacts according to the 12,186 square foot building area, yielding a more conservative evaluation of the project’s impacts on the surrounding street network.

Per the ITE Trip Generation Manual, the proposed day care center is expected to generate 818 Daily Trips with 156 A.M Peak Hour (83 inbound/73 outbound) and 158 P.M. Peak Hour (74 inbound/84 outbound) trips. The traffic study demonstrates that Lakeland Highlands Road operates at an acceptable level-of-service and is expected to continue to operate acceptably following construction. The traffic study does acknowledge that the project will cause the signalization of the Deerfield Drive/Lakeland Highlands Road intersection to be warranted using national standards governing the installation of traffic signals. The Orlando Health medical campus that is currently the subject of separate annexation, land use, zoning and Development Agreement actions on the east side of Lakeland Highlands Road is required to signalize and make the necessary turn lane improvements at this intersection prior to the first Certificate of Occupancy.
Since the development schedule for Orlando Health is still unknown, it is necessary for the day care center owner, City and County to consider the installation of a temporary traffic signal to address the immediate traffic issues generated by the preschool when it opens in Fall 2021. On behalf of the applicant, Raysor Transportation Consulting has prepared a concept plan for this temporary traffic signal, which would be in place for several years until the permanent signalization required with the Orlando Health development is constructed.

The subject property has approximately 40 feet of frontage along Deerfield Drive. A separate 1.43-acre parcel located south and east of the subject property, adjacent to Lakeland Highlands Road, has entitlements for Neighborhood Convenience Center (NCC) retail uses. For the purposes of minimizing the number of driveways on Deerfield Drive, and maximizing the separation distance for the driveway from Lakeland Highlands Road, the developer of the day care center will be required to establish a cross-access ingress/egress easement that will serve as access to the adjacent 1.43 parcel when it develops in the future.

3.2 Comprehensive Plan Compliance

The Community and Economic Development Department reviewed this request for compliance with Lakeland Comprehensive Plan: 2010-2020 and it is our opinion that the request is consistent with the Comprehensive Plan. 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 52 property owners within 250 feet of the subject property. No objections were received; however, the concerns noted above were expressed.

4.2 The Planning & Zoning Board

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 child daycare facility with a maximum enrollment of 200 students.

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 MF-12/Suburban 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 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. Prior to Building Permit issuance, the applicant shall provide the City with up to $60,000 to fund a temporary traffic signal at the Deerfield Drive/Lakeland Highlands Road intersection. This signal shall be operational prior to Certificate of Occupancy issuance. The final design of this temporary signal shall be approved by Polk County and the City of Lakeland.

3. The site plan shall accommodate a formal cross-/joint-access easement with the adjacent parcel (to the east) utilizing the Deerfield Drive driveway, subject to a future formal agreement that is executed with the Polk County Clerk of Courts.

4. The proposed driveway connection to and associated median modification on Deerfield Drive shall be permitted through the City of Lakeland.

5. A sidewalk shall be constructed along the site’s Deerfield Drive frontage. An Americans with Disabilities Act (ADA-) compliant sidewalk shall be constructed between the Deerfield Drive sidewalk and the principal school entrance.

6. 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:

THOSE PORTIONS OF TRACT A OF THE MEADOWS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 65, PAGES 24 THROUGH 26, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

PARCEL O: A PARCEL OF LAND BEING A PORTION OF TRACT A OF THE MEADOWS, AS RECORDED IN PLAT BOOK 65, PAGES 24 THRU 26, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SAID TRACT A; THENCE NORTH 89° 48' 15" WEST ALONG THE SOUTH LINE OF SAID TRACT A, A DISTANCE OF 250.00 FEET; THENCE NORTH 01° 49' 28" WEST A DISTANCE OF 250.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 01° 49' 28" WEST A DISTANCE OF 319.44 FEET TO THE NORTH LINE OF AFORESAID TRACT A; THENCE SOUTH 89° 48' 15" EAST ALONG SAID NORTH LINE A DISTANCE OF 254.21 FEET TO THE NORTHEAST CORNER OF SAID TRACT A, SAID POINT BEING ON A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 17,231.74 FEET, A CENTRAL ANGLE OF 01° 03' 42", A CHORD BEARING OF SOUTH 01° 02' 26" EAST AND A CHORD DISTANCE OF 319.32 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE AND ALONG THE EASTERLY LINE OF SAID TRACT A, A DISTANCE OF 319.32 FEET; THENCE NORTH 89° 48' 15" WEST A DISTANCE OF 250.00 FEET TO THE POINT OF BEGINNING; AND

PARCEL D: A PARCEL OF LAND BEING A PORTION OF TRACT A OF THE MEADOWS, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 65, PAGE 24, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SAID TRACT A; THENCE NORTH 89° 48' 15" WEST, ALONG THE SOUTH LINE OF SAID TRACT A, A DISTANCE OF 250.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01° 49' 28" WEST A DISTANCE OF 569.44 FEET, TO THE NORTH LINE OF SAID TRACT A; THENCE NORTH 89° 48' 15" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 410.86 FEET; THENCE SOUTH 63°11' 45" WEST, STILL ALONG SAID NORTH LINE, A DISTANCE OF 85.00 FEET, TO THE NORTHWEST CORNER OF SAID TRACT A; THENCE SOUTH 26° 48' 15" EAST, ALONG THE WEST LINE OF SAID TRACT A, A DISTANCE OF 458.68 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVED NORTHEASTERLY, HAVING A RADIUS OF 223.09 FEET AND A CENTRAL ANGLE OF 63° 00' 00"; THENCE ALONG SAID CURVE 245.30 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 89° 48' 15" EAST, ALONG THE SOUTH LINE OF SAID TRACT A, A DISTANCE OF 99.70 FEET TO THE POINT OF BEGINNING;

LESS AND EXCEPT: ALL OF MEADOW PLACE AS RECORDED IN PLAT BOOK 106, PAGE 49, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; AND

LESS AND EXCEPT: BEGINNING AT THE NW CORNER OF LOT 1, MEADOW PLACE, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 106, PAGE 49, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, THENCE NORTH 07° 46' 41" EAST ALONG THE NORTHERLY EXTENSION OF THE WEST LOT LINE OF SAID LOT 1, A DISTANCE OF 23.00 FEET; THENCE SOUTH 89° 48' 15" EAST, A DISTANCE OF 59.16 FEET; THENCE SOUTH 01° 49' 28" EAST A DISTANCE OF 23.28 FEET TO A POINT ON THE NORTHERLY LOT LINE OF LOT 1; THENCE SOUTH 88° 51' 11" WEST ALONG THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 54.26 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING RADIUS OF 83.09 FEET AND CENTRAL ANGLE OF 06° 02' 52" THENCE ALONG SAID CURVE A DISTANCE OF 8.77 FEET; SAID ARC SUBTENDED BY A CHORD WHICH BEARS NORTH 86° 46' 49" WEST, A DISTANCE OF 8.77 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE EAST 10.30 FEET OF LOT 1, MEADOW PLACE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 106, PAGE 49, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
File Number: CUP20-004
Present Zoning: MF-12
Context: Suburban Neighborhood
Proposed Zoning: Conditional Use to Allow a Child Daycare Facility
June 2020
# Planning & Zoning Board General Application

## General Information:

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<td>TAMMI CROTTEAU</td>
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<td>1540 NEW JERSEY ROAD LAKELAND FL 33803</td>
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<td>EVANGELIC DELIVERENCE OUTREACH</td>
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<td>421 HOWARD AVE LAKELAND FL 338153402</td>
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## Request:

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<td>Proposed Context:</td>
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<td>Urban Neighborhood (UNH)</td>
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**Explanation of Request:**

Magnolia Montessori Academy would like to relocate our public charter school to 815 Central Avenue. We will have 180 maximum Pre K 3 to 6th grade students initially and another possible 40 7th and 8th grade students in a later Phase, several years later.

**Justification:**

Magnolia is a public school, so provides free education to students K-8. Montessori is a sought after education model.

## Concurrency:

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File Number: CUP20-005

Present Zoning: RA-4 with SPI and Conditional Use

Context: Urban Neighborhood

Proposed Zoning: Conditional Use to Allow a School with up to 220 Students

July 2020
File Number: CUP20-005
Present Zoning: RA-4 with SPI and Conditional Use
Context: Urban Neighborhood
Proposed Zoning: Conditional Use to Allow a School with up to 220 Students

July 2020
File Number: CUP20-005

Present Zoning: RA-4 with SPI and Conditional Use
Context: Urban Neighborhood
Proposed Zoning: Conditional Use to Allow a School with up to 220 Students

July 2020
July 3, 2020

RE: Magnolia Montessori Academy - Project No. CUP20-005

Dear Property Owner:

This letter is to advise you that Tammi Crotteau requests a conditional use to allow a public charter school, with a maximum enrollment of 180 students in grades pre-K – 6th, on property located at 815 S. Central Avenue. The subject property is legally described as:

MOODY'S W E FIRST ADD PB 6 PG 14 LOTS 1 TO 5 & HARDINS FIRST ADD PB 6 PG 44 BLK B LOTS 1 THRU 3 & E 41 FT OF LOT 4 & MOODY'S W E FIRST ADD PB 6 PG 14 LOTS 6 7 & 8 LESS W 30 FT. (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, July 21, 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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THIS IS A COURTESY LETTER NOT REQUIRED BY LAW
# Planning & Zoning Board General Application

## General Information:

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<td>Applicant Name:</td>
<td>GADD &amp; ASSOCIATES, LLC.</td>
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<tr>
<td>Applicant Address:</td>
<td>1925 US HWY 98 S, SUITE 201 LAKELAND FL 33801</td>
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<tr>
<td>Owner Name:</td>
<td>KARICE INC</td>
<td>Owner Address:</td>
<td>PO BOX 382 LAKELAND FL 338020382</td>
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## Request:

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<td>Context:</td>
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<td>Urban Corridor (UCO)</td>
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<tr>
<td>Explanation of Request:</td>
<td>Demo of 1,919 SF building, construct 2450 sf new building</td>
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<td>Justification:</td>
<td>Improving childcare facility</td>
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File Number: CUP20-007
Present Zoning: O-1 with Conditional Use
Context: Urban Corridor
Proposed Zoning: Minor Modification of Conditional Use to Reconstruct Existing Day Care Building
July 2020
File Number: CUP20-007

Present Zoning: O-1 with Conditional Use
Context: Urban Corridor
Proposed Zoning: Minor Modification of Conditional Use to Reconstruct Existing Day Care Building

July 2020
File Number: CUP20-007

Present Zoning: O-1 with Conditional Use
Context: Urban Corridor
Proposed Zoning: Minor Modification of Conditional Use to Reconstruct Existing Day Care Building

July 2020
July 3, 2020

RE: 1703 Skinner Street - Project No. CUP20-007

Dear Property Owner:

This letter is to advise you that Gadd & Associates, LLC. requests a minor modification of a conditional use to demolish and reconstruct an existing child daycare facility on property located at 1703 Skinner Street. The subject property is legally described as:

INTERLACHEN HEIGHTS UNIT 2 PB 37 PG 2 BLOCK 5 LOT 7 & INTERLACHEN HEIGHTS UNIT 3 PB 37 PG 30 BLOCK 7 LOT 5 LESS THE EAST 2 FT OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. (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, July 21, 2020.

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

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<td>CENTERSTATE LOGISTICS PARK PHASE 2</td>
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<td>Subject Property Address:</td>
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<td>GULF COAST CONSULTING, INC. ATTN: SEAN CASHEN, PE</td>
<td></td>
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<tr>
<td>Applicant Address:</td>
<td>13825 ICOT BOULEVARD, SUITE 605</td>
<td>CLEARWATER</td>
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<tr>
<td>Owner Name:</td>
<td>GB LAKELAND PHASE 2 OWNER, LLC</td>
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<tr>
<td>Owner Address:</td>
<td>8509 SUNSTATE STREET, SUITE 103</td>
<td>TAMPA</td>
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### Request:

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

Maximum Building Height: 52 Feet in lieu of the 40 Feet per the Ordinance #5074.

**Justification:**

Centerstate Phase 2 is a 440,000 sf Warehouse/Office Facility approved on 2-19-18 per SIT17-039. It was subsequently constructed and CO for Building was issued in June 2020. It has been discovered that the Building Height for structure is 51'-10" and the PUD Condition C. per Ordinance 5074 had maximum Building Height at 40 feet. This PUD Amendment is to amend this Condition C to state: Maximum Building Height: 52 feet.

### Concurrency:

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### Estimate of Public Service Demand

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</table>
File Number: PUD20-011

Present Zoning: PUD 5074
Context: Suburban Neighborhood
Proposed Zoning: Modification of PUD Zoning to Allow a Maximum Building Height of 52 Feet

July 2020
File Number: PUD20-011
Present Zoning: PUD 5074
Context: Suburban Neighborhood
Proposed Zoning: Modification of PUD Zoning to Allow a Maximum Building Height of 52 Feet
July 2020

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

500 Foot Notification Boundary

File Number: PUD20-011

Present Zoning: PUD 5074

Context: Suburban Neighborhood

Proposed Zoning: Modification of PUD Zoning to Allow a Maximum Building Height of 52 Feet

July 2020
July 3, 2020

RE: Centerstate Logistics Park - Project No. PUD20-011

Dear Property Owner:

This letter is to advise you that Gulf Coast Consulting, Inc., requests a Minor Modification of PUD (Planned Unit Development) zoning for Centerstate Logistics Park Phase 2 to allow a maximum building height of 52 feet, in lieu of the current maximum height limit of 40 feet, on property located east of Tomkow Road at 8054 N. State Road 33. The subject property is legally described as:

THAT PORTION OF THE EAST ONE-HALF OF THE NORTH THREE-QUARTERS OF SECTION 10, TOWNSHIP 27 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS: COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST ¼ OF SAID SECTION 10; THENCE S.00°17'54"E., 1300.00 FEET ALONG THE WEST LINE OF THE EAST ONE-HALF OF THE NORTH THREE-QUARTERS OF SAID SECTION 10; THENCE N.89°34'20"E., .40 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF TOMKOW ROAD AND THE POINT OF BEGINNING; THENCE N.89°34'20"E., .375 FEET; THENCE S.00°17'54"E., .188.00 FEET; THENCE N.89°34'20"E., .600 FEET; THENCE N.00°17'54"W., .188.00; THENCE N.89°34'20"E., .585 FEET; S.00°17'54"E., .1300 FEET; THENCE S.89°34'20"W., .1560.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF SAID TOMKOW ROAD; THENCE N.00°17'54"W., .1300 FEET ALONG SAID RIGHT-OF-WAY LINE CONTAINING 43.982 ACRES, MORE OR LESS

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, July 21, 2020.

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

General Information:

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<td>Applicant Name:</td>
<td>MATTHEW BAKER</td>
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<td>Owner Name:</td>
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Request:

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<th>MAJOR MODIFICATION</th>
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<tr>
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<td>(PUD) Planned Unit Development</td>
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<td>Proposed Land Use:</td>
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<tr>
<td>Proposed Context:</td>
<td>Not Applicable</td>
<td>Suburban Special Purpose (SSP)</td>
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Explanation of Request:
The requested modification would revise the entitlements for Lot 1, allowing that lot to be developed with those uses permitted within the C-1, C-3 and C-4 zoning districts, rather than the O-1 and O-2 districts.

Justification:
This development at Kathleen Rd and Knights Station Rd has a total of 8 lots. Two of these lots have been sold to Walgreens and McDonalds. This lot is the last remaining lot that directly fronts Kathleen Rd and is adjacent to the lots currently zoned c-1, c-3, c-4. The proposed rezoning is 1.02 acres out of the total 15.3 acres resulting in a minimal increase to potential traffic counts.

Concurrency:

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| Type of Use:             | Other | Phase | 0 | Year | 2020 

Estimate of Public Service Demand

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File Number: PUD20-009

Present Zoning: PUD 5078
Context: Suburban Special Purpose and Suburban Corridor
Proposed Zoning: Major Modification of PUD Zoning to Allow Commercial Uses on Lot 1

July 2020
File Number: PUD20-009

Present Zoning: PUD 5078
Context: Suburban Special Purpose and Suburban Corridor

Proposed Zoning: Major Modification of PUD Zoning to Allow Commercial Uses on Lot 1

July 2020
File Number: PUD20-009

Present Zoning: PUD 5078
Context: Suburban Special Purpose and Suburban Corridor

Proposed Zoning: Major Modification of PUD Zoning to Allow Commercial Uses on Lot 1

July 2020
July 3, 2020

RE: Ruthven Kathleen Road Development - Project No. PUD20-009

Dear Property Owner:

This letter is to advise you that Matthew Baker requests a major modification of PUD (Planned Unit Development Zoning) to allow C-1, C-3 and C-4 commercial uses on Lot 1, in lieu of the current O-1 and O-2 office entitlements, on property located north of Knights Stations Road, west of Kathleen Road, and south of Prine Road. The subject property is legally described as:

A part of land in the northwest 1/4 of the northeast 1/4 in Section 3 Township 28 south Range 23 east further described with parcel ID 232803000000013070. (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, July 21, 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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THIS IS A COURTESY LETTER NOT REQUIRED BY LAW
# Planning & Zoning Board General Application

## General Information:

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<th>Application Date:</th>
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<td>Project Name:</td>
<td>1201 OAKBRIDGE PKY_ENCOMPASS HEALTH</td>
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<td>Parcel ID:</td>
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<tr>
<td>Applicant Name:</td>
<td>TIMOTHY F. CAMPBELL</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Applicant Address:</td>
<td>500 SOUTH FLORIDA AVENUE, SUITE 800 LAKELAND FL 33801</td>
<td></td>
<td></td>
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<tr>
<td>Owner Name:</td>
<td>OAKBRIDGE VENTURE LC</td>
<td></td>
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<tr>
<td>Owner Address:</td>
<td>PO BOX 725589 ATLANTA GA 311392589</td>
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## Request:

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<tr>
<td>Explanation of Request:</td>
<td>Please see attached correspondence detailing the request.</td>
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<tr>
<td>Justification:</td>
<td>Please see attached correspondence explaining the justification.</td>
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## Concurrency:

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## Estimate of Public Service Demand

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</table>
June 1, 2020

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

Re: Encompass Health / Oakbridge Venture, LC / Land Use Matters

Dear Nicole:

Our firm represents Encompass Health Corporation ("Encompass") with respect to its development of the property identified as Polk County Property Appraiser Parcel Identification Number 232835-138170-007200 (the "Property"). Encompass intends to develop the Property as an orthopedic hospital/surgical care facility (with no emergency room) that is approximately 62,000 square feet and supports approximately 90 patient rooms (the "Intended Use"). In order to support the Intended Use, we are submitting applications for a PUD Major Modification, Land Use Change, and DRI Notice of Proposed Change. The following shall serve as background information and justification regarding each request.

**Background and Explanation of Requests**

**PUD Major Modification**

The Property is currently subject to Ordinance 3432, as amended (the "PUD Ordinance"), which permits "Offices not catering to retail trade with the general public. Provided, however, in addition to the foregoing, branch banking facilities are permitted." In order to support the Intended Use, we request that the PUD Ordinance be amended to allow Office O-3 zoning uses which, pursuant to the City of Lakeland Land Development Code, permits Hospitals.

In addition to the permitted uses, we also request that the PUD Ordinance be modified to increase the maximum floor area of the Property to 70,000 square feet of Hospital/Office uses in order to support the Intended Use. The total maximum floor area reflects the Intended Use and the GTE Financial building (5,044 square feet?) at the corner of Harden Boulevard and Oakbridge Parkway.
Land Use Change

The Property has a land use designation of Residential Medium. After an analysis of the City of Lakeland Comprehensive Plan and Land Development Code, and in order to support the Intended Use and Office O-3 zoning, we request that the land use be changed to Office Center. This will allow the Property to be developed according to development standards similar to recently approved hospital uses in the City of Lakeland.

DRI Notice of Proposed Change

The Property is subject to the Oakbridge Development of Regional Impact Development Order (the “Oakbridge DRI”). We are submitting a DRI notice of proposed change (“NOPC”) that replaces the Oakbridge DRI Map-H and B-2 Table of Uses with updated exhibits that reflect the entitlement changes that we are requesting. In addition, the Map-H and B-2 Table of Uses exhibits will reflect the appropriate uses for the East Village development approvals that were approved since those exhibits were last updated.

Justification

The Intended Use will address the pending need for orthopedic medical/surgery services without an emergency room or ambulance traffic. The Intended Use will generate less traffic to the site that was associated with the presently approved uses.

Conclusion

Encompass is submitting the necessary materials to process these entitlement applications. Please let me know if you have any questions or need any additional information. We have an upcoming meeting with the Development Review Team where we expect to receive comments on the concept plan we submitted. If necessary, we are willing to meet again to discuss these entitlement applications after staff has had an opportunity to review the applications and exhibits.

Thank you for your time and consideration of this matter.

Sincerely,

Timothy F. Campbell

Copy: Client (transmitted by email)
File Number: PUD20-010
Present Zoning: PUD 3432
Proposed Zoning: Major Modification to Allow an Inpatient Rehab Hospital with a Maximum of 90 Beds
Context: Urban Corridor
July 2020
File Number: PUD20-010
Present Zoning: PUD 3432
Proposed Zoning: Major Modification to Allow an Inpatient Rehab Hospital with a Maximum of 90 Beds
Context: Urban Corridor
July 2020
Present Zoning: PUD 3432
Proposed Zoning: Major Modification to Allow an Inpatient Rehab Hospital with a Maximum of 90 Beds
File Number: PUD20-010
Context: Urban Corridor
July 2020
July 3, 2020

RE: Encompass Health - Project No. PUD20-010

Dear Property Owner:

This letter is to advise you that Timothy F. Campbell of Clark, Clark, Campbell, Lancaster & Munson, P.A., requests a major modification of PUD (Planned Unit Development) zoning to allow an 83,000 sq. ft. orthopedic hospital/surgical care facility, in lieu of the current office entitlements, on approximately 8.63 acres located at 1201 Oakbridge Parkway. The subject property is legally described as:

A part of land extending fully within the subdivision Oakbridge the Falls at an Office Condo (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, July 21, 2020.

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

### General Information:

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<td>Project Name:</td>
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<td>Subject Property Address:</td>
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<td>Applicant Name:</td>
<td>DEIBEL LABORATORIES OF FLORIDA, INC.</td>
<td></td>
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<td>Owner Name:</td>
<td>THE ROBER &amp; CAROL DEIBEL FAMILY TRUST</td>
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<td>Owner Address:</td>
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### Request:

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**Explanation of Request:**
We are requesting to have our Zone changed from C-2 to a I-1 to enable Deibel Laboratories of Florida, Inc. Lakeland facility to add Medicinal Cannabis Testing to our available services. There would be no need to add onto the structure.

**Justification:**
For additional services available at our facility to increase revenue.

### Concurrency:

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File Number: ZON20-005
Present Zoning: C-2
Proposed Zoning: I-1
Context: Urban Corridor

July 2020
File Number: ZON20-005
Present Zoning: C-2
Proposed Zoning: I-1
Context: Urban Corridor
July 2020
File Number: ZON20-005

Present Zoning: C-2
Proposed Zoning: I-1
Context: Urban Corridor

July 2020
July 3, 2020

RE: Deibel Lakeland Medicinal - Project No. ZON20-005

Dear Property Owner:

This letter is to advise you that Deibel Laboratories of Florida, Inc., requests a change in zoning from C-2 (Highway Commercial) to I-1 (Light Industrial - Limited Commercial) on property located at 1705 George Jenkins Blvd. The subject property is legally described as:

TAMPA HIGHWAY INDUSTRIAL ADD PB 30 PG 49 A BLK C LOT 5 E 108.5 FT LESS N 239.5 FT & LESS E 5 FT FOR R/W OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. (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, July 21, 2020.

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THIS IS A COURTESY LETTER NOT REQUIRED BY LAW
MINUTES
Planning & Zoning Board
City Commission Chambers
Tuesday, June 16, 2020
8:30 a.m.

The City of Lakeland Planning and Zoning Board met in a Virtual Session. Board Members 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 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. Assistant City Attorney Jerrod Simpson was also present.

PUBLIC HEARING

ITEM 1: Conditional use to allow for the construction of a 12,200 sq. ft. child daycare facility with a maximum enrollment of 200 children on property located at the northwest corner of Lakeland Highlands Road and Deerfield Drive (2150 Deerfield Drive). Owner: LFT Development Company, LLC. Applicant: Ryan Renardo. (CUP20-004)

Phillip Scearce stated the subject property is located at the northwest corner of Deerfield Drive and Lakeland Highlands Road, and access to the property will be on Deerfield Drive. Staff has recognized the need for signalization at the intersection after regarding both the applicant’s proposal for a new child daycare and Orlando Health’s plans for a new healthcare facility in the area.

Ryan Renardo, 10150 Highland Manor Drive, Suite 210, Tampa, stated the request is for a conditional use on the subject property to allow a child daycare facility. The proposed landscaping and parking on the property is designed to act as a buffer to the neighboring homes and the daycare building. During a community meeting with neighboring residents it was determined the highest concern raised was regarding the need for a traffic signal at the intersection at Lakeland Highlands Road, speed enforcement in the neighborhood, and an evaluation of the bus stop locations in the neighborhood to help deter children from waiting for school buses in the medians. The proposed use was considered most favorable by residents as compared to other possible uses for the site.

In response to Mr. Renardo, Chuck Barmby stated a temporary traffic signal is currently in the design phase for the intersection.

Phillip Scearce distributed recommended conditions to the Board.

In response to Lyle Philipson, Mr. Scearce stated the large driveway on the site should accommodate cars during the pickup and drop off process. Mr. Renardo stated parents have to walk children in to the building and do not typically assign times to the parents for pickup or drop off.

In response to Stephanie Franklin, Mr. Renardo stated the residents requested sidewalks to keep children from waiting in the medians for school buses. Mr. Barmby stated the Public Works department will be evaluating the area in the near future.

In response to Mr. Philipson, Mr. Barmby stated students in the surrounding area are waiting for Polk County school buses to transport them to school.

In response to Silvana Knight, Mr. Renardo stated there are three locations in the Orlando area that are operated by the Amazing Explorers Academy.

Phillip Scearce stated no objections to the project were received from the public.
Lyle Philipson made a motion for approval a one-month delay to continue the public hearing. Andrew Snyder seconded the motion and it passed 7-0.

ITEM 2: Change in zoning from RA-4 (Single-Family Residential) to MF-22 (Multi-Family Residential) on approximately 0.95 acres located south of E. Parker Street, west of N. Stella Avenue, and north of E. Myrtle Street. Owner: David L. Edwards. Applicant: Tom Wodrich, TDW Land Planning. (ZON20-006)

Joshua Cheney stated the subject property is located at the southwest corner of N. Stella Avenue and E. Parker Street. A site plan was submitted with the application but is not binding and may not necessarily represent how the property would be developed if the zoning request is approved. Staff received 18 emails with concerns about the request regarding density, traffic, neighborhood stability and the character of the neighborhood.

Tom Wodrich, 1108 Newport Avenue, stated the neighborhood has recently seen several changes and the proposed rezoning to multi-family residential will encourage investment in new housing options to the area.

In response to Silvana Knight, Mr. Wodrich stated market rate rent is appropriate for the location.

In response to Glenn Higgins, Mr. Wodrich stated the proposed development is for market rate apartment homes.

In response to Leigh Ann Lunz, Mr. Wodrich stated the subject property is located within the CRA (Community Redevelopment Agency).

In response to Ms. Lunz, Mr. Wodrich stated proper management of the development would benefit the area.

In response to Ms. Lunz, Mr. Cheney stated the subject property is located in the Parker Street SPI (Special Public Interest) district. Matthew Lyons stated staff approved the technical requirements of the request which allowed it to move forward to hearing.

In response to Stephanie Franklin, Mr. Wodrich stated the building would be U or C shaped and the parking would be located in the interior. The development would likely not include a playground. Mr. Lyons stated an amenity space would be required for the development based on the proposed number of units.

In response to Ms. Knight, Mr. Wodrich stated the subject property has two owners.

In response to Ronald Roberts, Mr. Wodrich stated a property manager could possibly live on site.

Bill Gardam, Peace River Center, 1015 S. Tennessee Avenue, stated he is in support of the project as a representative of the Peace River Center.

David Blackwelder, Peace River Center, 3050 Mission Oaks Trail, Bartow, stated the proposed development is similar to other areas within the City and is in support of the project.

Tim Mitchell, 510 N. Stella Avenue, stated the proposed development would not serve the families that live in the neighborhood due to the cost of the rent.

In response to Ms. Franklin, Mr. Mitchell stated the average rate of rent that would make apartments affordable on the subject property would be approximately $700-$750 monthly.

Michael Ballossingh, 709 Gilmore Avenue, stated he is concerned about the loss of places for children to play in the neighborhood and a possible increase in crime.

Sarah Koehler, 614 Gilmore Avenue, stated she is concerned the proposed development would encourage gentrification of the neighborhood.
Hannah Hardin, 310 Plum Street, Apt 3, stated the proposed apartments would not serve the current residents of the community.

William Wainwright, 613 N. Vermont Avenue, stated the opportunity for more appropriate uses will come in the future.

Bonnie Edwards, 2509 Nevada Road, one of the owners of the property subject to the rezoning application, stated the neighborhood has improved and the proposed development would encourage more pride in ownership in the neighborhood.

GENERAL MEETING

ITEM 3: Review minutes of the May meeting.

In response to Stephanie Franklin, Teresa Maio stated the number of students approved for 220 Carleton Street should be listed as 104 students.

Glenn Higgins made a motion for approval of the minutes from the previous meeting. Andrew Snyder seconded the motion and it passed 6-0. Lyle Philipson recused himself from the vote as he was not in attendance for the entirety of the previous meeting.

ITEM 4: 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 fuel 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 staff requests a one-month delay while FDOT (Florida Department of Transportation) reviews an updated site plan that has been submitted.

Glenn Higgins made a motion for approval of a one-month delay. Lyle Philipson seconded the motion and it passed 7-0.

ITEM 5: 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/Applicant: Eric Wibert. (PUD20-005)

Todd Vargo stated the subject property currently has split zoning. An office building is located on the western third of the site which has O-1 (Low Impact Office) zoning while the remainder of the property to the east is zoned I-1 (Light Industrial-Limited Commercial). The applicant initially requested to rezone the property uniformly to I-1, however concerns expressed by neighboring property owners led staff and the applicant to reconsider. The proposed PUD (Planned Unit Development) zoning will provide the applicant more opportunity and flexibility to lease the site for applicable uses. The PUD will be developed as Tract A with light industrial uses, retail, and personal service uses, and Tract B will continue as industrial uses. Noise regulations and other performance standards have been added as recommended conditions of approval for the PUD.

In response to Silvana Knight, Mr. Vargo stated the purpose of the PUD is to allow flexibility for leasing space within the existing office building, while preventing those I-1 uses that would be inappropriate.

In response to Ms. Knight, Teresa Maio stated any use that is not approved through the PUD would be considered a zoning violation.

In response to Ronald Roberts, Mr. Vargo stated the letters received in opposition to the project with concerns about noise and impact on property values were regarding the initial request for industrial zoning.
Eric Wibert, 5176 Highlands-by-the-Lake Drive, stated the request is to potentially allow for more uses on the property.

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

**ITEM 6: Report of City Commission action on Planning and Zoning Board recommendations.**

Teresa Maio reviewed the recent actions of the City Commission.

**ITEM 7: Community Housing & Planning Manager’s Report.**

Teresa Maio reviewed the new cases for the July hearing.

**ITEM 8: Audience.**

There were no comments from the audience.

**ITEM 9: Adjourn.**

There being no further discussion, the meeting was adjourned at 10:17 am.

Respectfully Submitted,

_________________________________________  ___________________________________________
Stephanie Franklin, Chair                   Andrew Snyder, Vice-Chair
## Community & Economic Development
### Staff Request for Delay

<table>
<thead>
<tr>
<th>Date:</th>
<th>July 21, 2020</th>
<th>Reviewer:</th>
<th>Todd Vargo</th>
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</thead>
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<tr>
<td>Project No:</td>
<td>PUD20-002</td>
<td>Location:</td>
<td>2330 Kathleen Road</td>
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<td>Owner:</td>
<td>Continental Properties.</td>
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<tr>
<td>Applicant:</td>
<td>Timothy F. Campbell, Clark, Campbell, Lancaster and Munson PA</td>
<td></td>
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<td>Current Zoning:</td>
<td>C-2 (Highway Commercial)</td>
<td>Future Land Use:</td>
<td>Interchange Activity Center (IAC)</td>
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<tr>
<td>Context District:</td>
<td>Suburban Corridor (SCO)</td>
<td></td>
<td></td>
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<tr>
<td>P&amp;Z Hearing:</td>
<td>March 17, 2020</td>
<td>P&amp;Z Final Decision:</td>
<td>October 20, 2020</td>
</tr>
</tbody>
</table>

**Request:**
A 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 designation from Suburban Corridor (SCO) to Suburban Neighborhood (SNH), to allow for 264 multi-family units on approximately 19.89 acres generally located north of Interstate 4, west of Kathleen Road.

The applicant is requesting that the item be delayed for another three months while dealing with the effects of the COVID-19 virus. The applicant anticipates being ready to move forward with the case at the October 20, 2020 meeting.
### Community & Economic Development Staff Recommendation

**Date:** July 21, 2020  
**Reviewer:** Phillip Scearce

|-------------|-----------|--------|------------|----------------|-----------------|-------------------|--------------|--------------------|

**Request:** 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 fuel sales on property located at the southeast corner of New Tampa Highway and Airport Road.

### 1.0 Location Maps

[Map Image]
2.0 Background

2.1 Summary
Kendra McBee, Sloan Engineering, Inc., requests 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 fuel sales on 5.78 acres located at the southeast corner of New Tampa Highway and Airport Road. A map of the subject property is included as Attachment “B.”

2.2 Subject Property
The subject property, presently vacant, has a future land use designation of Business Park (BP) and is located within the Suburban Corridor (SCO) context sub-district. The subject property is bounded by New Tampa Highway to the north and Airport Road to the west. Adjacent uses to the east consist of C-2 (Highway Commercial) uses and legacy rural residential uses. To the south, the property is bounded by the right-of-way for the CSX “A” line which is the primary east-west rail line from Tampa to Orlando.

2.3 Project Background
The purpose of this request is to allow for the development of a 4,650 sq. ft. convenience store with a total of eight pumps/16 fueling positions and three high-speed diesel lanes. A proposed site development plan which shows the building and fueling footprints, off-street parking, and driveways is included as Attachment “C.”

2.4 Existing Uses of Adjacent Properties

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<tr>
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<td>BP</td>
<td>C-2</td>
<td>SCO</td>
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<td>South</td>
<td>Vacant</td>
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<td>C-2</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 subject property is located at the southeast corner of New Tampa Highway/US Highway 92 (US 92) and Airport Road/State Road 572 (SR 572). New Tampa Highway is predominantly a mixed industrial/commercial corridor interspersed with mobile home parks and isolated single-family residential uses. In accordance with the Future Land Use Element of the Comprehensive Plan, the Business Park (BP) Future Land Use designation is intended for major employment centers oriented towards light assembly and manufacturing, warehousing and distribution, local and non-local office needs and product showrooms. The Business Park category is not intended for general retail uses or commercial offices.

Limited retail uses, however, may be permitted within the category when supportive to primary employers and businesses already located or under development. Supporting commercial uses are limited to those types of office support retail uses allowed within O-3 zoning districts, plus convenience stores with motor vehicle fuel sales. More intense retail commercial uses such as motor vehicle sales, very high turnover restaurants, big box and general retail are not permitted. The proposed 4,650 sq. ft. convenience store with motor fuel sales is consistent with the intent of the Business Park land use category as it will support existing manufacturing and warehouse distribution center uses located along the corridor.

The proposed convenience store with motor vehicle fuel sales meets all of the design standards for such uses in the suburban corridor context, with the exception of the pump island canopy for the three high-speed diesel express lanes. Due to site constraints and the need to accommodate turning movement for semi-tractor-trailer trucks and other oversized vehicles, the canopy will be setback only 15 feet from the eastern property boundary, instead of the 30 feet setback specified by the Land Development Code. Based on the adjacent commercial land uses to the east, minimal visibility from New Tampa Highway and lack of viable alternatives, staff supports reducing the setback requirement to 15’ for the pump island canopy to accommodate the three high-speed diesel lanes in this location.

3.1 Transportation and Concurrency

US 92 and SR 572 are both operated by the Florida Department of Transportation (FDOT) and are classified as Principal Arterial and Minor Arterial roadways, respectively. Both roadways are designated Type II roadways in the Lakeland Comprehensive Plan, with a general standard cross-section that includes sidewalks, bike lanes, transit facilities and other associated “complete street” features. FDOT has commenced the design phase of a four-lane improvement on US 92 between County Line Road and Wabash Avenue (FPN#433558-2). Right-of-way acquisition funding has been programmed in Fiscal Years 2023 through 2025 of the FDOT Five-Year Work Program.

The estimated cost for the construction and inspection phases of this project is approximately $61 million. Funding for neither phase is currently programmed within the next five years. It should be noted that in early 2020, FDOT completed the construction of a new sidewalk on the north side of US 92 between Chestnut Road and Galloway Road (Airport Road changes names and maintenance jurisdiction at US 92), greatly enhancing mobility options for nearby residents and employees. The Lakeland Area Mass Transit District (Citrus Connection) operates westbound fixed-route transit service past the subject property via its Yellow Lines. The recent FDOT sidewalk construction project included transit stop improvements on the north side of US 92 to serve this westbound route.

The property is located within Urban Development Area as depicted in the Comprehensive Plan, which includes a LOS “E” Standard for roadway segments and intersections. The level-of-service (LOS) standard for each roadway is “D” and each are currently operating at a LOS of “C”. A revised Major Traffic Study was performed by Transportation Consultants, Inc. to determine the operational and
concurrency impacts of the proposed 4,650 square foot convenience store with fuel sales. For operational purposes, the total number of trips entering and exiting the site is estimated at 3,895 Daily Trips, with 389 P.M. Peak (194 inbound/195 outbound) and 467 A.M. Peak (234 inbound/233 outbound) trips expected.

By the nature of the proposed use, the majority of trips (77%) are considered “pass-by” trips which reduce the developments overall impact of the surrounding roadway system for transportation concurrency purposes (896 New Daily Trips; 129 New P.M. Peak Trips). While pass-by trips are deducted from the project’s trip generation for concurrency (level-of-service adherence) purposes, both pass-by and “new” trips are included in the operational analyses at site driveways to determine appropriate designs and access management treatments within public right-of-way. The applicant’s transportation analysis concludes that the development will not significantly degrade the level-of-service of US 92 and SR 572. Therefore, more emphasis was placed on the operational function and impacts of the proposed driveways. Per the applicant’s traffic study, the US 92/Airport Road intersection is expected to operate at LOS “C” in the 2023 buildout year with background traffic, and at LOS “D” with project trips added at the 2023 buildout year. Much of the coordination that occurred between the applicant, City and FDOT focused on the proposed Airport Road driveway.

SR 572 is currently a two-lane section with a dedicated northbound left-turn and northbound right-through-lane at the US 92 intersection. Significant northbound queuing exists approaching the US 92 intersection, compounded by the CSX rail crossing just south of the subject property. FDOT determined that the originally proposed full movement driveway onto SR 572 did not comply with technical criteria in that it was too close to US 92. Further analysis was performed by the applicant and the driveway design was subsequently modified to shift it further south with a median design that will allow left-in/right-in/right-out access.

The addition of a dedicated northbound right-turn lane on SR 572 at US 92 was proposed by the applicant to reduce queuing and conflicts that would otherwise make southbound left-turn access infeasible. While the Airport Road access and turn lane improvements must be formally permitted through FDOT, it is believed that the current proposed design will sufficiently mitigate the impacts of a left-in/right-in/right-out driveway on Airport Road. It should be noted that the US 92 driveway will be restricted to right-in/right-out operations. The driveway and roadway improvements are shown in Attachment “C”.

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 C-2 and LD to PUD. Letters of notification were mailed to 19 property owners within 500 feet of the subject property. No objections or comments were received.
4.2 The Planning & Zoning Board

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

1. Permitted Uses: A convenience store with motor vehicle fuel sales.

2. Maximum Intensity of Use: Eight pumps/16 fueling positions and three high-speed diesel lanes.

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 the PUD zoning.

4. Development Regulations: In accordance with the C-2/Suburban Corridor (SCO) sub-district standards and Sub-Section 5.12 of the Land Development Code, except as follows:

   Minimum Setbacks for Pump Island Canopy for High-Speed Diesel Lanes:

   a. From Eastern Parcel Boundary: 15 feet
   b. From All Other Parcel Boundaries: 30 feet

5. The site’s US 92 (New Tampa Highway) and SR 572 (Airport Road) driveways shall be permitted by the Florida Department of Transportation, subject to all applicable permit conditions.

6. Sidewalks: An ADA-compliant sidewalk network shall be provided along the frontages of both roadways per FDOT and City standards. At a minimum, an ADA-compliant pedestrian connection shall be provided from the US 92/SR 572 intersection crosswalk to the principal building entrance. Where sidewalks are not feasible due to wetlands, the developer shall pay into the City Sidewalk Fund.

7. Landscaping and Buffering: In accordance with the Land Development Code.

8. 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.
Legal Description:

File Number: PUD20-004

Present Zoning: C-2 and LD
Context: Suburban Corridor and Suburban Special Purpose
Proposed Zoning: PUD Zoning to Allow a Convenience Store with Motor Vehicle Fuel Sales

April 2020
## Community & Economic Development

**Staff Recommendation**

<table>
<thead>
<tr>
<th>Date</th>
<th>July 21, 2020</th>
<th>Reviewer:</th>
<th>Joshua Cheney</th>
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<tbody>
<tr>
<td>Project No:</td>
<td>SUB18-015</td>
<td>Location:</td>
<td>4351 Ewell Road</td>
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<td>Owner:</td>
<td>Ewell Investment LLC</td>
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<td>Applicant:</td>
<td>Heather Wertz, Absolute Engineering, Inc.</td>
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<td>Current Zoning:</td>
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<td>Context District:</td>
<td>Suburban Neighborhood (SNH)</td>
<td></td>
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<tr>
<td>Request:</td>
<td>Plat approval for Riverstone Subdivision Phases 3 and 4 on 71.06 acres generally located south of West Pipkin Road, west of Yates Road, and north of Ewell Road.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### 1.0 Location Maps

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

2.1 Summary

Absolute Engineering, Inc., on behalf of Ewell Investment, LLC, has submitted a subdivision plat for Riverstone Subdivision Phases 3 and 4. The proposed plat consists of 186 lots on approximately 71.06 acres generally located south of West Pipkin Road, west of Yates Road, and north of Ewell Road. Plats are reviewed by the City's Subdivision Review Team for compliance with Article 9 (Subdivision Standards) of the Land Development Code (LDC).

2.2 Attachments

Plat Sheets for Riverstone Phase 3 and 4 Subdivision #1 - 9

3.0 Recommendation

3.1 Community & Economic Development Staff

It is recommended that the Planning and Zoning Board approve the plat as conforming to Article 9 (Subdivision Standards) of the Land Development Code.
RIVERSTONE PHASE 3 AND 4
ASSUMED SURVEY IN BERK SECTION 17, TOWNSHIP 29 SOUTH, RANGE 23 EAST, CITY OF LAKELAND, POLK COUNTY, FLORIDA

PLAT NOTES:
1. THIS PLAT IS REPRODUCED FROM A CONTOURED SURVEY MADE UNDER THE DIRECTION AND SUPERVISION IN COMPLIANCE WITH THE REQUIREMENTS OF THE CITY OF LAKELAND, BOARD OF ZONING AND PLANNING, PLANNING AND ZONING BOARD, CITY OF LAKELAND CITY OF LAKELAND CHAPTER 177, FLORIDA STATUTES, AND THAT ALL PERMANENT REFERENCE MONUMENTS AND PERMANENT CONTROL POINTS HAVE BEEN SET AS SHOWN OR NOTED AND THAT ALL PERMANENT CONTROL POINTS AND LOT CORNERS WILL BE SET AS REQUIRED BY THE CITY OF LAKELAND BOARD THIS ____ DAY OF ____________, A.D. 2020.

2. CLERK OF COURT ACCEPTANCE:
   CITY MANAGER APPROVAL:
   SURVEYORS STATEMENT:
   ACKNOWLEDGMENT:

BY: RICHARD G. POWELL, PLS
   CITY SURVEYOR
   FLORIDA REGISTRATION #4468
   213 Hobbs Street Phone: (813) 248-8888
   Tampa, Florida 33619 Fax:  (813) 248-2266
   www.geopointsurvey.com Licensed Business Number LB 7768
**Community & Economic Development**

**Staff Recommendation**

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<th>Joshua Cheney</th>
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<td>SUB19-002</td>
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<td>American Surveying and Mapping Inc.</td>
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<tr>
<td>Request:</td>
<td>Master subdivision plat approval for Lakes at Laurel Highlands on 404.131 acres generally located east of Airport Road and north of SR 570 (Polk Parkway).</td>
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**1.0 Location Maps**

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

2.1 Summary
American Surveying and Mapping Inc., on behalf of D. R. Horton, Inc., has submitted a master plat for the Lakes at Laurel Highlands residential subdivision. The proposed plat addresses 404.131 acres generally located east of Airport Road and north of SR 570 (Polk Parkway). Plats are reviewed by the City’s Subdivision Review Team for compliance with Article 9 (Subdivision Standards) of the Land Development Code (LDC).

2.2 Attachments
Master Plat for Lakes at Laurel Highlands Subdivision, Sheets #1 - 10

3.0 Recommendation

3.1 Community & Economic Development Staff
It is recommended that the Planning and Zoning Board approve the plat as conforming to Article 9 (Subdivision Standards) of the Land Development Code.
### Community & Economic Development
#### Staff Recommendation

<table>
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<th>July 21, 2020</th>
<th>Reviewer:</th>
<th>Joshua Cheney</th>
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<td>Owner:</td>
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<td>Applicant:</td>
<td>Transwestern Development Company</td>
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<td>Conservation (C)</td>
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<tr>
<td>Request:</td>
<td>Plat approval for University Park at Bridgewater on 183.69 acres generally located south of First Park Boulevard, and west of N. State Road 33.</td>
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</tbody>
</table>

#### 1.0 Location Maps

![Location Map](image-url)

Lake Gibson

Lake Parker
2.0 Background

2.1 Summary

Transwestern Development Company, on behalf of CH Realty VII-Ridge Dev Co I Orlando Bridgewater, LLC, has submitted a subdivision plat for University Park at Bridgewater. The proposed plat consists of 2 lots on approximately 183.69 acres generally located south of south of First Park Boulevard, and west of N. State Road 33. Plats are reviewed by the City’s Subdivision Review Team for compliance with Article 9 (Subdivision Standards) of the Land Development Code (LDC).

2.2 Attachments

Plat Sheets for University Park at Bridgewater Subdivision #1 - 3

3.0 Recommendation

3.1 Community & Economic Development Staff

It is recommended that the Planning and Zoning Board approve the plat as conforming to Article 9 (Subdivision Standards) of the Land Development Code.
UNIVERSITY PARK AT BRIDGEWATER
A PORTION OF THE NW 1/4 OF SECTION 15, T49S E14 AND THE SW 1/4 OF SECTION 16, T49S E14 OF SECTION 21 AND T74S E14 Sображен AT BRIDGEWATER, CITY OF LAKEWOOD, POLK COUNTY, FLORIDA

DESCRIPTION:
The premises, hereinafter described, are the below described parcel or parcels, situate in the County of Polk, State of Florida, being a portion of the NW 1/4 of Section 15, T49S E14 and the SW 1/4 of Section 16, T49S E14 of Section 21, Town of Lakeland, Polk County, Florida, consisting of the following descriptons:

[Description of land details]

NOTE:

1. The premises, hereinafter described, are the above described parcel or parcels, situate in the County of Polk, State of Florida, being a portion of the NW 1/4 of Section 15, T49S E14 and the SW 1/4 of Section 16, T49S E14 of Section 21, Town of Lakeland, Polk County, Florida.

2. The description and boundaries of the premises are as herein set forth, and the same are subject to all liens, encumbrances, and restrictions of record affecting the same.

ACKNOWLEDGEMENT

[Signature of acknowledgee]

[Date]

[City, State]
## Administrative Adjustments 1/1/20-6/30/20

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<td>701 W. Myrtle Ave</td>
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<td>3/25/20</td>
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<td>ADM20-002</td>
<td>647 W. Memorial Blvd</td>
<td>Approval to allow relief from Section 3.4.7.3 and 3.4.7.4 (visibility) of the Land Development Code.</td>
<td>4/7/20</td>
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<tr>
<td>ADM20-003</td>
<td>1963 Grasslands Blvd</td>
<td>Approval to allow a garage to be less than 5’ set back from the front façade.</td>
<td>3/25/20</td>
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<tr>
<td>ADM20-005</td>
<td>3831 White Ibis Rd</td>
<td>Approval to increase the maximum garage width for garages facing the primary street from 60% to 71%.</td>
<td>4/1/20</td>
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<td>ADM20-006</td>
<td>4140 N. Post Ave</td>
<td>Approval to allow for the phase construction of two office buildings.</td>
<td>4/28/20</td>
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<tr>
<td>ADM20-007</td>
<td>1310 Lakeside Village Cir</td>
<td>Approval to allow a building to be constructed on an outparcel fronting Harden Boulevard with one primary façade.</td>
<td>4/10/20</td>
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<tr>
<td>ADM20-008</td>
<td>803 E. Memorial</td>
<td>Approval to increase replacement sign setback 15-inches from the property line in lieu of the required 5ft setback.</td>
<td>6/26/20</td>
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Meeting of June 15, 2020

Ordinances (Second Reading)

Ordinance 5832; Approving a Conditional use to allow a preschool, with a maximum enrollment of 104 students, on property located at 220 Carleton Street; Repealing Ordinance 5317. (CUP20-002)

Ordinance 5833; 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. (PUD20-003)

Development Agreement with LCP Owner, LLC related to transportation impacts of Lakeland Central Park mixed-use development.

Meeting of July 6, 2020

Ordinances (First Reading)

Proposed 20-027; Change in zoning from O-1 (Low Impact Office) and I-1 (Light Industrial-Limited Commercial) 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 Edgewood Drive South. (PUD20-005)