AGENDA
Planning & Zoning Board
Virtual Meeting
September 15, 2020 8:30 a.m.

Due to the COVID-19 pandemic, this meeting will not be held in person and will take place utilizing communications media technology only. 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 (872) 240-3212 and access code 837-480-749 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:  
  
  b. Consideration of final decision.

ITEM 2:  
Change in zoning, from MF-12 (Multi-Family) to LD (Limited Development), and a conditional use to allow a 150-foot high ground mounted, personal wireless facility (cell tower) on approximately 10.9 acres located at 1055 Ariana Street. Owner: JR Simon and S S Revocable Trust. Applicant: Gary Brundage. (CUP20-006/ZON20-008)

ITEM 3:
Change in the Future Land Use designation from Residential Medium (RM) to Community Activity Center (CAC) and a change in zoning from O-1 (Low Impact Office) to C-4 (Community Center Commercial) on 3.17 acres located at 1723 and 1727 U.S. Hwy 98 South, and a change in zoning from RA-3 (Single Family) to O-1 (Low Impact Office) on 1.83 acres generally located west of U.S. Hwy 98 South, east of Fredericksburg Avenue and north of Fredericksburg Place. Owner: 1723 US Hwy 98 S LLC, Sharon Hall and Lew Hall Jr. Applicant: Shelton Rice. (LUS20-001/ZON20-007)

Note: this item is continued from the previous month; staff requests a one month delay.

GENERAL MEETING

ITEM 4:  
Review minutes of the August meeting.

ITEM 5:  
Report of City Commission action on Planning and Zoning Board recommendations.

ITEM 6:  
Planning & Housing Manager's Report.

ITEM 7:  
Audience.

ITEM 8:  
Adjourn.
### General Information:

<table>
<thead>
<tr>
<th>Project No:</th>
<th>ADU20-006</th>
<th>Application Date:</th>
<th>6/24/2020</th>
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<tbody>
<tr>
<td>Project Name:</td>
<td>MOTHER-IN-LAW SUITE</td>
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<td></td>
</tr>
<tr>
<td>Subject Property Address:</td>
<td>1515 ARLINGTON RD</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Parcel ID:</td>
<td>232811035000000520</td>
<td>Total Acreage:</td>
<td>0.326</td>
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<tr>
<td>Applicant Name:</td>
<td>RDG DESIGN &amp; BUILDERS</td>
<td>TAMPA</td>
<td></td>
</tr>
<tr>
<td>Applicant Address:</td>
<td>2007 W BUSCH BLVD</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Owner Name:</td>
<td>HECTOR RODRIGUEZ</td>
<td>Owner Address:</td>
<td>110 ROSIER RD</td>
</tr>
<tr>
<td>Owner Address:</td>
<td>BRANDON</td>
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<td>110 ROSIER RD</td>
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### Request:

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<tr>
<th>Application Type:</th>
<th>ACCESSORY DWELLING UNIT</th>
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<tbody>
<tr>
<td>Proposed Zoning:</td>
<td>Not Applicable</td>
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<tr>
<td>(RA-3) Single Family</td>
<td>Residential Medium (RM)</td>
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<tr>
<td>Land Use:</td>
<td>Not Applicable</td>
</tr>
<tr>
<td>Residential Medium (RM)</td>
<td>Urban Neighborhood (UNH)</td>
</tr>
<tr>
<td>Explanation of Request:</td>
<td>Construction of accessory dwelling for visiting family members.</td>
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<tr>
<td>Justification:</td>
<td>Additional dwelling space for visiting family member or guest.</td>
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### Concurrency:

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<th>1</th>
<th>Project Floor Area:</th>
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<th>Square feet</th>
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<tbody>
<tr>
<td>Type of Use:</td>
<td>Phase</td>
<td>Year</td>
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<td></td>
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### Estimate of Public Service Demand

<table>
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<tr>
<th>Roadways</th>
<th>Daily Trips:</th>
<th>0</th>
<th>PM Peak Hour Trips:</th>
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</thead>
<tbody>
<tr>
<td>Potable Water</td>
<td>GPD</td>
<td>Wastewater</td>
<td>GPD</td>
<td>Solid Waste</td>
</tr>
</tbody>
</table>
TO THE BEST OF MY KNOWLEDGE
AND BELIEF, THESE DRAWINGS &
SPECIFICATIONS COMPLY WITH
THE APPLICABLE MINIMUM
REQUIREMENTS OF THE 2017
FLORIDA BUILDING CODES, 6TH
EDITION.

DATE: 2020.06.22 00:08:23 -04'00'

REVISIONS #
1.  
2.  
3.  
4.  
THIS DESIGN & THIS DRAWING ARE THE
PROPERTY OF RDG DESIGN & BUILDERS, NO
PART OF THIS WORK MAY BE REPRODUCED
WITHOUT PRIOR WRITTEN PERMISSION FROM
RDG DESIGN & BUILDERS.
File Number: ADU20-006
Present Zoning: RA-3
Context: Urban Neighborhood
Proposed Zoning: Compatibility Review for an Accessory Dwelling Unit

September 2020
File Number: ADU20-006
Present Zoning: RA-3
Context: Urban Neighborhood
Proposed Zoning: Compatibility Review for an Accessory Dwelling Unit
September 2020
File Number: ADU20-006
Present Zoning: RA-3
Context: Urban Neighborhood
Proposed Zoning: Compatibility Review for an Accessory Dwelling Unit
September 2020
August 28, 2020

RE: 1515 Arlington Road - Project No. ADU20-006

Dear Property Owner:

This letter is to advise you that RDG Design & Builders requests a compatibility review to allow for the construction of a new accessory dwelling unit on property located at 1515 Arlington Road. The subject property is legally described as:

ROCHESTER HEIGHTS LOTS 52 & 53, PB 9 PG 50 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, September 15, 2020.

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

<table>
<thead>
<tr>
<th>Project No:</th>
<th>CUP20-006/ZON20-008</th>
<th>Application Date:</th>
<th>6/10/2020</th>
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<tbody>
<tr>
<td>Project Name:</td>
<td>HARDEN BLVD_NWF692</td>
<td></td>
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</tr>
<tr>
<td>Subject Property Address:</td>
<td>1055 ARIANA ST</td>
<td></td>
<td></td>
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<tr>
<td>Parcel ID:</td>
<td>232824000000044030</td>
<td>Total Acreage:</td>
<td>7.8</td>
</tr>
<tr>
<td>Applicant Name:</td>
<td>GARY BRUNDAGE</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Applicant Address:</td>
<td>960 STARKEY RD, UNIT 2202</td>
<td>LARGO</td>
<td>FL 33771</td>
</tr>
<tr>
<td>Owner Name:</td>
<td>SIMON J R AND S S REVOCABLE TR</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Owner Address:</td>
<td>1308 HUMES AVE NE</td>
<td>HUNTSVILLE</td>
<td>AL 358012301</td>
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## Request:

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<th>CONDITIONAL USE</th>
<th>NEW</th>
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<tr>
<td>Current</td>
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<tr>
<td>Zoning:</td>
<td>MF-12 (Multi-Family)</td>
<td>(MF-12) Multi Family</td>
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<tr>
<td>Land Use:</td>
<td>Not Applicable</td>
<td>Residential Medium (RM)</td>
</tr>
<tr>
<td>Context:</td>
<td>Not Applicable</td>
<td>Urban Neighborhood (UNH)</td>
</tr>
<tr>
<td>Explanation of Request:</td>
<td>Proposal to construct 150 ft. mono pole cell tower with 25 ft. non-exclusive easement for ingress, egress and utilities.</td>
<td></td>
</tr>
<tr>
<td>Justification:</td>
<td>The Tower will enhance the ability of the providers of personal wireless services, public safety is also enhanced as provide wireless communications services to the citizens of City of Lakeland. Wireless emergency enhanced 911 service calls are routed to police, firefighter, EMS technicians, disaster relief workers, and other who respond to the emergency needs of the City.</td>
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<tr>
<th>Proposed Dwelling Units:</th>
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<td>Project Floor Area:</td>
<td>0 Square feet</td>
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<tr>
<td>Type of Use:</td>
<td>Other</td>
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<tr>
<td>Phase</td>
<td>?</td>
</tr>
<tr>
<td>Year</td>
<td>?</td>
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<tr>
<td>Potable Water</td>
<td>GPD</td>
<td>Wastewater</td>
</tr>
<tr>
<td>Solid Waste</td>
<td>GPD</td>
<td>PPD</td>
</tr>
</tbody>
</table>
File Number: CUP20-006 ZON20-008

Present Zoning: MF-12
Context: Urban Neighborhood
Proposed Zoning: Application of LD Zoning with Conditional Use to Allow a 150' Cell Tower

September 2020
Subject Property

File Number: CUP20-006 ZON20-008

Present Zoning: MF-12
Context: Urban Neighborhood
Proposed Zoning: Application of LD Zoning with Conditional Use to Allow a 150' Cell Tower

September 2020
File Number: CUP20-006 ZON20-008
Present Zoning: MF-12
Context: Urban Neighborhood
Proposed Zoning: Application of LD Zoning with Conditional Use to Allow a 150' Cell Tower

September 2020
August 28, 2020

RE: 1055 Ariana Street - Project No. CUP20-006/ZON20-008

Dear Property Owner:

This letter is to advise you that Gary Brundage requests a change in zoning, from MF-12 (Multi-Family) to LD (Limited Development), and a conditional use to allow a 150-foot high ground mounted, personal wireless facility (cell tower) on approximately 10.9 acres located at 1055 Ariana Street. The subject property is legally described as:

A parcel of land in the southwest 1/4 of the southwest 1/4 in Section 24 Township 28 South Range 23 East southeast of Sikes Boulevard, less parcel 232824000000043010, 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, September 15, 2020.

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**Community & Economic Development**  
**Staff Request for Delay**

<table>
<thead>
<tr>
<th>Date:</th>
<th>September 15, 2020</th>
<th>Reviewer:</th>
<th>Todd Vargo</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project No:</td>
<td>LUS20-001/</td>
<td>Location:</td>
<td>1723 US HWY 98 S</td>
</tr>
<tr>
<td></td>
<td>ZON20-007</td>
<td></td>
<td></td>
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<tr>
<td>Owner:</td>
<td>1723 US HWY 98 S LLC, Sharon Hall and Lew Hall Jr.</td>
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<td></td>
</tr>
<tr>
<td>Applicant:</td>
<td>Shelton Rice</td>
<td></td>
<td></td>
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<tr>
<td>Current Zoning:</td>
<td>(O-1) Low Impact Office</td>
<td>Future Land Use:</td>
<td>Residential Medium (RM)</td>
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<tr>
<td>Context District:</td>
<td>Urban Corridor (UCO)</td>
<td></td>
<td></td>
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<tr>
<td>P&amp;Z Hearing:</td>
<td>October 20, 2020</td>
<td>P&amp;Z Final Decision:</td>
<td>November 17, 2020</td>
</tr>
<tr>
<td>Request:</td>
<td>Change in the Future Land Use designation from Residential Medium (RM) to Community Activity Center (CAC) and a change in zoning from O-1 (Low Impact Office) to C-4 (Community Center Commercial) on 3.17 acres located at 1723 and 1727 U.S. Hwy 98 South, and a change in zoning from RA-3 (Single Family) to O-1 (Low Impact Office) on 1.83 acres generally located west of U.S. Hwy 98 South, east of Fredericksburg Avenue and north of Fredericksburg Place.</td>
<td></td>
<td></td>
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</tbody>
</table>

After further discussion with staff, the applicant has decided to revise the application and reapply for PUD (Planned Unit Development) zoning. Staff anticipates that the application will be ready to move forward at the October 20, 2020 meeting and requests a one month delay.
MINUTES
Planning & Zoning Board
Virtual Meeting
Tuesday, August 18, 2020
8:30 a.m.

The City of Lakeland Planning and Zoning Board met in a Virtual Session. Board Members Glenn Higgins (Chair), Leigh Ann Lunz (Secretary), Lyle Philipson, Ronald Roberts, Silvana Knight, and Jeri Thom were present. Community & Economic Development staff Teresa Maio, 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 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) Note: Continued from previous meeting.

Joshua Cheney stated the subject property is approximately 1.9 acres in area and located west of S. Central Avenue, north of W. Marjorie Street, and south of Oakland Street with a future land use designation of Residential Medium (RM), and (RA-4) Single Family zoning. The existing church was constructed in the 1950s. There are three single-family homes are located on the property. If the request is approved, the Magnolia Montessori Academy would relocate their school from New Jersey Road and the existing homes will be demolished. The proposed school will accommodate up to 180 students in grades Pre-K – 6th during the first phase of development.

Joshua presented staff’s recommended conditions of approval to the Board

In response to Silvana Knight, Tammi Crotteau stated the landscape buffer will consists of a six-foot high black chain link fence with trees and low-lying shrubs.

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

ITEM 2: Change in the Future Land Use designation from Residential Medium (RM) to Community Activity Center (CAC) and a change in zoning from O-1 (Low Impact Office) to C-4 (Community Center Commercial) on 3.17 acres located at 1723 and 1727 U.S. Hwy 98 South; and a change in zoning from RA-3 (Single Family) to O-1 (Low Impact Office) on 1.83 acres generally located west of U.S. Hwy 98 South, east of Fredericksburg Avenue and north of Fredericksburg Place. Owner: 1723 US Hwy 98 S LLC. Applicant: Shelton Rice. (LUS20-001/ZON20-007).

Todd Vargo stated the applicant requests a continuance of the request for one month.

Jeri Thom made a motion for approval of a one-month delay. Silvana Knight seconded the motion and it passed 6-0.

GENERAL MEETING

ITEM 3: Review minutes of the July meeting.

Ronald Roberts made a motion for approval of the minutes from the previous meeting. Lyle Philipson seconded the motion and it passed 6-0.
ITEM 4: 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 Station Road, west of Kathleen Road, and south of Prine Road. Owner: The Ruthven Group. Applicant: Matthew Baker. (PUD20-009)

Phillip Scearce stated the request is to allow commercial uses on the subject property, which is approximately 13 acres with future land use Neighborhood Activity Center (NAC) and Business Park (BP).

Phillip presented staff’s recommended conditions of approval to the Board.

Leigh Ann Lunz made a motion for approval of staff’s recommendation. Jeri Thom seconded the motion and it passed 5-0. Leigh Ann Lunz recused herself from the vote as the applicant is a client.

ITEM 5: 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)

Todd Vargo stated the description of the facility has changed to a rehabilitation hospital and will be used going forward when referencing the project. The subject property is on east Harden Boulevard across from the entrance to Lakeside Village. The property has remained vacant for more than two decades. The proposed facility offers specialized care and extensive rehabilitative services. Admittance is by appointment only with delivery of patients in stable condition by family or non-emergency ambulance only, with vehicles entering and exiting the site through a single driveway from Oakbridge Parkway. Employee shifts will typically be scheduled from 7:00 a.m. to 7:00 p.m. Based on similar facilities operated by the developer, peak traffic times will occur during 11:00 a.m. and 1:00 p.m. and visiting hours will end at 8:00 p.m. Chuck Barmby stated the proposed use will generate less traffic than what would be generated by use of the current entitlements. The applicant held a community meeting to notify nearby property owners of the proposal and obtain feedback. Staff received emails from concerned residents regarding waste collection, light trespass, the drainage pond system, and landscaping. Staff also received emails from nearby property owners who are in support of the project.

Todd presented staff’s recommended conditions of approval to the Board.

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

ITEM 6: 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)

Joshua Cheney stated the subject property is developed with a 7,875 sq. ft. office building constructed in 1973 with a future land use designation of Mixed Commercial Corridor (MCC) and an Urban Corridor (UCO) context sub-district designation. The property is currently used as a commercial testing laboratory for food products and is a legal but non-conforming use in the (C-2) Highway Commercial zoning district. The purpose of the request is to apply conforming zoning in order to allow for the expansion of testing to other products such as pharmaceuticals and cosmetics. No new development is planned at this time.

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

ITEM 7: Report of City Commission action on Planning and Zoning Board recommendations.

Teresa Maio reviewed the recent actions of the City Commission.

ITEM 8: Community Housing & Planning Manager’s Report.
Teresa Maio reviewed the new cases for the September hearing.

ITEM 9: Audience.
There were no comments from the audience.

ITEM 10: Adjourn.
There being no further discussion, the meeting was adjourned at 9:26 am.

Respectfully Submitted,

___________________________________________  _______________________________________
Glenn Higgins, Chair                            Leigh Ann Lunz, Secretary
Report of City Commission Action
on Planning and Zoning Board Recommendations

Tuesday, September 15, 2020

Meeting of August 17, 2020

Ordinances (Second Reading)

Proposed 20-028: Approving a conditional use to allow for the construction of a 12,200 sq. ft. daycare facility, with a maximum enrollment of 200 students on approximately 4.37 acres located at the northwest corner of Lakeland Highlands Road and Deerfield Drive (CUP20-004) Approved 7-0

Proposed 20-029: 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 approximately 5.78 acres located at the southeast corner of New Tampa Highway and Airport Road (PUD20-004) Approved 7-0

Miscellaneous: Development Agreement with Orland Health, Inc. related to transportation impacts of proposed mixed use medical campus located south of State Road 570 (Polk Parkway), east of County Road 37B (Lakeland Highlands Road) and north of the Winter Lake Extension Road (DAG20-001)