AGENDA
Planning & Zoning Board
City Commission Chambers
October 20, 2020 8:30 a.m.

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: Change in zoning from RA-4 (Single-Family Residential) to PUD (Planned Unit Development) zoning to allow for the construction of a new two-family dwelling, and a maximum of six dwelling units, on property located at 1209 W. Highland Street. Owner: Donna Canning and Raydene Read. Applicant: Donna Canning. (PUD20-012)

ITEM 2: Major modification of PUD (Planned Unit Development) zoning to adopt a new site development plan and increase the maximum number of multi-family dwelling units allowed, from 142 to 300, on approximately 29.27 acres located at 3301 Airport Road. Owner: LMC Lakeland Development Inc. Applicant: Timothy F. Campbell. (PUD20-016)

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/PUD20-018) Note: Continued from previous meeting, applicant requests a delay.


b. Consideration of final decision.

ITEM 5: 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. Owner: Stacy Houghton and Samuel Houghton Sr. Applicant: Gary Brundage. (CUP20-006/ZON20-008)

b. Consideration of final decision.
ITEM 6: Change in land use from Residential Medium (RM) to Public Institutional (PI) and the application of PUD (Planned Unit Development) zoning, concurrent with a City-initiated request to apply a USP (Urban Special Purpose) context district designation, to allow a 124,800 sq. ft. medical clinic on approximately 26.45 acres located east of Lakeland Highlands Rd. and north of Meadowland Park Blvd (2080 Meadowland Park Blvd). Owner: Holloway Park Foundation Inc. Applicant: Neale Stralow. (LUL20-002/PUD20-013/ZON20-009)

ITEM 7: Major modification of PUD (Planned Unit Development) zoning for Tract E of Morgan Creek Preserve to allow for the construction of 56 single-family detached homes on approximately 35.08 acres generally located south of Medulla Road, east of Hamilton Road, and north of W. Pipkin Road (4806 Hamilton Road). Owner: English Creek LLC. Applicant: Wood and Associates Engineering LLC. (PUD20-014)

ITEM 8: Major modification of PUD (Planned Unit Development) zoning to allow an 80,516 sq. ft. hospital with a maximum of 50 beds and 10,610 sq. ft. of medical office uses on approximately 4.33 acres located at 2575 Harden Boulevard. Owner: New Heritage LLC. Applicant: Timothy F. Campbell. (PUD20-015)

GENERAL MEETING

ITEM 9: Review minutes of the September meeting.

ITEM 10: Change in zoning from C-2 (Highway Commercial) to PUD (Planned Unit Development) zoning, concurrent with a city-initiated request to change the context district from Suburban Corridor (SCO) to Suburban Neighborhood (SNH), to allow 264 multi-family dwelling units on approximately 19.89 acres generally located north of Interstate 4, west of Kathleen Road. Owner: Interchange Group LLC. Applicant: Timothy F. Campbell. (PUD20-002) Note: Continued from previous meeting, applicant requests a delay.

ITEM 11: Plat approval for Gresham Farms on 68.39 acres generally located south of Medulla Road, east of County Line Road, and north of West Pipkin Road. Owner: Gresham Farms Development, LLC. Applicant: Kenneth Thompson, Platinum Surveying and Mapping, LLC. (SUB20-011)


ITEM 13: Planning & Housing Manager's Report.

ITEM 14: Audience.

ITEM 15: Adjourn.
# Planning & Zoning Board General Application

## General Information:

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<td>DONNA CANNING</td>
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<td>Applicant Address:</td>
<td>1348 EDGEWATER BEACH DR LAKELAND FL 33805</td>
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## Request:

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<td>Urban Neighborhood (UNH)</td>
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<td>Explanation of Request:</td>
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<td>Justification:</td>
<td>SEVERAL YEARS AGO DUPLEX BURNED DOWN, RENTS TOO LOW, NOW RENTS HIGH, WILL CASH FLOW</td>
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## Estimate of Public Service Demand

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Subject Property

File Number: PUD20-012
Present Zoning: RA-4 with SPI
Context: Urban Neighborhood
Proposed Zoning: PUD zoning to Allow Replacement of A Demolished Two-Family Dwelling

October 2020
Subject Property
500 Foot Notification Boundary
URBAN NEIGHBORHOOD

File Number: PUD20-012
Present Zoning: RA-4 with SPI
Context: Urban Neighborhood
Proposed Zoning: PUD zoning to Allow Replacement of a Demolished Two-Family Dwelling

October 2020
File Number: PUD20-012

Present Zoning: RA-4 with SPI
Context: Urban Neighborhood
Proposed Zoning: PUD zoning to Allow Replacement of A Demolished Two-Family Dwelling

October 2020
October 2, 2020

RE: 1209 W Highland Street - Project No. PUD20-012

Dear Property Owner:

This letter is to advise you that Donna Canning requests a change in zoning from RA-4 (Single-Family Residential) to PUD (Planned Unit Development) zoning to allow for the construction of a new two-family dwelling, and a maximum of six dwelling units, on property located at 1209 W. Highland Street. The subject property is legally described as:

COBB A SUB PB 25 PG 25 BLK 2 LOTS 5 & 6 LESS RD R/W & ASKINS HEIGHTS PB 13 PG 40
BLK 2 LOT 8 (A complete legal description is available in the Community & Economic Development Department.)

The public hearing to consider this request will be held before the Lakeland Planning and Zoning Board at 8:30 a.m., on Tuesday, October 20, 2020 in the City Commission Room, City Hall, 228 S. Massachusetts Avenue. As an owner of property within 500 feet of this request, as indicated on the attached map, you will be given an opportunity to express your opinion at the public hearing or you may submit your views to the Community Development Department, 863-834-6011 or planning@lakelandgov.net, prior to the Tuesday, October 20th meeting.

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

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<th>Application Date:</th>
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<td>MATCON CONSTRUCTION SERVICES, INC.</td>
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<td>Subject Property Address:</td>
<td>3301 AIRPORT RD</td>
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<td>Parcel ID:</td>
<td>232832138061000960</td>
<td>Total Acreage:</td>
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<tr>
<td>Applicant Name:</td>
<td>TIMOTHY F. CAMPBELL</td>
<td></td>
<td></td>
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<tr>
<td>Applicant Address:</td>
<td>500 SOUTH FLORIDA AVENUE, SUITE 800</td>
<td>LAKELAND FL</td>
<td>33801</td>
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<tr>
<td>Owner Name:</td>
<td>LMC LAKELAND DEVELOPMENT INC</td>
<td></td>
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<tr>
<td>Owner Address:</td>
<td>PO BOX 3737</td>
<td>LAKE WALES FL</td>
<td>338593737</td>
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## Request:

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<th>PLANNED UNIT DEVELOPMENT</th>
<th>MAJOR MODIFICATION</th>
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<td>Proposed Zoning:</td>
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<td>(PUD) 4752 Planned Unit Development</td>
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Explanation of Request: Please see attached correspondence explaining the request.

Justification: Please see the attached correspondence detailing the justification.

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## Estimate of Public Service Demand

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<td>Solid Waste</td>
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</table>
September 1, 2020

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

Re: Matcon Construction Services, Inc. / Land Use Matters

Dear Nicole:

Our firm represents Matcon Construction Services, Inc. ("Matcon") with respect to its development of the property identified as Polk County Property Appraiser Parcel Identification Number 232832-138061-000960 (the "Property"). Matcon is filing a PUD Major Modification to allow it to develop a 300 multi-family unit apartment complex (the "Apartment Complex"). The following shall serve as a background and justification for this request.

**Background of Request**

The Property is currently subject to Ordinance 3839, as amended by Ordinance 4752 (collectively, the "PUD Ordinance"). The PUD ordinance currently permits multi-family dwellings along with customary accessory uses such as a clubhouse, swimming pool, and related facilities. Matcon is requesting that the maximum number of dwelling units permitted by the PUD Ordinance be increased from 142 to 300 to allow for a well planned and amenitized multi-family community. The 1997 PUD initially allowed for 100,000 square feet of commercial development for the Property.

Matcon is submitting a proposed replacement binding site plan that depicts the Apartment Complex with its accessory uses which include the Apartment Complex Community Center, resort style pool, playgrounds, village green areas, and nature trails.

Matcon has initially proposed an additional right-in, right-out on Airport Road to address comments from residents of Carillon lakes, but understands that the PUD Ordinance limits public access for the Carillon Lakes community, including the Property to single access point – the main entrance road – on Airport Road. In the event that the Community and Economic Development Department and Florida Department of Transportation allow the additional right-in, right-out access to Airport Road, we request that the PUD Ordinance language be amended to allow that additional access.
**Justification**

The Apartment Complex will provide high quality, affordable, and conveniently located market rate residential units to the City of Lakeland’s expanding population in an area of growing employment centers. The Apartment Complex would provide its residents convenient access to the Polk Parkway allowing them to commute throughout the City of Lakeland and Polk County. In addition, the Apartment Complex is an attractive living alternative for young professionals who won’t be required to live in a different city and commute to Lakeland for work.

**Conclusion**

Matcon is submitting the necessary materials to process PUD Major Modification. Please let me know if you have any questions, need any additional information, or want to meet with Matcon’s development team to discuss this request.

Thank you for your time and consideration of this matter.

Sincerely,

Timothy F. Campbell

Copy: Client (transmitted by email)
File Number: PUD20-016

Present Zoning: PUD 4752
Context: Suburban Corridor
Proposed Zoning: Major Modification of PUD Zoning to Allow Up to 300 Multi-Family Dwelling Units

October 2020
Subject Property

500 Foot Mail Notification Boundary

Current City Limits

Zoning

Conditional Use

SPI

Parcels

Railroad

Water Body

File Number: PUD20-016

Present Zoning: PUD 4752

Context: Suburban Corridor

Proposed Zoning: Major Modification of PUD Zoning to Allow Up to 300 Multi-Family Dwelling Units

October 2020
File Number: PUD20-016

Present Zoning: PUD 4752
Context: Suburban Corridor
Proposed Zoning: Major Modification of PUD Zoning to Allow Up to 300 Multi-Family Dwelling Units

October 2020
October 2, 2020

RE: Apartments at Carillon Lakes - Project No. PUD20-016

Dear Property Owner:

This letter is to advise you that Timothy F. Campbell requests a major modification of PUD (Planned Unit Development) zoning to adopt a new site development plan and increase the maximum number of multi-family dwelling units allowed, from 142 to 300, on approximately 29.27 acres located at 3301 Airport Road. The subject property is legally described as:

```
CARILLON LAKES PB 110 PGS 14 THRU 23 LYING IN PORTION OF SECS 29,31,32 & 33 T28 R23 TRACT A SUBJECT TO CONSERVATION EASEMENT PER OR 4831-1604 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA (A complete legal description is available in the Community & Economic Development Department.)
```

The public hearing to consider this request will be held before the Lakeland Planning and Zoning Board at 8:30 a.m., on Tuesday, October 20, 2020 in the City Commission Room, City Hall, 228 S. Massachusetts Avenue. As an owner of property within 500 feet of this request, as indicated on the attached map, you will be given an opportunity to express your opinion at the public hearing or you may submit your views to the Community Development Department, 863-834-6011 or planning@lakelandgov.net, prior to the Tuesday, October 20th meeting.

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THIS IS A COURTESY LETTER NOT REQUIRED BY LAW
# Community & Economic Development
## Staff Request for Delay

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<th>Date:</th>
<th>October 20, 2020</th>
<th>Reviewer:</th>
<th>Todd Vargo</th>
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<td>Project No:</td>
<td>LUS20-001/</td>
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<td>PUD20-018</td>
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<td>Owner:</td>
<td>1723 US HWY 98 S LLC, Sharon Hall and Lew Hall Jr.</td>
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<td>Applicant:</td>
<td>Shelton Rice</td>
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<td>Current Zoning:</td>
<td>(O-1) Low Impact Office</td>
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<tr>
<td>Context District:</td>
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### Request:

Change in the Future Land Use designation from Residential Medium (RM) to Community Activity Center (CAC) on 4.08 acres and a change in zoning from O-1 (Low Impact Office) and RA-3 (Single-Family) to PUD (Planned Unit Development) on 5.77 acres generally located west of U.S. Hwy 98 South, east of Fredericksburg Avenue and northwest of Richmond Road.

After further discussion with staff, the applicant has decided to revise the application, withdraw ZON20-007 and apply for PUD (Planned Unit Development) zoning (PUD20-018). Staff anticipates that the application will be ready to move forward at the November 17, 2020 meeting and requests a one-month delay.
# Planning & Zoning Board General Application

## General Information:

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<td>HECTOR RODRIGUEZ</td>
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## Request:

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### Explanation of Request:
Construction of accessory dwelling for visiting family members.

### Justification:
Additional dwelling space for visiting family member or guest.

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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
October 2, 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.)

The public hearing to consider this request will be held before the Lakeland Planning and Zoning Board at 8:30 a.m., on Tuesday, October 20, 2020 in the City Commission Room, City Hall, 228 S. Massachusetts Avenue. As an owner of property within 500 feet of this request, as indicated on the attached map, you will be given an opportunity to express your opinion at the public hearing or you may submit your views to the Community Development Department, 863-834-6011 or planning@lakelandgov.net, prior to the Tuesday, October 20th meeting.

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<th>CUP20-006/ZON20-008</th>
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</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 LARGO FL 33771</td>
<td></td>
<td></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 HUNTSVILLE AL 358012301</td>
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## Request:

<table>
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<tr>
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<tr>
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<tr>
<td>Land Use:</td>
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<td>Context:</td>
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<td>Urban Neighborhood (UNH)</td>
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</table>

**Explanation of Request:** Proposal to construct 150 ft. mono pole cell tower with 25 ft. non-exclusive easement for ingress, egress and utilities.

**Justification:** 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.

## Concurrency:

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**Estimate of Public Service Demand**

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<td>Solid Waste</td>
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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
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.

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

Members of the public and interested parties who wish to comment will be able to do so by calling in during the meeting. A toll-free number and access code will be posted online prior to the meeting and during the live broadcast. Comments may also be submitted by e-mail to planning@lakelandgov.net. Please include the agenda item in the subject line of the e-mail and submit the e-mail prior to the Tuesday, September 15th meeting. E-mails will either be displayed or read into the record during the appropriate portion of the meeting.

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

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

THIS IS A COURTESY LETTER NOT REQUIRED BY LAW
Community & Economic Development
Staff Recommendation

Date: October 20, 2020  Reviewer: Phillip Scearce

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

Owners: Stacy Houghton and Samuel Houghton Sr.

Applicant: Gary Brundage

Current Zoning: MF-12 (Multi-Family)  Future Land Use: Residential Medium (RM)

Context District: Urban Neighborhood (UNH)

P&Z Hearing: September 15, 2020  P&Z Final Decision: October 20, 2020

Request: Change in zoning, from MF-12 (Multi-Family) to LD (Limited Development), and a conditional use to allow a 150-foot tall ground mounted, personal wireless services facility (cell tower) on approximately 10.9 acres located at 1055 Ariana Street.

1.0 Location Maps
2.0 Background

2.1 Summary

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 tall ground mounted, personal wireless services facility (cell tower) on approximately 10.9 acres located at 1055 Ariana Street. A map of the subject property is included as Attachment “B.”

2.2 Subject Property

The subject property is approximately 10.9 acres in area and located east of Sikes Boulevard, north of Ariana Street and southwest of Lake Hunter. The subject property has a future land use designation of Residential Medium (RM) and an MF-12 (Multi-Family Residential) zoning classification. In terms of environmental features, the subject property is a heavily wooded, low lying tract of land that functions as part of the natural drainage basin for Lake Hunter. While the bulk of the subject property is located outside of the 100-year Flood Zone (Flood Zone X), a small portion located adjacent to the drainage for Lake Hunter is classified as Flood Zone AE with an established base flood elevation of 160 feet above sea level.

2.3 Project Background

The purpose of this request is to obtain zoning and conditional use approval to allow for the construction of a new 150-foot tall cell tower. Attachment “C-1” includes a site development plan and a tower elevation drawing which shows the location of the cell tower and cell tower lease parcel, as well as the overall height and design of the proposed tower. Attachment “C-2” includes detailed drawings of the proposed cell tower compound and non-exclusive access easement that will be used for maintenance purposes.

2.4 Existing Uses of Adjacent Properties

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<th>Boundary</th>
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<td>UNH</td>
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<td>West</td>
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<td>Residential Medium (RM)</td>
<td>PUD 4416</td>
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</table>

2.5 Attachments

Attachment A: Legal Description
Attachment B: Base Map of Subject Property
Attachment C-1: Site Plan and Tower Elevation
Attachment C-2: Enlarged Site Plan
Attachment C-3: Tower Search Area
3.0 Discussion

In accordance with Section 5.18 of the Land Development Code, cell towers are classified and regulated as ground-mounted, personal wireless services (PWS) facilities. Ground-mounted PWS facilities may be considered in residential zoning districts as a conditional use if located on a parcel containing a non-residential use such as a golf course, parking lot, cemetery, church, school, or electric utility substation, or if located on a vacant parcel 50 acres or more in area.

The LD zoning classification is intended for rural, agricultural, conservation, and recreational land uses. While primarily used to address land mapped Preservation or Rural Conservation by Polk County prior to annexation by the City, LD zoning has also been used in the Central City area to allow for the redevelopment of former brownfields for recreation uses (Bonnet Springs Park) or to address environmentally sensitive lands in which development is either infeasible or undesirable due to environmental constraints or other natural features. Unlike MF-12, LD zoning districts do not have any minimum acreage requirements for ground-mounted PWS facilities on undeveloped land. Future development of the subject property is severely limited by the amount of area located within a flood zone.

As shown on Attachment “C-1,” the proposed cell tower would be located in the center of the 10.9-acre site and setback a minimum of 300 feet from any adjacent rights-of-way/parcel boundaries and approximately 360 feet from the nearest residential structures to the east (Magnolia Point Condominiums). The proposed tower is designed to accommodate up to five (5) wireless services carriers. With the change in zoning from MF-12 to LD the majority of the site will remain undeveloped in its existing wooded state, except for the construction of a 25-foot wide access driveway and the 90’ x 90’ (8,100 sq. ft.) lease area, as shown on Attachment “C-2.” The lease area consists of the footprint for the tower itself along with five smaller areas that would be sub-leased to individual carriers for the placement of equipment shelters and emergency backup generators.

The applicant initially requested conditional use approval for a 150-foot monopole tower with exterior mounted antenna arrays. Prior the September 15, 2020, public hearing, the applicant revised the application to propose a unipole design instead in which all of the antenna arrays are mounted and contained internally within the tower structure. This design minimizes visual impacts and is preferred as it would not have any exterior mounted antennas or lattice and visually would have the appearance of a large flag pole without a flag.

A copy of the cell tower search area was provided by the applicant and is included as Attachment “C-3.” According to this exhibit, there are currently no cell tower facilities within the 1/4 mile radius of the subject property. Staff has received similar inquiries from other parties regarding the permitting of a new tower in the area which suggests there is substantial demand for additional cellular bandwidth along the Harden Boulevard corridor. The proposed tower site is a logical choice to locate a cell tower as it is heavily wooded and buffered from adjacent uses.

In accordance with the LDC, the following factors must be considered when determining whether to grant a conditional use for a cell tower:

1. The height and visual obtrusiveness of the facility;

   The proposed cell tower is 150 feet in height and of a unipole design in which all antenna arrays will be contained internally within the cell tower structure. Visually, the tower will have the appearance of a large flag pole without a flag.
2. The degree of visibility from the public view;
   The applicant provided a photo simulation study which depicts the proposed cell tower when viewed from various off-site locations. While the tower will be visible above the existing tree canopy, the unipole design will minimize visual impacts and blend into the horizon.

3. The proximity of the facility to residential structures and residential district boundaries;
   The tower footprint will be setback a minimum of 300 feet from any adjacent parcel boundaries or rights-of-way and approximately 360 feet from the nearest residential structure to the east (Magnolia Point Condominiums).

4. The character of the uses and structures on adjacent and nearby properties;
   Uses and structures on adjacent properties include the Magnolia Point Condominiums to the east and Lakeland Christian School, a private religious school located to the south across Ariana Street. To the north, the property is bounded by Sikes Boulevard, Lake Hunter and Lake Hunter Drive.

5. The character of the land, including topography and tree coverage;
   The 10.9-acre site is located within a heavily wooded, low lying area which serves as the natural drainage basin for Lake Hunter. Since the majority of the existing tree canopy on the site will be preserved, the proposed cell tower will have minimal visual impacts when viewed from Lake Hunter, Ariana Street and the Harden/Sikes Boulevard corridor.

6. The design of the facility with particular reference to design characteristics that have the effect of reducing or eliminating visual obtrusiveness;
   The unipole tower design will reduce visual impacts by locating all antenna arrays internally. Equipment shelters and generators for individual carriers will not be visible due to the significant tree canopy of the site which will be preserved. From Ariana Street, the only visual impact will be a 25-foot wide easement which will provide vehicle access to the cell tower lease area.

7. The degree to which the facility reduces the proliferation of visually obtrusive structures through co-location;
   The proposed cell tower is designed to accommodate up to five separate wireless services carriers. As required by the LDC, this provision should be sufficient to meet current and future demands for bandwidth and limit the proliferation of cell towers within the search area.

8. Competent evidence that reasonable alternatives to the proposed conditional use do not exist;
   The applicant has provided competent evidence that there are no other towers or adequate co-location opportunities within a quarter of a mile of the proposed cell tower site.

3.1 Transportation and Concurrency
   The proposed rezoning from MF-12 to LD and conditional use for the cell tower will severely limit the future development potential of the 10.9-acre site. As such, impacts on the local roadway network will be minimal.
3.2 Comprehensive Plan Compliance

The Community and Economic Development Department reviewed this request for compliance with the Lakeland Comprehensive Plan: 2010-2020, and it is our opinion that the request is consistent with the Comprehensive Plan. Letters of notification were mailed to 63 property owners within 500 feet of the subject property. Concerns expressed at the September 15, 2020, public hearing included the proximity of the tower to residential uses as well as its location relative to Lakeland Christian School. Primary concerns expressed related to the perceived dangers of Radio Frequency (RF) caused by telecommunication towers. However, the 1996 Telecommunications Act, as amended, prohibits state and local governments from regulating the placement, construction, and modification of personal wireless facilities on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the Commission’s regulations concerning such emissions.

4.0 Recommendation

4.1 Community and Economic Development Staff

The Community and Economic Development Department reviewed this request and recommends approval of a change in zoning from MF-12 to LD and a conditional use to allow a 150-foot tall ground mounted, personal wireless facility as described above and in Attachments “A,” “B,” “C-1,” “C-2,” and “C-3” be approved, subject to the following conditions:

1. Permitted Uses: A ground mounted, personal wireless facility (cell tower) designed to accommodate up to five wireless services carriers along with any associated equipment shelters and generators.

2. Site Development Plan: The site shall be developed in substantial accordance with the site development plan included as Attachments “C-1” and “C-2.” With the approval of the Director of Community & Economic Development, minor adjustments may be made at the time of site plan review without requiring a modification of this conditional use.

3. Cell Tower Design: In accordance with Attachment “C-1,” the cell tower shall be of a unipole design in which all antenna arrays are internally mounted and contained within the cell tower structure.

4. Maximum Height: 150 feet.

5. Tree Preservation: It is the intent of this approval that the existing tree canopy on the subject be preserved and retained as a buffer between any adjacent uses and rights-of-way. Existing trees located outside of the lease area and access easement shall be preserved and protected during construction in accordance with Section 4.5.10 of the Land Development Code. With the approval of the City Arborist, immature, non-native or invasive trees may be removed if found to enhance the health of larger protected trees.

6. Access: Prior to Building Permit issuance, a non-exclusive easement agreement shall be executed and recorded with the Polk County Clerk of Courts to provide access between the subject parcel and the cell tower lease area, as shown in Attachments "C-1" and "C-2."

7. Unified Control: It is the intent of this conditional use that the subject property be maintained under unified control as a single development tract. Prior to the issuance of a building permit, the three parcels that comprise the subject property shall be combined through the Property Appraiser to create a single 10.9-acre development parcel. Should the parcel be subsequently split or subdivided, this conditional use shall be deemed null and void.
ATTACHMENT “A”

**Legal Description:**

PARENT TRACT

(PER OFFICIAL RECORD BOOK 9065, PAGE 1313 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA)

BEGIN 660 FEET WEST AND 865 FEET SOUTH OF THE NE CORNER OF THE SW 1/4 OF THE SW 1/4 IN SECTION 24, TOWNSHIP 28 SOUTH, RANGE 23 EAST, FOR A POINT OF BEGINNING, RUN THENCE NORTH 59'45, EAST TO THE EAST LINE OF SAID SW 1/4 OF SW 1/4, THENCE NORTH TO DITCH, THENCE SW ALONG DITCH TO A POINT 107.8 FEET NORTH OF THE POINT OF BEGINNING, THENCE SOUTH TO THE POINT OF BEGINNING, LESS AN AREA OF LAND DESCRIBED AS: BEGINNING 840 FEET NORTH OF THE SE CORNER OF THE SW 1/4 OF THE SW 1/4, THENCE RUN WEST 110 FEET, THENCE NORTH 70.5 FEET, THENCE NORTH 55'50' EAST 80.48 FEET, THENCE EAST TO THE EAST LINE OF SAID SW 1/4 OF SW 1/4, THENCE SOUTH TO THE POINT OF BEGINNING, LESS RIGHT-OF-WAY FOR ARIANA STREET;

AND:

BEGINNING AT THE NORTHEAST CORNER OR THE SW 1/4 OF SW 1/4 OF SECTION 24, TOWNSHIP 28 SOUTH, RANGE 23 EAST, AND RUN THENCE SOUTH 490 FEET FOR A POINT OF BEGINNING; RUN THENCE SOUTH 830 FEET TO THE SOUTHEAST CORNER OF SAID SW 1/4 OF SW 1/4 OF SAID SECTION 24; THENCE WEST 660 FEET; THENCE NORTH 455 FEET; THENCE IN A NORTHEASTERLY DIRECTION TO THE POINT OF BEGINNING.ATTACHMENT “B”
CITY OF LAKELAND
APPLICATION FOR FUTURE LAND USE MAP AMENDMENT

City of Lakeland
Community Development Department
City Hall
228 S. Massachusetts Ave.
Lakeland, Florida 33801
Tel: (863) 834-6011
Fax: (863) 834-8432

NAME OF PROPERTY OWNER: HOLLOWAY PARK FOUNDATION INC
PHONE: (863) 255-2067
EMAIL ADDRESS: info@hollowaypark.org
MAILING ADDRESS: 2925 SANLAN RANCH DRIVE, LAKELAND, FL 33812-4226

NAME OF CONSULTANT/APPLICANT: MOLASKY GROUP OF COMPANIES
PHONE: (702) 735-0155
EMAIL ADDRESS: williamv@molaskyco.com
MAILING ADDRESS: 100 City Parkway Suite 1700, Las Vegas, Nevada 89106

NAME OF AGENT: VANASSE HANGEN BRUSTLIN, INC.(VHB)
PHONE: (813) 327-5450
EMAIL ADDRESS: nstralow@vhb.com
MAILING ADDRESS: 501 E Kennedy Blvd #1010, Tampa, FL 33602

PARCEL ID NUMBERS: 242833000000041010
TOTAL ACRES: 26.45
LEGAL DESCRIPTION ATTACHED

REQUESTING CONCURRENT ANNEXATION: YES

FOR OFFICE USE ONLY
Date Received: 
Received By: 
P & Z Hearing: 
(LS) Transmittal Hearing: 
Adoption Hearing: 

A. SUMMARY AND LOCATION OF PROPOSED AMENDMENT:

The subject site is located in the southeast portion of the City, with access from Meadowland Park Blvd. and Lakeland Highlands Road. The Parcel ID number is 24-28-33-000000-041010.

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

The subject site is previously mined lands and currently vacant. The proposed amendment seeks to change the Future Land Use designation of the parcel from Residential Medium (RM) to Public Buildings, Grounds and Institutional (P/I) is consistent with the proposed future Veterans Administration Medical Clinic use that the applicant is actively pursuing through Government Services Administration's competitive selection process. The VA Clinic is intended to serve City and Polk County veterans. No increase in population is anticipated. The GSA has identified an increased service need in this market.

April 2015
C. ADOPTED FUTURE LAND USE: Residential Medium
   (# acres of each land use on the site)
   CURRENT ZONING: No zoning currently.

   LOCATED IN TOC OVERLAY? □ YES ☑ NO
   LOCATED IN SPI OVERLAY DISTRICT? □ YES ☑ NO

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

   PROPOSED FUTURE LAND USE: Public Buildings, Grounds and Institutional
   (# acres of each use requested)
   PROPOSED ZONING: Planned Unit Development

   LOCATED IN CRA? □ YES ☑ NO
   IF YES, WHICH CRA? ____________

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

   The property is currently vacant, agricultural range lands. It was previously mined.

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

   NORTH: The property to the north of the subject site is vacant, undeveloped property zoned Limited Development.

   SOUTH: The property immediately south of the subject site is vacant, undeveloped land. Southwest of the site is existing PUD zoned commercial use (Sam's Club).

   EAST: The property east of the subject site is vacant, undeveloped land.

   WEST: The property west of the subject site is vacant, undeveloped land.

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

   In close proximity to the subject site is a Sam's Club, Lowe's, and other small commercial out parcels along the Lakeland Highlands Blvd corridor and the Polk Parkway limited access highway interchange. South of the Polk Parkway, Orlando Health's new Lakeland Campus hospital is nearing final City entitlement approval and when completed will significantly change the health care options in this portion of the City and Polk County.

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

   The proposed use of the subject property is a future 124,800 GSF Veterans Administration Medical Clinic that the applicant is actively pursuing through a Government Services Administration competitive selection process. The new VA Medical Clinic is intended to serve City and Polk County veterans. The development will be completed in one phase. Anticipated GSA award in 1st quarter 2021. Site construction and opening anticipated in 2022-23.
H. MAXIMUM ALLOWABLE DENSITY UNDER ADOPTED FUTURE LAND USE MAP DESIGNATION:
The Residential Medium (RM) FLU designation permits up to 12 dwelling units per acre.

I. MAXIMUM ALLOWABLE DENSITY UNDER PROPOSED FUTURE LAND USE MAP DESIGNATION:
The Public Buildings, Grounds and Institutional (P/I) FLU designation doesn't permit dwelling units.

J. SUMMARIZE IMPACTS OF PROPOSED USE ON PUBLIC FACILITIES & SERVICES (ROADS/TRANSPORTATION NETWORK, STORMWATER, WATER, WASTEWATER, & PARKS IF APPLICABLE):
See attached description

K. DISCUSS 100 YR. FLOOD PRONE AREAS ON THE SITE (CITE FEMA PANEL), ANY WETLANDS, SOILS AND TOPOGRAPHY:
See attached description.

L. ANALYSIS OF VEGETATION AND NATURAL RESOURCES ON THE SITE (INCLUDING IF THERE ARE ANY WETLANDS, THEIR CONDITION, AND IF ANY HAVE BEEN DECLARED AS JURISDICTIONAL):
See attached description.

M. ANALYSIS OF THREATENED/ENDANGERED SPECIES ON SITE:
See attached description.

N. ANALYSIS OF HISTORIC/ARCHAEOLOGICAL RESOURCES ON THE SITE:
A record search was requested from the State of Florida's Florida Master Site Plan File. No historic/archaeological resources are identified in the database on the parcel. Two (2) cultural resource surveys for cellphone communication tower sitings were previously filed in 2003 and 2005 in the area. No resources were identified.

O. LIST OF OBJECTIVES AND POLICIES OF THE COMPREHENSIVE PLAN WITH WHICH THIS PROPOSED FLUM AMENDMENT IS CONSISTENT:
See attached description.
**OWNER’S AUTHORIZATION FORM**

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

<table>
<thead>
<tr>
<th>OWNER(S) OR AGENT:</th>
<th>Ed Holloway, Holloway Park Foundation</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Signature</td>
<td>Owner [x] Agent</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Ed Holloway</td>
<td></td>
</tr>
<tr>
<td>Signature</td>
<td>Owner [ ] Agent</td>
<td></td>
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<tr>
<td>Signature</td>
<td>Owner [ ] Agent</td>
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<tr>
<th>William Valentine, Molasky Company</th>
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<td></td>
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<td>8/16/2020</td>
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I, Neale Stralow - VHB, will serve as consultant for the owner(s) in making this application and that the owner(s) has (have) authorized me to act in this capacity, to represent them in all applicable actions indicated:

- [x] Land Use Amendment
- [x] Zoning/Rezoning Request
- [ ] Annexation

**CONSULTANT, if applicable:**

<table>
<thead>
<tr>
<th>Consultant Signature</th>
<th>Neale Stralow - VHB</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>9/1/20</td>
</tr>
</tbody>
</table>

Name Printed | Date |
-----------|------|
           |      |
J. SUMMARIZE IMPACTS OF PROPOSED USE ON PUBLIC FACILITIES & SERVICES (ROADS/TRANSPORTATION NETWORK, STORMWATER, WATER, WASTEWATER, & PARKS IF APPLICABLE).

A. Roads/Transportation:

The applicant attended a methodology meeting with City of Lakeland Business Development & Transportation staff. A copy of the agreed upon methodology letter was emailed to staff on August 13, 2020 outlining the study requirements. Due to the pending start of Polk County schools fall term, additional data trip count collections were requested, have been scheduled, and the pending data and reporting will be submitted to staff for review.

B. Water and Wastewater:

The applicant coordinated with City of Lakeland Water Utilities Department staff, and were advised that the water and wastewater demand calculations listed on the Concurrency Determination Application should not be used for this development. The below estimated demands are based on the average demands of other recently constructed Veterans Affairs Clinics of similar design. The values were provided by the projects plumbing engineer and should be utilized for determining concurrency.

### Wastewater Demand

The sewage flows are estimated as follows:

<table>
<thead>
<tr>
<th>Estimated Sewage Flows</th>
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</thead>
<tbody>
<tr>
<td>14.5 gallons per day</td>
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<tr>
<td>25 gallons per day</td>
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</table>

The proposed development is estimated to have ±360 staff member and ±840 patients. Therefore, the anticipated wastewater demand is **26,220 gallons per day**.

### Water Demand

The potable water demand is estimated to be equal to the wastewater demand. Therefore, the anticipated water demand is **26,200 gallons per day**.

D. Solid Waste:

At this time, a record of solid waste demand for the other VA Clinics is not available. The City of Lakeland demand estimate was used to determine the demands.
The City lists the demands for non-residential developments as follows:

Estimated Solid Waste

| 11 pounds per day | Per 2,000 square feet gross floor area |

The current development plan has a gross floor area of ±124,791 square feet. Therefore, the anticipated solid waste demand is 686 pounds per day.

Parks:

There are no anticipated demands for Parks as the project program is a medical clinic.

K. DISCUSS 100 YR. FLOOD PRONE AREAS ON THE SITE (CITY FEMA PANEL), AND ANY WETLANDS, SOILS AND TOPOGRAPHY.

According to FEMA Flood Panel 12105C0320G dated December 22, 2016, portions of the project site fall within Zone A, indicating a 1 percent annual chance of flood. A Base (100-Year) Flood Elevation (BFE) has not been established for this special flood hazard area (SFHA).

Based on surrounding watershed model data provided by the Southwest Florida Water Management District, the flood elevation is approximately 118.40 ft. (NAVD 1988). Topographic survey for the area indicates that the lowest existing grade on the project site is 129.00 ft. (NAVD 1988). It does not appear the SFHA currently shown for the project site matches the existing topography. Therefore, it is reasonable to assume that project area is outside the SFHA. Furthermore, as shown on the Grading Plan, the proposed finished floor elevation is 135.50 ft. (NAVD 1988).

To remove the project site from the FEMA SFHA, the applicant will request a MT-2 Letter of Map Revision (LOMR) through FEMA. As the SFHA does not have an established BFE, further research and development of a hydrologic and hydraulic model for this area is needed. Additional topographic survey of the subject site is currently being completed. The model and associated application package will be reviewed by FEMA and, once approved, the map revision will go into effect.

L. ANALYSIS OF VEGETATION AND NATURAL RESOURCES ON THE SITE (INCLUDING IF THERE ARE ANY WETLANDS, THEIR CONDITION, AND IF ANY HAVE BEEN DECLARED AS JURISDICTIONAL):

The subject property consists of approximately 26.45 acres of reclaimed uplands (FLUCCS 1650). One 6.08-acre wetland mapped by US Fish and Wildlife Services (FWS) National Wetland Inventory (NWI) intersects the eastern side of the property. About 4 acres of the wetland are located on the subject property, and noted as Potential Wetland #1. An additional unmapped wetland was observed on aerials and field verified. This wetland, located in the center of the property, is likely to be considered jurisdictional by Southwest Florida Water Management District (SWFWMD) and is noted as Potential Wetland #2.

The uplands consist entirely of open field with maintained grass, which is currently being utilized as a cattle pasture. Soils within the western portion of the upland are mapped as excessively well drained Neilhurst sand by the Natural Resources Conservation Services (NRCS), while soils
in the southern portion of the upland are classified as very poorly drained haplaquents clayey. Both soils are typical of reclaimed mine lands. No hydric indicators were observed in the upland area at the time of the assessment.

The mapped NWI wetland comprises roughly 4 acres of the property, labeled Potential Wetland #1. The wetland is isolated and does not appear to flow into a larger system. Soils within this portion of the property are classified as well drained Arnets-Water Complex. Similar to the uplands, soils and hydrology have been impacted over time as a result of previous mining activities. The historical aerials suggest that the vegetative community has shifted over time to become less forested. The outer western edge of the wetland is of low quality with regard to the vegetative community, lacks evident hydrology, and appears to be impacted by mowing activities and cattle grazing. Species consist of a variety of pasture grasses including bahiagrass \((Paspalum notatum)\) and smutgrass \((Sporobolus indica)\) intermixed a variety of other herbaceous groundcover species such as turkey tangle fogfruit \((Phyla nodiflora)\), manyflower marshpennywort \((Hydrocotyle umbellata)\), nutscheds \((Cyperus spp.)\), and bushy bluestem \((Andropogon glomeratus)\). Some areas of shallow standing water were observed in this portion of the wetland. In contrast, the southeastern portion of the mapped wetland was scattered with native shrubs including wax myrtle \((Morella cerifera)\) and Carolina willow \((Salix caroliniana)\) and some broad-leaved deciduous trees, as well as several invasive Chinese tallow \((Triadica sebifera)\) trees. Deeper pockets of standing water were observed in this portion of the wetland.

The unmapped wetland located in the center of the property, labeled Potential Wetland #2, appears to be a created wetland — possibly for cattle. The western and northern edges of the wetland drop down 6-12 inches from the surrounding uplands creating a ponding of 12 inches of water at the time of the site visit. Herbaceous cover within the wetland is dominated by maidencane \((Panicum hemitomon)\) with fragrant flatsedge \((Cyperus odorata)\) subdominant. Canopy and shrub coverage were limited to Chinese tallow at the edges. Several non-listed wading bird species were observed in the wetland.

M. ANALYSIS OF THREATENED/ENDANGERED SPECIES ON SITE:

The applicant conducted a preliminary review of all readily available GIS information, along with a reconnaissance level field survey, to determine the potential presence of protected wildlife. According to the Florida Fish and Wildlife Conservation Commission (FWC) database, the nearest bald eagle \((Haliaeetus leucocephalus)\) nest is located 0.1 miles (528 feet) east of the subject property. The US Fish and Wildlife Service (USFWS) indicates that all projects less than 660 feet from a bald eagle nest tree will need USFWS review.

The FWC database also indicated a known wading bird rookery, including a known wood stork \((Mycteria americana)\) colony, is located less than one mile west of the property. While the subject property falls outside of the 2500-foot buffer of the colony, it is included in FWC’s wood stork core foraging area. Wood storks were not observed on site during the site visit, but other non-listed wading birds were present which indicates shallow wetlands and ponds on site provide adequate foraging areas.

The upland areas were unofficially surveyed for gopher tortoise \((Gopherus polyphemus)\) burrows; however, none were identified. If gopher tortoises are found during future surveys, construction
activities, including the installation of best management practices (i.e., silt fences) or equipment staging, cannot occur within 25 feet of an active burrow, per FWC guidelines.

No other evidence of protected species was observed during the time of the site assessment.

O. LIST OF OBJECTIVES AND POLICIES OF THE COMPREHENSIVE PLAN WHICH THIS PROPOSED FLUM AMENDMENT IS CONSISTENT:

<table>
<thead>
<tr>
<th>FLU Objective</th>
<th>Policy (ies)</th>
<th>Discussion</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.A: A future land use classification system has been developed and used for locating uses on the Future Land Use Map projecting the publicly approved arrangement of land uses for a ten year period with a formal review and revision at least every seven years (or at time of Evaluation &amp; Appraisal Report).</td>
<td>1A1 1A3 1B2 1G 1J 1K</td>
<td>The subject site is located within the Transit Supportive Area and UDA areas where urban uses are planned to occur. The development will bring increased medical employment to the City.</td>
</tr>
<tr>
<td>6: Location of uses on the Future Land Use Map is based on existing and projected availability of adequate transportation facilities</td>
<td>6A 6B 6C</td>
<td>The subject site has access to high capacity transportation network. Development program impacts will be evaluated as part of the application process.</td>
</tr>
<tr>
<td>10: Urban sprawl will be prevented through adherence to the Future Land Use Map through the revision and enforcement of local land development regulations, by careful evaluation of all public service expansions, and through coordination with Polk County.</td>
<td>10A 10B 10C 10D</td>
<td>The subject site is located within the UDA and Central City areas where urban uses are planned to occur.</td>
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# General Information:

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<th>PUD20-013/ZON20-009</th>
<th>Application Date:</th>
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<td>Project Name:</td>
<td>MOLASKY / HOLLOWAY PROJECT</td>
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<td>Subject Property Address:</td>
<td>2080 MEADOWLAND PARK BL</td>
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<td>Parcel ID:</td>
<td>24283300000041010</td>
<td>Total Acreage:</td>
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<td>Applicant Name:</td>
<td>NEALE STRALOW</td>
<td></td>
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<tr>
<td>Applicant Address:</td>
<td>501 E. KENNEDY BLVD., SUITE 1010</td>
<td>TAMPA</td>
<td>FL</td>
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<tr>
<td>Owner Name:</td>
<td>HOLLOWAY PARK FOUNDATION INC</td>
<td></td>
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<tr>
<td>Owner Address:</td>
<td>2925 SANLAN RANCH DR</td>
<td>LAKELAND</td>
<td>FL 338124226</td>
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## Request:

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<th>PLANNED UNIT DEVELOPMENT</th>
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<tr>
<td>Zoning:</td>
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<td>(PUD) 4300 Planned Unit Development</td>
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<tr>
<td>Land Use:</td>
<td>Public Buildings/Grounds/Institutional (PI)</td>
<td>Residential Medium (RM)</td>
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<tr>
<td>Context:</td>
<td>Urban Special Purpose (USP)</td>
<td>Urban Neighborhood (UNH)</td>
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<tr>
<td>Explanation of Request:</td>
<td>Apply Public Institutional Land Use and establish PUD zoning of non-zoned parcel for the future siting of a potential 124,800 SF Veteran's Administration medical clinic.</td>
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<tr>
<td>Justification:</td>
<td>This is a companion request with a Future Land Use Map Amendment application for Public Institutional (PI) category for the future siting of a potential 124,800 SF Veteran's Administration clinic.</td>
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## Concurrency:

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## Estimate of Public Service Demand

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<th>PM Peak Hour Trips: 0</th>
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<tr>
<td>Potable Water</td>
<td>GPD Wastewater</td>
<td>GPD Solid Waste PPD</td>
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</tbody>
</table>
PARCEL 1: PARCEL D
THAT PART OF SECTION 33, TOWNSHIP 28 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 33, THENCE SOUTH 00°23'59" EAST, ALONG THE WEST LINE OF THE SAID SECTION 33, A DISTANCE OF 2554.27 FEET, THENCE NORTH 90°00'00" EAST, A DISTANCE OF 47.00 FEET TO THE EAST RIGHT OF WAY LINE OF LAKELAND HIGHLANDS ROAD AND THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL AS DESCRIBED IN OFFICIAL RECORD BOOK 10674, PAGE 1404, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, THENCE CONTINUE NORTH 90°00'00" EAST, ALONG THE SOUTH LINE OF SAID PARCEL, A DISTANCE OF 1,340.46 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL, SAID POINT ALSO BEING ON THE WEST LINE OF THAT CERTAIN PARCEL AS DESCRIBED IN OFFICIAL RECORD BOOK 9691, PAGE 1680, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, THENCE SOUTH 00°00'00" EAST, ALONG THE WEST LINE OF SAID PARCEL, A DISTANCE OF 293.00 FEET, TO THE POINT OF BEGINNING, THENCE NORTH 90°00'00" EAST, STILL ALONG SAID WEST LINE, A DISTANCE OF 657.00 FEET, THENCE SOUTH 00°59'05" EAST, STILL ALONG SAID WEST LINE AND THE SOUTHERLY PROJECTION THEREOF, A DISTANCE OF 1,521.45 FEET TO THE NORTH LINE OF TRACT B OF SAM'S CLUB - LAKELAND, AS RECORDED IN PLAT BOOK 149, PAGE 50, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, THENCE NORTH 89°31'18" WEST, ALONG SAID WEST LINE, A DISTANCE OF 701.31 FEET TO THE NORTHWEST CORNER OF SAID TRACT B, SAID POINT BEING THE SOUTHEAST CORNER OF MEADOWLANDPARK DRIVE, A DISTANCE OF 135.02 FEET, THENCE NORTH 00°22'16" WEST A DISTANCE OF 570.62 FEET, THENCE NORTH 15°26'16" EAST A DISTANCE OF 590.67 FEET, THENCE NORTH 00°00'00" EAST A DISTANCE OF 314.44 FEET TO THE POINT OF BEGINNING.

PARCEL 2 (EASEMENT PARCEL):
TOGETHER WITH NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN THAT CERTAIN DRAINAGE EASEMENT AGREEMENT BY AND BETWEEN E. EDWARD HOLLOWAY, JR. AND MARY ANN HOLLOWAY, HIS WIFE; EMMETT EDWARD HOLLOWAY, JR., TRUSTEE U/A DATED AUGUST 11, 2004; HOLLOWAY PARK FOUNDATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION; AND SOUTHEASTERN UNIVERSITY, INC., A FLORIDA NOT FOR PROFIT CORPORATION, RECORDED MARCH 25, 2020 IN OFFICIAL RECORDS BOOK 11186, PAGE 1689, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
Subject Property
500 Foot Mail Notification Boundary
Current City Limits
Zoning
Future Land Use
Conditional Use
SPI
Parcels
Water Body

File Number: LUL20-002 PUD20-013 ZON20-009

Present Land Use: RM
Proposed Land Use: PI
Present Zoning: None
Proposed Zoning: Application of PUD Zoning to Allow a 124,800 sq. ft. Medical Clinic
Present Context: Urban Neighborhood
Proposed Context: Urban Special Purpose

October 2020
File Number: LUL20-002 PUD20-013 ZON20-009

Present Land Use: RM
Proposed Land Use: PI
Present Zoning: None
Proposed Zoning: Application of PUD Zoning to Allow a 124,800 sq. ft. Medical Clinic
Present Context: Urban Neighborhood
Proposed Context: Urban Special Purpose

October 2020
Subject Property

File Number: LUL20-002 PUD20-013 ZON20-009

Present Land Use: RM
Proposed Land Use: PI
Present Zoning: None
Proposed Zoning: Application of PUD Zoning to Allow a 124,800 sq. ft. Medical Clinic
Present Context: Urban Neighborhood
Proposed Context: Urban Special Purpose

October 2020
October 2, 2020

RE: 2080 Meadowland Park Blvd - Project No. LUL20-002/PUD20-013/ZON20-009

Dear Property Owner:

This letter is to advise you that Neale Stralow requests a change in land use from Residential Medium (RM) to Public Institutional (PI) and the application of PUD (Planned Unit Development) zoning, concurrent with a City-initiated request to apply a USP (Urban Special Purpose) context district designation, to allow a 124,800 sq. ft. medical clinic on approximately 26.45 acres located east of Lakeland Highlands Rd. and north of Meadowland Park Blvd (2080 Meadowland Park Blvd). The subject property is legally described as:

A parcel of land in the southwest 1/4 of Section 33 Township 28 South Range 24 East, north of Polk Parkway and east of Lakeland Highlands Boulevard, with parcel ID 242833000000041010, Polk County Florida. (A complete legal description is available in the Community & Economic Development Department.)

The public hearing to consider this request will be held before the Lakeland Planning and Zoning Board at 8:30 a.m., on Tuesday, October 20, 2020 in the City Commission Room, City Hall, 228 S. Massachusetts Avenue. As an owner of property within 500 feet of this request, as indicated on the attached map, you will be given an opportunity to express your opinion at the public hearing or you may submit your views to the Community Development Department, 863-834-6011 or planning@lakelandgov.net, prior to the Tuesday, October 20th meeting.

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

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

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

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<th>PUD20-014</th>
<th>Application Date:</th>
<th>9/1/2020</th>
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<td>Project Name:</td>
<td>ENGLISH CREEK (MORGAN CREEK PRESERVE PUD MODIFICATION 4818)</td>
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<td>Subject Property Address:</td>
<td>4806 HAMILTON RD</td>
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<tr>
<td>Parcel ID:</td>
<td>23290700000012010</td>
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<td>Total Acreage:</td>
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<tr>
<td>Applicant Name:</td>
<td>WOOD AND ASSOCIATES ENGINEERING LLC</td>
<td></td>
<td></td>
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<tr>
<td>Applicant Address:</td>
<td>1925 BARTOW ROAD LAKELAND FL 33801</td>
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<td>Owner Name:</td>
<td>ENGLISH CREEK LLC</td>
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<tr>
<td>Owner Address:</td>
<td>1141 DENTON ST LAKELAND FL 338033213</td>
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**Request:**

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<td>Context:</td>
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<td>Suburban Neighborhood (SNH)</td>
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<tr>
<td>Explanation of Request:</td>
<td>Request PUD Modification to Morgan Creek Preserve PUD 4818 to develop Tract E. Parcel ID includes 23-29-07-000000-012010 and 232908-000000-034010</td>
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</tr>
<tr>
<td>Justification:</td>
<td>In accordance with the Morgan Creek Preserve PUD (PUD 4818), upon the development of Tract E within the PUD requires a PUD modification to determine the maximum number of dwelling units. Discussions with staff indicated the development of Tract E will be restricted to a maximum of 1.6 units per gross acre, and 46% of the lots must be a minimum lot area of 10,000 square feet. Using these restrictions, the maximum number of lots are 56 (35.08 acres +/- x 1.6 = 56). The PUD as presented in this application is 56, all the lots have a minimum lot area of 10,000 SF. Additionally, all conditions and restrictions approved by Ordinance 4818 for the PUD will be an integral part of the proposed PUD modification.</td>
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**Concurrency:**

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**Estimate of Public Service Demand**

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<td>Potable Water</td>
<td>GPD</td>
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<td>GPD</td>
<td>Solid Waste</td>
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File Number: PUD20-014
Present Zoning: PUD 4818
Context: Suburban Neighborhood
Proposed Zoning: Major Modification of PUD Zoning to Allow 56 Single-Family Dwellings in Tract E

October 2020
Subject Property

Subject Property

500 Foot Notification Boundary

File Number: PUD20-014
Present Zoning: PUD 4818
Context: Suburban Neighborhood
Proposed Zoning: Major Modification of PUD Zoning to Allow 56 Single-Family Dwellings in Tract E

October 2020
File Number: PUD20-014
Present Zoning: PUD 4818
Context: Suburban Neighborhood
Proposed Zoning: Major Modification of PUD Zoning to Allow 56 Single-Family Dwellings in Tract E

October 2020
October 2, 2020

RE: 4806 Hamilton Road - Project No. PUD20-014

Dear Property Owner:

This letter is to advise you that Wood & Associates Engineering, LLC requests a major modification of PUD (Planned Unit Development) zoning for Tract E of Morgan Creek Preserve to allow for the construction of 56 single-family detached homes on approximately 35.08 acres generally located south of Medulla Road, east of Hamilton Road, and north of W. Pipkin Road (4806 Hamilton Road). The subject property is legally described as:

PARCEL 232908-000000-034010 AND 232907-000000-012010 THE SOUTHWEST ¼ OF THE NORTHEAST 1/4 AND THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 7, TOWNSHIP 29 SOUTH, RANGE 23 EAST, AND THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 8, TOWNSHIP 29 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA LESS AND EXCEPT THAT PORTION OF LAND RECORDED IN O.R. BOOK 6212, PAGE 320, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. (A complete legal description is available in the Community & Economic Development Department.)

The public hearing to consider this request will be held before the Lakeland Planning and Zoning Board at 8:30 a.m., on Tuesday, October 20, 2020 in the City Commission Room, City Hall, 228 S. Massachusetts Avenue. As an owner of property within 500 feet of this request, as indicated on the attached map, you will be given an opportunity to express your opinion at the public hearing or you may submit your views to the Community Development Department, 863-834-6011 or planning@lakelandgov.net, prior to the Tuesday, October 20th meeting.

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THIS IS A COURTESY LETTER NOT REQUIRED BY LAW
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<td>FLORIDA HOSPITAL ZEPHYRHILLS, INC.</td>
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<td>Subject Property Address:</td>
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<td>Applicant Name:</td>
<td>TIMOTHY F. CAMPBELL</td>
<td></td>
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<tr>
<td>Applicant Address:</td>
<td>500 SOUTH FLORIDA AVENUE, SUITE 800 LAKELAND FL 33801</td>
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<td>Owner Name:</td>
<td>NEW HERITAGE LLC</td>
<td></td>
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<tr>
<td>Owner Address:</td>
<td>16215 SIERRA DE AVILA TAMPA FL 336135222</td>
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## Request:

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<tr>
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<th>PLANNED UNIT DEVELOPMENT MAJOR MODIFICATION</th>
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<td>Current</td>
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<td>Context:</td>
<td>Not Applicable</td>
</tr>
<tr>
<td>Explanation of Request:</td>
<td>See attached cover letter explaining the request.</td>
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<tr>
<td>Justification:</td>
<td>See attached cover letter detailing the justification.</td>
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<td>GPD Solid Waste</td>
<td>PPD</td>
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September 4, 2020

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

Re: Florida Hospital Zephyrhills, Inc. (AdventHealth) / Land Use Matters

Dear Nicole:

Our firm represents Florida Hospital Zephyrhills, Inc. ("Florida Hospital") with respect to its development of the property identified as Polk County Property Appraiser Parcel Identification Number 232835-138183-000021 (the “Property”). Florida Hospital intends to develop the Property as a 50-bed AdventHealth hospital with emergency room facilities and 10,610 square feet of medical office (the “Intended Use”). We are submitting an application for a PUD Major Modification and DRI Notice of Proposed Change to allow the Intended Use of the Property. 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 by Ordinance 5693 (collectively, the “PUD Ordinance”), which permits “those uses permitted by right in the C-2 zoning district classification, and Group Homes, Level III.” The modified PUD Ordinance will satisfy any conditional use requirement for Intended Use. In order to allow the Intended Use, we request that the PUD Ordinance be amended to specifically permit the Hospital and Emergency Room and Medical Office uses as defined by the City of Lakeland Land Development Code.
Florida Hospital is submitting a proposed replacement binding site plan that depicts its Intended Use.

**DRI Development Order**

The Property is subject to the Oakbridge Development of Regional Impact Development Order (the “DRI”). We are submitting a DRI Notice of Proposed Change (“NOPC”) that replaces the DRI Map-H and B-2 Table of Uses with updated exhibits that reflect the proposed entitlement changes. Additionally, the NOPC is submitted to add the additional trips that are necessary for the Intended Use. Florida Hospital is submitting a traffic analysis with the NOPC to demonstrate that no additional off-site impacts are created by the additional trips and that no off-site improvements or other mitigation are required as a result of the Intended Use.

Florida Hospital proposes to manage traffic circulation for the Intended Use by utilizing an existing access easement to Grasslands Boulevard with access to the signalized intersection with Harden Boulevard, construction a right-in, right-out driveway from Harden Boulevard directly into the Property, and obtaining an access easement from Beacon Terrace Mobile Home Park and improving Magnolia Road for the benefit of Beacon Terrace Mobile Home Park residents and access to the Property. Florida Hospital is submitting traffic operational analysis to demonstrate the functionality of the traffic circulation.

**Neighborhood Meeting**

Florida Hospital will conduct a neighborhood meeting prior to the Planning and Zoning Board public hearing to share its plans and seek feedback and input regarding the Intended Use of the Property.

**Justification**

The Intended Use will contribute to the expanding healthcare industry in the City of Lakeland. Florida Hospital is affiliated with AdventHealth, one of the largest non-profit healthcare providers in the country. The Intended Use is going to be a state-of-the-art hospital facility that has the capacity to provide top level medical services. Florida Hospital expects the Intended Use to employ approximately 100-150 full-time equivalent high skill, high wage employees as part of this medical campus.
Conclusion

Florida Hospital is submitting the necessary support materials to process these entitlement applications. Please let me know if you have any questions or need any additional information. Florida Hospital’s development team is willing to meet with City of Lakeland planning staff 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: PUD20-015
Present Zoning: PUD 5693
Context: Urban Corridor
Proposed Zoning: Major Modification of PUD Zoning to Allow a 50-Bed Hospital and Accessory Medical Office Uses

Subject Property
500 Foot Mail Notification Boundary
Current City Limits
Zoning
Conditional Use
PARCELS
Railroad
Water Body
File Number: PUD20-015

Present Zoning: PUD 5693
Context: Urban Corridor
Proposed Zoning: Major Modification of PUD Zoning to Allow a 50-Bed Hospital and Accessory Medical Office Uses

October 2020
File Number: PUD20-015
Present Zoning: PUD 5693
Context: Urban Corridor
Proposed Zoning: Major Modification of PUD Zoning to Allow a 50-Bed Hospital and Accessory Medical Office Uses

October 2020
October 2, 2020

RE: 2575 Harden Blvd - Project No. PUD20-015

Dear Property Owner:

This letter is to advise you that Timothy F. Campbell requests a major modification of PUD (Planned Unit Development) zoning to allow an 80,516 sq. ft. hospital with a maximum of 50 beds and 10,610 sq. ft. of medical office uses on approximately 4.33 acres located at 2575 Harden Boulevard. The subject property is legally described as:

A parcel of land in the southeast 1/4 of the southeast 1/4 in Section 26 Township 28 South Range 23 East, west of Harden Boulevard and south of Magnolia Road, with parcel ID 232835138183000021, Polk County Florida. (A complete legal description is available in the Community & Economic Development Department.)

The public hearing to consider this request will be held before the Lakeland Planning and Zoning Board at 8:30 a.m., on Tuesday, October 20, 2020 in the City Commission Room, City Hall, 228 S. Massachusetts Avenue. As an owner of property within 500 feet of this request, as indicated on the attached map, you will be given an opportunity to express your opinion at the public hearing or you may submit your views to the Community Development Department, 863-834-6011 or planning@lakelandgov.net, prior to the Tuesday, October 20th meeting.

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

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

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

Virtual Meeting

Tuesday, September 15, 2020
8:30 a.m.

The City of Lakeland Planning and Zoning Board met in a Virtual Session. Board Members Glenn Higgins (Chair), Andrew Snyder (Vice-Chair), Leigh Ann Lunz (Secretary), Lyle Philipson, Ronald Roberts, and Silvana Knight 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: Compatibility review to allow for the construction of a new accessory dwelling unit on property located at 1515 Arlington Road. Owner: Hector Rodriguez. Applicant: RDG Design & Builders. (ADU20-006)

Todd Vargo stated the request for the accessory dwelling is proposed to be constructed at the same time as the construction of the principal structure.

Mr. Vargo presented recommended conditions to the Board.

In response to Silvana Knight, Mr. Vargo stated the accessory dwelling unit is intended to be used by visiting family. Teresa Maio stated the approximate square footage of the principal structure is 3,700 square feet and the approximate square footage of the accessory dwelling unit is 894 square feet.

In response to Ms. Knight, Matthew Lyons stated the City does not currently regulate family short-term, vacation rentals such as AirBnB or VRBO.

In response to Leigh Ann Lunz, Mr. Lyons stated the maximum size for an accessory dwelling unit is 800 square feet.

In response to Lyle Philipson, Ms. Maio stated staff will add a condition that the building permit for the accessory dwelling unit will not be approved prior to the approval of the building permit for the principal structure.

In response to Ms. Knight, Mr. Vargo stated the home will be a single-family dwelling.

Rafael Blanco, 2007 W. Busch Boulevard, Tampa, stated the request is to construct an 894 square foot accessory dwelling unit on the subject property to accompany the principal structure.

In response to Mr. Blanco, Teresa Maio stated the square footage of the proposed structure would be considered for approval at square footage less than 900.

Leigh Ann Lunz made a motion for approval of a one-month delay. Ronald Roberts seconded the motion and it passed 6-0.

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)
Phillip Scearce stated the subject property is located at the northeast corner of Ariana Street and Harden Boulevard and is mostly wooded, located in a flood plain. The proposed tower would be sited in the middle of the property and designed to accommodate up to five wireless services carriers.

Gary Brundage, 960 Starkey Road, Largo, stated the type of tower to be constructed will be a 150-foot unipole with no exposed antennas.

Matthew Lyons stated the unipole design will help minimize the impacts to the surrounding area.

In response to Silvana Knight, Mr. Brundage stated only one tower would be constructed on the property.

In response to Mr. Brundage, Mr. Lyons stated the Conditional Use will only allow for the proposed tower to be allowed on the property.

In response to Leigh Ann Lunz, Mr. Brundage stated the tower will be constructed in the center of the property to meet the setback requirements of the City and to limit the view of the tower from all sides.

Jen Aguilar, 1545 S. Webster Avenue, stated the proposed location of the tower is not appropriate within the residential area with schools nearby. Ms. Aguilar stated that the tower would disturb the aesthetics of the surrounding area.

Samuel D’Olivera 1209 Unitah Avenue, Apartment 6, stated he is concerned about a possible reduction in his property value and the long term effects of the health of the nearby residents from the proposed tower.

Matthew Lyons stated the zoning change to LD is intended to limit the future development of the site moving forward. Any testimony regarding the health effects of the RF may not to be considered, as it would be outside of the purview of the Board. Jerrod Simpson stated that the comments regarding the health effects of cell towers are items that are within the jurisdiction of the FCC under the Telecommunications Act and are outside of the jurisdiction of the Planning and Zoning Board to consider.

In response to Mr. Lyons, Mr. Brundage stated other properties were considered but were found to not be appropriate for the tower.

In response to Silvana Knight, Mr. Brundage stated the tower would be designed to withstand hurricanes. Mr. Scearce stated the subject property is within an AE Flood designation and some fill dirt would be brought in to raise the elevation of the ground for the concrete base pad in the lease area. Mr. Brundage stated the height of the tower would be adjusted as needed to accommodate the requirements of the City. Mr. Scearce stated through co-location the proposed tower would allow for up to five service providers, reducing the need for additional towers in the area in the future.

In response to Ms. Knight, Mr. Brundage stated the unipole design will be used to minimize the visual impacts on the surrounding area.

Andrew Snyder stated the site chosen for the tower and the location on the site is optimal for the area as compared to other towers that have been approved by the Board.

Matthew Lyons stated staff has been in discussions with other applicants who are currently looking for cell tower sites within the same search area. Staff finds this location to be the most ideal among the sites that have been considered.

John Conners, 1204 Unitah Avenue, stated he is concerned for the health safety and the property value of the nearby residents.
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: Continued from previous meeting. Leigh Ann Lunz made a motion for approval of a one-month delay. Silvana Knight seconded the motion and it passed 6-0.

GENERAL MEETING

ITEM 4: Review minutes of the August meeting.

Andrew Snyder made a motion for approval of the minutes from the previous meeting. Ronald Roberts seconded the motion and it passed 6-0.

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

Teresa Maio reviewed the recent actions of the City Commission.

ITEM 6: Community Housing & Planning Manager’s Report.

Teresa Maio reviewed the new cases for the October hearing.

ITEM 7: Audience.

There were no comments from the audience.

ITEM 8: Adjourn.

There being no further discussion, the meeting was adjourned at 9:48 am.

Respectfully Submitted,

Glenn Higgins, Chair

Leigh Ann Lunz, Secretary
Community & Economic Development
Staff Request for Delay

Date: October 20, 2020   Reviewer: Todd Vargo

Project No: PUD20-002   Location: 2330 Kathleen Road

Owner: Continental Properties.

Applicant: Timothy F. Campbell, Clark, Campbell, Lancaster and Munson PA

Current Zoning: C-2 (Highway Commercial)   Future Land Use: Interchange Activity Center (IAC)

Context District: Suburban Corridor (SCO)

P&Z Hearing: March 17, 2020   P&Z Final Decision: January 20, 2021

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 January 20, 2021 meeting.
Community & Economic Development
Staff Recommendation

<table>
<thead>
<tr>
<th>Date:</th>
<th>October 20, 2020</th>
<th>Reviewer:</th>
<th>Joshua Cheney</th>
</tr>
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<tbody>
<tr>
<td>Project No:</td>
<td>SUB20-011</td>
<td>Location:</td>
<td>5315 Ralston Road</td>
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<tr>
<td>Owner:</td>
<td>Gresham Farms Development, LLC</td>
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<tr>
<td>Applicant:</td>
<td>Kenneth Thompson, Platinum Surveying and Mapping, LLC</td>
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<td>Current Zoning:</td>
<td>PUD (Planned Unit Development) 4918 RA-3 (Single-Family) MF-22 (Multi-Family)</td>
<td>Future Land Use:</td>
<td>Community Activity Center (CAC) Residential Low (RL) Residential High (RH)</td>
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<td>Context District:</td>
<td>Suburban Neighborhood (SNH)</td>
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<td>P&amp;Z Hearing:</td>
<td>October 20, 2020</td>
<td>P&amp;Z Final Decision:</td>
<td>October 20, 2020</td>
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<tr>
<td>Request:</td>
<td>Plat approval for Gresham Farms on 68.39 acres generally located south of Medulla Road, east of County Line Road, and north of West Pipkin Road.</td>
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1.0 Location Maps
2.0 Background

2.1 Summary

Platinum Surveying and Mapping, LLC, on behalf of Gresham Farms, LLC, has submitted a subdivision plat for Gresham Farms. The proposed plat consists of five parcels on approximately 68.39 acres generally located south of Medulla Road, east of County Line Road, and north of West Pipkin 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 Gresham Farms Subdivision #1 - 4

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.
GRESHAM FARMS
A PORTION OF THE WEST 1/2 OF SECTION 07, TOWNSHIP 29 SOUTH,
RANGE 23 EAST, CITY OF LAKELAND, POLK COUNTY, STATE OF FLORIDA

LEGAL DESCRIPTION

SURVEYOR'S NOTES:

NOTES AND LEGEND:

NOTICE:

FLOOD HAZARD WARNING:

ACKNOWLEDGMENT:

SURVEYOR'S STATEMENT:

CERTIFICATION:

DEDICATION:

APPROVAL:

PLAT BOOK PAGE

SHEET 1 OF 4

APPROVAL: CITY SURVEYOR

APPROVAL: CITY MANAGER

APPROVAL: PLANNING AND ZONING

APPROVAL: PLANNING AND ZONING

APPROVAL: CITY MANAGER

APPROVAL: CITY SURVEYOR

APPROVAL: CITY MANAGER

APPROVAL: CITY SURVEYOR
Report of City Commission Action on Planning and Zoning Board Recommendations

Tuesday, October 20, 2020

Meeting of September 21, 2020

Ordinances (Second Reading)

Proposed 20-033; Amending Ordinance 5078; major modification of PUD zoning to allow certain commercial uses on approximately 1.02 acres located north of Knights Station Road, west of Kathleen Road and south of Prine Road. (PUD20-009) Approved 6-0, Ordinance 5844

Proposed 20-034; Amending Ordinance 3432, as amended; major modification of PUD zoning to allow an 83,000 sq. ft. rehabilitation hospital on approximately 8.63 acres located north of Oakbridge Parkway and east of Harden Boulevard (PUD20-010) Approved 6-0, Ordinance 5846

Proposed 20-035; Approving a Conditional Use to allow a public charter school with a maximum enrollment of 180 students in pre-k through 6th grade on property located at 815 S. Central Avenue. (CUP20-005) Approved 6-0, Ordinance 5846

Proposed 20-036; Change in zoning from C-2 (Highway Commercial) to I-1 (Light Industrial—Limited Commercial) on property located at 1705 George Jenkins Boulevard. (ZON20-005) Approved 6-0, Ordinance 5847