AGENDA
Planning & Zoning Board
City Commission Chambers
December 15, 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:  a. Compatibility review to allow for the construction of a new accessory dwelling unit on property located at 130 Lake Bonny Drive East. Owner/Applicant: William & Terry Knight. (ADU20-012)
          b. Consideration of final decision.

ITEM 2:  a. Conditional use to allow for the construction of a 110-foot tall, ground mounted, personal wireless facility (cell tower) on approximately 1.3 acres located at 1800 Harden Boulevard. Owner: Safan Inc. Applicant: Mattaniah Jahn. (CUP19-016)
          b. Consideration of final decision.

ITEM 3:  a. Conditional use to allow a retail commercial bank on approximately 0.21 acres located at 221 E. Main Street Owner/Applicant: Harris I. Estroff. (CUP20-011)
          b. Consideration of final decision.

ITEM 4:  a. Minor modification of PUD (Planned Unit Development) zoning to modify access points and adopt a new site development plan on property located at 3611 Drane Field Road. Owner: Airport Commerce Partners, LLC. Applicant: Kendra McBee. (PUD20-022)
          b. Consideration of final decision.

ITEM 5:  a. Application of RA-3 (Single-Family Residential) zoning on approximately 7.02 acres located east of Mall Hill Drive and south of Lakeland Square Mall. Owner: Victory Assembly of God of Lakeland. Applicant: City of Lakeland (ZON20-010)
          b. Consideration of final decision.

ITEM 6:  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 7:  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)

ITEM 8:  Change in zoning from RA-3 (Single-Family Residential) to Planned Unit Development (PUD) to allow a maximum of 39 single-family attached (townhouse) dwelling units on approximately 4.05 acres located south of Druid Street and east of Gilmore Avenue.  Owner: CMTG Real Estate Enterprises I. Applicant: Kimley-Horn & Associates, Inc. (PUD20-021)

GENERAL MEETING

ITEM 9:  Review minutes of the November meeting.

ITEM 10:  Major modification of PUD (Planned Unit Development) zoning to include additional properties located along Bunker Road and adopt a revised site development plan. The site is approximately 724.4 acres located north and east of the Polk Parkway, west of Airport Road and south of Old Tampa Highway.  Owner: LCP Owner LLC. Applicant: Timothy F. Campbell. (PUD20-020)

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 12:  Plat approval for Gateway Lakeland Commercial Park, Phase Three on 7.16 acres generally located north of Firstpark Boulevard, east of Bridgewater Center Drive, and south of Bridgewater Center Lane.  Owner: I-433 Venture, LLC. Applicant: Sloan Engineering Group, Inc. (SUB20-014)

ITEM 13:  Plat approval for Holloway Storage Park on 2.77 acres generally located north of Meadowland Park Drive, east of Lakeland Highlands Road.  Owner: Edward E Holloway.  Applicant: Chastain Skillman, Inc. (SUB20-015)

ITEM 14:  Report of City Commission action on Planning and Zoning Board recommendations.

ITEM 15:  Planning & Housing Manager's Report.

ITEM 16:  Audience.

ITEM 17:  Adjourn.
# Planning & Zoning Board General Application

## General Information:

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<th>Application Date:</th>
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<td>130 LAKE BONNY DR E</td>
<td></td>
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<td>Parcel ID:</td>
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<td>Total Acreage:</td>
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<td>Applicant Name:</td>
<td>TERRY KNIGHT</td>
<td></td>
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<td>Applicant Address:</td>
<td>130 LAKE BONNY DR. E, LAKELAND, FL 33801</td>
<td></td>
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<tr>
<td>Owner Name:</td>
<td>WILLIAM &amp; TERRY KNIGHT</td>
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<td>Owner Address:</td>
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## Request:

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<th>ACCESSORY DWELLING UNIT</th>
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<td>Current Context:</td>
<td>Urban Neighborhood (UNH)</td>
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**Explanation of Request:**

- A separate one bedroom apartment with handicap accessible bathroom, easy access.

**Justification:**

This is an apartment in which the owners will live safely as they age while daughter (caregiver) will live in the main house with her family.

## Concurrency:

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<td>Project Floor Area:</td>
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**Type of Use:**

- Phase

### Estimate of Public Service Demand

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<th>Roadways</th>
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<td>Solid Waste</td>
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NEW GUEST HOUSE FOR:

WILLIAM & TERRY KNIGHT

130 LAKE BONNY DR. E.
LAKEFORD, FL 33801

LIST OF DRAWINGS:

- 1. TITLE SHEET
- A. FOUNDATION PLAN
- B. FIRST FLOOR PLAN
- C. SECOND FLOOR PLAN
- D. ROOF PLAN
- E. A & B CONCEPT DETAILS
- F. C & D CONCEPT DETAILS
- G. FRAMEWORK DETAILS
- H. WOODWORK DETAILS
- I. METALWORK DETAILS
- J. CONCRETE DETAILS
- K. GLASS DETAILS
- L. ELECTRICAL DETAILS
- M. PLUMBING DETAILS
- N. SHEET SIMILAR

SUMMARY: THIS PROJECT IS THE CONSTRUCTION OF A
NEW ONE STORY GUEST HOUSE FOR:
WILLIAM & TERRY KNIGHT
130 LAKE BONNY DR. E.
LAKEFORD, FL 33801

NOTE:
DRAWINGS FOR PERMIT ONLY
ENGINEER OF RECORD TO REVIEW
PLANS BEFORE CONSTRUCTION
NEW GUEST HOUSE FOR:
WILLIAM & TERRY KNIGHT
130 LAKE BONNY DR. E.
LAKELAND, FL 33801

1. CONFIRM LOCATION OF ALL FIXTURES WITH OWNER PRIOR TO INSTALLATION.
2. ALL LIGHT FIXTURES AND CEILING FAN, TO BE SELECTED BY OWNER - FURNISHED, INSTALLED, AND WIRED, BY ELECTRICAL CONTRACTOR.

3. BATHROOM FIXTURES, TOILET AND SINK SHALL BE WALL MOUNTED.

4. ALL WORK SHALL BE IN COMPLIANCE WITH THE LATEST ADOPTED EDITION OF NATIONAL, STATE AND LOCAL CODES INCLUDING BUT NOT LIMITED TO: THE 2017 NATIONAL ELECTRICAL CODE (NEC); 2017 FLORIDA BUILDING CODE (FBC), 2017 FLORIDA FIRE PREVENTION CODE (FFPC), UNDERWRITERS LABORATORIES, INC. (UL); AND NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION (NEMA).

5. THE ELECTRICAL PLANS SHOW GENERAL ARRANGEMENTS AND LOCATIONS FOR EXTERIOR WALL EQUIPMENT, OUTLETS, ETC. UNLESS DETAILED OR DIMENSIONED, EXACT LOCATIONS OF CONDUIT, ROUTING OF CABLES AND PLACEMENT OF EQUIPMENT WILL BE GOVERNED BY STRUCTURAL CONDITIONS, PHYSICAL INTERFERENCE, AND LOCATIONS OF ELECTRICAL TERMINATION ON EQUIPMENT. COORDINATE ALL ROUTING OF RACEWAYS, CABLES AND EQUIPMENT WITH OTHER TRADES TO ASSURE A WORKABLE INSTALLATION.

6. THE ENTIRE ELECTRICAL SYSTEMS SHALL BE COMPLETELY AND EFFECTIVELY GROUNDED.

7. 'NM' CABLE (ROMEX) MAY BE USED WHERE ALLOWED BY CODE AND AUTHORITY HAVING JURISDICTION WITH EXCEPTION OF MECHANICAL AND PLUMBING CONNECTIONS AS DESCRIBED ELSEWHERE IN THE DRAWINGS.

8. UPON COMPLETION OF WORK CORRECT PANELBOARD CIRCUIT DIRECTORY CARD TO DRAWING REFLECT AS-BUILT CONDITIONS. A SET OF RECORD DRAWINGS SHALL ALSO BE PREPARED AND TURNED OVER TO THE ARCHITECT.

9. SAFETY SWITCHES SHALL BE NEMA 1 INDOORS, AND NEMA 3R WHERE EXPOSED TO WEATHER. SWITCHES SHALL BE INSTALLED WITHIN SIX FEET OF EQUIPMENT SERVED.

General Notes:
1. ALL WORK SHALL BE IN COMPLIANCE WITH THE LATEST ADOPTED EDITION OF NATIONAL, STATE AND LOCAL CODES INCLUDING BUT NOT LIMITED TO: THE 2017 NATIONAL ELECTRICAL CODE (NEC); 2017 FLORIDA BUILDING CODE (FBC), 2017 FLORIDA FIRE PREVENTION CODE (FFPC), UNDERWRITERS LABORATORIES, INC. (UL); AND NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION (NEMA).
File Number: ADU20-012
Present Zoning: RA-3
Context: Urban Neighborhood
Proposed Zoning: Compatibility Review for an Accessory Dwelling Unit

December 2020
File Number: ADU20-012

Present Zoning: RA-3
Context: Urban Neighborhood
Proposed Zoning: Compatibility Review for an Accessory Dwelling Unit

December 2020
File Number: ADU20-012
Present Zoning: RA-3
Context: Urban Neighborhood
Proposed Zoning: Compatibility Review for an Accessory Dwelling Unit

December 2020
December 1, 2020

RE: 130 Lake Bonny Drive E - Project No. ADU20-012

Dear Property Owner:

This letter is to advise you that Terry Knight requests a compatibility review to allow for the construction of a new accessory dwelling unit on property located at 130 Lake Bonny Drive East. The subject property is legally described as:

SHORE ACRES LAKE BONNY ADDITION PB 15 PG 8 BLOCK C LOTS 3 THROUGH 7 & 13 THROUGH15 PARTS DESCRIBED AS BEGINNING IN THE SOUTHEAST CORNER OF LOT 1 THENCE RUN NORTH 134.55 FEET WEST 125 FEET FOR POINT OF BEGINNING CONTINUE WEST 65 FEET NORTH 76 DEG 52 MIN WEST 58.84 FEET SOUTH 33 DEG 03 MIN WEST 140.75 FEET MORE OR LESS SOUTHEASTERLY 183.73 FEET WEST MORE OR LESS NORTH 07 DEG 30 MIN EAST 121.3 FEET TO POINT OF BEGINNING; & BEGIN AT THE NORTHEAST CORNER OF LOT 13 RUN EAST 100 FEET TO THE NORTHEAST CORNER OF LOT 15 THENCE RUN SOUTH 125 FEET THENCE WEST 90 FEET THENCE NORTH 76 DEG 52 MIN WEST 58.84 FEET THENCE NORTH 33 DEG 03 MIN E 81.96 FEET NORTH 37.87 FEET TO POINT OF BEGINNING 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, December 15, 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, November 17th meeting.

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

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

## General Information:

<table>
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<tr>
<th>Project No:</th>
<th>CUP19-016</th>
<th>Application Date:</th>
<th>11/19/2019</th>
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<tr>
<td>Project Name:</td>
<td>HARDEN BLVD CELL TOWER</td>
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<td>Subject Property Address:</td>
<td>1800 HARDEN BL</td>
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<tr>
<td>Applicant Name:</td>
<td>MATTANIAH JAHN</td>
<td></td>
<td></td>
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<td>Applicant Address:</td>
<td>935 MAIN STREET, SUITE D1 SAFETY HARBOR FL 34695</td>
<td>Owner Name:</td>
<td>SAFAN INC C/O MATTANIAH S. JAHN, P.A.</td>
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<tr>
<td>Owner Name:</td>
<td>SAFAN INC C/O MATTANIAH S. JAHN, P.A.</td>
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<td>935 MAIN STREET, SUITE D1 SAFETY HARBOR FL 34695</td>
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## Request:

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<td>Mixed Commercial Corridor (MCC)</td>
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<td>Context:</td>
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<td>Explanation of Request:</td>
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<td>Construct a 110' AGL Communication Tower and Support Facility</td>
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<td>Justification:</td>
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## Estimate of Public Service Demand

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<th>Roadways</th>
<th>Daily Trips:</th>
<th>PM Peak Hour Trips:</th>
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<tr>
<td>Potable Water</td>
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<td>Solid Waste</td>
</tr>
<tr>
<td></td>
<td></td>
<td>PPD</td>
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</table>
File Number: CUP19-016

Present Zoning: I-1 with Conditional Use
Context: Urban Corridor
Proposed Zoning: Conditional Use to Allow a 110 Foot Cell Tower

November 2020
Subject Property Notification Boundary

Current City Limits

Zoning

4567 Conditional Use

SPI

Parcels

Railroad

Water Body

File Number: CUP19-016

Present Zoning: I-1 with Conditional Use

Context: Urban Corridor

Proposed Zoning: Conditional Use to Allow a 110 Foot Cell Tower

November 2020
File Number: CUP19-016

Present Zoning: I-1 with Conditional Use
Context: Urban Corridor
Proposed Zoning: Conditional Use to Allow a 110 Foot Cell Tower

November 2020
December 1, 2020

RE: 1800 Harden Boulevard - Project No. CUP19-016

Dear Property Owner:

This letter is to advise you that Mattaniah Jahn requests a conditional use to allow a 110-foot tall ground mounted, personal wireless services facility (cell tower) on approximately 1.3 acres located at 1800 Harden Boulevard. The subject property is legally described as:


The public hearing to consider this request will be held before the Lakeland Planning and Zoning Board at 8:30 a.m., on Tuesday, December 15, 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, December 15th meeting.

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## General Information:

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

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<td>Explanation of Request:</td>
<td>To allow financial institution in C-7 zoning.</td>
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<td>Justification:</td>
<td>Financial institutions are allowed as a conditional use in C-7 zoning per the City of Lakeland LDC.</td>
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## Estimate of Public Service Demand

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<th>Roadways Daily Trips:</th>
<th>0</th>
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<th>Wastewater GPD</th>
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</table>
Existing 1961 Kitchen
Existing 1961 Restaurant
Proposed Private Dining Room (4,206 SF)
Proposed Bank Room (2,636 SF)
Restaurant (2,636 SF)
File Number:  CUP20-011

Present Zoning:  C-7
Context:  Urban Center
Proposed Zoning:  Conditional Use to Allow a Retail Bank

December 2020
File Number: CUP20-011

Present Zoning: C-7
Context: Urban Center
Proposed Zoning: Conditional Use to Allow a Retail Bank

December 2020
File Number: CUP20-011

Present Zoning: C-7
Context: Urban Center
Proposed Zoning: Conditional Use to Allow a Retail Bank

December 2020
December 1, 2020

RE: 221 E Main Street - Project No. CUP20-011

Dear Property Owner:

This letter is to advise you that Harris Estroff requests a conditional use to allow a retail commercial bank on approximately 0.21 acres located at 221 E. Main Street. The subject property is legally described as:

MUNNS SURVEY DB G PB 392 BLK 18 LOTS A & B 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, December 15, 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, December 15th meeting.

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Planning & Zoning Board General Application

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<td>7-11 - DRANE FIELD RD &amp; AIRPORT RD</td>
<td></td>
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<td>Subject Property Address:</td>
<td>3611 DRANE FIELD RD</td>
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<td>232833000000044030</td>
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<tr>
<td>Applicant Name:</td>
<td>KENDRA MCBEE</td>
<td></td>
<td></td>
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<tr>
<td>Applicant Address:</td>
<td>150 S WOODLAWN AVE</td>
<td>BARTOW</td>
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<tr>
<td>Owner Name:</td>
<td>AIRPORT COMMERCE PARTNERS LLC</td>
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<td>Owner Address:</td>
<td>4100 FRONTAGE RD S STE 101</td>
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Request:

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<th>Application Type:</th>
<th>PLANNED UNIT DEVELOPMENT</th>
<th>MINOR MODIFICATION</th>
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<td>Proposed Zoning:</td>
<td>PUD (Planned Unit Development) 5666</td>
<td>PUD (Planned Unit Development) 5666</td>
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<tr>
<td>Land Use:</td>
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<td>Business Park (BP)</td>
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<td>Context:</td>
<td>Not Applicable</td>
<td>Suburban Special Purpose (SSP)</td>
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<tr>
<td>Explanation of Request:</td>
<td>The proposed site plan represents a change to the approved PUD site plan intensity and access points. Therefore, a minor modification of PUD 5666 is required. A minor modification will only require one hearing before the Planning &amp; Zoning Board.</td>
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<tr>
<td>Justification:</td>
<td>The proposed user requires access to both Drane Field Rd and Airport Rd. After meeting with FDOT &amp; City staff, it was determined the access to these roads would be different than the current PUD proposes. Additionally, the user proposes a larger building, more fuel stations, and additional parking than the current PUD site plan.</td>
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Concurrency:

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<td>Year</td>
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Estimate of Public Service Demand

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<td>GPD</td>
<td>Solid Waste</td>
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Subject Property

File Number: PUD20-022
Present Zoning: PUD 5666
Context: Suburban Special Purpose
Proposed Zoning: Minor Modification of PUD to Adopt a New Site Plan and Increase Number of Fuel Pumps

December 2020
File Number: PUD20-022

Present Zoning: PUD 5666
Context: Suburban Special Purpose
Proposed Zoning: Minor Modification of PUD to Adopt a New Site Plan and Increase Number of Fuel Pumps

December 2020
File Number: PUD20-022
Present Zoning: PUD 5666
Context: Suburban Special Purpose
Proposed Zoning: Minor Modification of PUD to Adopt a New Site Plan and Increase Number of Fuel Pumps

December 2020
December 1, 2020

RE: 7-11 Drane Field Road & Airport Road - Project No. PUD20-022

Dear Property Owner:

This letter is to advise you that Kendra McBee requests a minor modification of PUD (Planned Unit Development) zoning to modify access points and adopt a new site development plan on property located at 3611 Drane Field Road. The subject property is legally described as:

Commence at the Southwest corner of Section 33, Township 28 South, Range 23 East, and run North along the West section line a distance of 667.24 feet to the North boundary of the South 1/2 of the Southwest 1/4 of the Southwest 1/4 of said Section 33, run thence East along said North boundary a distance of 1042.04 feet, run South 203.01 feet, run East 218.03 feet to a point on the Westerly right-of-way line of Airport Road as described in O.R. Book 3338, Page 1131, Public Records of Polk County, Florida, run South 01º41'03" West a distance of 60.02 feet to the Point of Beginning, run West 286.25 feet, run South 311.47 feet to the Northerly right-of-way of Drane Field Road a distance of 275.56 feet to the Westerly right-of-way line of Airport Road, run North 01º41'03" East along said Westerly right-of-way line of Airport Road to the Point of Beginning, all lying and being in 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, December 15, 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, December 15th meeting.

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

## General Information:

<table>
<thead>
<tr>
<th>Project No:</th>
<th>ZON20-010</th>
<th>Application Date:</th>
<th>11/19/2020</th>
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<tbody>
<tr>
<td>Project Name:</td>
<td>APPLICATION OF RA-3 ZONING</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Subject Property Address:</td>
<td>1401 GRIFFIN RD</td>
<td></td>
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<td>Parcel ID:</td>
<td>232802000000011010</td>
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<td>Applicant Name:</td>
<td>City of Lakeland</td>
<td></td>
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</tr>
<tr>
<td>Applicant Address:</td>
<td>5917 COVEVIEW DR W</td>
<td>Lakeland</td>
<td>FL</td>
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<tr>
<td>Owner Name:</td>
<td>VICTORY ASSEMBLY OF GOD OF LKL</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Owner Address:</td>
<td>PO BOX 90489</td>
<td>Lakeland</td>
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## Request:

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<th>ZONING</th>
<th>CITY INITIATED</th>
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<tr>
<td>Proposed Zoning:</td>
<td>(RA-3) Single-Family</td>
<td>Current</td>
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<td>Land Use:</td>
<td>Not Applicable</td>
<td>Residential Medium (RM)</td>
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<td>Context:</td>
<td>Not Applicable</td>
<td>Suburban Neighborhood (SNH)</td>
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<tr>
<td>Explanation of Request:</td>
<td>City-initiated application of RA-3 (Single-Family) zoning on approximately 7.02 acres located east of Mall Hill Drive and south of Lakeland Square Mall.</td>
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## Concurrency:

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## Estimate of Public Service Demand

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<tr>
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</tbody>
</table>
November 18, 2020

City of Lakeland
Community and Economic Development Department
228 South Massachusetts Avenue
Lakeland, Florida 33801

Subject: O Mall Hill Drive (Parcel ID Number 352723-013500-000012)

Dear Sir or Madam:

The purpose of this correspondence is to confirm that the owner of the above-referenced property, James Pitzer Gills, Jr., is conveying the property to Victory Assembly of God of Lakeland, FL., Inc., and that the closing for such conveyance will occur on or before November 25, 2020.

We will provide a copy of the recorded deed of conveyance to Victory Assembly to upload in the pending zoning file.

Thank you for your attention in this matter. Please feel free to call or email should you have any further questions or comments in this regard.

Sincerely,

Timothy F. Campbell

Copies: Jon Kirk, Straughn Trout Architects (transmitted by email)
Lew Friedland (transmitted by email)
Dan McBride, Victory Assembly (transmitted by email)
File Number: ZON20-010
Present Zoning: None
Context: Suburban Neighborhood
Proposed Zoning: Application of RA-3 Zoning

December 2020
File Number: ZON20-010
Present Zoning: None
Context: Suburban Neighborhood
Proposed Zoning: Application of RA-3 Zoning
December 2020
File Number: ZON20-010
Present Zoning: None
Context: Suburban Neighborhood
Proposed Zoning: Application of RA-3 Zoning

December 2020
December 1, 2020

RE: Application of RA-3 Zoning - Project No. ZON20-010

Dear Property Owner:

This letter is to advise you that the City of Lakeland requests the application of RA-3 (Single-Family Residential) zoning on approximately 7.02 acres located east of Mall Hill Drive and south of Lakeland Square Mall. The subject property is legally described as:

Webster & Omohundro Sub Pb 3 Pg 81 the South 850.06 Ft of Lots 1 & 2 Lying East of East R/W of Access Rd as Described in OR 3336-946; And; the South 850 Feet More or Less of the Southeast Quarter the Southeast Quarter of Section 35, Township 27 South, Range 23 East, Less Parcel 232735000000022020 and any Right of Way; And; the North Quarter of Section 2, Township 28 South, Range 23 East bound By Mall Hill Dr to the West, Griffin Road to the South, and Interstate 4 to the Southeast, 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, December 15, 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, December 15th meeting.

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### General Information:

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<td>ENGLISH CREEK (MORGAN CREEK PRESERVE PUD MODIFICATION 4818)</td>
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<tr>
<td>Subject Property Address:</td>
<td>4806 HAMILTON RD</td>
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<td>Parcel ID:</td>
<td>23290700000012010</td>
<td>Total Acreage:</td>
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<tr>
<td>Applicant Name:</td>
<td>WOOD AND ASSOCIATES ENGINEERING LLC</td>
<td></td>
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<tr>
<td>Applicant Address:</td>
<td>1925 BARTOW ROAD</td>
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<tr>
<td>Owner Name:</td>
<td>ENGLISH CREEK LLC</td>
<td></td>
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<tr>
<td>Owner Address:</td>
<td>1141 DENTON ST</td>
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### Request:

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<td>(PUD) 4818 Planned Unit Development</td>
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<td>Land Use:</td>
<td>Not Applicable</td>
<td>Residential Low (RL), Conservation (C)</td>
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<td>Context:</td>
<td>Not Applicable</td>
<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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| Justification: | 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. |

### Concurrency:

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### Estimate of Public Service Demand

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</tbody>
</table>
Subject Property

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
Subject Property

500 Foot Mail 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
December 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. The proposed development would have access from Medulla Road through an adjacent Suburban Planned Development (LDSPD-2020-4) in the unincorporated area to the north that was recently approved by the Polk County BOCC. The approved SPD allows 29 single-family detached homes on approximately 9.94 acres. 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, December 15, 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, December 15th meeting.

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### General Information:

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<td>Project Name:</td>
<td>1723 US HWY 98-SMALL SCALE</td>
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<td>Parcel ID:</td>
<td>2428282445000000017</td>
<td>Total Acreage:</td>
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<tr>
<td>Applicant Name:</td>
<td>SHELTON RICE</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Applicant Address:</td>
<td>225 EAST LEMON STREET, SUITE 300</td>
<td>LAKELAND</td>
<td>FL</td>
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<tr>
<td>Owner Name:</td>
<td>1723 US HWY 98 S LLC</td>
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<tr>
<td>Owner Address:</td>
<td>114 N TENNESSEE AVE</td>
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### Request:

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<td>Proposed Zoning:</td>
<td>C-4 (Community Center Commercial)</td>
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<td>Proposed Land Use:</td>
<td>Community Activity Center (CAC)</td>
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<td>Proposed Context:</td>
<td>Not Applicable</td>
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<tr>
<td>Proposed Explanation of Request:</td>
<td>See attached explanation.</td>
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<td>Proposed Justification:</td>
<td>See attached justification.</td>
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### Estimate of Public Service Demand

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<tr>
<td>Potable Water</td>
<td>GPD</td>
<td>Wastewater</td>
<td>GPD</td>
<td>Solid Waste</td>
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</table>
File Number: LUS20-001 PUD20-018

Present Zoning: O-1, RA-3 and RA-4 with Conditional Use

Present Land Use: RM (+/- 5.77 AC)

Context: Urban Corridor and Urban Neighborhood

Proposed Zoning: PUD Zoning to Allow Limited Commercial and Office Uses

Proposed Land Use: CAC (+/- 3.94 AC); RM (+/- 1.83 AC)

December 2020
File Number: LUS20-001 PUD20-018
Present Zoning: O-1, RA-3 and RA-4 with
   Conditional Use
Present Land Use: RM (+\- 5.77 AC)
Context: Urban Corridor and
   Urban Neighborhood
Proposed Zoning: PUD Zoning to Allow Limited
   Commercial and Office Uses
Proposed Land Use: CAC (+\- 3.94 AC); RM (+\- 1.83 AC)
December 2020
File Number: LUS20-001 PUD20-018
Present Zoning: O-1, RA-3 and RA-4 with Conditional Use
Present Land Use: RM (+\- 5.77 AC)
Context: Urban Corridor and Urban Neighborhood
Proposed Zoning: PUD Zoning to Allow Limited Commercial and Office Uses
Proposed Land Use: CAC (+\- 3.94 AC); RM (+\- 1.83 AC)
December 2020
December 1, 2020

RE: 1723 US Highway 98 - Project No. LUS20-001/PUD20-018

Dear Property Owner:

This letter is to advise you that Shelton Rice requests a change in land use, from Residential Medium (RM) to Community Activity Center (CAC), on approximately 4 acres; and a change in zoning, from O-1 (Low Impact Office) and RA-3 (Single-Family) to PUD (Planned Unit Development) zoning, to allow C-4 (Community Center Commercial) and O-1 uses on approximately 5.77 acres on property generally located west of U.S. Highway 98 South, north of Richmond Road and south of Fredricksburg Avenue. The subject property is legally described as:

A part of land in Section 29 Township 28 S Range 24 E bound by subdivision College Heights Unit 3 to the west, Lynncrest Subdivision to the southeast less lots 1 through 5 Block D, Bartow Road/Highway 98 to the northeast, McDonalds restaurant to the north; and College Heights Unit 3 Block E north 40 feet of lot 1, 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, December 15, 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, December 15th meeting.

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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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## Request:

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### Explanation of Request:
This is a request for a new PUD regarding the property identified as Polk County Property Appraiser Parcel Identification Number 24-28-07-172500-000063 & 24-28-07-172500-000071 (the “Property”). Please note there will be a lot split on 24-28-07-172500-000071 and only approximately 1 acre on the eastern side of the site will be included within this site. 24-28-07-172500-000071 is owned by John and Sharon Dilworth and 24-28-07-172500-000063 is owned by CMTG Real Estate Enterprises, Inc. Both parcels are Zoned Single Family (RA-3) and within the Urban Neighborhood (UNH) context.

The combined site area is approximately 4.05 Acres and approximately 39 Dwelling Units are proposed, as shown on the Conceptual Site Plan. Thus, a zoning change from RA-3 to PUD is required to best utilize this site. The proposed Single Family Attached dwelling are consistent with the Parcel do the East. The PUD is being requested primarily because the proposed building type is not permitted within the RA-3 Zoning District.

City of Lakeland Utilities will be utilized for the proposed site.

### Justification:

Our client is requesting to change the existing zoning from RA-3 to PUD. This site will contain approximately 39 Single family attached units on roughly 4.05 acres. While the site is currently zoned single family, the proposed dwelling units would still be a version of attached single family dwelling with individually platted lots. The focus is to increase the lot density and create a unified neighborhood feel on the tract while providing approximately 39 homes in a location that is close to the city center and various forms of recreation.

The site is ideal for this type of development. To the east, a similar multifamily dwelling exists. The location is within the urban neighborhood context and the intent of urban form standards is to create a compact, walkable, energy-efficient, transit-supportive urban form; to encourage a diverse mix of land uses and to ensure a
high-quality public realm. The elements of urban form include streets, blocks, lots and parcels, buildings and structures and open space. The proposed development resonates with the core principles of the urban neighborhood. The site is intended to be walkable with sidewalks interconnecting all the units. In addition, there is a large area of Civic open space. The application of PUD zoning is consistent and compatible with the surrounding land uses. The proposed site plan shows a neighborhood that best utilizes the available available without causing adverse impacts to the surrounding properties. Conservative setbacks along with landscaping are proposed to help ensure the surrounding properties are improved rather than adversely affected from the proposed development. The approximately 39 Single Family Attached units will allow for additional residents to call this area home and continue with the redevelopment of the area, keeping the neighborhoods relevant for lifetimes to come.

**Concurrency:**

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File Number:       PUD20-021
Present Zoning:  RA-3
Proposed Zoning:  PUD Zoning to Allow 39 Townhomes
Context:       Urban Neighborhood
December 2020

Subject Property
500 Foot Notification Boundary
Current City Limits
Zoning
Conditional Use
Parcels
Railroad
Water Body
File Number: PUD20-021
Present Zoning: RA-3
Proposed Zoning: PUD Zoning to Allow 39 Townhomes
Context: Urban Neighborhood
December 2020
File Number: PUD20-021
Present Zoning: RA-3
Proposed Zoning: PUD Zoning to Allow 39 Townhomes
Context: Urban Neighborhood
December 2020
December 1, 2020

RE: 731 Druid Street - Project No. PUD20-021

Dear Property Owner:

This letter is to advise you that Kimley-Horn & Associates, Inc. requests a rezoning from RA-3 (Single-Family) to Planned Unit Development (PUD) to allow a maximum of 39 single-family attached (townhouse) dwelling units on approximately 4.05 acres located south of Druid Street and east of Gilmore Avenue. The subject property is legally described as:

Begin at the Northeast corner of Lot 6 of E.D. FENTON TRACT, according to the Plat thereof recorded in Plat Book 3, Page 36 and in Plat Book 2, Page 33, of the Public Records of Polk County, Florida, run West 25 feet, South 90 feet, West 110 feet, North 90 feet, West 226 feet, South 150 feet, West 140 feet, South 144 feet, East 152 feet, South 164 feet, East 350 feet, North 475 feet to the point of beginning. (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, December 15, 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, December 15th meeting.

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THIS IS A COURTESY LETTER NOT REQUIRED BY LAW
The City of Lakeland Planning and Zoning Board met in Regular Session. Board Members Glenn Higgins (Chair), Lyle Philipson (Vice-Chair), Leigh Ann Lunz, (Secretary), Silvana Knight, Jeri Thom, and Susan Seitz 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; Joshua Cheney, Senior Planner; Todd Vargo, Senior Planner; Brandy Gillenwater, Planning Administrative Specialist and Christelle Burrola, Planning Assistant 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 215 Miramar Road. Owner: Eric Charles Washburn. Applicant: Rudy Brown Construction Inc. (ADU20-010)

Joshua Cheney stated the subject property is located in the Casa Bella Subdivision, east of S. Florida Avenue and north of Morningside Drive.

Eric Washburn, 215 Miramar Road, stated the proposed accessory dwelling unit will be configured as a garage apartment with a mother-in-law suite located above a two-car garage. Mr. Cheney presented the proposed conditions for approval.

Lyle Philipson made a motion to approve staff’s recommendation. Leigh Ann Lunz seconded the motion and it passed 7-0.

ITEM 2: Conditional use to allow a bar on property located at 124 S. Tennessee Avenue. Owner: Stuart Simm. Applicant: Kara Simm. (CUP20-009)

Todd Vargo stated the subject property is part of a historic building that was downtown Lakeland’s first post office. The current tenant, Federal Bar, shares the building with Mojo Federal Swine & Spirits. The tenant space has approximately 3,880 square feet of floor area with capacity for 317 patrons indoors and outdoor seating for roughly 100 outside.

Mr. Vargo stated the subject property was originally established as a restaurant. To be considered a restaurant under Florida law, at least 51 percent of total sales must be either food or non-alcoholic beverages. The establishment was not able to reach the threshold in the most recent audit and can no longer be considered a restaurant in respect to the amount of alcohol sales. According to Mr. Vargo, a background check was performed on the owners by the Florida Department of Law Enforcement. No evidence of any criminal history was found.

Todd Vargo presented recommended conditions to the Board.

Stuart Simm, 124 S. Tennessee Avenue, stated they are wanting to be zoned as a bar.

In response to Silvana Knight, Stuart Simm, 124 S. Tennessee Avenue, stated the Federal Bar will operate as a bar under a 4COP license but will continue to offer food.

In response to Lyle Philipson, Mr. Simm stated operations would not change.

In response to Ronald Roberts, Mr. Simm stated approval would not change the hours of operation.
Jeri Thom made a motion to approve staff’s recommendation. Lyle Philipson seconded the motion and it passed 7-0.

**ITEM 3:** 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)

In response to Glen Higgins, Mr. Cheney stated the applicant is requesting a delay.

Teresa Maio stated it is appropriate for the public to be asked by the Chairperson if there is any public comment.

Leigh Ann Lunz made a motion for approval for a continuance. Ronald Roberts seconded the motion and it passed 7-0.

**ITEM 4:** Major modification of PUD (Planned Unit Development) zoning to include additional properties located along Bunker Road and adopt a revised site development plan. The site is approximately 724.4 acres located north and east of the Polk Parkway, west of Airport Road and south of Old Tampa Highway. Owner: LCP Owner LLC. Applicant: Timothy F. Campbell. (PUD20-020)

Phillip Scearce stated the major modification is required due to the additional properties being added to the PUD (Planned Unit Development). The two new parcels will be used as open space. Additional changes included clarification as to how the Floor Area Ratio will be calculated and the adoption of a new site plan to reflect a reallocation of uses in response to environmental constraints and the realignment of the internal spine road. The requested changes will have no impact of the uses currently permitted.

Timothy Campbell, Clark, Campbell, Lancaster & Munson, P.A., 500 S. Florida Avenue, stated both parcels were previously owned by Flagler and conveyed to Lakeland Central Park when project was purchased. The two parcels will be used as either wetlands or storm water retention. No other uses will be allowed.

In response to Glen Higgins, Mr. Campbell stated project has been in development for several years.

**ITEM 5:** 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.**

Leigh Ann Lunz made a motion for approval for a continuance. Lyle Philipson seconded the motion and it passed 7-0.

**GENERAL MEETING**

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

In response to Glenn Higgins, Teresa Maio stated minutes were amended to show correct count for item 5 from the October meeting.

Ronald Roberts made a motion for approval of the amended minutes from the previous meeting. Silvana Knight seconded the motion and it passed 7-0.
ITEM 7: 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)

Phillip Scearce stated that the total floor area the for proposed building is 133,000 square feet. The subject property has remained without zoning since 2001. The proposed building will be two stories in height with a maximum overall height of 50 feet.

Mr. Scearce presented recommended conditions to the Board.

Matthew Lyons stated that the land use change will need to be voted on separately from the zoning since it constitutes a large-scale land use amendment.

Leigh Ann Lunz made a motion to approve staff’s recommendation for the future land use. Silvana Knight seconded the motion and it passed 7-0.

Leigh Ann Lunz made a motion to approve staff’s recommendation for the zoning with the amended conditions. Ronald Roberts seconded the motion and it passed 7-0.

Leigh Ann Lunz made a motion to approve staff’s recommendation to approve the context district to the site. Ronald Roberts seconded the motion and it passed 7-0.

ITEM 8: 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) Note: Applicant requests a one-month delay.

Ronald Roberts made a motion for approval of a one-month delay. Leigh Ann Lunz seconded the motion and it passed 7-0.

ITEM 9: 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)

Phillip Scearce stated the subject property is located at the southwest corner of Airport Road and Carillon Boulevard, just south of the entrance to the Carillon Lakes community. The Interchange Activity Center (IAC) future land use designation is a special category created to address unique opportunities associated with land development that have limited access to interchanges. The IAC future land use designation was assigned to the property in 2000. The current PUD zoning, as approved through a major modification in 2006, allows for 142 dwelling units in a townhouse configuration. Discussion ensued.

Mr. Scearce stated at the time the staff report was drafted, 22 emails and letters, as well as five phone calls were received in objection. Several residents also voiced their concerns at last month’s meeting.

Mr. Scearce summarized the concerns regarding impacts on property values, traffic, safety and environmental impacts such as flooding. The developer of the apartment complex has agreed to construct a buffer fence along Carillon Lakes Boulevard which will act as an additional buffer for Carillon Lakes residents. Discussion ensued regarding security at Carillon Lakes.

Mr. Scearce presented recommended conditions to the Board.
Teresa Maio stated the applicant is proposing a decorative fence around the project site. A school bus stop is proposed on Carillon Boulevard to consolidate any current school bus traffic and a public transit stop will be located on Airport Road.

In response to Jeri Thom, Ms. Maio stated the site will be secured with landscaping and fencing.

In response to Silvana Knight, Phillip Scearce stated the PUD zoning does not specify that dwelling units must be under individual ownership.

Mr. Scearce stated that at the previous meeting residents expressed concern that parking would be visible from Carillon Boulevard. Parking will be located within the interior of the development.

In response to Susan Seitz, Chuck Barmby stated the Citrus Connection only operates a southbound route on Airport Road. The addition of a northbound route has not been finalized.

In response to Ms. Seitz, Mr. Barmby stated the traffic study included both Carillon Lakes Boulevard and Airport Road. A concurrency analysis was required to review the capacity of Airport Road.

As a matter of legal housekeeping, Jerrod Simpson reminded Board members as to the standard of evidence that may be considered and that a distinction should be made between factual testimony and opinion.

In response to Glen Higgins, Mr. Simpson stated that a reason must be stated when a motion is made to deny.

Leigh Ann Lunz made a motion to approve staff’s recommendation. Ronald Roberts seconded the motion, but it failed 3-4. Glen Higgins, Silvana Knight, Susan Seitz and Jeri Thom voted to deny staff’s recommendation.

In response to Silvana Knight, Mr. Scearce stated if the motion is not approved, the entitlement for 142 multi-family units will remain on the subject property.

Susan Seitz made a motion to deny staff’s recommendation based on density and traffic concerns. Jeri Thom seconded the motion, but it failed 3-4. Ronald Roberts, Silvana Knight, Leigh Ann Lunz and Lyle Philipson voted to deny the motion for denial.

Timothy Campbell, Clark, Campbell, Lancaster & Munson, P.A., 500 S. Florida Avenue, stated the developer would be challenged to come back with modifications to plan. A building could be removed from the plan, but the request for the 300 multi-family unit allowance would stay the same.

In response to Leigh Ann Lunz, Mr. Campbell stated the developer would agree to enhanced landscaping along Carillon Lakes Boulevard to buffer the building on the northwest corner of the subject property.

In response to Silvana Knight, Mr. Campbell stated there will be 300 units even with removal of one less building.

In response to Jeri Thom, Chuck Barmby stated the traffic study included trips that were expected to be generated with the Publix expansion, as well as the trips generated by Lakeland Central Park, and Lakes at Laurel Highlands. All traffic studies completed are appropriate and meet the adopted level of service standards through the comprehensive plan.

Elizabeth Rodriguez, 18156 Sandy Pointe Drive, Tampa, stated a layered traffic study was completed with background traffic as well as traffic from approved and soon to be approved development projects.
The new right lane offsets project traffic even with a delay and still within the City’s adopted level of service standards. Discussion ensued.

Silvana Knight made a motion to delay request but withdrew motion after additional traffic discussion.

Leigh Ann Lunz made a motion to approve staff’s recommendation adding the condition of enhanced landscaping for the north building along Carillon Lakes Boulevard. Ronald Roberts seconded the motion, and it passed 5-2. Susan Seitz and Jeri Thom voted to deny the motion.

**ITEM 10:** Plat approval for Villages at Bridgewater - Village 12 on 2.73 acres generally located south of Geneva Drive, west of Village Lakes Boulevard, and north of Bridgewater Lakes Way. Owner: HDP Bridgewater, LLC. Applicant: Doug Forni, Chastain Skillman, Inc. (SUB20-004)

Joshua Cheney stated the plat for Village 12 in the Villages at Bridgewater Subdivision will be 15 lots on approximately 2.73 acres. The subject property is located south of Geneva Drive and west of Village Lakes Boulevard and north of Bridgewater Lakes way. The plat has been reviewed by all departments and is conforming with the City’s subdivision regulations within the Land Development Code. Staff recommended approval of the plat.

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

**ITEM 11:** Plat approval for Villages at Bridgewater - Village 13 on 5 acres generally located north of Bridgewater Lakes Way, east of Village Lake Boulevard, and southeast of Great Bear Drive. Owner: HDP Bridgewater, LLC. Applicant: Doug Forni, Chastain -Skillman, Inc. (SUB20-005)

Joshua Cheney stated a plat for Village 13 in the Villages at Bridgewater has been submitted by the Doug Forni of Chastain-Skillman, Inc. The plat consists of 24 lots on approximately five acres generally located north of Bridgewater Lakes Way, east of Village Lake Boulevard, and southeast of Great Bear Drive. The plat has been reviewed by all departments and is conforming with the City’s subdivision regulations within the Land Development Code. Staff recommended approval of the plat.

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

**ITEM 12:** Election of new Vice Chairperson

Jeri Thom made a motion to approve the nomination for Lyle Philipson. Leigh Ann Lunz seconded the motion and it passed 7-0.

**ITEM 13:** Report of City Commission action on Planning and Zoning Board recommendations.

Teresa Maio reviewed the recent actions of the City Commission.

**ITEM 14:** Housing & Planning Manager’s Report.

Teresa Maio reviewed the new cases for the December hearing.

**ITEM 15:** Audience.

There were no comments from the audience.

**ITEM 16:** Adjourn.

There being no further discussion, the meeting was adjourned at 10:41 am.
Respectfully Submitted,

_____________________________  ______________________________
Glenn Higgins, Chair            Lyle Philipson, Vice-Chair
## Community & Economic Development

### Staff Recommendation

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### Request:

Major modification of PUD (Planned Unit Development) zoning to include additional properties located along Bunker Road and to adopt a revised site development plan on property located north and east of the Polk Parkway, west of Airport Road and south of Old Tampa Highway.

### 1.0 Location Maps

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

2.1 Summary
Tim Campbell, on behalf of LCP Owner, LLC, requests a Major modification of PUD (Planned Unit Development) zoning to include additional properties located along Bunker Road and adopt a revised site development plan on property located north and east of the Polk Parkway, west of Airport Road and south of Old Tampa Highway. A legal description of the subject property is included as Attachment “A.”

2.2 Subject Property
The subject property is approximately 724.4 acres in area and currently undeveloped. The current PUD zoning, Ordinance 4998 as amended by Ordinance 5820, was first approved in 2008 for the benefit of the Flagler Development Company and allows for a mixed-use office/commercial/industrial park with limited multi-family residential uses. Due to the economic downturn that began in 2008, development of the site did not reach fruition. The current owner purchased the property in 2019 with the intent of developing the site utilizing the existing entitlements and approvals.

2.3 Project Background
On February 3, 2020, the City Commission approved a Major Modification to the PUD (DRI19-003/PUD19-023) to incorporate the Development Order conditions from the Lakeland Central Park (LCP) DRI into the zoning. The original Development Order for the DRI was approved through Resolution No. 4698 in July of 2008. Following the approval, a detailed environmental analysis of the site was performed which identified environmentally sensitive (wetland) areas and necessitated changes to the master drainage system. On May 21, 2020, a minor modification (PUD20-008) was approved by the Planning & Zoning Board to adopt a new site plan and amend the development conditions based on this analysis.

Since the last modification, additional lands were identified adjacent to the project site which were included as part of the conveyance from Flagler Development. These lands were not part of the original approval or any of the subsequent modifications. The applicant requests approval to adopt a new site plan which accounts for the additional parcels, reallocates existing office entitlements, and realigns the internal spine road. As a secondary change, the applicant also requests approval to adopt language which clarifies how the Floor Area Ratio (FAR) is calculated for individual development areas. A copy the revised site plan is included as Attachment “C.”

2.4 Existing Uses of Adjacent Properties

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2.4 Attachments

Attachment A: Legal Description
Attachment B: Base Map of Subject Property
Attachment C: Revised Site Development Plan
Attachment D: Access Management Plan
Attachment E: Development Phasing Plan
Attachment F: Design Standards for Mixed Use Commercial Center
Attachment G: Signage Plan
Attachment H: Site Wide Environmental Monitoring Plan
Attachment I: Equivalency Conversion Matrix

3.0 Discussion

The primary purpose of this request is to incorporate two parcels located in the southeastern portion of the site which have a total area of 5.67 acres into the PUD. According to the applicant, the parcels were acquired by Flagler Development subsequent to the incorporation of the DRI into the PUD and conveyed as part of the sale of the property to the current owner. Both parcels have been removed from the Steeplechase Property Owners Association and will be preserved as open space.

As a secondary request, the applicant is requesting the addition of new language which will clarify how the Floor Area Ratio (FAR) is calculated. Traditionally, FAR is calculated using the gross acreage of an individual development site. However, within large mixed-use Planned Unit Developments, gross floor area (GFA) is predetermined for each use and FAR is based on the overall project acreage. In this case the project is approved for the following uses based on the GFA as follows:

- Industrial: 5,000,000 square feet GLA
- Office: 650,000 square feet GLA
- Retail/Service: 225,000 square feet GLA
- Multi-Family: 300 dwelling units
- Hotel: 125 rooms

Based on the request the following condition is added to the PUD conditions:

**Floor Area Ratio (FAR) 0.50% based on gross project area. Development shall not exceed maximum as previously outlined above.**

In addition to these changes, a new site plan will be adopted which reallocates office uses in response to a recent update of the environmental analysis. Designated office uses shown along the spine road have been reduced in the area labelled “Lot 7(P-13)”. This area was previously designated for office uses as part of a stand-alone office complex. The unallocated office uses may be integrated elsewhere within the overall development site as either ancillary uses to the industrial park or as principal use in areas designated for retail and service uses. In addition, an area designated for retail/service uses along the spine road, west of Airport Road, have been reduced and designated as open space. Lastly, the spine road has been re-aligned to match up with a proposed residential spine road on the east side of Airport Road.
3.1 Transportation and Concurrency

The proposed property additions and site plan changes will not impact the overall development program and trip generation will not change beyond what was approved in the Development Agreement executed earlier this year. The access management plan remains unchanged. At time of permitting the City and FDOT will need to review specific site plans to quantify the number of trips entering/exiting at specific driveway locations. Therefore, the proposed PUD modification will not adversely affect previously approved concurrency mitigation requirements.

3.2 Comprehensive Plan Compliance

The Community and Economic Development Department and the Planning & Zoning Board reviewed this request for compliance with Lakeland Comprehensive Plan: 2010-2020 and it is our opinion that the request is consistent with the Comprehensive Plan. All roadway levels of service are acceptable with mitigation as recommended in this PUD modification. Actual construction is subject to final concurrency determinations at the time of site plan review.

4.0 Recommendation

4.1 Community and Economic Development Staff

The Community Development Department reviewed this request and recommends the approval of PUD zoning. Letters of notification were mailed to 56 property owners within 500 feet of the subject property. There were no objections received by the Community and Economic Development Dept. staff.

4.2 The Planning & Zoning Board

It is recommended that the request for a major modification of PUD zoning, as described above and in Attachments “A”, “B”, “C,” be approved, subject to the following conditions.

Ordinance 4998, as amended:

I. General Conditions

A. Development Limits:

1. Maximum Development by Type:

   Industrial: 5,000,000 square feet GLA
   Office: 650,000 square feet GLA
   Retail/Service: 225,000 square feet GLA
   Multi-Family: 300 dwelling units
   Hotel: 125 rooms

   The total of the development listed above may hereinafter be referred to as the “Total Development Entitlements”

2. The amount of development by type of use may be exchanged from one type to another in accordance with the equivalency conversion matrix in Attachment “I”.

3. Floor Area Ratio (FAR) 0.50% based on gross project area. Development shall not exceed maximum as previously outlined above.
B. Permitted Uses, Development Regulations and Phasing

1. The development shall be consistent with the land uses set forth in the City of Lakeland Comprehensive Plan with respect to the subject property.

2. Notwithstanding the notes in Attachment “C,” the permitted uses and development regulations for each development parcel illustrated in Attachment “C” shall be in accordance with roman numerals II. through IV. below.

3. To the extent that grazing or other agricultural uses had been legally established on any development parcel prior to the enactment of this PUD, such uses may continue until the issuance of a Building Permit.

3. All development shall be phased as set forth in Attachment “E”, provided that parcels may be moved from one phase to another with administrative approval of the Director of the Community and Economic Development Department without requiring a change to this PUD. In order to receive such approval, the developer shall submit a written analysis that traffic, utility, drainage and wetland impacts will be sufficiently addressed with respect to the movement of any parcel(s) from one phase to another. A phase shall be considered complete upon approval of the final site plan for development approved in that phase.

C. Site Development Plan: The project shall be developed in substantial accordance with the site development plan included as Attachment “C.” With the approval of the Director of the Community and Economic Development Department, minor adjustments can be made to these zoning-lot configurations at the time of final site plan review without requiring a change to this PUD.

D. Signage: Project signage shall be in accordance with Article 36 except as otherwise provided in the Signage Plan included as Attachment “G.”

E. Landscaping:

1. Individual development parcels shall be landscaped in accordance with Article 4 of the Land Development Code, unless otherwise provided herein.

2. The developer shall plant street trees along all street rights-of-way in accordance with the Roadway Typical Sections included as Attachment “E” or, where not otherwise specified, on the ratio of one tree per 50 linear feet of roadway.

3. Development landscape design and maintenance shall implement all reasonable water conservation measures, including, but not limited to, Florida Friendly landscape techniques.

F. Buffering:

1. The project shall have a minimum 25-foot-wide vegetative buffer along the perimeter boundary abutting the Polk County Parkway (SR 570). Trees shall be planted within the buffer on the ratio of one tree per fifty linear feet of frontage.

2. If parcels P-10 and P-11 are developed with non-residential uses, buffering shall be provided along the project boundary in either of those parcels where the boundary of such parcel is adjacent to or across Bunker Road from parcels containing existing residential uses. The buffer shall consist of a minimum fifty-
foot wide area and a minimum six-foot high masonry wall with a continuous hedge and trees on the ratio of one tree per fifty linear feet on the project side of the wall. Stormwater retention ponds with landscaped banks shall be incorporated into the buffer, the width of which may be included in the fifty-foot requirement.

3. The project shall have eight-foot wide landscaped buffers between off-street parking and/or loading areas and public rights-of-way. If curbing is used, the landscape buffers shall be an additional two feet wide.

4. Off-street loading facilities shall be located in the rear or side yards buildings and shall be visually screened from abutting public streets.

G. Transportation:

1. Traffic and Pedestrian Circulation System Plan:
   a. Prior the issuance of the first Certificate of Occupancy within any specific phase of the project, the developer shall construct the portion of the central spine road, illustrated in Attachment “C,” for the phase that is being developed. This roadway shall be a three-lane (two directional lanes and a center continuous turn lane) section with a eight ten-foot multi-use pathway on the north and east side and a five-foot sidewalk on the south and west side. This roadway shall connect Old Tampa Highway (CR 542) to Airport Road (SR 572) and upon completion may, at the election of the City, be dedicated to the City of Lakeland. The roadway typical section shall be approved by the Lakeland Public Works Department. Where project traffic requires a wider road cross-section than is depicted in Attachment “C”, the sidewalk and multi-use trail may be placed in public easements adjacent to the right-of-way.
   
   b. The developer shall signalize the spine road intersection with Airport Road if and when warrants are met as determined by FDOT. The developer shall be responsible for monitoring this intersection and conducting warrant analyses when necessary.
   
   c. Streets and sidewalks dedicated to public use shall be constructed in accordance with the City of Lakeland Subdivision Regulations unless otherwise provided herein. Right-of-way and pavement widths shall be determined according to function and anticipated traffic volume and shall be determined during subdivision plat review.

2. Vehicle access: Vehicle access to development parcels shall be limited to those access points illustrated in Attachment “D,” provided that the Director of the Community and Economic Development Department may administratively approve a relocation of an access point(s) if the developer has addressed any traffic, utility, drainage and wetland impacts associated with such relocation. All access and site circulation shall meet the requirements of Article 4 of the Land Development Code, unless otherwise provided herein.

3. Transportation Improvements: The developer shall make, or contribute its proportionate fair share towards, the required improvements to transportation facilities in accordance with a Development Agreement subject to approval by the
Lakeland City Commission. The developer shall be entitled to transportation impact fee credits, as more particularly described in the applicable City of Lakeland Impact Fee Ordinance and Land Development Code, for any improvements or proportionate fair share contributions that exceed the Required Transportation Mitigation. The developer shall cooperate with the City of Lakeland and other appropriate agencies on the future planning of a new interchange on the Polk Parkway (State Road 570), generally located in the vicinity of an extension of Gateway Boulevard between Airport Road (State Road 572) and Old Tampa Highway (County Road 542).

4. Alternative Transportation Modes:
   
a. It is the intent of this PUD that the project design shall facilitate the free movement of vehicles and pedestrians on separate facilities between development parcels, and promote safe and efficient on-site vehicle and pedestrian circulation, including accessibility to future fixed-route transit services. Where such connections are feasible and consistent with the aims of good access management, cross access connections shall be sought to adjacent properties that are not a part of this PUD.

b. A sidewalk shall be constructed along the project’s Old Tampa Highway frontage and an eight-foot wide multi-use pathway shall be constructed along the project’s Airport Road frontage.

c. Sidewalk/pedestrian connections shall be provided between the project central spine road and the main entrance of each principal building.

d. Bicycle parking racks shall be provided in accordance with the Land Development Code and the Engineering Standards Manual.

e. The developer shall provide a minimum of three transit shelter sites, the location of which to be decided in consultation with the Lakeland Area Mass Transit District (LAMTD) or successor transit district. The shelters shall comply with all applicable Americans with Disabilities Act and State requirements.

H. Off-Street Parking Regulations:

1. Off-street parking requirements shall be in accordance with Article 4 of the Land Development Code except in the case of approved shared parking arrangements as provided below.

2. The total parking space requirements may be reduced upon a written determination by the Director of Community and Economic Development Department for shared parking facilities serving two or more uses or structures, subject to the following conditions:

   a. The uses served by the shared off-street parking facilities shall not have the same hours of operation.

   b. No more than 50 percent of the off-street parking spaces required for theaters, churches, bowling alleys, dance halls, and establishments for the sale and consumption of alcoholic beverages, food or refreshments shall be supplied by shared off-street parking spaces.
c. There shall either be a declaration, easement and maintenance agreement or written agreement between and among the joint users or parcel owners governing the shared use of any such shared off-street parking facility, a copy of which shall be submitted to the City concurrent with site plan review. Violation of such conditions or shared use requirements shall be a violation of this code ordinance.

I. Exterior Lighting:

1. Except for City-approved street lights within rights-of-way, all outdoor lighting fixtures shall be of the “fully shielded” type such that the light emitting, distributing, reflecting and refracting components of the light fixture (lamp, lens, reflective surfaces, etc.) shall not extend beyond the opaque housing of the fixture.

2. Lighting shall be so arranged and shielded as to deflect light away from all adjacent residential dwellings and public thoroughfares.

3. Street lights shall be provided which shall be selected from the Lakeland Electric approved list.

J. Utilities:

1. The project may require improvements to off-site water and sanitary sewer lines and/or lift stations to meet concurrency. The determination about any such improvements required will be made at the time of subdivision plat review for each phase.

2. In response to the Southwest Florida Water Management District's (“SWFWMD”) Water Supply Plan, and at the discretion of the Water Utilities Department, the developer shall install a privately owned and maintained independent reclaimed/reuse irrigation water distribution system to serve all lots and common areas.

   This is intended to meet SWFWMD’s goal of reusing water and off-setting the use of ground water. The development shall use water saving devices of the type recommended by the Southwest Florida Water Management District (“SWFWMD”).

3. Underground installation shall be required for all utilities including, but not limited to, telephone lines, television cable lines and electrical lines.

4. Subject to the developer’s compliance with the requirements set forth in this PUD ordinance, the developer is deemed to satisfy potable and non-potable water supply capacity and wastewater capacity for the Total Development Entitlements. Wastewater, any feasible reuse and potable water service shall be provided by the City, subject to other conditions herein. Potable water and wastewater capacity are not guaranteed. The developer shall, where necessary, provide to the City of Lakeland adequate easements of land for utility lines and associated facilities as required to provide any and all of these utility services for the project.

5. Fire Protection shall be provided to the project by the City of Lakeland.
6. A master repump station is required and should be designed to City standards. Wastewater from the 14” force main on the Polk Pkwy would need to be diverted to the repump station via a 20” force main. The wastewater would then be pumped to the 16” force main through another 20” force main. Valves would be required to isolate the 12” force main from the southwest connecting to the 14” and 16” force main. A utility easement will be required from the 14” force main before crossing the Polk Parkway to the lift station. All costs associated with development of properties, as well as all COL system upgrades for the development, are by the developer at the developer’s expense.”

K. Avigation Agreement: The developer shall sign an avigation agreement with the City of Lakeland with respect to air traffic into and out of Lakeland Linder International Airport operating over or near the subject property. The developer shall record the avigation agreement in the public records of Polk County and provide a copy of the recorded agreement to the City prior to the issuance of a first building permit for the project.

L. Natural Resources. The developer shall incorporate and comply with the requirements of the City of Lakeland, SWFWMD and the Florida Department of Environmental Protection, if applicable, in the development of the project.

M. Surface Water, Stormwater, Wetlands and Floodplains. The developer shall comply with the requirements of the City of Lakeland and SWFWMD regarding surface water, stormwater, wetlands and floodplain management.

1. Prior to any construction activities on the site the Applicant must use the current FEMA flood study elevations or, conduct a flood study that uses the Polk County requirements and criteria for the study and that is approved by Polk County. The City's Engineer will approve or acknowledge the FEMA Map change upon receiving confirmation from the County that the study provided by the Developer's consultant is valid as determined by the County. The project shall adhere to all requirements of the City's Land Development Regulations and Engineering Standards Manual and the City of Lakeland reserves the right to continue to review/approve the Final Flood study before construction plan approval.

N. Wildlife and Listed Species. The developer shall comply with the requirements of the City of Lakeland, Florida Fish and Wildlife Conservation Commission and the United State Fish and Wildlife Service with respect to wildlife and listed species issues.

O. Historical or Archaeological Resources. The developer shall comply with the requirement of the City of Lakeland and the Florida Division of Historical Resources with respect to the development of the project.

P. The developer will coordinate with the City of Lakeland and the SWFWMD to incorporate the required water conservation into the project. For the purpose of potable water conservation, installation of high-efficiency (low volume) plumbing fixtures, appliances, and other water-conserving devices is required. Additionally, developer shall use “Florida Friendly” principles with respect to all landscaped areas.

II. Business Park Development Parcels (Parcels P-1 through P-8)

A. Permitted Uses: In accordance with I-2 (Medium Industrial) uses with the following exceptions:

1. Additional Permitted Uses:
Limited retail and service commercial uses such as office supply, convenience retail, hotel, limited restaurant uses and day care centers shall be permitted where they relate to or support the primary business park uses. No more than five percent of the total land area in Parcels P-1 through P-8 may be utilized for these retail or service commercial uses. The five percent cannot be consolidated. Such uses shall be contained in buildings housing business park uses or, if freestanding, shall be limited to sites of less than 2 acres.

2. Prohibited Uses:
   a. Concrete batch mixing plants.
   b. Junkyards.
   c. Scrap processing yards.
   d. Slaughterhouses.

B. Development Regulations: In accordance with I-2 (Medium Industrial) zoning district regulations, except as otherwise provided herein.

1. Minimum Building Setbacks:
   a. Front and Street Side: 20 feet
   b. Side: 10 feet
   c. Rear: 20 feet

2. All uses, other than allowed outdoor storage, shall be conducted entirely within an enclosed building. There shall be no outdoor storage of goods, materials or heavy equipment in Parcels P-4 or P-8.

3. Where allowed, outdoor storage yards and heavy equipment storage shall be visually screened by a minimum six-foot high view blockage fence or wall.

III. Office Park Development Parcels (Parcels P-9 and P-13)

A. Permitted Uses:

1. Office uses, government, including U.S. Postal Service facilities and administrative offices of city, county, state, and federal government agencies.

2. Office uses, non-government.

3. Office-type research and development facilities.

4. Warehousing and motor freight transportation uses, Levels I and II.

5. Limited retail and service commercial uses such as office supply, convenience retail, hotel, limited restaurant uses and day care centers shall be permitted where they relate to or support the primary office park uses. No more than five percent of the total land area in Parcels P-9 and P-13 may be utilized for these retail or service commercial uses. The five percent cannot be consolidated. Such uses shall be contained in buildings housing office park uses or, if freestanding, shall be limited to sites of less than 2 acres.
B. Development Regulations: In accordance with O-3 (Large Lot Office) zoning district regulations, except as otherwise provided herein.

1. Minimum Building Setbacks:
   a. Front and Street Side: 20 feet
   b. Side: 10 feet
   c. Rear: 20 feet

2. All uses shall be conducted entirely within an enclosed building. There shall be no outdoor storage of goods materials or vehicles.

3. Warehouse and building serving motor freight transportation uses shall be designed and oriented so that the buildings nearest the adjoining residentially zoned land to the east shall not have truck loading docks or bays on the side of the building facing the residential land, thus using the buildings as sound barriers from truck traffic.

IV. Mixed Use Commercial Center Development Parcels (Parcels P-10 through P-12)

A. Permitted Uses: In accordance with C-2 (Highway Commercial) uses with the following exceptions:

1. Additional Permitted Uses:
   a. Residential, one or more dwelling units located above the first floor of a building which contains another permitted principal use on the first floor. Such use shall have a maximum density of 22 dwelling units per acre.
   b. Restaurants, carry out, sandwich shops and snack bars, serving the general public including outside sale and service of food.
   c. Restaurants, low, high and very high turnover, serving the general public including outside sale and service of food. However, very high turnover restaurants shall not be permitted in Parcel P-10.
   d. Public trailhead facility.

2. Prohibited Uses:
   a. Bars, lounges and related entertainment.
   b. Indoor gun clubs and shooting galleries.
   c. Kennels and animal shelters.
   d. Liquor Stores.
   e. Mobile home sales, rental and service.
   f. Motor vehicle and boat sales, rental and repair.
   g. Outdoor retail sales of new and used merchandise.
   h. Outdoor storage of boats, motor homes and trailers, retail service.
   i. Recycling collection centers.
B. Development Regulations: In accordance with C-2 (Highway Commercial) zoning district regulations with the following exceptions.

1. Minimum Building Setbacks:
   a. Front and Street side: 0 feet
   b. Side: 0 feet. If adjacent buildings are not attached, the minimum side separation distance between buildings shall be six feet, subject to fire code requirements.
   c. Rear: 10 feet

2. Maximum Height: 40 feet

3. Maximum Lot Coverage: 50 percent

4. Sales, service, display, preparation and storage shall be conducted within a completely enclosed building. No more than 30 percent of the floor space shall be devoted to storage.

5. Products shall be sold only at retail.

C. Design Standards: The mixed-use commercial center shall be designed in accordance with the Design Standards for Mixed Use Commercial Center Included as Attachment “F.”

V. Environmental Conditions

A. Water Management:

1. The developer shall conform to current flood maps or shall conduct a flood study using Polk County requirements and criteria prior to any construction activity.

2. The developer shall provide pond storage with regulated bleed-off discharge for the 100-year flood event.

3. All development shall, at the time of site plan submittal, identify and commit to water conservation measures which conform to any SWUCA rules then in effect, including wastewater reuse where feasible and Florida Friendly landscaping. Non-potable water shall be utilized for all irrigation needs.

B. Wildlife:

1. Prior to any development activity, surveying and monitoring shall be conducted for Wetland 37 to determine if it is being utilized for sandhill crane nesting. If so, the developer shall coordinate with FWCC to provide protection for nests during construction, including a buffer around any nests. Wetlands 37 shall not be impacted until after breeding season has ended.

2. Surveys of all known and potential wading bird nesting areas shall be conducted prior to clearing and other site preparation activities. If nesting wading bird species are identified, disturbance to the area shall only occur during non-nesting season.
3. Surveys for listed wildlife species shall be conducted prior to clearing and other site preparation activities. Surveys shall follow the methodologies used during the pre-application surveys, as recommended by FWC, and shall be appropriately timed for the target species.

4. The Applicant shall comply with all permit conditions made by the Florida Fish and Wildlife Conservation Commission (“FWCC”) and the U.S. Fish and Wildlife Service and shall obtain all necessary permits from the FWCC and the United States Fish and Wildlife Service prior to the relocation of any wildlife species.

5. The Applicant shall mitigate for loss of Gopher Tortoise Habitat in accordance with the requirements of the FWCC. The Applicant shall provide a copy of any permits regarding Gopher Tortoises to the City of Lakeland and the CFRPC upon receipt of same.

C. Wetlands:

The developer shall record a conservation easement over an area comprising a minimum of 151.16 acres (the “Conservation Easement Area”). The Conservation Easement Area and all other wetlands shall be maintained in accordance with SWFWMD permit requirements.

D. The Applicant shall comply with the requirements of the Site Wide Environmental Monitoring Plan attached hereto as Attachment "H", which provides for collecting representative seasonal water levels and seasonal water quality and; which provides for long term monitoring of site development activities. In addition, the monitoring plan requires monitoring the relationship of precipitation to the surficial aquifer levels (with contribution and base flow to wetlands) and the surface water drainage / flooding. The results of this monitoring are to be submitted to the CFRPC on a quarterly basis and copies will be provided to any other review agency upon request.

VI. Conformity with Land Development Code. Development shall comply with all applicable standards of the City of Lakeland Land Development Code, unless otherwise provided in this PUD Ordinance.
ATTACHMENT “A”

Legal Description:

A PARCEL OF LAND LYING IN SECTIONS 20, 28, 29, 32 AND 33, TOWNSHIP 28 SOUTH, RANGE 23 EAST, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 28, TOWNSHIP 28 SOUTH, RANGE 23 EAST FOR THE POINT OF BEGINNING; THENCE RUN SOUTH 00°09'47" EAST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 29, A DISTANCE OF 1323.59 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER, OF THE NORTHWEST QUARTER OF SAID SECTION 28; THENCE RUN SOUTH 89°45'04" EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER, OF THE NORTHWEST QUARTER OF SAID SECTION 28, A DISTANCE OF 1333.85 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER, OF THE NORTHWEST QUARTER OF SAID SECTION 28; THENCE RUN SOUTH 00°04'43" EAST, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER, OF THE NORTHWEST QUARTER OF SAID SECTION 28, A DISTANCE OF 1332.38 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER, OF THE NORTHWEST QUARTER OF SAID SECTION 28; THENCE RUN SOUTH 89°48'09" EAST, ALONG THE NORTHEAST LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 28, A DISTANCE OF 1282.17 FEET TO A POINT LYING ON THE WESTERLY MAINTAINED RIGHT-OF-WAY LINE OF STATE ROAD 572 (AIRPORT ROAD), AS RECORDED IN MAP BOOK 3, PAGES 119 AND 120, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE RUN ALONG SAID WESTERLY MAINTAINED RIGHT-OF-WAY LINE, THE FOLLOWING COURSES: SOUTH 00°34'11" EAST, 67.69 FEET; SOUTH 00°32'41" EAST, 100.00 FEET; SOUTH 00°12'00" WEST, 100.00 FEET; SOUTH 00°32'41" EAST, 100.00 FEET; SOUTH 00°12'04" EAST, 100.00 FEET; SOUTH 00°05'11" EAST, 200.00 FEET; SOUTH 00°25'49" EAST, 100.00 FEET; SOUTH 00°43'00" EAST, 100.00 FEET; SOUTH 00°15'30" EAST, 100.00 FEET; SOUTH 00°08'37" EAST, 100.00 FEET; SOUTH 00°10'51" EAST, 299.76 FEET; SOUTH 08°46'35" EAST, 51.01 FEET TO A POINT LYING ON THE WESTERLY MAINTAINED RIGHT-OF-WAY LINE OF STATE ROAD 572 (AIRPORT ROAD), AS RECORDED IN MAP BOOK 5, PAGES 113 THROUGH 117, OF SAID PUBLIC RECORDS; THENCE RUN ALONG SAID WESTERLY MAINTAINED RIGHT-OF-WAY LINE, THE FOLLOWING COURSES: SOUTH 00°12'39" WEST, 2.32 FEET; SOUTH 00°15'02" WEST, 16.95 FEET; SOUTH 00°12'01" EAST, 99.90 FEET; SOUTH 03°47'43" WEST, 7.94 FEET; SOUTH 05°51'34" WEST, 92.67 FEET; SOUTH 02°53'52" EAST, 26.17 FEET; SOUTH 00°25'56" EAST, 73.87 FEET; SOUTH 00°11'16" WEST, 14.18 FEET; SOUTH 00°10'54" WEST, 85.82 FEET; SOUTH 02°40'15" WEST, 100.97 FEET; SOUTH 02°32'03" EAST, 80.56 FEET; SOUTH 02°26'30" EAST, 19.28 FEET; SOUTH 00°46'53" EAST, 100.01 FEET; SOUTH 00°01'42" EAST, 37.18 FEET TO A POINT LYING ON THE WESTERLY MAINTAINED RIGHT-OF-WAY LINE OF STATE ROAD 570 (POLK COUNTY PARKWAY); THENCE RUN SOUTH 89°58'06" WEST, 25.22 FEET; THENCE RUN SOUTH 00°03'16" WEST, 39.91 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY; THENCE RUN SOUTHWESTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 994.62 FEET, A CENTRAL ANGLE OF 30°11'21", AN ARC LENGTH OF 524.07 FEET, A CHORD LENGTH OF 518.03 FEET AND A CHORD BEARING OF SOUTH 15°04'24" WEST TO A POINT ON THE LIMITED ACCESS RIGHT-OF-WAY LINE OF SAID STATE ROAD 570; THENCE RUN ALONG THE WESTERLY AND NORTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE, THE FOLLOWING COURSES: NORTH 59°51'15" WEST, 125.68 FEET; SOUTH 85°50'07" WEST, 85.11 FEET; SOUTH 29°52'29" WEST, 382.49 FEET; SOUTH 25°19'53" WEST, 64.72 FEET; SOUTH 37°32'13" WEST, 75.34 FEET; SOUTH 47°16'02" WEST, 46.04 FEET; NORTH 70°23'24" WEST, 259.11 FEET; THENCE DEPARTING SAID NORTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE, RUN NORTH 00°14'27" WEST, 1018.73 FEET; SOUTH 89°23'46" EAST, 541.43 FEET; NORTH 00°15'25" WEST, 619.55 FEET TO A POINT LYING ON THE SOUTH LINE OF THE NORTH 400.00 FEET OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 28; THENCE RUN NORTH 89°52'06" WEST, ALONG SAID SOUTH LINE 1107.79 FEET; THENCE DEPARTING SAID SOUTH LINE, RUN SOUTH 00°15'22" EAST, 585.66 FEET; THENCE RUN NORTH 89°23'32" WEST, 694.28 FEET; SOUTH 00°15'50" EAST, 424.33 FEET TO A POINT LYING ON AFORESAID NORTHERLY LIMITED ACCESS RIGHT-OF-
WAY LINE OF STATE ROAD 70; THENCE RUN ALONG SAID NORTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE, THE FOLLOWING COURSES: SOUTH 15°15'21" WEST, 45.16 FEET; SOUTH 21°04'06" WEST, 66.46 FEET; SOUTH 16°57'47" WEST, 101.77 FEET; SOUTH 20°08'45" WEST, 29.41 FEET; SOUTH 17°12'24" WEST, 17.55 FEET; NORTH 69°51'15" WEST, 2727.81 FEET; NORTH 20°08'45" EAST, 30.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, THENCE RUN NORTHWESTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 2684.79 FEET, A CENTRAL ANGLE OF 26°19'30", AN ARC LENGTH OF 1233.55 FEET, A CHORD LENGTH OF 1222.73 FEET AND A CHORD BEARING OF NORTH 56°41'30" WEST; THENCE RUN NORTH 41°14'02" WEST, NON-TANGENT TO SAID CURVE, 724.37 FEET; NORTH 35°48'00" WEST, 304.78 FEET; NORTH 43°31'45" WEST, 400.00 FEET; NORTH 01°28'15" EAST, 113.14 FEET; NORTH 43°31'45" WEST, 260.00 FEET; NORTH 87°03'51" WEST, 110.35 FEET; NORTH 41°14'05" WEST, 150.12 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTEASTERLY; THENCE RUN NORTHWESTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 2042.00 FEET, A CENTRAL ANGLE OF 21°24'32", AN ARC LENGTH OF 763.00 FEET, A CHORD LENGTH OF 758.57 FEET AND A CHORD BEARING OF NORTH 34°08'46" WEST; THENCE CONTINUE ALONG SAID LIMITED ACCESS RIGHT-OF-WAY LINE THE FOLLOWING COURSES: NORTH 58°14'33" EAST, 319.58 FEET; NORTH 31°45'57" WEST, 702.16 FEET TO A POINT LYING ON A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY; THENCE RUN NORTHWESTERLY, ALONG SAID NORTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE, AND SAID NON-TANGENT CURVE, HAVING A RADIUS OF 2341.86 FEET, A CENTRAL ANGLE OF 03°14'14", AN ARC LENGTH OF 132.32 FEET, A CHORD LENGTH OF 132.30 FEET AND A CHORD BEARING OF NORTH 30°08'25" WEST; THENCE RUN NORTH 01°42'58" EAST, NON-TANGENT TO SAID CURVE, 915.52 FEET TO A POINT LYING ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 29; THENCE DEPARTING SAID NORTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE, RUN NORTH 89°20'10" EAST, ALONG SAID NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 29, A DISTANCE OF 2098.86 FEET; THENCE DEPARTING SAID NORTH LINE, RUN NORTH 00°00'41" EAST, 1299.69 FEET TO A POINT LYING ON THE SOUTHERLY MAINTAINED RIGHT-OF-WAY LINE OF COUNTY ROAD 542, AS RECORDED IN MAP BOOK 19, PAGES 36 THROUGH 46 OF PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE RUN ALONG SAID SOUTHERLY MAINTAINED RIGHT-OF-WAY LINE, THE FOLLOWING COURSES; SOUTH 89°55'58" EAST, 290.16 FEET; THENCE RUN NORTH 00°30'40" WEST, 51.68 FEET; NORTH 89°42'26" EAST, 238.28 FEET; SOUTH 89°58'47" EAST, 372.53 FEET; NORTH 89°51'20" EAST, 228.77 FEET; SOUTH 89°56'11" EAST, 419.43 FEET; NORTH 89°48'06" EAST, 68.41 FEET; SOUTH 00°39'19" EAST, 5.48 FEET; NORTH 89°15'25" EAST, 319.62 FEET; SOUTH 89°30'24" EAST, 5.94 FEET; NORTH 89°39'16" EAST, 200.02 FEET; SOUTH 89°59'07" EAST, 100.01 FEET; SOUTH 89°57'57" EAST, 42.16 FEET; THENCE DEPARTING SAID SOUTHERLY MAINTAINED RIGHT-OF-WAY LINE, RUN SOUTH 00°47'58" EAST, 1324.96 FEET TO A POINT LYING ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 29; THENCE RUN NORTH 89°18'58" EAST, ALONG SAID NORTH LINE, 659.42 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND LIES IN THE CITY OF LAKE LAND, POLK COUNTY, FLORIDA AND CONTAINS 729.809 ACRES MORE OR LESS.
## Development Phasing Plan

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<tr>
<th>Land Use</th>
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ATTACHMENT “F”

Design Standards for Mixed Use Commercial Center (Parcels 10, 11 & 12)

Note: Use of the terms “shall” or “must” indicate that the standard is required and not optional. Use of the terms “should” or “may” indicate that the design should attempt to achieve the standard but some flexibility will be allowed to account for adverse conditions encountered during site engineering or for other practical considerations as the Director of Community Development may deem applicable.

- Buildings should be located within walkable nodes or clusters to avoid a “strip commercial” appearance along the Airport Road frontage and to provide a visually pleasing pedestrian environment.

- The arrangement of streets and drive aisles should create walkable blocks that help organize building locations which in turn define common open spaces. In general, buildings should not exceed 200 feet in width without a break to allow the passage of pedestrians. Through-lobbies or breezeways that address both the street and parking lots are encouraged.

- Buildings on development parcels having street frontage may be located on the front or street side parcel boundary or may be set back. If set back, such buildings shall not have more than one single-loaded parking bay between the building and the publicly maintained right-of-way.

- There shall be a continuous north-south “backage” road linking P-10, 11 and 12 and providing access to parking areas. The backage road shall cross the spine road at a sufficient distance from Airport Road to prevent incoming traffic from backing up onto Airport Road, as determined by traffic analysis at the time of plan review.

- There shall be a continuous north-south pedestrian corridor linking P-10, 11 and 12. The intent of this provision is to provide pedestrian connectivity and create a visual corridor through the interior of the site around which buildings, public spaces and parking areas are organized. The corridor may consist of sidewalks or arcades directly in front of buildings, plazas and courtyards, and tree-lined pathways between rows of parking. Where the pedestrian route crosses roads and drive aisles, it shall have textured pavement or other distinct pavement markings.

- For buildings on development parcels having frontage on the north-south pedestrian corridor, the primary building façade should face the pedestrian corridor and have a clearly defined customer entrance. Entrances shall be identified using architectural elements compatible with the style of the building such as lintels, pediments, pilasters, columns, porticoes, porches, overhangs, railings, or balustrades. Where residential uses are located above retail/service or office uses, a separate building entrance shall be provided.

- Primary parking areas should generally be located to the interior of the site with limited frontage along Airport Road.
• Parking areas should include tree aisles at least every other row. The use of bioswales that provide on-site stormwater retention in addition to planting areas for trees is encouraged in parking areas.

• All development parcels, including outparcels, shall provide vehicle and pedestrian cross-access to adjacent parcels.

• The pedestrian circulation system shall link all buildings and uses and shall connect to sidewalks on adjacent streets. Pedestrian routes shall be clearly delineated between parking areas and the buildings they serve.

• Service areas and ground-level mechanical and electrical equipment shall be oriented or screened to minimize visibility from the public right-of-way or abutting property not owned by the developer. Solid waste containers (dumpsters) and recycling containers shall be oriented or screened to minimize visibility of such containers from principal parking areas, roads or main pedestrian walkways. Roof-mounted mechanical equipment shall be screened from ground-level view.

• Prior to any construction activity, a tree survey shall be conducted with the intent of identifying existing mature trees that can be incorporated into the design of individual development parcels, parking areas, streets, pedestrian corridors, plazas, and rights-of-way. The location of all trees 6” DBH or greater shall be included in all proposed site plans and subdivision plats.

• There shall be an architectural theme that provides visual unity and limits the amount of corporate branding of buildings.

• Architectural treatments shall be used to visually break up building massing. Such treatments may include but are not be limited to appropriate fenestration; variations in colors, textures and materials; the use of columns, pilasters, belt courses, cornices, awnings; and landscaping. Buildings should incorporate a vertical expression line at horizontal intervals of no more than 24 feet. Architectural elements that add visual interest to roofs such as dormers, belvederes, cupolas, or towers are encouraged. The use of corrugated metal wall panels of the type used in prefabricated metal buildings shall be prohibited when used as a finished material.

• If used, chain link fencing shall be black or green vinyl-coated.
ATTACHMENT “G”

Signage Plan

Project signage shall be in accordance with the Land Development Regulations except as provided below.

Project signs shall be limited to three major types:

1. Building Mounted Signs:
   a. Building mounted signs shall identify the individual business, building or building complex by name or trademark only.
   b. One building sign shall be allowed on any two walls for a building of single occupancy. One building sign per occupant shall be allowed for buildings of multiple occupancy.

2. Monument Signs:
   a. Monument sign locations, construction/materials, mounting, lighting, typestyles, sizes, graphic layout, and colors are indicated below.
   b. The project shall be limited to three types of monument signs:
      (1) Directional Signs:
          ▪ Such signs shall contain multiple directional arrows, building names, and/or building numbers of parcel users.
          ▪ Such sign shall have a maximum height of eight feet and a maximum copy area of 40 square feet.
          ▪ The project shall be limited to seven such signs.
          ▪ Such signs shall be located at decision points in the project, adjacent to entrances to multiple parcels. Such signs may also be located in the median when appropriate.

      (2) Parcel Identification / Tenant Entry Signs:
          ▪ Such signs shall contain the building name and/or building number. Such sign may be double faced with the same information.
          ▪ Such sign shall have a maximum height of seven feet and a maximum copy area of 40 square feet.
          ▪ The project shall be limited to 18 such signs.
          ▪ Such sign shall be located at the entry of a parcel. Such signs may also be located in the median when appropriate.

      (3) Project Identification / Project Entry Signs:
          ▪ Such signs shall contain only the project name, “Lakeland Central Park” and the name of the developer. Such sign may be double faced with the same information.
          ▪ Such sign shall have a maximum height of ten feet and a maximum copy area of 200 square feet.
          ▪ The project shall be limited to two such signs.
Such signs shall be located at the main project entrance on Old Tampa Highway and Airport Road.

3. Temporary Project Identification Sign: Project identification signs may be installed along the Polk Parkway in accordance with the following (notwithstanding the notes in the Master Sign Plan map, below):

   a. One such sign may be installed having a maximum sign area of 672 square feet. Alternatively, two such signs may be installed having a maximum sign area of 288 square feet each.

   b. The maximum sign height shall be 25 feet.

   c. Project identification signs shall not be installed prior to the submittal of a Concept Plat and shall be removed four years after a sign permit has been issued, or upon the issuance of a Certificate of Occupancy for the last development parcel, whichever occurs first.
Master Sign Plan

Exhibit 2.8

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<th>Sign Type</th>
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<th>Max. Ht (ft)</th>
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<td>Directional Signs</td>
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<td>Parcel Identification Signs</td>
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<td>Temporary Project Announcement Sign</td>
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<td>25</td>
<td>672</td>
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Lakeland Central Park will provide four types of signs for the overall project:

- **Project Identification Signs**
- **Directional Signs**
- **Parcel Identification Signs**
- **Temporary Project Announcement Signs**

**Project Identification Signs** will contain the project name, “Lakeland Central Park” and the name of the developer “Fisher Development Company”. They will be located at project entrances at Airport Road and Old Tampa Highway. They will be ground signs.

**Directional Signs** will be located at decision points adjacent to entrances to multiple parcels. The sign will consist of multiple directional arrows, building names and/or building numbers of the parcels served. This sign will provide direction to these parcels from various points within the project. Signs may be located within the median where appropriate.

**Parcel Identification Signs** will contain the building name and/or building number at the entry to a parcel. Signs may be located within the median where appropriate.

**Temporary Project Announcement Signs** will announce the project while preliminary development plans are under city review.

In addition, each parcel will have building identification signs consistent with the City of Lakeland municipal code requirements.

**Legend:**

- Project Identification Sign
- Directional Sign
- Parcel Identification Sign
- Temporary Project Announcement Sign

**Note:** Locations of all signs are generalized. Exact locations will be established through site plan and/or construction plan approval.
Directional Sign Concepts

Directory Kiosk Concept
Directional Sign Concepts

Trail Sign Concepts

MAP/DIRECTORY KIOSK A
Monitoring Well Installation

N&A will supervise the installation of six (6) groundwater monitoring wells across the subject site. These monitoring wells will be installed to provide sampling locations to collect groundwater that will be indicative of the surficial aquifer water quality across the site. Each of these monitoring wells will be installed utilizing a truck-mounted drill rig equipped with hollow-stem auger technology. The hollow stem augers will be 8-1/4-inches inside diameter and a 2-inch diameter polyvinyl chloride (PVC) monitoring well will be installed to a depth of 20 feet below land surface (bls). Each of these wells will have 10 feet of 0.10-inches slotted screen from 10 to 20 feet bls and solid riser from 10 to 10 feet bls. The annular space around the monitoring well will be filled with a 30/65 silicon sand as a filter pack to 1 foot above the screen section (9 to 20 feet bls), 30/65 fine sand will then be installed as a seal from 7 to 9 feet bls and the remainder of the annulus will be grouted to land surface. The monitoring wells will be completed with an aluminum stick up riser set in a 2 foot by 2 foot concrete pad and have a water tight, locking well cap. Should the depth to water at the site be higher or lower than anticipated, the depth of the monitoring wells will be adjusted so that the screened section will intercept the seasonal low and high water table.

Upon installation of each monitoring well, development of the well will be performed utilizing a submersible pump and groundwater will be pumped until visibly clear of turbidity. All necessary permits will be obtained before the installation process. Documentation of the installation process, materials, and lithology encountered will be performed and the water management district and Florida Department of Environmental Protection (FDEP) well completion forms will be completed. The proposed locations for these six (6) monitoring wells are included as Figure 1.

Sampling and Monitoring

N&A will conduct groundwater sampling activities at each of the six (6) newly installed monitoring wells. Each monitoring well will be sampled in accordance with FDEP-Standard Operating Procedures. Field parameters will be measured during all sampling events and will include turbidity, specific conductance, dissolved oxygen, temperature, pH, and water level elevations. Once the appropriate parameters have stabilized, groundwater will be sampled from each monitoring well and submitted for laboratory analysis of the Primary and Secondary Standards as set forth in Chapter 62-550, FAC.

Surface water samples will also be collected at strategic water inflow locations to the site and the outflow from the site, contingent upon there being surface water during the sampling event. These samples will be tested for the parameter DO, Temperature, conductivity, salinity, fecal coliform, total coliform, turbidity, total suspended solids, color, CBOD, chloro a, phaeo a, alkalinity, chloride, fluoride, sulfate, TDS, total phosphate, ammonia, nitrate+nitrite, TKN, TOC, Calcium, magnesium, potassium, sodium, iron, copper, lead, zinc, oil and grease. Approximate surface water sampling locations are included in Figure 1.
Analytical samples will be collected into laboratory supplied, pre-cleaned sample containers, placed on ice and transported under chain-of-custody (COC) to Millennium Laboratories, Inc. in Tampa, Florida, a FDEP approved, Department of health certified, and national laboratory Accreditation Conference certified laboratory for analyses.

**Frequency**

The six (6) groundwater monitoring wells and surface water inflow and outflow locations will be sampled for the above described criteria on a quarterly basis for one (1) year to establish baseline sampling results. Baseline sampling may occur after the start of earthwork activities, but prior to the start of industrial activities. The sampling shall represent the seasonal high and low water levels.

**Reporting**

Reporting for the groundwater sampling events shall occur on a quarterly and annual basis. The first sampling event will have a monitoring report produced and submitted within 60 days of the collection of the samples. The second, third and fourth sampling events will be provided quarterly and also included along with the previous sampling events into an Annual Report. At this time, the sampling suite of parameters may be reduced.

Based upon the newly established sampling parameters (if any are reduced after the baseline), sampling of the six (6) monitoring wells and surface water inflow and outflow locations will be performed on a quarterly basis for five (5) years after build-out. Additionally, a 1.5 year sampling interval will be performed to include all Florida Standards not reduced after the establishment of the baseline. This sampling will be performed concurrently with the quarterly sampling to avoid repetition.
**Community & Economic Development**

**Staff Recommendation**

**ATTACHMENT “I”**

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**Equivalency Conversion Matrix**
Community & Economic Development
Staff Recommendation

Date: December 15, 2020  Reviewer: Joshua Cheney

Project No: SUB20-011  Location: 5315 Ralston Road

Owner: Gresham Farms Development, LLC
Applicant: Kenneth Thompson, Platinum Surveying and Mapping, LLC

Current Zoning: PUD (Planned Unit Development) 4918 RA-3 (Single-Family) MF-22 (Multi-Family)
Future Land Use: Community Activity Center (CAC) Residential Low (RL) Residential High (RH)

Context District: Suburban Neighborhood (SNH)


Request: 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.

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 W. 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.
Community & Economic Development
Staff Recommendation

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<th>Date</th>
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<th>Joshua Cheney</th>
</tr>
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<td>Project No:</td>
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<tr>
<td>Current Zoning:</td>
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<td>Future Land Use:</td>
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<tr>
<td>Request:</td>
<td>Plat approval for Gateway Lakeland Commercial Park, Phase Three on 7.16 acres generally located north of Firstpark Boulevard, east of Bridgewater Center Drive, and south of Bridgewater Center Lane.</td>
<td></td>
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1.0 Location Maps
2.0 Background

2.1 Summary

Sloan Engineering Group, Inc., on behalf of I-433 Venture, LLC, has submitted a subdivision plat for the Gateway Lakeland Commercial Park, Phase Three. The proposed plat consists of a replat of Lots 1, 2, 3 and 4, and a portion of Bridgewater Center Drive on approximately 7.16 acres generally located north of Firstpark Boulevard, east of Bridgewater Center Drive, and south of Bridgewater Center Lane. Plats are reviewed by the City’s Subdivision Review Team for compliance with Article 9 (Subdivision Standards) of the Land Development Code (LDC).

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 Gateway Lakeland Commercial Park, Phase Three Subdivision #1

3.0 Recommendation

3.1 Community & Economic Development Staff

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

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</tr>
<tr>
<td>Current Zoning:</td>
<td>(PUD) Planned Unit Development 5827 &amp; 4300</td>
<td>Future Land Use:</td>
<td>Community Activity Center (CAC)</td>
</tr>
<tr>
<td>Context District:</td>
<td>Urban Corridor (UCO)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Request:</td>
<td>Plat approval for Holloway Storage Park on 2.77 acres located north of Meadowland Park Drive, east of Lakeland Highlands Road.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

## 1.0 Location Maps

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

2.1 Summary
Chastain Skillman, Inc., on behalf of Edward E Holloway and Mary Ann Holloway, have submitted a subdivision plat for the Holloway Storage Park Subdivision. The proposed plat consists of 1 lot on approximately 2.77 acres located north of Meadowland Park Drive, east of Lakeland Highlands Road. Plats are reviewed by the City’s Subdivision Review Team for compliance with Article 9 (Subdivision Standards) of the Land Development Code (LDC).

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 Holloway Storage Park Subdivision #1

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.
HOLLOWAY STORAGE PARK
A SUBDIVISION BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 28 SOUTH, RANGE 24 EAST, CITY OF LAKELAND, POLK COUNTY, FLORIDA.

DESIGNATIONS:
STATE OF FLORIDA
COUNTY OF POLK
CITY OF LAKELAND

DESCRIPTION:
The parcel of land, platted as Holloway Storage Park, described herein contains a portion of the Southwest Quarter of Section 33, Township 28 South, Range 24 East, Polk County, Florida, being more particularly described as follows:

1. Bearing are based on the North right-of-way line of Meadowland Park Drive as depicted on the plat of Sam's Club - Lakeland Highlands Road, as depicted on Plat Book 122, Page 12-13, Public Records of Polk County, Florida, also being the POINT OF BEGINNING, said point

2. The property shown herein lies in Zone “X” (area determined to be outside the 0.2% annual chance flood event) and Zone “A” (area determined to be a special flood hazard area inundated by 100-year flood event) as shown on the Flood Insurance Rate Map Number 02105C0320 G, per Community Panel Number 120267 0320 G, as prepared by the Federal Emergency Management Agency, dated June 22, 2010.

3. All public utility easements, including those for the construction, installation, maintenance and operation of cable television services, in the manner and subject to the provisions of Section 177.091(28) of Florida Statutes, (1994), provided however, to the extent allowable by such Section 177.091(28), only cable television service providers specifically authorized by the owners to serve the land shown on the plat shall have the benefit of said cable service easements, within and beneath the dedication areas, provided any facilities used or installed pursuant to such additional grants or dedications do not unreasonably interfere with the rights and easements herein dedicated to the public.

4. All public utility easements, including those for the construction, installation, maintenance and operation of cable television services, in the manner and subject to the provisions of Section 177.091(28) of Florida Statutes, (1994), provided however, to the extent allowable by such Section 177.091(28), only cable television service providers specifically authorized by the owners to serve the land shown on the plat shall have the benefit of said cable service easements, within and beneath the dedication areas, provided any facilities used or installed pursuant to such additional grants or dedications do not unreasonably interfere with the rights and easements herein dedicated to the public.

5. Unless noted otherwise, the use of bolts, washers, nuts, etc., shall be limited to the requirements of the manufacturer of the products used. Where bolts, washers, nuts, etc., are required, they shall be provided by the owner of the property and shall be removed by the owner upon request. The owner shall also provide for the maintenance and repair of all public utility easements, including those for the construction, installation, maintenance and operation of cable television services, in the manner and subject to the provisions of Section 177.091(28) of Florida Statutes, (1994), provided however, to the extent allowable by such Section 177.091(28), only cable television service providers specifically authorized by the owners to serve the land shown on the plat shall have the benefit of said cable service easements, within and beneath the dedication areas, provided any facilities used or installed pursuant to such additional grants or dedications do not unreasonably interfere with the rights and easements herein dedicated to the public.

6. All public utility easements, including those for the construction, installation, maintenance and operation of cable television services, in the manner and subject to the provisions of Section 177.091(28) of Florida Statutes, (1994), provided however, to the extent allowable by such Section 177.091(28), only cable television service providers specifically authorized by the owners to serve the land shown on the plat shall have the benefit of said cable service easements, within and beneath the dedication areas, provided any facilities used or installed pursuant to such additional grants or dedications do not unreasonably interfere with the rights and easements herein dedicated to the public.

ACKNOWLEDGMENT:
I, Stacy M. Butterfield, Clerk of the Circuit Court of Polk County, Florida, do hereby certify that this plat has been accepted for recording this day of , A.D. 2020.

STATE OF FLORIDA
COUNTY OF POLK
CITY OF LAKELAND
This plat is hereby approved by the City of Lakeland Planning and Zoning Board this day of , A.D. 2020.

E. Edward Holloway, Jr.
Mary Ann Holloway
Witness
Chairperson

STATE OF FLORIDA
COUNTY OF POLK
CITY OF LAKELAND
This plat is hereby approved on behalf of the Lakeland City Commission, pursuant to City Ordinance No. 3412, this day of , A.D. 2020.

Shawn Sherrouse, City Manager

STATE OF FLORIDA
COUNTY OF POLK
CITY OF LAKELAND
This plat has been reviewed and found to be substantially in compliance with the provisions of Chapter 177, Florida Statutes, relating to the making of maps and plats. This day of , A.D. 2020.

Pursuant to Section 117.05(13)(a), Florida Statutes, the following notarial certificates is sufficient for an acknowledgment in an individual capacity.

STATE OF FLORIDA
COUNTY OF ________________
The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization this _____day of _____________, 20___, by E. Edward Holloway and Mary Ann identification.

(Signature of Notary Public-State of Florida)
(My Commission Expires)  (NOTARY SEAL)
Meeting of November 16, 2020

Ordinances (Second Reading)

Proposed 20-041; Change in Zoning from MF-12 (Multi-Family) to LD (Limited Development) on Approximately 10.9 AcresLocated at 1055 Ariana Street (ZON20-008) Failed 3—2

Proposed 20-042; Approving 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 (CUP20-006) Failed 3—2