AGENDA
Planning & Zoning Board
City Commission Chambers
January 20, 2021 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.

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

PUBLIC HEARING

ITEM 1:
- a. Minor modification to PUD (Planned Unit Development) zoning to adopt a site development plan and illustrate road improvements for a new 12,000 sq. ft. warehouse/office building with outdoor display and storage of heavy equipment on property located at 777 Laura Road. Owner: RFT General Partnership. Applicant: JSK Consulting (PUD20-024)
- b. Consideration of final decision.

ITEM 2:
- b. Consideration of final decision.

ITEM 3:
- 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) **Note: Continued from a previous meeting.**
- b. Consideration of final decision.

ITEM 4: Change in land use, from Residential Medium (RM) to Community Activity Center (CAC), on approximately 3.94 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. Owner: 1723 Us Hwy 98 S LLC. Applicant: Shelton Rice. (LUS20-001/PUD20-018) **Note: Continued from a previous meeting.**

GENERAL MEETING

ITEM 5: Review minutes of the December meeting.
ITEM 6: Change in zoning from C-2 (Highway Commercial) to PUD (Planned Unit Development) zoning, concurrent with a city-initiated request to change the context district from Suburban Corridor (SCO) to Suburban Neighborhood (SNH), to allow 264 multi-family dwelling units on approximately 19.89 acres generally located north of Interstate 4, west of Kathleen Road. Owner: Interchange Group LLC. Applicant: Timothy F. Campbell. (PUD20-002) **Note: Continued from October meeting, applicant requests an additional three-month delay**

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

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) **Note: Staff requests a one-month delay.**

ITEM 9: Overview of Administrative Adjustments approved from July to December.

ITEM 10: The “Sunshine” Law and Ex Parte Communication


ITEM 12: Planning & Housing Manager's Report.

ITEM 13: Audience.

ITEM 14: Adjourn.
### General Information:

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<th>Project No:</th>
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<td>JSK CONSULTING</td>
<td></td>
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<td>Applicant Address:</td>
<td>5904 HILLSIDE HEIGHTS DR</td>
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<td>Owner Name:</td>
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### Request:

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<td>Explanation of Request:</td>
<td>In accordance with the Conditions of Approval within the existing PUD, JSK is submitting a site development plan for review and approval.</td>
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<td>Justification:</td>
<td>This request is for the development of a ±12,000 warehouse/office building complete with outdoor display and staging area for equipment sales and rental. Site development includes improvements to Laura Road, Landscaping Buffers and Master Stormwater System to accommodate future commercial development.</td>
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### Estimate of Public Service Demand

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File Number: PUD20-024

Present Zoning: PUD 4335 and 4388

Context: Suburban Special Purpose

Proposed Zoning: Minor Modification of PUD Zoning to Adopt a Site Plan and Illustrate Improvements to Laura Road

January 2021
File Number: PUD20-024

Present Zoning: PUD 4335 and 4388
Context: Suburban Special Purpose
Proposed Zoning: Minor Modification of PUD Zoning to Adopt a Site Plan and Illustrate Improvements to Laura Road

January 2021
File Number:  PUD20-024

Present Zoning:  PUD 4335 and 4388

Context:  Suburban Special Purpose

Proposed Zoning:  Minor Modification of PUD Zoning to Adopt a Site Plan and Illustrate Improvements to Laura Road

January 2021
December 31, 2020

RE: 777 Laura Road - Project No. PUD20-024

Dear Property Owner:

This is to advise you that JSK Consulting requests a minor modification to PUD (Planned Unit Development) zoning to adopt a site development plan and illustrate road improvements for a new 12,000 sq. ft. warehouse/office building with outdoor display and storage of heavy equipment on property located at 777 Laura Road. The property is legally described as:

A PART OF LAND IN SECTION 16, TOWNSHIP 28 SOUTH, RANGE 23 EAST FURTHER DESCRIBED AS THE SOUTHEAST 1/4 OF NORTHWEST 1/4 SOUTH OF I-4 LESS THE SOUTH 165 FEET & LESS N GALLOWAY RD R/W & LESS ADDITIONAL R/W FOR I-4 AS DESCRIBED IN OR 5001 PG 147 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 Wednesday, January 20, 2021 in the City Commission Room, City Hall, 228 S. Massachusetts Avenue. As an owner of property within 250 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 Wednesday, January 20th meeting.

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

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

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<td>Applicant Name:</td>
<td>HARPER HOMES LLC</td>
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<td>Applicant Address:</td>
<td>5900 IMPERIAL LAKE BLVD MULBERRY FL 33860</td>
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<tr>
<td>Owner Name:</td>
<td>MARK MACDONALD</td>
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<td>Owner Address:</td>
<td>220 PATTEN HEIGHTS LAKELAND FL 33803</td>
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### Request:

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<td>Explanation of Request:</td>
<td>Replat Lots 9&amp;10 to face North and South. Develop 2 single family attached units on each lot 9 &amp; 10</td>
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<td>Justification:</td>
<td>To orientate the design of the lots to allow all units to face the lake versus a side view of the unit. It will be much more aesthetically pleasing with the front of the homes facing Lake Hollingsworth.</td>
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### Estimate of Public Service Demand

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<th>Roadways</th>
<th>Daily Trips:</th>
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<td>Solid Waste</td>
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File Number: CUP20-012
Present Zoning: RA-4 with SPI
Context: Urban Neighborhood
Proposed Zoning: Conditional Use to Allow Four Townhomes

January 2021
File Number: CUP20-012
Present Zoning: RA-4 with SPI
Context: Urban Neighborhood
Proposed Zoning: Conditional Use to Allow Four Townhomes

January 2021
File Number: CUP20-012
Present Zoning: RA-4 with SPI
Context: Urban Neighborhood
Proposed Zoning: Conditional Use to Allow Four Townhomes
January 2021
December 31, 2020

RE: 24 Lake Hollingsworth Drive - Project No. CUP20-012

Dear Property Owner:

This is to advise you that Harper Homes, LLC. requests a conditional use to allow four Single-Family Attached dwelling units on property located at 24 Lake Hollingsworth Drive. The subject property is legally described as:

Lots 9 and 10, Block A, Cleveland Park Addition, according to the map or plat thereof, as recorded in Plat Book1, Page(s) 110, of the Public Records of Polk County, Florida. (A complete legal description is available in the Community & Economic Development Department.)

The hearing will be held before the Lakeland Planning and Zoning Board at 8:30 a.m., on Wednesday, January 20, 2021 in the City Commission Room, City Hall, 228 S. Massachusetts Avenue. As an owner of property within 250 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 Wednesday, January 20th meeting.

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

Date: January 20, 2021  Reviewer: Phillip Scearce
Project No: CUP19-016  Location: 1800 Harden Blvd
Owners: SAFAN, Inc.
Applicant: Mattaniah Jahn
Current Zoning: I-1 (Light Industrial)  Future Land Use: MCC (Mixed Commercial Corridor)
Context District: UC (Urban Corridor)
Request: 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.

1.0 Location Maps
2.0 Background

2.1 Summary

Mattaniah Jahn, on behalf of SAFAN Inc and 1 Source Towers, LLC, 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. A map of the subject property is included as Attachment “B.”

2.2 Subject Property

The subject property is located on the east side of Harden Boulevard, north of W. Beacon Road, and south of Forest Park Street and is currently improved with an approximately 9,600 sq. ft. dry cleaning business (Touch of Class Dry Cleaners). Prior to the late 1990s, the subject property was owned by Fore Oil Company and used for the storage and distribution of petroleum products. Remnants of the previous concrete foundation for the above ground gas storage tanks still remain to the north of the dry cleaning business. A Phase 1 environmental site assessment provided by the applicant indicates soil contaminants as a result of this use and any redevelopment of the subject property will require soil remediation.

In September of 1998, the subject property was brought into the City as part of a larger annexation effort that addressed multiple enclaves in the area. Following annexation, the property was assigned a future land use designation of Mixed Commercial Corridor (MCC) and I-1 (Light Industrial) zoning with a conditional use (Ordinance 4225). The current I-1 zoning classification along with the conditional use for an Industrial-Type Service Establishment, Level II was applied to recognize the existing dry-cleaning business making it a legal, conforming use.

2.3 Project Background

In accordance with Section 5.18 of the Land Development Code (LDC), cell towers are classified and regulated as ground-mounted, personal wireless services (PWS) facilities. Within I-1 zoning districts, ground mounted personal wireless service facilities are permitted by right, subject to dimensional standards and other requirements specified by Sub-Section 5.18.5 of the LDC. When compliance with specific dimensional standards (e.g. maximum height and/or horizontal separation requirements) cannot be met, exceptions may be considered through a conditional use.

The purpose of this request is to obtain conditional use approval for a 110-foot high cell tower that does not meet the minimum horizontal separation requirements from adjacent residential uses and roadways. The proposed cell tower, which would allow for the co-location of up to four wireless services providers, would be of a monopole design with flush mounted, exterior antenna arrays. A site development plan which shows the location of the proposed tower and associated equipment shelters within the subject property is included as Attachment “C-1.” A tower elevation drawing, which illustrates the overall height and design of the proposed tower, is included as Attachment “C-2.”
2.4 Existing Uses of Adjacent Properties

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<td>West</td>
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2.3 Attachments

Attachment A: Legal Description
Attachment B: Base Map of Subject Property
Attachment C-1: Site Plan
Attachment C-2: Tower Elevation

3.0 Discussion

In accordance with Sub-Section 5.18.5.1 of the Land Development Code, ground mounted personal wireless facilities must be setback a minimum horizontal distance of two feet for each foot in facility height from any adjacent residential parcel boundaries, limited access highways and state or federally designated highways, and any roadways classified as either arterial or collector streets in the City’s Comprehensive Plan. In respect to the proposed 110-foot high, monopole tower, this translates to a minimum horizontal separation distance of 220 feet from adjacent residential properties located to the north and east and from the Harden Blvd (SR 563) right-of-way. As shown on Attachment “C-1,” the proposed cell tower would be located 43.1 feet from the north property boundary adjacent to Autumnwood Apartments; 114.1 feet from the east property boundary adjacent to the Citrus Center Colony Mobile Home Park; and 118.7 feet from the Harden Boulevard right-of-way.

In accordance with Sub-Section 5.18.7 of the LDC, consideration of a conditional use to allow exceptions to the separation standards is subject to the following factors:

1. The height and visual obtrusiveness of the facility;

   The subject property is located on Harden Boulevard, a modern, four-lane divided arterial highway with an approximately 200-foot wide cross-section. The Harden Boulevard corridor is primarily defined by a mix of low-rise office, commercial, institutional, and residential uses, with the existing I-1 uses on the subject property being an anomaly. While the proposed tower is consistent with the maximum height requirements for I-1 zoning districts, it is of a monopole design with exterior antenna mounts and exceeds the maximum height for such
facilities when located in office and commercial zoning districts. As such, it would be visually obtrusive and detrimental to the non-industrial uses that comprise the character of the corridor.

2. The degree of visibility from the public view;

As previously discussed, the right-of-way for the Harden Boulevard corridor is approximately 200-feet wide. In accordance with Table 3.4-2 of the Land Development Code, the maximum allowable building height along the corridor ranges from 36 feet to 70 feet, depending upon the underlying zoning. However, based on an analysis of the existing land use pattern and zoning classifications along the corridor, the vast majority of uses are limited to a maximum height of 36 feet. The applicant provided a photo simulation study which depicts the proposed cell tower when viewed from various off-site locations. Although the photos show the tower alongside utility infrastructure such as electrical and streetlight poles, the tower is of a significantly greater height and diameter and would be highly visible to motor vehicle and pedestrian traffic along the Harden Boulevard corridor as well as to the adjacent residences.

3. The proximity of the facility to residential structures and residential district boundaries;

The proposed cell tower would be highly visible to residents in the adjacent Autumnwood Apartments to the north with only 43.1 feet of separation between the tower and the property boundary and located 76.7 feet from the nearest residential structure. Residents in the Citrus Center Colony Mobile Home Park would also be impacted, although to a lesser degree as the proposed tower would be approximately 114 feet from the boundary of the mobile home park and nearly 215.6 feet from the nearest residential structure.

4. The character of the uses and structures on adjacent and nearby properties;

The proposed tower is located in a transition zone bounded by residential uses to the north (Autumnwood Apartments), east (Citrus Center Colony Mobile Home Park) and west (Heatherwood Village Mobile Home Park, across Harden Boulevard). Uses to the south quickly transition from I-1 uses to C-2 (Highway Commercial) retail uses.

5. The character of the land, including topography and tree coverage;

The proposed tower is located on property which was previously utilized for the bulk storage of petroleum products (Fore Oil Company). Remnants of the previous concrete foundation for the above storage tanks still remain. Outside of this, the character of the land is defined by generally flat topography with minimal landscaping or natural tree canopy.

6. The design of the facility with particular reference to design characteristics that have the effect of reducing or eliminating visual obtrusiveness;

The proposed tower is of a monopole design with exterior mounted antenna arrays. This is the minimum development standard required by 5.18.5.1.i. of the LDC provided the minimum separation standards are being met. The applicant has not proposed an alternative design that is less visually obtrusive.

7. The degree to which the facility reduces the proliferation of visually obtrusive structures through co-location;

The proposed cell tower is designed to accommodate up to four separate wireless services carriers through co-location. Co-location is encouraged by the Land Development Code, but the proposed tower is only required to co-locate a minimum of at least two carriers based on the 110-foot height.
8. Competent evidence that reasonable alternatives to the proposed conditional use do not exist;

Although 1 Source Towers, LLC executed a Memorandum of Lease Agreement with the
property owner in September 2019, the applicant testified at the public hearing that an
extensive, three-year long search process failed to identify either a structure of sufficient
height to support Verizon’s antennas or a parcel large enough to meet the horizontal
separation requirements. The applicant also provided competent evidence that there are no
other towers or adequate co-location opportunities within a quarter mile of the proposed cell
tower site.

Based on the factors above, it is the opinion of the Community and Economic Development
Department that the conditional use request is incompatible with adjacent uses and would be
detrimental to the character of the Harden Boulevard corridor as the location is highly visible within
public view. The proposed 110-foot tall tower does not meet the minimum horizontal separation
standards specified by Sections 5.18.5 f. and g. of the LDC and would be highly visible to adjacent
residential uses to the north and east. Due to the character of the land and the width of the Harden
Boulevard right-of-way, the proposed tower would also be highly visible to motor vehicle and
pedestrian traffic and incompatible with the low-rise office, commercial, and residential character of
the corridor.

At the December 15, 2020, public hearing, testimony was provided regarding the proximity of the
tower affecting the quality of life for residents of these communities. Site visits conducted by staff and
the applicant’s own photo simulations provide concerning and credible evidence of the visual
obtrusiveness of the proposed tower. Other testimony provided at the public hearing expressed
concerns for the proximity to Lakeland Christian School, along with the perceived health impacts
related to radiofrequency (RF) radiation emissions. However, the 1996 Telecommunications Act, as
amended, specifically prohibits state and local governments from regulating the placement,
construction, and modification of personal wireless facilities on the basis of the perceived health
impacts of radio frequency emissions to the extent that such facilities comply with the Commission’s
regulations concerning such emissions.

Although the applicant provided credible evidence and testimony regarding Verizon’s need for service
as well as a comprehensive search for adequate sites, the degree of nonconformity for the proposed
tower with the separation standards is substantial and the applicant has failed to provide a design that
mitigates for the visual impacts.

3.1 Transportation and Concurrency

The average PWS facility generates approximately two vehicle trips per month per provider. Generating
approximately eight to ten trips per month, the proposed conditional use will not negatively impact the local roadway network.

3.2 Comprehensive Plan Compliance

The Community and Economic Development Department reviewed this request for compliance with
the Lakeland Comprehensive Plan: 2010-2020, and it is our opinion that the request is inconsistent
with the Comprehensive Plan. The MCC future land use designation on the subject property was
intended to assign conforming zoning for a pre-existing use at the time of annexation that would
otherwise have been considered non-conforming. The MCC designation recognizes corridors that are
typically characterized by commercial businesses requiring high visibility and not industrial uses. As
such the mapping of this designation along arterial roadways such as Harden Boulevard provides
little opportunity for the screening of properties from the adjoining right-of-way.
4.0 Recommendation

4.1 Community and Economic Development Staff

The Community and Economic Development Department reviewed this request and recommends denial of the conditional use.

4.2 The Planning & Zoning Board

It is recommended that the request for a conditional use to allow a cell tower as described in Attachments “A,” “B,” “C-1,” and “C-2” be denied.
ATTACHMENT “A”

LEGACY CLEANERS – FL7092

PARENT TRACT
(PER OFFICIAL RECORD BOOK 7523, PAGE 968 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA)


1 SOURCE TOWERS LEASE PARCEL
A PARCEL OF LAND BEING A PORTION OF THE WEST 285.00 FEET OF THE SOUTHWEST ONE-QUARTER (1/4) OF THE NORTHWEST ONE-QUARTER (1/4) OF SECTION 25, TOWNSHIP 28 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE WEST 285.00 FEET OF THE SOUTHWEST ONE-QUARTER (1/4) OF THE NORTHWEST ONE-QUARTER (1/4) OF SAID SECTION 25 (FOUND 4" X 4" CONCRETE MONUMENT WITH 5/8" IRON ROD - NO I.D.);

THENCE ON A GRID BEARING OF S89°52'00"W ALONG THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER (1/4) OF THE NORTHWEST ONE-QUARTER (1/4) OF SAID SECTION 25, A DISTANCE OF 80.79 FEET (SAID LINE REFERENCED BY A FOUND 5/8" IRON ROD - NO I.D. AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER (1/4) OF THE NORTHWEST ONE-QUARTER (1/4) OF SAID SECTION 25 WITH THE EAST RIGHT-OF-WAY LINE OF HARDEN BOULEVARD AT A BEARING OF S89°52'00"W AND A DISTANCE OF 236.83 FEET);

THENCE S00°08'00"E A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE S00°08'00"E A DISTANCE OF 23.00 FEET;

THENCE S89°52'00"W A DISTANCE OF 25.00 FEET;

THENCE S00°08'00"E A DISTANCE OF 20.00 FEET;

THENCE S89°52'00"W A DISTANCE OF 20.00 FEET;

THENCE N00°08'00"W A DISTANCE OF 20.00 FEET;

THENCE S89°52'00"W A DISTANCE OF 25.00 FEET;

THENCE N00°08'00"W A DISTANCE OF 23.00 FEET;

THENCE N89°52'00"E A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING;

SAID PARCEL OF LAND SITUATE WITHIN POLK COUNTY, FLORIDA, CONTAINING 2,010.00 SQUARE FEET MORE OR LESS.
# Planning & Zoning Board General Application

## General Information:

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<th>Project No:</th>
<th>LUS20-001/PUD20-018</th>
<th>Application Date:</th>
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## Request:

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<td>Justification:</td>
<td>See attached justification.</td>
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## Concurrency:

| Proposed Dwelling Units:   | 0          |
| Project Floor Area:        | 0          |
| Square feet                |            |
| Type of Use:               | Other      |
| Phase                      | 1          |
| Year                       | 2020       |

## Estimate of Public Service Demand

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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
500 Foot Mail Notification Boundary

Subject Property

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)
January 2021
January 6, 2021

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 3.94 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 Wednesday, January 20, 2021 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 Wednesday, January 20th meeting.

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

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

THIS IS A COURTESY LETTER NOT REQUIRED BY LAW
MINUTES
Planning & Zoning Board
City Commission Chambers
Tuesday, December 15, 2020
8:30 a.m.

The City of Lakeland Planning and Zoning Board met in Regular Session. Board Members Glenn Higgins (Chair), Ronald Roberts, Silvana Knight and Susan Seitz were present. Community & Economic Development staff Teresa Maio, Planning & Housing Manager; Matthew Lyons, Chief Planner; Phillip Scearce, Principal Planner; Joshua Cheney, Senior Planner; Todd Vargo, Senior Planner 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 130 Lake Bonny Drive East. Owner/Applicant: William & Terry Knight. (ADU20-012)

Joshua Cheney stated the subject property is located south of E. Main Street and west of the intersection of Lake Bonny Drive East. The existing home was originally built in 1968. No phone calls, emails or letters have been received in opposition.

William Knight, 130 Lake Bonny Drive East, stated the proposed accessory dwelling unit will be their home and the main structure will be for their daughter.

Mr. Cheney presented the proposed conditions for approval.

In Response to Silvana Knight, Mr. Cheney stated the City’s Land Development Code does not regulate short-term rentals.

Silvana Knight made a motion to approve staff’s recommendation. Susan Seitz seconded the motion and it passed 4-0.

ITEM 2: 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)

Phillip Scearce presented a summary of the request. Mr. Scearce stated the proposed cell tower does not meet the minimum horizontal separation requirements from residential properties and roadways specified in the Land Development Code.

Mattaniah Jahn, 935 Main Street Suite D1, Safety Harbor, stated that tower is being requested because Verizon has a gap in their coverage area for wireless service. Ms. Jahn made a presentation which explained the gap in coverage and site selection process in detail. The signal strength in the area where the tower is proposed is not strong enough to provide coverage indoors. The gap in coverage is approximately 3.1 square miles in area. Ms. Jahn stated that the proposed area is well populated and one source estimates that there are 11,000 people that live in the gap area from Census data. Verizon noted that an average of 1,600 users connect to the Verizon network per hour, and 6,000 unique devices connect to Verizon per day in the area.

Ms. Jahn stated there are major roads that intersect the gap area. Per the Florida Department of Transportation, Harden Boulevard has 37,500 cars that travel daily. Ariana Street has 4,500, and Beacon Street has 6,700 cars that travel daily as well.
Ms. Jahn stated Verizon currently services the area from three different cell tower installations: ATC Lakeland, CSX Winston and Lakeside Hampton Inn. Verizon is experiencing capacity shortages at all three tower locations. Verizon is also experiencing a gap in vehicle coverage. Given the low-density character of the surrounding development pattern, there are no tall structures or other cell towers that Verizon can co-locate on. The previously proposed site on Ariana Street was also analyzed but determined not to be viable as it would cause interference to the ATC Lakeland site.

In response to Silvana Knight, Ms. Jahn stated that if the towers are too close together, the signal from the two towers will interfere and cause lower signal strength.

Ms. Jahn stated Verizon started looking for the tower site location since 2016. There is natural vegetation that will provide a buffer to the proposed tower. The proposed tower will have a dull gray finish. The tower is designed to co-locate up to four carriers. Co-location sites will be offered at market-based rates. The goal is to make the tower as slim as possible.

Ms. Jahn stated in the event of a structural failure, the tower is designed to fold over upon itself and be contained on the parent parcel. The proposed tower exceeds the tower to tower separation requirements as well as the setbacks from protected lakes. The tower will be completely dark at night. Ms. Jahn presented photo-simulation imagery which depicted the visual impacts of the tower when viewed from various locations. Ms. Jahn stated the parent parcel has ground water pollution from a past industrial use.

In response to Ronald Roberts, Santiago Torres, Verizon, Temple Terrace stated the tower would not just benefit Verizon’s customers, as there are third-party contracts that allow for usage by other carriers. The tower will be designed to accommodate 5g technology, but initially it will only provide 4g service.

In response to Silvana Knight, Mattanaih Jahn stated the diameter of a tower can vary, dependent upon the manufacturer, but towers are typically eight feet at the base and four to six feet at the top. Ms. Jahn stated she does not have a photo from the residences closest to the proposed tower but can provide if needed.

In response to Silvana Knight, Santiago Torres stated that the interference they are speaking about is more about the signal quality for Verizon. If two Verizon towers are too close together, the signal quality diminishes.

In response to Ms. Knight, Ms. Jahn stated that WiFi is a different frequency than cellular coverage.

In response Ms. Knight, Ms. Jahn stated that she does not anticipate the height of the tower to increase.

Phillip Scearce stated that staff has received approximately five emails and three phone calls in opposition.

Teresa Maio stated that staff will prepare a recommendation for the Planning & Zoning Board’s January meeting.

Jennifer Aguilar, 1545 South Webster Avenue, stated the proposed tower is in a residential area that has reliable coverage and there are other site alternatives.

Marco Aguilar, 1545 South Webster Avenue, stated it is wrong to place towers next to homes and schools.

Mattanaih Jahn stated that there was a three-year process which resulted in the selection of the site as the most appropriate location for a new tower.

In response to Mattanaih Jahn, Mr. Torres stated that if the tower was shifted to the west, there would still be another tower needed for the coverage gap.
In response to Glenn Higgins, Jerrod Simpson discussed the Board’s authority regarding environmental effects.

Silvana Knight made a motion for approval for a continuance with staff to present a written recommendation the following month. Ronald Roberts seconded the motion and it passed 4-0.

**ITEM 3:** 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)

Todd Vargo stated the subject property is the former location of Nathan’s Men Store, located at the southwest corner of S. Kentucky Avenue and E. Main Street. The proposed bank will occupy the front portion of the building facing Munn Park.

Mark Wilson, 116 S. Kentucky Avenue, stated they are proposing a financial institution. If approved, no significant changes will be made the building façade.

In response to Glenn Higgins, Mr. Wilson stated that windows will likely be updated but will have a similar look to the existing windows. There will be no drive thru banking services.

In response to Silvana Knight, Mr. Wilson stated employee parking will be in either the Main Street garage or the new garage constructed south of Heritage Plaza.

Mr. Vargo presented recommended conditions to the Board. Ms. Maio offered a revision to Condition No. 3 to clarify that exterior changes to the building may be approved by staff or the Design Review Committee of the Historic Preservation Board depending on the nature of the changes.

Ronald Roberts made a motion to approve staff’s recommendation with the revision. Susan Seitz seconded the motion and it passed 4-0.

**ITEM 4:** 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)

Phillip Scearce stated the subject property is currently approved for a convenience store with motor vehicle fuel sale. This request is to adopt a new site plan and revised access points. Mr. Scearce presented recommended conditions of approval to the Board.

In response to Susan Seitz, Mr. Scearce stated that the subject property and the property to the north will both be accessed from Airport Road using Jones Industrial Drive.

In response to Ronald Roberts, Mr. Scearce stated the sidewalk would be right outside the property line around the site and connects to the intersection for public safety.

Silvana Knight made a motion to approve staff’s recommendation. Susan Seitz seconded the motion and it passed 4-0.

**ITEM 5:** 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)

Joshua Cheney stated the property was annexed into the City in June, 1997. The property was recently donated to Victory Church and is being included as part of a conditional use application in 2019 (CUP19-012) that will allow for the expansion of the school campus. The application of RA-3 zoning is requested in order to apply conforming zoning which will allow the conditional use to move forward. Staff requested that the Board take action on the item at this meeting to allow the two applications to move forward.

Susan Seitz made a motion to approve staff’s recommendation. Ronald Roberts seconded the motion and it passed 4-0.
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)

Joshua Cheney stated the PUD (Planned Unit Development) zoning for Morgan Creek Preserve was originally approved in 2004. Mr. Cheney presented a summary of the requested changes.

Bart Allen, Peterson & Myers, 225 E. Lemon Street, on behalf of Cascara II LLC, stated the request is for the major modification of only Tract E. Although the subject property was included as part of the zoning for Morgan Creek Preserve, it will be a separate project from the existing Morgan Creek Preserve subdivision. The property is 35.08 acres. The proposed development would have approximately 1.6 units per acre with a minimum of 10,000 square foot minimum lots. Hamilton Road will not be utilized for the proposed development.

Mr. Allen also stated that the property was annexed in 2001. In 2004 the property went through the entitlement process and was assigned land use. Tract E was reserved for future residential development. In 2006, Tract F was added to the Morgan Creek Preserve PUD which approved and incorporated 58 units on 32 acres with 5,500 square foot minimum lots.

In response to Glenn Higgins, Mr. Allen stated that only Tract A is effectively developed. Tracts B and C are presently vacant.

In response to Silvana Knight, Mr. Allen stated that the proposed development will not be part of the Homeowner’s Association for Morgan Creek Preserve subdivision.

Dennis Wood, Wood & Associates, 1925 Bartow Road, stated the project will include walking trails that connect to sidewalks. A 20’ natural vegetative buffer will be maintained on the west and north sides of the property. The site will have its own retention pond system that is designed for a 100-year storm event.

Mr. Wood stated that a major traffic study was completed and that it shows that impacted roadways are operating at an acceptable level of service.

In response to Susan Seitz, Mr. Wood stated a traffic light will be installed at the intersection of W. Pipkin and Medulla Road.

In response to Silvana Knight, Mr. Wood stated that they have not yet set a minimum home size, but the homes are anticipated to be more upscale and the community will not be gated. Discussion ensued.

Bart Allen stated there is substantial vegetative buffer that will stay in place and not be modified. The Land Development Code standard requirement for open space is 10% and the proposed development will provide 28% open space. Pedestrian connectivity will be provided. All criteria is met in Article 7 with the City’s Land Development Code for a PUD.

In response to Silvana Knight, Mr. Allen states that nine acres of the property are within the county limits and 35 acres are within the City of Lakeland’s limits.

In response to Silvana Knight, Teresa Maio stated that a voluntary annexation agreement would be required in order for the County portion of the project to connect to the City’s wastewater system.

Ryan Gillespie, 4636 Medulla Road, states he is concerned about traffic, safety, and potential flooding. Douglas Ray, 4805 Hamilton Road, states he is opposed to the density of the proposed development. He is concerned about the flooding as well as the cutting down of the canopy trees.
Chris Parker, 5130 Medulla Road, stated the proposed development will cause road issues for Hamilton Road as well as safety issues. He is also concerned about the water connection for current residents.

Desmore Peters, 4414 Medulla Road, stated he is concerned about the computability of the proposed development.

Gene Conrad, Airport Director, 309 Crescent Ridge, Auburndale, stated he is recommending the developer provide avigation language for the proposed property so future buyers are aware. In response to stormwater concerns, he clarified that every airport project requires a Southwest Florida Water Management District (SWFWMD) permit. Although the adjacent solar farms were not developed by the airport, they were permitted in compliance with regulations of SWFWMD and the City of Lakeland.

Bart Allen stated they will make sure there is an avigation agreement for the proposed development and amend an existing one if needed. Mr. Allen also stated the proposed development will not impact any of the canopy trees along Hamilton Road or Medulla Road.

In response to Susan Seitz, Teresa Maio stated that a letter referenced by several residents was written in July regarding an application to change the future land use for a nearby property within Polk County. The request was to accommodate a single home. The request could have accommodated more than that. The parcel from the letter was located further to the east and to the north, making it closer to the new airport runway. Ms. Maio stated next month staff can provide maps of the overflight zones and airport master plan to show the airport runways.

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) Note: Continued from previous meeting, applicant requests a delay.

Shelton Rice, 225 E. Lemon Street, stated there are three property owners that are involved in the request. They request additional time to prepare for the hearing.

Ronald Roberts made a motion for approval for a continuance. Susan Seitz seconded the motion and it passed 4-0.

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)

Phillip Scearce stated the RA-3 (Single-Family) zoning category has a provision which allows for Single-Family Attached residential uses through the conditional use process. The proposed development would be platted so that units are located on individual lots so that units could be sold under fee simple ownership. The proposed site development plan consists of two-story townhomes with front loaded garages which is inconsistent with the City’s requirements for the Single-Family Attached (SFA) Special Building type.

Mark Wilson, Kimley-Horn & Associates, 116 S. Kentucky Avenue, stated the proposed property is in an area that is adjacent to condominiums. The biggest disconnect where they are not aligning with staff has to do with the parking in the front rather than the rear. Mr. Wilson stated they will propose a buffer on property and there will be a substantial storm water pond.
Melissa Bajsa, CMTG Real Estate Enterprises, 5129 S. Lakeland Drive, stated the proposed townhomes are not intended to be rentals.

In response to Glenn Higgins, Ms. Bajsa stated that CMTG Real Estate Enterprises would be the contractor.

In response to Silvana Knight, Ms. Bajsa stated they will write it in the Homeowner's Association documents that the properties would not allow for short-term rentals.

In response to Ms. Knight, Mark Wilson stated that parking for parties would be in the street or driveway of the homeowner as well as other locations on site.

Phillip Scearce stated that five emails and three phone calls were received in opposition to the request. A letter was also received from the City of Lakeland’s CRA Manager, Alis Drumgo. Mr. Scearce read Mr. Drumgo’s letter into the record. The letter noted several concerns with the site design. The letter also mentioned the lack of connectivity to the sidewalk network, lack of accessibility to the units in site plan as well as lack of distinct civic open space.

Marjorie Bristol, 1600 West Lake Parker Drive, Unit D3, expressed concerns regarding flooding if the proposed development is approved.

John Lemond, 740 Druid Street, stated even though two acres was added to the property, the proposed development is too dense and would create traffic issues.

Ray Waldren, 1600 West Lake Parker Drive, Unit C6, read a letter from the president of the Lakeland Harbor Homeowners Association, Inc. in opposition to the request.

Helen Boyle, 712 Druid Street, stated Druid Street is very narrow and would not be able to handle the additional traffic. If approved, the proposed development would affect the natural environment and wildlife would be displaced.

Barry Sears, 715 Druid Street, stated the proposed development would produce noise and additional traffic issues.

In response to Glenn Higgins, Mark Wilson stated the price range is $200,000 and up.

**GENERAL MEETING**

**ITEM 9:** Review minutes of the November meeting.

Ronald Roberts made a motion for approval of the minutes from the previous meeting. Susan Seitz seconded the motion and it passed 4-0.

**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)

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.

Mr. Scearce presented recommended conditions for approval to the Board.

Susan Seitz made a motion to approve staff’s recommendation. Ronald Roberts seconded the motion and it passed 4-0.

**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)

Joshua Cheney stated the plat for Gresham Farms will be 5 lots on approximately 68.39 acres. The subject property is located south of Medulla Road and east of County Line Road and north of West Pipkin Road. The plat has been reviewed by all departments and is conforming with the City’s subdivision regulations within the Land Development Code. Staff recommended approval of the plat.

Silvana Knight made a motion for approval of staff’s recommendation. Ronald Roberts seconded the motion and it passed 4-0.

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)

Joshua Cheney stated a request for Gateway Lakeland Commercial Park, Phase Three has been submitted by Sloan Engineering Group, Inc. The plat consists of a replat of lots 1—4 on a portion of the property on 7.16 acres generally located north of Firstpark Boulevard, east of Bridgewater Center Drive, and south of Bridgewater Center Lane. 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. Silvana Knight seconded the motion and it passed 4-0.

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)

Joshua Cheney stated a plat for Holloway Storage Park has been submitted by Chastain-Skillman, Inc. The plat consists of one lot on approximately 2.77 acres generally located north of Meadowland Park Drive, east of Lakeland Highlands Road. The plat has been reviewed by all departments and is conforming with the City’s subdivision regulations within the Land Development Code. Staff recommended approval of the plat.

Susan Seitz made a motion for approval of staff’s recommendation. Ronald Roberts seconded the motion and it passed 4-0.

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

Teresa Maio reviewed the recent actions of the City Commission.

ITEM 15: Housing & Planning Manager’s Report.

ITEM 16: Audience.

There were no comments from the audience.

ITEM 17: Adjourn.

There being no further discussion, the meeting was adjourned at 1:07 pm.
Respectfully Submitted,

__________________________________________  ______________________________________
Glenn Higgins, Chair                          Silvana Knight
Community & Economic Development
Staff Request for Delay

Date: January 20, 2021  Reviewer: Todd Vargo

Project No: PUD20-002  Location: 2330 Kathleen Road

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

Current Zoning: (C-2) Highway Commercial  Future Land Use: Interchange Activity Center (IAC)
Context District: Suburban Corridor (SCO)

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

Request:
A change in zoning from C-2 (Highway Commercial) to PUD (Planned Unit Development) zoning, concurrent with a City-initiated request to change the context district designation from Suburban Corridor (SCO) to Suburban Neighborhood (SNH), to allow for 264 multi-family units on approximately 19.89 acres generally located north of Interstate 4, west of Kathleen Road.

The subject property is currently under consideration as a future site for a new Veterans Administration Clinic. The applicant is requesting an additional three-month continuance due to unforeseen delays related the COVID-19 pandemic and the GSA’s site selection process. At the October 20, 2020 meeting of the Planning & Zoning Board, a prior continuance until the January meeting was granted.
Community & Economic Development
Staff Request for Delay

Date: January 20, 2021  Reviewer: Joshua Cheney
Project No: PUD20-014  Location: 4806 Hamilton Road
Owner: English Creek, LLC.
Applicant: Wood & Associates Engineering, LLC.
Current Zoning: (PUD) Planned Unit Development 4818
Future Land Use: Residential Low (RL)/Conservation (C)
Context District: Suburban Neighborhood (SNH)

Request:
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).

Staff requests that the item be delayed for a month to provide additional time for the review of the major traffic study submitted by the applicant. Staff anticipates being ready to move forward with a recommendation at the February 16, 2021 meeting.
Community & Economic Development
Staff Request for Delay

<table>
<thead>
<tr>
<th>Date:</th>
<th>January 20, 2021</th>
<th>Reviewer:</th>
<th>Phillip Scearce</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project No:</td>
<td>PUD20-021</td>
<td>Location:</td>
<td>731 Druid Street</td>
</tr>
<tr>
<td>Owner:</td>
<td>CMTG Real Estate Enterprises</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Applicant:</td>
<td>Kimley-Horn &amp; Associates, Inc</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Current Zoning:</td>
<td>(RA-3) Single-Family</td>
<td>Future Land Use:</td>
<td>Residential Medium (RM)</td>
</tr>
<tr>
<td>Context District:</td>
<td>Urban Neighborhood (UNH)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Request:</td>
<td>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.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

REQUEST FOR CONTINUATION
Staff requests a continuance of the proposed PUD to the February 16, 2021 Planning and Zoning Board meeting. The applicant with staffs input is working on a revised site plan to address concerns heard at the December 15th public hearing. Staff will repost and send new mail notices notifying residents of the new public hearing.
## Administrative Adjustments

Approved between 7/1/2020 and 12/31/2020

<table>
<thead>
<tr>
<th>Project No.</th>
<th>Planner</th>
<th>Location</th>
<th>Description</th>
<th>Approval Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>ADM20-009</td>
<td>TODD VARGO</td>
<td>635 PALENCEIA PL</td>
<td>Owner hired someone to build a pole barn to protect his boat from the elements. Contractor did not pull a permit and built pole barn 14' from property line, instead of the required 15'</td>
<td>9/17/2020</td>
</tr>
<tr>
<td>ADM20-010</td>
<td>TODD VARGO</td>
<td>4111 SOLAMOR ST</td>
<td>The encroachment of 0.03 feet into the rear setback was not intentional. It is easily understood since surveys are not required when constructing dwelling units in the City of Lakeland. The 0.03 foot encroachment into the setback is not noticeable and will not affect neighboring properties.</td>
<td>9/23/2020</td>
</tr>
<tr>
<td>ADM20-011</td>
<td>TODD VARGO</td>
<td>4113 SOLAMOR ST</td>
<td>The encroachment of 0.01 foot into the rear setback was not intentional. It is easily understood since surveys are not required when constructing dwelling units in the City of Lakeland. The 0.01 foot encroachment into the setback is not noticeable and will not affect neighboring properties.</td>
<td>9/23/2020</td>
</tr>
<tr>
<td>ADM20-012</td>
<td>Matthew Lyons</td>
<td>5140 COUNTY LINE RD</td>
<td>Due to the context and traffic volumes along both County Line Rd &amp; Pipkin Rd, the additional 5’ sign height is justified so as to be visible to traffic along the 2 right-of-ways</td>
<td>10/23/2020</td>
</tr>
<tr>
<td>ADM20-013</td>
<td>Matthew Lyons</td>
<td>5140 COUNTY LINE RD</td>
<td>Due to the traffic volumes and speed along the corridor, an extra 5’ in height is needed for visibility of the sign.</td>
<td>10/23/2020</td>
</tr>
<tr>
<td>ADM20-014</td>
<td>Matthew Lyons</td>
<td>1735 LOWRY AV</td>
<td>Admin. Adjustment to Allow Privacy Fence on Street Side P/L</td>
<td>12/2/2020</td>
</tr>
</tbody>
</table>
Meeting of December 7, 2020

Ordinances (First Reading)

Proposed 20-046; Approving a conditional use to allow a bar on property located at 124 S. Tennessee Avenue. (CUP20-009)

Meeting of December 21, 2020

Ordinances (First Reading)

Proposed 20-045; Large Scale Amendment #LUL 20-002 to the Future Land Use Map to Change Approximately 26.45 Acres of Residential Medium (RM) to Public Buildings, Grounds and Institutional Uses (PI) on Land Located at 2080 Meadowland Park Boulevard (LUL20-002)

Proposed 20-048; Application of PUD (Planned Unit Development) Zoning to Allow a 133,000 sq. ft. Veterans Administration Medical Clinic and Urban Special Purpose (USP) Context District on Approximately 26.45 Acres Located at 2080 Meadowland Park Boulevard (PUD20-013/ZON20-009)

Ordinances (Second Reading)

Proposed 20-046; Approving a conditional use to allow a bar on property located at 124 S. Tennessee Avenue. (CUP20-009) (Continued to 1/4/21)
Meeting of January 4, 2021

Ordinances (First Reading)

Proposed 21-002; Amending Ordinance 4998, as Amended; Major Modification of PUD Zoning on Property Located North and East of the Polk Parkway, West of Airport Road and South of Old Tampa Highway to Include Additional Properties Located Along Bunker Road and to Adopt a Revised Site Development Plan (PUD20-020)

Proposed 21-003; Amending Ordinance 3839, as Amended; Major Modification of PUD Zoning to Adopt a New Site Development Plan and to Increase the Maximum Number of Multi-Family Dwelling Units Allowed on Approximately 29.27 Acres Located at 3301 Airport Road (PUD20-016)

Proposed 21-004; Approving a Conditional Use to Allow a Retail Commercial Bank on Property Located at 221 E. Main Street. (CUP20-011)

Proposed 21-005; Application of RA-3 (Single-Family) Zoning on Approximately 7.02 Acres Located East of Mall Hill Drive, South of Lakeland Square Mall and North of Victory Church (ZON20-010)

Proposed 21-006; Amending Ordinance 3989; Major Modification of an Existing Conditional Use to Allow for the Relocation of School Facilities on Approximately 32.28 Acres Located North of the Existing Campus for Victory Church at 1401 Griffin Road (CUP19-012)

Ordinances (Second Reading)

Proposed 20-046; Approving a conditional use to allow a bar on property located at 124 S. Tennessee Avenue. (CUP20-009) Approved 7—0, Ordinance 5852