AGENDA
Planning & Zoning Board
City Commission Chambers
February 16, 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.

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PUBLIC HEARING

ITEM 1: Change in land use, from Residential Medium (RM) to Community Activity Center (CAC), and a change in zoning, from O-1 (Low Impact Office) and RA-3 (Single-Family Residential) to PUD (Planned Unit Development), to allow limited C-4 (Community Center Commercial) uses and O-1 uses on approximately 5.77 acres 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

ITEM 2: Change in land use from Mixed Commercial Corridor (MCC) to Residential Medium (RM) on approximately 7.75 acres, a change in zoning from MF-12 (Multi-Family Residential) to PUD (Planned Unit Development) on 10.0 acres, and the application of PUD zoning on approximately 46.1 acres, concurrent with a City-initiated context district change from Suburban Corridor (SCO) to Suburban Neighborhood (SNH) on approximately 7.75 acres, to allow up to 209 single-family detached dwellings and two commercial nodes on property located east of Lake Parker, north of State Highway 92 East and west of Fairway Avenue. Owner: John A Causey Revocable Trust. Applicant: Sarah Case. (LUS21-001/PUD20-023/ZON21-001)

ITEM 3: 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) Note: Continued from a Previous Meeting.

b. Consideration of final decision.

ITEM 4: a. Minor modification to PUD (Planned Unit Development) zoning to adopt a new site development plan to allow for a maximum building height of three stories for a previously approved 72-unit multi-family residential development on property located at 4430 Gibson Drive. Owner: Saqib B. Kahn Applicant: Michael DeMarcay. (PUD21-002)

b. Consideration of final decision.

ITEM 5: a. Change in zoning from RA-3 (Single-Family Residential) to Planned Unit Development (PUD) to allow a maximum of 40 single-family attached (townhouse) dwelling units on approximately 4.55 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:** Re-open hearing to consider revised site plan.

b. Consideration of final decision.

**GENERAL MEETING**

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

**ITEM 7:** Conditional use to allow four Single-Family Attached dwelling units on property located at 24 Lake Hollingsworth Drive Owner: Mark Macdonald. Applicant: Harper Homes LLC. (CUP20-012)

**ITEM 8:** 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 9:** Plat approval for Gresham Farms Commercial on 30.88 acres generally located south of Medulla Road, east of County Line Road, and north of West Pipkin Road. Owner/Applicant: Publix Super Markets, Inc. (SUB20-008)

**ITEM 10:** Report of City Commission action on Planning and Zoning Board recommendations.

**ITEM 11:** Planning & Housing Manager's Report.

**ITEM 12:** Comprehensive Plan Update Briefing

**ITEM 13:** Audience.

**ITEM 14:** Adjourn.
# Planning & Zoning Board General Application

## General Information:

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<td>SHELTON RICE</td>
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<td>225 EAST LEMON STREET, SUITE 300</td>
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<td>Owner Name:</td>
<td>1723 US HWY 98 S LLC</td>
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<td>Owner Address:</td>
<td>114 N TENNESSEE AVE</td>
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## Request:

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<th>LAND USE MAP AMEND SM</th>
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<tr>
<td>Proposed Zoning:</td>
<td>C-4 (Community Center Commercial)</td>
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<td>Current Land Use:</td>
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<td>Context:</td>
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<td>Urban Corridor (UCO)</td>
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<td>Explanation of Request:</td>
<td>See attached explanation.</td>
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<td>Justification:</td>
<td>See attached justification.</td>
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## 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 (+/- 5.77 AC)

February 2021
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 (\+/- 5.77 AC)
February 2021
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 (+/- 5.77 AC)
February 2021
January 29, 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), and a change in zoning, from O-1 (Low Impact Office) and RA-3 (Single-Family Residential) to PUD (Planned Unit Development), to allow certain office and retail commercial uses, including but not limited to “Restaurants, Very High Turn-Over” and “Motor Vehicle Fuel Sales” on approximately 5.77 acres 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, February 16, 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 Tuesday, February 16th meeting.

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

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<tr>
<td>Project Name:</td>
<td>CYPRESS POINT AT LAKE PARKER (CAUSEY)</td>
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<td>Applicant Name:</td>
<td>SARAH CASE</td>
<td></td>
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<tr>
<td>Applicant Address:</td>
<td>6700 SOUTH FLORIDA AVE. SUITE 4</td>
<td>LAKELAND</td>
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<tr>
<td>Owner Name:</td>
<td>CAUSEY JOHN A REVOCABLE TRUST</td>
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<tr>
<td>Owner Address:</td>
<td>2028 REANEY RD</td>
<td>LAKELAND</td>
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### Request:

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<td>Proposed Zoning:</td>
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<td>(MF-12) Multi Family</td>
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<td>Current Land Use:</td>
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<td>Proposed Context:</td>
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<td>Current Context:</td>
<td>Conservation, Recreation, Preservation (PCR) Suburban Corridor (SCO) Suburban Neighborhood (SNH)</td>
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<td>Explanation of Request:</td>
<td>A PUD is currently in review with city staff (CPT20-074) and the 7.75 +/- Ac currently is designated MCC land use.</td>
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<td>Justification:</td>
<td>City does not allow single family development in commercial designated land use.</td>
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### Estimate of Public Service Demand

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<td>Potable Water</td>
<td>GPD</td>
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<td>Solid Waste</td>
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File Number: LUS21-001 PUD20-023 ZON21-001
Present Zoning: MF-12 and None
Context: Suburban Neighborhood, Suburban Corridor, and Preservation Conservation Recreation
Present Land Use: RM 34.98 +/- AC; CON 9.06 +/- AC; MCC 12.03 +/- AC
Proposed Zoning: PUD Zoning to Allow a Maximum of 209 Single-Family Detached Dwellings
Proposed Context: Suburban Neighborhood, Suburban Corridor, and Preservation Conservation Recreation
Proposed Land Use: RM and MCC
February 2021
Subject Property

500 Foot Mail Notification Boundary

SUBURBAN NEIGHBORHOOD

PRESERVATION, CONSERVATION, RECREATION

MF-12

SUBURBAN CORRIDOR

Land Use Change MCC to RM
Context Change SCO to SNH

File Number: LUS21-001 PUD20-023 ZON21-001
Present Zoning: MF-12 and None
Context: Suburban Neighborhood, Suburban Corridor, and Preservation Conservation Recreation
Present Land Use: RM 34.98 +/- AC; CON 9.06 +/- AC; MCC 12.03 +/- AC
Proposed Zoning: PUD Zoning to Allow a Maximum of 209 Single-Family Detached Dwellings
Proposed Context: Suburban Neighborhood, Suburban Corridor, and Preservation Conservation Recreation
Proposed Land Use: RM and MCC
February 2021
January 29, 2021

RE: 2150 E Rd 92 - Project No. LUS21-001/PUD20-023/ZON21-001

Dear Property Owner:

This letter is to advise you that Denna Hardwick requests a change in land use from Mixed Commercial Corridor (MCC) to Residential Medium (RM) on approximately 7.75 acres, a change in zoning from MF-12 (Multi-Family Residential) to PUD (Planned Unit Development) on 10.0 acres, and the application of PUD zoning on approximately 46.1 acres, concurrent with a City-initiated context district change from Suburban Corridor (SCO) to Suburban Neighborhood (SNH) on approximately 7.75 acres, to allow up to 209 single-family detached dwellings and two commercial nodes on property located east of Lake Parker, north of State Highway 92 East and west of Fairway Avenue. The subject property is legally described as:

A PART OF LAND IN SECTION 16, TOWNSHIP 28 SOUTH, RANGE 24 EAST FURTHER DESCRIBED AS THE NORTHWEST 1/4 OF SAID SECTION LESS LAND SOUTH OF US HIGHWAY 92; AND LESS TRACT 1 OF LIGHT AND WATER PLANT PROPERTY CITY OF LAKELAND; AND LESS LAKE PARKER; AND LAND SOUTH OF PARCEL 242816000000031060; AND LESS THE AREA OF LAND BETWEEN PARCEL 242816000000031060 AND PARCEL 242816179500001010, POLK COUNTY, FLORIDA. (A complete legal description is available in the Community & Economic Development Department.)

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## General Information:

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<td>Applicant Name:</td>
<td>JSK CONSULTING</td>
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## Request:

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<th>MINOR MODIFICATION</th>
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<tr>
<td>Proposed Zoning:</td>
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<td>(PUD) Planned Unit Development 4388</td>
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<td>Land Use:</td>
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<td>Context:</td>
<td>Suburban Special Purpose (SSP)</td>
<td>Suburban Special Purpose (SSP)</td>
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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

February 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

February 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

February 2021
January 29, 2021

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.)

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<tr>
<td>Applicant Name:</td>
<td>MICHAEL DEMARCAY</td>
<td></td>
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<tr>
<td>Applicant Address:</td>
<td>1120 E. KENNEDY BLVD., #207</td>
<td>TAMPA</td>
<td>FL</td>
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<tr>
<td>Owner Name:</td>
<td>SAQIB B KHAN</td>
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<tr>
<td>Owner Address:</td>
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<td>THONOTOSASSA</td>
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<td>(PUD) 4648 Planned Unit Development</td>
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<td>Context:</td>
<td>Not Applicable</td>
<td>Suburban Neighborhood (SNH)</td>
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**Explanation of Request:**

Minor modification to exhibit B site plan for existing PUD 4648 to allow for four (4) 3-story buildings in lieu of six (6) 2-story buildings.

**Justification:**

During our site diligence process with regards to the site plan, it was determined that since the original PUD 4648 was approved in 2005, the surrounding area has been determined to be an impaired watershed with two small wetland areas on the site, thus requiring extensive storm water management for any new development. Based on the storm water storage/wetland issue on site, we have chosen to utilize only four (4) buildings to house the 72 units instead of the original six (6) buildings drafted in the original PUD site plan. We have also substantially increased our north/south building setbacks away from neighbors. The plan will be in compliance with MF-12 zoning district, except for the specific items addressed in the PUD. The street layout, clubhouse and swimming pool inclusion are similar to the original PUD; however, due to the four (4) building layout the code compliant parking configuration is different than the original PUD layout. Our design includes 72-unit multi-family apartments with clubhouse and a swimming pool and we feel we are in compliance with all requirements of the original PUD, with only the minor modifications to the site plan to address the storm water/wetland issues on site and the surrounding area.

### Concurrency:

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

500 Foot Mail Notification Boundary

PUD 4389

PUD 4648

SUBURBAN NEIGHBORHOOD

RA-2

KENILWOOD LN

O-3

SUBURBAN CORRIDOR

PUD 4773 V

PUD 4773 W

RA-1

MF-12

RA-1

GIBSON DR

LAKELAND PARK BL

C-2

C-1

ARTEVA DR

3623

File Number: PUD21-002
Present Zoning: PUD 4648
Context: Suburban Neighborhood
Proposed Zoning: Minor Modification to Adopt a New Site Plan for a Three-Story Apartment Complex

February 2021

Legend:
- Subject Property
- 500 Foot Mail Notification Boundary
- Current City Limits
- Zoning
- Conditional Use
- SPI
- Parcels
- Railroad
- Water Body
File Number:  PUD21-002

Present Zoning:  PUD 4648
Context:  Suburban Neighborhood
Proposed Zoning:  Minor Modification to Adopt a New Site Plan for a Three-Story Apartment Complex

February 2021
January 29, 2021

RE: 4430 Gibson Drive - Project No. PUD21-002

Dear Property Owner:

This is to advise you that Michael DeMarcay requests a minor modification to PUD (Planned Unit Development) zoning to adopt a new site development plan to allow for a maximum building height of three stories for a previously approved 72-unit multi-family residential development on property located at 4430 Gibson Drive. The property is legally described as:

LOTS 4, 5, AND 6, BLOCK C, LAKE GIBSON HEIGHTS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE(S) 21, 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, February 16, 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 Tuesday, February 16th meeting.

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

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

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

<table>
<thead>
<tr>
<th>Date:</th>
<th>February 16, 2021</th>
<th>Reviewer:</th>
<th>Phillip Scearce</th>
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<tr>
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<td>PUD20-021</td>
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<td>CMTG Real Estate Enterprises</td>
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<td>Applicant:</td>
<td>Kimley-Horn &amp; Associates, Inc</td>
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<td>Current Zoning:</td>
<td>(RA-3) Single-Family</td>
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<tr>
<td>Context District:</td>
<td>Urban Neighborhood (UNH)</td>
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<td>Request:</td>
<td>Change in zoning from RA-3 (Single-Family Residential) to Planned Unit Development (PUD) to allow a maximum of 40 single-family attached (townhouse) dwelling units on approximately 4.55 acres located south of Druid Street and east of Gilmore Avenue.</td>
<td></td>
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1.0 Location Maps
2.0 Background

2.1 Summary
Kimley-Horn & Associates, on behalf of CMTG Real Estate Enterprises, requests a change in zoning from RA-3 (Single-Family Residential) to Planned Unit Development (PUD) to allow a maximum of 40 single-family attached (townhouse) dwelling units on approximately 4.55 acres located south of Druid Street and east of Gilmore Avenue. A legal description of the subject property is included as Attachment "A."

2.2 Subject Property
The subject property, currently undeveloped, consists of an assembly of unplatted lands located south of Druid Street and east of Gilmore Avenue. The subject property has a future land use designation of Residential Medium (RM) and is presently zoned RA-3 (Single-Family Residential).

2.3 Project Background
The applicant requests a change in zoning from RA-3 to PUD to allow for the development of 40 Single-Family Attached (SFA) dwelling units. A site development plan which shows the proposed lot lines, setbacks, building footprints and the location of internal parking areas and streets is included as Attachment ‘C.’

2.4 Existing Uses of Adjacent Properties

<table>
<thead>
<tr>
<th>Boundary</th>
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<td>South</td>
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<td>RA-3</td>
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</table>

2.4 Attachments
Attachment A: Legal Description
Attachment B: Base Map of Subject Property
Attachment C: Revised Site Development Plan

3.0 Discussion
Single-family attached dwelling units are a special building type defined by the Land Development Code as “a single-family dwelling unit on its own lot which is attached to another single-family dwelling unit or units located on a separate lot or lots.” The units must be a minimum of two-stories in height and require two or more contiguous single-family attached lots. While the SFA building type may be considered through the conditional use process within RA-3 zoning districts, the applicant has requested PUD zoning to address atypical site geometry and provide relief from certain development standards specific to the SFA building type.
SFA dwellings serve as an attractive housing option for first-time home buyers due to their efficient use of land and the economies of scale inherent to the building type. As an infill development project within an existing single-family residential neighborhood, the challenge is to ensure compatibility with adjacent land uses and mitigating any potential impacts. Adjacent land uses consist of single-family detached residential dwellings to the north and west, religious institutional (Seventh-Day Adventist Church) to the south, and multi-family residential (Lakeland Harbor Apartments) to the east.

This request was first presented at a public hearing held before the Planning & Zoning Board on December 15, 2020. The initial design consisted of a suburban-style layout with front loaded garages, irregular block structure, and minimal provisions for civic open space. Working with Planning staff, the applicant revised the site plan to create a more urban-type layout consisting of uniform blocks with parking located to the rear in which units address both the internal street system and the project frontage along Druid Street.

At the public hearing in December, residents of the Lakeland Harbor Apartments expressed concerns about the stormwater runoff that would be generated by the site. Specifically, their concerns were about the elevation difference between the two sites and the integrity of a retaining wall which separates the two properties and is owned and maintained by Lakeland Harbor Apartments. In response to these concerns, the applicant revised the design to increase the size of the stormwater retention pond through the purchase of an additional 0.5 acres of land to the south. In doing so, the applicant was able to increase the capacity of the pond and locate it further away from the retaining wall. To create a more uniform layout and account for these additional infrastructure costs, the applicant is requesting approval for a total of 40 single-family attached dwelling units, which represents an increase of one dwelling unit when compared to the initial application.

To mitigate impacts on adjacent uses, the applicant will be required to construct a five-foot wide landscape buffer along the perimeter of the project. This buffer will consist of a minimum six-foot high view blockage fence or wall and landscaping consisting of 16 shrubs and four B-type (Medium) trees per 100 lineal feet.

3.1 Transportation and Concurrency

The subject property is located within the Central City Transit Supportive Area as designated in the Comprehensive Plan, approximately 930 feet east of State Road 33 (Lakeland Hills Boulevard) and approximately 870 feet from West Lake Parker Drive. Lakeland Hills Boulevard is a designated Transit Oriented Corridor, with transit service provided by the Citrus Connection via the Pink Line with 30-minute frequencies for much of the day due to a funding agreement that has been executed with the Lakeland Community Redevelopment Agency (CRA).

West Lake Parker Drive is a component of the City’s Lake-to-Lake Bikeway Network and in 2020, a new multi-use trail was completed along the Lake Parker waterfront. The City has designed a new sidewalk along the west side of Gilmore Avenue between Parkview Place and Bella Vista Street, with construction expected in 2021. A “complete street” project along Lakeland Hills Boulevard is funded by the Florida Department of Transportation starting in Fiscal Year 2024, which will reconstruct the roadway with wider sidewalks, improved street lighting and dedicated crosswalks within the project area. The project site is accessed via Druid Street, a local street with no sidewalks and a narrow pavement width of approximately 16 feet.
The proposed single-family attached subdivision will generate approximately 293 vehicle trips per day, and approximately 22 PM peak hour trips (4pm 6 pm). State Road 33 (Lakeland Hills Boulevard) is a minor arterial facility with a directional capacity of 1500 PM Peak hour trips. The facility is currently operating at a 2-hour directional capacity of 677 northbound trips and 704 southbound trips, a level of service (LOS) D. The proposed rezoning will not negatively impact the level of service of SR 33. The greatest impact to the local roadway network will be felt along Druid Street from Gilmore Avenue to N. Lake Avenue. However, because of the Lakeshore neighborhood grid style street pattern, traffic will be most likely be dispersed throughout the local grid network.

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. 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 160 property owners within 500 feet of the subject property. At the December 15, 2020, public hearing several neighboring residents expressed their opposition to the request as well as a petition with 60 signatures in opposition.

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.

A. Permitted Uses: Single-Family Attached Dwelling
B. Maximum Number of Dwelling Units: 40
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 Community & Economic Development, minor modifications may be made at the time of subdivision plat review without requiring a modification to the PUD.

D. Development Regulations: In accordance with the Single-Family Attached (SFA) Special Building Type and RA-3/Urban Neighborhood context sub-district standards, except as follows.
   1. Minimum Lot Area: 1,440 sq. ft.
   2. Maximum Building Height: Two Stories or 28 feet
E. Off-Street Parking: As shown on Attachment “C,” the required off-street parking for each dwelling unit shall be accommodated through the provision of a rear loaded garage and a parking pad with a minimum depth of twenty (20) feet.
F. Entrance Feature: In accordance with Sub-Section 3.4.5 of Table 3.4-1 or the Land Development Code, each dwelling unit shall provide an entrance feature located on the primary street frontage which the unit is oriented towards. Alternative entrance feature designs other than a “Porch” or “Stoop” may be approved by the Director of Community and Economic Development at the time of site plan review.

G. Landscaping and Buffering: In accordance with the Land Development Code, except as follows.

1. As shown on Attachment “C,” a five-foot wide landscape buffer shall be constructed along the perimeter boundaries of the project. The buffer shall consist of a minimum six-foot high view-blockage fence or wall and landscaping consisting of 16 shrubs plus four B-type (Medium) trees per 100 lineal feet.

2. When adjacent to a street, parking pads located to the rear of dwelling units shall be screened from public view by use of either a continuous hedge or a decorative knee wall with a minimum height of three (3) feet.

H. Lighting: 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.

I. Transportation Conditions: Prior to the first Certificate of Occupancy,

1. Druid Street shall be widened to a 20-foot pavement width between Gilmore Avenue and the project entrance.

2. A sidewalk shall be constructed along Druid Street from the project frontage to the Channing Road sidewalk.

3. Each dwelling unit shall have a sidewalk connection from the entrance feature to the primary street frontage on which it is located.
ATTACHMENT “A”

Legal Description:

A portion of Lots 6 and 7 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 being more particularly described as follows:

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, thence run S00°23'01"E along the Easterly line of said Lots 6 and 7, a distance of 475.50 feet; thence departing said Easterly line, run N88°00'51"W, a distance of 350.00; thence run N00°23'01"W, a distance of 165.00 feet to a point on the Southerly line of said Lot 6; thence run N88°00'51"W, a distance of 147.66 feet; thence run N00°23'01"W, a distance of 143.76 feet; thence run S89°56'28"E, a distance of 140.00 feet; thence run N00°23'01"W, a distance of 150.00 feet to a point on the Northerly line of said Lot 6, also being a point on the Southerly right of way line of Druid Street; thence run S89°56'28"E along said South right of way line, a distance of 222.25 feet; thence departing said Southerly right of way line, run S00°23'01"E, a distance of 110.00 feet; thence run S89°56'28"E, a distance of 110.00 feet; thence run N00°23'01"W, a distance of 110.00 feet to a point on the Southerly right of way line of Druid Street; thence run S89°56'28"E along said Southerly right of way line, a distance of 25.00 feet to the Point of Beginning.

Containing 174856.1 square feet, or 4.0 acres, more or less.
File Number: PUD20-021
Present Zoning: RA-3
Proposed Zoning: PUD Zoning to Allow 40 Townhomes
Context: Urban Neighborhood
February 2021
MINUTES
Planning & Zoning Board
City Commission Chambers
Wednesday, January 20, 2021
8:30 a.m.

The City of Lakeland Planning and Zoning Board met in Regular Session. Board Members Lyle Philipson, Leigh Ann Lunz, Ronald Roberts, Silvana Knight, Jeri Thom 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 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.

Teresa Maio stated there was one change in the agenda. For item four, staff is requesting a continuance due to an error with the notice.

Silvana Knight made a motion for approval for a continuance to the following month. Leigh Ann Lunz seconded the motion and it passed 6—0.

ITEM 1: 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)

Todd Vargo stated staff is requesting a one-month delay so that the applicant can provide further details for road improvements on Laura Road.

Leigh Ann Lunz made a motion to approve a one-month delay. Ronald Roberts seconded the motion and it passed 6—0.

ITEM 2: Conditional use to allow four Single-Family Attached dwelling units on property located at 24 Lake Hollingsworth Drive. Owner: Mark Macdonald. Applicant: Harper Homes LLC. (CUP20-012)

Phillip Scearce stated the request is for approval of four Single-Family Attached Dwellings. Single-Family Attached Dwellings are special building type that may be permitted through the conditional use process in RA-4 zoning districts. The subject property is located within the Lake Morton Historic District on the northwest corner of Lake Hollingsworth Drive and Mississippi Avenue, and consists of two platted 50-foot lots. The subject property was previously improved with one single-family home which was demolished in 2020.

If approved, the request would allow for the subject property to be re-platted as four single-family attached lots. As originally recorded, lots along Mississippi Avenue were oriented east-west. If this request is approved, the new lots would be oriented a north-south direction with the front yard facing Lake Hollingsworth Drive. The Historic Preservation Board reviewed the design and approved the
request by a vote of 4—3. Staff has received a petition in opposition to the request with the signatures of 16 property owners located within the block. A letter from the Lake Morton Neighborhood Association was also received in opposition. Mr. Scearce read the letter from the Lake Morton Neighborhood Association into the record.

Shawn Harper, 1420 S. Florida Avenue, stated the request is to change the orientation of the lot lines so the proposed property can face towards Lake Hollingsworth Drive. The proposed design is to have the structures face the lake.

Tom Gage, 907 E. Lime Street, stated the design is for two attached units on each lot. The two homes on the property previously faced Lake Hollingsworth. The front elevation of each home is designed to maximize views of the lake. Garages would be located in the rear with access from a private internal drive connecting to an adjacent public alley. Mr. Gage stated the overall height is well under the 40-foot limit with a mean height of 35 feet.

Mr. Gage stated the proposed design has a setback of ten feet between the unit pairs.

In response to Silvana Knight, Mr. Gage stated the alleyway is currently ten feet wide.

In response to Leigh Ann Lunz, Mr. Gage stated the two center units of the proposed property will have 2,350 square feet of floor area with the two end units at 3,300 square feet.

In response to Silvana Knight, Mr. Gage stated the reason for the three stories is due to the garage on the 1st floor.

In response to Jeri Thom, Mr. Gage stated there is enough room to park up to 13 vehicles on the subject property.

In response to Jeri Thom, Shawn Harper, stated there will be deed restrictions which state cars must be parked in the garage.

Tom Gage stated these are intended to be higher end homes which are designed to be permanent residences.

In response to Susan Seitz, Matthew Lyons clarified that the request is for a conditional use. The setbacks, building height and orientation of the proposed townhomes may be considered in relation to compatibility with the surrounding neighborhood.

Tom Gage stated the proposed property meets the height requirements for the Land Development Code.

Matthew Lyons stated that as a conditional use for infill development in an existing single-family neighborhood, compatibility is the main consideration for approval.

Mr. Gage stated there are other properties within the Historic District that are similar to the proposed design.

In response to Jerrod Simpson, Matthew Lyons explained the difference between a conditional use and zoning which would allow the use by right.

Mr. Lyons stated the current RA-4 zoning only permits one single-family dwelling unit per lot or parcel. Approval of the conditional use would allow a total of four single-family attached dwelling units on the subject property.

In response to Silvana Knight, Tom Gage stated the Lake Hollingworth condominiums are three stories high as well.

In response to Lyle Philipson, Mr. Gage stated the proposed properties are attached at the garage portion in the rear.
In response to Silvana Knight, Mr. Gage stated the proposed property will not be gated.

Mr. Gage stated they spoke to the neighbors to the right and rear of the home and neither had objections.

Eddie Winoker, 1125 Mississippi Avenue, stated that the elevations were not included in the courtesy notification letter sent to the residents by the City of Lakeland. Mr. Winoker requests denial as the proposed project is too massive for the neighborhood.

Hugh Turbeville, 16 Lake Hollingsworth Drive, stated he has a concern with the proposed property and the compatibility with the neighboring properties.

Phillip Scearce stated staff will have a recommendation next month with conditions.

In response to Leigh Ann Lunz, Mr. Scearce stated there is a letter in opposition from the owner at 1131 Mississippi Avenue.

In response to Jerrod Simpson, Teresa Maio stated when there are controversial cases, conditional use cases are subject to be brought up to the board more than once so staff can collect all public feedback.

**ITEM 3:** 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.

Phillip Scearce presented the staff recommendation and summarized why the proposed tower did not meet the Land Development Code’s criteria for approval. Staff’s recommendation was for denial of the conditional use based on proximity to adjacent residential uses and the high degree of visibility from the Harden Blvd corridor.

Mattaniah Jahn, 935 Main Street Suite D1, Safety Harbor, stated that Verizon has a significant gap in service. The current signal strength in the area is inadequate for indoor cellular usage. The current signal also does not have adequate strength for outdoor coverage in certain areas.

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 11,000 people live in the gap area using Census data. Within the area, an average of 1,600 users connect to the Verizon network per hour, and 6,000 unique devices connect per day.

Ms. Jahn stated there are major roads that intersect the gap area and Verizon currently services the area from three different cell tower installations: ATC Lakeland, CSX Winston and Lakeside Hampton Inn. 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.

Ms. Jahn stated Verizon started looking for the tower site location since 2016. The proposed tower is a 110-foot flush mount monopole. The antennas are bolted directly to the side of the tower.

Ms. Jahn stated that One Source sent out a courtesy letter to all property owners within a 500-foot radius and voluntarily performed a balloon test.

Ms. Jahn stated there is ground water pollution on the proposed site location and clean-up will be required before the cell tower can be developed. The project will accelerate the clean-up of the property.

Ms. Jahn also stated that the tower will be dull grey during the day and completely dark at night.
Jennifer Aguilar, 1545 South Webster Avenue, stated the proposed tower is an extreme conflict to adjacent communities and violates code and design standards.

Marco Aguilar, 1545 South Webster Avenue, stated he is requesting the board approves staff’s recommendation in opposition.

Jeri Thom made a motion to approve the cell tower as submitted. Susan Seitz seconded the motion. The motion failed by a vote of 2—4.

After further discussion, Leigh Ann Lunz made a motion to deny the application based on the staff recommendation. Ronald Roberts seconded the motion and it passed 4—2.

GENERAL MEETING

ITEM 5: Review minutes of the December meeting.

Ronald Roberts made a motion for approval of the minutes from the previous meeting. Leigh Ann Lunz seconded the motion and it passed 6—0.

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

Leigh Ann Lunz made a motion to approve an additional three-month delay. Ronald Roberts seconded the motion and it passed 6—0.

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.

Susan Seitz made a motion to approve a one-month delay. Ronald Roberts seconded the motion and it passed 6—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) Note: Staff requests a one-month delay.

Teresa Maio stated that the request is not for a one-month delay, but to re-open the public hearing portion of this item as the applicant has provided a new site plan.

Leigh Ann Lunz made a motion to re-open the public hearing portion of this item. Silvana Knight seconded the motion and it passed 6—0.

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

Teresa Maio stated every six months the staff summarizes administrative approvals to apprise the Board of the exceptions to the LDC that are approved administratively.

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

Jerrod Simpson, Assistant City Attorney, reviewed some of the statutes of the “Sunshine Law” and Ex-Parte Communication duties.
ITEM 11: Report of City Commission action on Planning and Zoning Board recommendations. Teresa Maio reviewed the recent actions of the City Commission.


ITEM 13: Audience.

There were no comments from the audience.

ITEM 14: Adjourn.

There being no further discussion, the meeting was adjourned at 11:01 am.

Respectfully Submitted,

__________________________________________  __________________________________________
Lyle Philipson                            Leigh Ann Lunz
Planning & Zoning Board Recommendation

Date: February 16, 2021  
Reviewer: Phillip Scearce

Project No: CUP20-012  
Location: 24 Lk Hollingsworth Drive

Owners: Mark MacDonald

Applicant: Harper Homes LLC

Current Zoning: (RA-4) Single-Family  
Future Land Use: Residential Medium (RM)

Context District: Urban Neighborhood (UNH)

P&Z Hearing: January 20, 2021  
P&Z Final Decision: February 16, 2021

Request: Conditional use to allow four Single-Family Attached dwelling units on property located at 24 Lake Hollingsworth Drive.

1.0 Location Maps
2.0 Background

2.1 Summary

Harper Homes LLC, on behalf of Mark MacDonald, requests a conditional use to allow four (4) Single-Family Attached dwelling units on property located at 24 Lake Hollingsworth Drive. A map of the subject property is included as Attachment “B.”

2.2 Subject Property

The subject property is located within the South Lake Morton Historic District at the northwest corner of Lake Hollingsworth Drive and Mississippi Avenue. The subject property is zoned RA-4 (Single-Family Residential) and consists of two 50’ x 139.1’ platted lots of record (Cleveland Park Subdivision, Block A, Lots 9 & 10) with a total land area of approximately 0.32 acres. Until recently, a 1940s-era one-story, single-family detached home was located on the property. On August 27, 2020, the property owner received approval from the Historic Preservation Board to demolish the home. The permit to demolish the home (BLD20-06522) was closed out and completed on October 12, 2020.

2.3 Project Background

The purpose of this request is to receive conditional use approval to allow for the redevelopment of the property with a total of four Single-Family Attached (SFA) dwelling units. A site development plan which shows the proposed lot lines, setbacks, building footprints, parking and driveway access is included as Attachment “C.” Architectural drawings, which depict the front, side and rear elevations of the proposed project are included as Attachments “D-1” and “D-2.”

2.4 Existing Uses of Adjacent Properties

<table>
<thead>
<tr>
<th>Boundary</th>
<th>Existing Land Use</th>
<th>FLUM</th>
<th>Zoning</th>
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2.3 Attachments

Attachment A: Legal Description
Attachment B: Base Map of Subject Property
Attachment C: Site Plan
Attachment D-1: North and South Architectural Elevations
Attachment D-2: East and West Architectural Elevations
3.0 Discussion

Single-family attached dwelling units are a special building type defined by the Land Development Code as “a single-family dwelling unit on its own lot which is attached to another single-family dwelling unit or units located on a separate lot or lots.” The units must be a minimum of two-stories in height and require two or more contiguous single-family attached lots. These unit types are only permitted by right within RB (Two-Family Residential), MF (Multi-Family Residential), and O-1 (Low Impact Office) zoning districts. Within RA-3 and RA-4 (Single-Family) zoning districts, the SFA building type may be considered through the conditional use process.

The proposed SFA project consists of four townhomes with a maximum height of three-stories or approximately 38 feet. Individual dwelling units will have between 2,530 and 3,133 square feet of living area and either a two- or three-car, rear-loaded, attached garage. Vehicular access will be limited to single shared driveway which will run east-west along the north side of the property with traffic circulation utilizing a public alley that runs north-south through the block and Mississippi Avenue. As originally platted, the two lots that comprise the subject property are oriented east-west with the front yards facing Mississippi Avenue. To maximize views of Lake Hollingsworth, the applicant is proposing a replat in which the property will be split into four lots, oriented north-south, with the front yards of each townhouse facing Lake Hollingsworth Drive.

The architectural elevations, setbacks and massing for the proposed townhomes were reviewed and approved on October 22, 2020, by the Historic Preservation Board’s Design Review Committee (HPB-DRC) by a vote of 4 – 3. As approved by the HPB-DRC and presented at the Planning & Zoning Board’s January 20, 2021 meeting, the proposed townhomes were grouped into two pairs with the following setbacks:

- Front (Lake Hollingsworth Drive) Setback: 10’ Minimum/20’ Maximum
- Street Side (Mississippi Avenue) Setback: 12.8’ Minimum/13.1’ Maximum
- Interior Side (Alley) setback: 7.8’ Minimum
- Rear (North) setback: 19.1’ Minimum/23.8’ Maximum

The subject property is located within a 500-foot long x 298.2 wide-foot block bounded by Mississippi Avenue to the east, Melton Avenue to the west, Lake Hollingsworth Drive to the south and E. Park Street to the north. Residential uses within the block consist of a mixture of one-story and two-story single-family detached homes, with the typical home being one-story in height and having 1,200 – 1,600 sq. ft. of living area. To the east, across Mississippi Avenue, the subject property is adjacent to the Christoverson Humanities Building located in the southwest corner of the campus for Florida Southern College (FSC) campus. While non-residential in character, the construction of the humanities building was permitted through a Special Public Interest (SPI) zoning overlay specific to FSC which regulates and allows future development on the campus.

Pursuant to Section 2.4 of the Land Development Code, prior to approving any more intensive residential conditional use in a less intensive residential district, the City Commission shall find, based on competent and substantial evidence, that the size and location of the conditional use, along with the nature and intensity of the operations involved, will be compatible with the predominantly residential character of the district and not hazardous or inconvenient to surrounding residents or injurious to the long range development of the district for the residential purposes.
As previously noted, this request was reviewed and approved by the HPB-DRC at its regular meeting in October. The staff recommendation presented to the Board recommended that the project be redesigned such that the maximum height for the project was limited to 2.5 stories or approximately 30 feet in height. The HPB-DRC, however, ultimately voted to approve the request as submitted based on compliance with the Historic District Design Guidelines and compatibility with adjacent structures. While the proposed townhomes are much taller than the existing single-family homes located within the block, the design was deemed to be compatible based on the proximity to an adjacent single-family home to west, the Christoverson Humanities Building to the east, and the location and orientation of the project at the end of the block facing Lake Hollingsworth Drive.

The applicant has been coordinating with planning staff since the inception of the project and its initial review by the HPB-DRC. While staff recognizes the weight and significance of the HPB-DRC approval, it does not preclude staff from recommending additional conditions of approval pertaining to the development standards and compatibility with adjacent residential uses.

To mitigate the visual impacts of the proposed redevelopment, staff is recommending that the minimum setback along Mississippi Avenue be increased from 12.8 feet to 20 feet. To do so, the applicant has agreed to redesign the project such that the setback between adjacent pairs is reduced. In doing so, both the street side setback facing Mississippi Avenue, and the interior side yard setback to the west facing the alley will be increased to 20.2 feet and 9.8 feet respectively. Staff is recommending the construction of a six-foot high fence adjacent to the north property line to further mitigate the visual impact. The fence is recommended to be of a uniform design with landscaping and additional conditions which address the use of outdoor lighting fixtures.

3.1 Transportation and Concurrency

The proposed single-family attached subdivision will generate approximately twenty-nine (29) vehicle trips per day, and 2 PM peak hour trips (4pm 6 pm). Lake Hollingsworth Drive is a collector facility with a directional capacity of 792 PM Peak hour trips. The facility is currently operating at a 2-hour directional capacity of 293 eastbound trips and 305 westbound trips, a level of service standard (LOS) of B. The proposed Conditional Use Permit will not negatively impact Lake Hollingsworth Drive.

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 single-family attached request is consistent with the Comprehensive Plan.

4.0 Recommendation

4.1 Community and Economic Development Staff

The Community and Economic Development Department reviewed this request and recommend approval of the conditional use. Letters of notification were mailed to 21 property owners within 250 feet of the subject property, staff received sixteen (16) signed petitions in opposition to the request.

4.2 The Planning & Zoning Board

It is recommended that the request for a conditional use, as described above and in Attachments “A”, “B,” “C” “D-1” and “D-2” be approved with the following conditions:
1. Development Standards: In accordance with RA-4/Urban Neighborhood context sub-district and the Single-Family Attached Special Building Type standards specified by Table 3.4-11 of the Land Development Code, except as follows:
   a. Maximum Building Height: 38 feet
   b. Minimum Setback from Mississippi Avenue: 20 feet

2. Site Development Plan: The project shall be developed in substantial accordance with the site development plan, Attachment “C.” With the approval of the Director of Community & Economic Development, minor modifications may be made at the time of subdivision or building permit review without requiring a modification to the conditional use.

3. Buffering: Prior to the issuance of a Certificate of Occupancy for the first dwelling unit, a six-foot high view blockage fence or wall with a hedge shall be constructed along the northern property line. The fence or wall shall be of uniform design and materials for the entire length and setback a minimum of ten (10) feet from the right-of-way for Mississippi Avenue and three (3) feet from the north-south alley right-of-way. In the absence of a property owner’s association which would provide for the common maintenance of the premises, the owners of individual townhomes shall be responsible for maintaining the portion of the fence or wall and hedge adjacent to their rear property line.

4. Architectural Elevations: The project shall be developed in substantial accordance with the architectural elevations, Attachments “D-1” and “D-2.” Minor adjustments may be made at the time of building permit review without requiring a modification to the conditional use.

5. Outdoor Lighting: Any outdoor lighting fixtures used on the rear of dwelling units or in the rear yard area shall be fully shielded to direct light away from the adjacent residential property to the north.

6. Platting: As shown on Attachment “C,” prior to the issuance of a building permit for the construction of the first dwelling unit, the subject property shall be platted as four separate lots. As part of the platting process, an easement or easements shall be recorded to provide for connections to any above-ground or below-ground public and private utilities.

7. Cross-Access: Prior to the issuance of a Certificate of Occupancy for the first dwelling unit, a private easement shall be recorded allowing for the shared access of the internal driveway.

8. Solid Waste Collection: Solid Waste Collection: Prior to the issuance of a Certificate of Occupancy for the first dwelling unit, the applicant shall coordinate with the Solid Waste Division to determine the placement of solid waste and recycling collection bins. On those days when solid waste and recycling are not collected, collection bins shall be stored in the garages for individual units.
ATTACHMENT “A”

Legal Description:

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.
Community & Economic Development  
Staff Recommendation

<table>
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<th>Date:</th>
<th>February 16, 2021</th>
<th>Reviewer:</th>
<th>Joshua Cheney</th>
</tr>
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<td>Current Zoning:</td>
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<td>Future Land Use:</td>
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<td>Request:</td>
<td>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).</td>
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1.0 Location Maps
2.0 Background

2.1 Summary
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. A map of the subject property is included as Attachment "B."

2.2 Subject Property
The subject property, included as part of the original 2004 approval for Morgan Creek Preserve as Tract E, consists of an undeveloped, heavily wooded 35.08 parcel of land located on the north side of the English Creek drainage basin. Due to site access issues and the lack of detailed plan at the time the PUD was approved, no entitlements or development standards were applied to the subject property. The subject property, however, was identified for future residential development subject to resolution of the site access issues and the adoption of a detailed site development plan through the PUD modification process. The bulk of the subject property has a future land use designation of Residential Low with a small portion of environmentally sensitive lands located adjacent to English Creek being assigned a future land use designation of Conservation (C).

2.3 Project Background
The applicant requests a major modification of the PUD zoning to adopt a new site development plan which will allow for the construction of 56 single-family detached homes on the subject property. Access to the site will be obtained via Medulla Road through a 9.94-acre parcel located to the north in unincorporated Polk County. The 9.94-acre parcel, which is under the same ownership as the subject property, recently received approval from Polk County for a Suburban Planned Development (SPD). The SPD allows for the construction of a new single-family subdivision with a maximum of 29 homes. A site development plan which depicts the proposed lot layout, internal street system, buffering, drainage, and access to the north is included as Attachment “C-1C.”

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: Conceptual Master Site Development Plan
Attachment C-1A: Site Development Plan - Tract “D” and Tract “F”
Attachment C-1B: Site Development Plan - Tract “F”
Attachment C-1C: Site Development Plan - Tract “E”
Attachment C-2: Site Development Plan - Recreation & Storage Facility / Runway Protection Zone
Attachment C-3: Site Development Plan - Phase 2
Attachment D: Minimum Building Setbacks
Attachment E: Pedestrian Circulation Plan.

3.0 Discussion

The Residential Low (RL) future land use designation allows for the development of residential uses at a maximum intensity of five dwelling units per acre. As submitted by the applicant, the proposed subdivision would allow for a maximum of 56 single-family detached dwellings on the 35.08-acre parcel which translates to a gross density of 1.65 dwelling units per acre which is well below the maximum allowed under the Comprehensive Plan. To accommodate this level of density, the minimum lot size will be 10,000 sq. ft., which is consistent with the largest lot size mandated within the other development tracts of Morgan Creek Preserve. No changes or modifications are proposed to either the current minimum building setbacks or other applicable development standards.

At the public hearing, adjacent property owners to the north and west, as well as east of the project site along Medulla Road, expressed concerns about the proposed changes. Most of the comments received were related to longstanding problems with flooding in the area and the concern that the proposed development would exacerbate the flooding issue. Secondary concerns were expressed related to impacts on wetlands, loss of wildlife habitat, airport conflicts and compatibility with rural residential uses to the north and west.

In response, the applicant stated that they were aware of the flooding issue and designed the site to ensure that any runoff produced by the development drains to a system of internal stormwater ponds located along the south and east sides of the development site. In addition, the applicant has agreed to a condition of approval which will require that the stormwater management system for this tract be designed to accommodate a 100-year/24-hour storm event. The specific design and engineering for the stormwater management system will be subject to approval by the City of Lakeland Public Works Department at the time of subdivision review and in accordance with an approved SWFWMD permit.

The bulk of the property has a future land use designation of Residential Low which allows for the development of the site for residential uses at the proposed density. The applicant has designed the site to avoid that portion of the subject property that falls within the flood zone and has Conservation (C) future land use. Development of the site will require compliance with tree preservation standards within the Land Development Code and environmental impacts will be addressed through the permitting process with applicable state agencies including but not limited to SWFWMD. To minimize visual impacts on adjacent residential uses to the north and west, the applicant has agreed as a
condition of approval to preserve a 20-foot wide natural vegetative buffer on the north and west sides of the property.

Although the subject property lies within the Horizontal Surface Limits of Lakeland Linder International Airport, this overlay does not prohibit the proposed use, however, it does make efforts to minimize obstructions to the airport airspace by limiting the height of structures (such as antennas) along with smoke, strong or unusual lights, and residential development near the ends of the runways which may be sensitive to television interference and aircraft noise. In addition, airport conflicts are addressed by an existing condition for an Avigation Agreement prior to the platting of the first phase.

3.1 Transportation and Concurrency

The subject property comprising Tract E is located north of the actual Morgan Creek floodway and is physically separated from the remainder of Morgan Creek Preserve. Tract E is proposed to be connected to Medulla Road via an adjacent 10-acre tract in unincorporated Polk County that is also owned by English Creek, LLC and is subject of a recent land use action by the County. Combined, the 85 single family units (56 in City and 29 in County) are proposed to be accessed via one local street that connects to Polk County’s Medulla Road, approximately 175 feet east of the northern leg of Hamilton Road that is also operated by the County. Utilizing the single-family detached home trip generation rates published in the Institute of Transportation Engineers’ Trip Generation Manual (10th Edition), the Major Traffic Study submitted by Wood & Associates Engineering in December 2020 estimates that the cumulative 85 homes are expected to generate 803 Daily trips and 84 P.M. Peak Hour Trips (Adjacent Street Traffic, 4-6 P.M.).

Medulla Road is a 21-foot wide urban collector roadway with a 2019 Annual Average Daily Traffic Volume of 1,200 vehicles as shown in the Polk Transportation Planning Organization's Roadway Network Database (RND), released on March 16, 2020. Per the RND, the eastbound and westbound volumes over the average of the two highest peak hours per day are 55 and 53, respectively. With a directional capacity of 792 peak hour vehicles, Medulla Road operates at Level of Service “B.” Nearby Hamilton Road is a roadway between Medulla Road and Drane Field Road that is operated by Polk County with a narrow pavement width of between 16 and 17 feet. Hamilton Road is a designated future Airport Access Route in the Lakeland Comprehensive Plan, with an unfunded improvement need identified to create a standard two- or three-lane cross-section to accommodate commercial traffic in the area. Improvements to Hamilton Road will be the subject of future funding requests through other agencies such as the Florida Department of Transportation due to its proximity to Lakeland Linder International Airport.

The applicant’s traffic study included approved trips for the nearby Riverstone residential and Gresham Village retail developments as well as the signalization at the Medulla Road/West Pipkin Road intersection that is a required mitigation project through the Riverstone Development Agreement executed in 2018. Riverstone’s developer will work with Polk County’s contractor to install this signal during the construction phase of the West Pipkin Road four-lane improvement that is scheduled to begin in 2021 and be completed in approximately 2024.

The Medulla Road/County Line Road, Medulla Road/Hamilton Road and signalized Medulla Road/West Pipkin Road intersections are expected to operate at acceptable levels-of-service with the addition of project traffic by the 2025 buildout year. It should be noted the volumes collected by the applicant in December 2020 are lower than those collected in previous nearby studies, likely due to the reduced number of employees working on-site at the nearby GEICO regional headquarters during the on-going COVID crisis. Additional data and updated analysis may need to be collected prior to final plat approval to reflect the latest area traffic patterns during the COVID recovery and opening of the Publix supermarket at the new Gresham Farms shopping center in 2021.

At this time, transit service, sidewalks, and bicycle facilities are not available to the subject property via Medulla Road or Hamilton Road. The internal pedestrian routes throughout the PUD that are already
required in Ordinance 4818 shall be formalized through easements that are defined and executed with future plat approvals. These routes are critical to providing connectivity to the West Pipkin Road sidewalk and ultimately the Gresham Farms retail center at the West Pipkin Road/County Line Road intersection.

Even though a majority of Medulla Road is located outside of Lakeland’s city limits, it has been assigned a “Suburban Canopy Road” roadway typology in the Lakeland Comprehensive Plan. This designation is intended to preserve the character of roadways located within suburban or rural areas that are subject to development pressure. This designation, as to be integrated into the Land Development Regulations if/when abutting properties are annexed into the City, will protect tree canopy within right-of-way and will prohibit widening beyond operational and safety improvements. Based on the estimated trip generation of the cumulative 85 single-family dwelling units within the City and County portion of the development, Polk County will require the construction of a “Type II” intersection at the project entrance on Medulla Road as defined in its Land Development Code. Right-of-way along the Medulla Road project frontage will have to be dedicated by the developer, with the County evaluating the actual eastbound right-turn lane length during the permitting process to best meet the County LDC standards given the limited distance between the project entrance and western property boundary.

3.2 Comprehensive Plan Compliance

The Community and Economic Development Department reviewed this request for compliance with Lakeland Comprehensive Plan: 2010-2020 and it is our opinion that the request is consistent with the Comprehensive Plan. All roadway levels of service are acceptable and other essential services are presently available to provide service the proposed use. Actual construction is subject to final concurrency determinations at the time of subdivision plat and construction plan review.

4.0 Recommendation

4.1 Community and Economic Development Staff

The Community & Economic Development Department reviewed this request and recommends approval of PUD zoning. Letters of notification were mailed to 21 property owners within 500 feet of the subject property. Seventeen e-mails, 2 letters, and 4 calls were received in objection. Concerns previously stated in this report related to drainage, compatibility, and transportation are either addressed in the conditions and site plan/exhibits. A correlation between the project and other concerns, such as a reduction in property values have not been proven.

4.2 The Planning & Zoning Board

It is recommended that the request for PUD zoning, as described above and in Attachments “A,” “B,” “C,” “C-1A,” “C-1B,” “C-1C,” “C-2,” “C-3,” and “D” be approved.

A. Land Use Intensity: PUD-30

B. Permitted Uses:

Tracts A, B, C, E, and F: Single family detached dwellings plus a clubhouse and common recreation and park facilities. Permitted within the area under the Airport Overflight Zone in Tract A are a landscape maintenance building, swimming pool, tennis courts, mail pick up center and RV building/yard as illustrated in Attachment “C-2”.

Tract D is a Conservation Area, use of which shall be limited to a recreational trail system and wildlife observation platforms.
C. Maximum Number of Dwelling Units:

Tracts A, B, C: 355 total

Tract F: Tract F shall be entitled to 58 total dwelling units as illustrated in Attachment “C-1A.” Alternatively, this total may be increased to 74 units if the eastern portion of Tract F is developed as illustrated in new Attachment “C-1B” with a maximum of 74 units.

Tract E is reserved for future development. The maximum number of dwelling units in Tract E shall be subject to modification of this PUD.

Tract E: Tract E shall be entitled to 56 total dwelling units as illustrated in the site development plan, Attachment “C-1C.”

D. Lot Mix:

A minimum of 46 percent of the combined total of lots in Tracts A, B, and C (165 lots) shall have a minimum lot area of 10,000 square feet. The remainder of the lots in Tracts A, B, and C (maximum 190 lots) shall have a minimum lot area of 5,500 square feet, as illustrated in Attachment “C.”

Lots in Tract F shall have a minimum lot area of 6,000 square feet. Lots in Tract E shall have a minimum lot area of 10,000 square feet.

E. Development Regulations: Except as otherwise provided herein, development regulations shall be as follows. In accordance with RA-2/Suburban Neighborhood sub-district standards for 10,000 square foot lots except that the minimum lot width shall be 90 feet for corner lots and 75 feet for interior lots. In accordance with RA-4/Suburban Neighborhood sub-district standards for 5,500 square foot and 6,000 square foot lots except that within Tracts A, B and C the minimum lot width shall be 60 feet for corner lots and 55 feet for interior lots. However, for any lots that are radial to cul-de-sacs or radial to the outside of curved streets, the minimum lot widths may be less than stated above, provided that each such lot abuts a street for a distance of not less than forty feet.

F. Minimum Building Setbacks: Minimum building setbacks shall be as illustrated in Attachment “D.”

G. Site Development Plan: The project shall be developed in general accordance with the conceptual site development plan included as Attachment “C,” “C-1A,” and “C-1B.” and “C-1C.” The lot arrangement shown is conceptual and subject to change.

H. Parks and Recreation Facilities: Civic open space shall be provided in accordance with Article 3 of the Land Development Code and shall include:

1. A clubhouse on a minimum 20,000 square foot lot, two tot lots on minimum 5,000 square foot lots, and an area for active outdoor recreation on a minimum 65,000 square foot lot as illustrated in Attachment “C-2 and “C-3.

2. A 25,400 square foot square as illustrated in Attachment “C-1B.”

3. 9.97 acres of recreation open space and tot lots as shown on Attachment “C-1C.”
Utilities:

It is anticipated that the project will require improvements to off-site water and sanitary sewer lines and/or lift stations to meet concurrency. Determination of the specific improvements required will be made at the time of subdivision plat review for each phase.

In response to the Southwest Florida Water Management District's Water Supply Plan and at the discretion of the Water Utilities Department, phases of the Morgan Creek Preserve development that have not undergone subdivision plat review as of August 1, 2006, shall install an independent reclaimed/reuse irrigation water distribution system to serve all lots and common areas within those phases.

This is intended to meet the water management district’s goal of reusing water and offsetting the use of ground water. As the reuse system is developed, and at the discretion of the Water Utilities Department, the Morgan Creek independent irrigation system may be connected to the potable water system at one point of supply. Later, when the alternative source is available, the system can be connected to that and disconnected from the potable supply.

Vehicle Access: The project shall be limited to two vehicle access points to W. Pipkin Road as illustrated in Attachment “C”, and one access point on Medulla Road serving Tract F, and another access point on Medulla Road serving Tract E.

Internal Roads: The internal collector road connecting the two Pipkin Road project entrances shall be constructed to City of Lakeland collector road standards. All other roads shall be built to City of Lakeland local street standards. Access to the western portion of Tract F shall be provided through the eastern portion of Tract F either through a formal cross-access agreement that is recorded with the Polk County Clerk of Courts or right-of-way dedication if accepted by the City Public Works Department.

Pedestrian Circulation System: The project shall have a pedestrian circulation system of interconnected sidewalks and trails as illustrated in Attachment “E”. The internal collector road shall have a combination sidewalk/bicycle path on at least one side having a minimum width of eight feet and which shall be separated from the roadway by a minimum five foot landscaped strip. Asphalt may be used to pave this facility. Trails may be surfaced with mulch or similar natural material where located within a wetland or where otherwise required by permitting authorities. Where located outside of such areas, as atop retention pond banks or berms, trails shall be surfaced with a hard, all-weather material. Within Tract F, a sidewalk system shall be developed as shown in Attachment C-1B to provide access to the required square. A sidewalk shall be constructed along the Medulla Road project frontage, as approved by Polk County through its driveway permitting process. Tract E shall be connected to the remainder of the PUD via a pedestrian crossing of Morgan Creek as depicted in Attachment C-1C or Attachment E, with the final alignment determined during the platting and construction review phase. The final alignment through the remainder of the PUD to West Pipkin Road shall be located within an easement that is subject of an agreement with the Morgan Creek Preserve developer or other parties as appropriate. This agreement shall be recorded by the Polk County Clerk of Courts prior to the recording of the Tract E plat.

Street Lights: Street lights shall be ornamental and shall be on the Lakeland Electric approved list.

Street Trees: The developer shall plant native tree species within the rights-of-way on both sides of project roadways on the ratio of one tree per fifty linear feet minimum.

Road Improvements:
1. Concurrent with the platting of the first phase, the following road improvements will be constructed:

   a. Eastbound left turn lanes (approximately 340 feet each) and westbound right turn tapers at each project entrance on W. Pipkin Road.

   b. The southbound approach to the intersection of S. Pipkin Road and W. Pipkin Road shall be expanded to include exclusive left and right-turn lanes, subject to final design.

2. Concurrent with the platting of the eastern portion of Tract F, turn lane and/or other access improvements shall be constructed at the Medulla Road project entrance, as permitted by Polk County.

3. Prior to the first building permit in Tract E, a new roadway shall be completed to Medulla Road that is constructed to Polk County standards. A Type II intersection shall be constructed on Medulla Road in compliance with the Polk County Land Development Code or as otherwise permitted by Polk County. The road system within Tract E shall be constructed to City of Lakeland local street standards.

Q.P. Inclusion of Project in Mass Transit District: Prior to the platting of the first phase, the applicant shall petition to have the entire project site, except for Tracts D and F, included within the boundaries of the Lakeland Area Mass Transit District (LAMTD). Prior to the platting of the eastern portion of Tract F, an annexation petition shall be submitted to LAMTD for consideration. Prior to platting of the western portion of Tract F, an annexation petition shall be submitted for the remainder of Tract F and all of Tract D.

R.Q. Avigation Agreement: The applicant shall sign an Avigation Agreement prepared by the City of Lakeland that is recorded with the Polk County Clerk of Courts prior to the platting of any phase.

S.R. Homeowners Association: The project shall have one or more homeowners associations which shall be responsible for the maintenance of common areas.

S. Binding Concurrency Determinations shall be made at the time of each plat approval.

T. Stormwater Management: The stormwater management system for Tract E shall be designed to retain the difference in pre- and post-development runoff volumes from a 100-year/24-hour storm event. The rate of discharge from the post-development site shall not exceed the rate of runoff from the pre-development condition for a 100-year/24-hour storm event.

U. Buffering: For Tract E, a natural vegetative buffer with a minimum width of twenty (20) feet shall be established adjacent to the north and west perimeter project boundaries. When located on individual lots, the natural buffer shall be retained through the recording of an easement agreement and maintained by the homeowners association.
ATTACHMENT “A”

Legal Description:
Modification to PUD #4547

APPLICATION FOR:

Morgan Creek Preserve

Phase One

Use of RPZ 8.7 acres
Recreation & RV Storage

5000SF

Clubhouse Location

Min. 20000SF

Phase Two

(Phase one and two of PUD 4547)
ATTACHMENT "D"

MORGAN CREEK PRESERVE
MINIMUM BUILDING SETBACKS

Front Yard Setbacks
For lots of 10,000 sq. ft. minimum, front yard setbacks shall conform to one of the following:

This permits the houses to be at varying minimum distances from the front property line, while maintaining a minimum of 25 ft. of driveway. Where the driveway enters from the side, the house may be sited 20 ft. back. Where the 15 ft. setback is selected, no more than 15% of the frontage may be so sited.

For lots of 5,500 sq. ft. minimum, the front yard setback shall be 12 ft. minimum from the front property line, with the driveway at a setback of 15 ft. minimum.
MORGAN CREEK PRESERVE
MINIMUM BUILDING SETBACKS continued

Side Yard Setbacks
For lots of 10,000 sq. ft. minimum, side yard setbacks shall conform to one of the following:

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10'-10'  5'-15'  7'-13'  10'-10'
15'-5'  8'-12'  11'-9'
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This permits the houses to be at varying minimum distances apart, but with not less than 20 ft. separation. The minimum distance from the property line shall be 5 ft.

For lots of 5,500 sq. ft. minimum, the side yard setback shall be a minimum of 5 ft.

For all corner lots, flanking side yard setbacks shall be equal to the front yard setback selected.

Back Yard Setbacks
For lots of 10,000 sq. ft. minimum, back yard setbacks shall conform to one of the following:

- Where the depth of the lot is 135 ft. or more, the minimum setback shall be 35 ft., with 50% of the rear of the house permitted to reduce to at 30 ft.

- Where the depth of the lot is 125 ft. to 135 ft., the minimum setback shall be 30 ft., with 50% of the rear of the house permitted to reduce to at 25 ft.

- Where the depth of the lot is 120 ft., the minimum setback shall be 25 ft., with 25% of the rear of the house permitted to reduce to at 20 ft.

For lots of 5,500 sq. ft. minimum, the minimum setback shall be 20 ft.
Community & Economic Development
Staff Recommendation

Date: February 16, 2021  Reviewer: Joshua Cheney

Project No: SUB20-008  Location: 5140 County Line Road

Owner: Publix Super Markets, Inc.
Applicant: Publix Super Markets, Inc.

Current Zoning: PUD (Planned Unit Development) 4918  Future Land Use: Community Activity Center (CAC)
Residential Low (RL)
Public Buildings/grounds/Institutional (PI)

Context District: Suburban Neighborhood (SNH)


Request: Plat approval for Gresham Farms Commercial on 30.88 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
Matthew D. Campo, P.E., of Campo Engineering, Inc., on behalf of Publix Super Markets, Inc., has submitted a subdivision plat for Gresham Farms Commercial. The proposed plat consists of nine parcels on approximately 30.88 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 Commercial Subdivision #1 - 3

3.0 Recommendation

3.1 Community & Economic Development Staff
It is recommended that the Planning and Zoning Board approve the plat as conforming to Article 9 (Subdivision Standards) of the Land Development Code.
GRESHAM FARMS COMMERCIAL
BEING IN SECTION 7, TOWNSHIP 29 SOUTH, RANGE 23 EAST,
CITY OF LAKEWOOD, POLK COUNTY, FLORIDA

LEGAL DESCRIPTION:

PARCELS:

1) Property located in Section 7, T29S, R23E, Polk County, Florida, and the same as described below:

The property consists of that part of the Northwest 1/4, of the Southwest 1/4, of Section 7, Township 29S, Range 23E, Polk County, Florida, being more fully described as follows:

Commence at the Northwest corner of the Northwest 1/4, of the Southwest 1/4, of said Section 7 and run thence N 89°55'07" E along the North line of the said Section 7 a distance of 2.37 feet to a point on the Southerly maintained right-of-way line for Ralston Road as per Map Book 10, Page 14 as recorded in the Public Records of Polk County, Florida, said point being the Point of Beginning for this description; run thence along said Southerly maintained right-of-way line of said Ralston Road the following 5 courses; (1) N 89°27'37" E a distance of 73.28 feet; (2) S 89°40'49" E a distance of 100.00 feet; (3) N 89°58'34" E a distance of 100.00 feet; (4) N 89°51'41" E a distance of 100.00 feet; (5) N 89°58'34" E a distance of 300.13 feet; run thence N 00°08'16" W and parallel with the easterly right-of-way line of said County Line Road a distance of 239.41 feet to said southerly maintained right-of-way line of Ralston Road; thence along the said southerly maintained right-of-way line of Ralston Road a distance of 26.71 feet; (2) N 89°33'56" W a distance of 100.00 feet; (3) N 89°27'04" W a distance of 100.01 feet; (4) N89°47'41" W a distance of 85.73 feet to the Point of Beginning.

2) A portion of the Plat of subdivision known as GRESHAM FARMS, located in Section 7, Township 29S, Range 23E, Polk County, Florida, being more fully described as follows:

Commence at the Northwest corner of the Northwest 1/4, of the Southwest 1/4, of Section 7, as herein described and run thence N 89°59'25" E a distance of 23.34 feet, (2) S 89°51'08" E a distance of 100.00 feet, (3) N 89°51'41" E a distance of 100.00 feet; (4) N 89°58'34" E a distance of 100.00 feet; (5) N 89°37'58" E a distance of 100.00 feet, (6) S 89°47'41" E a distance of 85.73 feet to the Point of Beginning.
Meeting of January 19, 2021

Ordinances (Second Reading)

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) Approved 4—2 As Amended, Ordinance 5855

Proposed 20-045; Large Scale Amendment #LUL20-002 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) Approved 6—1, Ordinance 5856

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) Approved 6—1, Ordinance 5857

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) Approved 7—0, Ordinance 5859

Proposed 21-004; Approving a Conditional Use to Allow a Retail Commercial Bank on Property Located at 221 E. Main Street. (CUP20-011) Approved 7—0, Ordinance 5860

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) Approved 7—0, Ordinance 5861

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) Approved 7—0, Ordinance 5862
Comprehensive Plan Update – Briefing

Date: February 16, 2021  Reviewer: Teresa Maio
Project No: CPA 20-003 (Comprehensive Plan Update 2020-2030)
Applicant: City of Lakeland
P&Z Briefing: February 16, 2021  P&Z Final Decision: March 16, 2021

Key Points

City-initiated amendments to the Lakeland Comprehensive Plan: 2010-2020 to update the timeframe to 2020-2030 and retitle to the Lakeland Comprehensive Plan: 2020-2030 (Plan).

The Plan update provides for:
- Plan reorganization;
- Consistency with the City vision based on surveys and City Commission direction;
- Reduction of policy duplication;
- Removal of accomplished policies;
- Removal of data and analysis from the Plan contents, relocated to a technical support document; and
- Addition of a Neighborhoods and Historic Preservation Element.

Guidance for the Plan update includes:
- City Community Values Survey, 2019
- Look Forward Lakeland Survey, 2019
- Lakeland Vision: Our Community, Our Future, Our Vision, 2019
- City Commission Budget, 2019
- Chapter 163, Florida Statutes

A briefing will be provided on February 16, 2021. The Plan Update is scheduled for a public hearing before the Planning and Zoning Board on March 16, 2021.

Overview

The City of Lakeland Comprehensive Plan was adopted in 1991 and was updated in 2000 and 2010. The 2020 comprehensive plan update, the Lakeland Comprehensive Plan: 2020-2030 (Plan), links the community’s vision to the Plan to guide and balance the future economic, social, physical, environmental and fiscal management of development and redevelopment of Lakeland. The Plan provides the philosophy and goals, objectives and policies that establish consistency with other City adopted regulations including the City of Lakeland Land Development Code. The update is consistent with the requirements of Section, 163.3177, Florida Statutes.
Guidance for the Plan update included:

- City Community Values Survey, 2019;
- Look Forward Lakeland Survey, 2019;
- Lakeland Vision: Our Community, Our Future, Our Vision, 2019;
- City Commission Budget, 2020; and
- Chapter 163, Florida Statutes.

The Plan update has been reorganized and provided in a user-friendly format. Accomplished and duplicative polices have been removed. Elements are organized by chapters, and supporting data and analysis has been updated and relocated from the Plan to a separate Technical Support Document. A new element, the Neighborhoods and Historic Preservation Element has been added to the Plan.

Chapters of the Plan which contain the elements are organized around visions and values and bring together relevant elements of the Comprehensive Plan, including the following.

- **Vibrant and Inclusive Community**: Future Land Use Element, Housing Element, Recreation and Open Space Element, and Neighborhoods & Historic Preservation (new)

- **Efficient and Well-Maintained Infrastructure**: Infrastructure Element addressing potable water, wastewater, solid waste, stormwater management, and protection of surface waters and ground water aquifers.

- **Safe and Convenient Mobility Options**: Transportation Element addressing roadways, public transportation, bike, pedestrian, and other transportation modes, and land use and transportation coordination.

- **Attractive and Environmentally-Friendly Community**: Conservation Element addressing lakes as a priority, protection of habitat, protection of natural resources, and responsible and accessible government.

- **Responsible and Accessible Government**: Intergovernmental Coordination Element, Public School Facilities Element, Capital Improvements Element.

A presentation will be provided at the February 16, 2021 Planning and Zoning Board meeting.