

AGENDA

Planning & Zoning Board
City Commission Chambers
May 18, 2021 8:30 a.m.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this proceeding, or those requiring language assistance (free of charge) should contact the City of Lakeland ADA Specialist, Jenny Sykes, no later than 48 hours prior to the proceeding, at **(863) 834-8444**. Email:

Jenny.Sykes@lakelandgov.net. If hearing impaired, please contact the TDD numbers: Local - **(863) 834-8333** or **1-800-955-8771** (TDD-Telecommunications Device for the Deaf) or the Florida Relay Service Number **1-800-955-8770 (VOICE)**, for assistance.

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

PUBLIC HEARING

- ITEM 1:**
- a. Major modification of a conditional use to allow for graduate level programs with a maximum enrollment of 400 students for Florida Southern College on property located east of Pennsylvania Avenue, north and south of Ridgewood Street, and north and south of Frank Lloyd Wright Way (310 Frank Lloyd Wright Way). Owner/Applicant: Florida Southern College. (CUP21-003)
 - b. Consideration of final decision.
- ITEM 2:**
- a. Conditional use to allow an adult day care and vocational training facility on property located at 2710 W. Memorial Boulevard. Owner: Auto-Owners Life Insurance Company. Applicant: Alliance for Independence. (CUP21-004)
 - b. Consideration of final decision.
- ITEM 3:**
- a. Change in land use from Mixed Commercial Corridor (MCC) to Residential Medium (RM) on approximately 8.12 acres, a change in zoning from MF-12 (Multi-Family Residential) to PUD (Planned Unit Development) on approximately 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 199 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: Causey John A Revocable Trust. Applicant: Sarah Case. (LUS21-001/PUD20-023/ZON21-001)
 - b. Consideration of final decision.
- ITEM 4:**
- a. Approval of a comprehensive sign plan for Bonnet Springs Park on property located north of George Jenkins Boulevard, south of West Memorial Boulevard, east of Lake Bonnet, and west of Kathleen Road (600 Bonnet Springs Boulevard). Owner: Roundhouse Holdings LLC. Applicant: Creative Sign Designs. (SGN21-001)
 - b. Consideration of final decision.
- ITEM 5:**
- a. Change in land use, from Residential Medium (RM) to Community Activity Center (CAC), on approximately 0.86 acres and a change in zoning, from O-1 (Low Impact Office) and RA-3 (Single-Family Residential) to PUD (Planned Unit Development), on approximately 1.7 acres to allow limited C-3 (Neighborhood Center Commercial) and O-1 uses on property located at 1723 S. Road 98. (LUS20-001/PUD20-018)
 - b. Consideration of final decision.

GENERAL MEETING

ITEM 6: Review minutes of the April meeting.

ITEM 7: Change in zoning from O-1 (Low Impact Office) to C-1 (Pedestrian Commercial) to recognize existing commercial uses on property located at 3252 Kathleen Road. Owner/Applicant: Jeffrey Peterson. (ZON21-002)

ITEM 8: Report of City Commission action on Planning and Zoning Board recommendations.

ITEM 9: Planning & Housing Manager's Report.

ITEM 10: Audience.

ITEM 11: Adjourn.



Planning & Zoning Board General Application

General Information:

Project No:	CUP21-003	Application Date:	3/31/2021		
Project Name:	FSC ST JOSEPHS				
Subject Property Address:	310 FRANK LLOYD WRIGHT WY				
Parcel ID:	242819231500006010	Total Acreage:	4.67		
Applicant Name:	FLORIDA SOUTHERN COLLEGE				
Applicant Address:	116 S. KENTUCKY AVE.	LAKELAND	FL	33801	
Owner Name:	FLORIDA SOUTHERN COLLEGE				
Owner Address:	111 LK HOLLINGSWORTH DR	LAKELAND	FL	33801	

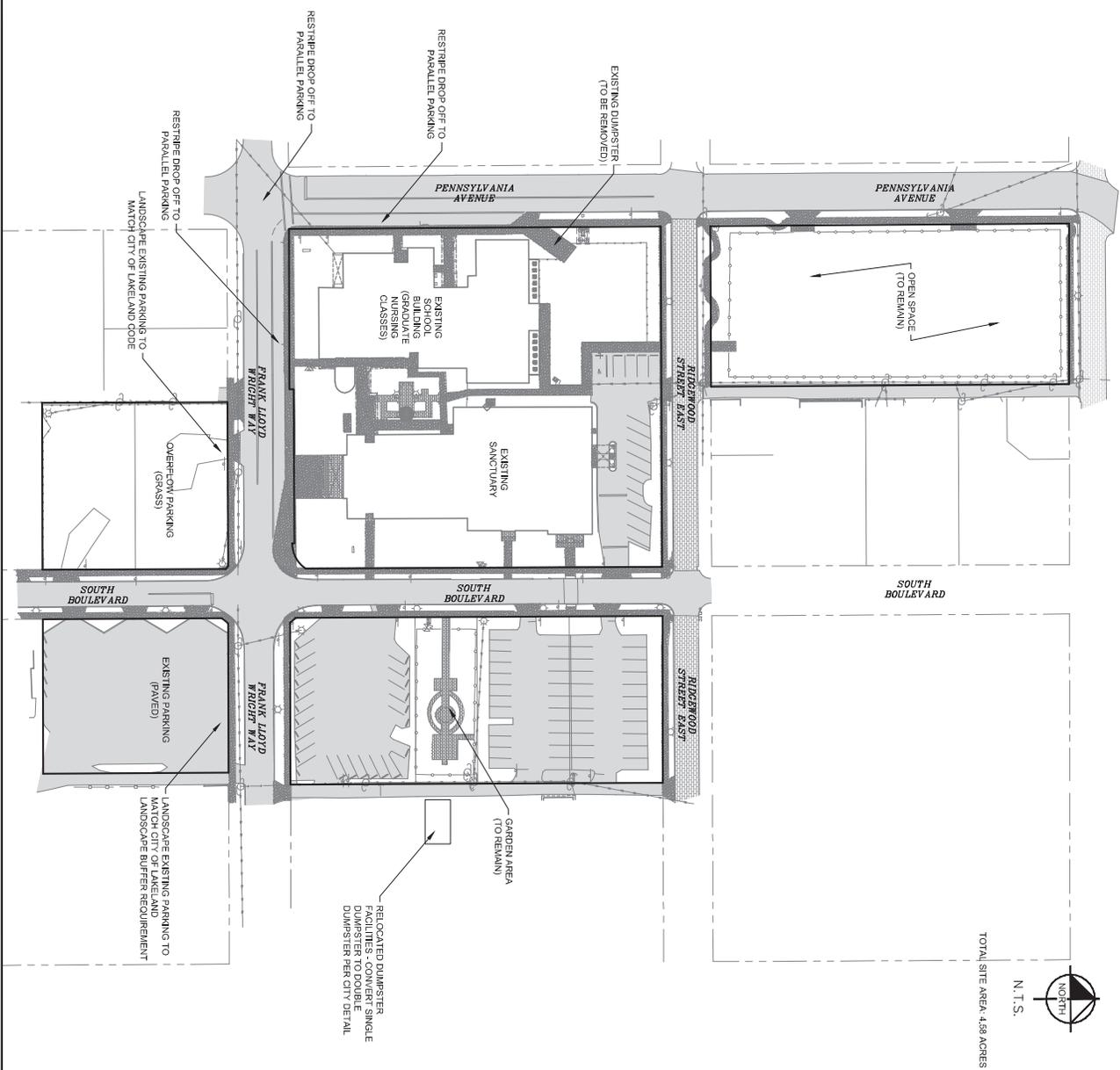
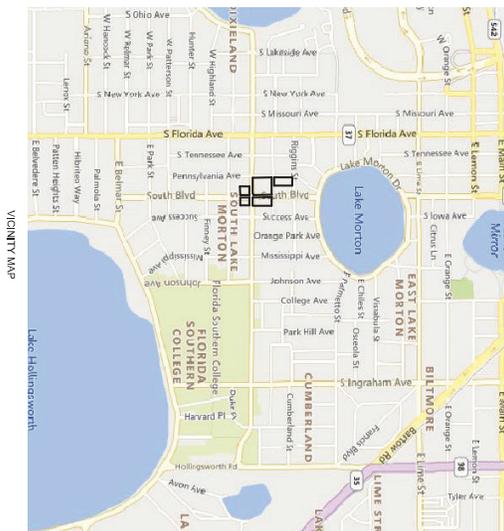
Request:

Application Type:	CONDITIONAL USE	MINOR MODIFICATION
Proposed		Current
Zoning:	(RA-4) Single-Family	(RA-4) Single-Family
Land Use:	Not Applicable	Residential Medium (RM)
Context:	Not Applicable	Urban Neighborhood (UNH)
Explanation of Request:	Conversion of the former St. Joseph Academy School from a K-8 facility to a Higher Education College and adult facility for Florida Southern College. No substantial site changes are proposed beyond removing drop off line signage and restriction: interior changes will occur to accommodate the change to higher education. Surface parking is to remain unchanged. Student population expected 100 - 400	
Justification:	Previously operated as a private school for K-8 grades. Only change is to a higher education facility.	

Concurrency:

Proposed Dwelling Units:	0	Project Floor Area:	0	Square feet	
Type of Use:	Other	Phase	1	Year	2021
Estimate of Public Service Demand					
Roadways	Daily Trips:	0	PM Peak Hour Trips:	0	
Potable Water		GPD	Wastewater	GPD	Solid Waste
					PPD

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adoption by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



TOTAL SITE AREA - 4.59 ACRES

FSC ST. JOSEPH'S
ACADEMY
PREPARED FOR
FLORIDA SOUTHERN
COLLEGE
LAKELAND FLORIDA

CONDITIONAL USE
PLAN
CUP 21-003

KHA PROJECT
046286006
DATE
APRIL 2021
SCALE AS SHOWN
DESIGNED BY
DRAWN BY
CHECKED BY

Kimley-Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
116 S. KENTUCKY AVENUE, LAKELAND, FL 33801
PHONE: 863-701-8702
WWW.KIMLEY-HORN.COM
CA 0000066

No.	REVISIONS	DATE	BY

SHEET NUMBER
CSP-1



File Number: CUP21-003

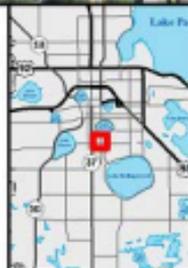
Present Zoning: RA-4 with Conditional Use and SPI

Context: Urban Neighborhood

Proposed Zoning: Major Modification of Conditional Use to Allow a Graduate Nursing Program

-  Subject Property
-  250 Foot Mail Notification Boundary
-  Current City Limits
-  Zoning
-  Conditional Use
-  SPI - S Lake Morton HD
-  Parcels
-  Railroad
-  Water Body

May 2021





File Number: CUP21-003

Present Zoning: RA-4 with Conditional Use and SPI

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-  Parcels
-  Railroad
-  Water Body



May 2021





228 S Massachusetts Avenue
Lakeland FL 33801
planning@lakelandgov.net

May 3, 2021

RE: 310 Frank Lloyd Wright Way - Project No. CUP21-003

Dear Property Owner:

This is to advise you that Florida Southern College requests a major modification of a conditional use to allow for a graduate nursing program with a maximum enrollment of 400 students for Florida Southern College on property located east of Pennsylvania Avenue, north and south of Ridgewood Street, and north and south of Frank Lloyd Wright Way (310 Frank Lloyd Wright Way). The subject property is legally described as:

LOTS 7, 8, 9, 10, 11, 12, BLOCK 3 AND LOTS 12, 13 AND 14, BLOCK 4, CARTER DEEN REALTY CO'S REVISED MAP OF DIXIELAND, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 67, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.; AND;

LOTS 1, 2, 3, 4, 5 AND 6, BLOCK 5, ALL OF BLOCK 6, TOGETHER WITH THAT CERTAIN VACATED ALLEY LYING BETWEEN LOTS 1 THROUGH 6 AND LOTS 7 THROUGH 12 OF SAID BLOCK 6 AND LOTS 12, 13 AND 14 BLOCK 7, SCOTT'S LAKELAND HEIGHTS ADDITION TO LAKELAND, FLORIDA, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DEED BOOK 75, PAGE 15, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

The hearing will be held before the Lakeland Planning and Zoning Board at **8:30 a.m., on Tuesday, May 18, 2021** in the City Commission Room, City Hall, 228 S. Massachusetts Avenue. As an owner of property within 250 feet of this request, as indicated on the attached map, you will be given an opportunity to express your opinion at the public hearing *or* you may submit your views to the Community Development Department, 863-834-6011 or planning@lakelandgov.net, prior to the Tuesday, May 18th meeting.

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

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THIS IS A COURTESY LETTER NOT REQUIRED BY LAW



Planning & Zoning Board General Application

General Information:

Project No:	CUP21-004	Application Date:	3/31/2021		
Project Name:	ALLIANCE FOR INDEPENDENCE				
Subject Property Address:	2710 W MEMORIAL BL				
Parcel ID:	232815000000031040	Total Acreage:	1.61		
Applicant Name:	ALLIANCE FOR INDEPENDENCE				
Applicant Address:	1038 SUNSHINE DR. E.	LAKELAND	FL	33801	
Owner Name:	AUTO-OWNERS LIFE INSURANCE COMPANY				
Owner Address:	2710 W. MEMORIAL BLVD.	LAKELAND	FL	33815	

Request:

Application Type:	CONDITIONAL USE	NEW
Proposed		Current
Zoning:	(O-1) Low Impact Office	(O-1) Low Impact Office
Land Use:	Residential Medium (RM)	Residential Medium (RM)
Context:	Suburban Corridor (SCO)	Suburban Corridor (SCO)

Explanation of Request: Alliance for Independence (AFI) intends to utilize the property located at 2710 W Memorial Blvd for Adult Day Training purposes, as described by the Agency for Person's with Disabilities. (Activities, interaction and training with clients will be engaged and take place indoors. No outdoor activities are planned and/or anticipated.) We are monitored and audited by the state, but not specifically licensed for a specific number of people. AFI foresees, in a post covid environment, a client population of 120 (max) and an employee count of 25 full-time and 3 part-time employees. Currently the property has 123 parking spaces, 3 of which are ADA. AFI clients do not operate motor vehicles and will not require parking. All clients are transported via bus, vans or family transportation. A "carline" drop off format will be used (see attached document for carline flow). Morning and afternoon drop off times are limited to a 30 minute window. AFI does not prepare or serve clients meals. Clients are responsible for bringing their lunch from home ready-to-eat. We intend to have a flex space that can be used for lunch purposes, but also for parties, music class and service club meetings. There is a kitchen currently in the building and we plan to use that for cooking safety instruction, ie: how to operate a microwave, the proper pots and cooking dishes to use in which appliance, how to bake cookies, etc.

Justification: The subject property and area are complimentary to the use sought, while providing an environment and place for adults with developmental and intellectual disabilities within the Lakeland area to engage, be involved and interact allowing for and perpetuating a sense of personal dignity and self-worth for this otherwise overlooked and/or slighted segment of our community. Such constitutes a critical area of need that otherwise has primarily been addressed and met by Alliance for Independence alone for 67 years. Allowing for this requested use at this property allows this worthwhile objective and endeavor to continue.

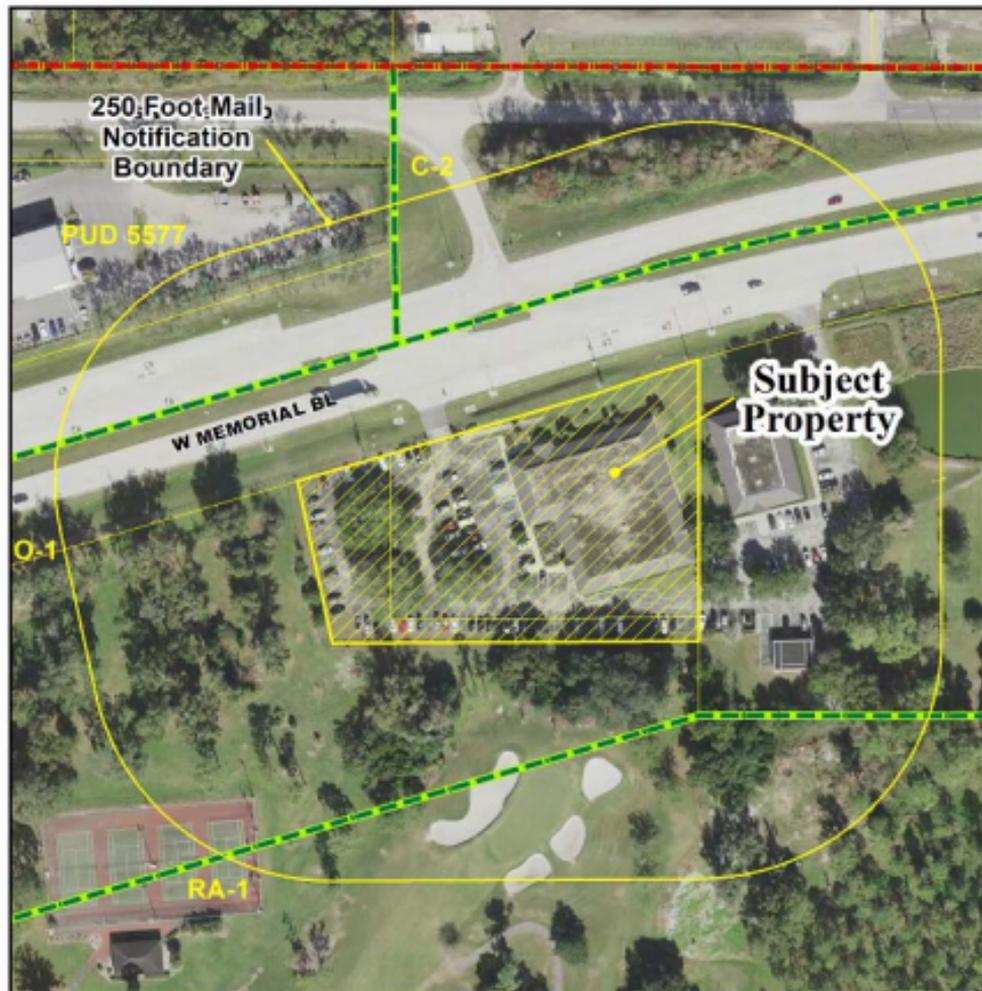
Concurrency:

Proposed Dwelling Units:	0	Project Floor Area:	20446	Square feet
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Planning & Zoning Board General Application

Type of Use:	Day Care			Phase	1	Year	1
Estimate of Public Service Demand							
Roadways	Daily Trips:	0		PM Peak Hour Trips:		0	
Potable Water		GPD	Wastewater		GPD	Solid Waste	PPD



File Number: CUP21-004

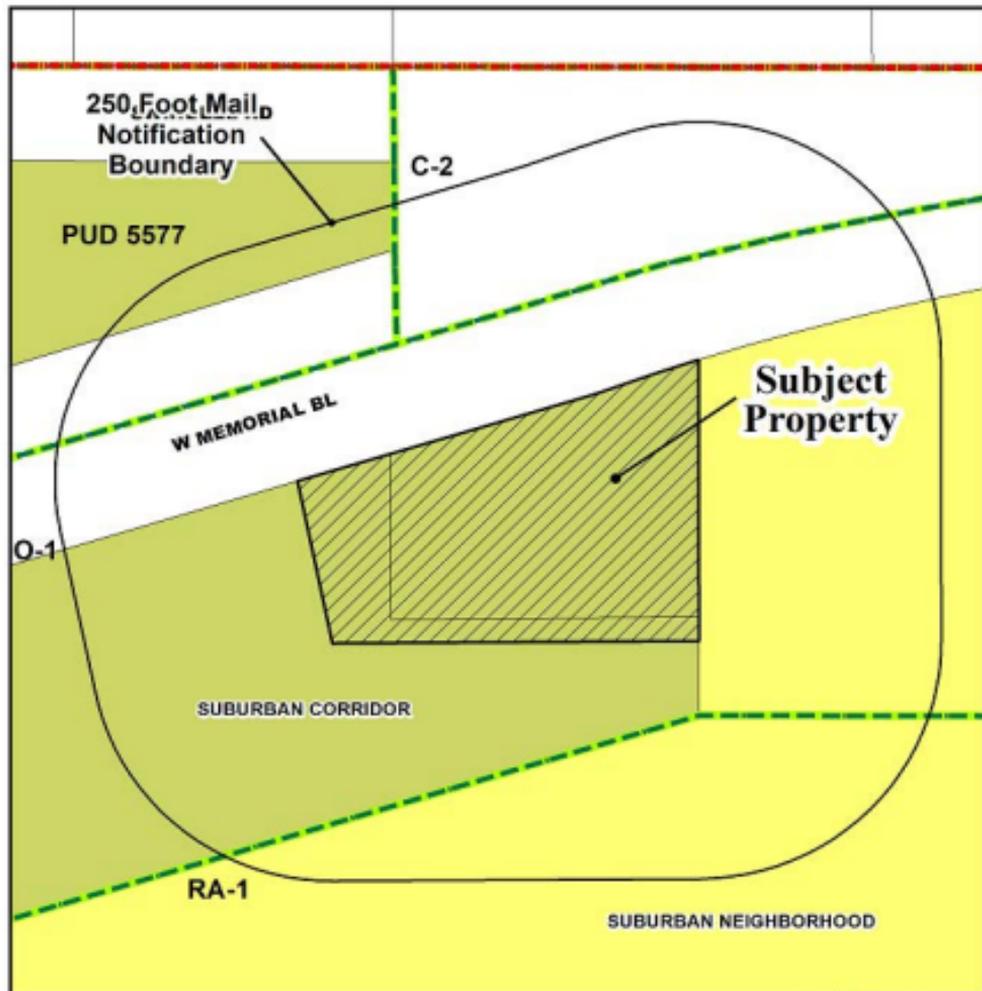
Present Zoning: O-1
Context: Suburban Corridor
Proposed Zoning: Conditional Use to Allow an Adult Day Care and Vocational Training for Persons with Disabilities

-  Subject Property
-  250 Foot Mail Notification Boundary
-  Current City Limits
-  Zoning
-  Conditional Use
-  SP1
-  Parcels
-  Railroad
-  Water Body



May 2021





File Number: CUP21-004

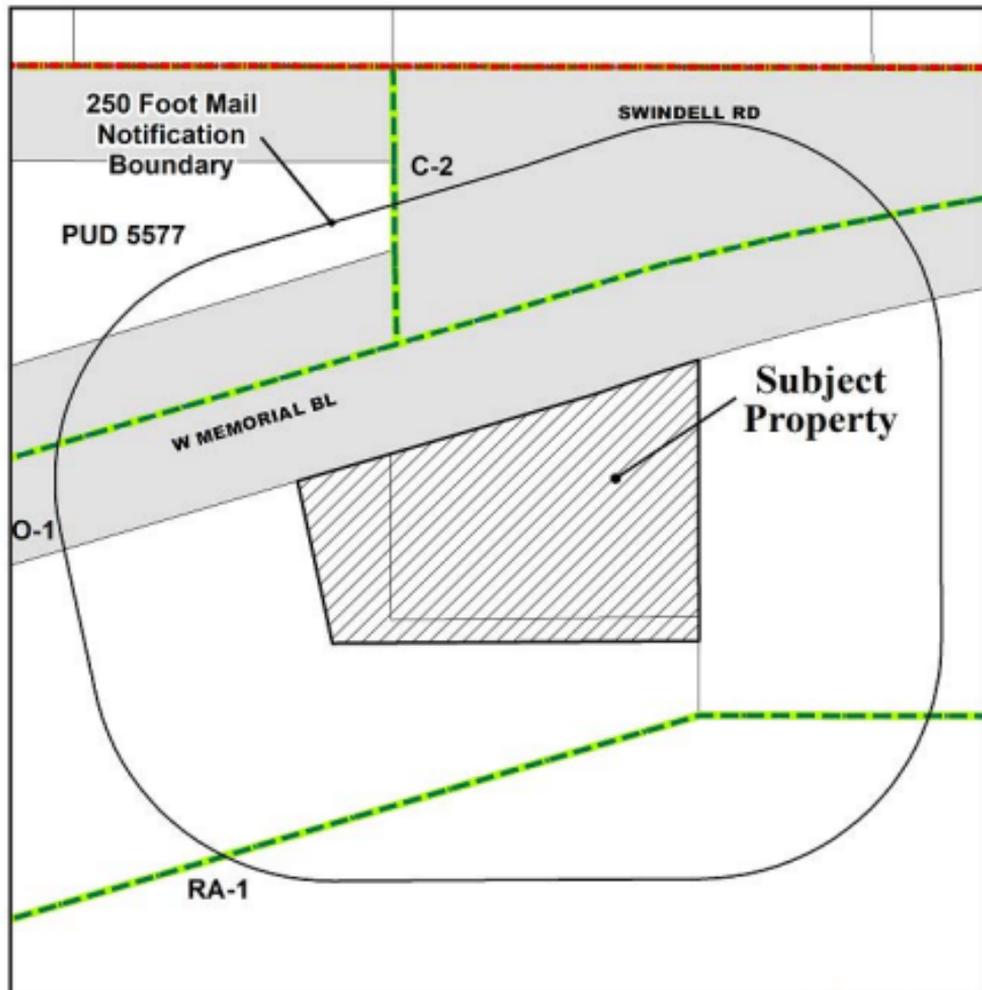
Present Zoning: O-1
 Context: Suburban Corridor

Proposed Zoning: Conditional Use to Allow
 an Adult Day Care and
 Vocational Training for
 Persons with Disabilities

-  Subject Property
-  250 Foot Mail Notification Boundary
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-  Zoning
-  Conditional Use
-  SP1
-  Parcels
-  Railroad
-  Water Body



May 2021



File Number: CUP21-004

Present Zoning: O-1
Context: Suburban Corridor

Proposed Zoning: Conditional Use to Allow
 an Adult Day Care and
 Vocational Training for
 Persons with Disabilities

-  Subject Property
-  250 Foot Mail Notification Boundary
-  Current City Limits
-  Zoning
-  Conditional Use
-  SPI
-  Parcels
-  Railroad
-  Water Body
-  Roadway/Railway



May 2021





228 S Massachusetts Avenue
Lakeland FL 33801
planning@lakelandgov.net

May 3, 2021

RE: 2710 W. Memorial Boulevard - Project No. CUP21-004

Dear Property Owner:

This is to advise you that Alliance for Independence requests a conditional use to allow an adult day care and vocational training facility on property located at 2710 W. Memorial Boulevard. The subject property is legally described as:

TWO PARCELS OF LAND IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 28 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA BOUND BY MEMORIAL BLVD TO THE NORTH, LONE PALM GOLF COURSE TO THE SOUTH, AND PARCEL 23281500000031010 TO THE EAST (A complete legal description is available in the Community & Economic Development Department.)

The hearing will be held before the Lakeland Planning and Zoning Board at **8:30 a.m., on Tuesday, May 18, 2021** in the City Commission Room, City Hall, 228 S. Massachusetts Avenue. As an owner of property within 250 feet of this request, as indicated on the attached map, you will be given an opportunity to express your opinion at the public hearing *or* you may submit your views to the Community Development Department, 863-834-6011 or planning@lakelandgov.net, prior to the Tuesday, May 18th meeting.

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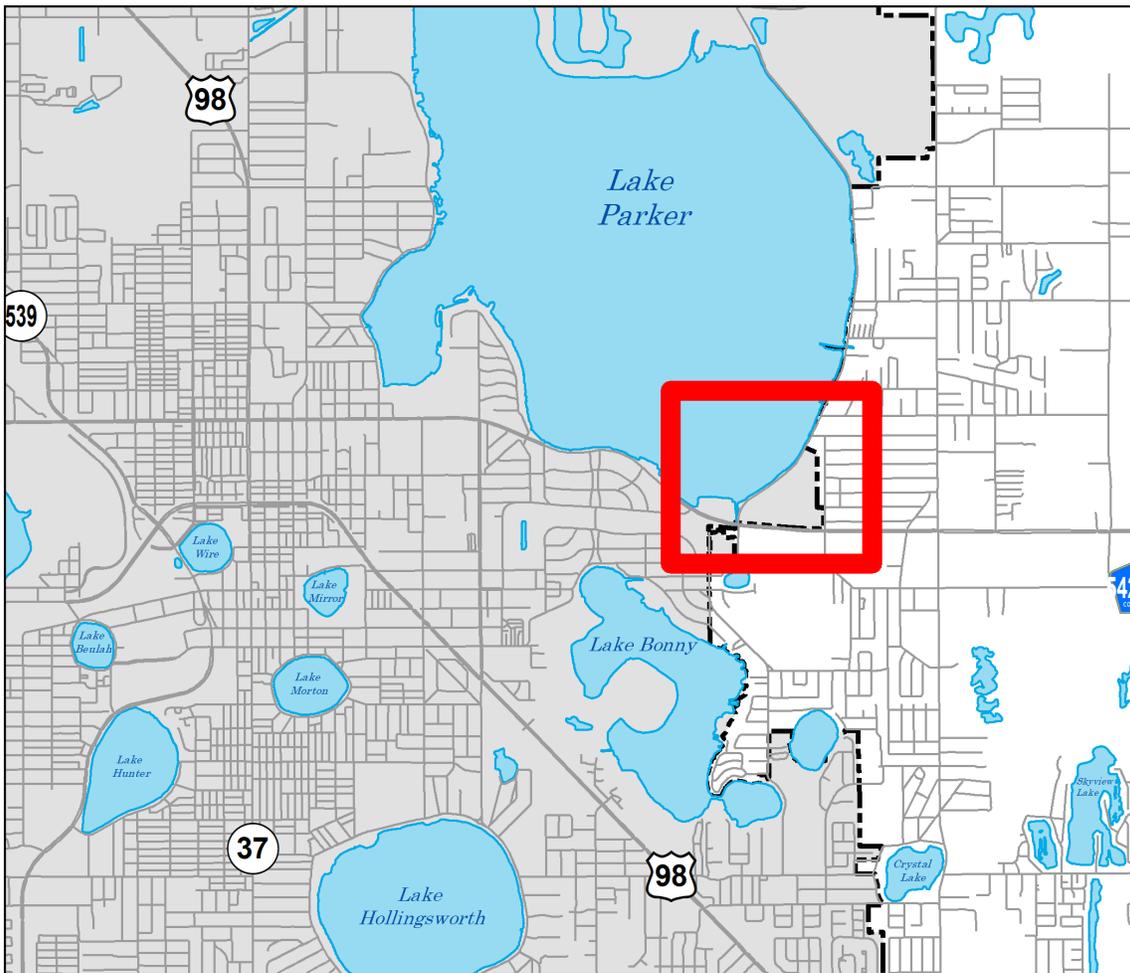
THIS IS A COURTESY LETTER NOT REQUIRED BY LAW



Community & Economic Development Staff Recommendation

Date:	May 18, 2021	Reviewer:	Matthew Lyons
Project No:	LUS21-001/PUD20-023/ZON21-001	Location:	East of Lake Parker, north of State Highway 92 East and west of Fairway Avenue
Owners:	John A Causey Revocable Trust		
Applicant:	Sarah Case, ECON South, LLC.		
Current Zoning:	(MF-12) Multi-Family	Future Land Use:	Conservation (C)/ Mixed Commercial Corridor (MCC)/ Residential Medium (RM)
Context District:	Suburban Neighborhood (SNH), Suburban Corridor (SCO) and Preservation, Conservation & Recreation (PCR).		
P&Z Hearing:	May 18, 2021	P&Z Final Decision:	May 18, 2021
Request:	Change in land use from Mixed Commercial Corridor (MCC) to Residential Medium (RM) on approximately 8.12 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 199 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.		

1.0 Location Maps





2.0 Background

2.1 Summary

Sarah Case, ECON South, LLC. on behalf of John A. Causey Revocable Trust, requests a change in land use from Mixed Commercial Corridor (MCC) to Residential Medium (RM) on approximately 8.12 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 199 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. A map of the subject property is included as Attachment "B."

2.2 Subject Property

The subject property, located on the southeastern shore of Lake Parker, is currently vacant and used as pasture. The subject property was first developed as the Lakeland Country Club and Golf Course in the 1920s when the area was a popular spot for recreational activities such as boating and fishing. The most recent use of the property was for mobile home and storage shed sales, a liquor store and outdoor advertising. All of these uses have since terminated and all associated structures removed. The subject property is bounded by the Larsen natural gas power plant and the City limits on the east and south. Surrounding uses include a mix of industrial uses to the south and west, retail commercial uses to the southeast, and the Lake Parker/West North Combee neighborhood located to the east within unincorporated Polk County.

The subject property was annexed into the City on June 18, 2012. Prior to annexation and the application of City land use, the property had the following land use designations:

- 48.05 acres of Polk County Residential Low, RL-4; and
- 9.1 acres of Polk County Linear Commercial Corridor, LCC, future land use

On January 22, 2013, the following City future land use designations were applied to the subject property:

- 12.03 acres of Mixed Commercial Corridor (MCC) located along the frontage U.S. Highway 92 East;
- 9.76 acres of Conservation (C) located along the shore of Lake Parker, north and west of E. Lake Parker Drive; and
- 34.98 acres of Residential Medium (RM) located east of E. Lake Parker Drive

As noted in the recommendation for the land use map amendment at the time, this provided corresponding City land use designations; reduced the overall existing residential land use area by converting just under 10 acres to a Conservation land use along the lakeshore for Lake Parker; and slightly deepened the commercial use area available at the site's two corners in order to enhance future viability of such uses as well as the site's overall mixed use characteristics. This was consistent with the applicant's stated intent "for the property as a whole is to develop a mixed-use project that incorporates both non-residential and residential components." Further, a market study prepared at that time supported the combination of commercial and residential uses as "appropriate to accommodate a business requiring high visibility and access to major road networks, and also incorporate a higher residential density component such as apartments."

In 2015, the subject property was included as part of a plan funded by a Brownfields Areawide Planning Grant from the Environmental Protection Agency (EPA) in order to facilitate its

redevelopment potential. The resulting planning document, the East Lake Parker/West North Combee Area Plan, was developed through extensive coordination and collaboration with the Central Florida Regional Planning Council, Polk County, the City of Lakeland, and other community stakeholders including the owner of the subject property.

In the plan, the subject property was identified as a “Catalyst Site” and a key redevelopment opportunity which could potentially bring substantial economic, social and environmental benefits for the community. In the plan, less-intensive uses such as multi-family residential dwellings, independent living/assisted living facilities, community services and recreation/open space were located within the interior of the site while the frontage along U.S. Highway 92 East was envisioned as a mixture of office, medical office, and neighborhood scale retail commercial uses.

Consistent with this vision, in 2015 an application was submitted by a private developer to the Planning & Zoning Board to apply MF-12 (Multi-Family Residential) zoning to the northernmost 10 acres of the property with RM land use. The application of MF-12 zoning was approved by the City Commission on September 21, 2015 and was a prerequisite to qualify for financing assistance from the Florida Housing Finance Corporation to develop an affordable housing apartment community on the ten-acre site. The funding, however, was subsequently denied and no activity has occurred on the property since that time.

2.3 Project Background

The purpose of this current request is to obtain land use and zoning which will allow for the development of a single-family residential subdivision with a maximum of 199 dwelling units. A request for the same density with a slightly different layout was denied without prejudice on March 16, 2021, by the Planning & Zoning Board based on the staff recommendation that was presented. The change in land use seeks to reduce the MCC land use by 8.12 acres with a corresponding increase in RM. PUD zoning is requested for the entire 56.1-acre tract, including the 9.76 acres set aside for conservation along the shore of Lake Parker and the 10 acres previously zoned MF-12 in 2015. Lastly, concurrent with this request, the City proposes to change the context district designation of the land that is the subject of the proposed land use change from Suburban Corridor (SCO) to Suburban Neighborhood (SNH).

The bulk of the property, including the majority of the frontage along Highway 92 East, is proposed as a residential subdivision with the remaining MCC forming two small nodes at the northeast corner of E. Lake Parker Drive and northwest corner of Fairway Avenue for future commercial development. A site development plan showing the layout of the proposed subdivision, associated recreational amenities, and the two nodes reserved for future commercial development along Highway 92 East is included as Attachment “C.”

2.4 Existing Uses of Adjacent Properties

Boundary	Existing Land Use	FLUM	Zoning	Context
North	Lake Parker	N/A	N/A	N/A
South	Light Manufacturing	County LCC & RL-3	N/A	UCO
East	Single-Family Residential & Commercial	County I	N/A	USP
West	Utility & Essential Service Facilities	I	I-3	SSP

2.5 Attachments

Attachment A: Legal Description

Attachment B: Base Map of Subject Property

Attachment C: Site Plan

3.0 Discussion

As shown on the site plan for the proposed PUD, the bulk of the subject property (approximately 42.73 acres) will be developed as a conventional, single-family residential subdivision. Only a small portion of the frontage of the property along Highway 92 East (approximately 4.28 acres) will remain for future commercial development, independent of the development of the proposed residential uses. The remaining 9.76 acres located along the shore of Lake Parker, which consists of environmentally sensitive lands and designated as Conservation on the future land use map, will remain undeveloped aside from the construction of a dock which is proposed as a recreational amenity for the development.

The applicant's initial request, which was denied without prejudice by the Planning & Zoning Board on March 16th, was for 209 single-family homes in a subdivision composed entirely of 40-foot lots. The application was denied without prejudice to provide the applicant with the opportunity to address the issues identified in the staff report and concerns expressed by the Board during the meeting. The revised site plan eliminates the cul-de-sac that was previously located in the northeast corner of the site and reconfigures the blocks such that approximately 25% of the lots are now 50 feet in width or larger. The larger lots are predominantly located in the blocks surrounding the central open space intended for active recreation, Tract G. To provide a more usable rear yard area for every lot, the applicant also agreed to increase the minimum rear yard setback from 10 feet to 15 feet. Other issues pertaining to the need for a sustainable building typology and commercial frontage along Highway 92, however, were not addressed.

The SNH context district designation is intended for the development of suburban residential areas, at a low to moderate density, with a relatively large block structure, and a low to moderately walkable environment that requires primarily vehicular mobility and limited connectivity. The SNH district, however, may transition to a more walkable, urban form with smaller blocks, greater connectivity, and higher density when it is adjacent to and incorporated as part of the design of facilities within walking distance intended for gathering, going to school, worshiping, shopping for daily needs and recreating, particularly within a designated Transit Oriented Corridor such as U.S. Highway 92.

If the subject property were zoned with a conventional zoning designation such as RA-4, single-family residential uses would be allowed by right ; however, the smallest lot size permitted in the SNH

context district would be 60 feet in width and 7,000 square feet in area. Under the proposed PUD, the applicant proposes an allowance for 40-foot lots with a minimum lot width of 40 feet and a minimum lot area of 4,800 sq. ft. As shown on the revised site plan submitted by the applicant, approximately 75% of lots would be classified as 40-foot lots as they would only allow for house plans with a maximum width of 30 feet. The remaining 25% would be classified as 50-foot lots, with a minimum lot width of 50 feet and a minimum lot size of 6,000 sq. ft. which could accommodate a house plan with a maximum width of 40 feet.

To comply with the Land Development Code's requirement for civic open space, the applicant proposes to set aside a total of 1.93 acres (Tracts F, G and H) within the development as active recreation/open space. As an additional amenity, the applicant is also proposing to construct a private dock along the shore of Lake Parker within the Conservation Area, Tract J. Construction of the dock would be subject to the development standards for water access structures specified by Sub-Section 6.4.3.3 of the Land Development Code and review and approval by the Lakes & Stormwater Division of Public Works.

Prior to and following the public hearing, staff received emails and phone calls from adjacent property owners. Two property owners were opposed to the request based on the increased traffic, and the perception that it will bring drugs and crime to an area that is already economically stressed and suffers from a large number of rental properties. One property owner spoke in favor of the request stating that it would bring much needed affordability of housing options for first-time homebuyers but was concerned about allowing vehicles to access the site from Fairway Avenue.

3.1 Transportation and Concurrency

The City of Lakeland is a designated Transportation Concurrency Exception Area (TCEA) with locally-adopted level-of-service and transportation mitigation standards. The development site is located within the Urban Development Area and fronts US 92 (Memorial Boulevard), a principal arterial State Highway with an annual average daily volume of 31,900 vehicles as shown in the Polk Transportation Planning Organization's Roadway Network Database (RND) for the segment between North Lake Parker Avenue and State Road 659 (Combee Road). During the peak-hour, this segment operates at LOS "C", an acceptable level-of-service. On the west, the layout plan proposes two access points on East Lake Parker Drive, an urban collector roadway operated by Polk County. Per the TPO's RND, the East Lake Parker Drive/Canal Avenue/Idlewild Street corridor carries 5,000 vehicles per day, operating at LOS "B" during the peak-hour. The Lakeland Comprehensive Plan designated East Lake Parker Drive as a Community Street and a Proposed Priority Pathways corridor, highlighting the intent of this corridor to be a premier bicycle/pedestrian area that connects to the remainder of the area's trail network and to enhance adjacent properties and neighborhoods. The eastern boundary of the site fronts Fairway Avenue, a local street operated by Polk County. The East Lake Park Drive and Fairway Avenue intersections at US 92 (Memorial Boulevard) are signalized. Northbound fixed-route transit service is available to the site via the Citrus Connection's Orange Line, which currently has 90-minute frequencies. Both US 92 and East Lake Parker Drive adjacent to the development site have a posted speed limit of 45 mph.

Binding concurrency determinations will not be made until the time of subdivision plat or site plan approval; however, Non-Binding Concurrency Determinations are made at the time of PUD zoning approval to ensure that the appropriate transportation infrastructure is available at the appropriate stages of development buildout. This is particularly important for a master-planned, multi-use development that is likely to be constructed by different parties over multiple years. Per the City Concurrency Management Standards (Ordinance No. 5293), a Non-Binding Concurrency Determination shall be made at the time of a development action such as a land use amendment or zoning action. Both types of development actions are requested through this application. Further, the

Concurrency Management System found in the Comprehensive Plan requires a Major Traffic Study when a development is expected to generate more than 750 Daily Trips. The applicant has provided a distribution of project traffic onto the adjacent public road system, but has not provided an operational analysis of the adjacent signalized intersections or larger impact area network. Using the trip generation rates obtained from the Institute of Transportation Engineers' Trip Generation Manual (10th Edition), City staff prepared an estimated trip generation for a development program consisting of 199 single-family detached dwelling units (Land Use Code 210) and a cumulative 42,400 square feet of retail space (Land Use Code 820) at the US 92/East Lake Parker Drive and US 92/Fairway Avenue intersections. **The total gross trip generation associated with the proposed development program is estimated at 3,479 Daily Trips (1,878 residential and 1,601 commercial), well in excess of the 750 Daily Trips beyond which a Major Traffic Study is required. During the A.M. Peak Period of Adjacent Street Traffic (7-9 a.m.), the development program is estimated to generate 187 trips and during the P.M. Peak Period of Adjacent Street Traffic (4-6 p.m.), this proposal is estimated to generate 361 trips.**

Depending on the specific non-residential uses that are constructed within this development, a higher-level of "internal capture" between the residential and commercial uses could lower the overall impact to the transportation system from a capacity standpoint. Depending on the amount of "pass-by capture" from the surrounding public street system that is attracted by the commercial uses, driveway volumes on US 92, East Lake Parker Drive and Fairway Avenue could increase which while potentially reducing some traffic concurrency concerns, would increase turning movements at the site driveways and adjacent intersections. Higher volumes immediately adjacent to the site increase access and operational concerns by the City, County and FDOT requiring turn lane improvements on the surrounding streets.

Comprehensive Plan Policy 4C states that the City will reduce roadway deficiencies by maximizing operational functions, access and demand management strategies, adding lanes, constructing new roadways, and providing facilities for alternative transportation modes including transit, bicycle and pedestrian. Policy 4D states that the City's access management standards will be utilized in review of all new developments or redeveloped parcels in the City in order to maintain operating speed and preserve capacity on arterials and collectors by minimizing driveway and median cuts. Where driveway access must be approved by the County or FDOT, coordination shall occur to ensure maximum acceptable access controls. Policy 4A.4 states that transit-related improvements must be must be approved by the applicable transit authority or transit director; however, City engineering standards and building code shall be followed for construction of proposed transit shelters within the City and coordination shall occur for shelters placed within the maintenance jurisdiction of either FDOT or Polk County. It should be noted that the within the City's Transportation Concurrency Exception Area (TCEA), operational and safety-related mitigation may be required of development projects to ensure continued safety mobility within the transportation network. Improvements needed for development or redevelopment may need to address any combination of the following: coordinated access, signalization, turn lanes, bus pull-out lanes and/or geometric improvements to the same.

The proposed transportation conditions for this development program satisfy the City Comprehensive Plan policies relating to a safe and efficient transportation system and generally satisfy the City's Concurrency Management Ordinance as best as possible without the benefit of an operational analysis or Major Traffic Study having been submitted by the applicant.

3.2 Comprehensive Plan Compliance

The MCC land use category generally consists of non-anchor retail and service areas that lack controlled centers sometimes too small or otherwise inappropriate for shopping centers. These commercial corridor areas are typically characterized by businesses that need high visibility and driveway access. Residential uses may be allowed in MCC, but only within a mixed-use configuration in which residential units are either located above another ground floor commercial use or as part of larger mixed-use residential and commercial development.

The RM land use category is intended for use within the Central City Transit Supportive Area, the Urban Development Area and the Suburban Area. While both RM and RL future land use designations can be applied to corridors, historically they have been applied to either non-commercial corridors such as W. Pipkin and State Road 33 in which non-residential uses are limited and concentrated in designated activity centers or on legacy corridors such as U.S. Highway 98 South to allow limited non-residential uses as a transition to existing neighborhoods.

4.0 Recommendation

4.1 Community and Economic Development Staff

The proposed residential development is largely composed of 40-foot wide lots that would otherwise not be permitted outside of PUD zoning districts. Historically, 40-foot lots are uncommon within the City and their usage has been limited to large, master planned communities such as The Villages at Bridgewater or Hawthorne Mill in which they comprised no more than 30% of the total number of single-family detached housing units permitted.

The applicant's justification for the large number of 40-foot lots is that the housing will be marketed and sold as "workforce housing" for first-responders, teachers, nurses and first-time homebuyers. While laudable, the design of the housing units and the layout of the subdivision are of a conventional design which does not warrant such a substantial amount of relief from the minimum development standards specified in the Land Development Code. As a compromise, staff recommends that 40-lots be limited to no more than 50% of the overall number of single-family lots within the development. The remaining lots would have to be 50 feet in width and 6,000 sq. ft. in area, or larger, and able to accommodate house plans up to 40 feet in width.

Other recommended conditions of approval include a uniform buffer fence along the rear of lots facing E. Lake Parker Drive and a buffer consisting of a masonry wall with landscaping for those lots which will abut E. Memorial Blvd/U.S. Highway 92 (Tract I). For the two commercial parcels, Tracts A and B, staff is recommending that commercial uses be limited to those allowed in C-2 (Highway Commercial) zoning districts, with certain uses prohibited which would either have a disproportionate impact or would be inappropriate given the proximity to adjacent residential uses.

4.2 The Planning & Zoning Board

It is recommended that the request for a change in land use from MCC to RM, a change in zoning from MF-12 to PUD, and the application of PUD zoning, concurrent with a City-initiated context district change from Suburban Corridor to Suburban Neighborhood, as described above and in Attachments "A", "B," and "C," be approved subject to the following conditions.

A. Permitted Uses:

1. Tracts A and B: Those uses permitted by right within the C-2 zoning districts, except for the following uses which shall be prohibited.

- Motor Vehicle Sales, New or Used
- Motor Vehicle Service and Repair, Minor and Major
- Motor Vehicle Fuel Sales, Minor and Major
- Payday Loan/Title Loan/Check Cashing
- Liquor Stores
- Outdoor Sales, New or Used
- Pawn Shops
- Rent to Own Stores
- Thrift/Second Hand Stores
- Tobacco/Vape Shops
- Marine Uses
- Outdoor Storage
- Bars and lounges
- Recycle collection center
- Blood bank and plasma collection
- Tattoo parlors

2. Cypress Point Single-Family Subdivision: Single family detached dwellings and accessory uses such as mail kiosks, guest parking, and a recreational trail along the frontage of E. Lake Parker Drive plus the following uses, as illustrated in Attachment “C.”

- a. Tracts C, D and E: Storm water retention
- b. Tracts F, H and K: Open space
- c. Tract G: Active recreation space
- d. Tract I: Perimeter buffer/landscaping
- e. Tract J: Conservation Area, which may be used for recreational purposes for a single, private fishing dock as shown in Attachment “C.”.

B. Maximum Number of Dwelling Units: 199

C. Development Standards:

- 1. Tracts A & B: In accordance with the C-2/Suburban Corridor context sub-district standards.
- 2. Single-Family Detached Dwellings: In accordance with the RA-4/Suburban Neighborhood context sub-district, excepts as follows.

a. 40-foot lots:

Minimum Lot Width (Interior):	40 feet
Minimum Lot Width (Corner)	50 feet
Minimum Lot Area:	4,800 sq. ft.
Minimum Front Yard Setback:	22 feet
Minimum Street Side Setback:	15 feet
Minimum Interior Side Yard Setback:	5 feet
Minimum Rear Yard Setback:	15 feet

b. 50-foot lots:

Minimum Lot Width (Interior):	50 feet
Minimum Lot Width (Corner)	60 feet
Minimum Lot Area:	6,000 sq. ft.
Minimum Front Yard Setback:	22 feet
Minimum Street Side Setback:	15 feet
Minimum Interior Side Yard Setback:	5 feet
Minimum Rear Yard Setback:	15 feet

- D. Lot Mix: A minimum of fifty percent (50%) of the single-family detached residential lots shall meet the minimum dimensional requirements for 50-foot lots specified in Condition C.2.b., Development Standards.
- E. Front-Loaded Garages on Single-Family Detached Dwellings:
1. Front-loaded garages shall project no further than 16 feet from the front façade of the principal structure, measured from either the living area and/or the entrance feature.
 2. For single-family detached dwellings constructed on 40-foot lots, front-loaded garages shall be limited to no more than seventy percent (71%) of the overall width of the front elevation of each dwelling unit. For 50-foot lots, front-loaded garages shall be limited to no more than sixty percent (60%) of the overall width of the front elevation of each dwelling unit.
- F. Landscaping & Buffering: In accordance with the Land Development Code, except as follows.
1. Adjacent to the single-family lots abutting the large retention area along E. Lake Parker Drive (Tract D), a buffer consisting of a six-foot high fence or wall shall be constructed by the developer. Maintenance of the fence or wall shall be the responsibility of either a homeowners' association (HOA) or property owners' association (POA). The fence or wall shall be constructed such that it is of uniform design/materials and located within either a common area owned by the HOA or POA, or in a recorded easement in the rear yard area of individual lots.
 2. Adjacent to the single-family lots abutting E. Memorial Blvd/U.S. Highway 92 (Tract I), a buffer consisting of an eight-foot high pre-cast concrete wall with double staggered rows of landscaping shall be constructed by the developer. The landscape buffer shall be a minimum of 12 feet in width with each row of plantings consisting of a minimum of three "B" trees and 16 shrubs per 100 lineal feet of buffer length or fraction thereof. All landscaping shall be planted on the outside of the wall facing towards either adjacent commercial parcels (Tracts A and B) or E. Memorial Blvd/U.S. Highway 92. Maintenance of the buffer shall be the responsibility of either a homeowners' association (HOA) or property owners' association (POA).
- G. Site Development Plan: The project shall be developed in general accordance with the conceptual site development plan included as Attachment "C," At the discretion of the Director of Community & Economic Development, minor changes may be made to the lot arrangement at the time of subdivision plat review without requiring a modification to the PUD.
- H. Transportation Conditions
1. A Binding Concurrency Determination for the Cypress Point Single-Family Subdivision shall be made prior to final subdivision plat approval. Binding Concurrency Determinations for Tracts A and B shall be made prior to each site plan approval.

2. Allowed Access Points
 - a. Access to East Lake Parker Drive and Fairway Avenue shall be limited to those street connections shown on Attachment C.
 - b. Access to Tract A shall be limited to a full-movement driveway on East Lake Parker Drive and a right-in only driveway from US 92.
 - c. Access to Tract B shall be restricted to one full-movement driveway on Fairway Avenue that is aligned with Peachtree Street.
 - d. All access points on East Lake Parker Drive and Fairway Avenue shall comply with Polk County permitting requirements.
 - e. The proposed right-in only driveway to Tract A on US 92 shall comply with all Florida Department of Transportation (FDOT) requirements.
 - f. All retired driveway aprons along the US 92 project frontage shall be removed and restored with sidewalk, curbing and sod as required by FDOT.
3. Access Mitigation Requirements:
 - a. Prior to issuance of the first Certificate of Occupancy for the single-family subdivision:
 - i. a dedicated southbound right-turn lane shall be constructed on East Lake Parker Drive at US 92.
 - ii. the westbound left-turn lane on US 92 at East Lake Parker Drive (Canal Avenue) shall be extended to comply with FDOT requirements.
 - iii. the eastbound left-turn lane on US 92 at East Lake Parker Drive shall be extended through modification of pavement markings to comply with FDOT requirements.
 - iv. a dedicated southbound left-turn lane shall be constructed on Fairway Avenue at US 92.
 - v. the eastbound left-turn lane on US 92 at Fairway Avenue shall be extended to comply with all FDOT requirements.
 - b. Prior to first Certificate of Occupancy issuance for Tract A, a dedicated westbound right-turn lane shall be constructed on US 92 at East Lake Parker Drive and comply with all FDOT requirements.
4. Bicycle and Pedestrian Facilities
 - a. ADA-compliant sidewalks shall be constructed on both sides of all internal streets within the Cypress Point single-family subdivision. These sidewalks shall be connected to the East Lake Parker frontage trail and the Fairway Avenue sidewalk.
 - b. Concurrent with the on-site infrastructure for the single-family subdivision, an ADA-compliant 12-foot wide asphalt trail shall be constructed along East Lake Parker Drive between the northern property boundary and US 92, to be included within dedicated right-of-way.
 - c. A five-foot wide sidewalk shall be constructed between Tract G and the private fishing dock in Tract J. This sidewalk shall be placed within a separate 20-foot

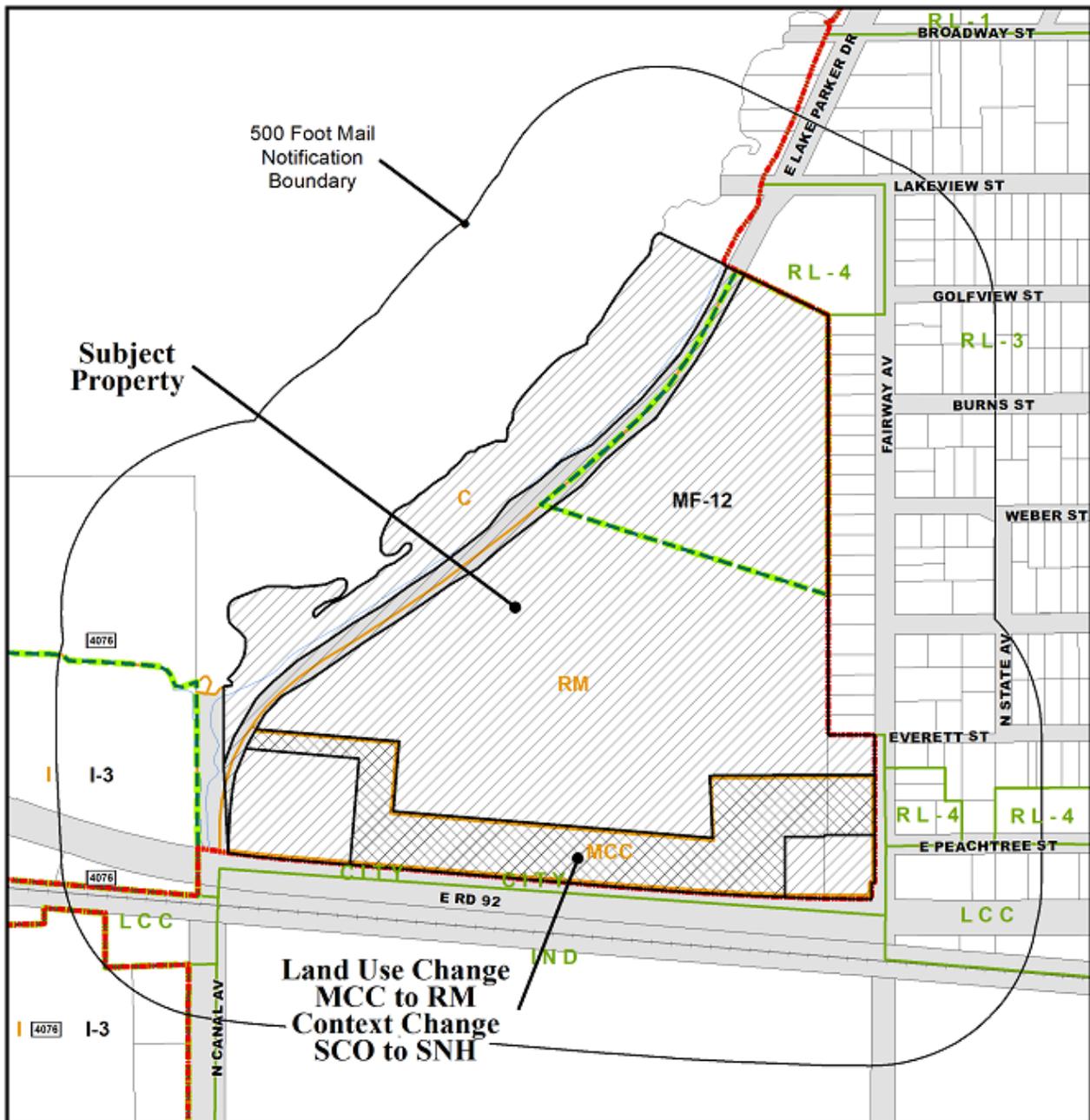
wide tract that is dedicated to the Homeowners Association. A marked crosswalk shall be constructed across East Lake Parker Drive with rapid flashing beacons to increase motorist compliance. This pedestrian route shall be ADA-compliant.

- d. ADA-compliant five-foot wide sidewalks shall be constructed between the single-family subdivision and principal customer entrances in Tracts A and B. These sidewalks shall be located in separate tracts owned by the Homeowners Association.
 - e. Tract H shall be connected to Road 1 via an ADA-compliant marked crosswalk.
 - f. An ADA-compliant sidewalk shall be constructed along the development's Fairway Avenue frontage.
 - g. ADA-compliant pedestrian routes shall be constructed between the principal buildings in Tracts A and B and adjacent multi-use trail on East Lake Parker Drive and sidewalk along Fairway Avenue.
5. Transit Mitigation Requirements
- a. Prior to the first Certificate of Occupancy for the single-family subdivision, a transit shelter shall be constructed along the development's East Lake Parker Drive frontage at a location that is acceptable to the Lakeland Area Mass Transit District (LAMTD). If located outside of public right-of-way, the transit shelter site shall be located within an easement dedicated to LAMTD. The transit shelter site and structure shall be permitted through the City Building Division.
 - b. Prior to first subdivision or site plan submittal, the site shall be subject to the ad valorem tax levied in the LAMTD boundaries.
6. Right-of-Way Dedications: Sufficient right-of-way shall be dedicated to Polk County and FDOT as appropriate to accommodate required turn lane, sidewalk and frontage multi-use mitigation measures required through this ordinance.
7. Railroad Agreement: Prior to approval of the single-family residential subdivision plat, an agreement with the City shall be executed acknowledging the proximity of the new community to an active rail line operated by CSX Transportation and rail the crossings at Fairway Avenue and Canal Avenue. The purpose of this agreement is to provide notice of the noise and vibrations associated with rail operations. The executed agreement shall be recorded with the Polk County Clerk of Courts and included on the recorded subdivision plat.

ATTACHMENT "A"

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 24281600000031060; AND LESS THE AREA OF LAND BETWEEN PARCEL 24281600000031060 AND PARCEL 242816179500001010, POLK COUNTY, FLORIDA.

ATTACHMENT "B"



**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 36.11+/- AC; CON 11.09+/- AC; MCC 12.16+/- AC
 Proposed Zoning: PUD Zoning to Allow a Maximum of 199 Single-Family Detached Dwellings
 Proposed Context: Suburban Neighborhood, Suburban Corridor, and Preservation Conservation Recreation
 Proposed Land Use: RM, MCC and C
 May 2021

- Subject Property
- 500 Foot Mail Notification Boundary
- Land Use MCC to RM
- Current City Limits
- Zoning
- RL-2 Lakeland Future Land Use
- RL-4 Polk County Future Land Use
- 4567 Conditional Use
- Parcels
- Water Body
- Roadway/Railway





Planning & Zoning Board General Application

General Information:

Project No:	SGN21-001	Application Date:	3/10/2021		
Project Name:	BONNET SPRINGS PARK				
Subject Property Address:	600 BONNET SPRINGS BL				
Parcel ID:	232813000000033020	Total Acreage:	153.84		
Applicant Name:	CREATIVE SIGN DESIGNS				
Applicant Address:	12801 COMMODITY PLACE, COMMODITY	TAMPA	FL	33626	
Owner Name:	ROUNDHOUSE HOLDINGS LLC				
Owner Address:	415 S KENTUCKY AVE	LAKELAND	FL	338015301	

Request:

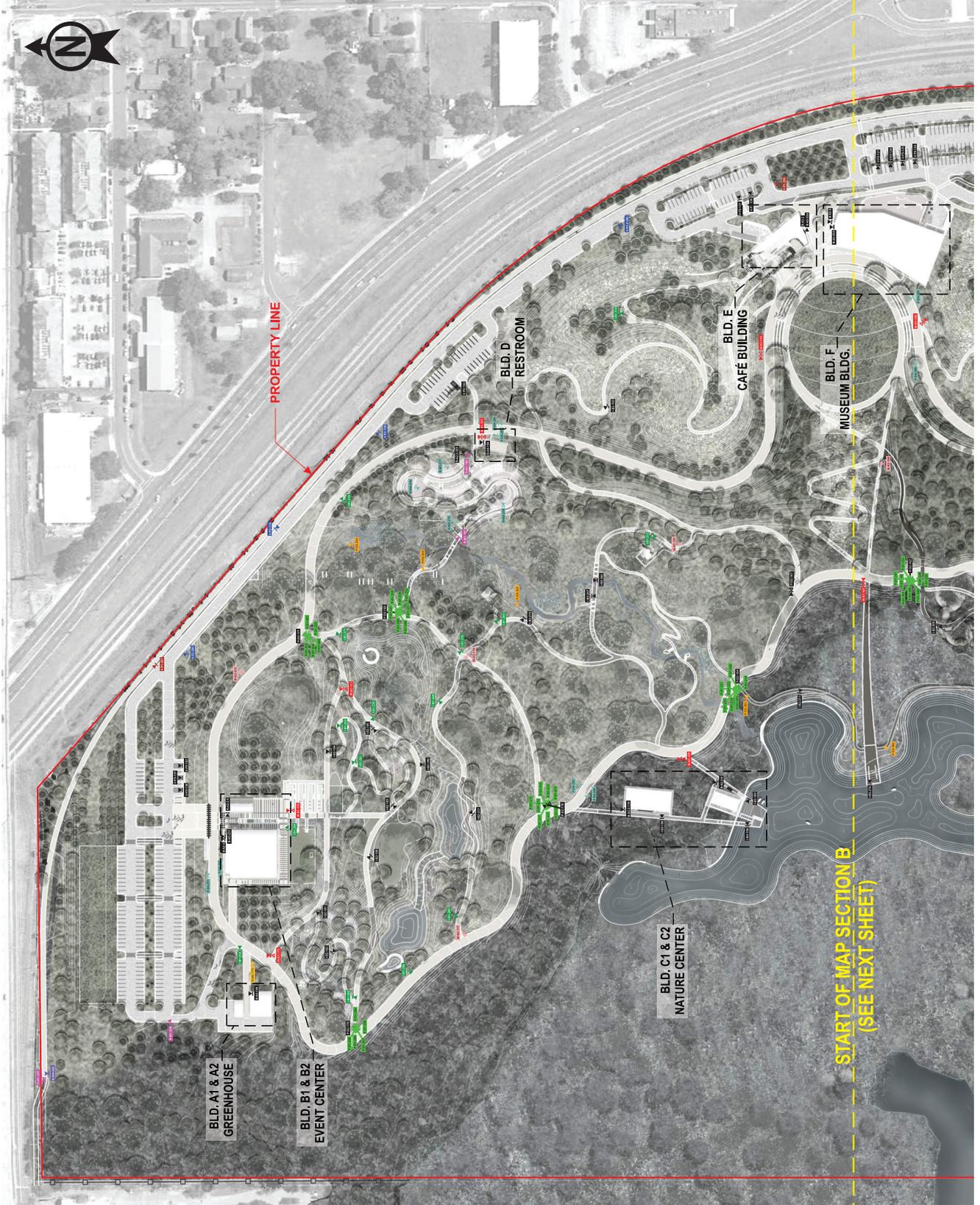
Application Type:	COMP SIGN PLAN				
Proposed			Current		
Zoning:	Not Applicable		(LD) Limited Development		
Land Use:	Not Applicable		Residential Medium (RM), Recreation (R), Business Park (BP)		
Context:	Not Applicable		Urban Corridor (UCO), Urban Special Purpose(USP), Urban Neighborhood, (UNH)		
Explanation of Request:	Requesting a CSP for the Bonnet Springs Park at the recommendation of the City. This is large development with multiple, wayfinding signage and building signage.				
Justification:	As expressed in the explanation - this is a large park with multiple points of signage including wayfinding and building signage for multiple building throughout the park.				

Concurrency:

Proposed Dwelling Units:	0	Project Floor Area:	0	Square feet	
Type of Use:			Phase	Year	
Estimate of Public Service Demand					
Roadways	Daily Trips:	0	PM Peak Hour Trips:	0	
Potable Water		GPD	Wastewater	GPD	Solid Waste PPD

Main Site Plan Section A
Scale: 1"=200'-0"

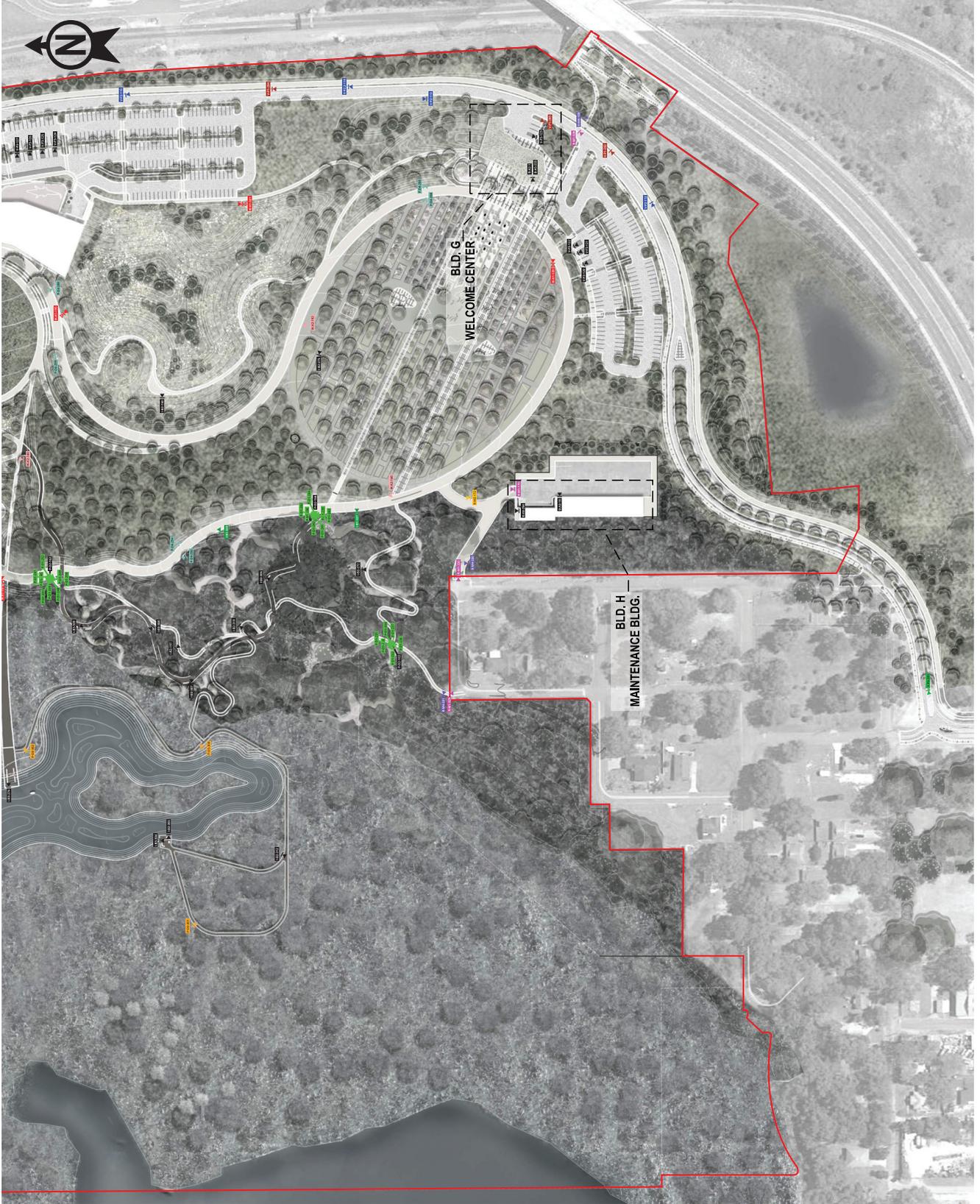
Building	Sheet
GREENHOUSE BUILDINGS A1 & A2	5
EVENT CENTER BUILDINGS B1 & B2	7
NATURE CENTER BUILDINGS C1 & C2	10
CAFÉ BUILDING E	13
MUSEUM BUILDING F	15



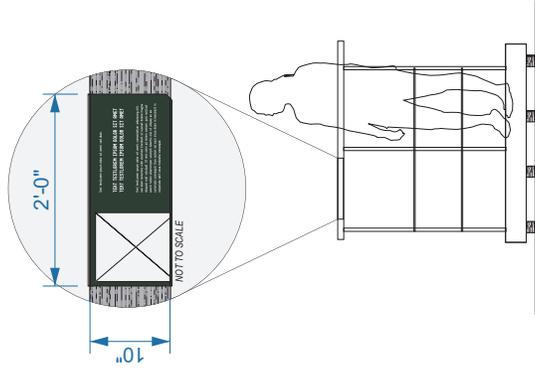
Main Site Plan Section B
Scale: 1"=200'-0"

Building
**WELCOME CENTER
BUILDING G**

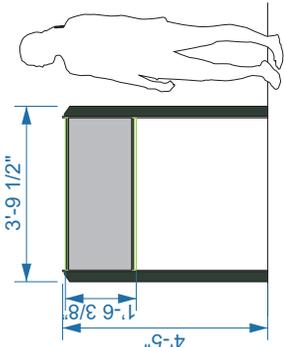
Sheet
17



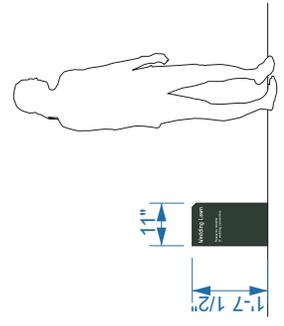
General Site Signage



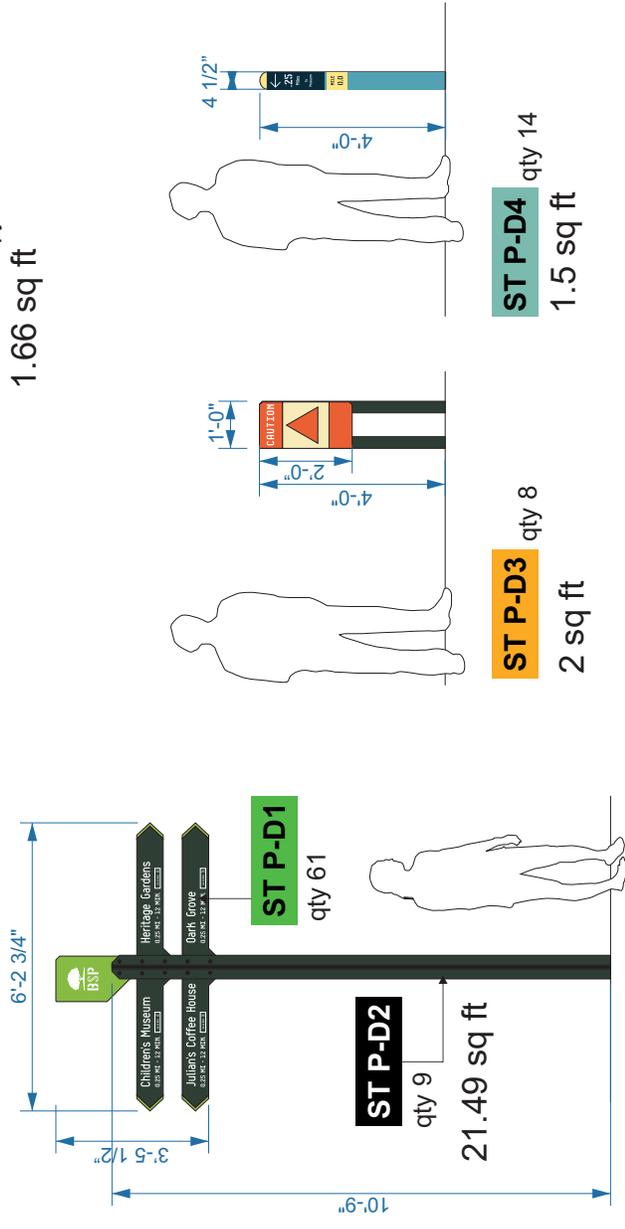
ST I-B3 qty 14
1.66 sq ft



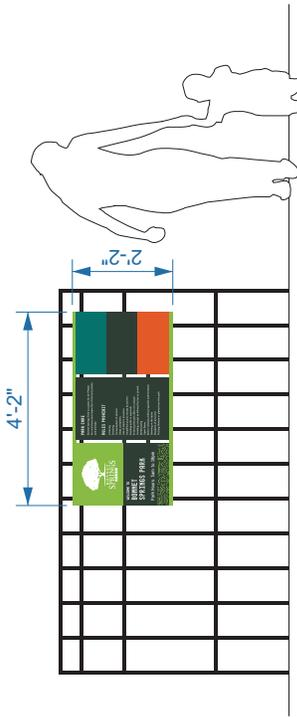
ST I-B2 qty 17
5.99 sq ft



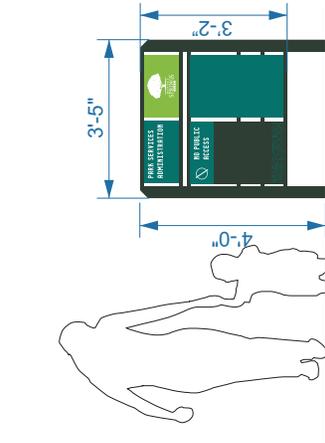
ST I-B1 qty 17
1.49 sq ft



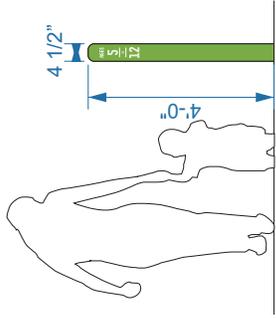
General Site Signage



ST R-M1 qty 8
8.99 sq ft



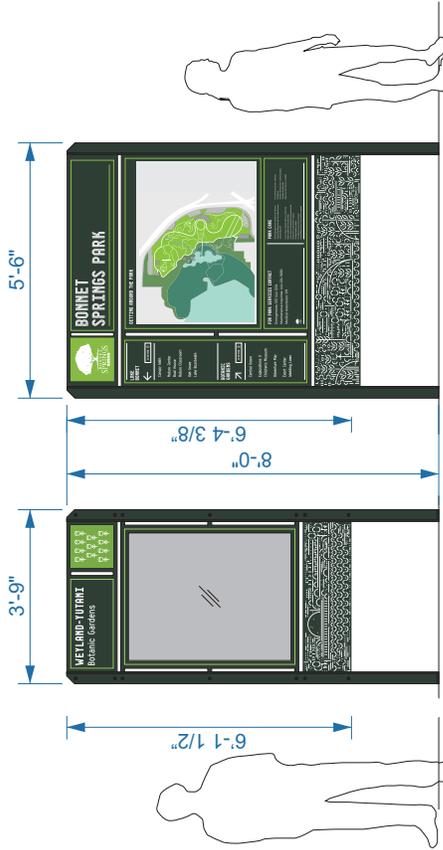
ST R-M2 qty 2
10.77 sq ft



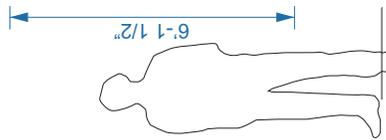
ST R-M3 qty 4
1.5 sq ft



ST R-M4 qty 4
11.29 sq ft



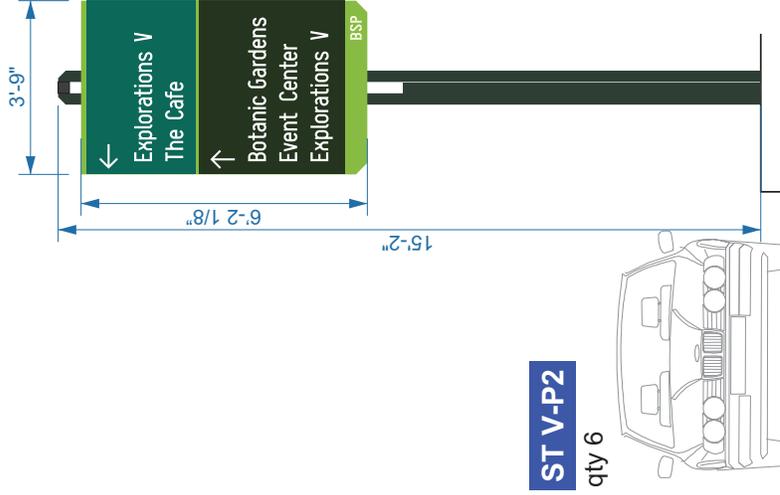
ST IK-K1 qty 12
35.25 sq ft



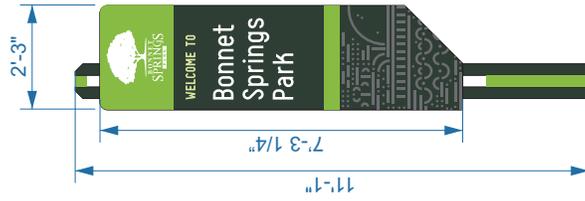
ST IK-K2 qty 8
22.97 sq ft



ST V-P1 qty 5
17.63 sq ft



ST V-P2 qty 6



ST V-P4 qty 1
16.36 sq ft

Greenhouse Buildings A1 & A2

Scale: 1/16"=1'-0"



Building A1
NO SIGNAGE

Building A2

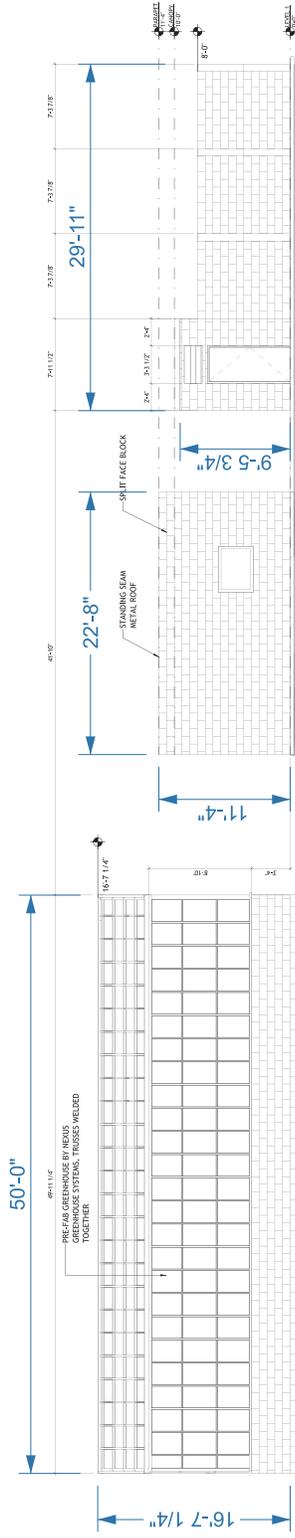
SIGN LOCATION B-A2-159:
5.66 sf. NON-ILLUMINATED WALL SIGN

FRONTAGE WIDTH: 49'-0"
FRONTAGE HEIGHT: 16'-7 1/4" (>15', 15' USED IN EQUATION)

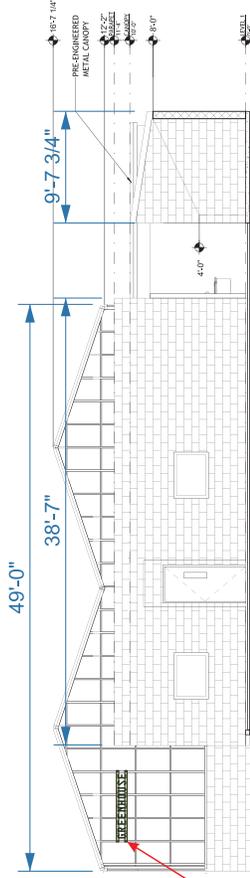
49 x 15 = 735 sf
735 sf x 12.5% (.125) = **91.875 SF. ALLOWED**

SIGNAGE TOTAL SF = 5.66 sf.
SF. ALLOWED = 91.875 sf.

Greenhouse Elevations

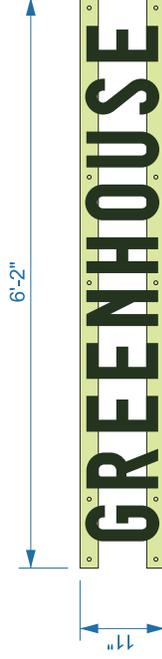


1 ELEVATION - EAST
SCALE: 3/32" = 1'-0"



2 ELEVATION - NORTH
SCALE: 3/32" = 1'-0"

LOCATION B-A2-159:
5.66 sf. NON-ILLUMINATED WALL SIGN

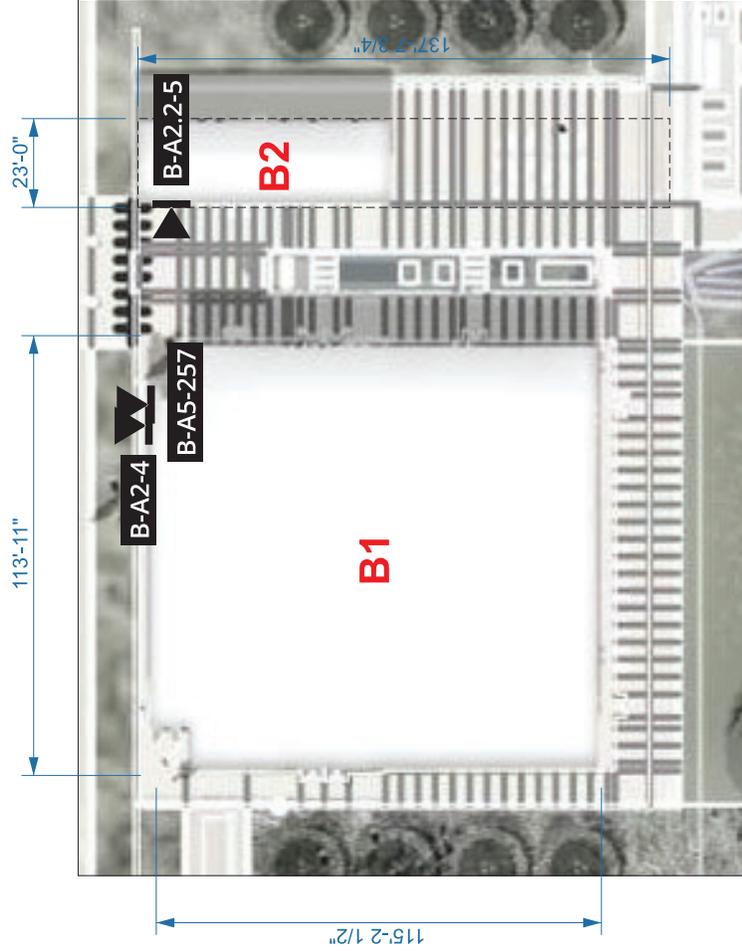


SCALE: 3/4" = 1'-0"

LOCATION B-A2-159:

Event Center Building B1 & B2

Scale: 1/32"=1'-0"



Building B1

SIGN LOCATION B-A5-257:
NON-ILLUMINATED LETTERS - 4.35 sf.

SIGN LOCATION B-A2-4:
NON-ILLUMINATED WALL SIGN
DONOR MESSAGES STILL TO BE DECIDED
50 SF. MAX ALLOWED

FRONTAGE WIDTH: 113'-11"
FRONTAGE HEIGHT: 25'-8" (>15', 15' USED IN EQUATION)

113'-11" x 15' = 1708.75 sf
1708.75 sf x 12.5% (.125) = **213.59 SF. ALLOWED**

SIGNAGE TOTAL SF. = UP TO 54.35 sf. MAX
SF. ALLOWED = 213.59 sf.

Building B2

SIGN LOCATION B-A2.2-5:
HALO ILLUMINATED LETTERS - MESSAGE TBD - 13.40 SF. SHOWN

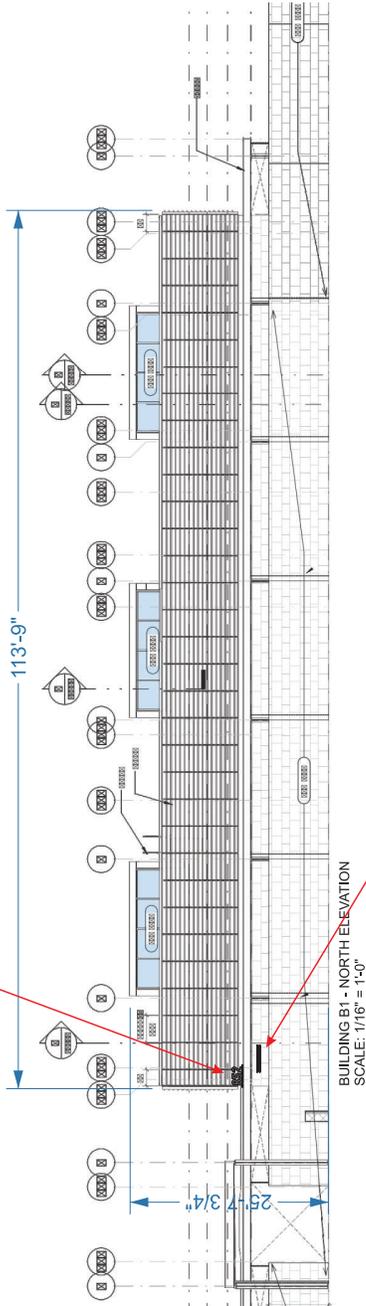
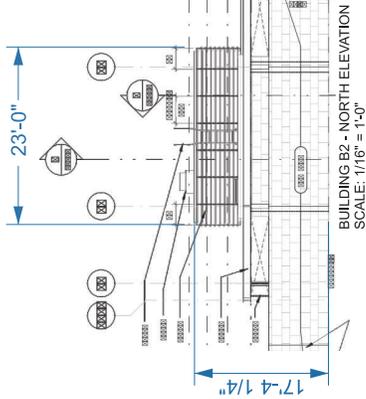
FRONTAGE WIDTH: 137'-7 3/4"
FRONTAGE HEIGHT: 17'-4 1/4" (>15', 15' USED IN EQUATION)

137'-7 3/4" x 15' = 2064.68 sf
2064.68 sf x 12.5% (.125) = **258.08 SF. ALLOWED**

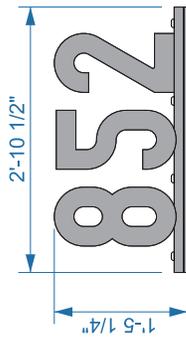
SIGNAGE TOTAL SF. = 13.40 sf.
SF. ALLOWED = 258.08 sf.

Event Center Elevations

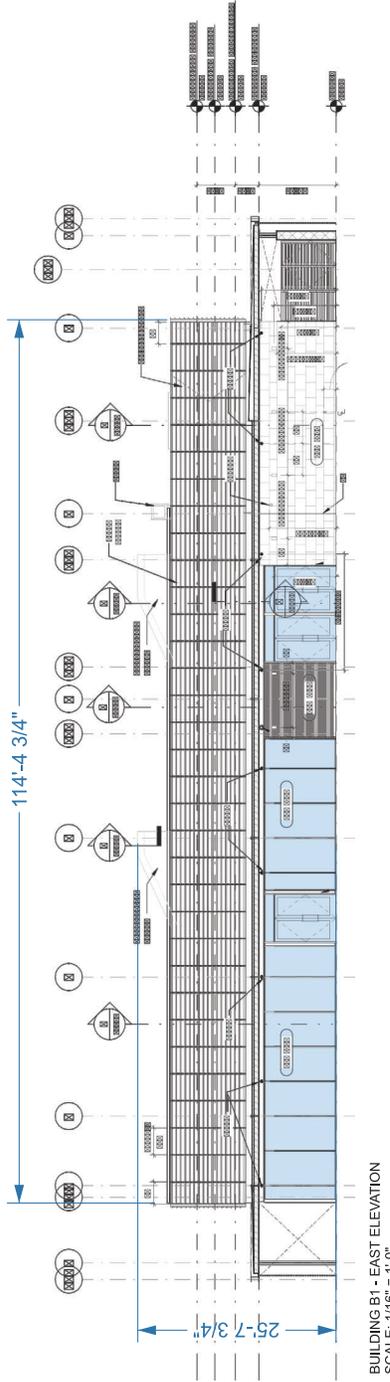
**SIGN LOCATION B-A5-257:
NON-ILLUMINATED LETTERS - 4.35 sf.**



**SIGN LOCATION B-A2-4:
NON-ILLUMINATED WALL SIGN
DONOR MESSAGES STILL TO BE DECIDED
50 SF. MAX ALLOWED**



SIGN LOCATION B-A5-257



SIGN LOCATION B-A2-4



ST Donor Recognition Tier 1

2'-9 1/8"

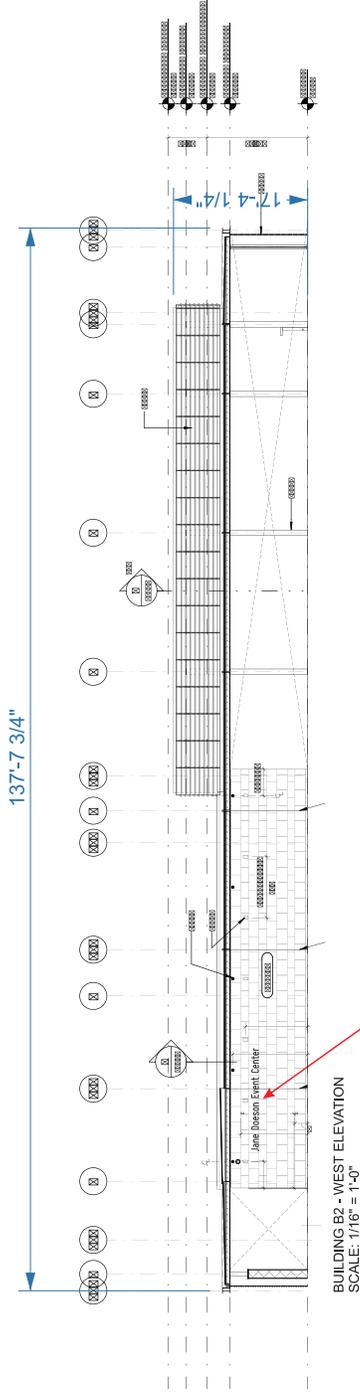


ST Donor Recognition Tier 2

3'-5 3/8"



ST Donor Recognition Tier 3



SIGN LOCATION B-A2.2-5:
HALO ILLUMINATED LETTERS - MESSAGE TBD - 13.40 SF. SHOWN

1'-0"
13'-4 3/4"
Jane Doeson Event Center

SCALE: 3/4" = 1'-0"
SIGN LOCATION B-A2.2-5

Building C1

LOCATION B-A2.2-179:

NON-ILLUMINATED WALL SIGN
DONOR MESSAGES STILL TO BE DECIDED
50 SF. MAX ALLOWED

FRONTAGE WIDTH: 58'-3"

FRONTAGE HEIGHT: 25'-0" (>15', 15' USED IN EQUATION)

$58'-3" \times 15' = 873.75 \text{ sf}$

$873.75 \text{ sf} \times 12.5\% (.125) = 109.21 \text{ SF. ALLOWED}$

SIGNAGE TOTAL SF = UP TO 50 sf. MAX

SF. ALLOWED = 109.21 sf.

Building C2

LOCATION B-A2.2-8:

NON-ILLUMINATED WALL SIGN
DONOR MESSAGES STILL TO BE DECIDED
50 SF. MAX ALLOWED

FRONTAGE WIDTH: 60'-0"

FRONTAGE HEIGHT: 27'-2" (>15', 15' USED IN EQUATION)

$60 \times 15 = 900 \text{ sf}$

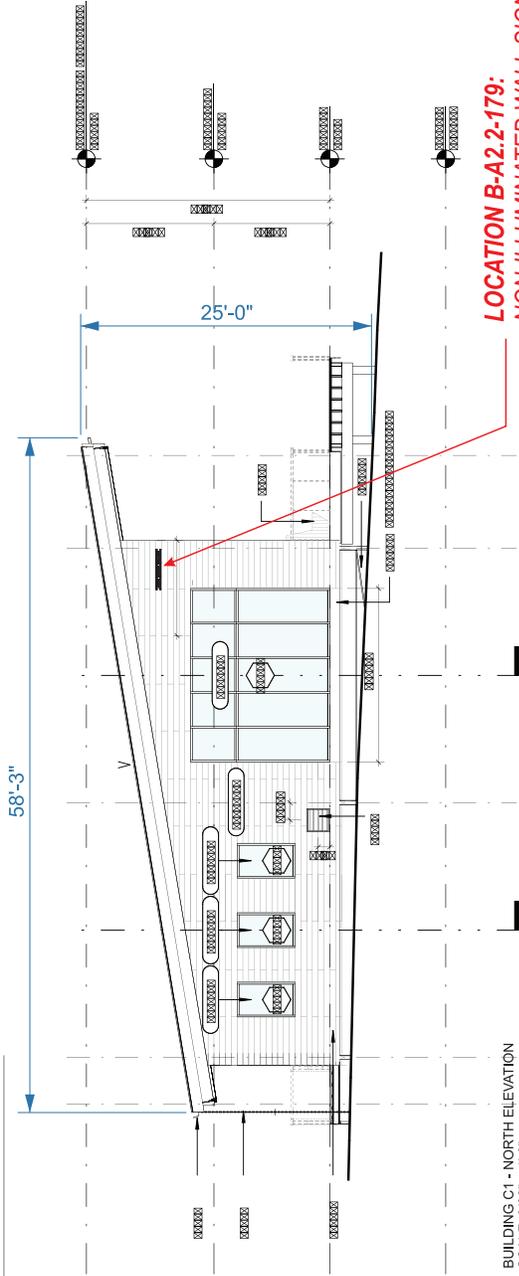
$900 \text{ sf} \times 12.5\% (.125) = 112.5 \text{ SF. ALLOWED}$

SIGNAGE TOTAL SF = UP TO 50 sf. MAX

SF. ALLOWED = 112.5 sf.

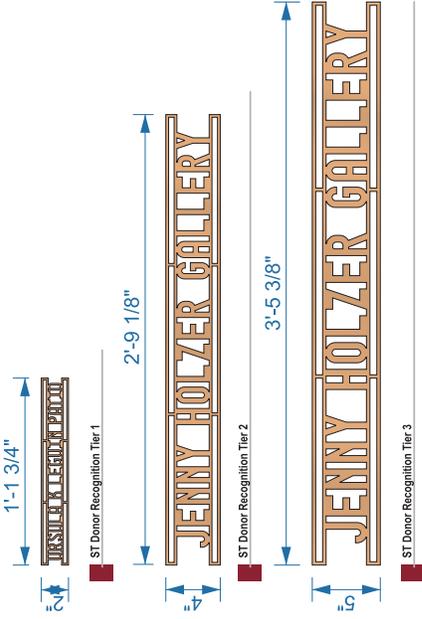


Nature Center Elevations

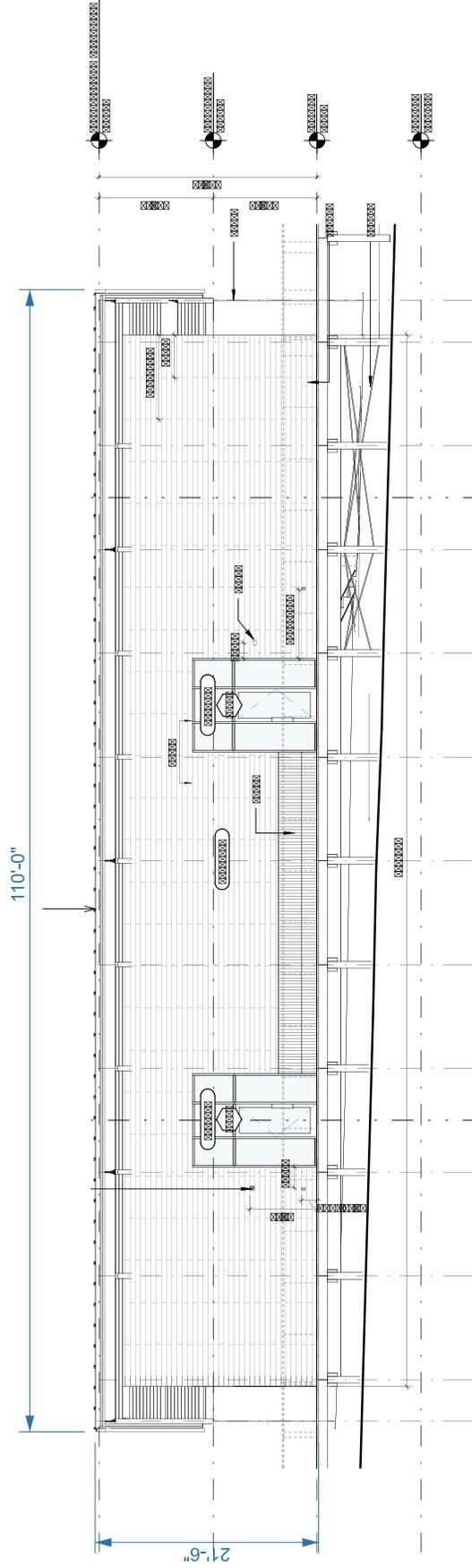


BUILDING C1 - NORTH ELEVATION
SCALE: 3/32" = 1'-0"

LOCATION B-A2.2-179

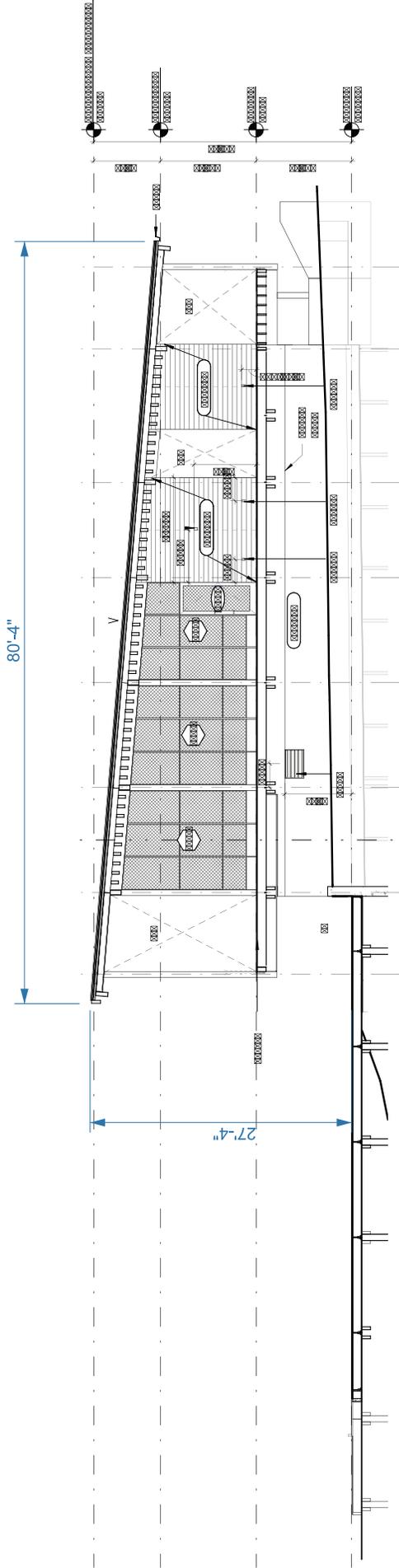


LOCATION B-A2.2-179:
NON-ILLUMINATED WALL SIGN
DONOR MESSAGES STILL TO BE DECIDED
50 SF. MAX ALLOWED



BUILDING C1 - EAST ELEVATION
SCALE: 3/32" = 1'-0"

Nature Center Elevations



BUILDING C2 - EAST ELEVATION
SCALE: 3/32" = 1'-0"

LOCATION B-A2.2-8:
NON-ILLUMINATED WALL SIGN
DONOR MESSAGES STILL TO BE DECIDED
50 SF. MAX ALLOWED

LOCATION B-A2.2-8

1'-1 3/4"



ST Donor Recognition Tier 1

2'-9 1/8"

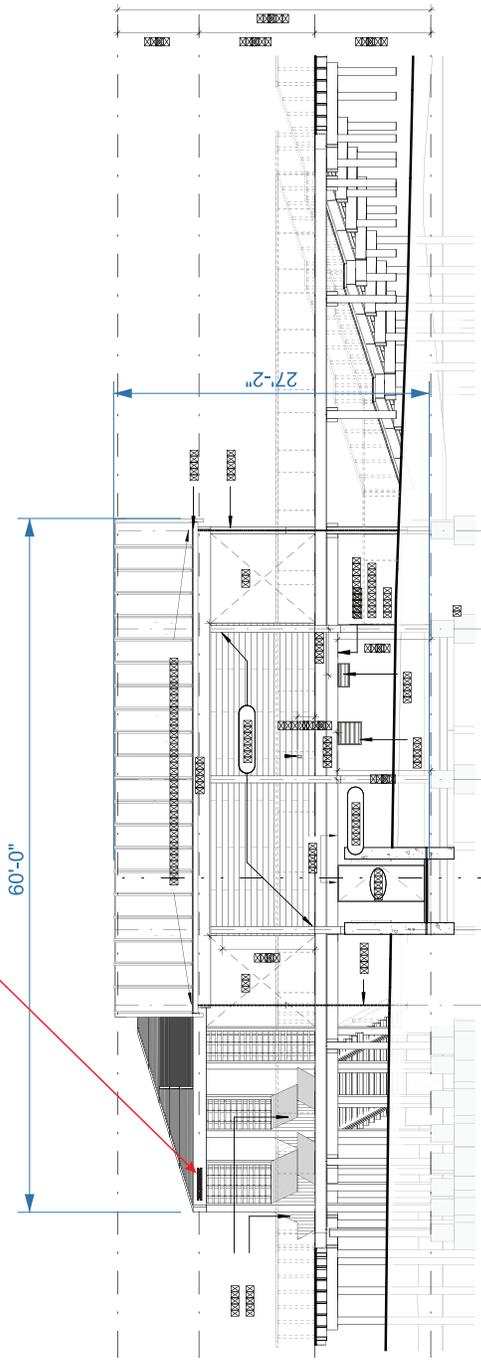


ST Donor Recognition Tier 2

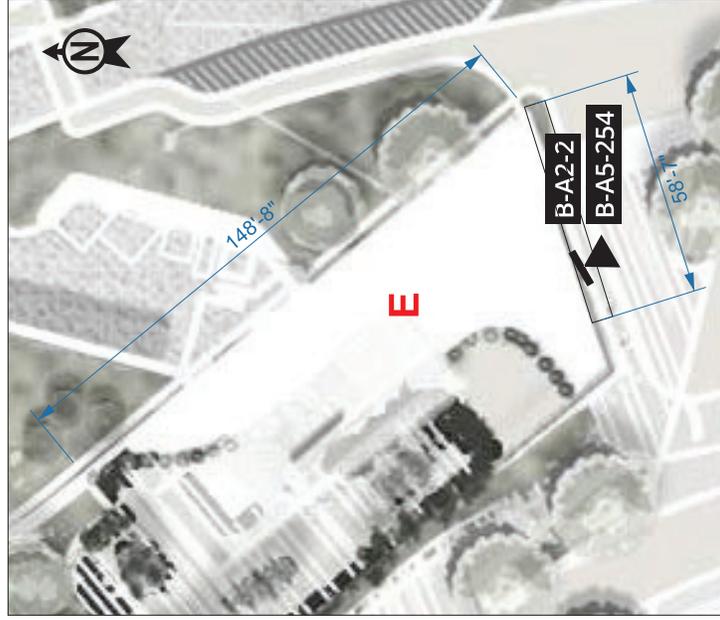
3'-5 3/8"



ST Donor Recognition Tier 3



BUILDING C2 - NORTH ELEVATION
SCALE: 3/32" = 1'-0"



Building E

SIGN LOCATION B-A2-2:
HALO ILLUMINATED LETTERS - 28.77 sf.

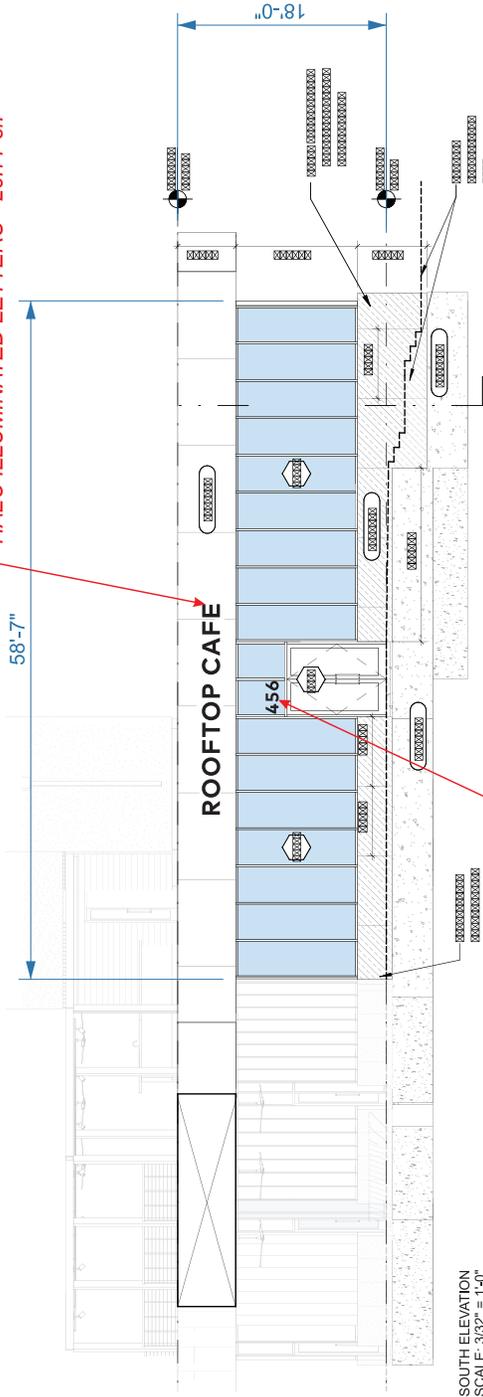
SIGN LOCATION B-A5-254:
NON-ILLUMINATED VINYL - 3.18 sf.

FRONTAGE WIDTH: 58'-7"
FRONTAGE HEIGHT: 18'-0" (>15', 15' USED IN EQUATION)

$58'-7" \times 15' = 878.75 \text{ sf}$
 $878.75 \text{ sf} \times 12.5\% (.125) = 109.84 \text{ SF ALLOWED}$

SIGNAGE TOTAL SF. = 31.95 sf.
SF. ALLOWED = 109.84 sf.

SIGN LOCATION B-A2-2:
HALO ILLUMINATED LETTERS - 28.77 sf.



SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

SIGN LOCATION B-A5-254:
NON-ILLUMINATED VINYL - 3.18 sf.



ROOFTOP CAFE

SCALE: 3/16" = 1'-0"

SIGN LOCATION B-A2-2

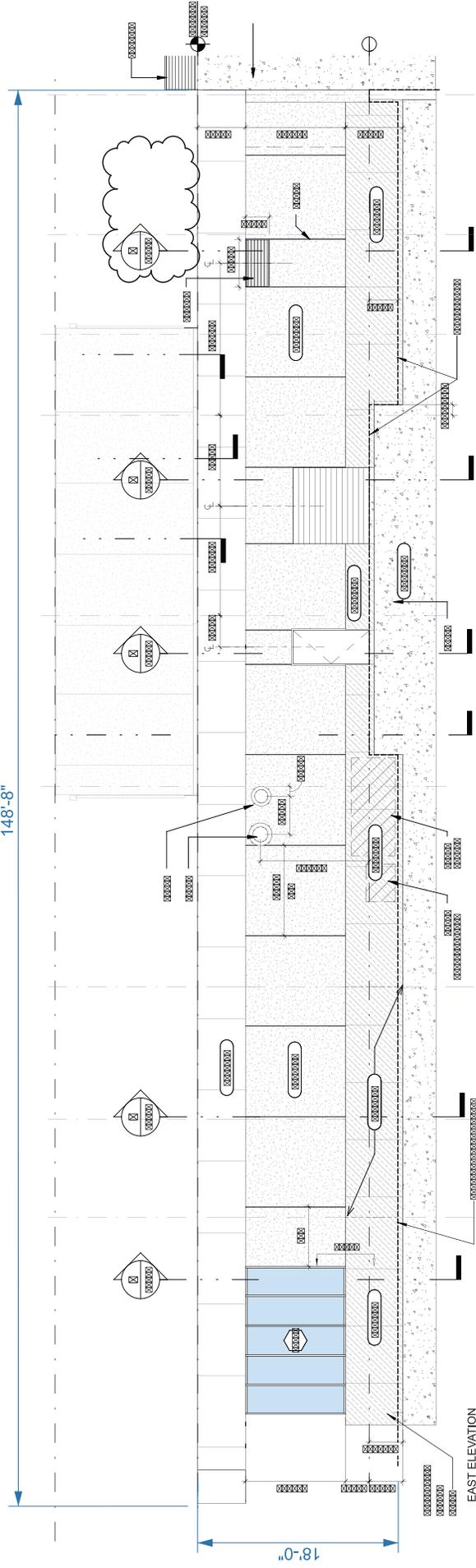
2'-10"

456

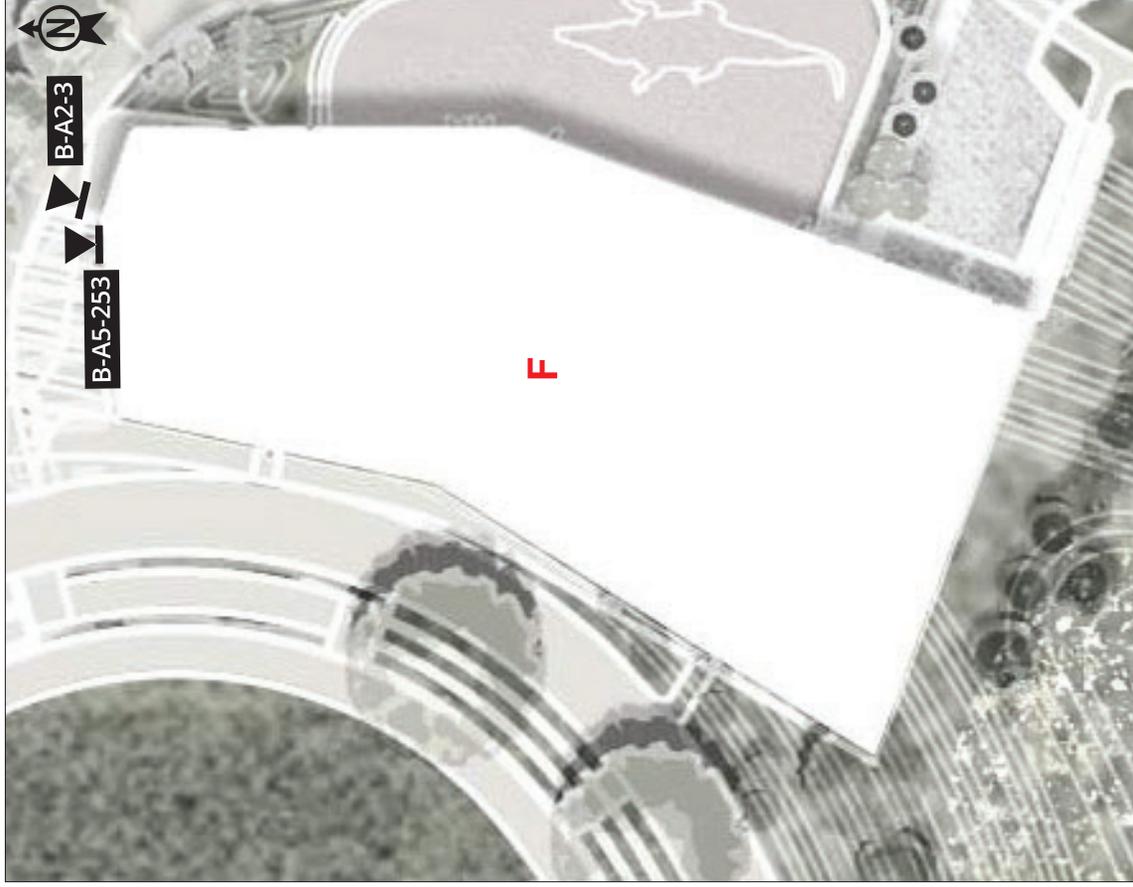
SCALE: 3/16" = 1'-0"

SIGN LOCATION B-A5-254

148'-8"



EAST ELEVATION
SCALE: 3/32" = 1'-0"



Building F

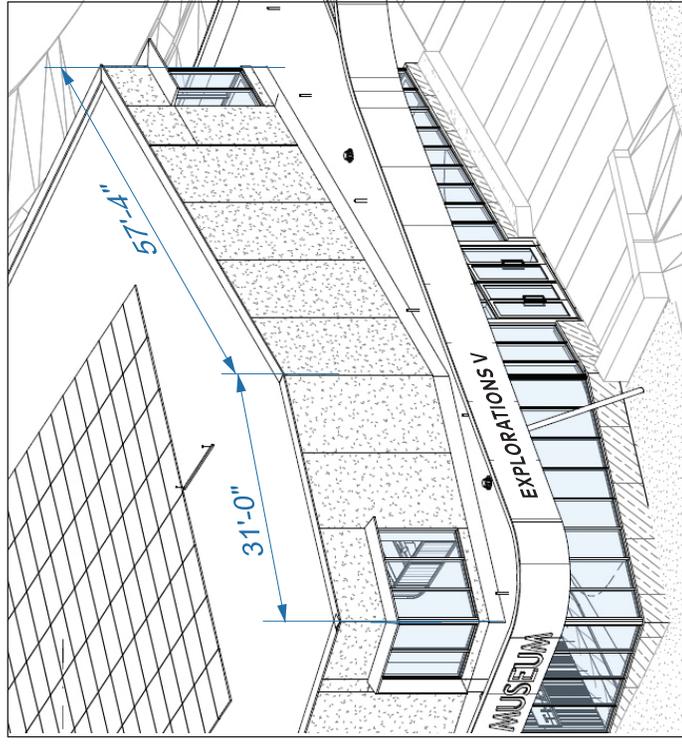
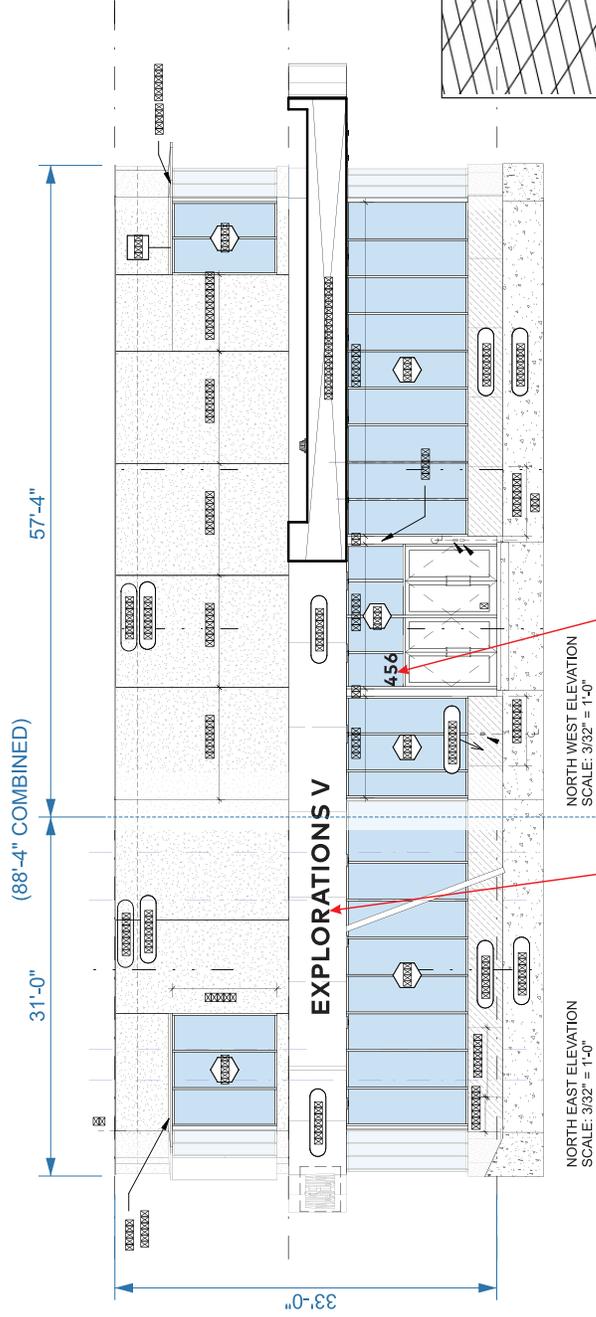
SIGN LOCATION B-A2-3:
HALO ILLUMINATED LETTERS - 32.12 sf.

SIGN LOCATION B-A5-253:
NON-ILLUMINATED VINYL - 3.18 sf.

FRONTAGE WIDTH: 88'-4" (COMBINED 31'-0" & 57'-4")
FRONTAGE HEIGHT: 33'-0" (>15', 15' USED IN EQUATION)

88'-4" x 15' = 1325 sf
1325 sf x 12.5% (.125) = **165.62 SF. ALLOWED**

SIGNAGE TOTAL SF. = 35.3 sf.
SF. ALLOWED = 165.62 sf.



20'-3 1/2"

EXPLORATIONS V
SCALE: 3/16" = 1'-0"

SIGN LOCATION B-A2-3

2'-10"

456
SCALE: 3/16" = 1'-0"

SIGN LOCATION B-A5-253



Building G

SIGN LOCATION B-A2-1:
NON-ILLUMINATED ACRYLIC LETTERS - 3,125 sf.

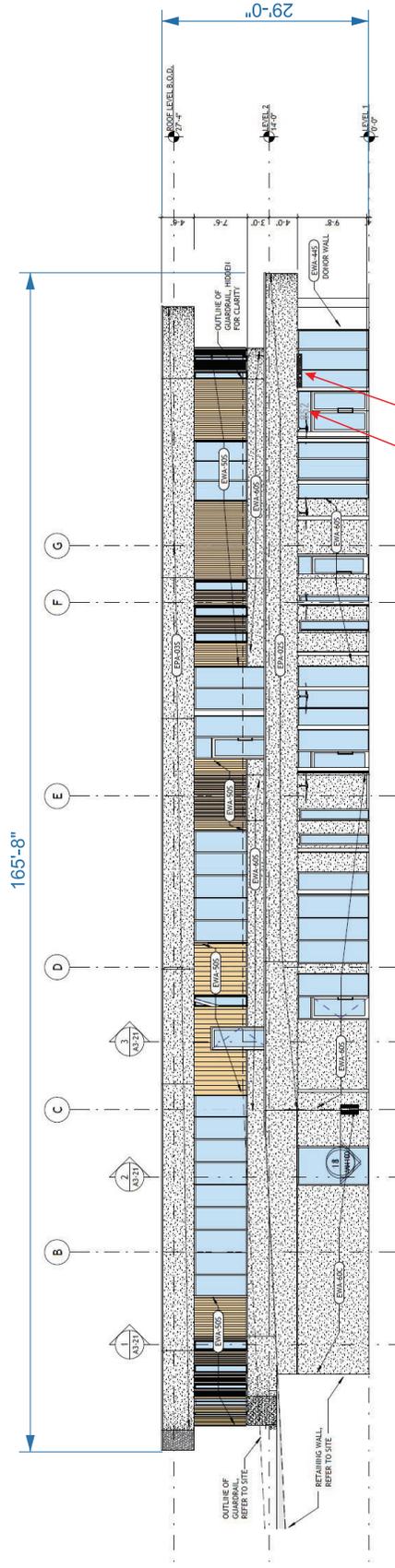
SIGN LOCATION B-A5-255:
NON-ILLUMINATED VINYL - 3,11 sf.

FRONTAGE WIDTH: 165'-8"
FRONTAGE HEIGHT: 29'-0" (>15'; 15' USED IN EQUATION)

165'-8" x 15' = 2,485 sf
2,485 sf x 12.5% (.125) = **310.62 SF ALLOWED**

SIGNAGE TOTAL SF. = 6.23 sf.
SF. ALLOWED = 310.62 sf.

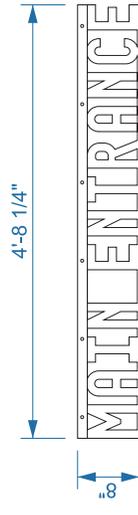
Welcome Center Elevations



WEST ELEVATION
SCALE: 1/16" = 1'-0"

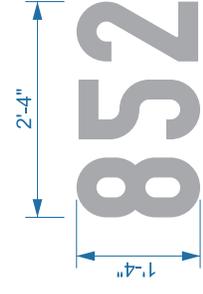
**SIGN LOCATION B-A5-255:
NON-ILLUMINATED VINYL - 3.11 sf.**

**SIGN LOCATION B-A2-1:
NON-ILLUMINATED ACRYLIC LETTERS - 3.125 sf.**



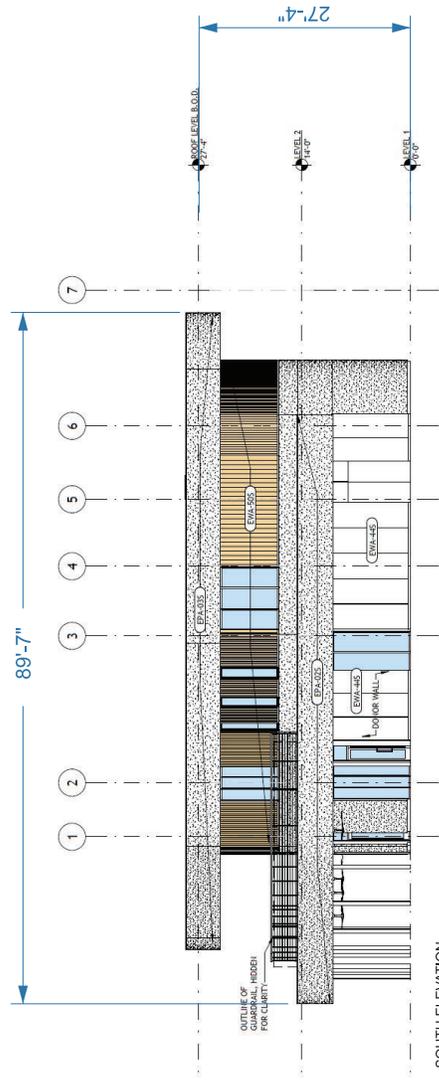
SCALE: 3/4" = 1'-0"

SIGN LOCATION B-A2-1



SCALE: 3/4" = 1'-0"

SIGN LOCATION B-A5-255



SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



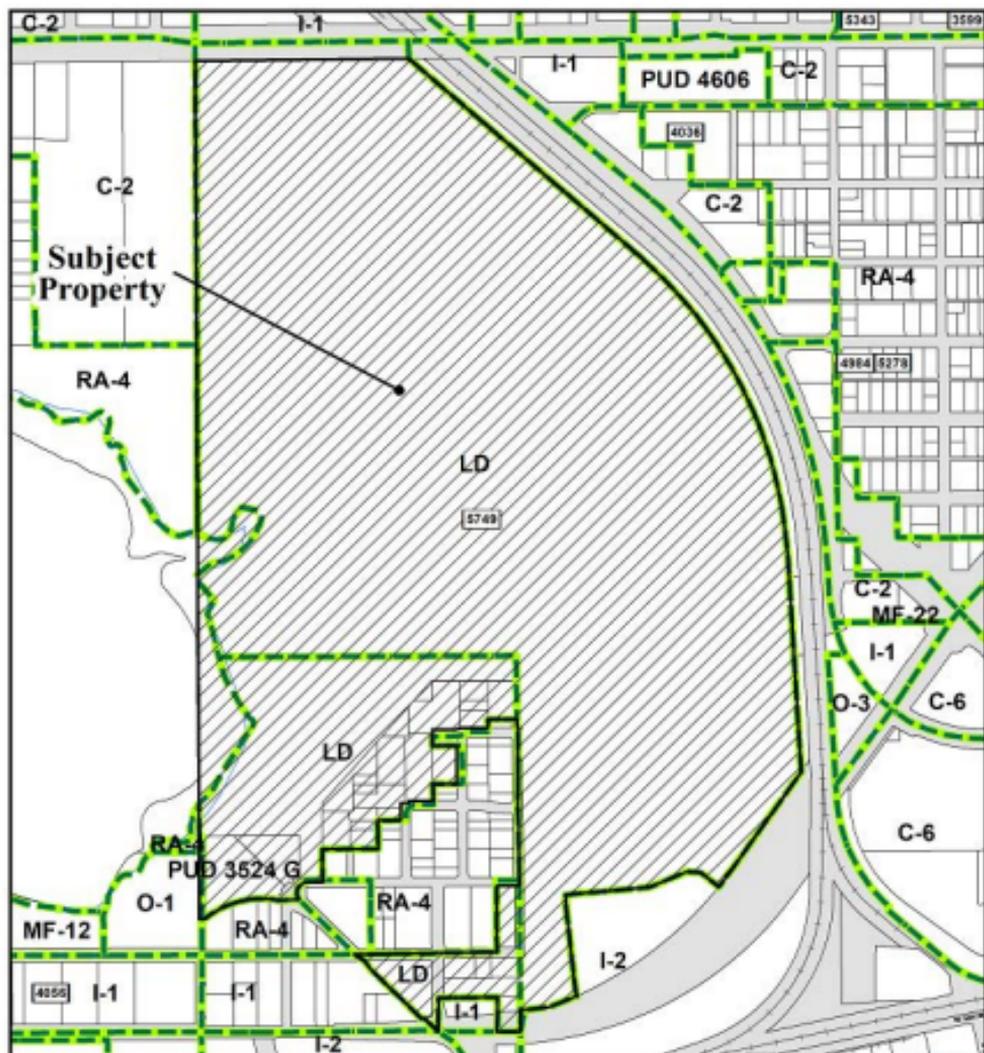
Comprehensive Sign Plan for Bonnet Springs Park



SGN21-001

Parcel ID 232813000000033020





Comprehensive Sign Plan for Bonnet Springs Park

File No: SGN21-001

April 2021

-  Subject Property
-  Current City Limits
-  Zoning
-  Conditional Use
-  SPI
-  Parcels
-  Railroad
-  Water Body
-  Roadway/Railway





228 S MASSACHUSETTS AVE
LAKELAND, FLORIDA 33801
PLANNING@LAKELANDGOV.NET

5/3/2021

RE: Building Signage - Project No. SGN21-001

Dear Property Owner:

This notice is to advise you that Creative Sign Designs requests approval of a comprehensive sign plan for Bonnet Springs Park on property located north of George Jenkins Boulevard, south of West Memorial Boulevard, east of Lake Bonnet, and west of Kathleen Road (600 Bonnet Springs Boulevard). The subject property is legally described as:

PARCELS ADJACENT TO THE EAST SHORE OF LAKE BONNET (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 5/18/2021** in the City Commission Room, City Hall, 228 S. Massachusetts Avenue.

As an owner of property located in proximity to the subject property, as indicated on the attached map, you will be given an opportunity to express your opinion at the public hearing. You may also submit your views to the Community & Economic Development Department by including your name, address, and the project number via email to planning@lakelandgov.net, prior to the meeting date.

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

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

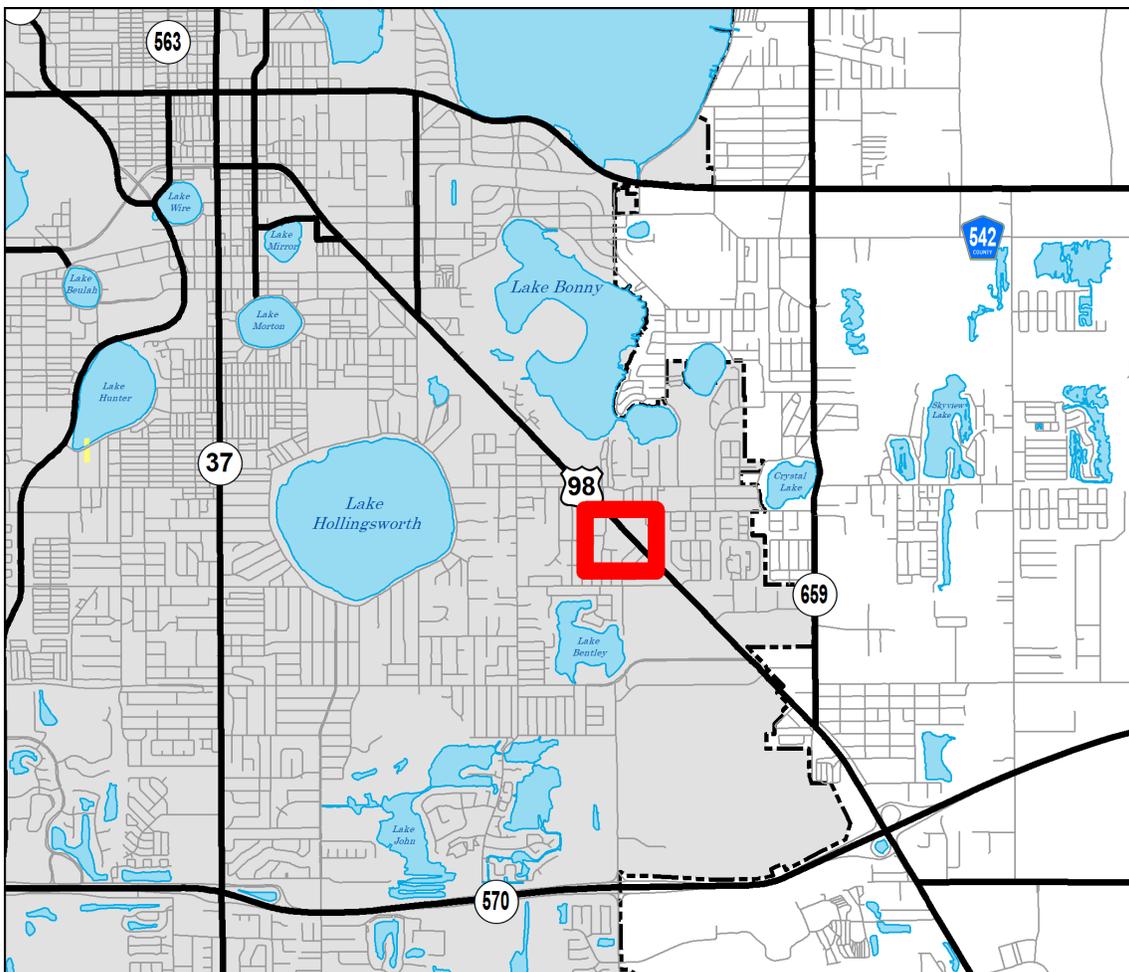
THIS IS A COURTESY LETTER NOT REQUIRED BY LAW



Community & Economic Development Staff Recommendation

Date:	May 18, 2021	Reviewer:	Todd Vargo
Project No:	LUS20-001/PUD20-018	Location:	1723 South Road 98
Owners:	1723 US Hwy 98 S LLC		
Applicant:	Shelton Rice, Peterson & Myers, P.A.		
Current Zoning:	O-1 (Low Impact Office District) and RA-3 (Single-Family District)	Future Land Use:	Residential Medium (RM)
Context District:	Urban Neighborhood (UNH), Urban Corridor (UCO)		
P&Z Hearing:	May 18, 2021	P&Z Final Decision:	May 18, 2021
Request:	Change in land use from Residential Medium (RM) to Community Activity Center (CAC) on approximately 0.86 acres; and a change in zoning, from O-1 (Low Impact Office) and RA-3 (Single-Family) to PUD (Planned Unit Development) on approximately 1.7 acres to allow limited C-3 (Neighborhood Center Commercial) uses and O-1 uses on property located at 1723 Highway 98 South.		

1.0 Location Maps





2.0 Background

2.1 Summary

Shelton Rice, Peterson & Myers P.A., on behalf of 1723 US Hwy 98 S LLC, requests a change in land use from Residential Medium (RM) to Community Activity Center (CAC) on approximately 0.86 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 limited C-3 (Neighborhood Center Commercial) and O-1 uses on approximately 1.7 acres on property located at 1723 Highway 98 South. A map of the subject property is included as Attachment “B.”

2.2 Subject Property

The subject property is located at west of Highway 98 South and South of Fredricksburg Avenue. The O-1 portion of the subject property is presently developed as the Saunders Ralston Dantzler Real Estate office building (previously the Tremont Center).

Project Background

The applicant requests a small-scale land use amendment from RM to CAC on the front portion (0.86-acre) of the subject property and a change in zoning from O-1 and RA-3 to PUD on the entire property to allow for future development of the property for a mixture of limited commercial and office uses. No new development is proposed at this time. A conceptual site development plan is included as Attachment “C.”

2.3 Existing Uses of Adjacent Properties

Boundary	Existing Land Use	FLUM	Zoning	Context
North	Very High Turnover Restaurant (McDonalds)	CAC	C-4	UCO
South	Funeral Home and Single Family Residential	RM	O-1 and RA-3	UCO and UNH
East	Industrial	I	I-2	USP
West	Single Family Residential	RM	RA-3	UNH

2.4 Attachments

Attachment A: Legal Description

Attachment B: Base Map of Subject Property

Attachment C: Site Plan

3.0 Discussion

The subject property abuts the Grove Park Shopping Center and two commercial uses (Circle K and McDonald's) located at the southwest corner of U.S. Highway 98 South and Fredricksburg Avenue with all having CAC future land use. The CAC designation is limited to a maximum of 60 acres in area. If approved, the proposed expansion would increase the overall CAC to approximately 32 acres in area.

In accordance with the Comprehensive Plan, a CAC generally contains a shopping center with a grocery store, drug store, one or more major retailers and a mix of smaller retail and personal services uses all within close proximity to each other. As proposed by the applicant, the proposed PUD zoning will allow for future redevelopment of the subject property for retail commercial and office uses which complement the Grove Park Shopping Plaza.

To accommodate these uses, the PUD will allow most C-3 uses with the exception of those uses that either have disproportionate impacts on the adjacent road network or are inappropriate given the context. The prohibited uses include Very High Turn-Over (quick service/fast food type) restaurants with drive-through facilities and convenience stores with motor vehicle fuel sales in excess of six pumps. The PUD zoning, however, would allow no more than one High Turn-Over (fast casual) restaurant with a single drive-through lane. High Turn-Over restaurants without drive-through facilities would otherwise not be limited.

3.1 Transportation and Concurrency

The subject site is located along US 98 (Bartow Road), a principal arterial roadway operated by the Florida Department of Transportation (FDOT). Per the Polk Transportation Planning Organization's (TPO) 2020 Roadway Network Database, the segment of US 98 between Lake Parker Avenue and Edgewood Drive has an annual average daily traffic volume for 42,100 vehicles and currently operates near the LOS D roadway standard. The subject segment is part of an overall Transit Oriented Corridor within the Central City Transit Supportive Area as designated in the Lakeland Comprehensive Plan. The subject property is served by two routes operated by the Lakeland Area Mass Transit District (Citrus Connection)—the Silver Line (Bartow Express) operates along both directions of US 98 with 90-minute frequencies and the Orange Line, which operates in the southbound direction on US 98 with generally 90-minute frequencies. Neither service meets the minimum standards that allow development activity to use the City's multi-modal level-of-service standards for binding concurrency determinations.

Capacity improvements have been identified in the TPO's Momentum 2045 long-range transportation plan cost-affordable network, consisting of 1.) a widening to six lanes between Edgewood Drive and point south of Sylvester Road and 2.) turn lane, median modifications and other operational improvements northward to Main Street. The design of these improvements are underway by FDOT and right-of-way acquisition funding is included in its Five-Year Work Program. Construction funding is not programmed at this time. Year 2045 cost-affordable plan traffic projections supplied by the TPO estimate that the future volume-to-capacity ratio on US 98 between Edgewood Drive and Crystal Lake Drive will be 1.08 and is expected to be 1.22 on the segment between Crystal Lake Drive and Lake

Parker Avenue. Even with the described improvements that are expected by Year 2045, roadway level-of-service failures are expected, placing a greater emphasis on management of the corridor. CSX Transportation operates a rail line along the east side of US 98 and its property creates right-of-way constraints that are expected to delay the implementation of the overall roadway improvement package. This section of US 98 is also a designated “design exception corridor” in the Lakeland Comprehensive Plan with a long-range vision that includes an extension of the Fort Fraser Trail and the development of a dedicated busway between Lakeland and Bartow.

When the multi-modal transportation vision was established for the corridor in the early 2000s, the Cities of Lakeland, Bartow and Polk County embarked on a planning effort with FDOT to manage driveway connections along the corridor to maintain its capacity and to preserve integrity to support freight movements and the long-range trail and transit options. In 2004, FDOT signed the US 98 Corridor Access Management Plan (CAMP) that regulates access points along the corridor and requires cross-connections with adjacent properties. The Comprehensive Plan and Section 4.2.4.1 of the Land Development Code reinforce the CAMP by designating US 98 as a Type I roadway and requiring abutting development sites to have controlled access with cross-access and/or service roads to adjacent properties. Improvements to adjacent corridors are required to minimize local traffic and improve corridor efficiency and safety.

While the current PUD proposal is smaller than originally heard by the Planning & Zoning Board, the limits on high-impact uses and formalization of secondary access to Fredricksburg Avenue and cross-access with the adjacent property to the south will satisfy Comprehensive Plan and Land Development Code requirements aimed at managing the US 98/Bartow Road corridor.

3.2 Comprehensive Plan Compliance

The existing very high turnover restaurant (McDonald’s) and convenience store with fuel sales to the north (Circle K) were developed in the late 1980s prior to the adoption of a City-wide future land use map. In 1991, both of these properties were given a future land use designation of RM. In 1994, through the zoning conformance process, the current C-4 zoning was applied to recognize the existing commercial uses. While the C-4 made the existing use legal, conforming, it also created a conflict with the Comprehensive Plan as the RM future land use designation did not allow C-4 uses. To correct this discrepancy, the City initiated a small-scale land use application in 2016 which expanded the CAC future land use designation across Fredricksburg Avenue to the south to address the 1.69-acre area occupied by Circle K and McDonald’s.

While this request will allow for the expansion of the CAC further south, the intent of the PUD is to limit the proliferation of high impact, motor vehicle oriented uses and other incompatible uses that would lead to the type of commercial strip development found on older legacy corridors such as S. Florida Avenue and Memorial Boulevard.

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.

4.0 Recommendation

4.1 Community and Economic Development Staff

The Community Development Department reviewed this request and recommends the change in land use from RM to CAC and change in zoning from O-1 and RA-3 to PUD.

4.2 The Planning & Zoning Board

It is recommended that the request for a change in land use from RM to CAC and a change in zoning designation from O-1 and RA-3 to PUD, as described above and in Attachments "A", "B," and "C," be approved, subject to the following conditions:

A. Permitted Uses:

1. Sub-District A: Those uses permitted by right in C-3 zoning districts, with the exception of the following uses which shall be prohibited:

Motor Vehicle Fuel Sales, Major

Restaurants, Very High Turnover (Quick Service/Fast Food)*

*Except that no more than one Fast Casual-type restaurant, with one (1) drive-through lane and service limited to the hours between 6:00 AM and 10:00 PM, shall be permitted. Any site plan submittal for such a use shall be accompanied with a queuing analysis provided for the specific restaurant brand.

2. Sub-District B: Those uses permitted by right in O-1 zoning districts.

B. Access and Transportation:

1. Binding concurrency determinations shall be made with each site plan submittal.
2. Access to the PUD shall be limited to those areas as delineated on Attachment "C,". To provide cross-access between the subject property and adjacent parcel to the south, future development shall be required to include a stub-out or driveway connection at the common boundary line such as the one the already exists. Cross-access shall be formalized through an easement agreement(s) that is recorded by the Polk County Clerk of Courts.
3. Access to future development activity on the subject property shall be subject to permitting by the Florida Department of Transportation and City of Lakeland.
4. Any proposed modifications to the Fredricksburg Avenue driveway shall be reviewed and approved by the City of Lakeland.
5. The driveway connections to US 98 and Fredericksburg Avenue shall comply with the throat length requirements contained in Article 4 of the Land Development Code.
6. An integrated network of Americans with Disabilities Act (ADA-) compliant pedestrian routes shall be constructed between each principal use and these routes shall be connected to the US 98 and Fredricksburg Avenue frontages.
7. Bicycle parking shall be provided in close proximity of each principal building entrance in compliance with Section 4.11.6 of the Land Development Code. Non-covered bicycle parking devices shall be designed and constructed in accordance with Index 900 of the City Engineering Standard Manual.

C. Development Standards:

1. Sub-District A: In accordance with the C-3/Urban Corridor sub-district standards.
2. Sub-District B: In accordance with the O-1/Urban Corridor sub-district standards except that the maximum building height shall be 20 feet.

D. Performance Standards

1. The use of outdoor public address systems and bell ringers shall be prohibited. Outdoor speakers may be used at drive-through facilities, but shall be oriented such that they direct sound away from the residential areas to the west.
2. There shall be no loading or unloading of trucks, trailers or other vehicles between the hours of 10 p.m. and 6 a.m.
3. Prior to the commencement of any development in Sub-District B, a uniform Type "A" buffer, as specified by Figure 4.5-9 of the Land Development Code, shall be constructed adjacent to any residential property boundaries.

F. Buffering & Landscaping: In accordance with Section 4.5 of the Land Development Code.

G. Signage: In accordance with Section 4.9 of the Land Development Code.

ATTACHMENT "A"

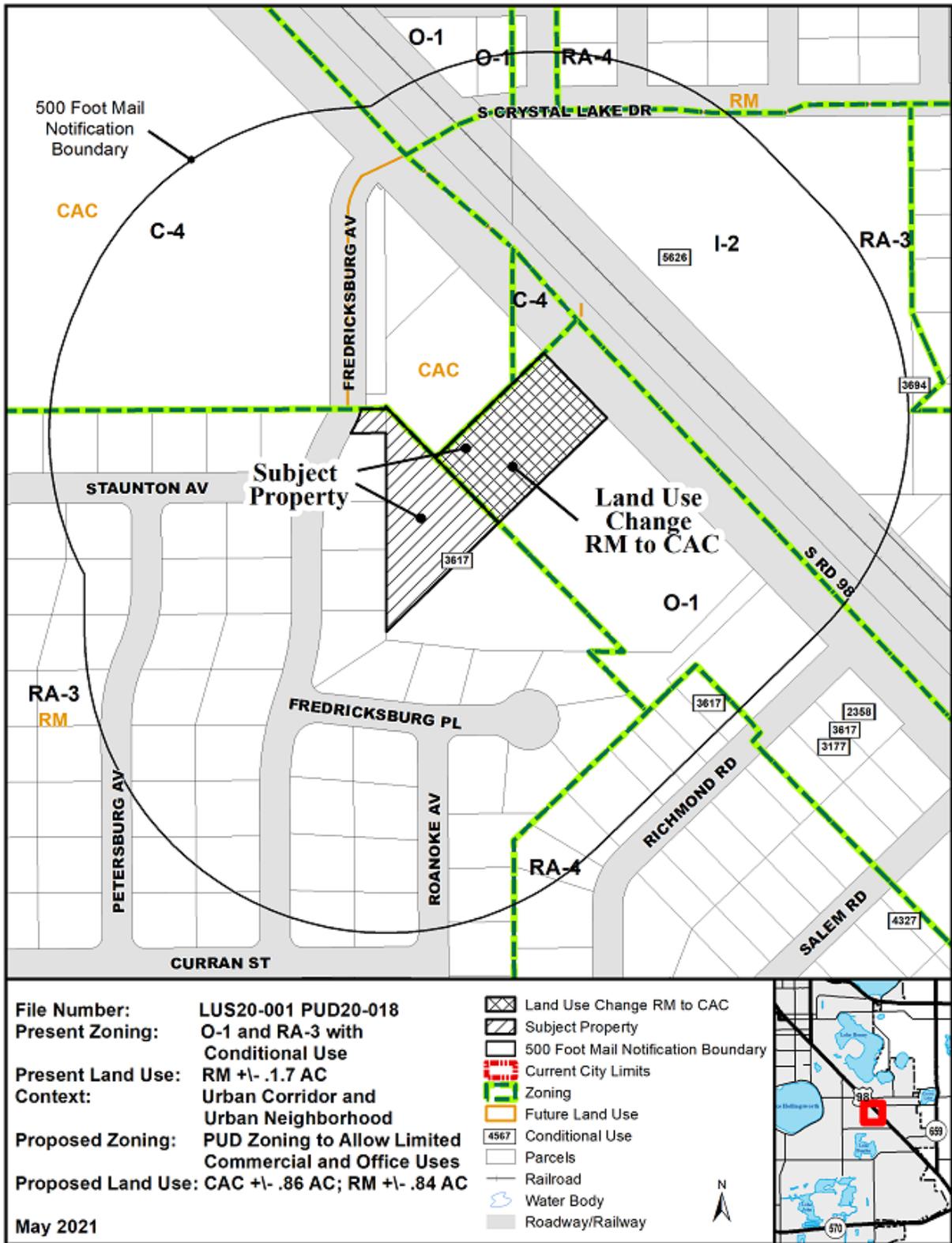
Future Land Use Change from RM to CAC:

THAT PT OF SEC 29 TP 28 RG 24 DESC AS: COMM 294.1 FT N OF SE COR OF NE1/4 OF NE1/4 SEC 29-28-24 S 43 DEG 53 MIN 30 SEC E ALONG RD R/W 75.12 FT TO POB S 43 DEG 53 MIN 30 SEC E 150 FT S 46 DEG 06 MIN 30 SEC W 250 FT N 43 DEG 53 MIN 30 SEC W 150 FT N 46 DEG 06 MIN 30 SEC E 250 FT TO POB

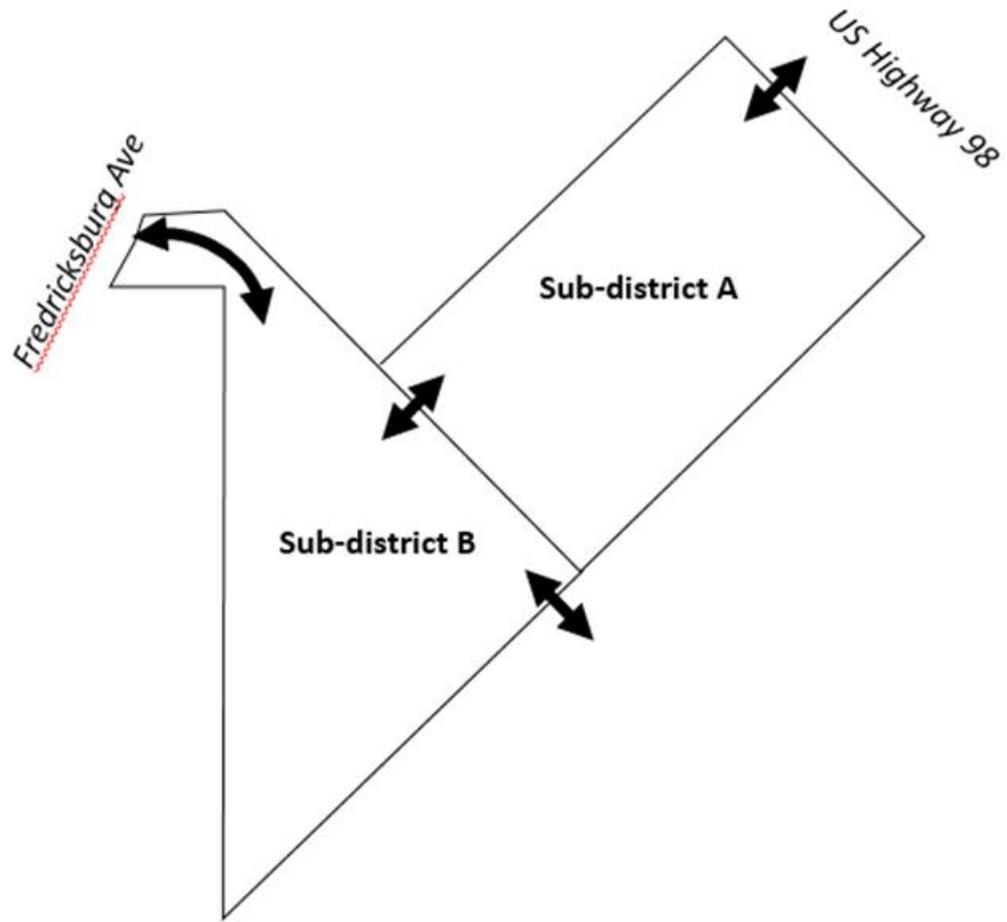
Zoning change from O-1 and RA-3 to PUD:

THAT PT OF SEC 29 TP 28 RG 24 DESC AS: COMM 294.1 FT N OF SE COR OF NE1/4 OF NE1/4 SEC 29-28-24 S 43 DEG 53 MIN 30 SEC E ALONG RD R/W 75.12 FT TO POB S 43 DEG 53 MIN 30 SEC E 150 FT S 46 DEG 06 MIN 30 SEC W 509 FT N 371.74 FT S 43 DEG 53 MIN 30 SEC E 118 FT N 46 DEG 06 MIN 30 SEC E 250 FT TO POB AND THE N 40 FT OF LOT 1 BLK E COLLEGE HEIGHTS UNIT NO 3

ATTACHMENT "B"



ATTACHMENT "C"



MINUTES

Planning & Zoning Board

City Commission Chambers

Tuesday, April 20, 2021

8:30 a.m.

The City of Lakeland Planning and Zoning Board met in Regular Session. Board Members Silvana Knight, Joseph Lauk, Leigh Ann Lunz, Lyle Philipson, Ronald Roberts, and Susan Seitz were present. Community & Economic Development staff Teresa Maio, Planning & Housing Manager; Matthew Lyons, Chief Planner; Phillip Scarce, Principal Planner; Todd Vargo, Senior Planner; Joshua Cheney, Senior Planner and Christelle Burrola, Planning Assistant, were present. Assistant City Attorney Jerrod Simpson was also present.

PUBLIC HEARING

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: Continental Properties Company, Inc. (PUD20-002/ZON20-004) **Note: Continued from a previous meeting.**

Teresa Maio stated there was one change in the agenda. For item six, the applicant has withdrawn the request.

ITEM 1: Compatibility review to allow for the construction of an accessory dwelling unit on property located at 168 Lake Hollingsworth Drive. Owner: Richard Jefferson Anderson. Applicant: Hulbert Homes Inc. (ADU21-001)

Todd Vargo stated the subject property is comprised of a .65-acre lot and located within the Urban Neighborhood (UNH) context district. The proposed accessory dwelling unit has 795 square feet of living area consisting of a bathroom, bedroom, great room, and a kitchen.

Sarah Young, Hulbert Homes Inc., 5116 S. Lakeland Drive, stated the request is to allow for the elderly father in law of the owner to live on the property.

Todd Vargo presented the proposed conditions for approval.

In response to Lyle Philipson, Mr. Vargo stated staff has not received any letters from the surrounding properties.

Leigh Ann Lunz made a motion to approve the request per staff recommendation. Silvana Knight seconded the motion and it passed 6—0.

ITEM 2: Variance relief from Section 9.8.4 of the Land Development Code to allow for the creation and recording of a new through lot to address an encroachment issue pertaining to a legal, nonconforming detached garage apartment on property located at 441 Eunice Road. Owner/Applicant: Karl Zillgitt. (VAR21-013)

Matthew Lyons stated the subject property is on the southwest side of Lake Hollingsworth and consists of a 62' x 125' platted lot of record in the Casa Bella Subdivision and a vacant 0.42-acre parcel located on Minnehaha Trail. The applicant currently has the property listed for sale and has a buyer who would like to purchase both the home and the detached garage apartment encroaches on the 0-42-acre parcel. For the sale to proceed, the encroachment issue needs to be addressed to avoid any title issues.

Karl Zillgitt, 441 Eunice Road, stated that both the home and garage apartment were built between 1925-1928. The home is a Spanish style stucco finish. The garage apartment was built such that it encroaches on the lot to the rear. The potential buyer does not want to see any part of the historic structure destroyed. In order to do so, the property boundaries need to be reconfigured.

In response to Silvana Knight, Matthew Lyons stated approval of the variance request would not create future title issues.

In response to Ms. Knight, Mr. Lyons stated the applicant would be able to do a small single car driveway.

Jerrold Simpson stated there is a prohibition in the Land Development Code that new through lots can only be created as a platting of a new subdivision.

Barry Epstein, 200 S. Parker Road, Tampa, stated he does not intend to build a new driveway and wants to retain the privacy on the property.

Susan Seitz made a motion to approve the request per staff recommendation. Joseph Lauk seconded the motion and it passed 6—0.

ITEM 3: Change in zoning from (O-1) Low Impact Office District to (C-1) Pedestrian Commercial District to recognize existing commercial uses on property located at 3252 Kathleen Road. Owner/Applicant: Jeffrey Peterson. (ZON21-002)

Phillip Scearce stated the request is to extend zoning from (O-1) Low Impact Office to (C-1) Pedestrian Commercial. The intent of the (C-1) zoning is to provide for office uses and a limited range of retail uses primarily oriented toward the pedestrian for low traffic generation rates.

Mr. Scearce stated the subject property is located at the southwest corner of Prine Road and Kathleen Road and was annexed into the City in 2007. No development is proposed at this time and the request is only for a zoning change.

Jeffrey Peterson, 3250 Kathleen Road, stated he has owned the property since 1977.

GENERAL MEETING

ITEM 4: Review minutes of the March meeting.

In response to Lyle Philipson, Jerrold Simpson stated a roll call vote is not necessary to approve the minutes unless there is an objection. The minutes from the previous meeting were approved 6—0.

ITEM 5: 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: Applicant requests a one-month delay.**

Matthew Lyons stated the applicant requests another one-month delay to provide additional time to discuss their options in regard to staff's recommended conditions of approval.

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

ITEM 7: Plat approval for Riverstone Subdivision Phases 5 and 6 on 122.23 acres generally located south of West Pipkin Road, west of Yates Road, and north of Medulla Road. Owner: Ewell Investment LLC. Applicant: Heather Wertz (SUB19-008)

Joshua Cheney stated a plat for Riverstone Subdivision has been submitted by Heather Wertz on behalf of Ewell Investment, LLC. The plat consists of 276 lots on approximately 122.23 acres generally located south of West Pipkin Road, west of Yates Road, and north of Medulla Road. The plat has been reviewed by all departments and is conforming with the City's subdivision regulations within the Land Development Code. Staff recommended approval of the plat.

Joseph Lauk made a motion for approval of staff's recommendation. Ronald Roberts seconded the motion and it passed 6—0.

ITEM 8: Report of City Commission action on Planning and Zoning Board recommendations.

Teresa Maio reviewed the recent actions of the City Commission.

ITEM 9: Planning & Housing Manager's Report.

Teresa Maio reviewed the new cases for the May hearing.

ITEM 10: Audience.

There were no comments from the audience.

ITEM 11: Adjourn.

There being no further discussion, the meeting was adjourned at 9:12 AM

Respectfully Submitted,

Lyle Philipson

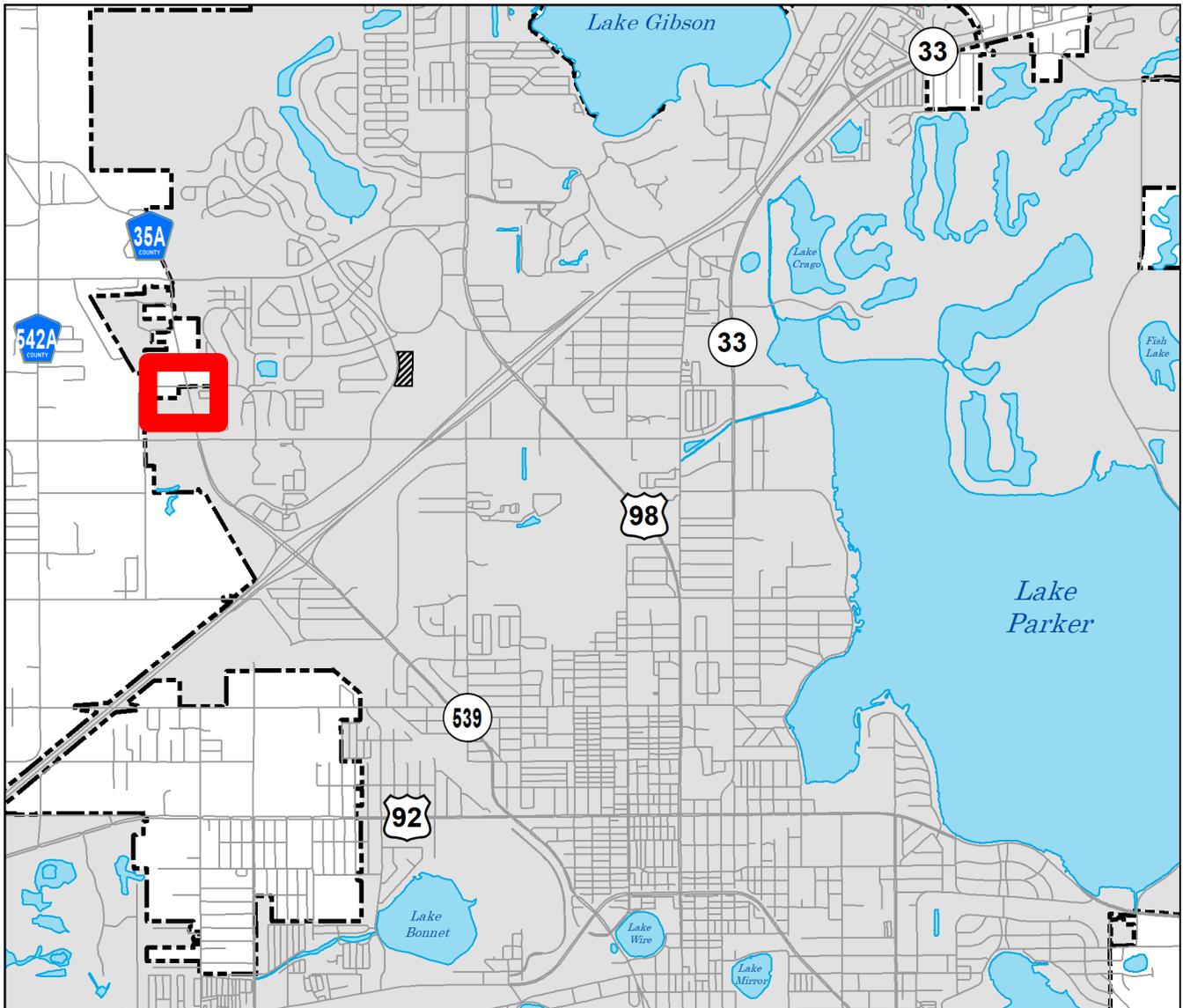
Leigh Ann Lunz



Planning & Zoning Board Recommendation

Date:	May 18, 2021	Reviewer:	Phillip Scarce
Project No:	ZON21-002	Location:	3252 Kathleen Road
Owners:	Jeffrey and Charlene Peterson		
Applicant:	Jeffery Peterson		
Current Zoning:	(O-1) Low Impact Office	Future Land Use:	Business Park (BP)
Context District:	SSP (Suburban Special Purpose)		
P&Z Hearing:	April 20, 2021	P&Z Final Decision:	May 18, 2021
Request:	Change in zoning from (O-1) Low Impact Office to (C-1) Pedestrian Commercial to recognize existing commercial uses on 1.16-acres located at 3252 Kathleen Road.		

1.0 Location Maps





2.0 Background

2.1 Summary

The applicant, Jeffrey Peterson, requests a change in zoning from (O-1) Low Impact Office to (C-1) Pedestrian Commercial to recognize existing commercial uses on 1.16-acres located at 3252 Kathleen Road. A map of the subject property is included as Attachment “B.”

2.2 Subject Property

The subject property is located on the southwest corner of Kathleen Road and Prine Road, north of Griffin Road, and approximately 0.5 miles south of Sleepy Hill Road. The subject property is currently zoned O-1 and contains two commercial buildings with a total square footage of 4,210 sq. ft. Current uses on the property include a pawn shop and a music store. The site was annexed by the City in 2007 and assigned a future land use designation of Business Park (BP). The existing pawn shop has been in existence since 1978.

2.3 Project Background

The existing O-1 zoning was applied in 2009 and limits future development and utilization of the property to office uses and limited personal services uses. The market demand for such uses in this portion of the City is minimal and severely constrains the ability of the owner to lease space to tenants. The change in zoning from O-1 to C-1, if approved, will allow for utilization of both office and limited commercial uses going forward. No new development is planned at this time.

2.4 Existing Uses of Adjacent Properties

Boundary	Existing Land Use	FLUM	Zoning	Context
North	Residential Unincorporated Polk County	RL-1	RL-1	NA
South	Commercial	BP	PUD	SSP
East	Residential	RM	PUD	SNH
West	Residential Unincorporated Polk County	RL-1	RL-1	NA

2.5 Attachments

Attachment A: Legal Description

Attachment B: Base Map of Subject Property

3.0 Discussion

The C-1 zoning classification is primarily intended for office uses and a limited range of retail uses. Permitted uses do not include certain retail sales and personal services uses which have characteristics that make them more appropriate for more intense areas. The commercial uses that are permitted within C-1 are generally low traffic generators.

The requested C-1 zoning is consistent with the underlying Business Park future land use designation which allows for limited retail and personal services uses in support of business park uses. Typical retail uses allowed include office support retail, general retail, pharmacies, low-turnover and carry out restaurants. Permitted personal services uses include barber shops, hair salons and day spas, exercise, fitness and martial arts studios, music and dance studios, pet grooming and pet day care, and repair services.

3.1 Transportation and Concurrency

All levels of service are currently acceptable, and no new development is proposed at this time. Any future redevelopment plans for the site will be subject to a binding concurrency determination at time of site plan review. Based on the size of the property and the types of uses allowed within C-1 zoning districts, the proposed rezoning is not anticipated to negatively impact or diminish the level-of-service of the local roadway network.

3.2 Comprehensive Plan Compliance

The Community 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.

4.0 Recommendation

4.1 Community and Economic Development Staff

The Community Development Department reviewed this request and recommends the approval of the change in zoning from (O-1) Low Impact Office to (C-1) Pedestrian Commercial. Letters of notification were mailed to 40 property owners within 500 feet of the subject property and no objections were received.

4.2 The Planning & Zoning Board

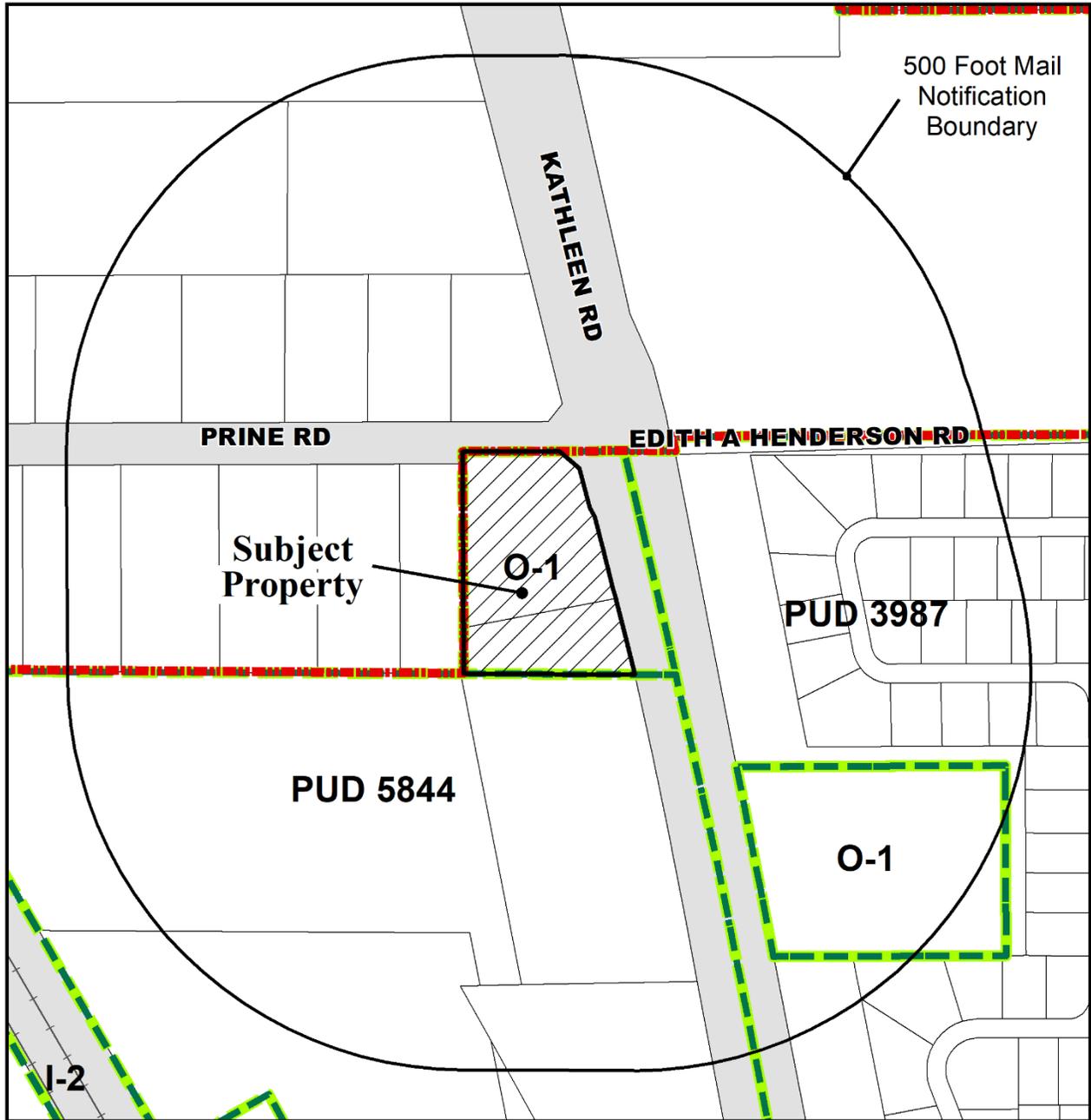
It is recommended that the request for change in zoning from O-1 to C-1, as described above and in Attachments "A" and "B," be approved.

ATTACHMENT "A"

Legal Description:

BEG 856.32 FT E OF NW COR OF NW1/4 OF NE1/4 FOR BEG RUN E 214.54 FT TO HY
SLY ALONG HY 200.8 FT SWLY 256 FT N 240.02 FT TO BEG & BEG AT INT OF C/L
KATHLEEN RD & N BNDRY OF SEC RUN SLY ALONG C/L RD 305.8 FT FOR BEG RUN W
272 FT N 58 FT NELY AT AN ANGLE OF 101 DEG WITH SAID 58 FT BOUNDARY LINE 256
FT TO C/L HWY TO PT 105 FT NW OF BEG SE TO BEG LESS ADDL R/W FOR KATHLEEN
RD AS DESC IN OR 6563 PG 1480

ATTACHMENT "B"



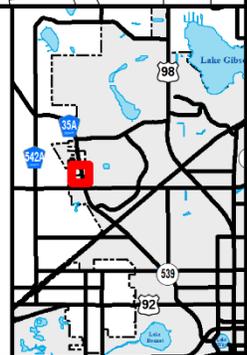
File Number: ZON21-002

Present Zoning: O-1
Context: Suburban Special Purpose
Proposed Zoning: Application of C-1 Zoning to Allow Commercial Uses

April 2021

-  Subject Property
-  500 Foot Mail Notification Boundary
-  Current City Limits
-  Zoning
-  Conditional Use
-  SPI
-  Parcels
-  Railroad
-  Water Body
-  Roadway/Railway

DRAFT





Report of City Commission Action on Planning and Zoning Board Recommendations

Tuesday, May 18, 2021

Meeting of April 19, 2021

Miscellaneous

Appeal of Planning & Zoning Board's Denial of 1 Source – Legacy Cell Tower Application – 1800 Harden Boulevard. (CUP19-016) **P&Z Ruling Upheld 7—0**