

AGENDA

Planning & Zoning Board
Lakeland Electric Building rooms 1A/B
April 16, 2024 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, Kristin Meador, no later than 48 hours prior to the proceeding, at (863) 834-8444, Email: ADASpecialist@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:**
- Conditional use to allow for the parking and storage of semi-trucks/trailers (Warehousing and Motor Freight Transportation Uses, Level II) on property located at 1121 Atlantic Road. Owner: Premier Parking U S LLC. Applicant: Jeff Waters. (CUP24-001)
 - Consideration of final decision.
- ITEM 2:**
- Conditional use to allow a school for grades K – 8 on property located at 1945 Florida Avenue North. Owner: Casa De Amor y Fe Inc. Applicant: Alexandre Trein, Ameristar Group, Inc. (CUP24-004)
 - Consideration of final decision.
- ITEM 3:** Small-scale land use map amendment, to change the future land use designation from Business Park (BP) to Residential Medium (RM), and a major modification of PUD (Planned Unit Development) zoning concurrent with a City-initiated application to change the context sub-district from Urban Special Purpose (USP) to Urban Neighborhood (UNH), on approximately 4.49 acres; and change in zoning from RA-3 (Single-Family Residential) to PUD on approximately 4.80 acres to allow for the development of an 87-unit single-family attached (townhome) subdivision on approximately 9.3 acres located northwest of the intersection of W. 5th Street and Providence Road. Owner: Providence Townhomes LLC. Applicant: Vasu Persaud. (LUS24-001/PUD24-004/ZON24-005)
- ITEM 4:** Annexation, a small-scale land use map amendment to apply a future land use designation of Business Park (BP), and the application of PUD (Planned Unit Development) zoning, concurrent with a City-initiated request to apply a Suburban Special Purpose (SSP) context sub-district designation, to allow for the development of 117,000 square feet of limited I-1 (Light-Industrial—Limited Commercial) and I-2 (Medium Industrial) warehousing and industrial uses on approximately 11.5 acres located north of the intersection of Airport Road and Gay Road. Owner: Sunshine Lakeland, LLC. Applicant: Jeffrey Rivera, Kimley-Horn and Associates, Inc. (ANX24-001/LUS24-002/PUD24-007/ZON24-006)

GENERAL MEETING

- ITEM 5:** Review minutes of the March meeting.

ITEM 6: Major modification of an existing conditional use for Parkway Baptist Church to allow for the placement of two modular classroom buildings as a temporary use and increase the maximum school enrollment from 225 to 500 students on property located at 4210 Lakeland Highlands Road. Owner: Parkway Baptist Church of Lakeland, Inc. Applicant: Lanieve Imig, JSK Consulting of Lakeland, Inc. (CUP23-025) **Note: Continued from a previous meeting.**

ITEM 7: Report of City Commission action on Planning and Zoning Board recommendations along with Planning & Transportation Manager's Report.

ITEM 8: Audience.

ITEM 9: Adjourn.



Planning & Zoning Board General Application

General Information:

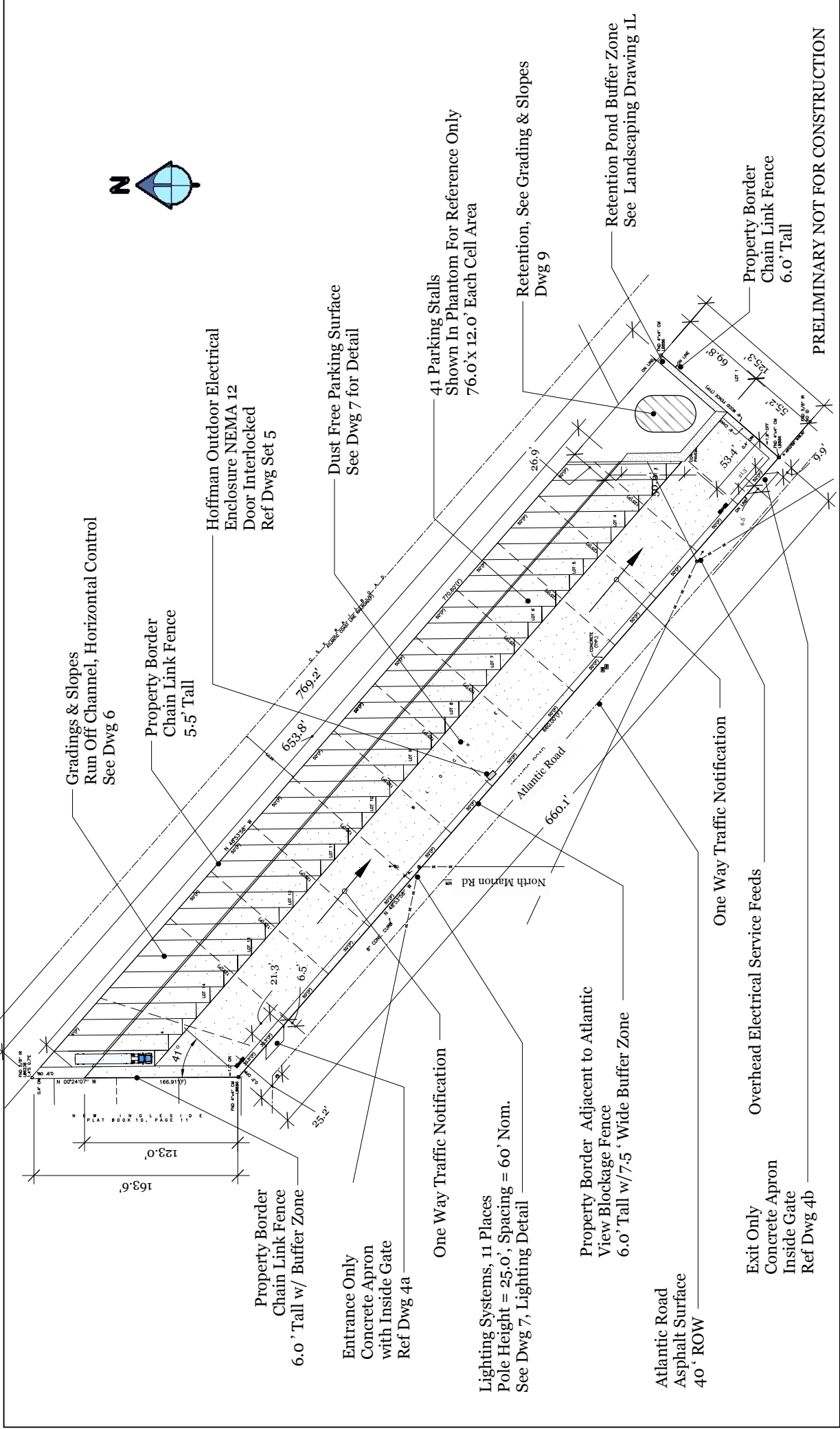
Project No:	CUP24-001	Application Date:	1/22/2024		
Project Name:	ATLANTIC RD PARKING				
Subject Property Address:	1121 ATLANTIC RD				
Parcel ID:	232811031000005020	Total Acreage:	2.05		
Applicant Name:	JEFF WATERS				
Applicant Address:	8605 12 PL	KENOSHA	WI	53144	
Owner Name:	PREMIER PARKING U S LLC				
Owner Address:	PO BOX 1487	BUNNELL	FL	32110	

Request:

Application Type:	Conditional Use Permit	
Proposed		Current
Zoning:	Not Applicable	I-1 (Light Industrial- Light Commercial)
Land Use:	Not Applicable	Business Park (BP)
Context:		Urban Special Purpose (USP)
Explanation of Request:	Semi Trailer Short Term Parking	
Justification:		

Concurrency:

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

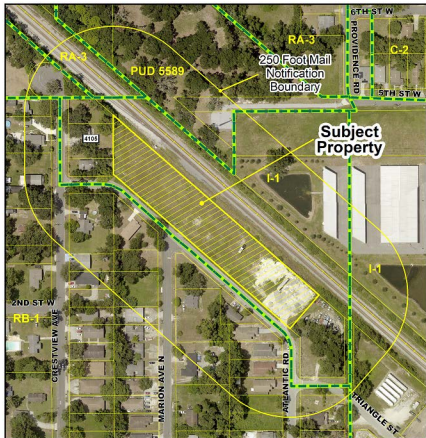


PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS		REMARKS
1	07/17/2023	JAW
2	07/17/2023	Dwg 3
3	03/23/2024	Dwg 3 Added Buffer,
4	03/23/2024	Dwg 3 Buffer Zone Edit
5	03/30/2024	Dwg 3 Entrance & Exit Dim Add.

<p>Premier Parking - Atlantic Rd Site Plan</p>	<p>EQUALIS LLC 8605 12 Pl, Unit 1 Kenosha, WI 53144</p>
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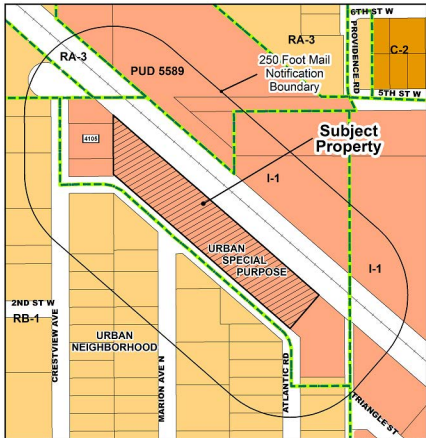
File Number: CUP24-001

Present Zoning: I-1
Context: Urban Special Purpose
Proposed Zoning: Conditional Use to Allow Parking and Storage of Semi-Trucks/Trailers (Warehousing and Motor Freight Transportation Uses, Level II)

April 2024

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





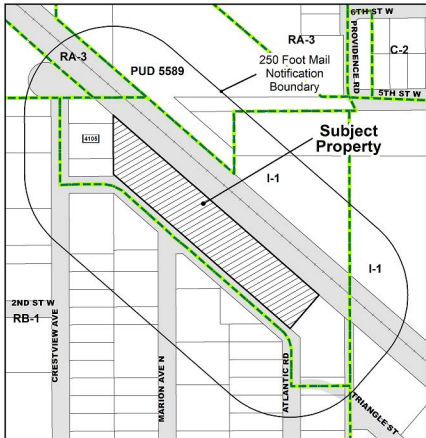
File Number: CUP24-001

Present Zoning: I-1
Context: Urban Special Purpose
Proposed Zoning: Conditional Use to Allow Parking and Storage of Semi-Trucks/Trailers (Warehousing and Motor Freight Transportation Uses, Level II)

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



April 2024



File Number: CUP24-001

Present Zoning: I-1
Context: Urban Special Purpose
Proposed Zoning: Conditional Use to Allow Parking and Storage of Semi-Trucks/Trailers (Warehousing and Motor Freight Transportation Uses, Level II)

-  Subject Property
-  250 Foot Mail Notification Boundary
-  Current City Limits
-  Zoning
-  4887 Conditional Use
-  5P1
-  Parcels
-  Railroad
-  Water Body
-  Roadway/Railway



April 2024



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

March 29, 2024

RE: 1121 Atlantic Road - Project No. CUP24-001

Dear Property Owner:

This letter is to advise you that Jeff Waters, on behalf of Premier Parking U S LLC, requests a conditional use to allow for the parking and storage of semi-trucks/trailers (Warehousing and Motor Freight Transportation Uses, Level II) on property located at 1121 Atlantic Road. The subject property is legally described as follows:

INGLESIDE SUB PB 7 PG 35 BLK E LOTS 2 TO 15 LAND ONLY IMPROVEMENTS
ASSESSED AS TANGIBLE PERSONAL PROPERTY. (A complete legal description
is available in the Community & Economic Development Department.)

The public hearing to consider this request will be held before the Lakeland Planning and Zoning Board at **8:30 a.m., on Tuesday, April 16, 2024**, in the Lakeland Electric Building rooms 1A/B, 501 E. Lemon Street. 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, April 16th meeting.

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

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



Planning & Zoning Board General Application

General Information:

Project No:	CUP24-004	Application Date:	2/29/2024		
Project Name:	CHRISTIAN ACADEMY LAKELAND				
Subject Property Address:	1945 FLORIDA AVE N				
Parcel ID:	242806166000002220	Total Acreage:	1.89		
Applicant Name:	AMERISTAR GROUP INC				
Applicant Address:	1911 MORNING DR	ORLANDO	FL	32809	
Owner Name:	CASA DE AMOR Y FE INC				
Owner Address:	1945 N FLORIDA AVE	LAKELAND	FL	33805	

Request:

Application Type:	Conditional Use Permit	
Proposed		Current
Zoning:	Not Applicable	RA-4 (Single Family)
Land Use:	Not Applicable	Residential Medium (RM)
Context:		Urban Neighborhood (UNH)
Explanation of Request:	<p>K-8 School to operate on the east annex building of Iglesia Casa de Amor Y Fe Lakeland. Number of students: Between 20 to 60</p> <p>Number of Staff: 18</p> <p>Students pickup/drop-off: 7:45-8:00 AM / 3:00 PM - All student "pick-up and drop-off" to be done on the Iglesia's main lot.</p> <p>Staff parking: All staff are to use the large parking lot south of Miami St.</p>	
Justification:	<p>The building was previously approved and used as a school in the past. We understand that the codes and regulations may have changed, but the purpose is similar. We propose to use the first year data as a starting point to develop and understand demand. In reality, the Academy expects around than 20 students and use only the first floor in the first year. As soon as the demand grows, new infrastructure and possibly other modifications will have to be completed before allowing more than 60 students.</p>	

Concurrency:

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

Christian Academy Lakeland

1945 N Florida Ave, Lakeland, FL 33805

Academy to operate on the east annex building of Iglesia Casa de Amor Y Fe in Lakeland.

Important Data:

Grades: K-8

Number of students: Between 20 to 60

Observations: The building was previously approved and used as a school in the past. We understand that the codes and regulations may have changed, but the purpose is similar. We propose to use the first year data as a starting point to develop and understand demand. In reality, the Academy expects around than 20 students and use only the first floor in the first year. As soon as the demand grows, new infrastructure and possibly other modifications will have to be completed before allowing more than 60 students.

Number of Staff: 18

Students pickup/drop-off: 7:45-8:00 AM / 3:00 PM - All student “pick-up and drop-off” to be done on the Iglesia’s main lot.

Staff parking: All staff are to use the large parking lot south of Miami St.

School building exits: East exit will be used for the main “drop-off and pickup”.

South exit will be used for ADA and walking access.

North exit will be used for the parents parked in the north lot.

West exit and hallway that connects to the west queue area, for the higher grades 6-8th.

Existing speed limits: * Florida Ave: 30mph

* Swannanoa St: 20mph

* Miami St: 20mph

Concept plan – key points:

- 1) 95% of the paving on the concept plan is existing, with only some small areas to be patched to better accommodate traffic or more parking spaces.
- 2) If additional pervious areas are required, the lots around the Iglesia have plenty of space to remove old asphalt paving and switch to grass/landscaping. On the north side of the building, the asphalt is in very poor condition and will not be used for now, but it can be resurfaced in the future to provide more space for queuing, with

corresponding landscaping as well. The same applies to the gravel lot on the east side of the building.

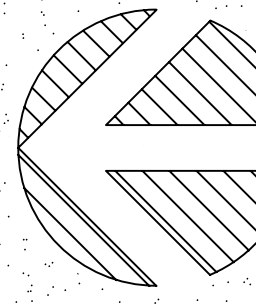
- 3) The parking lot at South of Miami St is also owned by the Iglesia. Any other needs for pervious requirements may be planned for this area.
- 4) All the signs in the concept plan are subject to City/County Sheriff's review/authorization.

Alexandre Trein

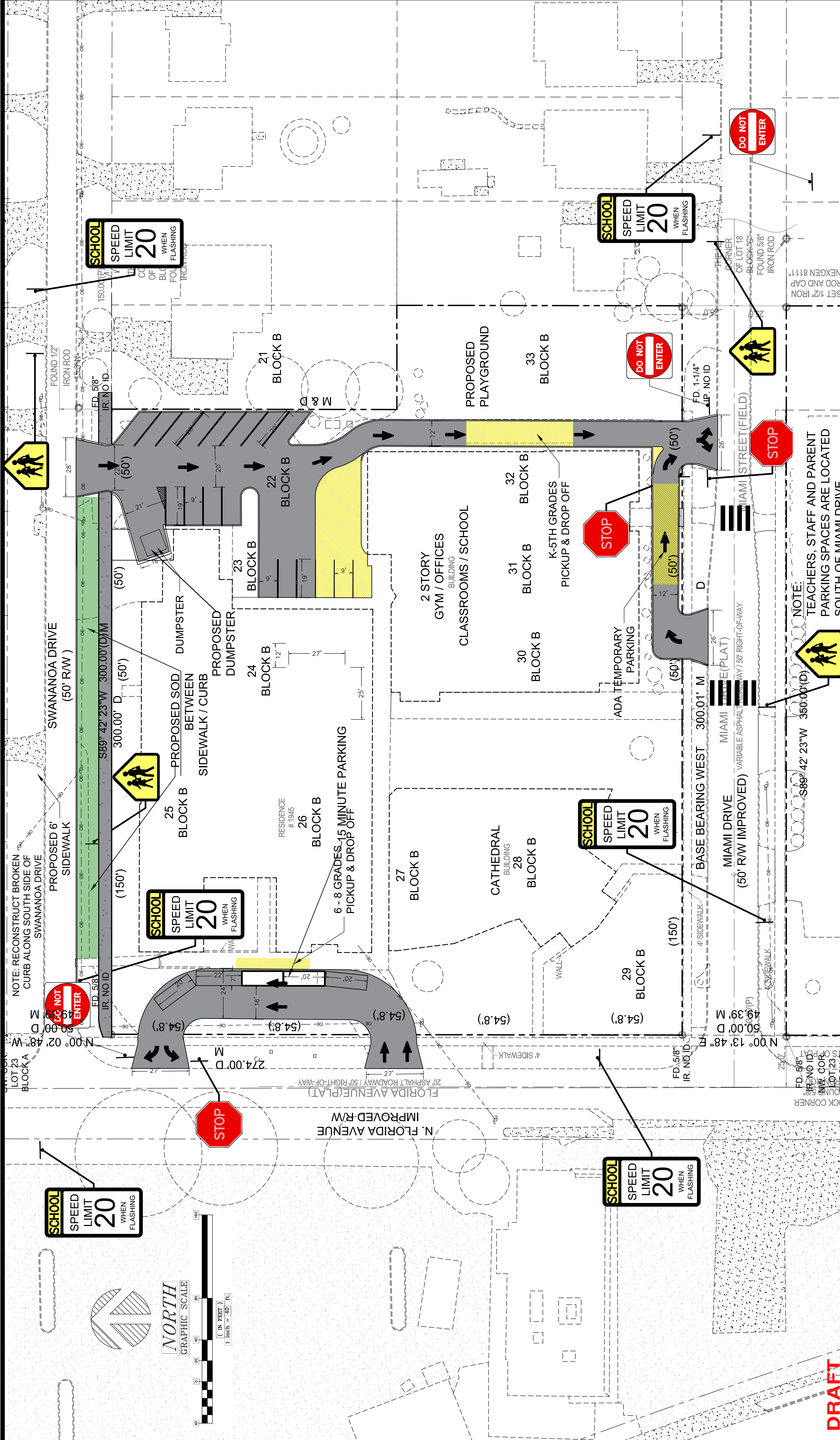
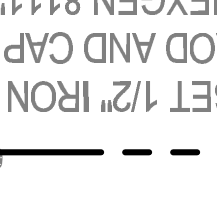
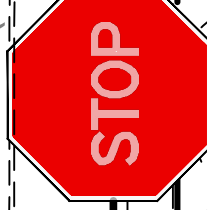
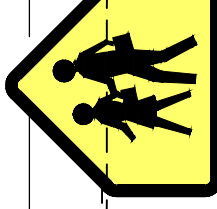
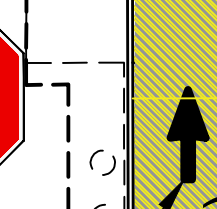
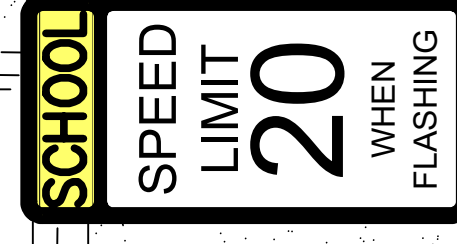
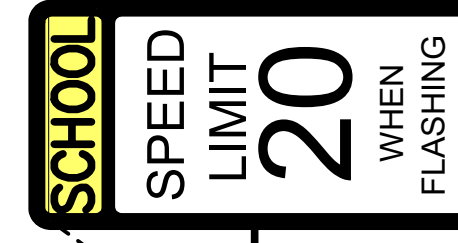
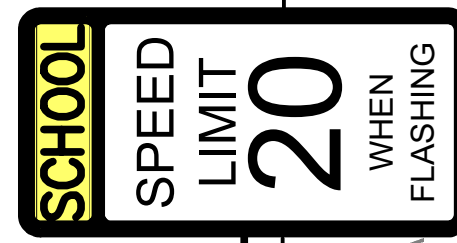
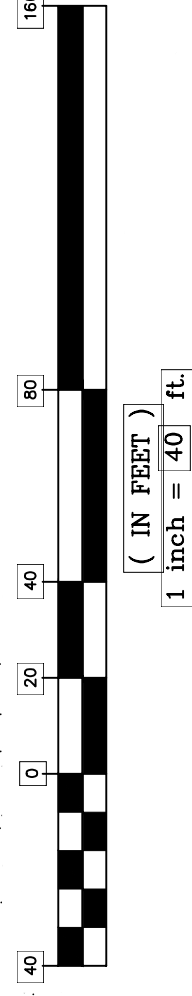
Ameristar Group, Inc

CGC034726 Since 1985

407-627-6986



NORTH
GRAPHIC SCALE



NOTE: RECONSTRUCT BROKEN CURB ALONG SOUTH SIDE OF SWANANOA DRIVE

NOTE: TEACHERS, STAFF AND PARENT PARKING SPACES ARE LOCATED SOUTH OF MIAMI DRIVE

DRAFT

SPECTRA ENGINEERING & RESEARCH, INC.
CIVIL • ENVIRONMENTAL • PLANNING • LAND SURVEYING
1315 E. Lafayette Street, Ste. B Tallahassee, Florida 32301
Tel: (850)-656-9834 Fax: (850)-942-2717

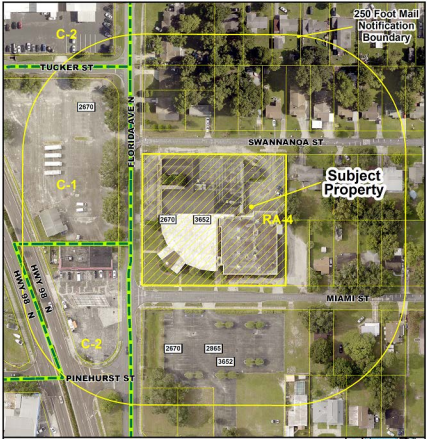
CLIENT: **LAKELAND**

PROJECT: **CHURCH CONVERT TO SCHOOL**

SHEET TITLE: **SITE PLAN OPTION 3**

DRAWN BY: FA
DATE: mm/dd/yy
DWG. NO.: 24-000
APPROV BY: PCO
PROJ. NO.: 24-000
DWG. SCHOOL
SCALE: 1" = 40'

REVISIONS	INITIAL

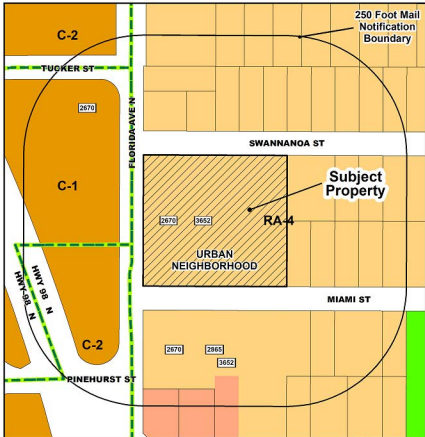


File Number: CUP24-003
Present Zoning: RA-4
Present Context: Urban Neighborhood
Proposed Zoning: Conditional Use to Allow a K-8 School

April 2024

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





File Number: CUP24-004

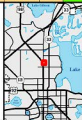
Present Zoning: RA-4

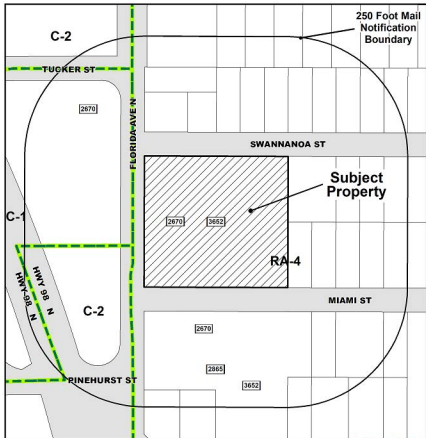
Present Context: Urban Neighborhood

Proposed Zoning: Conditional Use to Allow a K-8 School

April 2024

-  Subject Property
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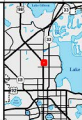


File Number: CUP24-004

Present Zoning: RA-4
Present Context: Urban Neighborhood
Proposed Zoning: Conditional Use to Allow a K-8 School

April 2024

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





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

March 29, 2024

RE: 1945 Florida Avenue North - Project No. CUP24-004

Dear Property Owner:

This letter is to advise you that Alexandre Trein, Ameristar Group, Inc., requests a conditional use to allow a school for grades K – 8 on property located at 1945 Florida Avenue North. The subject property is legally described as follows:

GLEN ECHO SUB PB 9 PG 44 BLK B LOTS 22 THRU 32. (A complete legal description is available in the Community & Economic Development Department.)

The public hearing to consider this request will be held before the Lakeland Planning and Zoning Board at **8:30 a.m., on Tuesday, April 16, 2024**, in the Lakeland Electric Building rooms 1A/B, 501 E. Lemon Street. 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, April 16th meeting.

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THIS IS A COURTESY LETTER NOT REQUIRED BY LAW



Planning & Zoning Board General Application

General Information:

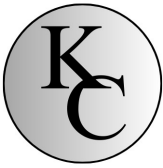
Project No:	LUS24-001		Application Date:	2/20/2024	
Associated Projects:	PUD24-004	CPT24-017	ZON24-005		
Project Name:	PROVIDENCE TOWNHOMES FLU				
Subject Property Address:	1175 W 5TH ST				
Parcel ID:	232811000000021040		Total Acreage:	4.8	
Applicant Name:	VASU PERSAUD				
Applicant Address:	15155 W COLONIAL DR, #784852	WINTER GARDEN	FL	34787	
Owner Name:	PROVIDENCE TOWNHOMES LLC				
Owner Address:	15155 W COLONIAL DR STE 783233	WINTER GARDEN	FL	34787	

Request:

Application Type:	Comprehensive Plan Amendment		Future Land Use Map		
Land Use					
Current	Business Park		BP		
Proposed	Not Applicable				
Zoning					
Current	Planned Unit Development		PUD 5589		
Proposed	RA-3 (Single-Family)				
Sub Context District					
Current	USP		Urban Special Purpose		
Proposed					
Explanation of Request:	Comprehensive Plan Amendment to change the FLUM designation of three parcels (PIDs: 23-28-11-000000-021040, 23-28-12-047000-008003 and 23-28-11-000000-021190) from PUD industrial/Business Park to Residential Medium (RM). This application is related to application PUD24-004.				
Justification:	To create more workforce housing needed in this area. FLUMA Request is for Business Park to Residential Medium.				

Concurrency:

Proposed Dwelling Units:	30	Project Floor Area:		Square feet	
Type of Use:			Phase		Year
Estimate of Public Service Demand					
Roadways	Daily Trips:	#Error		PM Peak Hour Trips:	30
Potable Water	13500	GPD	Wastewater	11520	GPD
			Solid Waste	450	PPD



Planning & Zoning
City of Lakeland
228 S. Massachusetts Avenue
Lakeland, FL 33801
c/o Matt Lyons

February 28th, 2024

Name: Providence Townhomes
Request: PUD24-004 | LUS24-001 | CPT24-017
Tax Parcel ID: 021030, 021040, 008003, 021190, 021180, 021130, 021160
Parcel Size: 9.75 acres.
Applicant: Karma Consultancy LLC
KC No. 22-222

Dear Mr. Lyons,

Please accept the above-referenced application for the subject land parcel assemblage in support of the Providence Townhomes project, a proposed green, workforce-affordable, wellness residential townhome community located at 1250 Providence Road, Sanford, FL 34787.

EcoVision Homes LLC, supported by the Karma Group of Companies, is developing green, workforce-affordable, wellness residential communities in Florida. "Workforce-affordable" targets a middle-income price point as opposed to luxury or low-income price points. This multifaceted strategy is needed to address five crises in the United States and in so doing help more people achieve the American dream of homeownership. The crises, particularly exacerbated in workforce communities, are: (1) National deficit in affordable housing stock; (2) Lack of climate/weather resiliency; (3) Degradation in community/family/household cohesion; (4) Health/obesity-related disease; and, (5) Future of Work Upskilling. The strategy is based on the premise that affordability is a socio-economic issue not just a home price/rent issue and thus a multifaceted approach is needed.

While the above goals are noble, if this project is to ever have a chance of coming to fruition, then achieving sufficient unit density is imperative so as to help keep homes prices/rents as affordable as is possible. The following items are submitted as reasons in support for the applications:

- *PUD Request:* The assemblage is partially Future Land Use (FLU) designated and Zoned for low-density residential. The proposed PUD modification will incorporate the other parcels to allow for the development of a green workforce wellness residential community in this minority community while providing compatible roadway network connectivity, a neighborhood park, a community-focused neighborhood with courtyard-style townhomes and improved security features such as fencing and neighborhood watch/cameras.
- *Land Use Change Request:* This application request involves changing the FLU designation of three parcels (PIDs: 23-28-11-000000-021040, 23-28-12-047000-008003 and 23-28-11-000000-021190) from PUD industrial/Business Park to Residential Medium (RM). This change involves parcels that currently have no direct roadway access and therefore are not suitable for business uses. In addition, these parcels are adjacent to parcels FUL designated and Zoned for residential uses.

Conversations with the neighbors on 5th Street, 6th Street and 7th Street have been positive with additional neighborhood meetings planned. Also, conversations with CSX management have been positive and access to the cellphone tower and building lien required setback will be maintained.

- *Concept Plan Request:* The concept plan was discussed extensively with Mr. Matt Lyons so that sufficient roadway network connectivity, walkability, spillover parking, open space, etc. could be achieved. The building elevations and townhome type were also discussed extensively and a rear-loaded townhome concept that allowed for community courtyards was developed.

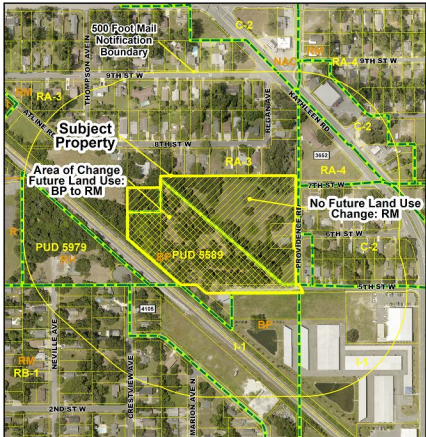
We hope the above provides adequate justification in support of this project and we appreciate the staff's review and prompt responses. Please do not hesitate to call me at 321-948-9594 or email me at vasu.consultancy@KarmaDevGrp.com if you have any questions or need any clarification.

Sincerely,

A handwritten signature in blue ink that reads "Vasu T. Persaud." The signature is written in a cursive, flowing style.

Vasu T. Persaud, MS, GC, PE, AICP
President
Karma Consultancy LLC

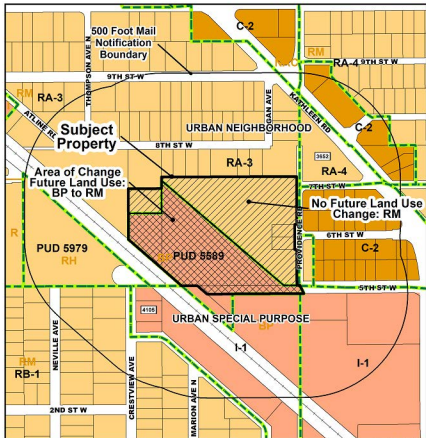
END



File Number: LUS24-001 PUD24-004 ZON24-005
Present Zoning: PUD 5589 and RA-3
Present Land Use: BP (4.49 AC +/-) and RM (4.80 AC +/-)
Present Context: Urban Neighborhood and Urban Special Purpose
Proposed Zoning: Major Modification of PUD Zoning/ Change of Zoning from RA-3 to PUD to Allow Single-Family Attached Residential Uses
Proposed Land Use: RM (9.29 AC +/-)
Proposed Context: Urban Neighborhood

-  Subject Property
-  Area of Change BP to RM
-  No Land Use Change
-  500 Foot Mail Notification Boundary
-  City Limits
-  Zoning
-  Conditional Use
-  Parcels
-  Railroad

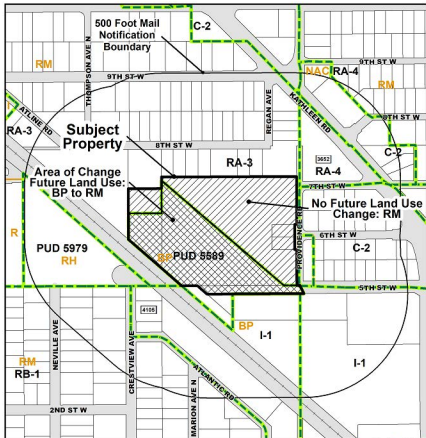




File Number: LUS24-001 PUD24-004 ZON24-005
 Present Zoning: PUD 5589 and RA-3
 Present Land Use: BP (4.49 AC +/-) and RM (4.80 AC +/-)
 Present Context: Urban Neighborhood and Urban Special Purpose
 Proposed Zoning: Major Modification of PUD Zoning/ Change of Zoning from RA-3 to PUD to Allow Single-Family Attached Residential Uses
 Proposed Land Use: RM (9.29 AC +/-)
 Proposed Context: Urban Neighborhood

-  Subject Property
-  Area of Change BP to RM
-  No Land Use Change
-  500 Foot Mail Notification Boundary
-  City Limits
-  Zoning
-  Conditional Use
-  Parcels
-  Railroad





File Number: LUS24-001 PUD24-004 ZON24-005
 Present Zoning: PUD 5589 and RA-3
 Present Land Use: BP (4.49 AC +/-) and RM (4.80 AC +/-)
 Present Context: Urban Neighborhood and Urban Special Purpose
 Proposed Zoning: Major Modification of PUD Zoning/ Change of Zoning from RA-3 to PUD to Allow Single-Family Attached Residential Uses
 Proposed Land Use: RM (9.29 AC +/-)
 Proposed Context: Urban Neighborhood

- Subject Property
- Area of Change BP to RM
- No Land Use Change
- 500 Foot Mail Notification Boundary
- City Limits
- Zoning
- Conditional Use
- Parcels
- Railroad
- Roadway/Railway





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

March 29, 2024

RE: 1175 W. 5th Street - Project No. LUS24-001/PUD24-004/ZON24-005

Dear Property Owner:

This letter is to advise you that Vasu Persaud requests a small-scale land use map amendment, to change the future land use designation from Business Park (BP) to Residential Medium (RM), and a major modification of PUD (Planned Unit Development) zoning concurrent with a City-initiated application to change the context sub-district from Urban Special Purpose (USP) to Urban Neighborhood (UNH), on approximately 4.49 acres; and change in zoning from RA-3 (Single-Family Residential) to PUD on approximately 4.80 acres to allow for the development of an 87-unit single-family attached (townhome) subdivision on approximately 9.3 acres located northwest of the intersection of W. 5th Street and Providence Road. The subject property is legally described as:

AN AREA OF LAND IN THE SOUTHEAST QUARTER OF THE
NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF
SECTION 11 TOWNSHIP 28 SOUTH RANGE 23 EAST, POLK COUNTY,
FLORIDA. (A COMPLETE LEGAL DESCRIPTION IS AVAILABLE IN
THE COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT.)

The public hearing to consider this request will be held before the Lakeland Planning and Zoning Board at **8:30 a.m., on Tuesday, April 16, 2024**, in the Lakeland Electric Building rooms 1A/B, 501 E. Lemon Street. As an owner of property within 500 feet of this request, as indicated on the attached map, you will be given an opportunity to express your opinion at the public hearing *or* you may submit your views to the Community Development Department, 863-834-6011 or planning@lakelandgov.net, prior to the Tuesday, April 16th meeting.

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

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



Planning & Zoning Board General Application

General Information:

Project No:	ANX24-001 LUS24-002 PUD24-007 ZON24-006	Application Date:	2/22/2024		
Project Name:	LAKELAND SMALL BAY				
Subject Property Address:	1512 AIRPORT RD				
Parcel ID:	232828000000031020	Total Acreage:	11.62		
Applicant Name:	JEFFREY RIVERA				
Applicant Address:	200 S ORANGE AVE SUITE 600	ORLANDO	FL	32801	
Owner Name:	SUNSHINE LAKELAND LLC				
Owner Address:	4 INTERLANKEN RD	ORLANDO	FL	32804	

Request:

Application Type:	Annexation, Land Use, and Zoning				
Proposed			Current		
Zoning:	PUD (Planned Unit Development)				
Land Use:	Not Applicable		Business Park Center (BP)		
Context:					
Explanation of Request:	The owner wishes to annex property into the city. Already had concept review (CPT23-111).				
Justification:	The subject property is currently unincorporated Polk County and is under the annexation process (ANX24-001). The proposed project will consist of industrial use buildings and additional building uses as listed in the conceptual site plan.				

Concurrency:

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

Petition for Voluntary Annexation

TO: City of Lakeland
Community & Economic Development
ATTN: Planning and Zoning Department
228 S. Massachusetts Avenue
Lakeland, FL 33801

Pursuant to the requirements of Chapter 171.044, Florida Statutes, this letter, and attachment serves as a petition for voluntary annexation into the City of Lakeland for the following described property:

Property Address or General Location: 1512 Airport Road, Lakeland FL
Parcel I.D.#: 23-28-28-000000-031020

(I) / (We), being duly sworn depose and say that (I) / (we) own the properties involved in this petition and that (I) / (we) authorize the City of Lakeland to process this petition for Voluntary Annexation in accordance with all adopted City rules and regulations, and in conformance with State law. Further, (I) (we) file this petition and depose that the statements contained in this petition and information attached thereto are in all respects true and correct to the best of (my) / (our) knowledge and belief.

Included Attachments:

- Legal Description
- Deed or proof of ownership



Signature of Owner
SUMMER RODMAN
Printed Name of Owner

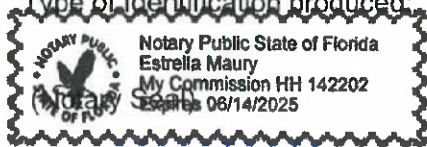
Signature of Owner

Printed Name of Owner


STATE OF FL
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 21 day of FEB, 2024, by SUMMER RODMAN, who is personally known to me or who has produced a driver's license as identification.

Type of Identification produced: _____



6/14/25
My commission expires:



Notary Public
ESTRELLA MAURY
Printed Name of Notary



March 1st, 2024

City of Lakeland
228 S. Massachusetts Ave.
Lakeland, FL 33801

To whom it may concern,

On behalf of the owner, Sunshine Lakeland LLC, Kimley-Horn and Associates is requesting the annexation of the 11.62-acre property located on Airport Rd, Lakeland, Florida 33811 (Parcel ID #23-28-28-000000-031020). The site is unincorporated Polk County with a Future Land use of BPC-1 (Business Park Center). However, the proposal to annex the property to the City of Lakeland will be submitted to propose a Planned Unit Development (PUD) to facilitate flexibility of the industrial building uses for the future site development project and allow connections to the City of Lakeland utilities.

The current Zoning and FLU for the subject property is as follows:

<u>Parcel ID</u>	<u>Current Zoning (per Polk County)</u>	<u>Proposed Zoning</u>
23-28-28-000000-031020	Business Park Center	PUD Industrial
<u>Parcel ID</u>	<u>Current FLU (per Polk County)</u>	<u>Proposed FLU</u>
23-28-28-000000-031020	BPC-1 Business Park Center	PUD

The proposed site development scope includes a small bay industrial business park with a total building area of 117,000 square feet with associated parking and infrastructure which will be constructed in one phase. The project development is proposing a PUD Industrial that allows all the applicable uses within the I-1 (Light Industrial-Limited Commercial District) and I-2 (Medium Industrial District) as stated in the City of Lakeland land development Code. This development will be part of the Business Park District and remain consistent with the 2030 City of Lakeland Comprehensive Plan for the adjacent properties within the City limits.

The adjacent properties to the west and south are designated in Business Park District and have a PUD Industrial zoning designation per the 2023 City of Lakeland Comprehensive Plan and the City of Lakeland Zoning Map. The properties north and east to the subject property site are unincorporated in Polk County.

The proposed annexation is also to allow future connections to the existing City of Lakeland water, reclaim and wastewater utilities with the right-of-way and along the property frontage. The drainage system will be designated and permitted in accordance with the City of Lakeland and the Southwest Florida Water Management District (SWFWMD) and Florida Department of Transportation (FDOT).

The following are being requested to the City of Lakeland:

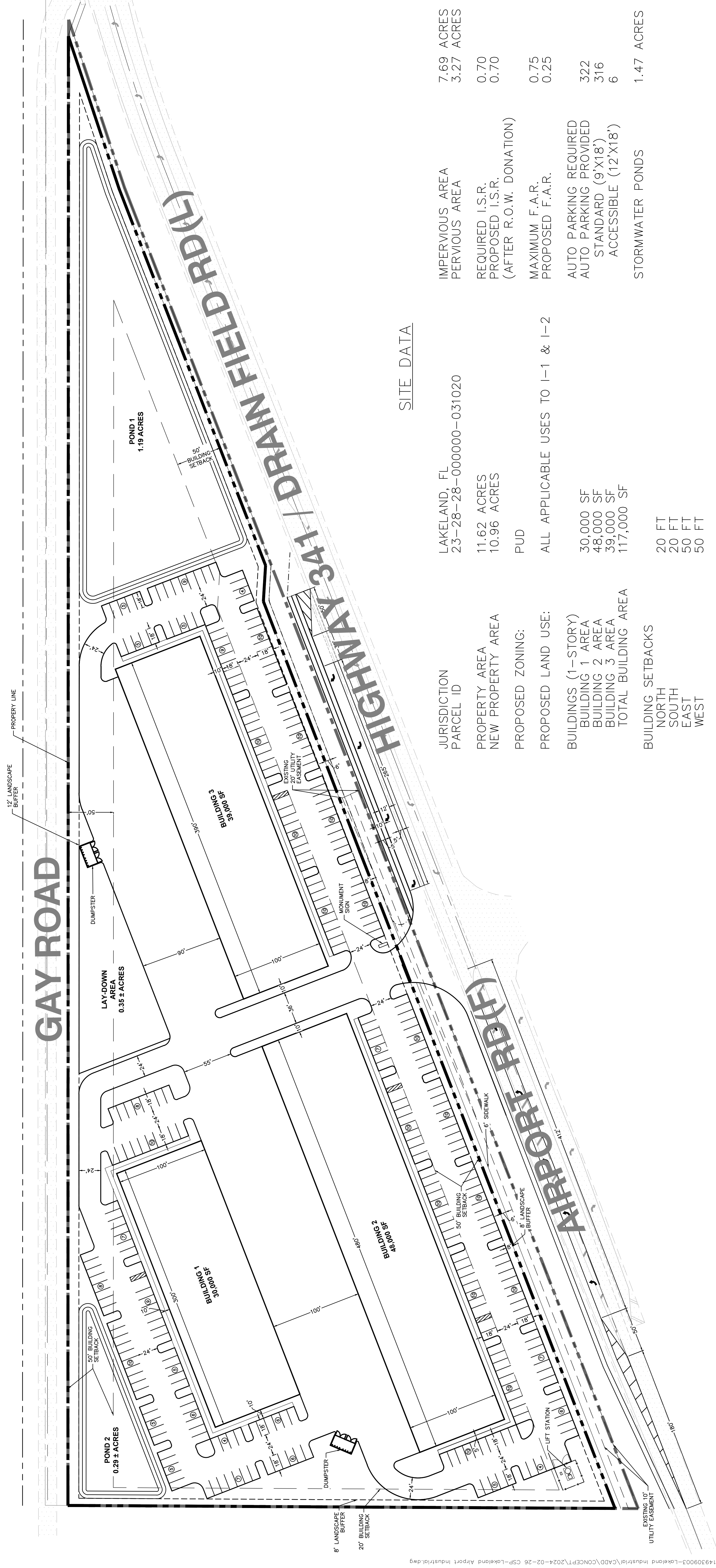
Application	Case Number
Annexation	ANX24-001
Zoning	ZON24-004
Future Land Use	LUS24-002

Please contact me at (407) 459-8117 or Jeffrey.rivera@kimley-horn.com should you have any questions.

Sincerely,



Jeffrey Rivera, P.E.



K:\ORL_civil\14930903-Lakeland Industrial\CAD\CONCEPT\2024-02-26 CSP-Lakeland Airport Industrial.dwg

SITE DATA

JURISDICTION	LAKELAND, FL	IMPERVIOUS AREA	7.69 ACRES
PARCEL ID	23-28-28-000000-031020	PERVIOUS AREA	3.27 ACRES
PROPERTY AREA	11.62 ACRES	REQUIRED I.S.R.	0.70
NEW PROPERTY AREA	10.96 ACRES	PROPOSED I.S.R.	0.70
PROPOSED ZONING:	PUD	MAXIMUM F.A.R.	0.75
PROPOSED LAND USE:	ALL APPLICABLE USES TO I-1 & I-2	PROPOSED F.A.R.	0.25
BUILDINGS (1-STORY)		AUTO PARKING REQUIRED	322
BUILDING 1 AREA	30,000 SF	AUTO PARKING PROVIDED	316
BUILDING 2 AREA	48,000 SF	STANDARD (9'X18')	6
BUILDING 3 AREA	39,000 SF	ACCESSIBLE (12'X18')	
TOTAL BUILDING AREA	117,000 SF	STORMWATER PONDS	1.47 ACRES
BUILDING SETBACKS			
NORTH	20 FT		
SOUTH	20 FT		
EAST	50 FT		
WEST	50 FT		



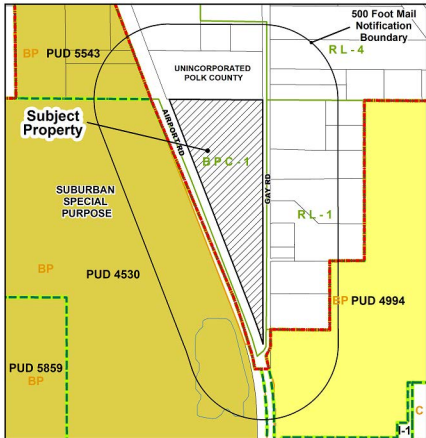
File Number: ANX24-001 LUS24-002 PUD24-007
ZON24-006

Present Land Use: County BPC-1 (16.07 AC+/-)
 Proposed Land Use: BP (16.07 AC+/-)
 Present Zoning: None
 Proposed Zoning: PUD Zoning to Allow Limited I-1 and I-2 Industrial-Type Services, Wholesale Trade, Uses
 Present Context: None
 Proposed Context: Suburban Special Purpose

April 2024

- Subject Property
- 500 Foot Mail Notification Boundary
- City Limits
- Zoning
- Lakeland Future Land Use
- Polk County Future Land Use
- Conditional Use
- SPI
- Parcels
- Water Body





File Number: ANX24-001 LUS24-002 PUD24-007
ZON24-006

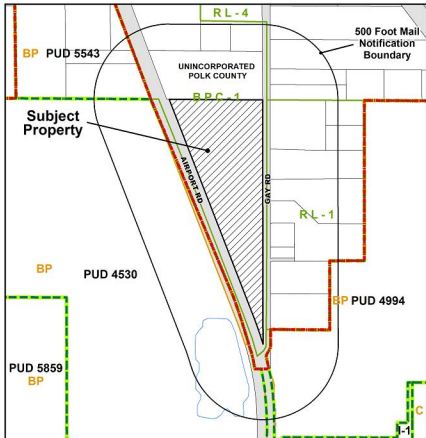
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Proposed Land Use: BP (16.07 AC+/-)
Present Zoning: None
Proposed Zoning: PUD Zoning to Allow Limited I-1 and I-2 Industrial-Type Services, Wholesale Trade, Uses

Present Context: None
Proposed Context: Suburban Special Purpose

April 2024

- Subject Property
- 500 Foot Mail Notification Boundary
- City Limits
- Zoning
- Lakeland Future Land Use
- Polk County Future Land Use
- Conditional Use
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File Number: ANX24-001 LUS24-002 PUD24-007
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April 2024

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- Roadway/Railway





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

March 29, 2024

RE: Project Name - Project No. ANX24-001/LUS24-002/PUD24-007/ZON24-006

Dear Property Owner:

This letter is to advise you that Jeffrey Rivera, Kimley-Horn and Associates, Inc., on behalf of Sunshine Lakeland, LLC, requests annexation, a small-scale land use map amendment to apply a future land use designation of Business Park (BP), and the application of PUD (Planned Unit Development) zoning, concurrent with a City-initiated request to apply a Suburban Special Purpose (SSP) context sub-district designation, to allow for the development of 117,000 square feet of limited I-1 (Light-Industrial—Limited Commercial) and I-2 (Medium Industrial) warehousing and industrial uses on approximately 11.5 acres located north of the intersection of Airport Road and Gay Road. The subject property is legally described as:

THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, OF SECTION 28, TOWNSHIP 28 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA; LYING EAST OF THE WEST RIGHT-OF-WAY OF STATE ROAD 572 (AIRPORT RD) AND LYING WEST OF THE WEST RIGHT-OF-WAY LINE OF GAY ROAD AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, OF SECTION 28, TOWNSHIP 28 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA; LYING EAST OF THE WEST RIGHT-OF-WAY OF STATE ROAD 572 (AIRPORT RD) AND LYING WEST OF THE WEST RIGHT-OF-WAY LINE OF GAY ROAD. (A COMPLETE LEGAL DESCRIPTION IS AVAILABLE IN THE COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT).

The public hearing to consider this request will be held before the Lakeland Planning and Zoning Board at **8:30 a.m., on Tuesday, April 16, 2024**, in the Lakeland Electric Building rooms 1A/B, 501 E. Lemon Street. As an owner of property within 500 feet of this request, as indicated on the attached map, you will be given an opportunity to express your opinion at the public hearing or you may submit your views to the Community Development Department, 863-834-6011 or planning@lakelandgov.net, prior to the Tuesday, April 16th meeting.

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THIS IS A COURTESY LETTER NOT REQUIRED BY LAW

MINUTES

Planning & Zoning Board

City Commission Chambers

Tuesday, March 19, 2024

8:30 a.m.

The City of Lakeland Planning and Zoning Board met in Regular Session. Board Members, Terry Dennis, Silvana Knight, Joseph Lauk, Lyle Philipson, Veronica Rountree, Susan Seitz and Jeri Thom were present. Community & Economic Development staff Chuck Barmby, Urban Planning & Transportation Manager; Matthew Lyons, Executive Planner; Audrey McGuire, Senior Planner; Damaris Stull, Senior Planner; Todd Vargo, Senior Planner; and Christelle Burrola, Planning Assistant, were present. Assistant City Attorney Alex Landback was also present.

PUBLIC HEARING

ITEM 1: Compatibility review to allow for the construction of an accessory dwelling unit on property located at 970 Hollingsworth Road. Owner: Grissel Rexach. Applicant: Victor Prebor. (ADU24-002)

Terry Dennis recused himself from the vote for this item due to the proximity of the property to his employer, Florida Southern College.

Audrey McGuire stated the request is for the construction of an 800 sq. ft. accessory dwelling unit with a carport on the front. In order to meet the max square footage requirements of the land development code for accessory dwelling units, the applicants will be proposing 475 sq. ft. additions to the existing residence. Ms. McGuire pointed to photos on the overhead screen of the subject property and proposed elevations.

Victor Prebor and Grissel Rexach were present in support of the request.

Ms. McGuire stated staff did not receive any public comment in regard to the request.

Ms. McGuire presented the recommended conditions for approval.

In response to Silvana knight, Ms. McGuire stated separate electric meters are not allowed.

In response to Joseph Lauk, Mr. Prebor stated he agrees to staff's recommended conditions.

Lyle Philipson made a motion for approval of staff's recommendation. Susan Seitz seconded the motion and it passed 6—0.

ITEM 2: Conditional use to allow motor vehicle fuel sales, major, as an accessory use for the Sam's Club retail store on property located at 4600 Hwy 98 N (4600 U.S. Highway 98 North). Owner: Sam's East, Inc. Applicant: Andrew Petersen. (CUP24-003)

Damaris Stull stated the request involves the expansion of an existing motor vehicle fuel sales use within the Sam's Club parking lot on the subject property. Ms. Stull pointed to photos on the overhead screen of the subject property.

Nim Robinson, 5404 Cypress Center Drive, Suite 140, Tampa, representing the applicant, made a presentation that provided an overview of the proposed request.

Ms. Stull presented the recommended conditions for approval.

Ms. Stull stated staff did not receive any public comment in regard to the request.

Discussion ensued.

In response to Jeri Thom, Ms. Robinson stated the proposed expansion will not have any significant impact on parking as the amount of parking provided will be in excess of the minimum amount required by the City's Land Development Code.

In response to Joseph Lauk, Ms. Robinson stated she is not sure if there will be a change in the fuel underground tanks or if there will be a change with the fuel delivery locations.

In response to Mr. Lauk, Ms. Robinson stated the applicant agrees to staff's recommended conditions.

Lyle Philipson made a motion for approval of staff's recommendation. Veronica Rountree seconded the motion and it passed 7—0.

ITEM 3: Minor modification of PUD (Planned Unit Development) zoning to adopt a new site plan and reorient a previously approved three-story assisted-living facility adjacent to Carillon Boulevard, on property located at 3201 Airport Road. Owner: RBS Lakeland Investments LLC. Applicant: Sarah Case, Next Level Planning & Permitting. (PUD24-003)

Todd Vargo stated the request is for a Minor modification of PUD zoning to adopt a new site plan and reorient a previously approved three-story assisted-living facility adjacent to Carillon Boulevard. Mr. Vargo pointed to architectural renderings on the overhead screen of the subject property and proposed site plan.

Sarah Case, 3825 S. Florida Avenue, the applicant, made a presentation that provided an overview of the proposed request. Ms. Case stated she agrees to staff's recommended conditions.

Mr. Vargo presented the recommended conditions for approval.

In response to Silvana Knight, Ms. Case stated the developer is committed to planting the full-sized trees that appear on the architectural renderings.

In regards to the installation of fencing on the property, Ms. Case stated the applicant will work with the Carillon Lakes Property Owner's Association to ensure they are pleased with the aesthetics of any fencing that is utilized.

In response to Joseph Lauk, Ms. Case stated with the new site plan, the three-story portion of the assisted living facility will be oriented towards Carillon Lakes Boulevard.

George Lussier, 3003 Bellflower Way, requested that any fencing used match the fencing along Carillon Lakes Boulevard.

Ms. Case stated the applicant is committed to work with the Property Owner's Association of Carillon Lakes in accordance with the Land Development Code to ensure the fence is aesthetically pleasing.

Barbara Sweeney, 3356 Fiddle Leaf Way, stated for security reasons there needs to be a fence between the two properties.

Mr. Vargo stated staff did not receive any public comment in regard to the request.

Silvana Knight made a motion for approval of staff's recommendation. Jeri Thom seconded the motion and it passed 7—0.

GENERAL MEETING

ITEM 4: Review minutes of the February meeting.

Silvana Knight made a motion for approval of the minutes from the previous meeting. Susan Seitz seconded the motion and it passed 7—0.

ITEM 5: Major modification of an existing conditional use for Parkway Baptist Church to allow for the placement of two modular classroom buildings as a temporary use and increase the

maximum school enrollment from 225 to 500 students on property located at 4210 Lakeland Highlands Road. Owner: Parkway Baptist Church of Lakeland, Inc. Applicant: Lanieve Imig, JSK Consulting of Lakeland, Inc. (CUP23-025)

Chuck Barmby stated the applicant requests an additional one-month continuance as they are still working on the traffic analysis.

Silvana Knight made a motion for approval of the additional one-month continuance. Susan Seitz seconded the motion and it passed 7—0.

ITEM 5: Report of City Commission action on Planning and Zoning Board recommendations along with Planning & Transportation Manager's Report.

Chuck Barmby reviewed the recent actions of the City Commission. Mr. Barmby also reviewed the new cases for the April hearing.

ITEM 6: Audience.

There were no comments from the audience.

ITEM 7: Adjourn.

There being no further discussion, the meeting was adjourned at 9:31 AM.

Respectfully Submitted,

Joseph Lauk, Chair

Silvana Knight, Secretary



Community & Economic Development Staff Request for Delay

Date:	April 16, 2024	Reviewer:	Phillip Scarce
Project No:	CUP23-025	Location:	4210 Lakeland Highlands Road
Owner:	Parkway Baptist Church Of Lakeland Inc.		
Applicant:	Lanieve Imig, JSK Consulting		
Current Zoning:	RA-3 (Single-Family)	Future Land Use:	Residential Medium (RM)
Context District:	Suburban Neighborhood (SNH)		
P&Z Hearing:	January 17, 2024	P&Z Final Decision:	
Request:	Major modification of an existing conditional use for Parkway Baptist Church to allow for the placement of two modular classroom buildings as a temporary use and increase the maximum school enrollment from 225 to 500 students on property located at 4210 Lakeland Highlands Road.		

Request for Delay

Staff is unable to make a recommendation at this time due to a lack of sufficient detail in the traffic study. Staff will meet separately with the applicant to provide direction regarding the traffic study and the changes needed to be made in order for staff to recommend approval. Due to the amount of time that has passed since the application was first heard, the request will be readvertised with a new public hearing before the Planning & Zoning Board with consideration for final decision when the applicant is ready to move forward.



Report of City Commission Action on Planning and Zoning Board Recommendations

Tuesday, April 16, 2024

Meeting of April 1, 2024

Ordinances (First Reading)

Proposed 24-012; Approving a Conditional Use to Allow Motor Fuel Sales, Major, as an Accessory Use for the Sam's Club Retail Store on Property Located at 4600 Highway 98 N. (CUP24-003)

Meeting of March 18, 2024

Ordinances (Second Reading)

Proposed 24-010; Approving a Conditional Use to Allow a School for Grades K-5 on Property Located at 510 W. 2nd Street. (CUP23-030) **Approved 5—0 As Amended, Ordinance 6029**