

## AGENDA

Planning & Zoning Board  
City Commission Chambers  
July 15, 2025, 8:30 a.m.

In accordance with the Americans with Disabilities Act 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](mailto: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:**
- Compatibility review to allow for the construction of an accessory dwelling unit on property located at 1069 Clearview Avenue. Owner/Applicant: Gail Bagley. (ADU25-005)
  - Consideration of final decision.
- ITEM 2:** Change in zoning from PUD (Planned Unit Development) to I-1 (Light Industrial – Limited Commercial District) to allow commercial trailer sales and a food truck on property located at 4250 New Tampa Highway. Owner: 4250 New Tampa Highway Land Trust. Applicant: Megan Charity, Clark, Campbell, Lancaster, Workman & Airth, P.A. (ZON25-008)
- ITEM 3:** Change of zoning from O-2 (Limited Impact Office) to PUD (Planned Unit Development) to allow a transient lodging and social services facility, with a health clinic as an accessory use, on property located at 1115 E. Memorial Boulevard. Owner: CFTB Realty LLC. Applicant: Timothy F. Campbell, Clark, Campbell, Lancaster, Workman & Airth, P.A. (PUD25-009)

## GENERAL MEETING

- ITEM 4:** Review minutes of the June meeting.
- ITEM 5:** Application of C-1 (Pedestrian Commercial) zoning on approximately 0.98 acres located north of Lakeland Park Center Drive and west of Hopewell Avenue (1009, 1015, 1019 and 1025 Lakeland Park Center Drive and 3504 Hopewell Avenue). Owner: Van and Nguyen LLC. Applicant: Chandra Frederick. (ZON25-007)
- ITEM 6:** Small-scale land use amendment to change the future land use designation from Residential Medium (RM) to Public Buildings/Grounds/Institutional (PI); and a change in zoning from MF-12 (Multi-Family Residential) to PUD (Planned Unit Development), to allow a 100-unit, multi-family residential development for the elderly on approximately 3.16 acres located at the northeast corner of W. 10<sup>th</sup> Street and Kettles Avenue (1401 Kettles Avenue). Owner: Lakeland Housing Authority. Applicant: Boggs Engineering, LLC. (LUS25-004/PUD25-008)

ITEM 7: Election of new officers.

Current officers:        Joseph Lauk, Chair  
                               Susan Seitz, Vice-Chair  
                               Silvana Knight, Secretary

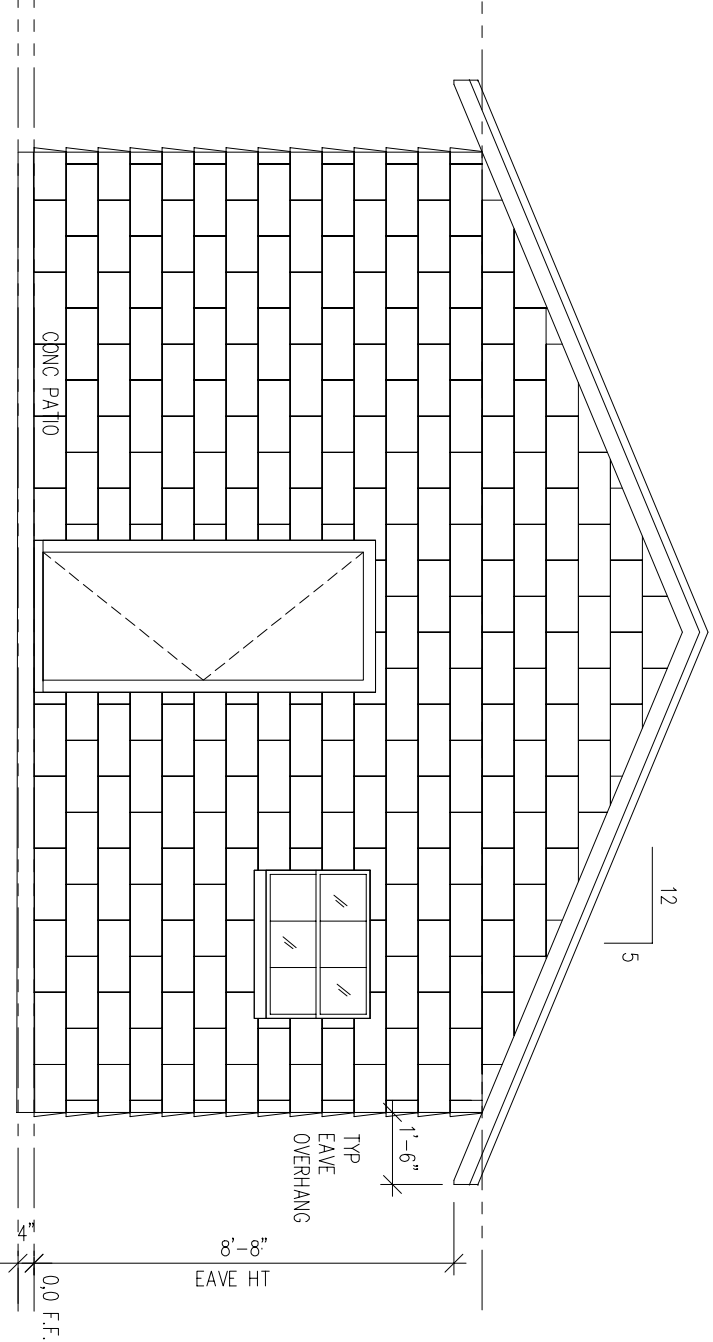
**ITEM 8:** Report of City Commission action on Planning and Zoning Board recommendations along with Planning & Transportation Manager's Report.

ITEM 9: Audience.

ITEM 10: Adjourn.

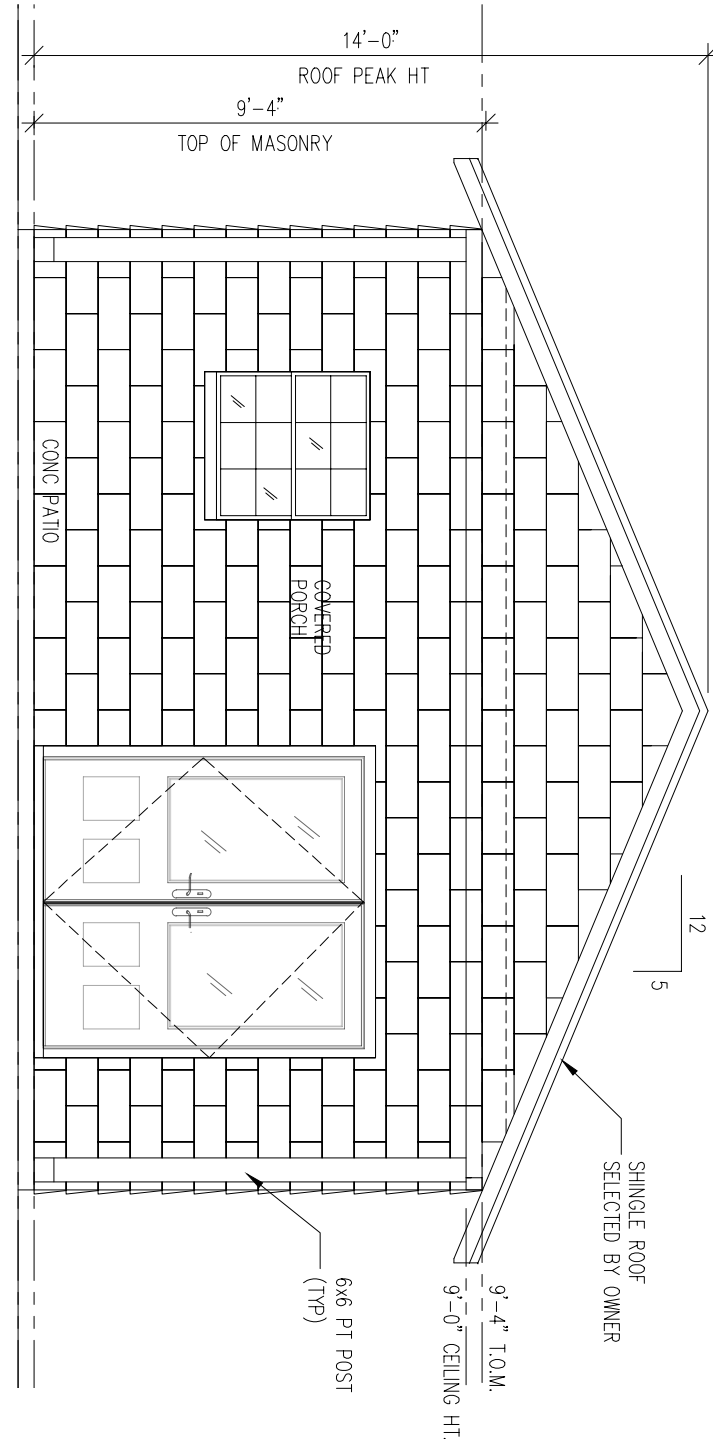






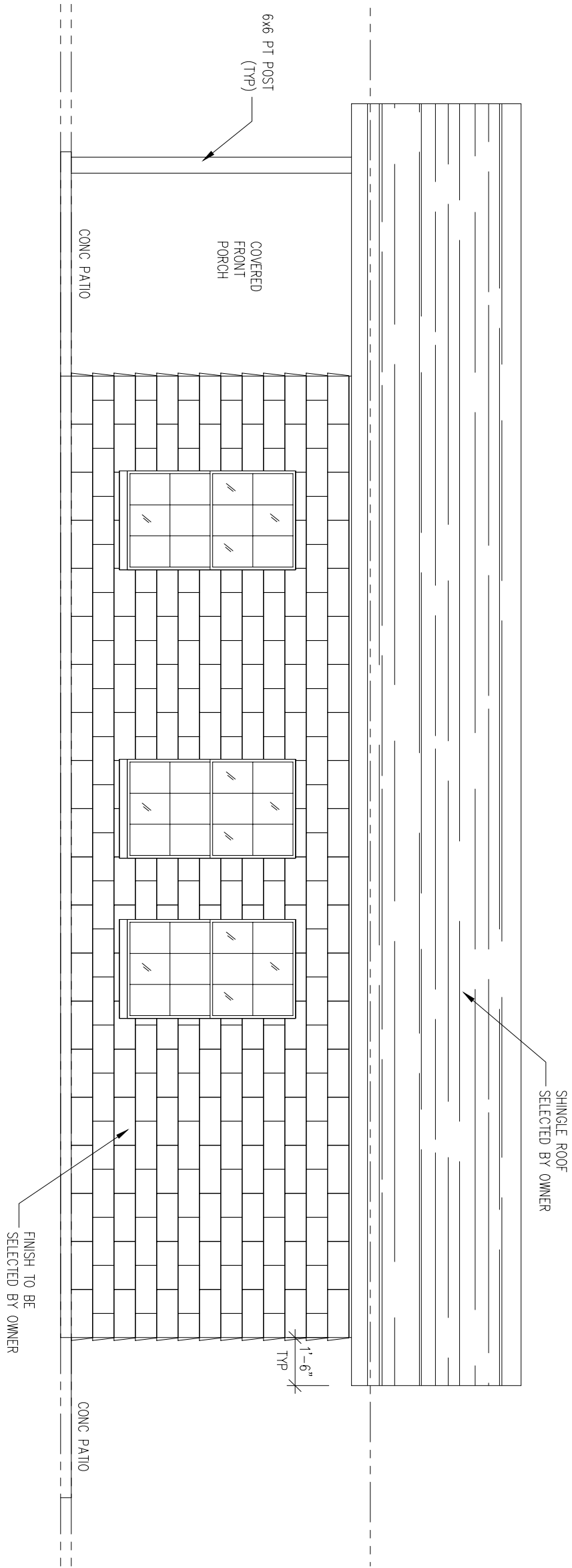
REAR ELEVATION

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



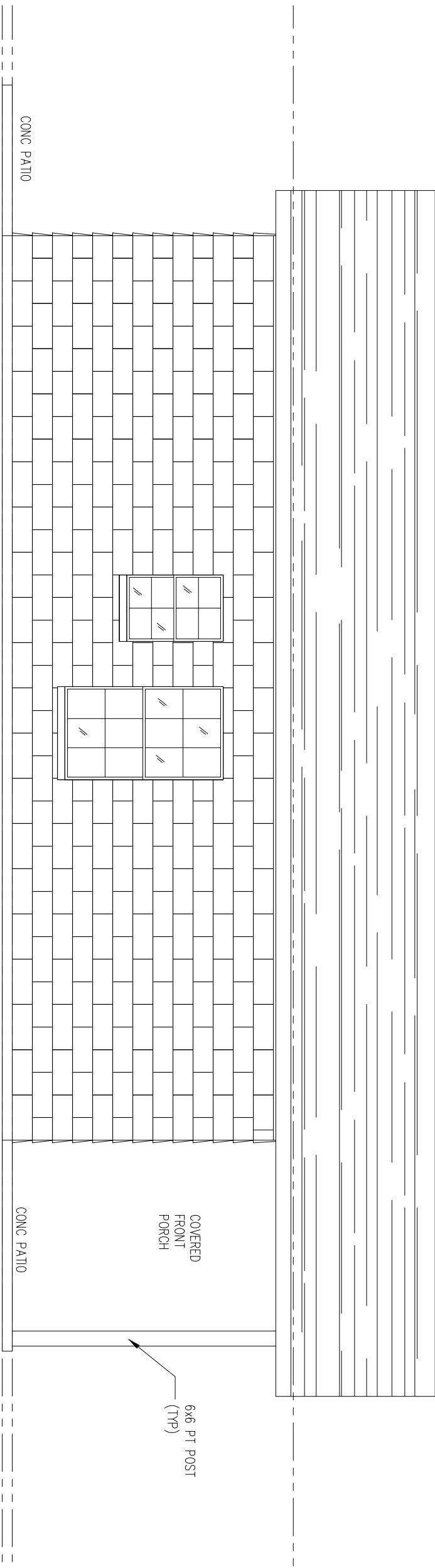
FRONT ELEVATION

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



RIGHT ELEVATION

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

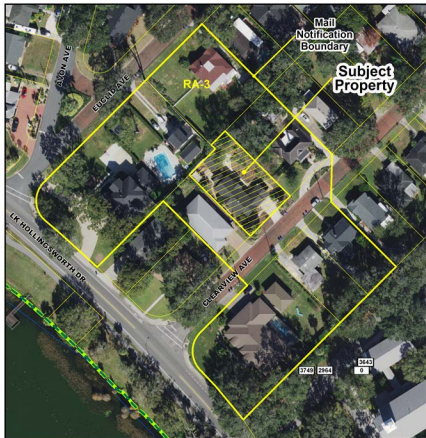


LEFT ELEVATION

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

NOTE:  
IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL DIMENSIONS AND  
INFORMATION IN FIELD PRIOR TO ORDERING OR CONSTRUCTION.  
THERBY, GARY  
THESE ELEVATIONS ARE SHOWN HEREON ARE IN COMPLIANCE WITH  
CHAPTER 16, SECTION 1609 OF THE 2023 8th EDITION, FLORIDA BUILDING CODE  
FOR 140 M.P.H. ULTIMATE DESIGN WIND SPEED (RISK CATEGORY III) ALONG WITH  
THE ENTIRE 2023 FLORIDA BUILDING CODE, RESIDENTIAL

SHEET A3	PROJECT: <b>BAGLEY</b> 1069 CLEARVIEW AVE. LAKELAND, FLORIDA 33801 GAIL ELEVATIONS	ENGINEER OF RECORD: 4-D ENGINEERING LLC 1074 S FLORIDA AVE SUITE 201 LAKELAND, FL 33803 PHONE: (386) 937-1949 FL CERTIFICATE OF AUTHORIZATION # 31557 CAREY L. WILKINSON, P.E. - FL # 80472	CONTRACTOR:	REVISIONS #	DISCRIPTION	DATE



**File Number:** ADU25-005

**Present Zoning:** RA-3

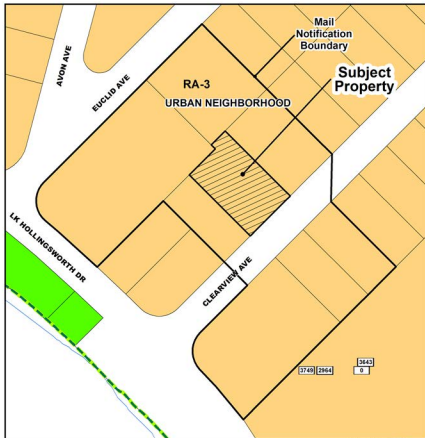
**Present Context:** Urban Neighborhood

**Proposed Zoning:** Compatibility Review  
for an Accessory  
Dwelling Unit

July 2025

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





File Number: ADU25-005

Present Zoning: RA-3

Present Context: Urban Neighborhood

Proposed Zoning: Compatibility Review  
for an Accessory  
Dwelling Unit

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July 2025





**File Number:** ADU25-005

**Present Zoning:** RA-3

**Present Context:** Urban Neighborhood

**Proposed Zoning:** Compatibility Review  
for an Accessory  
Dwelling Unit

July 2025

- Subject Property
- Mail Notification Boundary
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- Conditional Use
- SPI
- Parcels
- Railroad
- Water Body
- Roadway/Railway







228 S Massachusetts Avenue  
Lakeland FL 33801  
[planning@lakelandgov.net](mailto:planning@lakelandgov.net)

June 27, 2025

RE: 1069 Clearview Avenue - Project No. ADU25-005

Dear Property Owner:

This letter is to advise you that Gail Bagley requests a compatibility review to allow for the construction of an accessory dwelling unit on property located at 1069 Clearview Avenue. The subject property is legally described as follows:

HOLLINGSWORTH TERR PB 9 PG 45 BLK 2 LOTS 48 SW1/2 & ALL 49

The public hearing to consider this request will be held before the Lakeland Planning and Zoning Board at **8:30 a.m., on Tuesday, July 15, 2025**, in the City Commission Room, City Hall, 228 S. Massachusetts Avenue. As an owner of property adjacent to 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](mailto:planning@lakelandgov.net), prior to the July 15<sup>th</sup> meeting.

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THIS IS A COURTESY LETTER NOT REQUIRED BY LAW

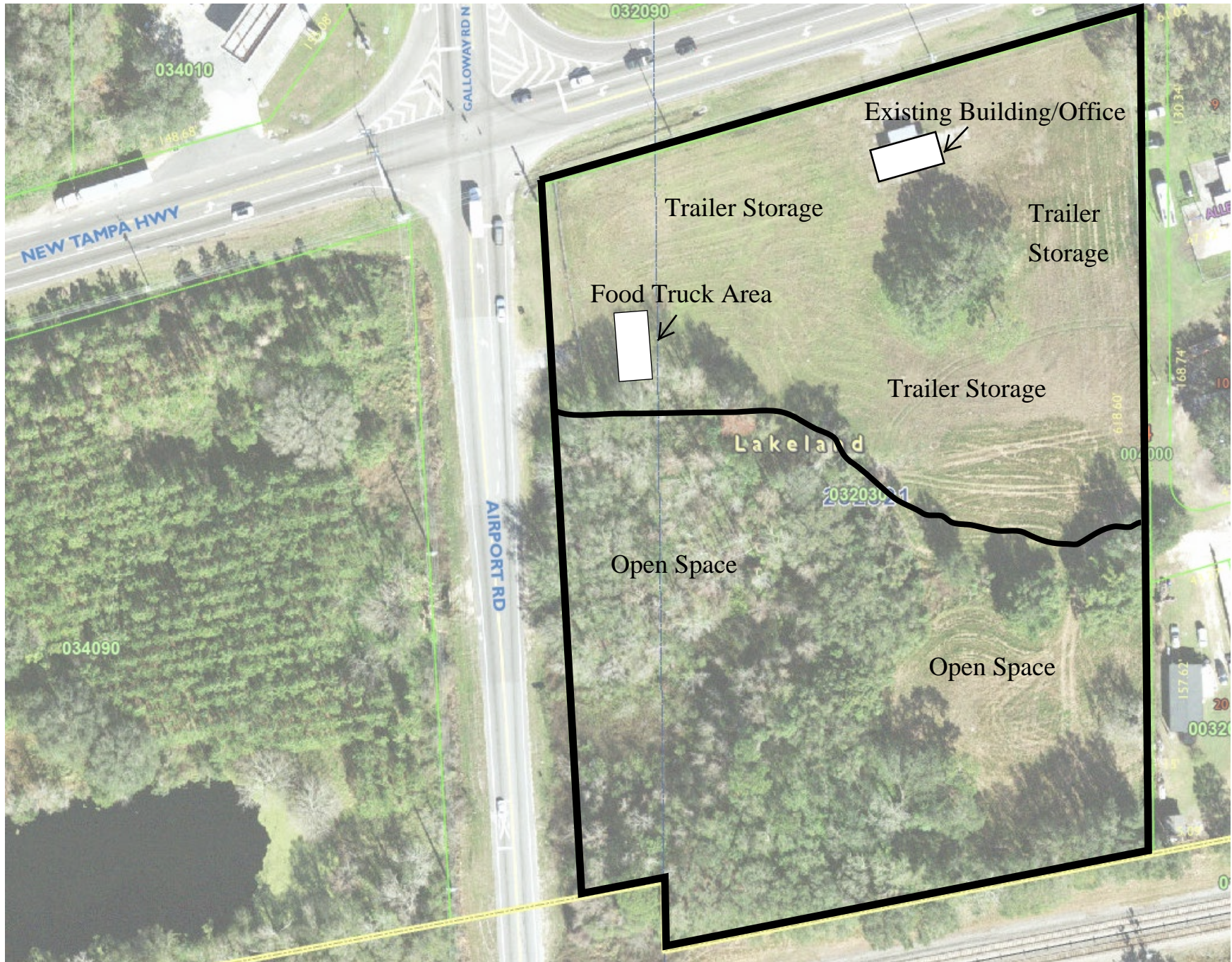


# Planning & Zoning Board General Application

General Information:											
Project No:		<a href="#">ZON25-008</a>			Application Date:		6/2/2025				
Associated Projects:											
Project Name:		SUPERIOR INVESTMENTS OF LAKELAND LLC									
Subject Property Address:		4250 NEW TAMPA HWY									
Parcel ID:		232821000000032030			Total Acreage:		5.78				
Applicant Name:		MEGAN CHARITY									
Applicant Address:		500 SOUTH FLORIDA AVENUE, SUITE 800			LAKELAND		FL		33801		
Owner Name:		4250 NEW TAMPA HIGHWAY LAND TRUST									
Owner Address:		5060 W COLONIAL DR STE 102			ORLANDO		FL		32808		
Request:											
Application Type:		Rezoning				General					
Land Use											
Current		Business Park				(BP)					
Proposed		Not Applicable									
Zoning											
Current		Planned Unit Development				(PUD) 5835					
Proposed		I-1 (Light Industrial - Limited Commercial)									
Sub Context District											
Current		(SSP), (SCO)				Suburban Special Purpose, Suburban Corridor					
Proposed											
Explanation of Request:		The applicant requests a change in zoning from Planned Unit Development to Light Industrial – Limited Commercial District to allow for the sale of trailers and the operation of a single food truck on the site.									
Justification:		The Applicant seeks a zoning change to I-1 (Light Industrial - Limited Commercial) to allow for the sale of trailers and the operation of a single food truck on the site. The applicant presently successfully operates the proposed use on the Property which serves the retail demands of residents in the surrounding area. The proposed use is consistent with surrounding areas and the Comprehensive Plan. The Property is well situated along New Tampa Highway to attract customers and to contribute to the City's growing economy.									
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:		2.62			
Potable Water		158		GPD		Wastewater		134		GPD	
						Solid Waste		6		PPD	



## Site Plan





File Number: ZON25-008

Present Zoning: PUD 5835

Present Context: Suburban Special Purpose  
and Suburban Corridor

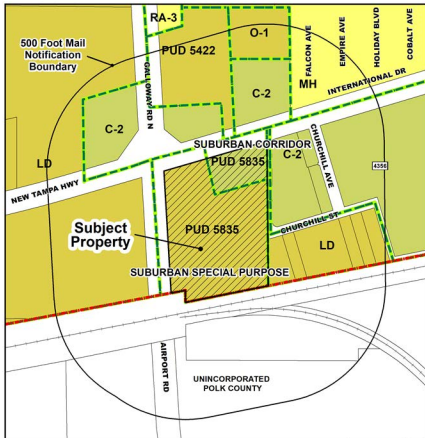
Proposed Zoning: Change of Zoning from  
PUD to I-1

July 2025

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







File Number: ZON25-008

Present Zoning: PUD 5835

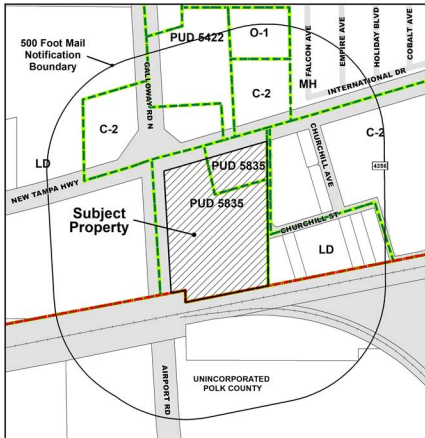
Present Context: Suburban Special Purpose

Proposed Zoning: Change of Zoning from

PUD to I-1

July 2025





**File Number:** ZON25-008

**Present Zoning:** PUD 5835

**Present Context:** Suburban Special Purpose

**Proposed Zoning:** Change of Zoning from

PUD to I-1

July 2025

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





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

June 27, 2025

RE: 4250 New Tampa Highway - Project No. ZON25-008

Dear Property Owner:

This letter is to advise you that Megan Charity, Clark, Campbell, Lancaster, Workman & Airth, P.A., on behalf of 4250 New Tampa Highway Land Trust, requests a change in zoning from PUD (Planned Unit Development) to I-1 (Light Industrial – Limited Commercial District) to allow commercial trailer sales and a food truck on property located at 4250 New Tampa Highway. The subject property is legally described as:

THAT PART OF THE SW 1/4 OF THE NW 1/4 LYING SOUTH OF NEW TAMPA HIGHWAY AND EAST OF AIRPORT ROAD, IN SECTION 21 TOWNSHIP 28 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA. LESS AND EXCEPT THE CSX RAILROAD RIGHT-OF-WAY; AND THE WEST 4.89 ACRES OF THE SE 1/4 OF THE NW 1/4 LYING BETWEEN THE CSX RAILROAD RIGHT-OF-WAY AND THE CENTERLINE OF NEW TAMPA HIGHWAY, IN SECTION 21, TOWNSHIP 28 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA.

The public hearing to consider this request will be held before the Lakeland Planning and Zoning Board at **8:30 a.m., on Tuesday, July 15, 2025**, in the City Commission Room, City Hall, 228 S. Massachusetts Avenue. As an owner of property within 500 feet of this request, as indicated on the attached map, you will be given an opportunity to express your opinion at the public hearing or you may submit your views to the Community Development Department, 863-834-6011 or [planning@lakelandgov.net](mailto:planning@lakelandgov.net), prior to the July 15<sup>th</sup> meeting.

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# Planning & Zoning Board General Application

General Information:									
Project No:	<a href="#">PUD25-009</a>			Application Date:		6/2/2025			
Associated Projects:									
Project Name:	MEMORIAL BOULEVARD SOCIAL SERVICES FACILITY								
Subject Property Address:	1051 MEMORIAL BLVD E								
Parcel ID:	242818000000011040			Total Acreage:		3.45			
Applicant Name:	TIMOTHY F CAMPBELL								
Applicant Address:	500 SOUTH FLORIDA AVENUE			LAKELAND		FL	33801		
Owner Name:	CFTB REALTY LLC								
Owner Address:	4300 W CYPRESS ST STE 700			TAMPA		FL	33607		
Request:									
Application Type:	Planned Unit Development					New			
Land Use									
Current	Public Building/ Grounds/ Institutional					(PI)			
Proposed	Not Applicable								
Zoning									
Current	Limited Impact Office					(O-2)			
Proposed	Not Applicable								
Sub Context District									
Current	(UCO)					Urban Corridor			
Proposed									
Explanation of Request:	The entitlement request is to allow for the development of a new strategically designed facility to allow Talbot House to more efficiently provide social services to its constituents. The proposed building will include accommodations and activities during the day and will generate less external impacts by incorporating best practices and improved design and function.								
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:			44.13		
Potable Water	9450	GPD	Wastewater	7560	GPD	Solid Waste	330	PPD	







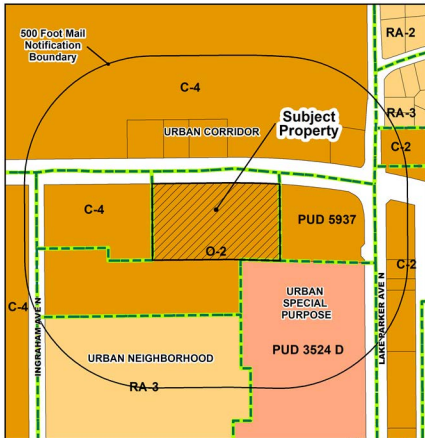
File Number: PUD25-009

Present Zoning: O-2  
 Present Context: Urban Corridor  
 Proposed Zoning: Change of Zoning from O-2 to PUD to Allow a Transient Lodging and Social Services Facility with an Accessory Health Clinic

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



July 2025



File Number: PUD25-009

Present Zoning: O-2

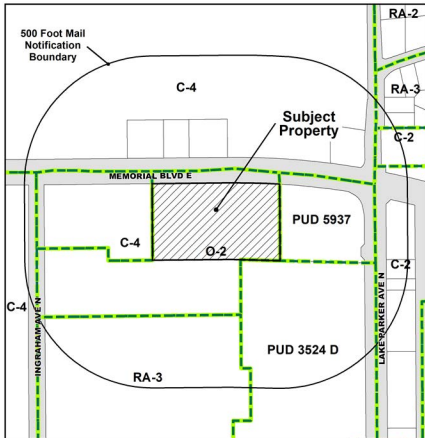
Present Context: Urban Corridor

Proposed Zoning: Change of Zoning from O-2 to PUD to Allow a Transient Lodging and Social Services Facility with an Accessory Health Clinic

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



July 2025



File Number: PUD25-009

Present Zoning: O-2

Present Context: Urban Corridor

Proposed Zoning: Change of Zoning from O-2 to PUD to Allow a Transient Lodging and Social Services Facility with an Accessory Health Clinic

July 2025

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





228 S Massachusetts Avenue  
Lakeland FL 33801  
[planning@lakelandgov.net](mailto:planning@lakelandgov.net)

June 27, 2025

RE: 1115 Memorial Boulevard E - Project No. PUD25-009

Dear Property Owner:

This is to advise you that the Timothy F. Campbell, Clark, Campbell, Lancaster, Workman & Airth, P.A., on behalf of CFTB Realty, LLC, requests a change of zoning from O-2 (Limited Impact Office) to PUD (Planned Unit Development) to allow a transient lodging and social services facility, with a health clinic as an accessory use, on property located at 1115 E. Memorial Boulevard. The subject property is legally described as:

AN AREA OF LAND IN SECTION 18, TOWNSHIP 28 S, RANGE 24 E, IN THE NORTH QUARTER IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, LESS PARCEL 242818000000011060 AND LESS PARCEL 242818000000011050'. (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, July 15, 2025**, in the City Commission Room, City Hall, 228 S. Massachusetts Avenue. As an owner of property within 500 feet of this request, as indicated on the attached map, you will be given an opportunity to express your opinion at the public hearing *or* you may submit your views to the Community Development Department, 863-834-6011 or [planning@lakelandgov.net](mailto:planning@lakelandgov.net), prior to the July 15<sup>th</sup> meeting.

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THIS IS A COURTESY LETTER NOT REQUIRED BY LAW

## MINUTES

Planning & Zoning Board

City Commission Chambers

Tuesday, June 17, 2025

8:30 a.m.

The City of Lakeland Planning and Zoning Board met in Regular Session. Board Members, Terry Dennis, Silvana Knight, Joseph Lauk, Bessie Reina, 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 Christy Loughlin, Board Secretary, were present. Assistant City Attorney Katie Prenoveau was also present.

## PUBLIC HEARING

**ITEM 1:** Application of C-1 (Pedestrian Commercial) zoning on approximately 0.98 acres located north of Lakeland Park Center Drive and west of Hopewell Avenue (1009, 1015, 1019 and 1026 Lakeland Park Center Drive and 3504 Hopewell Avenue). Owner: Van and Nguyen LLC. Applicant: Chandra Frederick. (ZON25-007)

Damaris Stull stated the subject property is located east of U.S. 98 North and north of Interstate 4. The subject property includes both vacant and developed parcels which were originally part of a single-family residential subdivision. The purpose of this request is to apply C-1 (Pedestrian Commercial District) zoning to allow for the marketing of the property for commercial redevelopment. The subject property consists of Lots 1-4 within Block A of the former Woodland Acres residential subdivision. Properties located at 1009 and 1025 Lakeland Park Center Drive are currently developed with single-family homes. Ms. Stull pointed to photos on the overhead screen of the subject property and surrounding areas. This request is for zoning only and there are no plans for development at this time. The C-1 zoning district allows for office uses, both medical and non-medical, personal services and a limited range of retail uses intended for pedestrians.

Ms. Stull stated staff will present a written recommendation for the request at the next regular meeting of the Board.

Chandra Frederick, 7930 Ashley Pointe Drive, the applicant, summarized the proposed request.

In response to Silvana Knight, Ms. Frederick stated the two single-family homes located on the subject property are currently occupied.

In response to Joseph Lauk, Ms. Frederick stated all the parcels are currently under the same ownership.

In response to Ms. Knight, Ms. Frederick stated she is not sure what the plans are for the lessees after the current lease terms are completed.

**ITEM 2:** Small-scale land use amendment to change the future land use designation from Residential Medium (RM) to Public Buildings/Grounds/Institutional (PI); and a change in zoning from MF-12 (Multi-Family Residential) to PUD (Planned Unit Development), to allow a 100-unit, multi-family residential development for the elderly on approximately 3.16 acres located at the northeast corner of W. 10th Street and Kettles Avenue (1401 Kettles Avenue). Owner: Lakeland Housing Authority. Applicant: Boggs Engineering, LLC. (LUS25-004/PUD25-008)

Audrey McGuire stated the subject property is located west of Florida Avenue, northeast corner of Kettles Avenue and W. 10<sup>th</sup> Street. The subject property has a future land use designation of Residential Medium (RM) and is zoned MF-12 (Multi-Family Residential) within the Urban

Neighborhood (UNH) context sub-district. The subject property is currently improved with a two-story, 40-unit apartment complex. The subject property is bound by single-family residential properties to the north, south and west. To the east, the subject property abuts commercial properties which are zoned O-1 (Low Impact Office) and currently being used as a day care and funeral home. Ms. McGuire pointed to photos on the overhead screen of the subject property, surrounding areas and proposed site plan. The purpose of this request is to change the future land use designation and zoning to allow for the development of a 100-unit multi-family residential development for the elderly.

Susan Swift and Erica Craig, 607 S. Alexander Street, Plant City, representing the applicant, made a presentation that provided an overview of the proposed request.

In response to Silvana Knight, Ms. Craig stated there will be at least one elevator in the apartment building.

In response to Chuck Barmby, Ms. Craig stated the stormwater retention area, which will be designed to function as a dry pond, may be designed to serve as an open space amenity for residents. Engineering work on the stormwater retention area, however, hasn't been completed.

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

Staff will present a written recommendation for the request at the next regular meeting of the Board.

## **GENERAL MEETING**

### **ITEM 3:** Review minutes of the May meeting.

Joseph Lauk stated there was a typo on page 4. Veronica Rountree made a motion for approval of the minutes from the previous meeting as amended. Terry Dennis seconded the motion and it passed 7—0.

**ITEM 4:** Plat approval for Lakeside Preserve Phase 2C, a 109-lot residential subdivision, on 22.05 acres generally located south of the Polk Parkway (SR 570) and east of Pipkin Creek Road and west of Harden Boulevard (4519 River Birch Bend). Owner: Domain Timberlake Multistate, LLC. Applicant: Kenneth Thompson, Platinum Surveying and Mapping, LLC. (SUB25-001)

Audrey McGuire stated the request is for a plat approval for Lakeside Preserve Phase 2C. The proposed plat consists of three lots on approximately 22.05 acres located a south of the Polk Parkway (SR 570) and east of Pipkin Creek Road and west of Harden Boulevard. The proposed plat consists of 109 single-family detached residential lots with an average lot size of 6,000 square feet. Plats are reviewed by the City's Subdivision Review Team for compliance with Article 9 (Subdivision Standards) of the Land Development Code (LDC). Once the Phase 2C plat is recorded, Lakeside Preserve will have a cumulative total of 426 lots to date. Staff recommended approval of the plat.

In response to Silvana Knight, Ms. McGuire stated the lots are 50' x 120'.

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

**ITEM 5:** Major modification to PUD (Planned Unit Development) zoning to allow for the development of a new 8,000 square foot, one-story office building on property located at 4265 New Tampa Highway. Owner: Magna Vitae Investments III LLC. Applicant: Jason Kendall. (PUD25-004)

Todd Vargo stated the subject property is located on the east side of N. Galloway Road, just north of the intersection of N. Galloway Road and New Tampa Highway. The subject property is currently improved with a one-story 8,750 sq. ft. office building. The purpose of this request is to amend the PUD zoning to adopt a new site plan which will allow for the construction of a one-story, 8,000 square foot office building. The proposed office building will be located northeast of the existing office building on

the portion of the site currently approved for use as outdoor storage under the PUD zoning. Mr. Vargo pointed to photos on the overhead screen of the subject property, surrounding areas and proposed site plan. The current PUD zoning allows for O-1 (Low Impact Office) uses. No changes will be made to the list of uses permitted under the PUD zoning. The proposed location of the new 8,000 square foot office building in the northeast corner of the site will not impact vehicle ingress or egress. To accommodate the additional square footage, twenty-four additional parking spaces will be provided which will increase the total amount of parking available on-site to 64 spaces.

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

Mr. Vargo presented the recommended conditions for approval.

In response to Joseph Lauk, Mr. Vargo stated the dumpster, which will be in proximity to the single-family home to the north, will be enclosed and screened by the adjacent the landscape buffer along the north property boundary.

In response to Silvana Knight, Mr. Vargo stated the landscape buffer will consist of a six-foot high view blockage fence or wall with a minimum 7.5-foot-wide landscape strip.

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

**ITEM 6:** Small-scale land use amendment, to change the future land use designation from Business Park (BP) to Industrial (I); and a change of zoning from I-2 (Medium Industrial) to PUD (Planned Unit Development) to allow for Scrap, Waste and Reclaimed Materials Trade Uses, Level II and Secondary Smelting and Refining of Nonferrous Materials on approximately 9.35 acres generally located at 2420 New Tampa Highway. Owner: Hamlin Real Estate LLC. Applicant: Timothy F. Campbell, Clark, Campbell, Lancaster, Workman & Airth, P.A. (LUS25-001/PUD25-003) **Note: Continued from a previous meeting.**

Audrey McGuire stated the subject property is located south of New Tampa Highway, west of Edwards Avenue and north of the CSX railroad right-of-way. Ms. McGuire pointed to photos on the overhead screen of the subject property, surrounding areas and proposed site plan.

Ms. McGuire presented the recommended conditions for approval based on the original request, as well as staff's proposed amendments to the conditions in response to the applicant's revised site plan.

Tim Campbell, 500 S. Florida Avenue, the applicant, made a presentation that provided an overview of the proposed request. He presented the revised site plan to the Board on the overhead screen.

Mr. Campbell stated that due to the concerns about smelting operations on-site, the use has been discontinued. Mr. Campbell stated at least for now, it is understood that smelting will not be permitted under the recommended conditions for approval and the operators of the business will abide by it.

Mr. Campbell provided Joseph Lauk with clarification to the revised conditions.

In response to Silvana Knight, Mr. Campbell stated he does not know approximately how many trucks enter and exit the subject property.

Discussion ensued among the Board, staff and applicant regarding the truck traffic.

In response to Mr. Lauk, Mr. Campbell stated he agrees to staff's recommended conditions as amended.

In response to Mr. Lauk, Matthew Lyons stated staff would like to ask the Board to adopt the amended conditions and revised site plan in Attachment "C."

Veronica Rountree made a motion for approval of staff's recommendation with the amended conditions and amended site plan. Terry Dennis seconded the motion and it passed 7—0.



**ITEM 7:** Small-scale land use map amendment to apply a future land use designation of Residential Medium (RM), the application of RA-4 (Single-Family Residential) zoning, and a conditional use to allow a 64-unit single-family attached (townhome) development on approximately 7.51 acres located at the northeast corner of Kathleen Road and Sleepy Hill Road. Owner: James P. Gills, Jr. Applicant: Timothy F. Campbell, Clark, Campbell, Lancaster, Workman & Airth, P.A. (LUS25-003/CUP25-004/ZON25-005)

Audrey McGuire stated the subject property is on the northeast corner of Kathleen Road and Sleep Hill Road. The subject property was annexed into the City in 1997. Zoning and land use, however, were not assigned at that time. In 2013, the Suburban Neighborhood (SNH) context district was applied to the subject property. The proposed RA-4 (Single-Family Residential) zoning classification allows for single-family attached (townhome) dwellings to be considered through a conditional use application. The proposed conditional use will limit the use of the subject property to a 64-unit single-family attached (townhome) subdivision.

Ms. McGuire stated the recommended conditions of approval contain tree preservation requirements, minimum development standards and maintenance provisions. Residential Medium (RM) land use designation is intended for medium density residential (between 5 and 12 dwelling units per acre) and promotes compact, walkable development. The RM future land use designation has been applied to other properties along the south side of Sleepy Hill Drive near the subject property including Highland Fairways, a 650-unit single-family residential subdivision that originally began development as a manufactured home community, and Hampton Hills South Phase 3, which consists of 224 single-family attached (townhome) dwellings on 19.38 acres at the southeast corner of Sleepy Hill Road and Mall Hill Drive. The proposed townhome development consists of 64 townhomes on approximately 7.51 acres, which translates to a gross density of 8.52 units per acre. Ms. McGuire pointed to photos on the overhead screen of the subject property, surrounding areas and proposed site plan.

Tim Campbell, 500 S. Florida Avenue, and Stephen Sposato, 505 E. Jackson Street, Tampa, representing the applicant, made a presentation that provided an overview of the proposed request.

In response to Silvana Knight, Mr. Campbell stated the townhomes will be owner occupied.

Kenneth Kemp, 3934 Kathleen Road, stated he has concerns with potential flooding to his property caused by the proposed development as well as traffic safety.

Mr. Campbell stated he understands Mr. Kemp's concerns and spoke with him regarding those concerns prior to the last public hearing. Those concerns will be taken into consideration and have been shared with the engineering group.

Ms. McGuire presented the recommended conditions for approval.

Discussion ensued among the Board, applicant, and staff on the retention ponds on the subject property, the engineering and zoning approval process as well as traffic.

In response to Joseph Lauk, Ms. McGuire stated staff did not receive any additional public comment since the last public hearing in response to the request.

Terry Dennis made a motion for approval of staff's recommendation. Susan Seitz seconded the motion and it passed 4—3. Silvana Knight, Veronica Rountree and Jeri Thom voted against the motion.

**ITEM 8:** 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 July hearing.

**ITEM 10:** Audience.

There were no comments from the audience.

**ITEM 11:** Adjourn.

There being no further discussion, the meeting was adjourned at 10:36 AM.

Respectfully Submitted,

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Joseph Lauk, Chair

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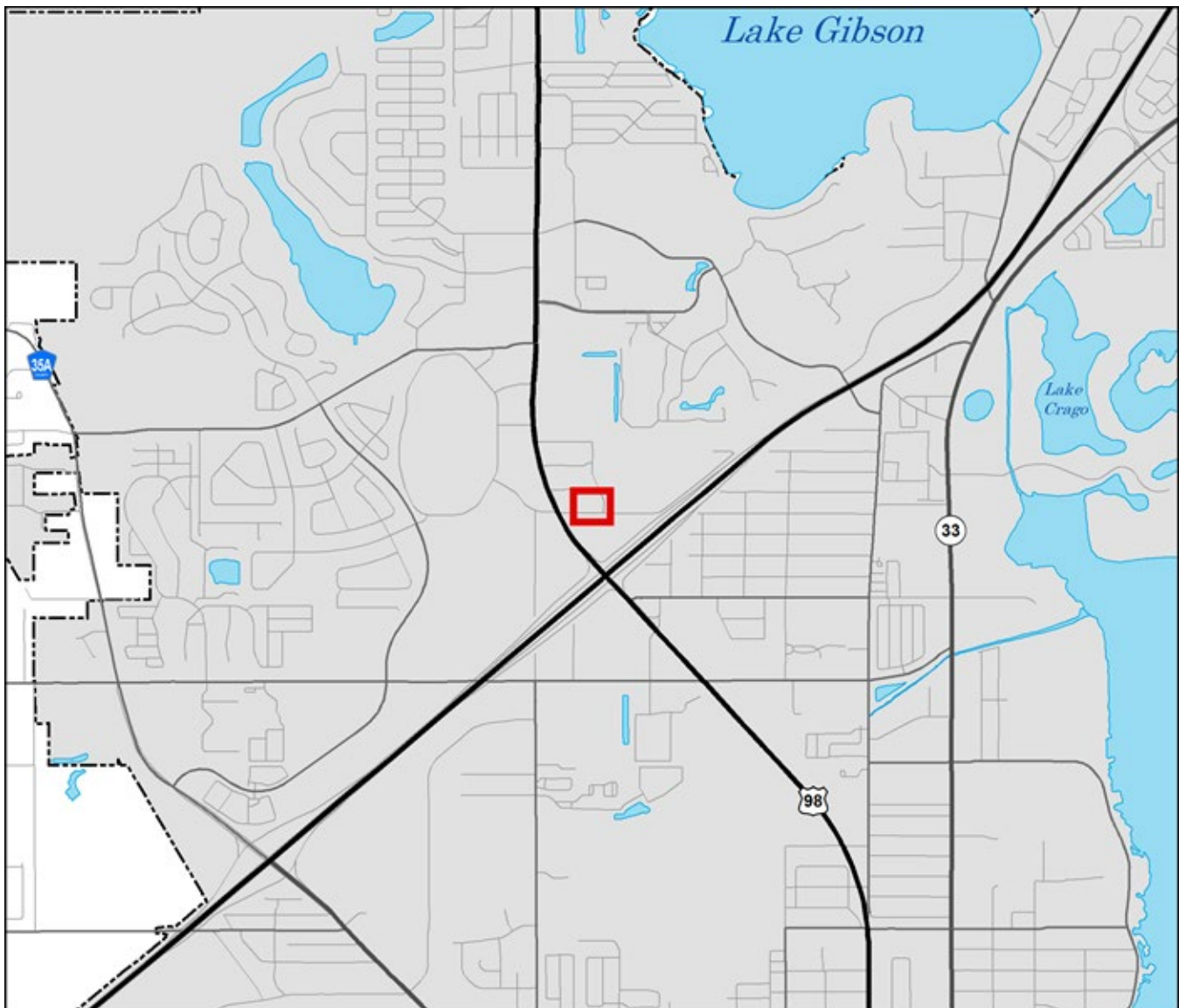
Silvana Knight, Secretary



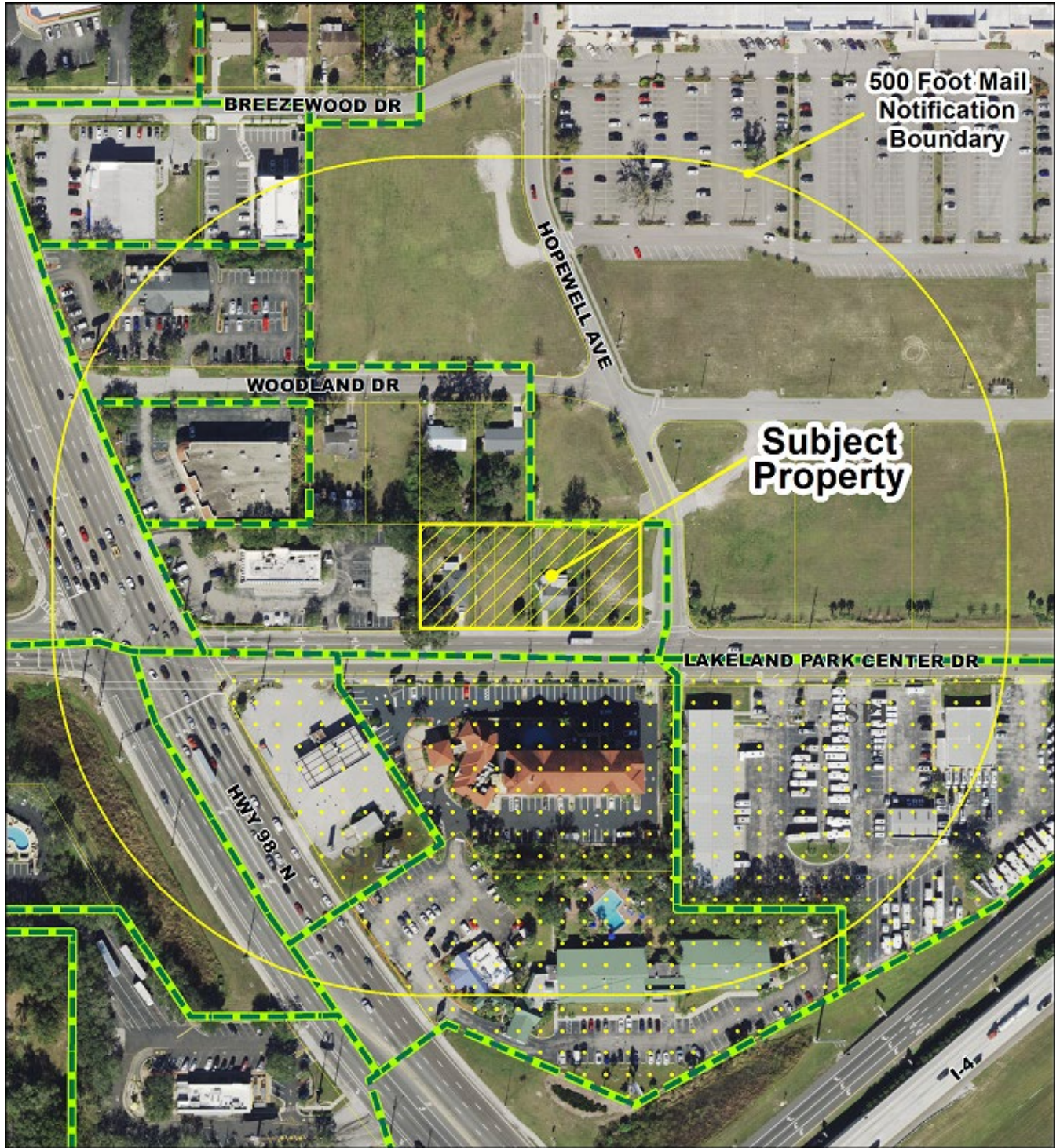
# Community & Economic Development Staff Recommendation

Date:	July 15, 2025	Reviewer:	Damaris Stull
Project No:	ZON25-007	Location:	1009, 1015, 1019 and 1025 Lakeland Park Center Drive, 3504 Hopewell Avenue.
Owners:	Van and Nguyen LLC		
Applicant:	Chandra Frederick, ACF Solutions LLC		
Current Zoning:	Not Assigned	Future Land Use:	Regional Activity Center (RAC)
Context District:	Suburban Corridor (SCO)		
P&Z Hearing:	June 17, 2025	P&Z Final Decision:	July 15, 2025
Request:	Application of C-1 (Pedestrian Commercial) zoning on approximately 0.98 acres located north of Lakeland Park Center Drive and west of Hopewell Avenue (1009, 1015, 1019 and 1025 Lakeland Park Center Drive and 3504 Hopewell Avenue).		

## 1.0 Location Maps







## 2.0 Background

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### 2.1 Summary

Chandra Frederick, on behalf of Van and Nguyen LLC, requests the Application of C-1 (Pedestrian Commercial) zoning on approximately 0.98 acres located north of Lakeland Park Center Drive and west of Hopewell Avenue (1009, 1015, 1019 and 1025 Lakeland Park Center Drive and 3504 Hopewell Avenue). A map of the subject property is included as Attachment “B.”

### 2.2 Subject Property

The subject property consists of Lots 1-4 within Block A of the former Woodland Acres residential subdivision. The subject lots include both vacant and developed parcels. Properties located at 1009 and 1025 Lakeland Park Center Drive are currently developed with single-family homes, both of which were constructed in 1956 according to the Polk County Property Appraiser website. Properties located at 1015/1019 Lakeland Park Center Drive and 2504 were previously developed with single-family homes that were demolished in 2015 and in 2022 respectively according to City building permit records.

In 2007, the subject property was annexed into the City as part of a larger 26-acre tract which extended east of U.S. Highway 98 North between the Shoppes of Lakeland shopping center to the north and Crevasse Street (now known as Lakeland Park Center Drive) to the south. In 2008, this area and adjoining annexed properties were given a future land use designation of Regional Activity Center (RAC) in part to facilitate land assemblage efforts by Ramco-Gershenson, the developer of Lakeland Park Center, a regional retail shopping center located east of Hopewell Avenue. The subject property, and other nearby residential properties located west of Hopewell Avenue, were not acquired by the developer for incorporation into the shopping center which received Planned Unit Development (PUD) zoning approval in 2011. As a result, the remaining properties are without City zoning.

### 2.3 Project Background

The purpose of this request is to apply C-1 (Pedestrian Commercial District) zoning to allow for the marketing of the property for commercial redevelopment. This request is for zoning only and there are no plans for development at this time.

### 2.4 Existing Uses of Adjacent Properties

Boundary	Existing Land Use	FLUM	Zoning	Context
North	Single-family Residential/Vacant	RAC	Not Assigned/PUD	SCO
South	Hotel	IAC	C-2	SCO
East	Vacant (Future Free-Standing Emergency Room)	RAC	PUD	SCO
West	High-Turnover Restaurant	RAC	Not Assigned	SCO

### 2.5 Attachments

Attachment A: Legal Description

Attachment B: Base Map of Subject Property



## 3.0 Discussion

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The subject property is located 300 feet east of the U.S. 98 North commercial corridor and bounded by commercial uses on three sides. The C-1 zoning district allows for office uses, both medical and non-medical, personal services and a limited range of retail uses intended for pedestrians. Prohibited uses include motor vehicle repair, sales or service uses, motor vehicle-oriented uses such as very high turnover (fast food) restaurants with drive through facilities, convenience stores, and motor vehicle fuel sales, certain high impact commercial uses such as pawn shops, payday loan/check cashing business and liquor stores which are better suited for properties located directly on high-volume arterial and collector roadways.

Application of C-1 zoning will not create a “spot zone” as it is consistent with the existing land uses in the surrounding area and will serve as a transition zone between the auto-oriented C-2 commercial uses located to the west along U.S. Highway 98 North and the C-4 commercial uses located to the east in Lakeland Park Center. The application of the C-1 zoning district on the subject property will establish a precedent for adjacent residential properties to the north along Woodland Drive to pursue similar zoning allowing for commercial redevelopment if the owners of these properties choose so. Although there are no plans for redevelopment at this time, a conceptual site plan submitted by the applicant shows how the property potentially could be developed for a small 6,000 sq. ft. multi-tenant retail commercial building. Future development of the site will require commercial site plan review, a concurrency review, and building permit approval before any construction activities may move forward.

### 3.1 Transportation and Concurrency

The subject property is located adjacent to U.S. Highway 98 North which is designated as a Transit-Oriented Corridor. The Lakeland Area Mass Transit District (Citrus Connection) operates fixed-route transit service along this corridor via its Gold Line providing 30-minute frequencies from Lakeland Square Mall to Downtown Lakeland and points further south throughout the business day. A park-and-ride transit super-stop that was part of the required transportation mitigation package for the adjacent Lakeland Park Center retail development is located approximately one-quarter mile north of the subject property, west of Dick’s Sporting Goods and east of Sharon Drive.

Due to the relatively small parcel size and the C-1 use limitations, impacts on the surrounding road system should be minimal if the property is redeveloped for office or commercial uses, but an emphasis to add to the pedestrian connectivity in the area will be made known. Because this request is for zoning only, a binding concurrency determination will not be made until a site plan for the property is submitted.

### 3.2 Comprehensive Plan Compliance

The proposed C-1 zoning district is consistent with the current Regional Activity Center (RAC) future land use designation. Per the policies of the Comprehensive Plan, the RAC Future Land Use designation is intended to accommodate regional shopping needs through a balanced mix of large retail, commercial and office uses which serve the region. The subject property is part of a large RAC which includes Lakeland Square Mall, Village Plaza and Lakeland Park Center shopping centers, and smaller outparcel and strip center developments along both sides of U.S. 98 North and has the potential to become a more intense and balanced mixed-use center over time.

The Community and Economic Development Department reviewed this request for compliance with the Lakeland Comprehensive Plan: Our Community 2030 and it is our opinion that the request is consistent with the Comprehensive Plan.

## **4.0 Recommendation**

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### **4.1 Community and Economic Development Staff**

The Community & Economic Development Department reviewed this request and recommends the application of C-1 (Pedestrian Commercial District) zoning. Letters of notification were mailed to 17 property owners within 500 feet of the subject property. No comments from the public were received before or during the public hearing at the June 17, 2025, meeting of the Planning and Zoning Board

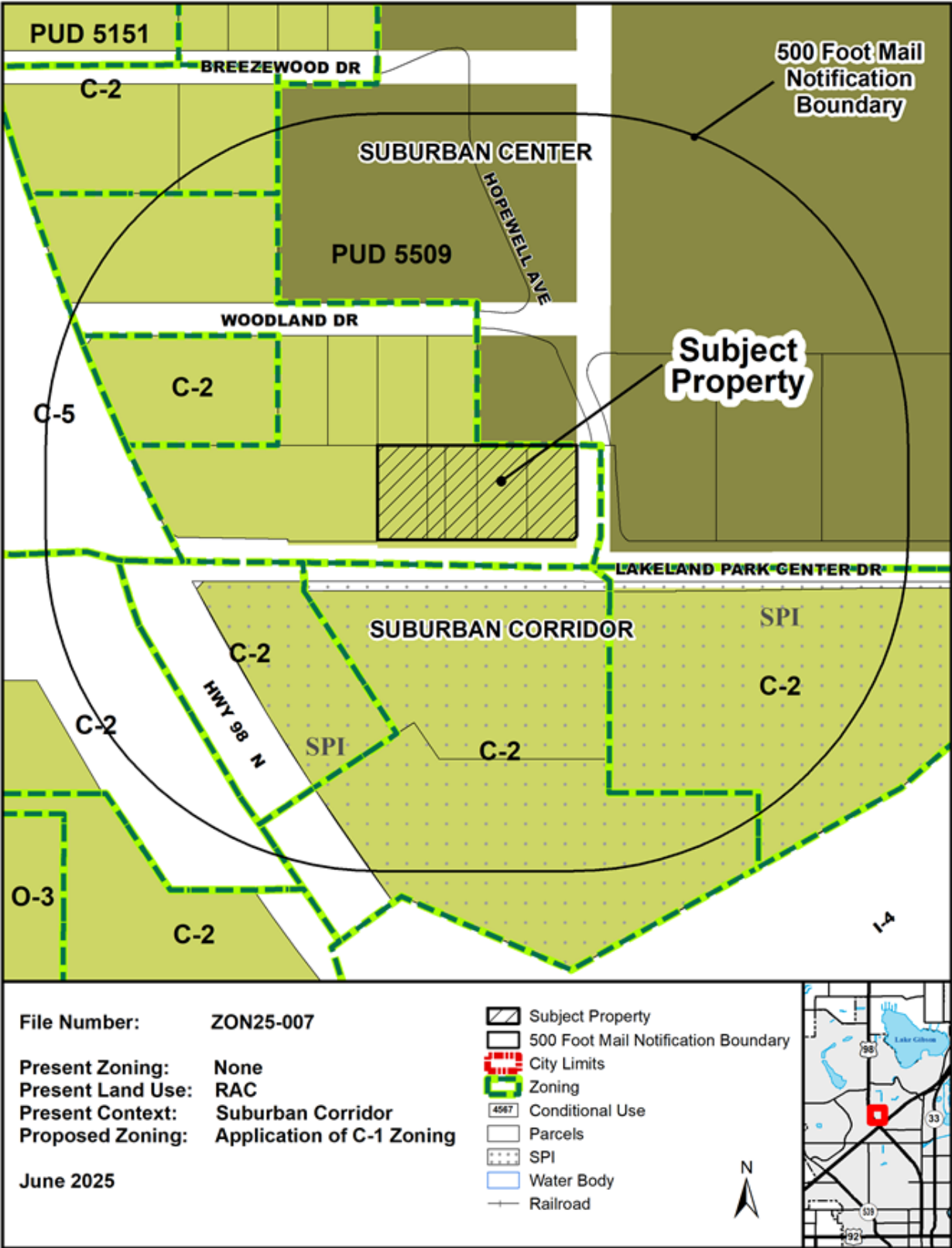
ATTACHMENT "A"

**Legal Description:**

WOODLAND ACRES SUB PB 36 PG 12 BLK A LOTS 1 THRU 4 LESS RIGHT OF WAY FOR  
LAKELAND PARK CENTER DR



ATTACHMENT "B"

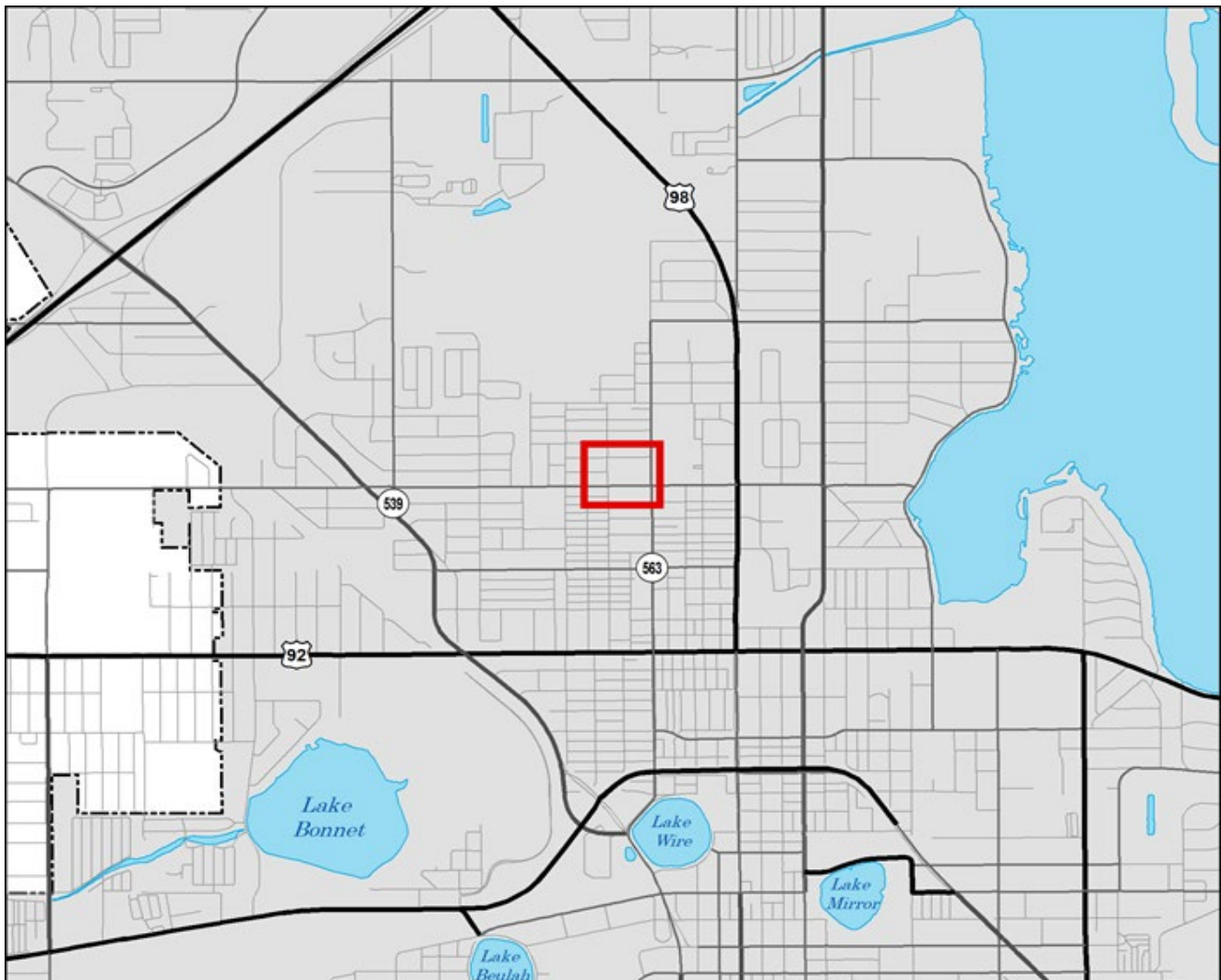




# Community & Economic Development Staff Recommendation

Date:	July 15, 2025	Reviewer:	Audrey McGuire
Project No:	LUS25-004 PUD25-008	Location:	1401 Kettles Avenue
Owner:	Dakota Park Limited Partnership (Housing Authority of Lakeland)		
Applicant:	Susan Swift, Boggs Engineering, LLC		
Current Zoning:	MF-12 (Multi-Family Residential)	Future Land Use:	Residential Medium (RM)
Context District:	Urban Neighborhood (UNH)		
P&Z Hearing:	June 17, 2025	P&Z Final Decision:	July 15, 2025
Request:	Small-scale land use amendment to change the future land use designation from Residential Medium (RM) to Public Buildings/Grounds/Institutional (PI); and a change in zoning from MF-12 (Multi-Family Residential) to PUD (Planned Unit Development), to allow a 100-unit, multi-family residential development for the elderly on approximately 3.16 acres located at the northeast corner of W. 10th Street and Kettles Avenue (1401 Kettles Avenue).		

## 1.0 Location Maps







## 2.0 Background

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### 2.1 Summary

Susan Swift, Boggs Engineering, LLC on behalf of the Housing Authority of Lakeland, requests a small-scale land use map amendment to change the future land use designation from Residential Medium (RM) to Public Grounds / Buildings / Institutional (PI) and a change in zoning from MF-12 (Multi-Family Residential) to PUD (Planned Unit Development) to allow a 100-unit multi-family residential development for the elderly on approximately 3.16 acres generally located at the northeast corner of Kettles Avenue and W. 10<sup>th</sup> Street. A map of the subject property is included as Attachment “B.”

### 2.2 Subject Property

The subject property, approximately 3.16 acres in area, is located north of W. 10<sup>th</sup> Street, east of Kettles Avenue and west of Martin L. King Jr. Avenue. The subject property has a future land use designation of Residential Medium (RM) and is zoned MF-12 (Multi-Family Residential) within the Urban Neighborhood (UNH) context sub-district. The subject property is currently improved with a two-story, 40-unit apartment complex which is owned and operated by the Lakeland Housing Authority.

The subject property is bound by single-family residential properties to the north, south and west. To the east, the subject property abuts commercial properties which are zoned O-1 (Low Impact Office) and currently being used as a day care and funeral home.

### 2.3 Project Background

The purpose of this request is to change the future land use designation and zoning to allow for the development of a 100-unit multi-family residential development for the elderly. If approved by the City Commission, the existing 40-unit apartment complex will be demolished prior to redevelopment. A site development plan which shows the footprint of the proposed apartment building, off-street parking, driveways, stormwater retention and open space is included as Attachment “C.”

### 2.4 Existing Uses of Adjacent Properties

Boundary	Existing Land Use	FLUM	Zoning	Context
North	Single-Family Residential	RM	RA-4	UNH
South	Single-Family Residential	RM	RA-4	UNH
East	Office	RM	O-1	UCO
West	Single-Family Residential / Church	RM	RA-4	UNH



## 2.5 Attachments

Attachment A: Legal Description

Attachment B: Base Map of Subject Property

Attachment C: Site Development Plan

Attachment D: Architectural Elevations

## 3.0 Discussion

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The proposed multi-family residential project is intended to provide affordable housing and active living for senior citizens, similar to a senior independent living community. Unlike group homes, congregate living facilities, and assisted living facilities, multi-family residential uses for the elderly do not provide personal care, supervision or medical services. According to the applicant, 100 percent of the units will be rented as affordable housing. In accordance with s.420.0004(3), F.S., the term “affordable” is defined as “housing in which monthly rents or mortgage payments, including taxes, utilities and insurance, do not exceed 30 percent of that amount which represents the percentage of the median adjusted gross income of the Lakeland-Winter Haven Metropolitan Statistical Area (MSA.)”

The subject property has a Future Land Use designation of Residential Medium (RM). Per the policies of the Lakeland Comprehensive Plan: *Our Vision 2030*, the RM land use is intended for medium-density residential (between 5 and 12 dwelling units per acre.) The proposed Public Grounds, Buildings and Institutional (PI) land use designation is intended for a variety of public and private institutional uses. The area surrounding the subject property consists of a mix of single-family residential, office and pedestrian commercial uses, including Rochelle School of the Arts across Martin L. King Jr. Avenue. While the proposed project will be developed at a higher density and height than the existing apartments, the proposed three-story building is compatible with surrounding uses as it located along a collector roadway and setback a minimum of 150 feet from adjacent single-family uses to the north.

Furthermore, the proposed affordable housing project aligns with the goals, objectives and policies set forth within the Housing Element of the City’s Comprehensive Plan which promotes the development of affordable housing. These goals, objectives and policies include:

- **Housing GOAL 1:** *Promote the provision of adequate, safe and affordable housing for existing and future populations including those with special housing needs.*
- **Objective HOU-1.3:** *Support efforts of public and private organizations to develop and implement innovative housing programs which increase housing availability to very low, low, and moderate income households; in particular, programs which locate such housing within mixed income, stable neighborhoods.*
- **Policy HOU-1.3B:** *The City of Lakeland will coordinate the development of any applicable affordable rental and owner-occupied housing programs with the Lakeland Housing Authority, Polk County, the Polk County Builders Association, lending institutions, and other public and private agencies.*
- **Objective NHP-1.3:** *Develop and revitalize communities that enable residents to live active, healthy lives by providing convenient access to recreational opportunities, safe active transportation opportunities.*

The proposed multi-family project consists of one, three-story building, with a mean roof height of approximately 44 feet. Within Urban Neighborhood context sub-district, the maximum height for multi-

family residential uses is 55 feet. As shown on the site plan Attachment “C,” the proposed apartments will be oriented towards W. 10<sup>th</sup> Street with off-street parking located to the rear. In accordance with Table 4.11-1 of the Land Development Code, a minimum of 50 off-street parking spaces are required to support the use which requires 0.5 parking space per dwelling unit. The proposed site development plan depicts a total of 66 off-street parking spaces. As amenities for residents, the proposed apartments include a community room and two outdoor community garden areas.

The proposed PUD zoning will limit the use of the subject property to multi-family residential uses for the elderly. In accordance with Section 2.6. of the Land Development Code, this means the apartments will be restricted to occupancy by the elderly, with the term “elderly” meaning all persons who are age 62 years or older plus all persons in a household in which either the head of the household is age 62 or older or at least half the members of the household are age 62 or older.

The recommended conditions of approval include landscape and buffering to address adjacent residential uses to the north and non-residential uses to the east of the subject property, landscaping and buffering to screen the stormwater pond from public view along Kettles Avenue, and a requirement that the stormwater pond be designed to function as a water feature amenity which has a natural appearance and shape.

### **3.1 Transportation and Concurrency**

The subject property lies on the north side of W. 10<sup>th</sup> Street, just west of Dr. Martin L. King (MLK) Jr. Avenue. Both streets are two-lane Urban Collectors operated by the City of Lakeland are currently operating at an acceptable Level of Service (LOS) C. Per the Polk Transportation Planning Organization's 2025 Roadway Network Database, the two-hour average volume during the PM Peak Period for the segment of W. 10<sup>th</sup> Street between Dr. MLK Avenue and State Road 539 (Kathleen Road) is 227 eastbound and 236 westbound vehicles, well within the directional capacity of 790 vehicles.

The subject property is located within the Central City Transit Supportive Area as designated in the Comprehensive Plan within which central water, central sewer, urban level public safety, an urban road network, and other facilities and services normally associated with urban development can be expected. The Lakeland Area Mass Transit District (Citrus Connection) operates two routes nearby, including the Yellow Line along the W. 10<sup>th</sup> Street frontage with 60-minute frequencies and connectivity to the Downtown Terminal, and Blue 1 line on Dr. MLK Jr. Avenue provides 60-minute service to the Downtown Terminal and Gow Fields Park and Ride. Additionally, the Blue 1 is one of few routes providing Saturday service and will be an aide to the residents of this community. A sidewalk exists along the Kettles Avenue and W.10<sup>th</sup> Street frontages providing meaningful pedestrian connections in the neighborhood. Bicycle lanes exist on both sides of W. 10<sup>th</sup> Street, accommodating bicycle trips to Dr. MLK Jr. Avenue and US Highway 98 (Florida Avenue). The City also has a pending funding request to assist in the redesign of W. 10<sup>th</sup> Street to narrow travel lanes allowing for wider sidewalks and including high visibility crosswalks. These treatments will allow for a safer approach to how vehicles, pedestrians, and cyclists travel 10<sup>th</sup> Street, implementing the City's Vision Zero Action Plan.

The existing 30 affordable multi-family units on the subject property generates an estimated 251 Daily, 20 AM Peak (of Adjacent Street Traffic, 7-9 AM) and 22 PM Peak (of Adjacent Street Traffic, 4-6 PM) trips, based on data provided for Land Use Code 223 (Affordable Housing) in the Institute of Transportation Engineers' *Trip Generation Manual*, 11<sup>th</sup> Edition. The proposed 100 Senior Adult Housing (Multi-Family) units (Land Use Code 252) would generate an estimated 314 Daily, 20 AM Peak (7-9 AM) and 25 PM Peak (4-6 PM) trips, a de minimis daily traffic increase and almost identical AM Peak and PM Peak trip generation relative to the existing development. The subject property shall

comply with the transportation conditions set forth with this PUD, ensuring compliance with current design standards.

### **3.2 Comprehensive Plan Compliance**

The Community and Economic Development Department reviewed this request for compliance with the Lakeland Comprehensive Plan: Our Community 2030 and it is our opinion that the request is consistent with the Comprehensive Plan.

## **4.0 Recommendation**

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### **4.1 Community and Economic Development Staff**

The Community and Economic Development Department reviewed this request and recommends approval of the small-scale land use map amendment, to change the future land use designation from RM to PI, and a change in zoning, from MF-12 to PUD. Letters of notification were mailed to 174 property owners within 500 feet of the subject property and no objections were received.

### **4.2 Planning & Zoning Board**

It is recommended that the request for a small-scale land use map amendment to change the future land use designation from RM (Residential Medium) to PI (Public Grounds / Buildings / Institutional) and a change in zoning from MF-12 (Multi-Family) to PUD (Planned Unit Development) to allow a 100-unit multi-family residential development for the elderly on approximately 3.16 acres as described above and in Attachments "A," "B," "C," and "D" be approved subject to the following conditions:

- A. Permitted Uses: Multi-Family Residential for the Elderly, as defined under Section 2.6 of the Land Development Code.
- B. Maximum Intensity of Use: 100 dwelling units.
- C. Site Development Plan: The project shall be developed in substantial accordance with the site development plan included as Attachment "C." With the approval of the Director of Community & Economic Development, minor modifications may be made to the site development plan at the time of site plan review without requiring a modification of this PUD.
- D. Architectural Design: The project shall be designed in substantial accordance with the architectural elevations provided as Attachment "D." With the approval of the Director of Community & Economic Development, minor modifications may be made at the time of building permit review without requiring a modification of this PUD.
- E. Development Regulations: In accordance with the MF-12/Urban Neighborhood context sub-district standards, except as otherwise provided herein.
  - 1. Maximum Building Height: Three (3) stories.
- F. Landscape & Buffering: In accordance with Section 4.5 of the Land Development Code and the following:
  - 1. A 10-foot-wide Type A buffer, which consists of a six-foot high view blockage fence or wall and four "B" trees and 16 shrubs per 100 lineal feet or fraction thereof, shall be constructed and maintained along the north and east property boundaries.
  - 2. A four-foot-high decorative knee wall shall be constructed between Kettles Avenue and the stormwater pond, beginning on the north side of the driveway entrance and extending north to

the northern property boundary line. A five-foot-wide frontage buffer, as specified for Option 1 under Table 4.5-1 of the Land Development Code, shall be planted and maintained on the west side of the wall.

- G. Civic Open Space: In accordance with Sub-Section 3.4.6 of the Land Development Code.
- H. Stormwater Pond(s): Any wet retention stormwater ponds shall be designed as a water feature amenity with a natural appearance and shape. The use of fencing shall be minimized, but if fencing is required, fence materials shall consist of either black or green vinyl chain link or decorative metal picket fencing. Any landscaping shall be located on the outside of such fencing. Any dry detention pond shall function as an open space feature for residents with ADA-compliant access from the principal residential building.
- I. Transportation:
  - 1. Binding Concurrency Determinations shall be made at the time of site plan approval.
  - 2. ADA compliant pedestrian routes shall be provided throughout the development, connecting to on-site amenities, mail kiosks, parking lots and adjacent public sidewalk system on Kettles Avenue and W. 10<sup>th</sup> Street.
  - 3. Prior to Certificate of Occupancy (CO) issuance, a transit stop easement along the W. 10<sup>th</sup> Street frontage shall be dedicated to the Lakeland Area Mass Transit District (Citrus Connection) to accommodate a future transit shelter at a location that is approved by the Citrus Connection. If a fair-share funding agreement for the purchase and installation of this transit shelter cannot be executed prior to building permit issuance, a transit deployment and bench pad shall be installed at the transit stop location.
  - 4. The applicant / property owner shall cooperate with the City to ensure that the W. 10<sup>th</sup> Street frontage can accommodate the proposed future cross-section of a street reconstruction project that is the subject of a Federal Safe Streets for All funding request in 2025, which replaces existing on-road bicycle lanes with a 10-foot wide shared-use pathway along the north side of the street, to implement the Vision Zero Action Plan.



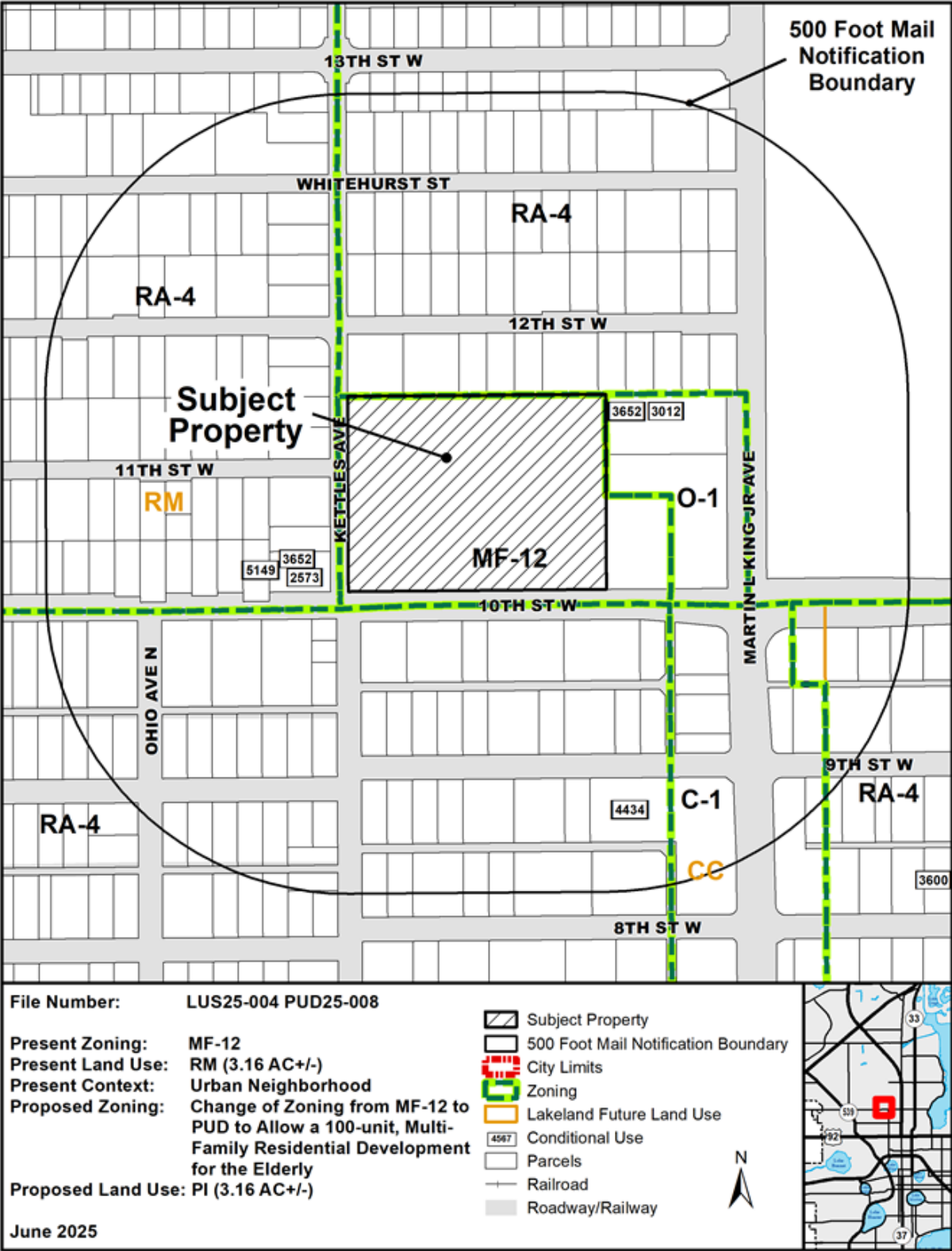
ATTACHMENT "A"

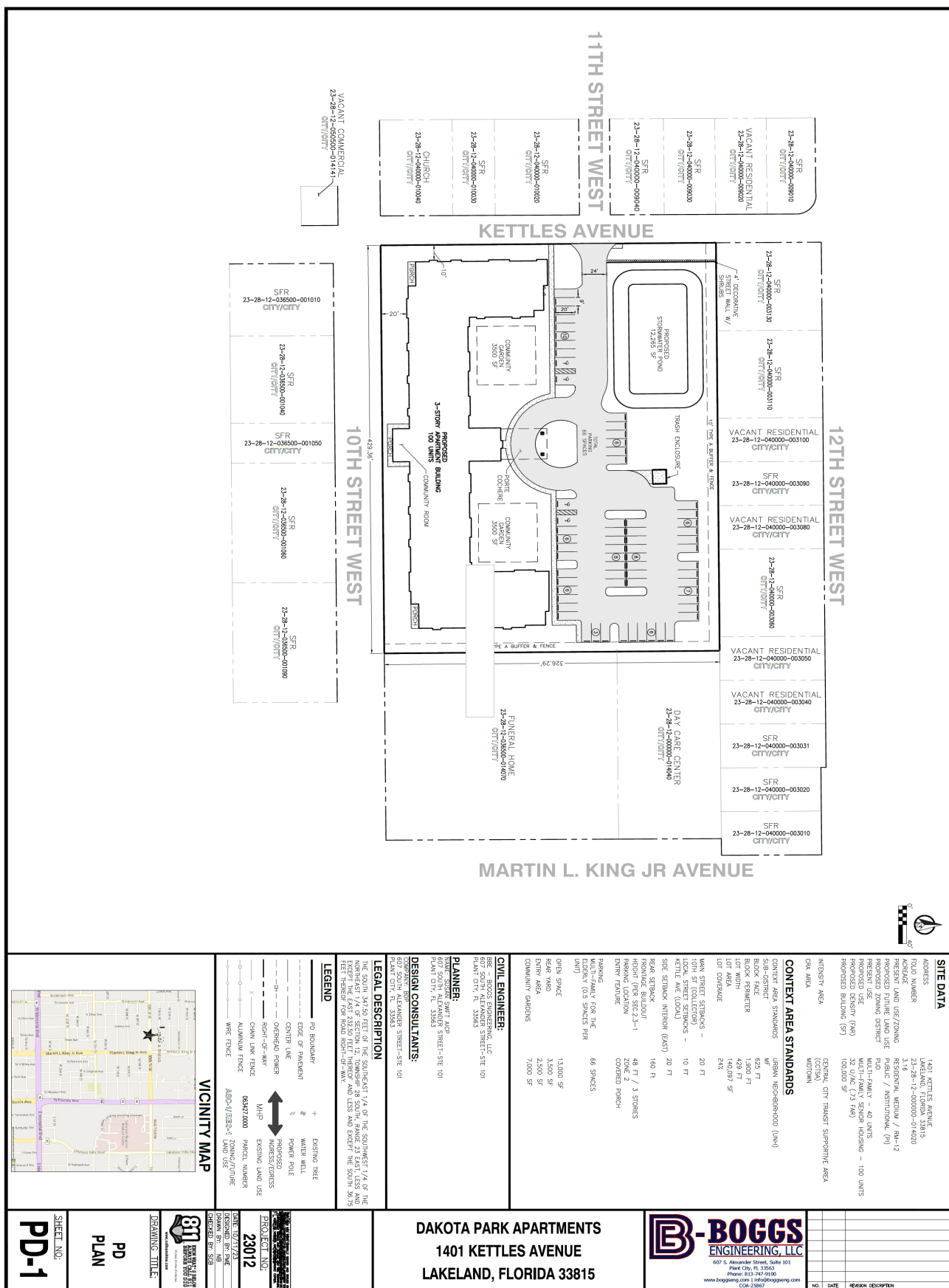
**Legal Description**

S1/2 OF SE1/4 OF SW1/4 OF NE1/4 LESS E 232.5 FT & LESS R/W ON 10TH S

The South 347.50 feet of the SE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  Section 12, Township 28 south, Range 23 East, LESS AND EXCEPT the East 232.50 feet thereof and LESS AND EXCEPT the South 36.75 feet thereof for road right of way.

ATTACHMENT "B"







## A-201



# Report of City Commission Action on Planning and Zoning Board Recommendations

Tuesday, July 15, 2025

## Meeting of June 16, 2025

### Ordinances (Second Reading)

**Proposed 25-014;** Amending Ordinance 5391; Major Modification of a Conditional Use to Allow a Bookstore on Property Located at 737 S. Missouri Avenue. (CUP25-003)

**Approved 7—0, Ordinance 6092.**

### Ordinances (First Reading)

**Proposed 25-012;** Repeal of PUD (Planned Unit Development) Zoning, Attachment “C” of Ordinance 3575 on Approximately 2.67 acres Located North and South of Bon Air Street, East of N. Vermont Avenue, and West of Gilmore Avenue. (PUD24-023)

**Proposed 25-013;** Application of RB (Two-Family Residential) Zoning on Approximately 0.93 Acres Located North of Bon Air Street, East of N. Vermont Avenue and West of Gilmore Avenue. (ZON24-014)

**Proposed 25-015;** Application of PUD (Planned Unit Development) Zoning to Allow a 30-Unit Single-Family Attached Project on Approximately 1.79 Acres Located at 1046 Gilmore Avenue. (PUD24-016)