

## AGENDA

Planning & Zoning Board  
City Commission Chambers  
August 19, 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:**
- Conditional use to allow a bar on property located at 125 S. Kentucky Avenue. Owner: Realpro Investment Group LLC. Applicant: Jeremiah Joaquim. (CUP25-005)
  - Consideration of final decision.
- ITEM 2:**
- Major modification to an existing conditional use for Blake Academy to expand the boundaries of the school campus and allow for the construction of a new 15,291 sq. ft. gymnasium with associated off-street parking on property located at 510 Hartsell Avenue. Owner: School Board of Polk County Rosabelle W Blake Academy. Applicant: Sarah Case, Next Level Planning & Permitting. (CUP25-006)
  - Consideration of final decision.
- ITEM 3:**
- Minor modification of PUD (Planned Unit Development) zoning to amend conditions of approval pertaining to signage and adopt a new signage plan on property located at 4000 Lakeland Highlands Road. Owner: Orlando Health Inc. Applicant: Neale Stralow. (PUD25-011)
  - Consideration of final decision.
- ITEM 4:** Major modification of PUD (Planned Unit Development) zoning for Lakeside Village to allow a 130-room hotel on property located at 3607 Lakeside Village Boulevard. Owner: CR Lakeside Village LLC. Applicant: Kimley-Horn and Associates, Inc. (PUD25-010)

## GENERAL HEARING

- ITEM 5:** Review minutes of the July meeting.
- ITEM 6:** 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) **Note: Applicant requests a one-month continuance.**

**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:	<a href="#">CUP25-005</a>	Application Date:	4/24/2025	
Associated Projects:				
Project Name:	THE VELVET SWAN			
Subject Property Address:	125 KENTUCKY AVE S			
Parcel ID:	242818201000018143	Total Acreage:	0.055	
Applicant Name:	JEREMIAH JOAQUIM			
Applicant Address:	7015 PARLIAMENT PL	LAKELAND	FL	33809
Owner Name:	REALPRO INVESTMENT GROUP LLC			
Owner Address:	PO BOX 919	KATHLEEN	FL	33849
Request:				
Application Type:	Conditional Use Permit			
Land Use				
Current	Regional Activity Center		(RAC)	
Proposed	Not Applicable			
Zoning				
Current	Munn Park Historic		(C-7)	
Proposed	Not Applicable			
Sub Context District				
Current	(UCT)		Urban Center	
Proposed				



# Planning & Zoning Board General Application

<b>Explanation of Request:</b>	<p>The goal of this project is to establish a sophisticated and upscale bar in the heart of Downtown Lakeland at 125 S Kentucky Avenue. The concept is designed to enhance the downtown social scene by offering a high-end yet welcoming venue that caters to mature, discerning patrons seeking quality service, refined ambiance, and a unique social experience.</p> <p>This bar will serve as a premier destination for professionals, creatives, and community members aged 30 to 60, who value comfort, elegance, and tasteful entertainment. The space will be thoughtfully designed with a focus on aesthetics, comfort, and flexibility, featuring lounge-style seating, an open floor plan, and a central bar to encourage connection and conversation.</p> <p>The establishment will operate under a 4COP license and offer a curated selection of beer, wine, and spirits. While food service and televisions will not initially be provided, the bar will feature light, culturally refined entertainment options such as solo live musicians, DJs, and classic tabletop games including chess and checkers. These elements are intended to enrich the patron experience without overwhelming the tranquil atmosphere.</p> <p>Our aim is to contribute positively to the Downtown Lakeland community by complementing existing businesses, respecting residential neighbors, and maintaining an impeccable standard of cleanliness, safety, and professionalism. Security and operations will be handled by an experienced management team in partnership with the owner, ensuring smooth, compliant, and customer-focused service.</p> <p>Through this establishment, we hope to support the continued growth and vibrancy of Downtown Lakeland, offering a space that brings people together in an environment of class, culture, and connection.</p>										
	<b>Justification:</b>										
	<b>Concurrency:</b>										
	<b>Proposed Dwelling Units:</b>		0		<b>Project Floor Area:</b>			Square feet			
	<b>Type of Use:</b>				Phase		Year				
<b>Estimate of Public Service Demand</b>											
<b>Roadways</b>		<b>Daily Trips:</b>		#Error		<b>PM Peak Hour Trips:</b>					
<b>Potable Water</b>				GPD		<b>Wastewater</b>		GPD		<b>Solid Waste</b>	
										PPD	



**Lakeland Downtown Development Authority**

Julie Townsend, Executive Director

[jtownsend@ldda.org](mailto:jtownsend@ldda.org)

p: 863-687-8910 | f: 863-683-2783

[www.ldda.org](http://www.ldda.org)

June 26, 2025

Brian Rewis

Director of Community & Economic Development, City of Lakeland

228 S. Massachusetts Ave.

Lakeland, FL 33801

Dear Mr. Rewis,

At the June 26, 2025, LDDA Board of Directors Meeting the Board voted 4-0 to recommend approval of the conditional use application for Velvet Swan in the proposed location of 125 S. Kentucky Ave with the following conditions:

- Security staff stationed at the front door on Thursday, Friday and Saturday nights
- The back door be emergency exit only and alarmed
- The establishment allow only 21 and older patrons

The LDDA is aware that it cannot impose these conditions, only make a recommendation to city staff and boards to include these as conditions in the permit.

Reasons for recommending approval:

- The applicant has 3 years of experience as an owner/operator of an alcohol establishment currently located at 5181 US Hwy 98 North – CJ Vape & Lounge. The applicant will be transferring the 4COP license from that location to the 125 S. Kentucky Ave location.
- The applicant had no complaints registered with the Division of Alcohol Beverages and Tobacco.
- The immediate previous use at this location was an alcohol establishment.
- The applicant agreed to the above conditions.

Sincerely,

Julie Townsend

Executive Director, LDDA

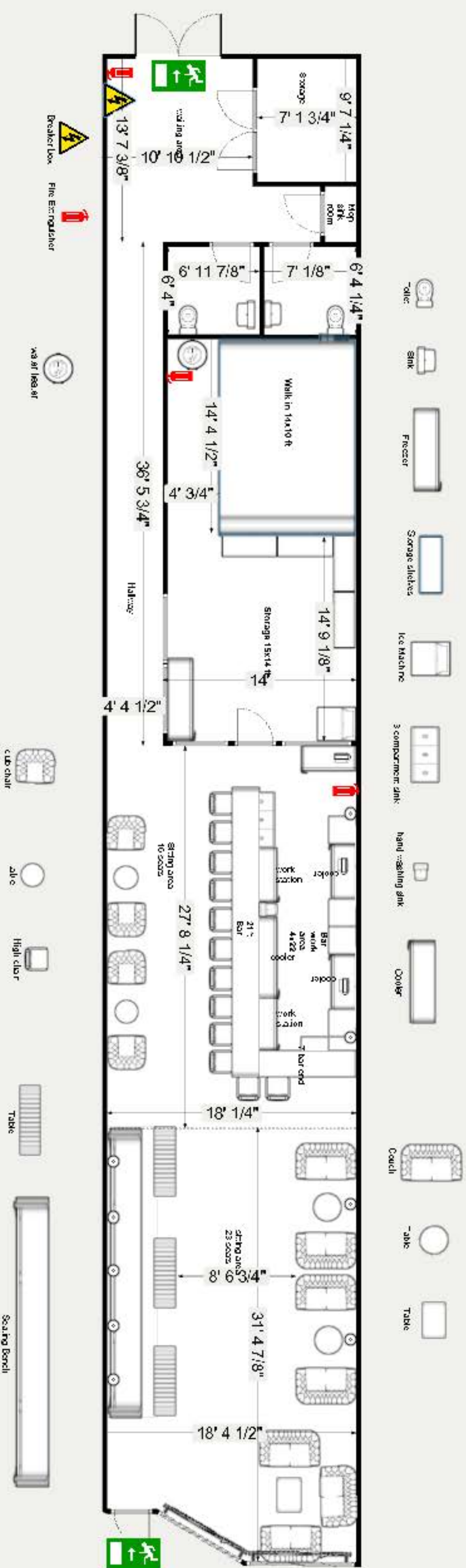
Cc: Jeremiah Joaquim, Applicant

Chuck Barmby, Business Development and Transportation Manager

Matt Lyons, Chief Planner

Teresa Maio, Assistant Director, Community & Economic Development







File Number: CUP25-005

Present Zoning: C-7 with Conditional Use

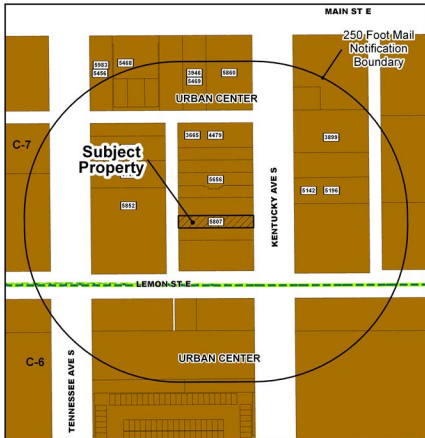
Present Context: Urban Center

Proposed Zoning: Conditional Use to Allow a Bar

August 2025

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





File Number: CUP25-005

Present Zoning: C-7 with Conditional Use

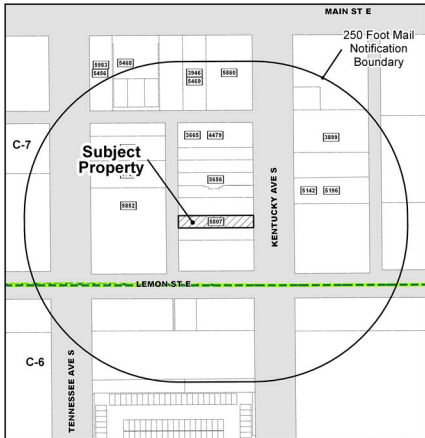
Present Context: Urban Center

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Present Context: Urban Center

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- SPI
- Roadway/Railway
- Railroad





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

August 1, 2025

RE: 125 S. Kentucky Avenue - Project No. CUP25-005

Dear Property Owner:

This is to advise you that Jeremiah Joaquim requests a conditional use to allow a bar on property located at 125 S. Kentucky Avenue. The subject property is legally described as:

MUNNS SURVEY DB G PG 392 BLK 18 N 1/2 OF LOTS N S 12.4 FT & N 27.6 FT  
OF O

The public hearing to consider this request will be held before the Lakeland Planning and Zoning Board at **8:30 a.m., on Tuesday, August 19, 2025**, in the City Commission Room, City Hall, 228 S. Massachusetts Avenue. As an owner of property within 250 feet of this request, as indicated on the attached map, you will be given an opportunity to express your opinion at the public hearing *or* you may submit your views to the Community Development Department, 863-834-6011 or [planning@lakelandgov.net](mailto:planning@lakelandgov.net), prior to the August 19<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="#">CUP25-006</a>			Application Date:		7/1/2025			
Associated Projects:										
Project Name:		BLAKE ACADEMY CU MODIFICATION								
Subject Property Address:		510 HARTSELL AVE # GYM								
Parcel ID:		232824119000015010			Total Acreage:		15			
Applicant Name:		NEXT LEVEL PLANNING & PERMITTING								
Applicant Address:		3825 S FLORIDA AVE			LAKELAND		FL		33813	
Owner Name:		SCHOOL BOARD OF POLK COUNTY ROSABELLE W BLAKE ACADEMY								
Owner Address:		PO BOX 391			BARTOW		FL		33831	
Request:										
Application Type:		Conditional Use Permit								
Land Use										
Current		Residential High			(RH)					
Proposed		Not Applicable								
Zoning										
Current		Single-Family			(RA-4)					
Proposed		Not Applicable								
Sub Context District										
Current										
Proposed										
Explanation of Request:		The requested addition is a 15,291 S.F. Gymnasium with associated parking, replacement bicycle parking, and sidewalks to access the new building.								
Justification:		The CU Modification is to amend the 1990 Ordinance specifically for the Gymnasium Addition and consider ancillary uses (i.e. portable classrooms) affiliated with the existing campus, such as parking and sidewalk modifications. The existing access points will remain the same as originally permitted								
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		



## BLAKE ACADEMY

### CU MODIFICATION - GYMNASIUM ADDITION

#### PROJECT NARRATIVE & JUSTIFICATION FOR REQUEST

Parcel: 232824-119000-015010

Total Acreage: 15 +/- Acres

Project Acreage: 2.52 +/- Acres

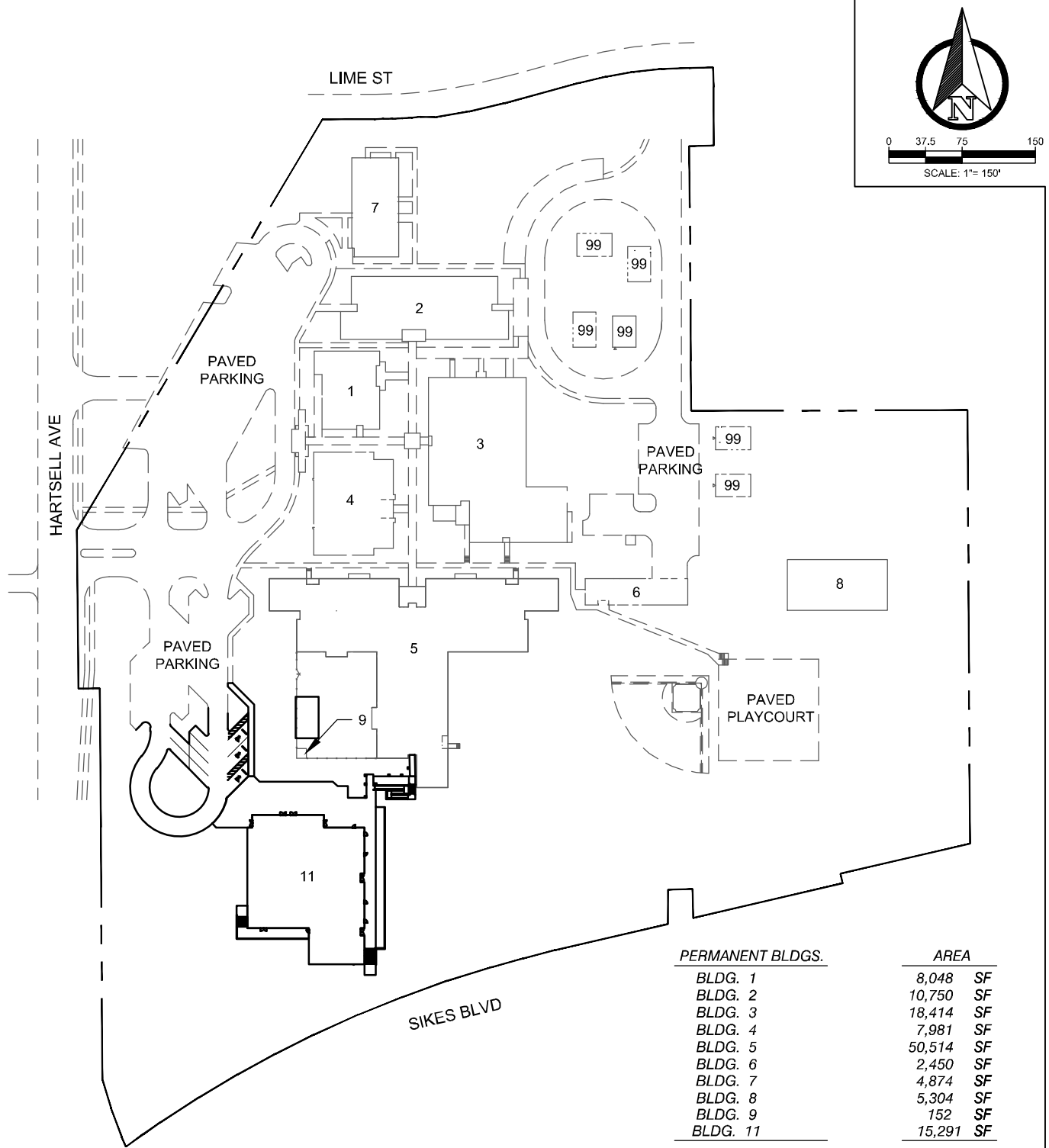
The subject request is for a Modification to CU 90-41 (Ord #3199) to allow a gymnasium addition to the Blake Academy campus. The project was reviewed by City DRT on June 4, 2025 - #CPT25-050. The requested addition is a 15,291 S.F. Gymnasium with associated parking, replacement bicycle parking, and sidewalks to access the new building.

#### JUSTIFICATION:

Conditional Use approval was granted by the City via Ordinance 3199 in May of 1990. A binding site plan was approved along with the Ordinance. In 1991 Blake Elementary opened as a Kindergarten through Fifth Grade Elementary School. In 2002, the school became Blake Academy, a school of choice, and expanded to include Sixth through Eighth Grades. Currently the school is a Certified Cambridge International School, implementing the Cambridge curriculum and instructional process.

Since the adoption of Ordinance 3199, Blake's parent parcel has been combined to add property to the SW portion of the site, and mapped right-of-way has been vacated to accommodate the gymnasium addition.

The CU Modification is to amend the 1990 Ordinance specifically for the Gymnasium Addition and consider ancillary uses (i.e. portable classrooms) affiliated with the existing campus, such as parking and sidewalk modifications. The existing access points will remain the same as originally permitted.



PARCEL ID# 23-28-24-119000-015010



**GADD  
& ASSOCIATES**  
CIVIL ENGINEERING & CONSULTING  
4685 E COUNTY ROAD 540A  
LAKELAND, FL 33813  
PHONE: (863) 940-9979  
Certificate of Authorization #30194  
www.GaddCivil.com

## R.W BLAKE ACADEMY GYMNASIUM

510 HARTSELL AVE  
LAKELAND, FL 33815

Site Plan

3.8



File Number: CUP25-006

Present Zoning: RA-4 with Conditional Use  
 Present Context: Urban Neighborhood  
 Proposed Zoning: Major Modification of an Existing Conditional Use to Expand School Boundaries and Allow a New Gymnasium

August 2025

- Subject Property
- 250 Foot Mail Notification Boundary
- Zoning
- Future Land Use
- 4567 Conditional Use
- Parcels
- City Limits
- Water Body
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File Number: CUP25-006

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Present Context: Urban Neighborhood

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August 2025



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

August 1, 2025

RE: 510 Hartsell Avenue - Project No. CUP25-006

Dear Property Owner:

This is to advise you that the Sarah Case, Next Level Planning & Permitting (The Next Level Up, LLC), requests a major modification to an existing conditional use for Blake Academy to expand the boundaries of the school campus and allow for the construction of a new 15,291 sq. ft. gymnasium with associated off-street parking on property located at 510 Hartsell Avenue. The subject property is legally described as:

AN AREA OF LAND IN SECTION 24, TOWNSHIP 28 S, RANGE 23 E, BOUND BY LAKELAND HOUSING AUTHORITY TO THE NORTHWEST, HARTSELL AVE TO THE WEST, SIKES BLVD TO THE SOUTHEAST, CITY OF LAKELAND TO THE EAST, AND LIME ST W TO THE NORTH. (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, August 19, 2025**, in the City Commission Room, City Hall, 228 S. Massachusetts Avenue. As an owner of property within 250 feet of this request, as indicated on the attached map, you will be given an opportunity to express your opinion at the public hearing *or* you may submit your views to the Community Development Department, 863-834-6011 or [planning@lakelandgov.net](mailto:planning@lakelandgov.net), prior to the August 19<sup>th</sup> meeting.

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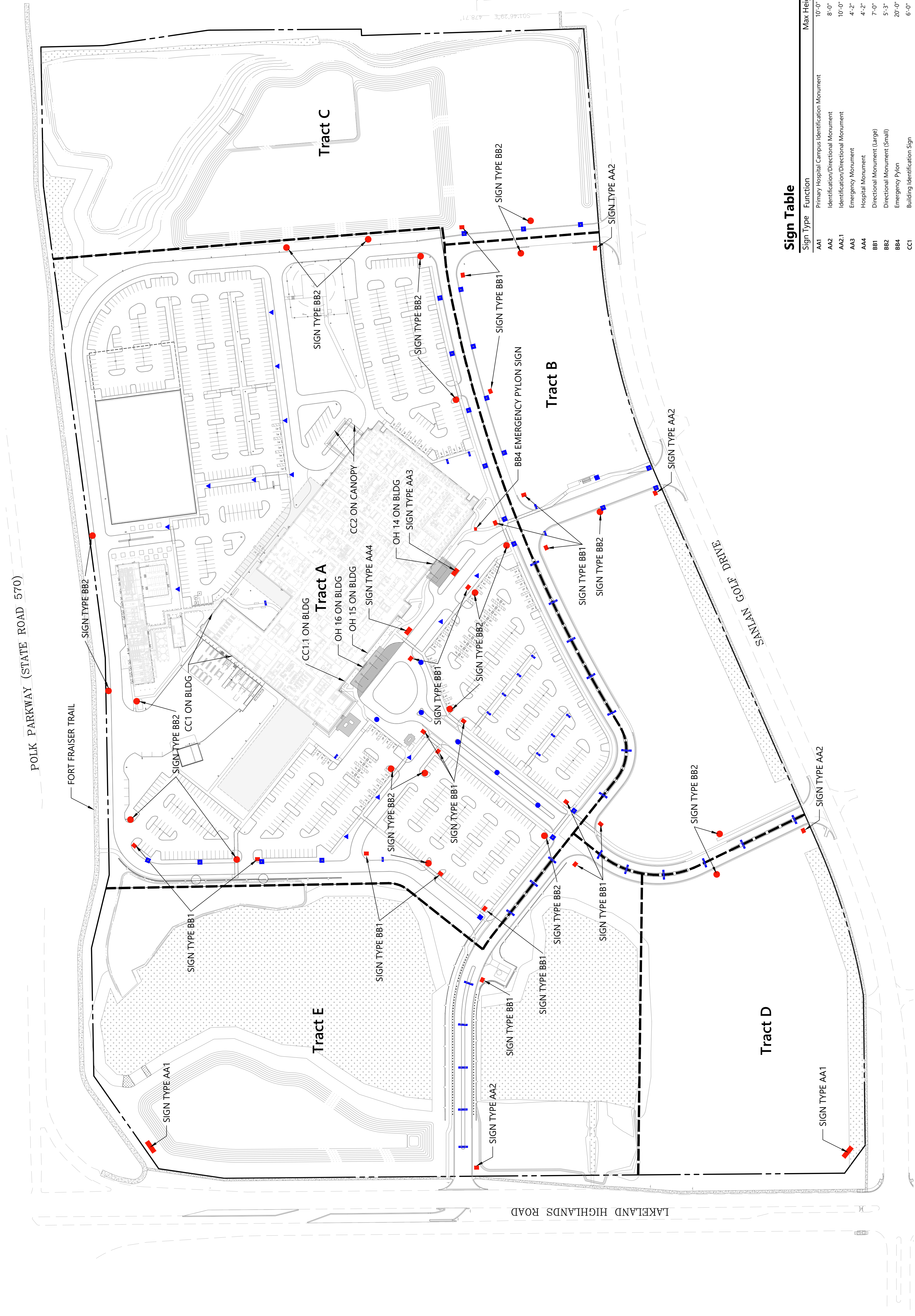
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# Planning & Zoning Board General Application

General Information:									
Project No:	<a href="#">PUD25-011</a>			Application Date:		7/17/2025			
Associated Projects:	PUD22-022								
Project Name:	ORLANDO HEALTH LAKELAND HIGHLANDS HOSPITAL								
Subject Property Address:	4000 LAKELAND HIGHLANDS RD								
Parcel ID:	242904273502000010			Total Acreage:		0			
Applicant Name:	NEALE STRALOW								
Applicant Address:	501 E. KENNEDY BOULEVARD			TAMPA		FL	33602		
Owner Name:	ORLANDO HEALTH INC								
Owner Address:	1414 KUHL AVE			ORLANDO		FL	32806		
Request:									
Application Type:	Planned Unit Development					Minor Modification			
Land Use									
Current	Office Center					(OC)			
Proposed	Not Applicable								
Zoning									
Current	Planned Unit Development					(PUD) 5839			
Proposed	Not Applicable								
Sub Context District									
Current									
Proposed									
Explanation of Request:	A Minor Modification request to PUD 22-022, which was approved on November 15, 2022, that includes the addition of a second building Ambulance Sign and the inclusion of Light Pole Banners throughout the vehicular use areas.								
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:			0		
Potable Water	0	GPD	Wastewater	0	GPD	Solid Waste	0	PPD	



# Attachment D

## Orlando Health Campus Lakeland, Florida

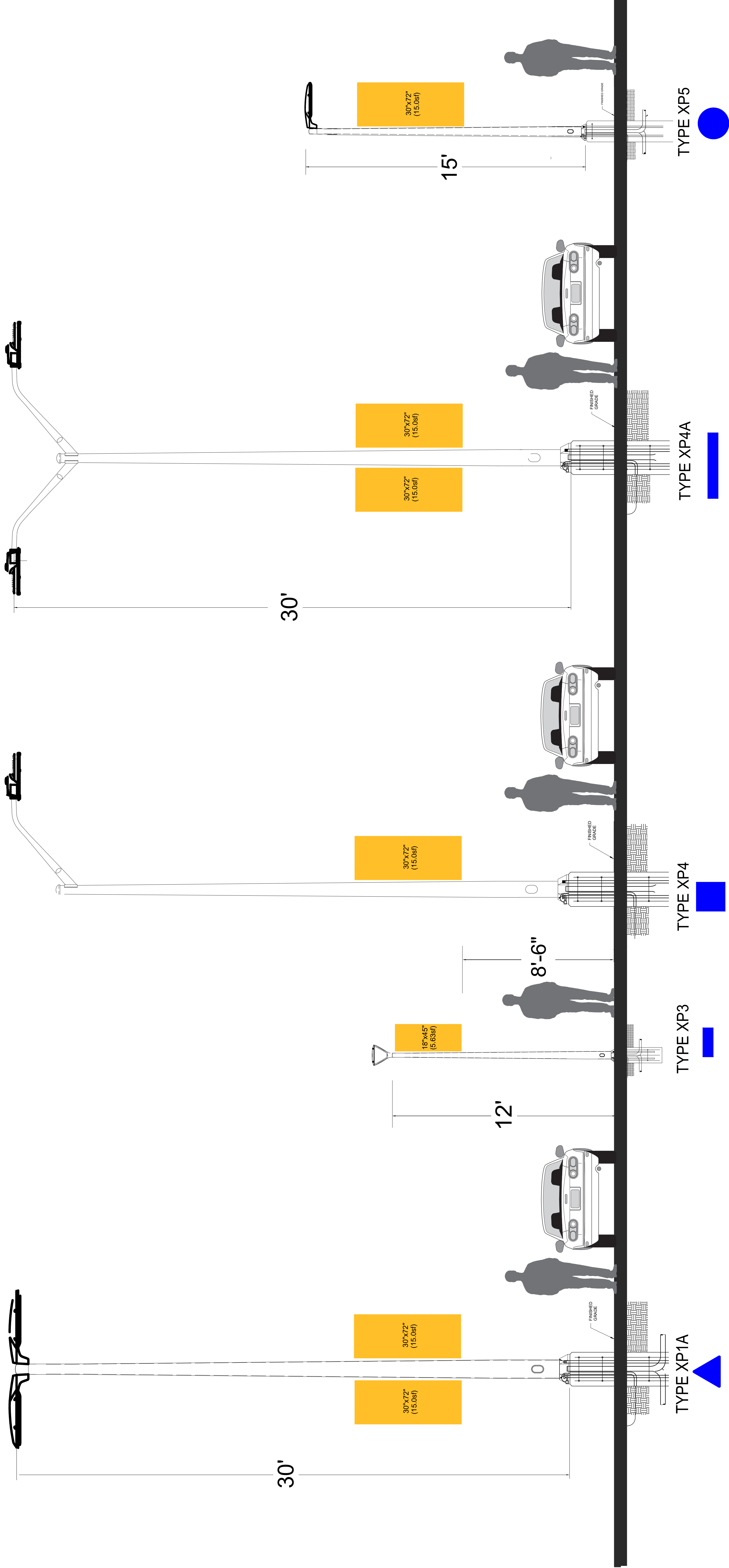
Sign Table					
Sign Type	Function	Max Height	Size (sf)	Quantity	Total Area (sf)
AA1	Primary Hospital Campus Identification Monument	10'-0"	250.00	2	500.00
AA2	Identification/Directional Monument	8'-0"	48.00	3	144.00
AA2-1	Identification/Directional Monument	10'-0"	60.00	1	60.00
AA3	Emergency Monument	4'-2"	54.86	1	54.86
AA4	Hospital Monument	4'-2"	54.86	1	54.86
BB1	Directional Monument (Large)	7'-0"	263.60	20	536.60
BB2	Directional Monument (Small)	5'-3"	14.69	22	323.18
BB4	Emergency Pylon	20'-0"	112.00	1	112.00
CC1	Building Identification Sign	6'-0"	384.00	1	384.00
CC1.1	Building Identification Sign	6'-0"	384.00	1	384.00
CC2	Ambulance Canopy Sign	2'-0"	36.00	2	72.00
OH-14	Emergency Canopy Sign	2'-0"	40.00	1	40.00
OH-15	Hospital Entrance Wall Sign	2'-8"	8.33	1	8.33
OH-16	Hospital Entrance Wall Sign (Over Door)	0'-10"	8.96	1	8.96

### Light Pole Banners

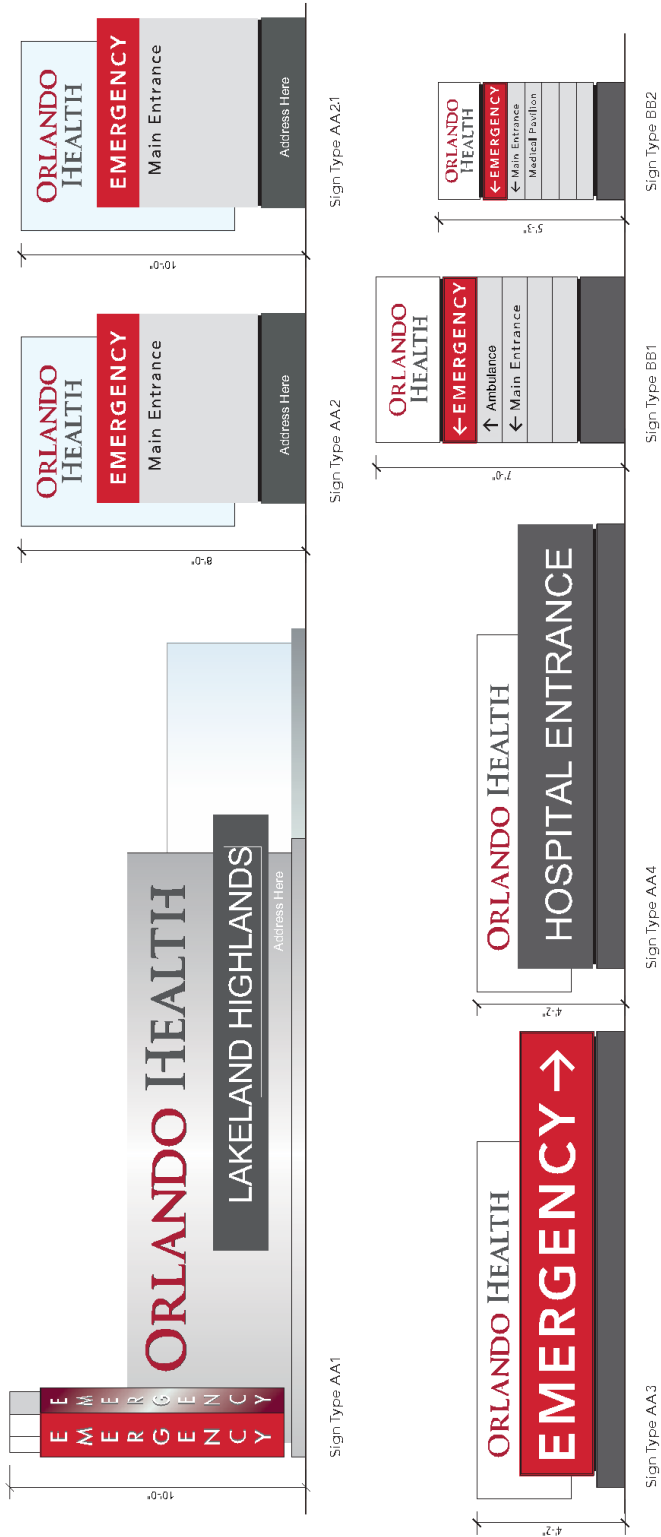
	6'-0"	15'-00	195.00
XPIA ▲			61.95
XP3 ■	3'-9"	5.63	360.00
XP4 ■	6'-0"	15.00	360.00
XP4A ■	6'-0"	15.00	360.00
XP5 ●	6'-0"	15.00	90.00

# Light Pole Banner Table

Pole Type	Symbol	Quantity
XP1A	▲	13 (30.0sf x 13 = 390.0sf)
XP3	—	11 (5.63sf x 11 = 61.93sf)
XP4	■	24 (15.0sf x 24 = 360.0sf)
XP4A	▬	24 (30.0sf x 24 = 720.0sf)
XP5	●	6 (15.0sf x 6 = 90.0sf)
Total:		78 1,621.93sf



EXTERIOR FAMILY OF SIGNS





Sign Type CC1



Sign Type CC2

6'-0 1/4"

EMERGENCY

NON-ILLUMINATED LETTERS - 3.96 S.F. TOTAL SIGN AREA

SCALE: None

OH-14

3'-4 3/8"

2'-6 1/8"

1 1/2"

6 1/4"

3 1/2"

4"

2 3/4"

5 3/8"

5 1/8"

1 1/2"

ORLANDO

HEALTH

LAKELAND HIGHLANDS

HOSPITAL

NON-ILLUMINATED LETTERS - 8.33 S.F. TOTAL SIGN AREA

SCALE: None

OH-15

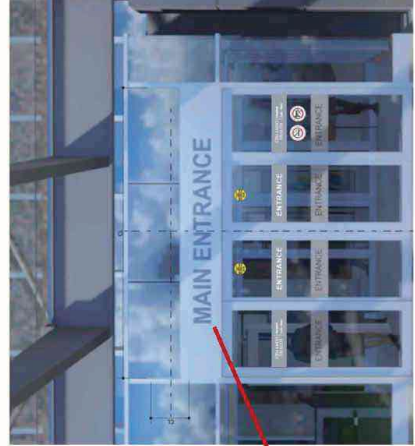
10'-5 3/4"

MAIN ENTRANCE

NON-ILLUMINATED LETTERS - 8.96 S.F. TOTAL SIGN AREA

SCALE: None

OH-16



Project  
**Orlando Health**

Scale:  
Original Page Size: 11"x17"  
Notes:

Revisions  
REV DESCRIPTION BY DATE

Rev:  
Drawing:  
Date:

Sign Type

OH-14

OH-15

OH-16

## Exit Sign

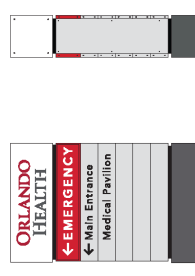
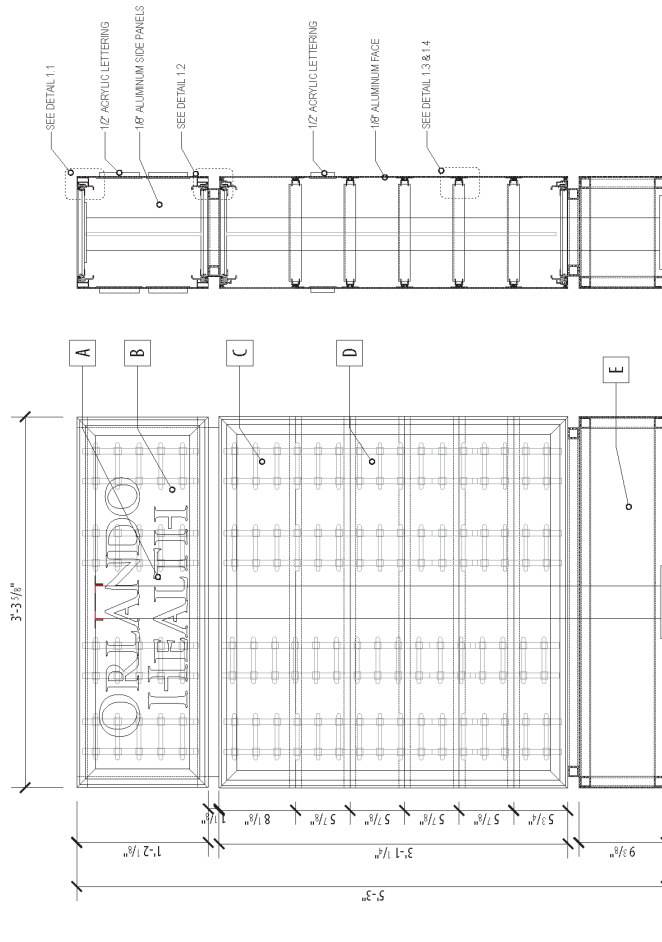
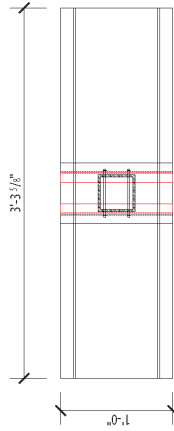
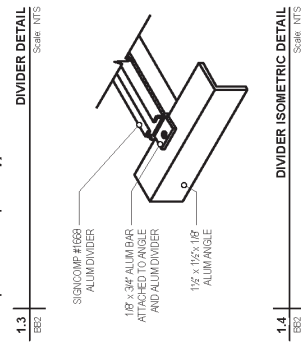
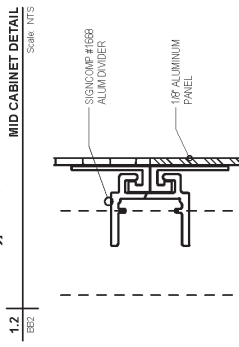
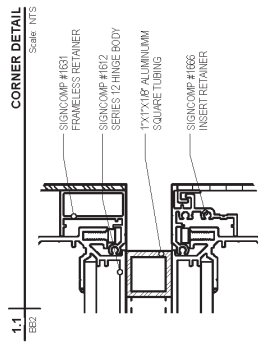
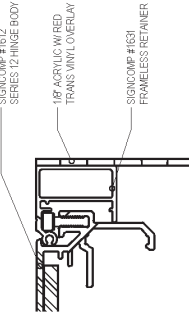
### SIGN TYPE BB2

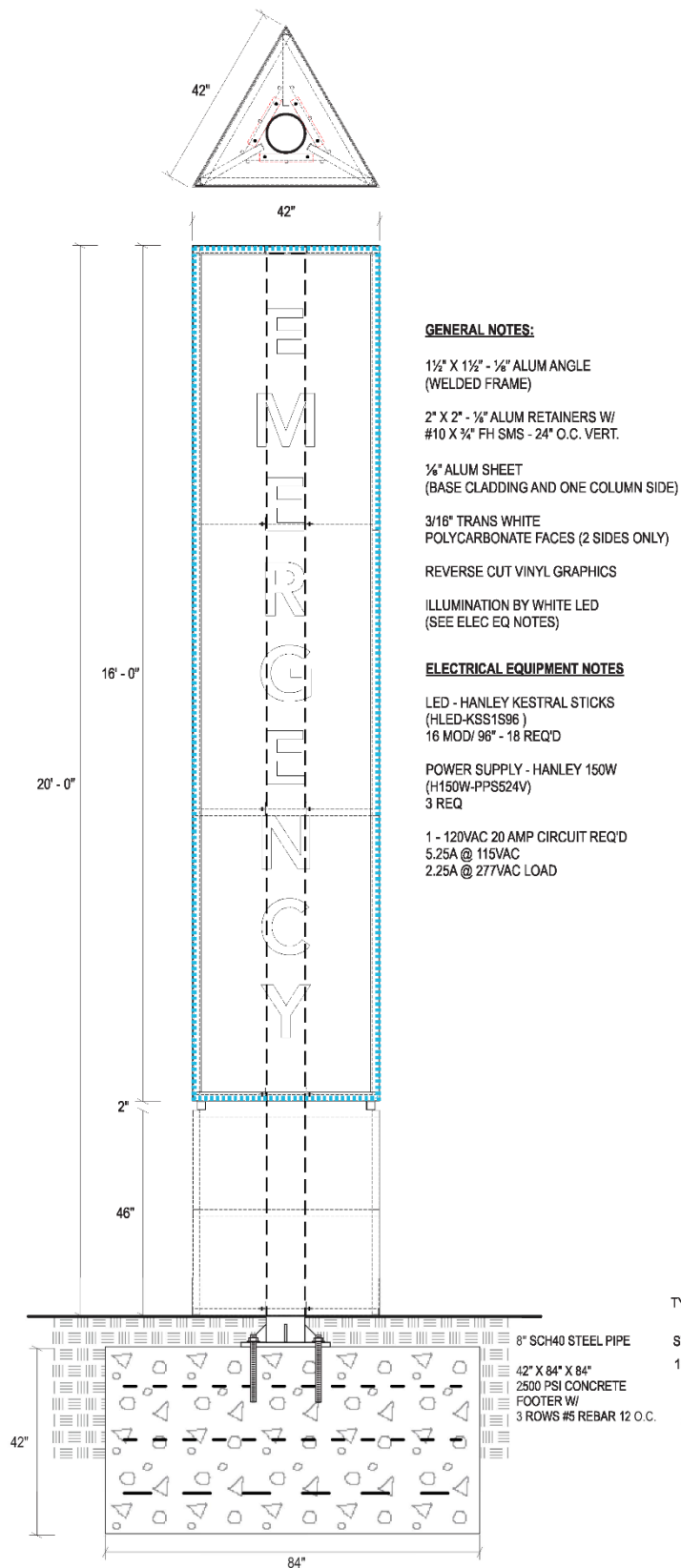
SCALE: 1" = 1'-0"

#### DIRECTIONAL MONUMENT

- B1** 1/2" ACRYLIC LETTERING WITH TRANSLUCENT VINYL OVERLAY TO MATCH APPROVED COLORS
- B1** 1/8" ALUMINUM FACE WITH PUSH THRU ACRYLIC LETTERING FOR COPY
- K1** 1/8" ACRYLIC FACE WITH RED TRANSLUCENT VINYL
- D1** 1/8" ALUMINUM FACE WITH PUSH THRU ACRYLIC LETTERING FOR COPY COPY TO BE 1/2" WHITE TRANSLUCENT ACRYLIC WITH 30 DAY/NIGHT PERE
- F1** 1/8" ALUMINUM CONSTRUCTION METAL FACE AND SIDES WITH 1" SQUARE TUBING ALUMINUM ANGLE FRAME (1TP)

**PLACEMENT GUIDELINE**  
PLACEMENT WILL BE AT THE ENTRANCE AND THROUGHOUT THE CAMPUIS.





## Color Schedule

C1



Mathews Paint  
MP74807  
Pantone® 1797C "Red"

C2



Oracal Vinyl (translucent)  
8800-016  
Pantone® 1797C "Red"

C2



Mathews Paint  
MP640  
Pantone® 425C "Grey"

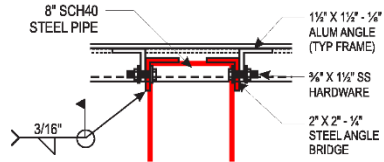
C7



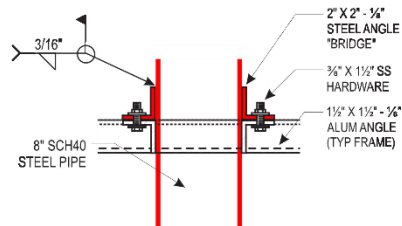
Translucent White  
Polycarbonate

## GRAPHIC APPEARANCE - NOT TO SCALE

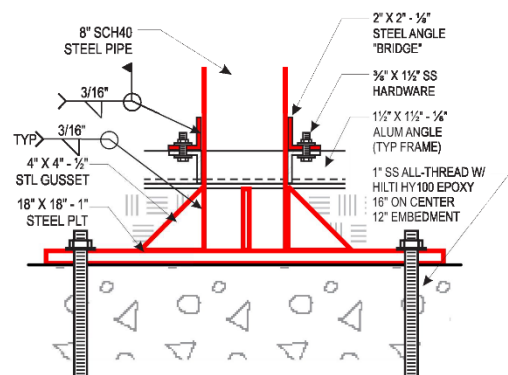
Note: COPY APPEARS ON ONLY THE  
(2) POLYCARBONATE FACES  
(3rd FACE IS BLANK ALUM PTD RED)



TOP PIPE / FRAME ATTACHMENT - NTS



CTR PIPE / FRAME ATTACHMENT - NTS



BOT PIPE / FRAME ATTACHMENT - NTS

Sign Type	Max Height	Size (SF)	Quantity	Total Area (SF)
AA1	10'	250	2	500.0
AA2	8'	48	3	144.0
AA2.1	10'	60	1	60.0
AA3	4'-2"	54.86	1	54.86
AA4	4'-2"	54.86	1	54.86
BB1	7'	26.83	20	536.6
BB2	5'-3"	14.69	22	323.18
BB4 Emergency Pylon Sign	20"	112	1	112.0
CC1 Hospital Building Sign 1	6'	384	1	384.0
CC1 Hospital Building Sign 2	6'	384	1	384.0
CC.1 Hospital Building Sign 3	6'	384	1	384.0
CC2 Ambulance Canopy Sign	2'	36	2	72.0
OH-14 Emergency Canopy Sign	2'	40	1	40.0
OH-15 Hospital Entrance Wall Sign (Pedestrian)	2'-8"	8.33	1	8.33
OH-16 Hospital Entrance Wall Sign (Door)	0'-10"	8.96	1	8.96
<b>Sub-Total</b>				<b>3,066.79</b>
<b>APPROVED PUD</b>				<b>3,030.79</b>
<b>Difference</b>				<b>36.0</b>
<b>Light Pole Banners</b>				
XP1A	6'	15	13	390.0
XP3	3'-9"	5.63	11	61.93
XP4	6'	15	24	360.0
XP4A	6'	15	24	720.0
XP5	6'	15	6	90.0
<b>Sub-Total</b>				<b>1,621.93</b>
<b>TOTAL</b>				<b>4,688.72</b>
<b>Difference</b>				<b>1,657.93</b>

#### Notes

- 1) Buildings signage and internal wayfinding for outparcels are not included in the above calculations and shall be additional signage permitted in accordance with signage standards for the C-1 zoning district.
- 2) Exact colors and sign designs can be adjusted without need to amend this Comprehensive Sign Plan as long as total area listed above does not change.
- 3) Locations are approximate and may be adjusted based on detailed site plans without the need to modify this Comprehensive Sign Plan.
- 4) Text can be modified during sign permit application and review as long as total copy area of signs is not greater than the maximum total area identified above for the identified signs.
- 5) Exact design of Sign AA1 to be determined during sign plan application and review process, but shall be no greater than 250 sf.
- 6) The Owner agrees to regular maintenance and replacement of signage in accordance with the approved Master Sign Plan provisions.



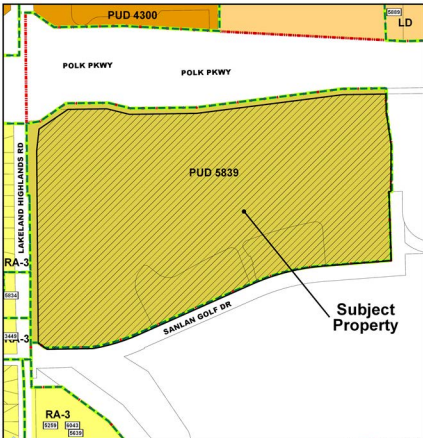
File Number: PUD25-011

Present Zoning: PUD 5839  
 Present Context: Suburban Special Purpose  
 Proposed Zoning: Minor Modification of PUD Zoning  
 for Orlando Health to Adopt  
 Revisions to the Comprehensive  
 Sign Plan

August 2025

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





File Number: PUD25-011

Present Zoning: PUD 5839

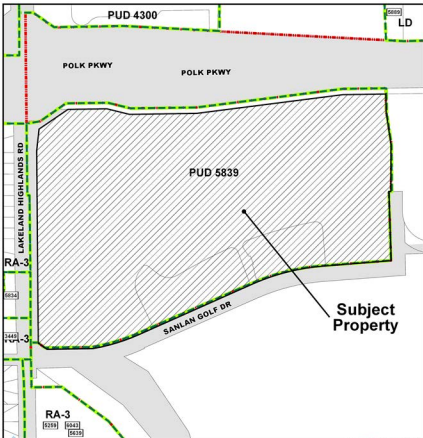
Present Context: Suburban Special Purpose

Proposed Zoning: Minor Modification of PUD Zoning  
for Orlando Health to Adopt  
Revisions to the Comprehensive  
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- Subject Property
- Zoning
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August 2025



File Number: PUD25-011

Present Zoning: PUD 5839  
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 Proposed Zoning: Minor Modification of PUD Zoning for Orlando Health to Adopt Revisions to the Comprehensive Sign Plan

August 2025

- Subject Property
- Zoning
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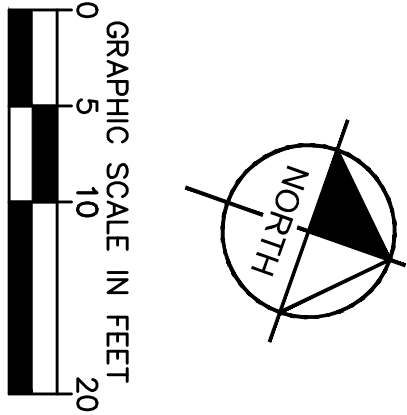
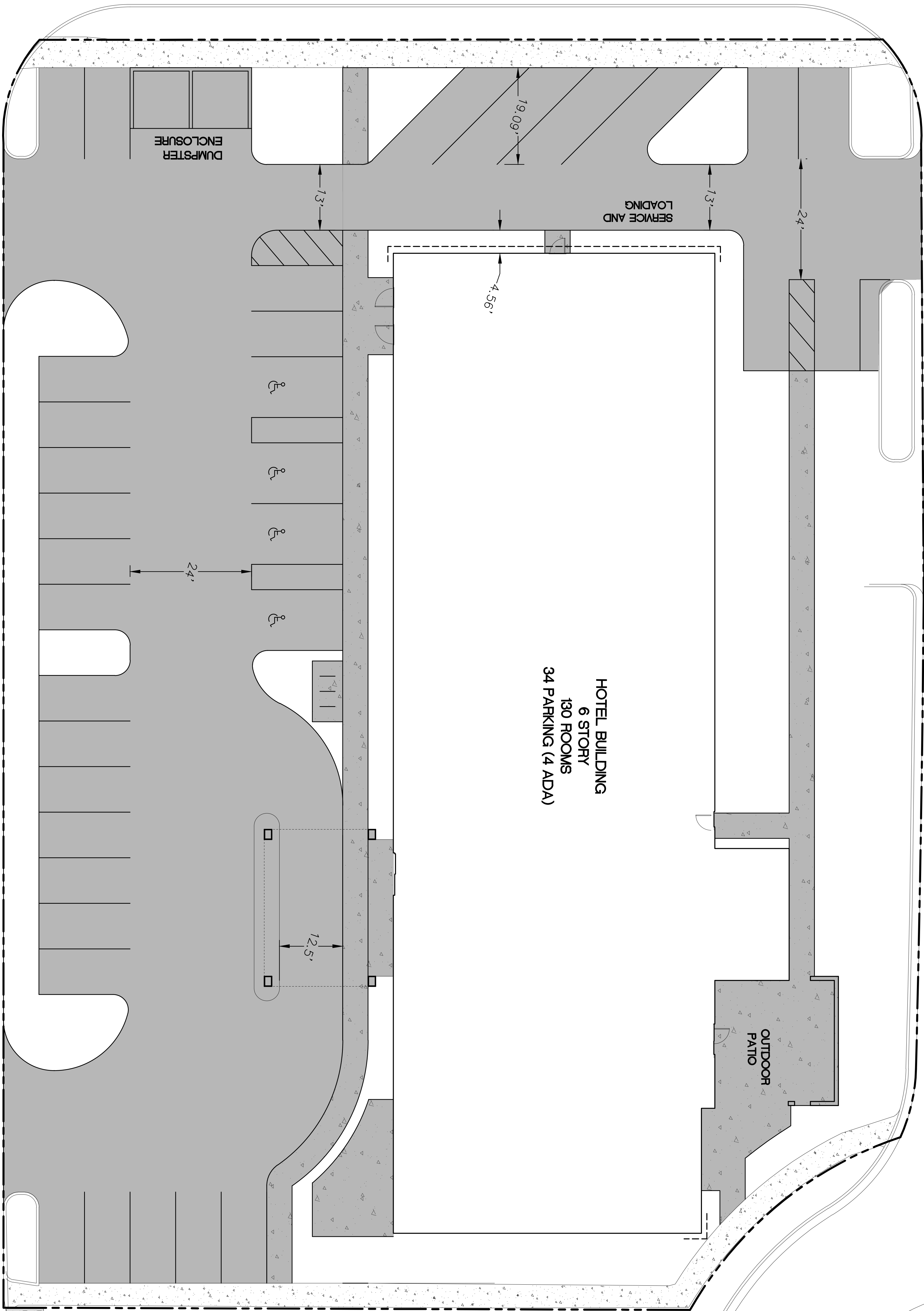




# Planning & Zoning Board General Application

General Information:									
Project No:	<a href="#">PUD25-010</a>			Application Date:		6/16/2025			
Associated Projects:	CPT25-042								
Project Name:	AC HOTEL LAKESIDE PUD MODIFICATION								
Subject Property Address:	3607 LAKESIDE VILLAGE BLVD								
Parcel ID:	232835138188000081			Total Acreage:		1.02			
Applicant Name:	KIMLEY HORN								
Applicant Address:	109 S KENTUCKY AVE			LAKELAND		FL	33801		
Owner Name:	CR LAKESIDE VILLAGE LLC								
Owner Address:	1427 CLARKVIEW RD STE 500			BALTIMORE		MD	21209		
Request:									
Application Type:	Planned Unit Development					Major Modification			
Land Use									
Current	Regional Activity Center					(RAC)			
Proposed	Not Applicable								
Zoning									
Current	Planned Unit Development					(PUD) 4841, (PUD) 5226, (PUD) 5712, (PUD) 3432 MX, (PUD) 5614			
Proposed	Not Applicable								
Sub Context District									
Current	(UCT), (UNH)					Urban Center, Urban Neighborhood			
Proposed									
Explanation of Request:	The proposed development includes a proposed hotel with 130 rooms within Lakeside Village shopping center								
Justification:	The site plan has taken into consideration the pre-application comments to reasonable extents.								
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:		126			
Potable Water	9100	GPD	Wastewater	9100	GPD	Solid Waste	0	PPD	

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



SITE DATA TABLE:	
PROJECT AREA:	1.0 ACRES
FAR: 1.0 ACRES @ 73,800 GFA = 1.89	
ROOM COUNT: HOTEL	130 ROOMS
BLDG HEIGHT: HOTEL - 70 FT (76 FT PARAPET)	
REQUIRED PARKING (HOTEL) -	1 SPACE PER ROOM
REQUIRED PARKING (LAKEVIEW VILLAGE)	1,831 SPACES
PROVIDED PARKING (LAKEVIEW VILLAGE)	2,497 SPACES
33 SPACES PROVIDED WITH THIS DEVELOPMENT. ADDITIONAL REQUIRED SPACES PROVIDED BY LAKEVIEW VILLAGE	

LAKEVIEW VILLAGE SITE DATA	
MOVIE THEATER	73,000 SF
RETAIL ANCHOR	88,000 SF
DEPARTMENT STORE	73,000 SF
MAJOR STORE	23,350 SF
RETAIL 1ST FLOOR	195,000 SF
OFFICE 2ND FLOOR	46,000 SF
OUT PARCELS	49,000 SF
HOTEL	67,000 SF
TOTAL:	616,350 SF
FUTURE HOTEL:	73,800 SF
	130 ROOMS
PARKING EXISTING:	2,586 SPACES
PARKING REQUIRED:	1,831 SPACES
PARKING REMOVED:	87 SPACES
PARKING PROVIDED:	2,497 SPACES

NOTE: THIS SITE PLAN IS PRELIMINARY IN NATURE. DOES NOT GUARANTEE THAT ALL REQUIREMENTS, REGULATIONS, ORDINANCES, AND TAX MAP INFORMATION, IT IS INTENDED AS PRELIMINARY, FOR THE PURPOSE OF UNDERSTANDING A POTENTIAL SITE CONFIGURATION. REQUIREMENTS, ETC. HAVE NOT BEEN REVIEWED OR CONFIRMED WITH LOCAL JURISDICTIONAL AGENCIES DURING THE PREPARATION OF THIS CONCEPTUAL SITE PLAN.

**Kimley»Horn**

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.  
109 SOUTH KENTUCKY AVENUE, LAKEVIEW FL, 33801  
PHONE: 863-701-8702  
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

LAKEVIEW LIFESTYLE HOSPITALITY, LLC

AC HOTEL - LAKEVIEW VILLAGE

SHEET NUMBER

CSP5

7/23/2025



File Number: PUD25-010

Present Zoning: PUD 5614

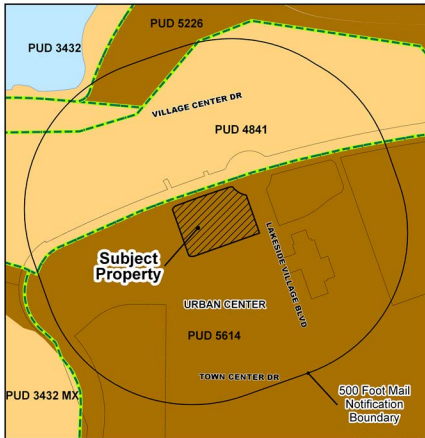
Present Context: Urban Center

Proposed Zoning: Major Modification of PUD  
Zoning for Lakeside Village  
to Allow a 130-Room Hotel

August 2025

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





File Number: PUD25-010

Present Zoning: PUD 5614

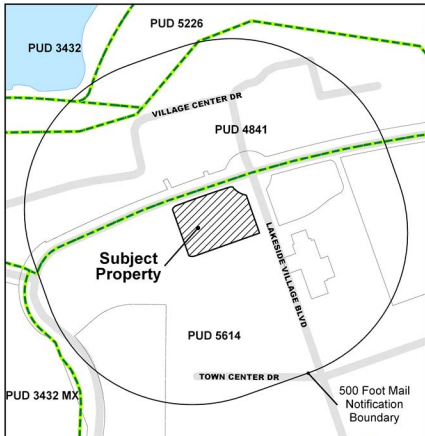
Present Context: Urban Center

Proposed Zoning: Major Modification of PUD Zoning for Lakeside Village to Allow a 130-Room Hotel

- Subject Property
- 500 Foot Mail Notification Boundary
- Zoning
- Future Land Use
- Conditional Use
- Parcels
- City Limits
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- Railroad



August 2025



File Number: PUD25-010

Present Zoning: PUD 5614  
 Present Context: Urban Center  
 Proposed Zoning: Major Modification of PUD Zoning for Lakeside Village to Allow a 130-Room Hotel

August 2025

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





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

August 1, 2025

RE: 3607 Lakeside Village Blvd - Project No. PUD25-010

Dear Property Owner:

This letter is to advise you that Kimley-Horn and Associates, Inc., on behalf of CR Lakeside Village LLC, requests a major modification of PUD (Planned Unit Development) zoning for Lakeside Village to allow a 130-room hotel on property located at 3607 Lakeside Village Boulevard. The subject property is legally described as follows:

AN AREA OF LAND IN SECTION 35, TOWNSHIP 28 S, RANGE 23 E, IN THE NORTHWEST QUARTER IN THE SOUTHWEST QUARTER IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER. (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, August 19, 2025**, 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](mailto:planning@lakelandgov.net), prior to the August 19<sup>th</sup> 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](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.

THIS IS A COURTESY LETTER NOT REQUIRED BY LAW

## MINUTES

Planning & Zoning Board

City Commission Chambers

Tuesday, July 15, 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 Christelle Burrola, Board Secretary, 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 1069 Clearview Avenue. Owner/Applicant: Gail Bagley. (ADU25-005)

Audrey McGuire stated the subject property is zoned RA-4 (Single-Family and is located within the Urban Neighborhood (UNH) context district. Ms. McGuire pointed to photos on the overhead screen of the subject property, site plan and elevations. The accessory dwelling unit will have 600 sq. ft. of living area.

Ms. McGuire presented the recommended conditions for approval.

Gail Bagley, 1069 Clearview Avenue, was present in support of the request.

In response to Joseph Lauk, Ms. Bagley stated she agrees to staff's recommended conditions.

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

**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)

Audrey McGuire stated the application was withdrawn on July 10, 2025.

**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)

Audrey McGuire stated the subject property is generally located on the south side of E. Memorial Boulevard, east of N. Ingraham Avenue and west of N. Lake Parker Avenue. The subject property, currently vacant, has a future land use designation of Public Buildings, Grounds and Institutional Uses (PI) and O-2 (Limited Impact Office) zoning. The subject property is bounded by public institutional uses to the south which consist of the James West US Army Reserve Center and the City of Lakeland Purchasing and Central Stores yard. To the east is a self-storage facility and to the west property is vacant. To the north, the subject property abuts the Lakes Church campus consisting of a sanctuary, and a private school, Lakes Church Academy. 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 Jonathan Kirk, 5917 Cove View Drive, representing Talbot House Ministries, Inc., made a lengthy presentation that provided an overview of the proposed request.

In response to Silvana Knight, Mr. Campbell stated Talbot House Ministries, Inc. (Talbot House) provides flexible programs which allow clients to stay on site during emergency weather situations subject to their limitations.

In response to Susan Seitz, Mr. Kirk stated currently the facility has up to 80 residents which will live on-site for a longer period of time.

In response to Ms. Seitz, Mr. Kirk stated that residents will rely on the "1000 meals a day" that are served at the facility.

In response to Ms. Seitz, Mr. Kirk stated there are currently 200 beds in the facility and the new facility will have 260 beds.

In response to Ms. Seitz, Mr. Kirk stated about 300 people can comfortably gather in the new outdoor 5,000 sq. ft open area at the new facility.

Discussion ensued.

Maria Cruz, Talbot House's executive director was also present in support of the request.

Dwayne McDow, 4410 Scottswood Drive, read a letter to the board that listed his concerns with the proposed request. Mr. McDow provided staff with a copy of the letter.

William Hutto, 3102 Valley High Drive, stated he is concerned about the location of the new facility.

Brian Killingsworth, 215 Griffin Road, stated he has safety concerns with the proximity of the proposed facility to nearby residents and businesses.

Michael Porter, 1003 Josephine Street, stated he is in support of the request.

Don Burns, 1235 Edgewater Drive, stated he opposes to the proposed location of the new facility because of the traffic on Memorial Boulevard.

Josh Borem, 5663 Bloomfield Boulevard, stated the new facility will have negative impacts in the area. He stated he has concerns for safety and security as well as pedestrian safety.

Chanel Belloto, 911 N. Lake Parker Avenue, owner of Skate World Lakeland. She read a letter to the board that listed her concerns with the proposed request.

Traci Hughes, 5109 Grand Boulevard, owner of Jimbo's Pit Bar BQ, stated she is concerned that the proposed request will have a negative impact on her business.

Kimberly Troost, 1336 Edgewater Beach Drive, stated she is also concerned that the proposed request will have a negative impact on the existing residential uses.

Raydene Read, 1348 Edgewater Beach Drive, stated the relocation of the Talbot House was not part of the new Vision Zero plan that was just approved by the City Commission. The relocation of Talbot House was also not a part of the Lakeland's Community Redevelopment Agency (CRA) Memorial Boulevard Economic Development Strategy plan.

Frank Sposaro, 1344 Edgewater Beach Drive, stated he has safety concerns and is opposed to the request.

Justin Castano, 1324 Edgewater Beach Drive, stated he is concerned that the proposed request will have negative impacts on the neighborhood.

Tej Karki, 4693 Lathloa Loop, stated he is concerned that the new proposed location will have negative impacts on his businesses.

Chris Canning, 1328 Edgewater Beach Drive, stated he is concerned the businesses in the area will be negatively impacted.

Discussion ensued.

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

## **GENERAL MEETING**

**ITEM 4:** Review minutes of the June meeting.

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

**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)

Damaris Stull stated the subject property is located east of U.S. 98 North and north of Interstate 4. In 2007, the subject property was annexed into the City. In 2008, this area and adjoining annexed properties were given a future land use designation of Regional Activity Center (RAC). 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. 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. Properties located at 1015/1019 Lakeland Park Center Drive and 3504 were previously developed with single-family homes that were demolished.

Ms. Stull stated 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 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. 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. 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. Ms. Stull pointed to photos on the overhead screen of the subject property and surrounding areas.

Chandra Frederick, 7930 Ashley Pointe Drive, made a presentation that provided an overview of the proposed request.

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

Silvana Knight 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 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 north of W. 10th 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. Ms. McGuire pointed to photos on the overhead screen of the subject property, surrounding areas and proposed site plan. The subject property is bound by single-family residential properties to the north, south and west. According to the applicant, 100 percent of the units will be rented as affordable housing. 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. The proposed apartments will be oriented towards W. 10th Street with off-street parking located to the rear. Ms. McGuire pointed to photos on the overhead screen of the elevations.

In response to Silvana Knight, Ms. McGuire stated there will be an elevator in the apartment building.

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

Ms. McGuire presented the recommended conditions for approval.

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

**ITEM 7:** Election of new officers.

Silvana Knight made a motion to nominate Bessie Reina to serve as Secretary. Jeri Thom seconded the motion and it passed 7—0.

Silvana Knight made a motion to nominate Jeri Thom to serve as Chairperson. Susan Seitz seconded the motion and it passed 7—0.

Jeri Thom made a motion to nominate Terry Dennis to serve as Vice-Chairperson. Silvana Knight seconded the motion and it passed 7—0.

**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 August hearing.

**ITEM 9:** Audience.

There were no comments from the audience.

**ITEM 10:** Adjourn.

There being no further discussion, the meeting was adjourned at 11:02 AM.

Respectfully Submitted,

---

Jeri Thom, Chair

---

Bessie Reina, Secretary



# Community & Economic Development Staff Recommendation

Date:	August 19, 2025	Reviewer:	Audrey McGuire
Project No:	PUD25-009	Location:	1115 E. Memorial Boulevard
Owner:	CFTB Realty LLC		
Applicant:	Timothy F. Campbell, Clark, Campbell, Lancaster, Workman & Airth, P.A.		
Current Zoning:	O-2 (Limited Impact Office)	Future Land Use:	Public Buildings/Grounds/Institutional (PI)
Context District:	Urban Corridor (UCO)		
P&Z Hearing:	July 15, 2025	P&Z Final Decision:	August 19, 2025
Request:	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.		

## Request for Continuance

Timothy F. Campbell, Clark, Campbell, Lancaster, Workman & Airth, P.A., on behalf of CFTB Realty LLC, requests a one-month continuance until September 16, 2025 to allow additional time to consider the feedback from the community, Community and Economic Development Department staff, and the Planning & Zoning Board. Staff and the applicants will continue to work together on any revisions to the development proposal that will be consistent and compatible with the City's Land Development Code and Comprehensive Plan.



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

Tuesday, August 19, 2025

## Meeting of August 4, 2025

### Ordinances (First Reading)

**Proposed 25-026;** Application of C-1 (Pedestrian Commercial) Zoning on Approximately 0.98 Acres Located North of Lakeland Park Center Drive and West of Hopewell Avenue. (ZON25-007)

**Proposed 25-027;** Small Scale Amendment #LUS25-004 to the Future Land Use Map to Change Future Land Use Designation from Residential Medium (RM) to Public Buildings/Grounds/Institutional (PI) on Approximately 3.16 Acres Located at the Northeast Corner of W. 10th Street and Kettles Avenue. (LUS25-004)

**Proposed 25-028;** 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. (PUD25-008)

## Meeting of July 21, 2025

### Ordinances (Second Reading)

**Proposed 25-016;** Amending Ordinance 5422; Major Modification of 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. (PUD25-004)

**Approved 7—0, Ordinance 6096.**

**Proposed 25-017;** Small Scale Amendment #LUS25-001 to the Future Land Use Map to Change Future Land Use Designation from Business Park (BP) to Industrial (I) on Approximately 9.16 Acres Generally Located at 2420 New Tampa Highway. (LUS25-001)

**Approved 7—0, Ordinance 6097.**

**Proposed 25-018;** Change in Zoning from I-2 (Medium Industrial) to PUD (Planned Unit Development) to Allow for Scrap, Waste and Reclaimed Materials Traded Uses, Level II, on Approximately 9.16 Acres Generally Located at 2420 New Tampa Highway; Repealing Ordinance 5382. (PUD25-003) **Approved 7—0, Ordinance 6098.**

**Proposed 25-019;** Small Scale Amendment #LUS25-003 to the Future Land Use Map to Apply Residential Medium (RM) Land Use Designation on Approximately 7.51 Acres Located at the Northeast Corner of Kathleen Road and Sleepy Hill Road. (LUS25-003)

**Approved 7—0, Ordinance 6099.**

**Proposed 25-020;** Application of RA-4 (Single-Family Residential) Zoning on Approximately 7.51 Acres Located at the Northeast Corner of Kathleen Road and Sleepy Hill Road. (ZON25-005) **Approved 7—0, Ordinance 6100.**

**Proposed 25-021;** Approving a Conditional Use to Allow a 64- Unit Single-Family Attached Development on Approximately 7.51 Acres Located at the Northeast Corner of Kathleen Road and Sleepy Hill Road. (CUP25-004) **Approved 7—0, Ordinance 6101.**