

AGENDA

Planning & Zoning Board
City Commission Chambers
September 16, 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. **If hearing impaired**, please contact the **TDD numbers**: Local – (863) 834-8333 or 1-800-955- 8771 (TDD-Telecommunications Device for the Deaf) or the **Florida Relay Service Number** 1-800-955-8770 (VOICE), for assistance.

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

PUBLIC HEARING

- ITEM 1:**
- a. Conditional use to allow a four-story, 16-unit multi-family residential development constructed using intermodal shipping containers on property located at 518 Mabel Avenue. Owner: Premier Housing Investments LLC. Applicant: Chadwick Pettinato. (CUP25-007)
 - b. Consideration of final decision.
- ITEM 2:**
- a. 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)
Note: Continued from August meeting.
 - b. Consideration of final decision.
- ITEM 3:**
- a. Minor modification of PUD (Planned Unit Development) zoning to allow for the construction of a 118-foot-tall personal wireless service facility (cell tower) on approximately 0.12 acres located at 1690 Dormie Drive. Owner: Greendale Investments II LLC. Applicant: Darrin Taylor. (PUD25-012)
 - b. Consideration of final decision.
- ITEM 4:** Small-scale map amendment and major modification of PUD (Planned Unit Development) zoning on property generally located north of Interstate-4, south of Heatherpoint Drive, east and west of Carpenters Way, and south of Wedgewood Estates Boulevard. More specifically, the requested changes are as follows:
- I. A small-scale map amendment, to change the future land use designation from Residential Low (RL) to Residential Medium (RM), and a major modification of PUD zoning to allow for 44 single-family attached (townhome) dwelling units on approximately 8.48 acres located at 752 Carpenters Way (Tracts 9A and 9B within Area W).
 - II. A small-scale map amendment, to change the future land use designation from Residential Medium (RM) to Residential High (RH), and a major modification of PUD zoning to remove a portion of Area U and create a new Tract 12 in Area W for a clubhouse/amenity center to serve future multi-family residential uses on Tracts 4 and 11, in lieu of a previously approved 70,100 sq. ft. assisted living facility, on approximately 2.48 acres located at 503 Carpenters Way (Area U).
 - III. A major modification of PUD zoning to increase the maximum number of single-family detached dwelling units from 14 to 17 on approximately 19.02 acres located south of

Heatherpoint Drive, east of Carpenters Way, and north of Audubon Oaks Drive (Tract 1 within Area W).

- IV. A major modification of PUD zoning to adopt a new site development plan and increase the maximum number of single-family detached dwelling units from 46 to 49 on approximately 33.24 acres generally located north of Interstate-4, south of Wedgewood Estates Boulevard, and west of Carpenters Way (Tracts 5, 6, and 7 within Area W).
- V. A major modification of PUD zoning to adopt a new site plan to allow 58 single-family attached (townhome) dwelling units and 750 multi-family dwelling units, in lieu of previously approved entitlements for 834 multi-family dwelling units, on approximately 57.74 acres located north of Lakeland Park Center Drive, east of Carpenters Way, east and west of Audubon Oaks apartments (Tracts 2, 3, 4, 10 and 11 within Area W).

Owner: SJD Development LLC. Applicants: Chloe Dyal and Chirag Kikani. (LUS25-002/PUD25-006)

ITEM 5: Annexation, a small-scale land use map amendment to apply a future land use designation of Business Park (BP), and the application of I-2 (Medium Industrial) zoning, concurrent with a City-initiated application to apply a Suburban Special Purpose (SSP) context sub-district designation, on approximately 1.09 acres located north of Swindell Road, west of Alderman Road, and east of Eagles Landing Boulevard. Owner: McCourt Equipment Inc. Applicant: Sarah Case, Next Level Planning & Permitting. (ANX25-002/LUS25-005/ZON25-010/ZON25-011)

GENERAL HEARING

ITEM 6: Review minutes of the August meeting.

ITEM 7: 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: Application withdrawn by applicant to allow for consideration of alternative locations. Staff anticipates that the applicant will submit a new land use and zoning application to be heard at the November 18th meeting of the Planning & Zoning Board.**

ITEM 8: 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)

ITEM 9: 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)

ITEM 10: Report of City Commission action on Planning and Zoning Board recommendations along with Planning & Transportation Manager's Report.

ITEM 11: Audience.

ITEM 12: Adjourn.

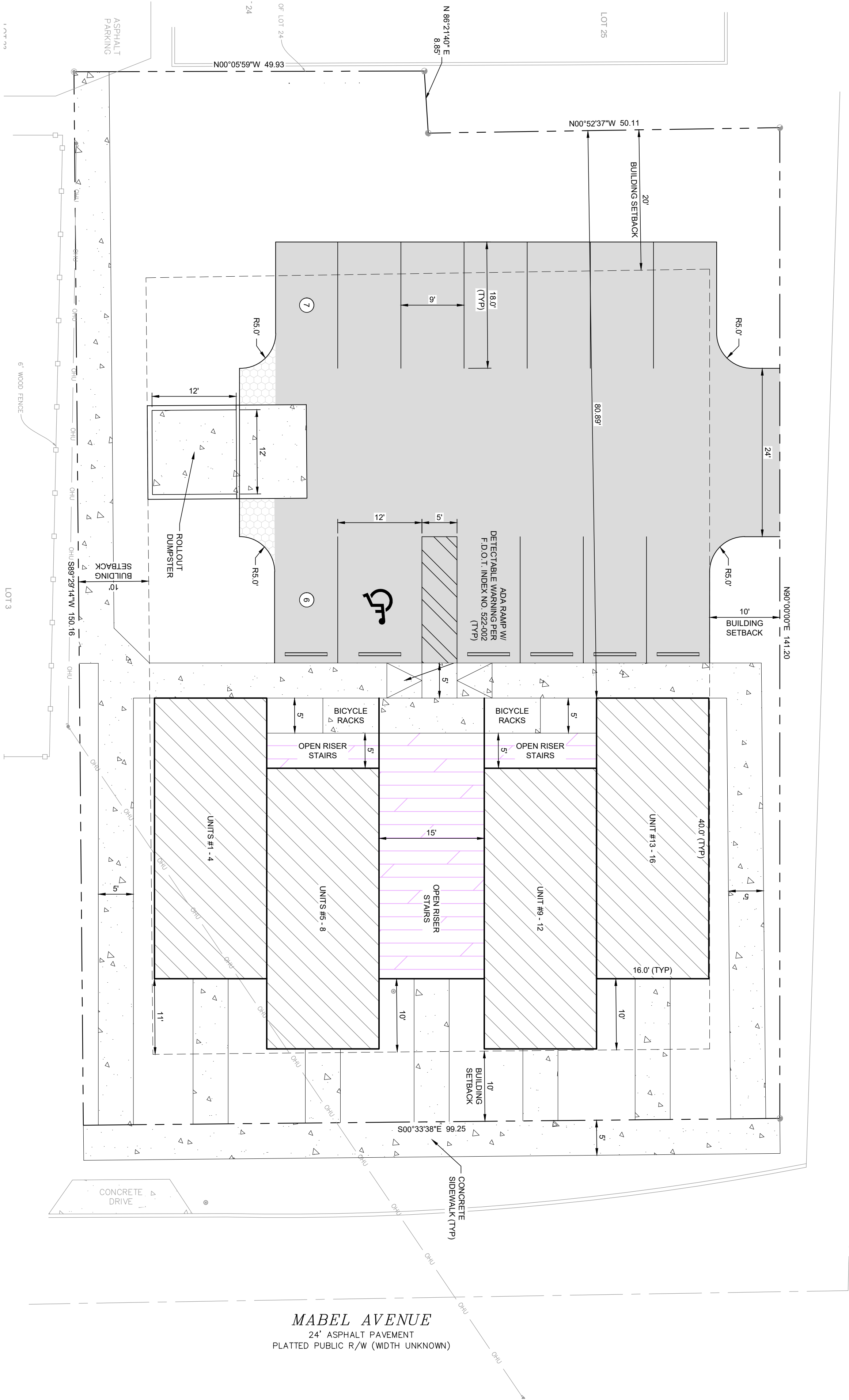


Planning & Zoning Board General Application

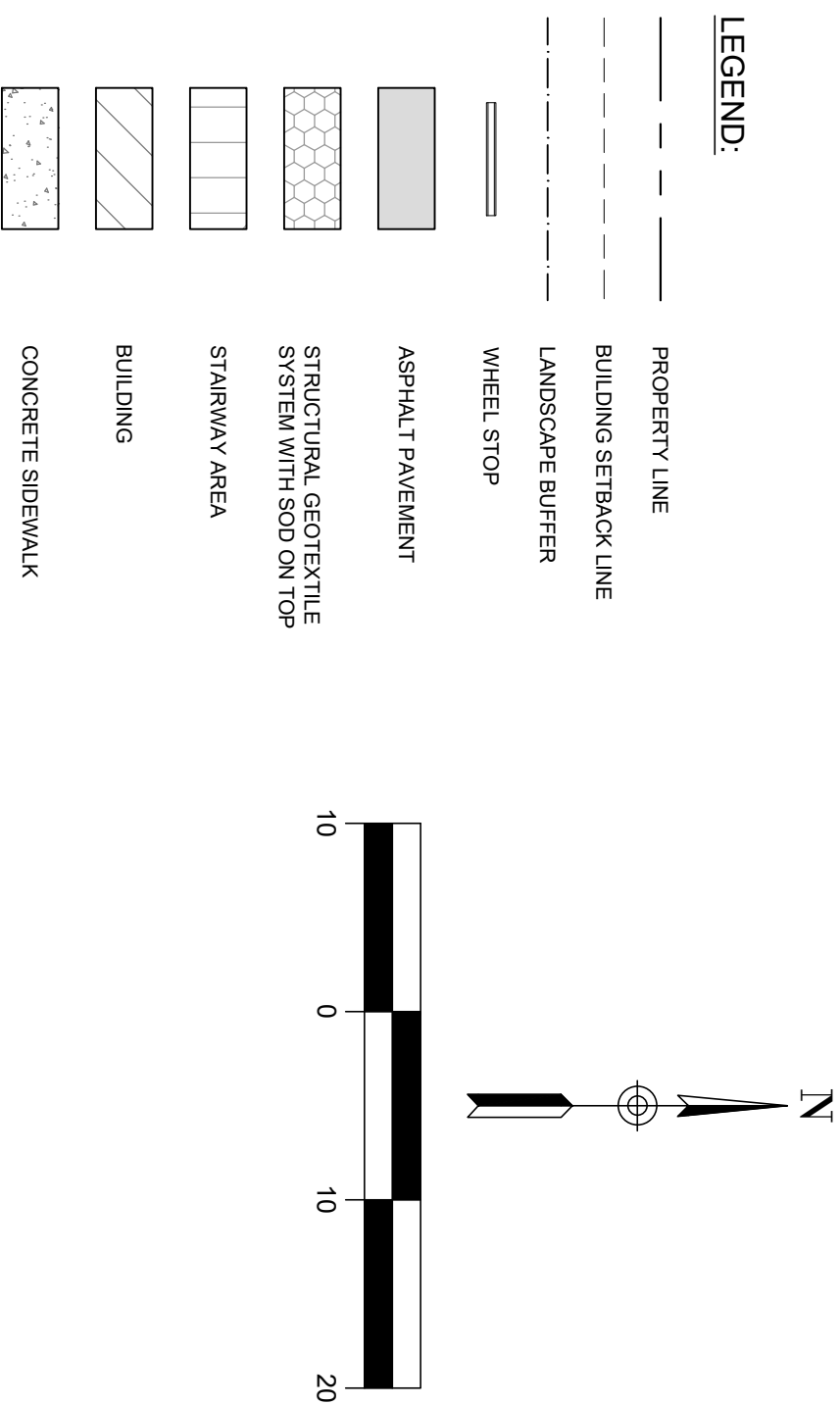
General Information:				
Project No:	<u>CUP25-007</u>		Application Date:	7/9/2025
Associated Projects:				
Project Name:	518 MABEL AVE			
Subject Property Address:	518 MABEL AVE			
Parcel ID:	242818195500000010	Total Acreage:	0.33	
Applicant Name:	CHADWICK PETTINATO			
Applicant Address:	5829 WILSON DR	ZEPHYRHILLS	FL	33542
Owner Name:	PREMIER HOUSING INVESTMENTS LLC			
Owner Address:	PO BOX 566	ZEPHYRHILLS	FL	33539
Request:				
Application Type:	Conditional Use Permit			
Land Use				
Current	Residential High	(RH)		
Proposed	Not Applicable			
Zoning				
Current	Multi Family	(MF-22)		
Proposed	Not Applicable			
Sub Context District				
Current	(UNH)	Urban Neighborhood		
Proposed				

Explanation of Request:	Affordable workforce housing with an innovative use of transformed cargo containers. It will be a four-story development consisting of eight one-bedroom, 320sqft units on the ground floor, four two bedroom, 640sqft units on the second floor and four two-story, three bedroom, 960sqft units on the third floor.							
Justification:								
Concurrency:								
Proposed Dwelling Units:	0	Project Floor Area:					Square feet	
Type of Use:				Phase		Year		
Estimate of Public Service Demand								
Roadways	Daily Trips:	#Error		PM Peak Hour Trips:				
Potable Water		GPD	Wastewater		GPD	Solid Waste		PPD

MAGNOLIA STREET
11' ASPHALT PAVEMENT
PUBLIC R/W (WIDTH UNKNOWN)



SITE DATA TABLE	
FOLIO NO.	24291819500000010
ZONING	VACANT RESIDENTIAL
TOTAL SITE AREA	14,595 S.F. / 0.33 AC. (100.00%)
BUILDING AREA	2,950 S.F. / 0.08 AC. (18.18%)
CONCRETE SIDEWALK	3,823 S.F. / 0.09 AC. (26.01%)
CONCRETE DRIVE	2,950 S.F. / 0.08 AC. (18.18%)
TOTAL IMPERVIOUS AREA	8,858 S.F. / 0.20 AC. (61.87%)
OPEN SPACE AREA	5,699 S.F. / 0.13 AC. (37.92%)
REQUIRED PARKING:	
16 CONTAINER HOMES	8 UNITS
2 BEDROOM	4 UNITS
3 BEDROOM	4 UNITS
TOTAL PARKING REQUIRED: 20 (1.07 BEDROOM + 1.5MULTI-BEDROOM) SPACES	
10% CREDIT FOR PROXIMITY TO PUBLIC TRANSPORTATION: 2 SPACES	
TOTAL ADJUSTED PARKING REQUIRED: 18 SPACES	
ON-SITE PROPOSED PARKING: 13 SPACES (INCLUDING 1 ADA SPACE)	
OFF-SITE PROPOSED PARKING: 5 SPACES	
TOTAL PROPOSED PARKING: 18 SPACES	
OFF-SITE PARKING IS VIA CROSS PARKING AGREEMENT WITH 525 MORGAN AVENUE	
SETBACKS:	
MINIMUM FRONT YARD SETBACK (MABEL AVE)	10 FEET (10')
MINIMUM FRONT YARD SETBACK (MABEL AVE)	20 FEET (20')
MINIMUM REAR YARD SETBACK (MABEL AVE)	10 FEET (10')
MINIMUM INTERIOR SIDE YARD SETBACK (SOUTH PUL)	10 FEET (10')
MINIMUM REAR YARD SETBACK (SOUTH PUL)	20 FEET (20')
MINIMUM HEIGHT:	55 FEET (87')
MINIMUM FRONT/PAVE BUILDOUT:	60% (84%)



THIS ITEM HAS BEEN DIGITALLY
SIGNED AND SEALED BY RYAN J.
KING, P.E. ON THE DATE ADJACENT
VERIFIED OR ANY ELECTRONIC
COPIES.

RYAN J. KING, P.E. #64619

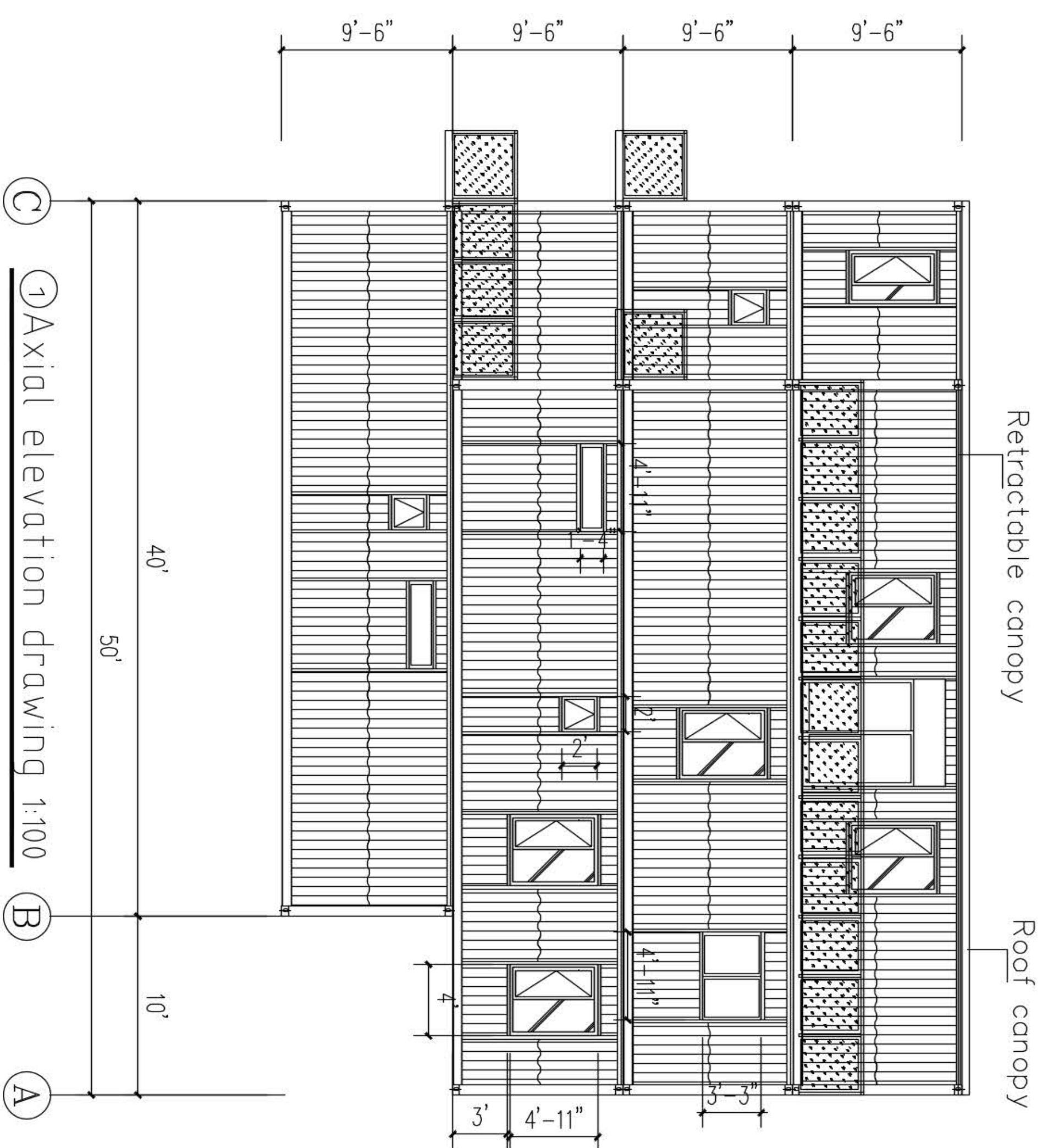
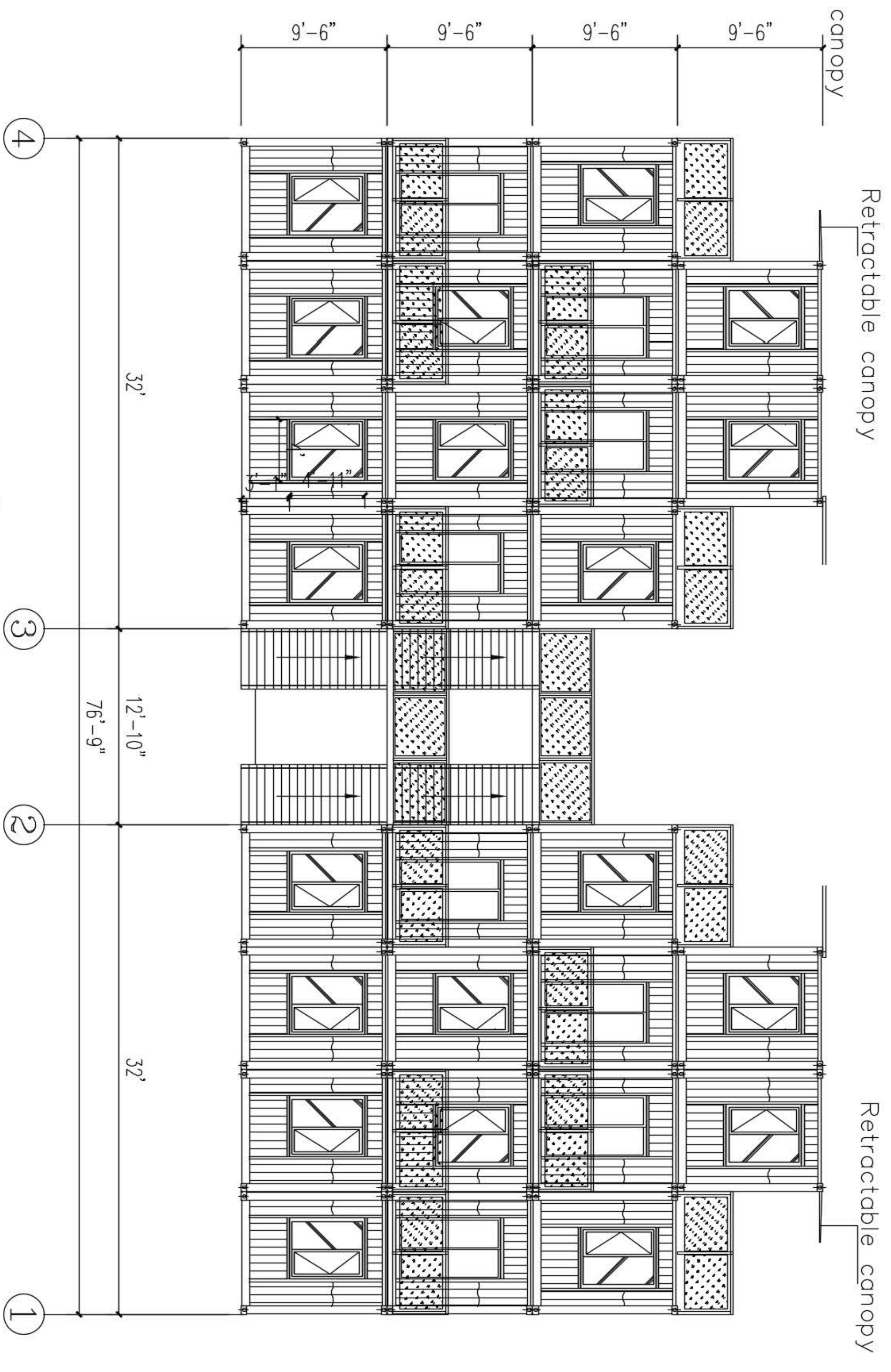
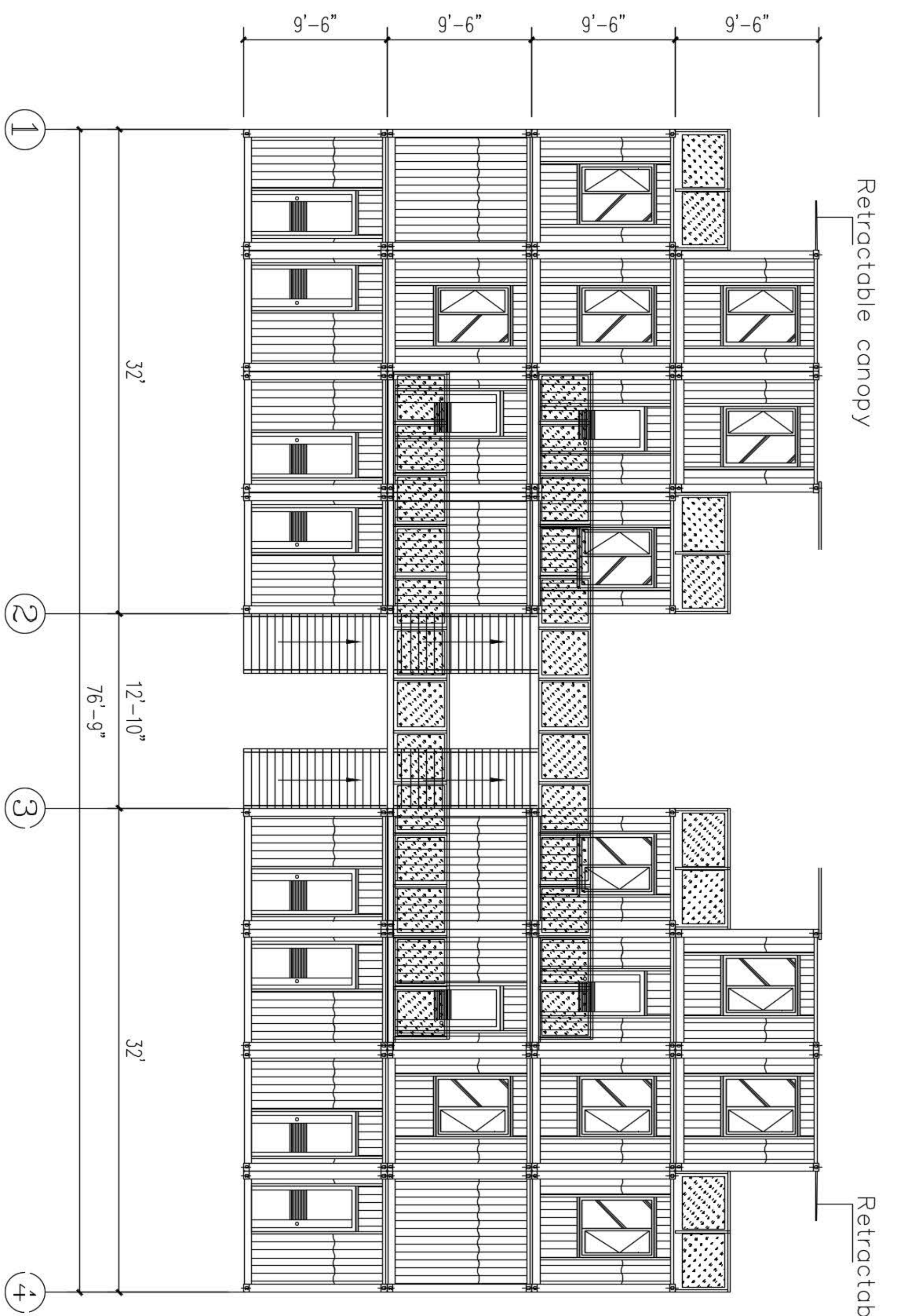
518 MABEL AVENUE
BLACK MARLIN CAPITAL
ZEPHYRHILLS, FLORIDA

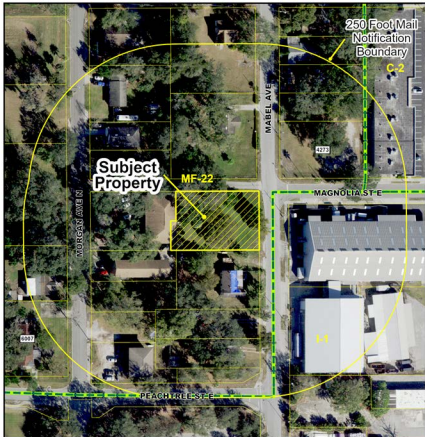
SITE PLAN



1081 East Brandon Boulevard
Brandon, Florida 33511 Phone (813)643-2292 Fax (813)643-2293
License Business No. 8129

DESIGNED BY:		DRAWN BY:		DATE:		REVISIONS PER COUNTY COMMENTS	
RWS		RWS		8/26/25			
CHECKED BY:		APPROVED BY:		JOB NO.:		CITY OF TAMPA AND	
RJK		RJK		25-0414		SUBMITTAL	
						18729083	





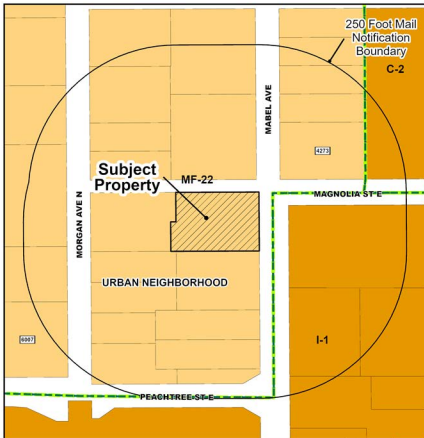
File Number: CUP25-007

Present Zoning: MF-22
Present Context: Urban Neighborhood
Proposed Zoning: Conditional Use to Allow a Four-Story, 16-Unit Multi-Family Residential Development Constructed Using Intermodal Shipping Containers

September 2025

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





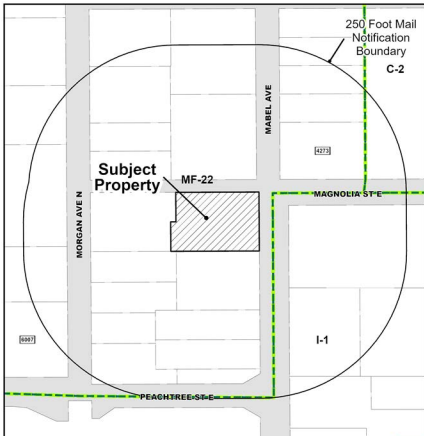
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September 2025





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

August 29, 2025

RE: 518 Mabel Avenue - Project No. CUP25-007

Dear Property Owner:

This is to advise you that the Chadwick Pettinato, Premier Housing Investments LLC, requests a conditional use to allow for a four-story, 16-unit multi-family residential development constructed using intermodal shipping containers on property located at 518 Mabel Avenue. The subject property is legally described as:

Lots 1, 2, and the East 9 feet of Lot 24, DR. S.F. SMITH'S OAK PARK, according to the plat thereof recorded in Plat Book 11, Page 25, of the Public Records of 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, September 16, 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, prior to the September 16th meeting.

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

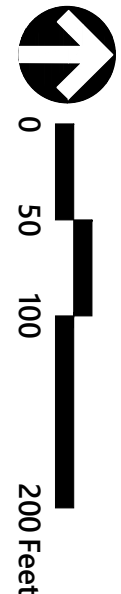
In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this proceeding, or those requiring language assistance (free of charge) should contact the City of Lakeland ADA Specialist, Kristin Meador,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

THIS IS A COURTESY LETTER NOT REQUIRED BY LAW



Planning & Zoning Board General Application

General Information:									
Project No:		PUD25-011			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	



Legend

PROPERTY BOUNDARY

TRACT LINES

PROPOSED SIGNS

LIGHT POLE BANNERS



Sign Table

Sign Type	Function	Max Height	Size (sf)	Quantity	Total Area (sf)
AA1	Primary Hospital Campus Identification Monument	10'-0"	209.00	2	418.00
AA2	Identification/Directional Monument	10'-0"	60.00	3	180.00
AA3	Emergency Monument	4'-2"	40.00	1	40.00
AA4	Hospital Monument	4'-2"	40.00	1	40.00
BB1	Directional Monument (Large)	7'-0"	26.00	3	78.00
BB2	Directional Monument (Small)	5'-3"	12.50	11	137.50
BB4	Emergency Pylon	20'-0"	56.00	1	56.00
CC1.1	Building Identification Sign	6'-0"	464.00	1	464.00
CC1.2	Building Identification Sign	6'-0"	464.00	1	464.00
CC1.3	Building Identification Sign	6'-0"	240.50	1	240.50
CC2	Ambulance Canopy Sign	2'-0"	18.00	2	36.00
OH-14	Emergency Canopy Sign	2'-0"	35.50	1	35.50
OH-15	Hospital Entrance Wall Sign	2'-8"	8.50	1	8.50
OH-16	Hospital Entrance Wall Sign (Over Door)	0'-10"	8.90	1	8.90
Total sf					2198.00

Light Pole Banners

XP1A	▲	6'-0"	15.00	13	195.00
XP3	■	3'-9"	5.63	11	61.93
XP4	■	6'-0"	15.00	24	360.00
XP4A	■	6'-0"	15.00	24	360.00
XP5	●	6'-0"	15.00	6	90.00

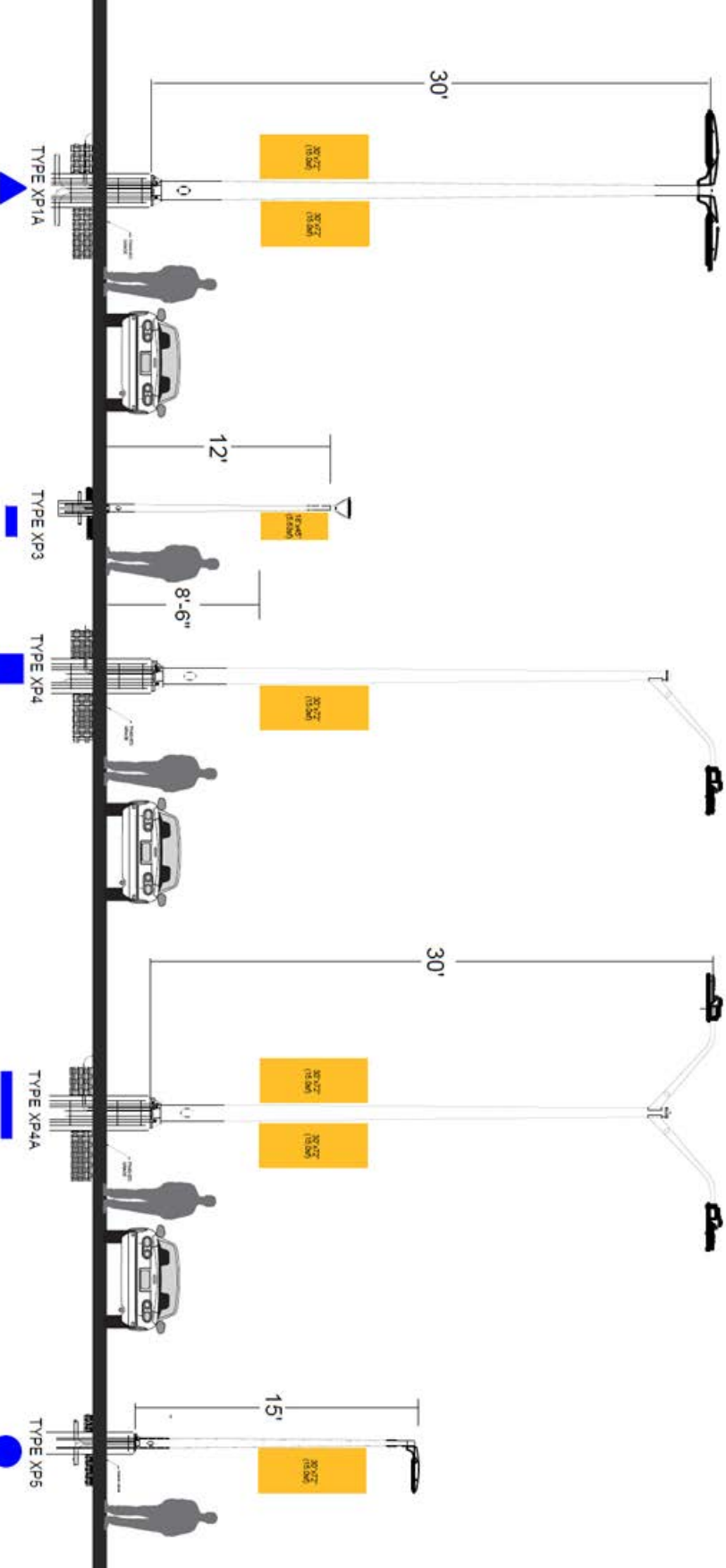
Attachment D

Orlando Health Campus Lakeland, Florida



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



Sign Type	Max Height	Size (SF)	Quantity	Total Area (SF)
AA1	10'	209	2	418.0
AA2	10'	60	3	180.0
AA3	4'-2"	40	1	40.0
AA4	4'-2"	40	1	40.0
BB1	7'	26	3	78.0
BB2	5'-3"	12.5	11	137.5
BB4 Emergency Pylon Sign	20'	56	1	56.0
CC1.1 Hospital Building Sign 1	6'	464	1	464.0
CC1.2 Hospital Building Sign 2	6'	464	1	464.0
CC.1.3 Hospital Building Sign 3	6'	240.5	1	240.5
CC2 Ambulance Canopy Sign	2'	18	2	36.0
OH-14 Emergency Canopy Sign	2'	35.5	1	35.5
OH-15 Hospital Entrance Wall Sign (Pedestrian)	2'-8"	8.5	1	8.5
OH-16 Hospital Entrance Wall Sign (Door)	0'-10"	8.9	1	8.9
Sub-Total				2,198.0
APPROVED PUD				3,030.79
Difference				-832.79
Light Pole Banners				
XP1A	6'	15	13	195.0
XP3	3'-9"	5.63	11	61.93
XP4	6'	15	24	360.0
XP4A	6'	15	24	360.0
XP5	6'	15	6	90.0
Sub-Total				1,066.93
TOTAL				3,264.93
Difference				-234.14

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.



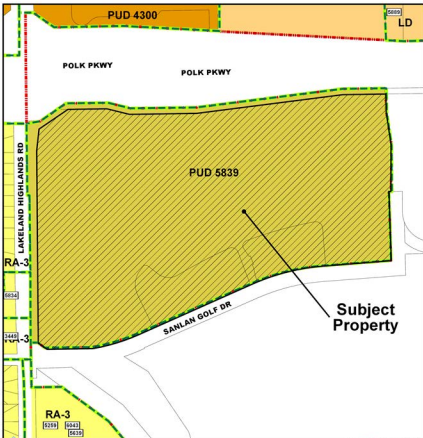
File Number: PUD25-011

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

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



August 2025



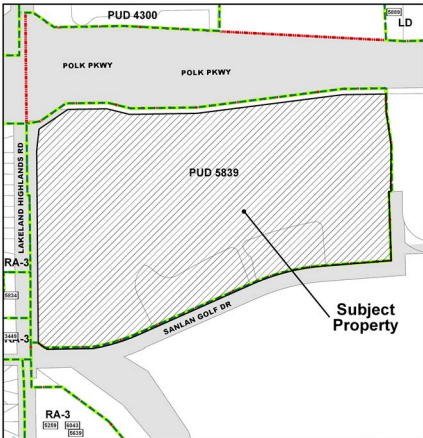
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August 2025



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August 2025

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





Planning & Zoning Board General Application

General Information:				
Project No:	PUD25-012	Application Date:	8/12/2025	
Associated Projects:				
Project Name:	NXFL-327 GREENDALE			
Subject Property Address:	1690 DORMIE DR # TOWER			
Parcel ID:	232835000000034050	Total Acreage:	0.12	
Applicant Name:	DARRIN TAYLOR			
Applicant Address:	PO BOX 10367	TALLAHASSEE	FL	32302
Owner Name:	GREENDALE INVESTMENTS II LLC			
Owner Address:	3829 PROGRESS DR	LAKELAND	FL	33811
Request:				
Application Type:	Planned Unit Development		Minor Modification	
Land Use				
Current	Business Park		(BP)	
Proposed	Not Applicable			
Zoning				
Current	Planned Unit Development		(PUD) 3432 MX	
Proposed	Not Applicable			
Sub Context District				
Current	(USP), (UNH)		Urban Special Purpose, Urban Neighborhood	
Proposed				
Explanation of Request:	Seek minor modification to existing PUD to construct a 118 foot PWSF within a portion of Parcel #23283500000000			

Justification:	Originally filed as CUP for tower but City staff requested the application be re-submitted as a minor modification to the existing PUD.									
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		

SUBJECT PROPERTY IS LOCATED IN PANEL
#2105C0313G, DATED 12/22/2016
AND IS IN THE BASE FLOOD ZONE "X"
AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

NOTE:
INFORMATION FOR SITE PLAN TAKEN FROM A
SURVEY BY STONECYPHER SURVEYING INC.,
DATED 03/25/25

TOWER SETBACKS:
CENTER OF TOWER TO PARENT TRACT LINE
NORTHEAST 246'±
SOUTHWEST 840'±
SOUTHWEST LINE 30'±
NORTH LINE 1600'±

FOR 24"x36" DRAWINGS
GRAPHIC SCALE: 1/8" = 1'-0"
FOR 11"x17" DRAWINGS
GRAPHIC SCALE: 1/16" = 1'-0"



NEXTOWER SITE NAME
GREENDALE II
NEXTOWER SITE NUMBER
NXFL-327
SITE ADDRESS
0 POLK COUNTY PKWY
LAKELAND CITY, FL 33803

ISSUED FOR:			
REV	DESCRIPTION	BY	DATE
A	CLIENT REVIEW	CLW	06/27/25
0	CONSTRUCTION	CLW	07/10/25

CA# 336893

THIS DOCUMENT HAS BEEN ELECTRONICALLY
SIGNED & SEALED BY MATTHEW R. DEPIN, PE (#78609)
USING A DIGITAL SIGNATURE IN ACCORDANCE IN
ACCORDANCE WITH FAC 61G15-23.004, WITH A
DIGITAL CERTIFICATION ISSUED BY IDENTRUST INC.
PLEASE REFERENCE SHEET 11 TO VIEW THE
SIGNATURE AND VERIFY ITS PROPERTIES. PRINTED
COPIES OF THIS DOCUMENT ARE NOT CONSIDERED
SIGNED AND SEALED AND THE SIGNATURE MUST BE
VERIFIED ON ANY ELECTRONIC COPIES.

07/10/25

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE
ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL
ENGINEER, TO ALTER THIS DOCUMENT.

OVERALL SITE PLAN
OVERLAY

SHEET NUMBER:

C-1

1 OVERALL SITE PLAN - OVERLAY

EAST LINE OF SECTION 34-28-23
WEST LINE OF SECTION 35-28-23

CSX RAILROAD RIGHT-OF-WAY
PARCEL ID: 23-28-35-00000-043010
OWNER: CSX CORPORATION

PARENT TRACT
PARCEL ID: 23-28-35-000000-034050
OWNER: GREENDALE INVESTMENTS II LLC
O.R. 11417, PAGE 14
EXCLUSIVE FLOODPLAIN MITIGATION &
STORMWATER DRAINAGE EASEMENT PER O.R.
11417, PAGE 18 (OVER PARENT TRACT)

PROPOSED 116'
MONOPOLE TOWER WITH
2' APPURTENANCE
(118' OVERALL HEIGHT)

20' RADIUS TOWER
COLLAPSE ZONE

PROPOSED NEXTOWER
70'X70' LEASE PREMISES
(4,900 SF)

PROPOSED NEXTOWER
60'X60' FENCED COMPOUND
(3,600 SF)

PARENT TRACT
BOUNDARY LINE (TYP)

SOUTH WABASH AVENUE EXTENSION CORRIDOR
FUTURE PUBLIC RIGHT-OF-WAY

CUP DRIVE
PLAT BOOK 192, PAGE 5
PRIVATE RIGHT-OF-WAY
& UTILITY EASEMENT

PARCEL ID: 23-28-35-000000-023010
OWNER: CHERISHOME LAKELAND LLC
O.R. 9558, PAGE 1212

PROPOSED
TURNAROUND

TRACT "F"

DORMIE DRIVE
PLAT BOOK 192, PAGE 5
PRIVATE RIGHT-OF-WAY &
UTILITY EASEMENT

NEXTOWER 30' WIDE
INGRESS/EGRESS &
UTILITIES EASEMENT

PROPOSED 16'
GRAVEL DRIVE

TRACT "R"
GRASSLANDS WEST
PLAT BOOK 192, PAGE 5
FUTURE RIGHT-OF-WAY &
UTILITY EASEMENT PER PLAT

PARCEL ID: 23-28-35-000000-033010
OWNER: DRUMMOND COMPANY INC
O.R. 3511, PAGE 1280



PROPOSED SITE
CALCULATIONS

TOTAL LEASE AREA
4,900 S.F. OR 0.11 AC

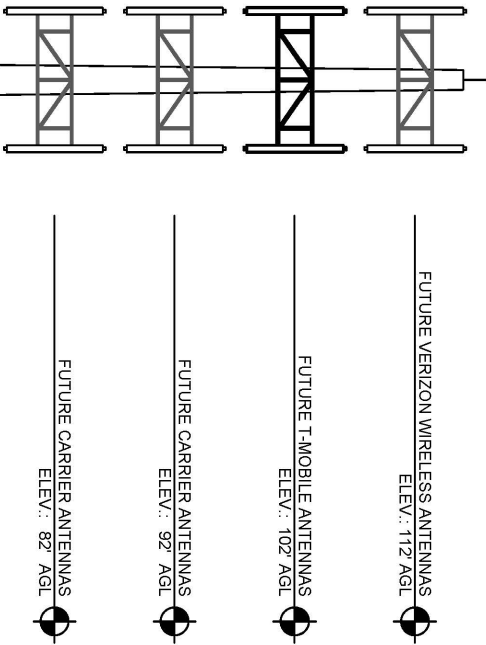
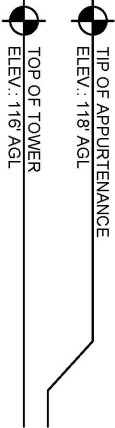
TOTAL COMPOUND AREA
3,600 S.F. OR 0.08 AC

TOTAL COMPOUND IMPERVIOUS AREA
(INCLUDING FUTURE AREAS)
1,350.58 S.F. OR 0.03 AC

TOTAL COMPOUND SEMI-IMPERVIOUS AREA
2,249.42 S.F. OR 0.05 AC

TOTAL ACCESS DRIVE SEMI-IMPERVIOUS AREA
10,143.01 S.F. OR 0.23 AC

OVERALL TOTAL IMPERVIOUS / SEMI-IMPERVIOUS AREA
13,743.01 S.F. OR 0.32 AC

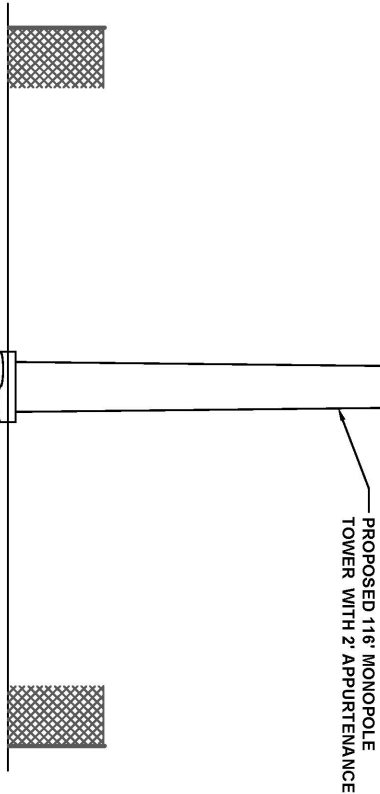


SITE DATA

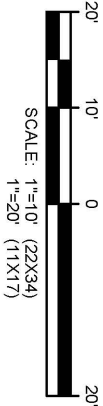
- PARCEL ID NUMBER: 23-28-35-000000-034050
TOWER LEASE AREA: 4,900 SF
COMPOUND AREA: 13,600 SF
PROPOSED IMPERVIOUS: 13,743.01 SF
JURISDICTION: CITY OF LAKELAND
PROPERTY OWNER:
GREENDALE INVESTMENTS II LLC
3829 PROGRESS DR
LAKELAND, FL 33811-1227
- VEHICULAR USE:
APPROXIMATE ONE TO THREE SITE VISITS PER MONTH
- WATER AND SEWER:
COMMUNICATION FACILITY SHALL NOT BE SERVICED BY WATER OR SEWER
- USE:
UNMANNED TELECOMMUNICATIONS RELAY EQUIPMENT
- STORM WATER MANAGEMENT:
TOWER OWNER SHALL ENSURE THAT THE SITE SHALL COMPLY WITH ALL STATE AND LOCAL JURISDICTION STORM WATER REGULATIONS
- FAA NOTE:
TOWER OWNER SHALL ENSURE THAT THE SITE SHALL COMPLY TO ALL APPLICABLE FAA REGULATIONS
- TOWER OWNER TO ENSURE THAT THE PROPOSED ANTENNA INSTALLATION SHALL NOT INTERFERE WITH PUBLIC SAFETY COMMUNICATIONS AND THE USUAL AND CUSTOMARY TRANSMISSION RECEPTION OF RADIO AND TELEVISION IN THE VICINITY
- INFORMATION FOR CONSTRUCTION PLANS TAKEN FROM A SURVEY COMPLETED BY STONECYPHER SURVEYING INC., INC., DATED 03/25/25
- TOWER OWNER TO ENSURE THAT THE TOWER SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH APPLICABLE PROVISIONS OF STANDARD CODES. REFER TO SHEET T1.
- SETBACKS (CLOSEST CAISSON TO PARENT TRACT LINE):
CENTER OF TOWER:
NORTHEAST..... 246'±
SOUTH LINE..... 840'±
SOUTHWEST LINE..... 30'±
NORTH LINE..... 1600'±

NOTES:

- TOWER SHALL HAVE A GALVANIZED FINISH COLOR.
- TOWER SHALL BE DESIGNED FOR COLOCATION OF (4) CARRIERS.

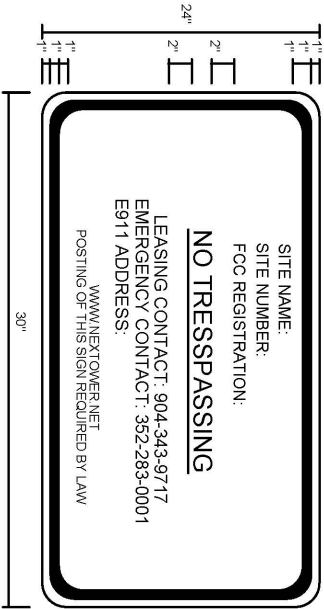
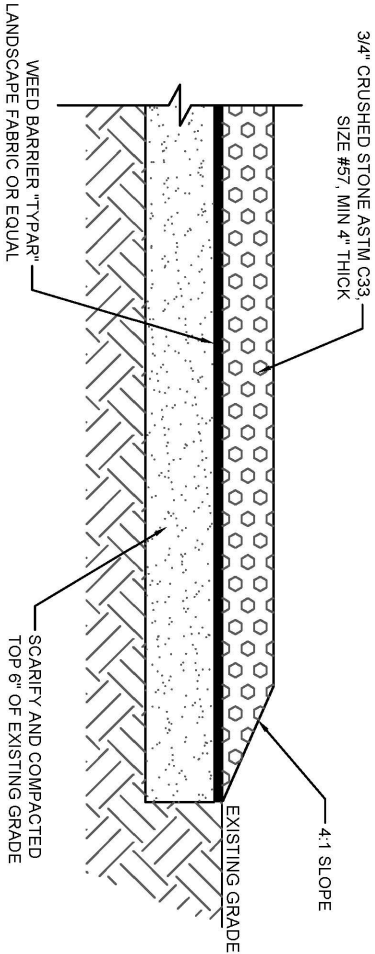


1 TOWER ELEVATION



2 COMPOUND GRAVEL DETAIL

SCALE: N.T.S.



- 1" BORDER - 3" RADI
COLOR:
BACKGROUND/WHITE
LEGEND AND BORDER/BLACK
ALL LETTERS 1 1/2" SERIES C PER FDOT
INDEX NUMBER 17355
1" SPACING BETWEEN LINES OF TEXT

NOTE:

CONTRACTOR TO COORDINATE SITE SIGNAGE WITH NEXTOWER CM. NEXTOWER TO PROVIDE RF AND IDENTIFICATION SIGNS AT TIME OF CONSTRUCTION.

3 GATE SIGNAGE DETAIL

SCALE: N.T.S.



NEXTOWER SITE NAME
GREENDALE II
NEXTOWER SITE NUMBER
NXFL-327

SITE ADDRESS
0 POLK COUNTY PKWY
LAKELAND CITY, FL 33803

ISSUED FOR:			
REV	DESCRIPTION	BY	DATE
A	CLIENT REVIEW	CLW	06/27/25
0	CONSTRUCTION	CLW	07/10/25

CA# 336893

07/10/25

THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED & SEALED BY MATHEW R. DEPIN, PE (#78609) USING A DIGITAL SIGNATURE IN ACCORDANCE WITH FAC 61G15-23.004, WITH A DIGITAL CERTIFICATION ISSUED BY IDENTRUST INC. PLEASE REFERENCE SHEET T1 TO VIEW THE SIGNATURE AND VERIFY ITS PROPERTIES. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

TOWER ELEVATION

SHEET NUMBER:

C-3



File Number: PUD25-012

Present Zoning: PUD 3432 MX

Present Land Use: BP and RAC

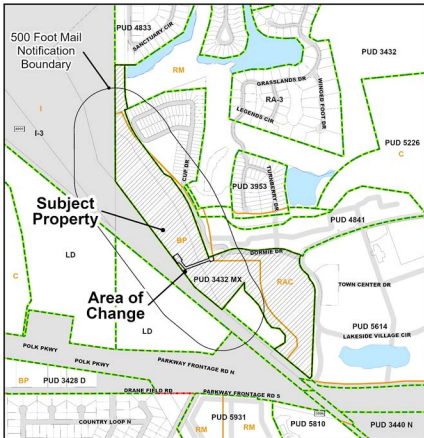
Present Context: Urban Neighborhood

Proposed Zoning: Minor Modification of PUD
Zoning to Allow a 118-foot-high
Cell Tower

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



September 2025



File Number: PUD25-012

Present Zoning: PUD 3432 MX

Present Land Use: BP and RAC

Present Context: Urban Neighborhood

Proposed Zoning: Minor Modification of PUD
Zoning to Allow a 118-foot-high
Cell Tower

- Subject Property
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- Water Body
- SPI
- Roadway/Railway
- Railroad



September 2025



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

August 29, 2025

RE: 1690 Dormie Drive - Project No. PUD25-012

Dear Property Owner:

This letter is to advise you that Darrin Taylor, on behalf of Greendale Investments, LLC, requests a minor modification of PUD (Planned Unit Development) zoning to allow for the construction of a 118-foot-tall personal wireless service facility (cell tower) on approximately 0.12 acres located at 1690 Dormie Drive. The subject property is legally described as follows:

AREA OF LAND IN SECTION 35, TOWNSHIP 28 S, RANGE 23 E, IN THE
SOUTHEAST QUARTER, OF THE NORTHWEST QUARTER, OF THE
SOUTHWEST 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, September 16, 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, prior to the September 16th meeting.

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

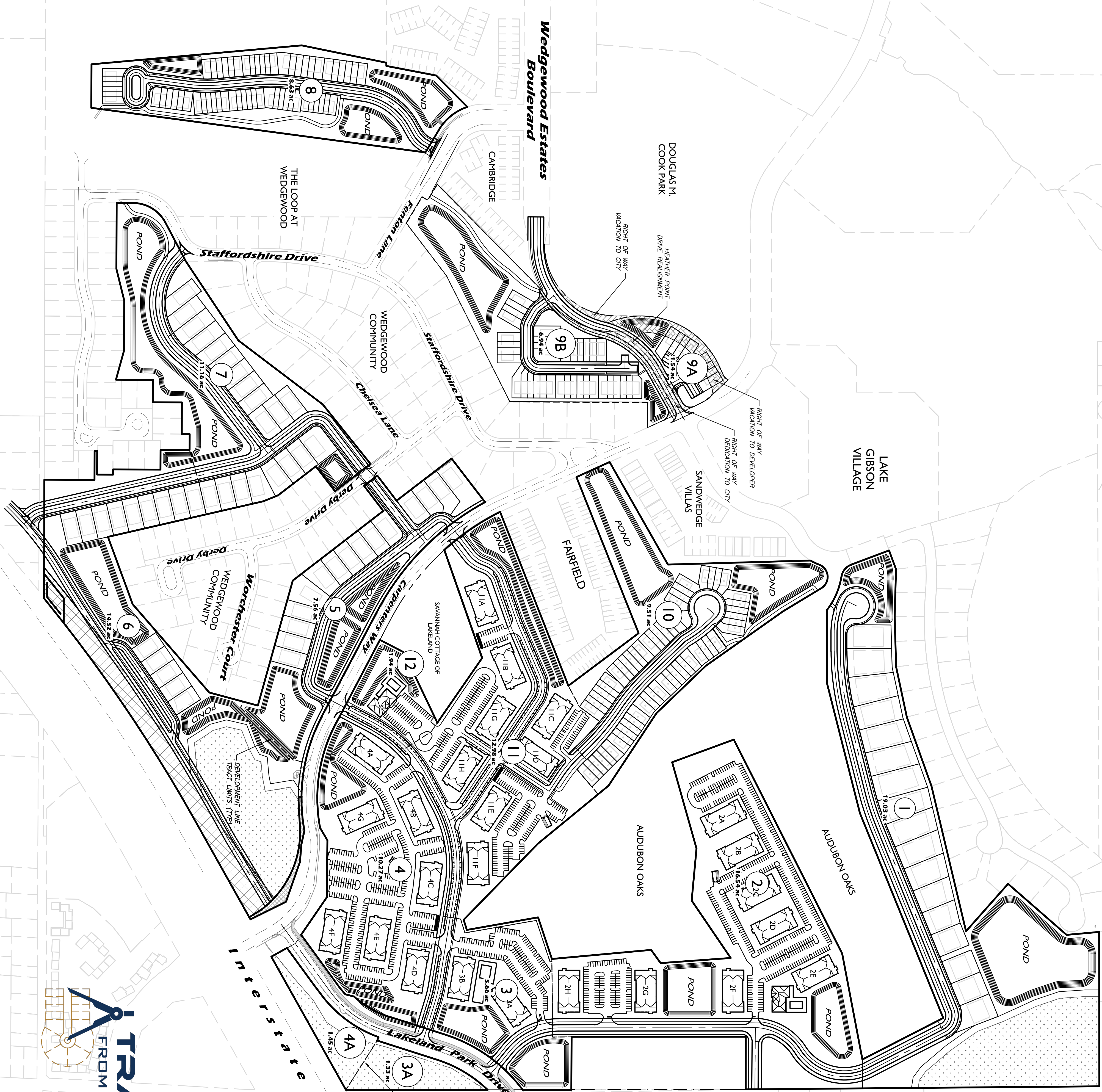
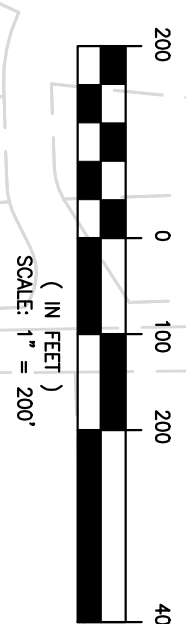
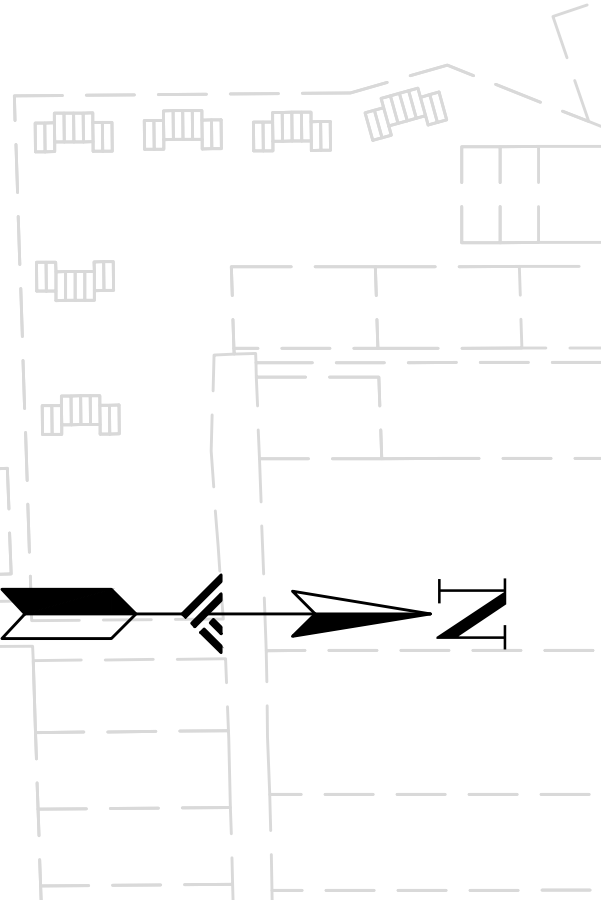
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THIS IS A COURTESY LETTER NOT REQUIRED BY LAW



Planning & Zoning Board General Application

General Information:									
Project No:	LUS25-002			Application Date:		4/1/2025			
Associated Projects:	PUD25-006								
Project Name:	WEDGEWOOD DEVELOPMENT AREA 9B								
Subject Property Address:	752 CARPENTERS WAY								
Parcel ID:	232736000000013020			Total Acreage:					
Applicant Name:	CHIRAG KIKANI								
Applicant Address:	5137 S LAKELAND DR SUITE 3			LAKELAND		FL	33813		
Owner Name:	SJD DEVELOPMENT LLC								
Owner Address:	3425 TURNBERRY DR			LAKELAND		FL	33803		
Request:									
Application Type:	Comprehensive Plan Amendment					Future Land Use Map			
Land Use									
Current	Residential Low					(RL)			
Proposed	Not Applicable								
Zoning									
Current	Planned Unit Development					(PUD) 5962			
Proposed	PUD (Planned Unit Development)								
Sub Context District									
Current	(SNH)					Suburban Neighborhood			
Proposed									
Explanation of Request:	This application is for small scale comprehensive plan amendment for above reference project. Future land use to change from RL to RM to accommodate 48 no. of units as per concept plan								
Justification:	This request shall consist of rezoning the Future Development portion of area 9B to construct 48 attached single-family home which needs to change future land use from RL to RM								
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:			24.48		
Potable Water	11712	GPD	Wastewater	11712	GPD	Solid Waste	4560	PPD	

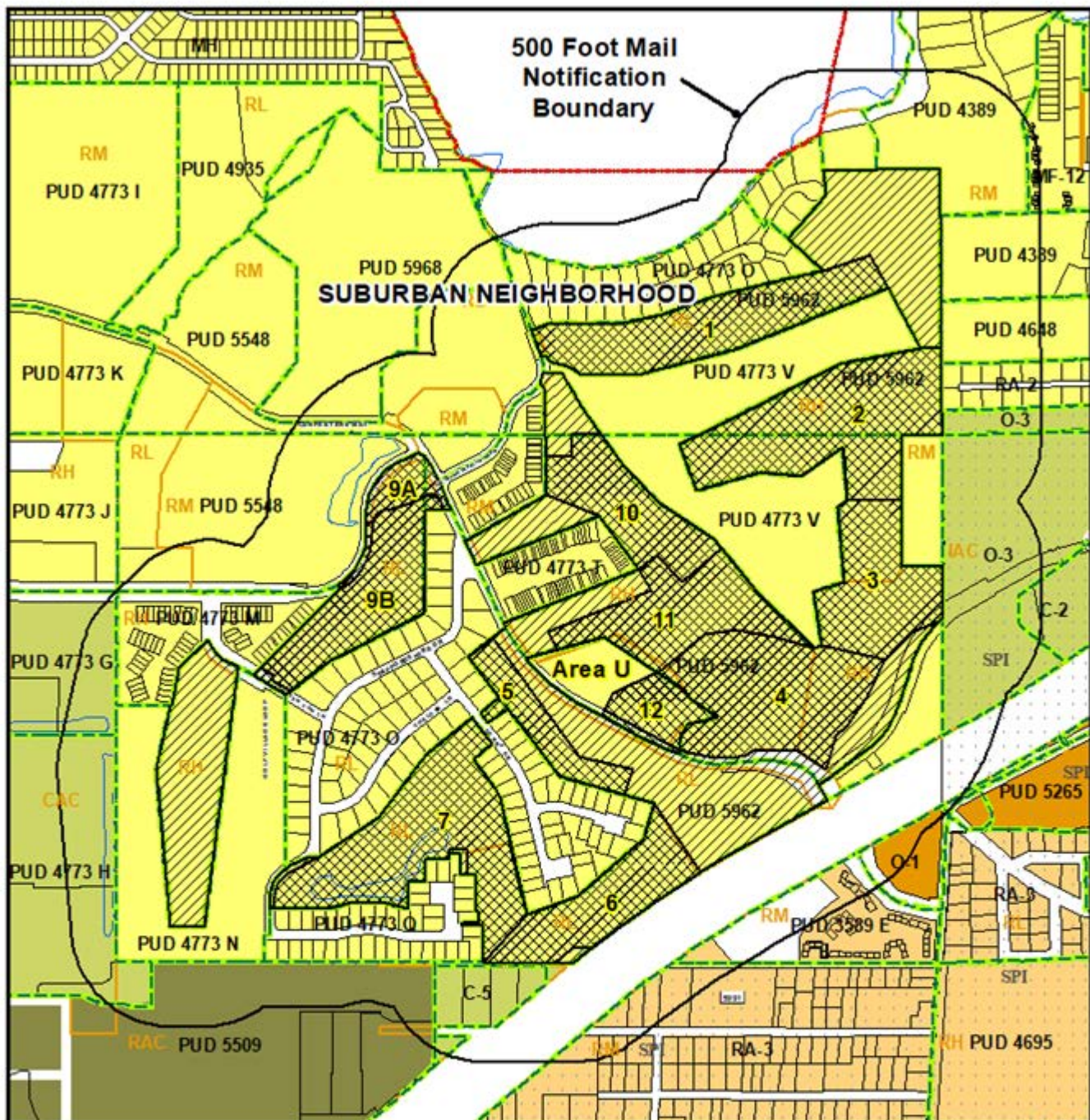




File Number: LUS25-002 PUD25-006
 Present Zoning: PUD 5962 and PUD 4773
 Present Land Use: RL (8.48 AC+/-) and RM (2.37 AC+/-)
 Present Context: Suburban Neighborhood
 Proposed Zoning: Major Modification of PUD Zoning to Allow 66 Single-Family Detached Dwellings on Tracts 1, 5, 6 and 7, 44 Single-Family Attached (SFA) Dwellings on a New Tract 9A/9B, 58 SFA Dwellings on Tract 10, 750 Multi-Family Dwellings on Tracts 2, 3, 4 and 11, and a Clubhouse/Amenity Center on a New Tract 12
 Proposed Land Use: RM (8.48 AC+/-) and RH (2.37 AC+/-)
 July 2025

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

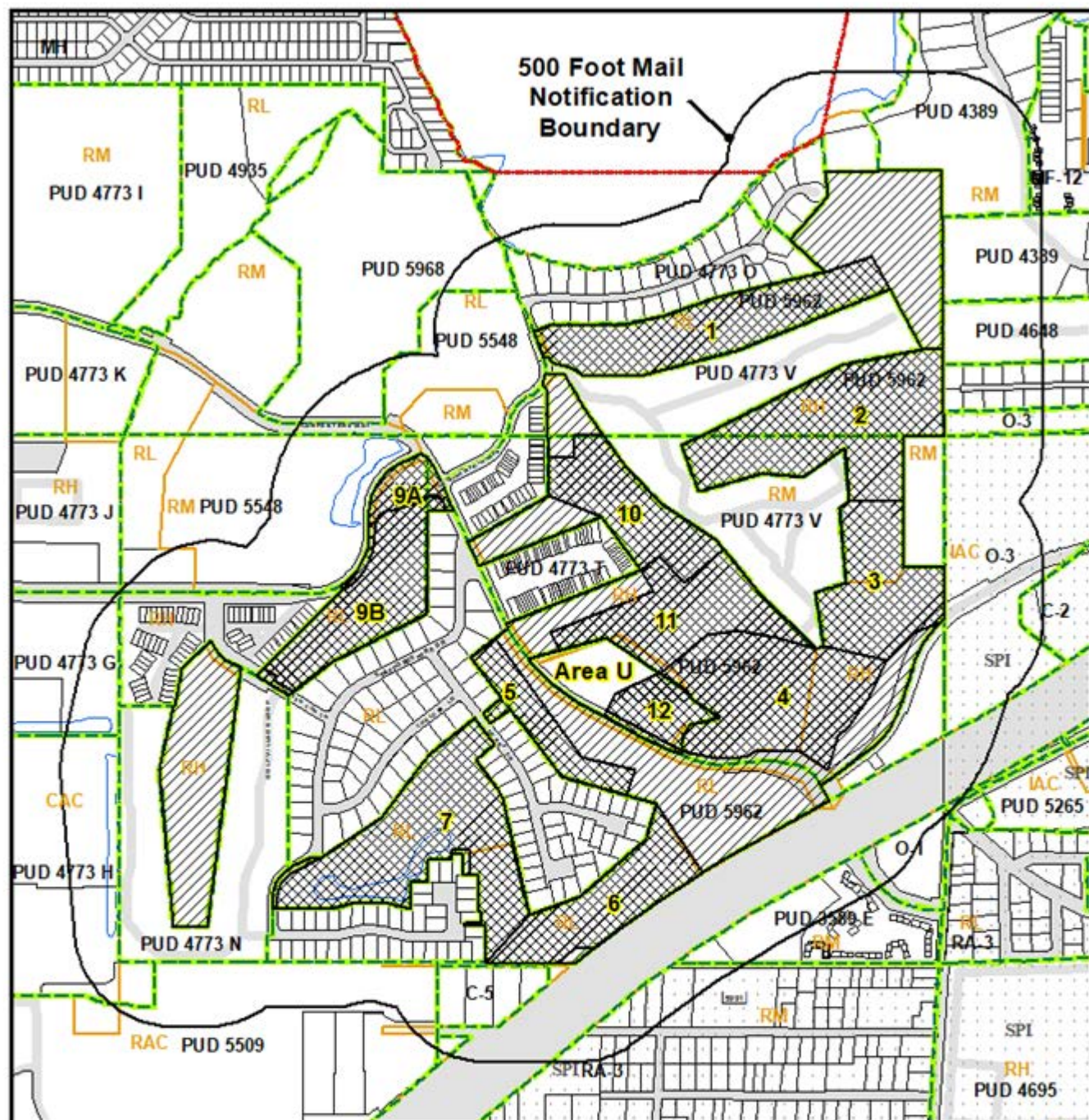




File Number: LUS25-002 PUD25-006
 Present Zoning: PUD 5962 and PUD 4773
 Present Land Use: RL (8.48 AC+/-) and RM (2.37 AC+/-)
 Present Context: Suburban Neighborhood
 Proposed Zoning: Major Modification of PUD Zoning to Allow 66 Single-Family Detached Dwellings on Tracts 1, 5, 6 and 7, 44 Single-Family Attached (SFA) Dwellings on a New Tract 9A/9B, 58 SFA Dwellings on Tract 10, 750 Multi-Family Dwellings on Tracts 2, 3, 4 and 11, and a Clubhouse/Amenity Center on a New Tract 12
 Proposed Land Use: RM (8.48 AC+/-) and RH (2.37 AC+/-)
 July 2025

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





File Number: LUS25-002 PUD25-006
 Present Zoning: PUD 5962 and PUD 4773
 Present Land Use: RL (8.48 AC+/-) and RM (2.37 AC+/-)
 Present Context: Suburban Neighborhood
 Proposed Zoning: Major Modification of PUD Zoning to Allow 66 Single-Family Detached Dwellings on Tracts 1, 5, 6 and 7, 44 Single-Family Attached (SFA) Dwellings on a New Tract 9A/9B, 58 SFA Dwellings on Tract 10, 750 Multi-Family Dwellings on Tracts 2, 3, 4 and 11, and a Clubhouse/Amenity Center on a New Tract 12
 Proposed Land Use: RM (8.48 AC+/-) and RH (2.37 AC+/-)
 July 2025

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





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

August 29, 2025

RE: 752 Carpenters Way - Project No. LUS25-002/PUD25-006

Dear Property Owner:

This letter is to advise you that Chirag Kikani, on behalf of SJD Development LLC, requests a small-scale map amendment and major modification of PUD (Planned Unit Development) zoning on property generally located north of Interstate-4, south of Heatherpoint Drive, east and west of Carpenters Way, and south of Wedgewood Estates Boulevard. More specifically, the requested changes are as follows:

1. A small-scale map amendment, to change the future land use designation from Residential Low (RL) to Residential Medium (RM), and a major modification of PUD zoning to allow for 44 single-family attached (townhome) dwelling units on approximately 8.48 acres located at 752 Carpenters Way (Tracts 9A and 9B within Area W).
2. A small-scale map amendment, to change the future land use designation from Residential Medium (RM) to Residential High (RH), and a major modification of PUD zoning to remove a portion of Area U and create a new Tract 12 in Area W for a clubhouse/amenity center to serve future multi-family residential uses on Tracts 4 and 11, in lieu of a previously approved 70,100 sq. ft. assisted living facility, on approximately 2.48 acres located at 503 Carpenters Way (Area U).
3. A major modification of PUD zoning to increase the maximum number of single-family detached dwelling units from 14 to 17 on approximately 19.02 acres located south of Heatherpoint Drive, east of Carpenters Way, and north of Audubon Oaks Drive (Tract 1 within Area W).
4. A major modification of PUD zoning to adopt a new site development plan and increase the maximum number of single-family detached dwelling units from 46 to 49 on approximately 33.24 acres generally located north of Interstate-4, south of Wedgewood Estates Boulevard, and west of Carpenters Way (Tracts 5, 6, and 7 within Area W).
5. A major modification of PUD zoning to adopt a new site plan to allow 58 single-family attached (townhome) dwelling units and 750 multi-family dwelling units, in lieu of previously approved entitlements for 834 multi-family dwelling units, on approximately 57.74 acres located north of Lakeland Park Center Drive, east of Carpenters Way, east and west of Audubon Oaks apartments (Tracts 2, 3, 4, 10 and 11 within Area W)

The subject property is legally described as:

AN AREA OF LAND IN SECTION 36, TOWNSHIP 27 S, RANGE 23 E, INCLUDING THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, AND, THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, POLK COUNTY, FLORIDA. (A COMPLETE LEGAL DESCRIPTION IS AVAILABLE IN THE COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT.)

The public hearing to consider this request will be held before the Lakeland Planning and Zoning Board at **8:30 a.m., on Tuesday, September 16, 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, prior to the September 16th meeting.

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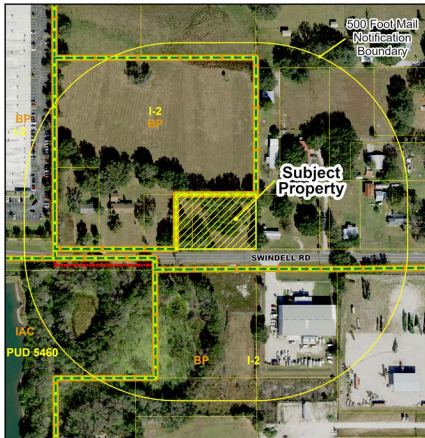
THIS IS A COURTESY LETTER NOT REQUIRED BY LAW



Planning & Zoning Board General Application

General Information:					
Project No:	<u>ANX25-002</u>			Application Date: 7/30/2025	
Associated Projects:	CPT25-053	ZON25-010	LUS25-005	ZON25-011	
Project Name:	MCCOURT EQUIPMENT ANNEXATION, LAND USE & ZONING				
Subject Property Address:	PENDING ANNEXATION				
Parcel ID:				Total Acreage:	1.09
Applicant Name:	NEXT LEVEL PLANNING & PERMITTING				
Applicant Address:	3825 S FLORIDA AVE		LAKELAND	FL	33813
Owner Name:	McCourt Equipment Inc				
Owner Address:	5141 W State Highway 71		La Grange	TX	78945
Request:					
Application Type:	Annexation			Voluntary	
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					

Explanation of Request:	Annexation, Land Use, & Zoning of two parcels totaling +/-1.09 AC. Request is to assign BP Land Use and I-2 Zoning consistent with property adjacent to the immediate West. McCourt also owns the adjacent 8.5 Acres and is proposing their new facility with the 5137 Swindell Road address.							
Justification:								
Concurrency:								
Proposed Dwelling Units:	0	Project Floor Area:					Square feet	
Type of Use:				Phase			Year	
Estimate of Public Service Demand								
Roadways	Daily Trips:	#Error		PM Peak Hour Trips:				
Potable Water		GPD	Wastewater		GPD	Solid Waste		PPD



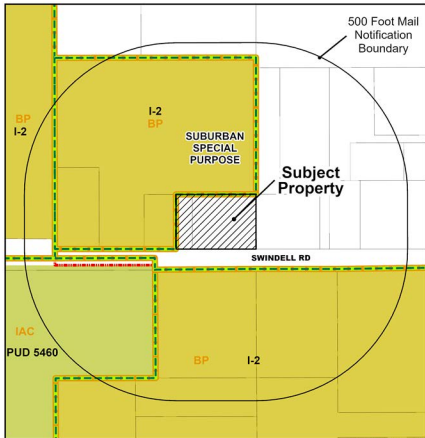
File Number: ANX25-002 LUS25-005 ZON25-010
ZON25-011

Present Zoning: None
Present Land Use: None
Present Context: None
Proposed Zoning: I-2
Proposed Land Use: BP (1.09 AC+/-)
Proposed Context: SSP

September 2025

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





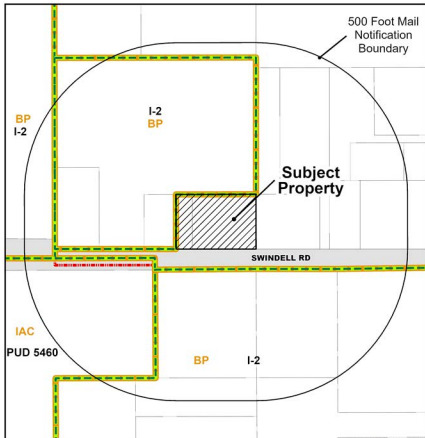
File Number: ANX25-002 LUS25-005 ZON25-010
ZON25-011

Present Zoning: None
 Present Land Use: None
 Present Context: None
 Proposed Zoning: I-2
 Proposed Land Use: BP (1.09 AC +/-)
 Proposed Context: SSP

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



September 2025



File Number: ANX25-002 LUS25-005 ZON25-010
ZON25-011

Present Zoning: None
 Present Land Use: None
 Present Context: None
 Proposed Zoning: I-2
 Proposed Land Use: BP (1.09 AC+/-)
 Proposed Context: SSP

September 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

August 29, 2025

RE: Project No. ANX25-002/LUS25-005/ZON25-010/ZON25-011

Dear Property Owner:

This letter is to advise you that Sarah Case, Next Level Planning & Permitting, requests annexation, a small-scale land use map amendment to apply a future land use designation of Business Park (BP), and the application of I-2 (Medium Industrial) zoning, concurrent with a City-initiated application to apply a Suburban Special Purpose (SSP) context sub-district designation, on approximately 1.09 acres located north of Swindell Road, west of Alderman Road, and east of Eagles Landing Boulevard. The subject property is legally described as:

COMM NW COR OF NE1/4 N89-34-20E ALONG N LINE SEC 690 FT S00-17-54E 30 FT TO SLY R/W OLD POLK CITY LKLD RD N89-34-20E ALONG R/W 84.2 FT SELY ALONG CURVE ON R/W 465.19 FT S61-36-40E ALONG R/W 136.47 FT TO POB S61-36-40E ALONG R/W 296.38 FT S00-17-54E 326.83 FT S89-34-20W 260 FT N00-17-54W 469.68 FT TO POB & COMM NW COR OF NE1/4 RUN N89-34-20E ALONG N LINE SEC 690 FT S00-17-54E 30 FT TO SLY R/W OLD POLK CITY LKLD RD & POB RUN N89-34-20E ALONG R/W 84.2 FT SELY ALONG CURVE ON R/W 465.19 FT S61-36-40E ALONG R/W 136.47 FT S00-17-54E 469.68 FT S89-34-20W 650 FT N00-17-54W 650 FT TO POB

The public hearing to consider this request will be held before the Lakeland Planning and Zoning Board at **8:30 a.m., on Tuesday, September 16, 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, prior to the September 16th meeting.

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THIS IS A COURTESY LETTER NOT REQUIRED BY LAW

MINUTES

Planning & Zoning Board

City Commission Chambers

Tuesday, August 19, 2025

8:30 a.m.

The City of Lakeland Planning and Zoning Board met in Regular Session. Board Members, Terry Dennis, Sarah Jenna, Silvana Knight, 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, Executive 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: Conditional use to allow a bar on property located at 125 S. Kentucky Avenue. Owner: Realpro Investment Group LLC. Applicant: Jeremiah Joaquim. (CUP25-005)

Audrey McGuire stated the subject property has a future land use designation of Regional Activity Center (RAC) and is zoned C-7 (Munn Park Historic District) with an Urban Center (UCT) context sub-district designation. The subject property consists of a 2,200 sq. ft. vacant storefront space within an existing one-story commercial building. Ms. McGuire pointed to photos on the overhead screen of the subject property and proposed site plan. The storefront space was previously a bar/brewery that was closed earlier this year. Since then, the space has been vacant. In accordance with the Land Development Code, new bars in downtown are subject to specific review criteria to qualify for a conditional use permit. Ms. McGuire explained the criteria.

Jeremiah Joaquim, 125 S. Kentucky Avenue, was present in support of the request.

In response to Silvana Knight, Mr. Joaquim does not have plans for outdoor seating.

Ms. McGuire stated the applicant presented the project to the Lakeland Downtown Development Authority (LDDA) at its regular meeting on June 25, 2025. At the meeting, the LDDA Board of Directors voted 4-0 to recommend that the City approve the conditional use application for the Velvet Swan at 125 S. Kentucky Avenue subject to conditions.

Ms. McGuire presented the recommended conditions for approval.

In response to Ms. Knight, Mr. Joaquim stated he will be closing his current business (CJ Vapes and Lounge) that is located on the northside and will transfer the 4COP ABS license to the new bar. The license to sell vaping products will not be transferred to the new location.

In response to Ms. Knight, Mr. Joaquim stated he agrees to staff's recommended conditions.

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

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)

Damaris Stull stated the property is located north of Lake Hunter, east of Hartsell Avenue, and south of Lake Beulah. The property is zoned RA-4 (Single-Family Residential) within the Urban Neighborhood

(UNH) context sub-district with a future land use designation of Residential High (RH). The subject property is currently improved with a primary school. The school is allowed under the RA-4 zoning through a conditional use permit which was approved in 1990. The subject property operated as Rosabelle W. Blake a public elementary school which provided education for students in grades K - 5. In 2002, the elementary school transitioned to R.W. Blake Academy, a public magnet school, which provides education for students in grades K – 8. The purpose of this request is to amend the existing conditional use approval to expand the existing school boundaries and allow for the construction of a new 15,291 sq. ft. with associated off-street parking and proposed gym. Ms. Stull pointed to photos on the overhead screen of the subject property.

Ms. Stull stated during the review of the conditional use application, staff determined that one of the existing portable classroom buildings, located to the south of the RP Funding Center parking lot, encroaches into unimproved right-of-way for W. Walnut Street which was never vacated. Historic aerial imagery and City's permitting records suggests that the encroaching portable classroom was installed sometime between 2011 and 2014 without a building permit. As a condition for approval, the right-of-way encroachment will need to be addressed, through either the vacation of the right-of-way or relocation of the encroaching portable classroom building elsewhere on the school's campus.

Sarah Case, 3825 S. Florida Avenue, provided an overview of the proposed request. She stated she has proposed revised conditions and handed out copies of those conditions to staff and the Board.

Chuck Barmby stated he believes it would be helpful if staff can present the recommended conditions and then have Ms. Case provide the proposed revisions to the conditions to determine whether or not the changes are substantial enough for staff to come back next month with a consolidated set of changes.

In response to Ms. Case, Mr. Barmby stated it is up to the Board whether they want to vote on the item today or next month.

In response to Mr. Barmby, Ms. Case stated she would request a continuance to allow the school board to provide input for the changes to the conditions.

Mr. Barmby stated it would be helpful to take a look at staff's recommendation and the applicant's proposed revised conditions. The Board can decide if they want to vote on the item or continue until next month.

In response to Jeri Thom, Ms. Stull stated staff did not receive any public comment in response to the request.

In response to Susan Seitz, Ms. Case stated she is not aware of how long the portable classrooms have been on the subject property.

Ms. Stull stated based on her research it seems as if the portable classrooms have been installed in the early 2000's but does not know the exact dates.

In response to Ms. Seitz, Matthew Lyons stated that two of the portable classrooms were installed within the last 15 years without a permit.

Discussion ensued among the Board and staff regarding the portable classrooms.

Ms. Stull presented the recommended conditions for approval.

Ms. Case presented the proposed revised conditions to the Board.

Discussion ensued among the Board, applicant and staff regarding the conditions.

Staff will work with the applicant to revise the conditions and present a written recommendation for the request at the next regular meeting of the Board.

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)

Todd Vargo stated the applicant requests a one-month continuance.

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

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)

Damaris Stull stated the property is located north of the Polk Parkway and west of Harden Boulevard within the Lakeside Village shopping center. The purpose of this request is to allow the construction of a new six-story, 130-room hotel in the area located south of the Town Center at Lakeside Village Apartments and west of the Home2Suites Hotel. Ms. Stull pointed to photos on the overhead screen of the subject property, proposed site plan/elevations and surrounding areas.

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

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

In response to Silvana Knight, Matthew Lyons stated only the property owner of the Lakeside Village Apartments was sent the notification letter, not the tenants.

Paul Williams, 9130 Guilford Road, Columbia, Maryland, representing the applicant, provided an overview of the proposed request.

In response to Silvana Knight, Mr. Williams stated there will be approximately 30 rooms on each floor.

Chuck Barmby stated the subject property is located within the Oakbridge Development of Regional Impact (DRI). The proposed hotel is consistent with the development plan set forth within the Oakbridge DRI which envisioned a high-quality, mixed-use retail development in the northwest quadrant of the intersection of SR 570/Polk Parkway and SR 563/Harden Boulevard.

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

GENERAL MEETING

ITEM 5: Review minutes of the July meeting.

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

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.

Audrey McGuire stated the applicant requests a one-month continuance.

Susan Seitz made a motion for a one-month continuance. Veronica Rountree seconded the motion and it passed 7—0.

ITEM 7: 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 September hearing.

ITEM 8: Audience.

There were no comments from the audience.

ITEM 9: Adjourn.

There being no further discussion, the meeting was adjourned at 9:43 AM.

Respectfully Submitted,

Jeri Thom, Chair

Bessie Reina, Secretary



Community & Economic Development Staff Recommendation

Date:	September 16, 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:	September 16, 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.		

Application Withdrawn

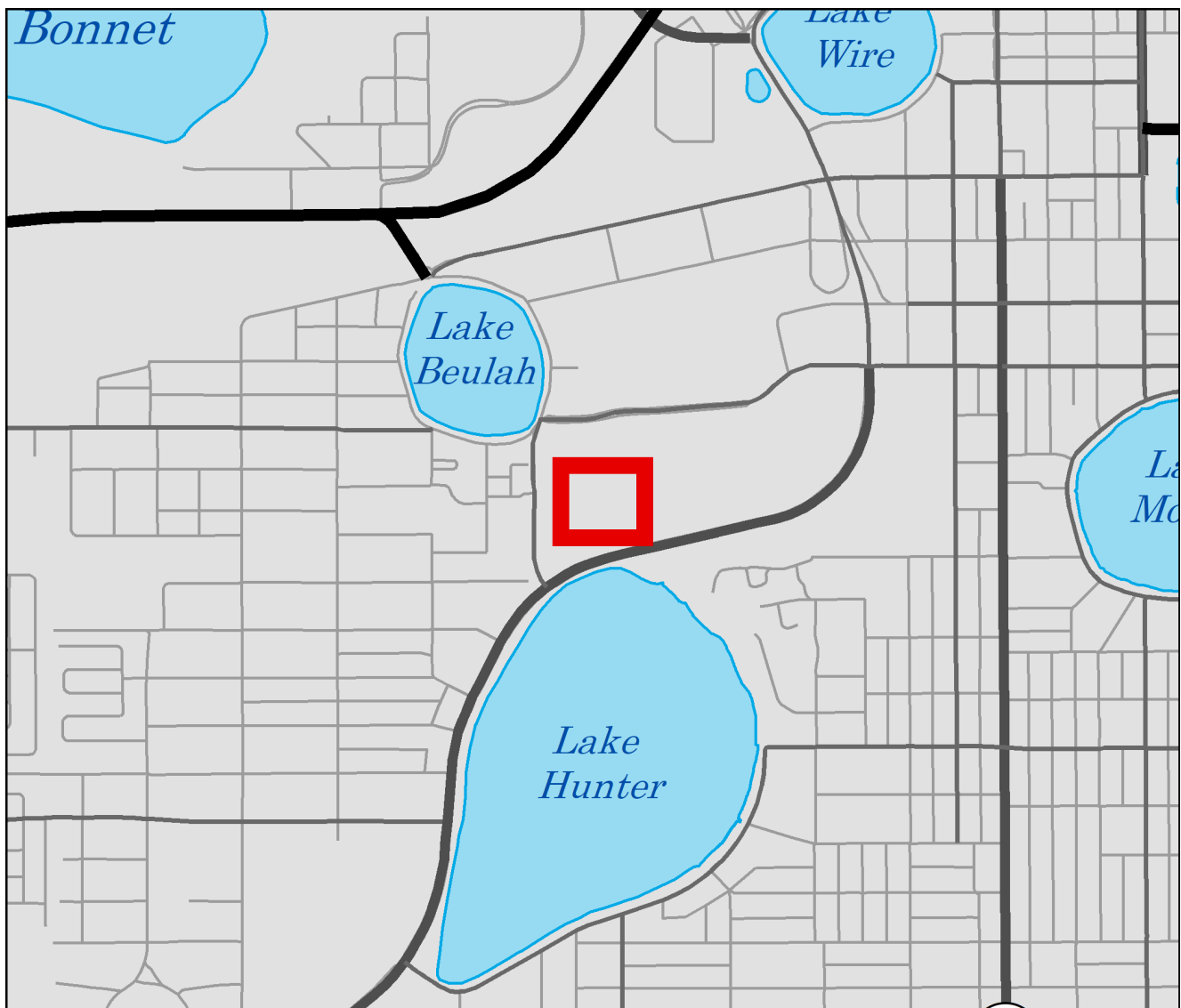
Timothy F. Campbell, Clark, Campbell, Lancaster, Workman & Airth, P.A., on behalf of CFTB Realty, LLC, withdrew the request for PUD zoning on the subject property on September 2, 2025, to allow for consideration of alternative locations for the proposed transient lodging and social services facility. Staff anticipates that the applicant will submit a new land use and zoning application for such uses to be heard at the November 18th meeting of the Planning & Zoning Board.

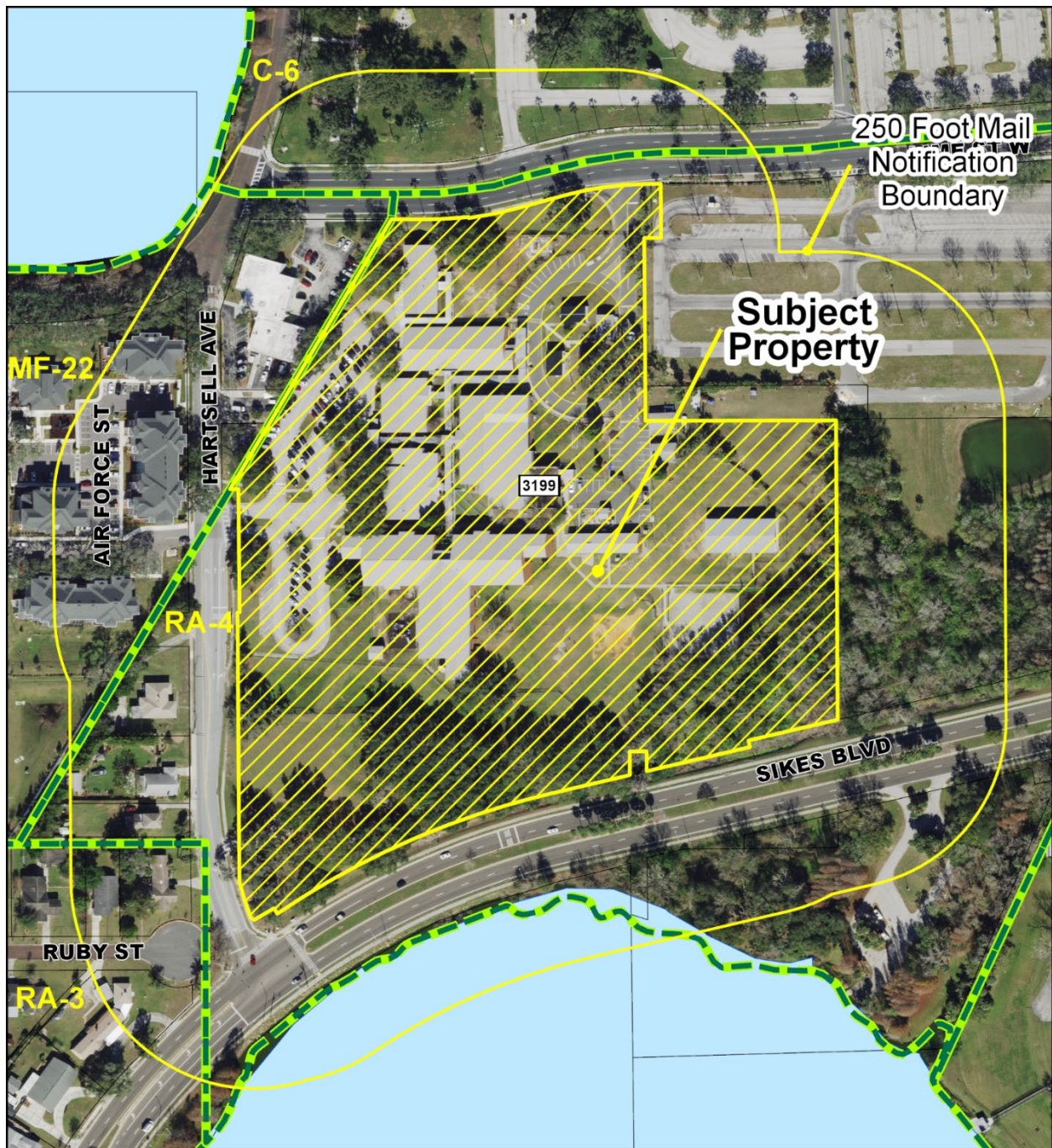


Community & Economic Development Staff Recommendation

Date:	September 16, 2025	Reviewer:	Damaris Stull
Project No:	CUP25-006	Location:	510 Hartsell Avenue
Owner:	School Board of Polk County R.W. Blake Academy		
Applicant:	Sarah Case, Next Level Planning & Permitting		
Current Zoning:	RA-4 (Single-Family Residential)	Future Land Use:	Residential High (RH)
Context District:	Urban Neighborhood (UNH)		
P&Z Hearing:	August 19, 2025	P&Z Final Decision:	September 16, 2025
Request:	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.		

1.0 Location Maps





2.0 Background

2.1 Summary

Sarah Case, Next Level Planning & Permitting, on behalf of the Polk County School Board, requests a major modification to an existing conditional use for R.W. Blake Academy to expand the school boundaries and allow for the construction of a new 15,291 sq ft gymnasium with associated off-street parking on property located at 510 Hartsell Ave. A map of the subject property is included as Attachment “C.”

2.2 Subject Property

The subject property, approximately 15.04 acres in area, is located east of Hartsell Avenue, south of W. Lime Street, and north of State Road 563/Sikes Boulevard. The subject property has a future land use designation of Residential High (RH) with a RA-4/UNH (Single-Family Residential/Urban Neighborhood context sub-district) zoning classification.

The subject property is currently improved with a primary school that was constructed in 1989 according to the Polk County Property Appraiser. According to the Property Appraiser, improvements on the school campus consist of eight buildings with a total floor area of 118,472 sq. ft. and six 864 sq. ft. portable classrooms buildings.

The school is allowed under the RA-4 zoning through a conditional use permit which was approved by the City Commission in 1990 (Ordinance 3199). From 1991 - 2001, the subject property operated as Rosabelle W. Blake Elementary, a public school which provided education for students in grades K - 5. In 2002, the elementary school transitioned to R.W. Blake Academy, a public magnet school, which provides education for students in grades K – 8.

2.3 Project Background

The purpose of this request is to amend the existing conditional use approval to expand the existing school boundaries and allow for the construction of a new 15,291 sq. ft. gymnasium with associated off-street parking. A revised site development plan, which shows the overall campus, proposed gym and associated off-street parking, is included as Attachment “C.”

2.4 Existing Uses of Adjacent Properties

Boundary	Existing Land Use	FLUM	Zoning	Context
North	RP Funding Center / Veterans Park	RAC	C-6	PCR/USP
South	Lake Hunter	N/A	N/A	N/A
East	Vacant / RP Funding Center Parking Lot	RH	RA-4	UNH
West	Single-Family and Multi-Family Residential	RM/RH	RA-4/MF-22	UNH

2.5 Attachments

Attachment A: Legal Description

Attachment B: Base Map of Subject Property

Attachment C: Revised Site Development Plan

3.0 Discussion

The requested major modification of the conditional use is necessary due to the acquisition of additional land by the Polk County School Board following the adoption of the original conditional use in 1990. The proposed expansion area, approximately 1.54 acres in area, is located south of the existing school campus, north of Sikes Boulevard and east of Hartsell Avenue

The school currently does not have a dedicated gymnasium. During inclement weather, indoor physical education activities are held in a small building which was not designed for athletic activities. The proposed 15,291 sq. ft. gym will provide students with a modern space which will be used for physical education classes, after school athletic programs, and as an assembly area for school events.

During the review of the conditional use application, staff determined that one of the existing portable classroom buildings, located to the south of the RP Funding Center parking lot, encroaches into unimproved right-of-way for W. Walnut Street which was never vacated. Historic aerial imagery and City's permitting records suggests that the encroaching portable classroom was installed sometime between 2011 and 2014 without a building permit. As a condition for approval, the right-of-way encroachment will need to be addressed, through either the vacation of the right-of-way or relocation of the encroaching portable classroom building elsewhere on the school's campus.

3.1 Transportation and Concurrency

The subject property lies to the north side of State Road 563 (Sikes Boulevard), a four-lane divided Urban Minor Arterial operated by the Florida Department of Transportation that is currently operating at an acceptable Level of Service (LOS) D and on the east of Hartsell Ave, an Urban Local Road maintained by the City of Lakeland and operating at an acceptable LOS C. Per the Polk Transportation Planning Organization's 2025 Roadway Network Database, the Two-Hour Average Volume during the PM Peak Period for Sikes Boulevard is 1,054 Northbound and 1,012 Southbound vehicles (directional service volume/capacity of 1,630 vehicles) and the Two-Hour Average Volume for Hartsell Road is 115 Northbound and 120 Southbound vehicles (directional service volume/capacity of 790 vehicles).

The subject property is located within the Central City Transit Supportive Area as designated in the Comprehensive Plan within which multimodal level-of-service standards have been adopted to recognize available transit service and bicycle/pedestrian networks. The Lakeland Area Mass Transit District (Citrus Connection) operates one route along Sikes Boulevard adjacent to the subject property via its Red Line with 60-minute frequencies. This route provides connecting services to Lakeland-Linder International Airport, Lakeside Village, and the Downtown Terminal. The subject property is also located approximately 300 feet from a transit shelter on the Citrus Connection's Westside Circulator, with 60-minute frequencies from the Downtown terminal through the Westgate-Central Neighborhoods and the Wabash Avenue corridor. A sidewalk exists along the site's Hartsell Avenue and Sikes Boulevard frontages, with construction scheduled to begin later this fiscal year on the Hartsell Avenue Trail that will replace the existing sidewalk. The Hartsell Avenue Trail will expand the City's Lake-to-Lake Bikeway network, providing an enhanced bicycle/pedestrian route between Lake

Hunter and Lake Beulah as part of larger connection to western Lakeland and Bonnet Springs Park. Since the proposed gymnasium will not increase student enrollment, it is expected to have a de minimis impact on the surrounding transportation network.

3.1 Comprehensive Plan Compliance

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

4.0 Recommendation

4.1 Community and Economic Development Staff

The Community and Economic Development Department reviewed this request and recommended approval of the conditional use. Letters of notification were mailed to ten (10) property owners within 250 feet of the subject property and no objections were received.

4.2 The Planning & Zoning Board

It is recommended that the request for a major modification of a conditional use, as described above and in Attachments "A", "B," and "C" be approved, subject to the following conditions.

Ordinance 3199, as amended.

1. Permitted Uses: A public school for grades Pre-K – 8 and those accessory uses typically associated with a school of this grade level, such as outdoor education programs, athletic fields and basketball courts.
2. Site Development Plan: The project shall be developed in substantial accordance with the proposed site development plan, Attachment "C." With the approval of the Director of Community & Economic Development, minor changes may be made at the time of site plan review without requiring a modification of the conditional use.
3. Development Standards: In accordance with the RA-4/Urban Neighborhood context sub-district except that setbacks shall be in accordance with the site development plan, Attachment "C."
4. Buffering and Landscaping:
 - a. A landscape frontage buffer shall be planted and maintained adjacent to vehicle use areas along the Hartsell Avenue frontage as specified in Table 4.5-1 and Figure 4.5-3 of the Land Development Code.
 - b. For perimeter security fencing, the maximum fence height shall not exceed eight (8) feet in height and shall be constructed of either black or green vinyl coated chain link fence material when located adjacent to Hartsell Avenue.
 - c. Foundation landscaping shall not be required for any new construction.
 - d. The requirement for the use of vinyl coated chain link fencing may be eliminated if a decorative hedge is incorporated as part of the landscape frontage buffer.
 - e. The buffer may vary in material and height so as not to create a visual or safety hazard and comply with safe school standards, including limiting the landscaping to the use of trees only.

5. Outdoor Lighting

- a. Non-Athletic Lighting: Outdoor lighting fixtures used shall be shielded in accordance with Section 4.6 of the Land Development Code.
- b. Athletic Lighting and Outdoor Recreation Facilities: Any outdoor lighting fixtures used for athletic fields and outdoor recreation facilities shall use full cut-off or directionally shielded luminaires such that all light emitted is directed to the playing field/court and shielded to minimize light glare and trespass onto adjacent properties. The use of outdoor athletic lighting shall not be permitted between the hours of 10:00 PM and 7:00 AM.

- 6. Portable Classrooms Buildings: The six existing portable classroom buildings located on the site may continue to be used provided that the right-of-way encroachment is addressed. The encroachment may be resolved through either the vacation and acquisition of the right-of-way or the relocation of the encroaching structure elsewhere on the school campus. If the right-of-way is acquired by the Polk County School Board, it may be added to the real property which comprises the school's campus without requiring a modification to the conditional use permit.

7. Transportation

- a. A six-foot-wide ADA-compliant sidewalk connection shall be provided between Building No. 11 (new gymnasium) and the existing internal sidewalk network, which provides access to the programmed Hartsell Avenue Trail at the existing designated school crosswalk.
- b. Bicycle parking shall be provided in compliance with Section 4.11.6 of the City Land Development Code. Alternate bike rack/enclosures from City standards shall be allowed to maximize number of bicycle positions and limit space when not within 100-feet of right of way.

ATTACHMENT "A"

Legal Description

All that part of Blks 15, 18, 19, 20 & 21 of Riggins and Stephenson Addition to Lakeland as recorded in Deed Book P, PG 92,

AND part of Blk A of Brown's Addition as recorded in PB 1, PG 47-A,

AND that part of Blks C & D, Scally and Bassett Subdivision of Railroad right-of-way as recorded in PB 4-B, PG 58,

AND part of Lakeland Civic Center as recorded in PB 71, PG 41, public records of Polk County, Florida,

AND that part of platted alleys within above described blocks,

AND that part of Willow, Brown, Hickory, Walnut and Olive Streets and part of Lincoln Avenue rights-of-way, containing 13 5± acres

And Brown's addition, plat book 1, page 47a, block "b", lots 1 thru 6, lying north of Sikes boulevard and east of Hartsell avenue.

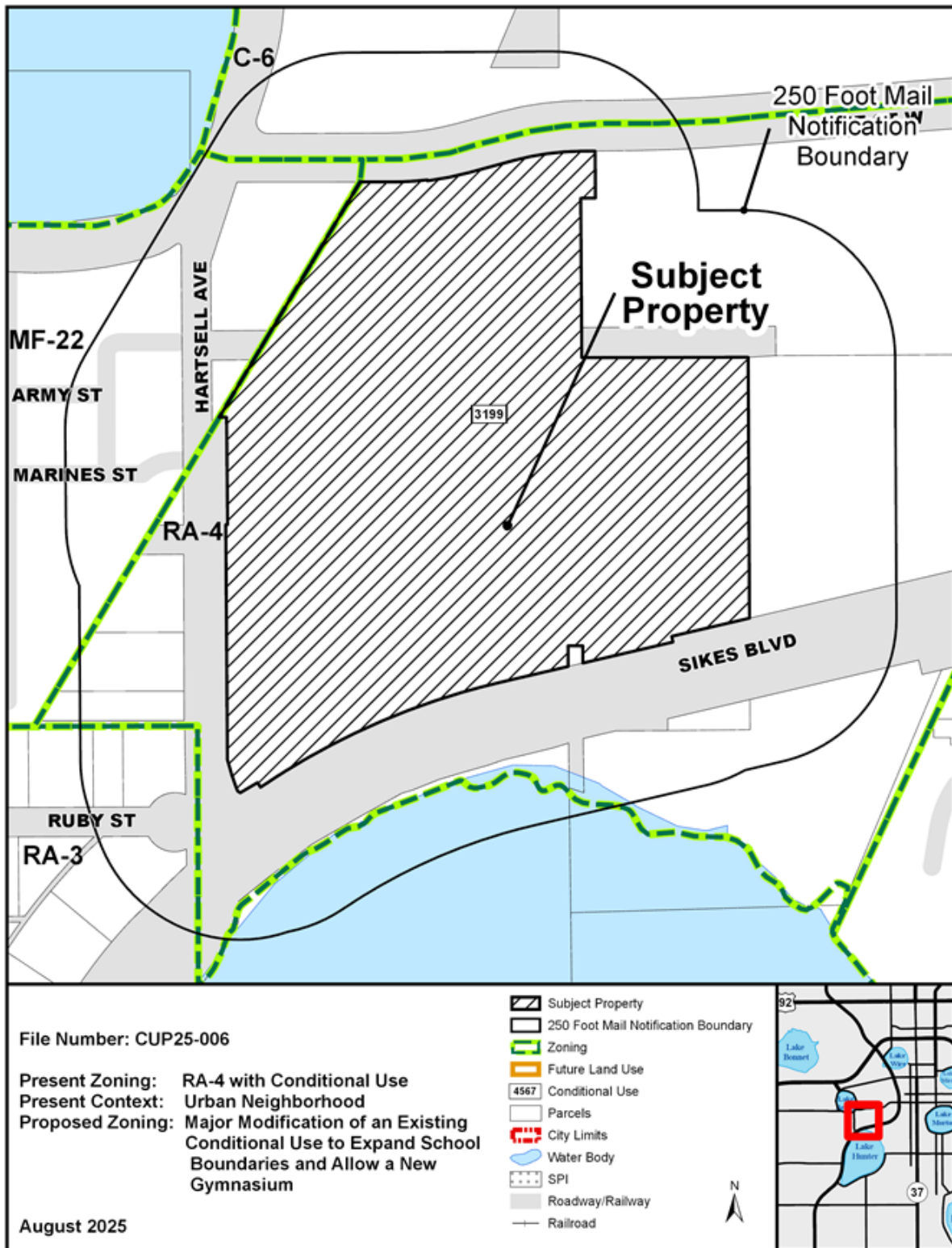
And Riggins & Stephensons addition to Lakeland, deed book "p", page 92, block 22, all lots lying north of Sikes Boulevard

Less the west 25 feet of the south 145 feet of lot 2, block 21 of Riggins & Stephenson's addition to Lakeland as recorded in deed book p, page 92, of the public records of Polk County, Florida.

AND LESS

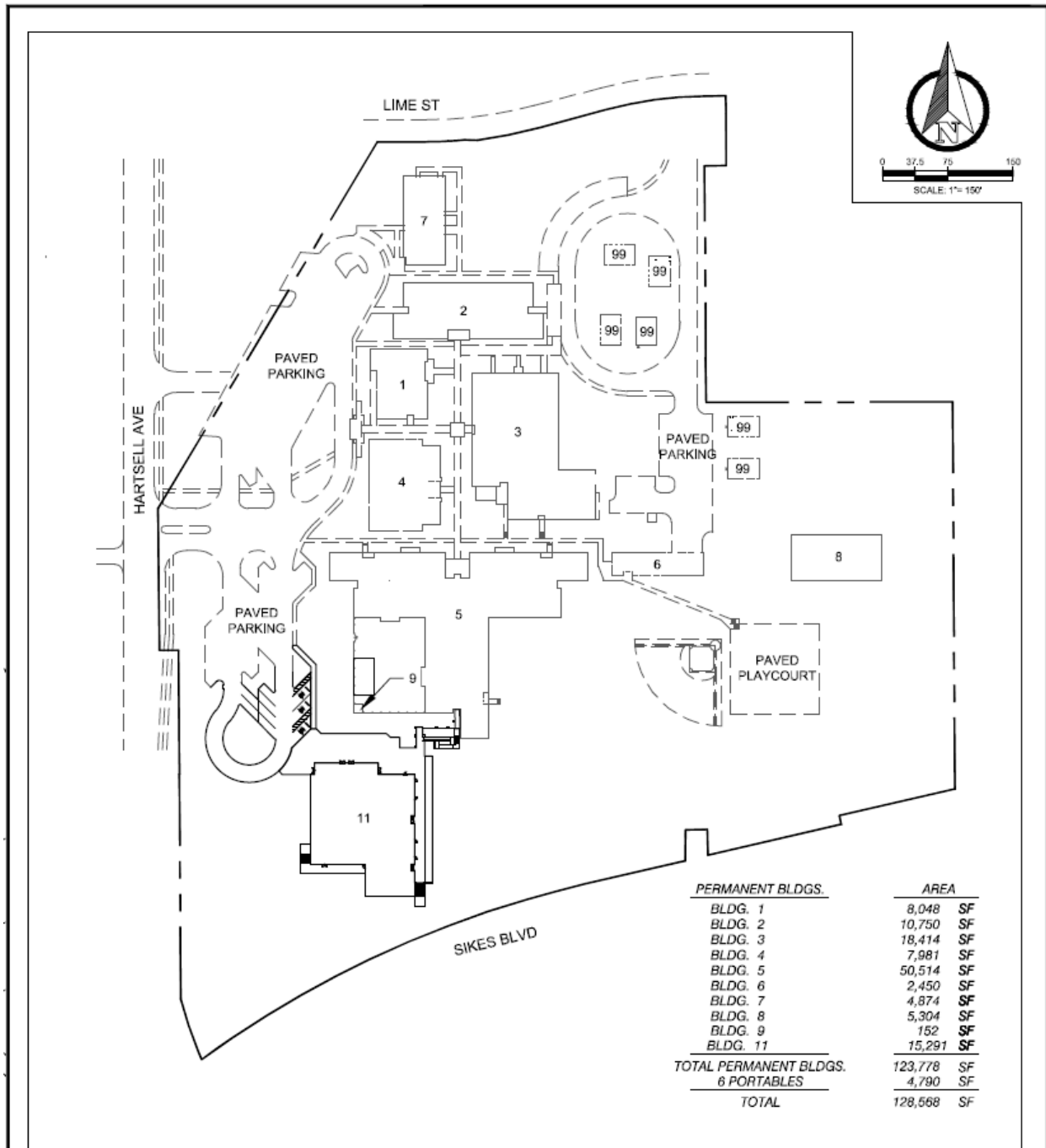
That portion of lot 5, block a, Brown's addition, as recorded in plat book 1, page 47a, of the public records of Polk County, Florida, lying within the right of way of Hartsell Ave. (platted as Hunter Ave.).

ATTACHMENT "B"



[illegible]

ATTACHMENT "C"



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



**GADD
& ASSOCIATES**

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**R.W BLAKE ACADEMY
GYMNASIUM**

510 HARTSELL AVE
LAKELAND, FL 33815

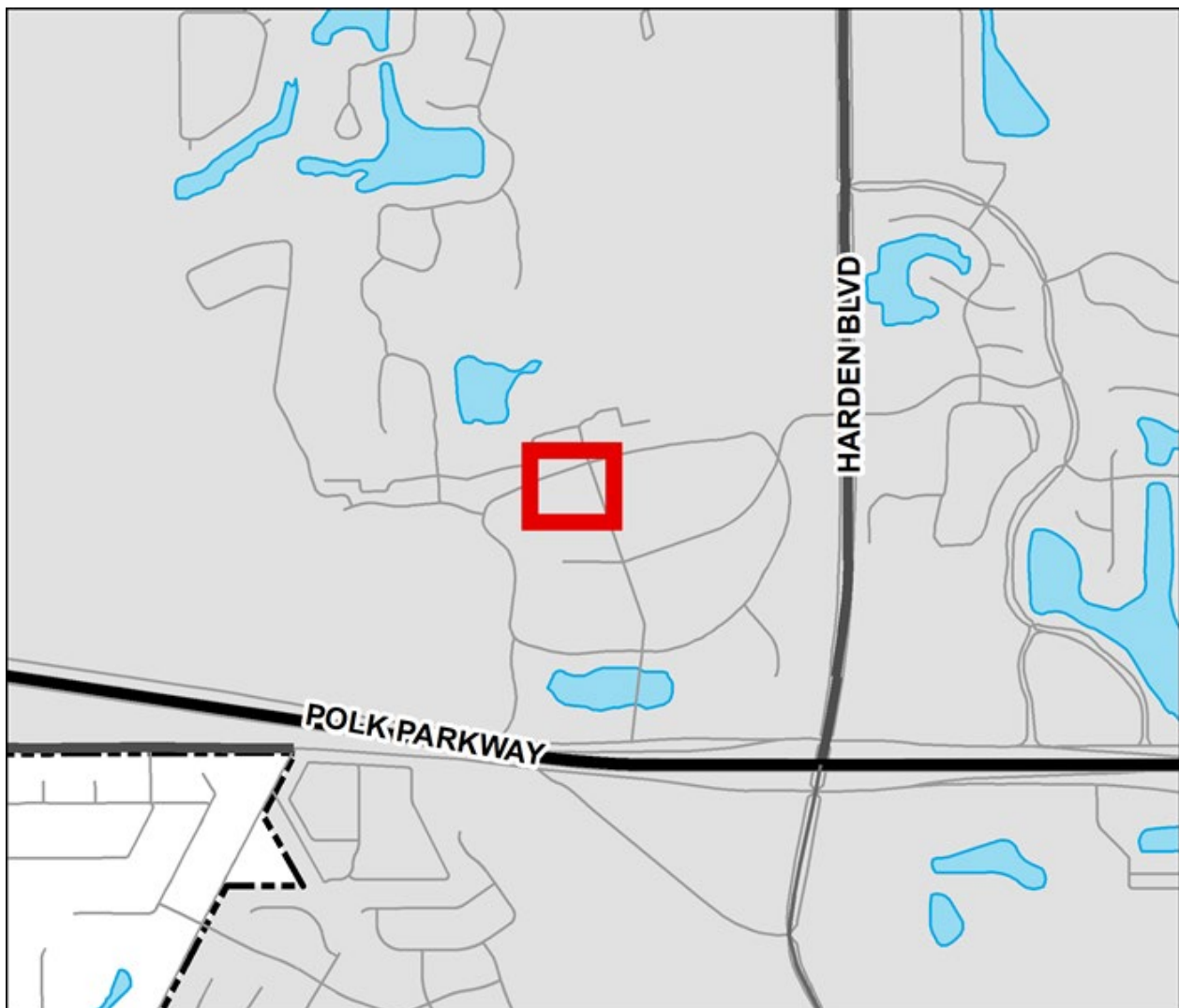
Site Plan

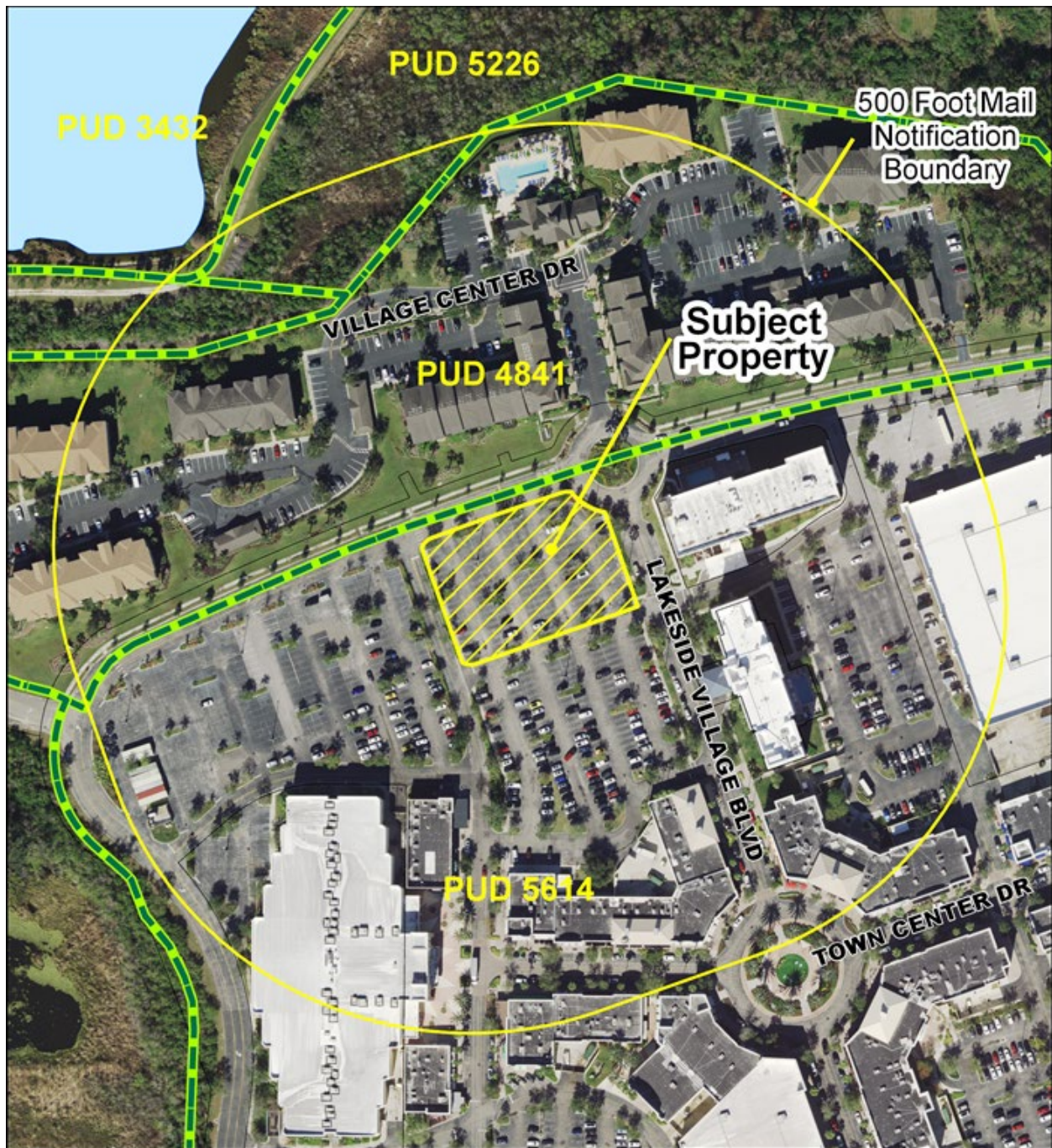
3.8

Community & Economic Development Staff Recommendation

Date:	September 16, 2025	Reviewer:	Damaris Stull
Project No:	PUD25-010	Location:	3607 Lakeside Village Boulevard
Owner:	CR Lakeside Village LLC		
Applicant:	Jason A. Alligood, Kimley-Horn and Associates, Inc.		
Current Zoning:	PUD (Planned Unit Development)	Future Land Use:	RAC (Regional Activity Center)
Context District:	UCT (Urban Center)		
P&Z Hearing:	August 19, 2025	P&Z Final Decision:	September 16, 2025
Request:	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.		

1.0 Location Maps





2.0 Background

2.1 Summary

Jason A. Alligood, Kimley-Horn and Associates, Inc., on behalf of CR Lakeside Village LLC requests a major modification of PUD (Planned Unit Development) zoning to allow for the development of a six-story 130-room hotel on property located at 3607 Lakeside Village Boulevard. A map of the subject property is included as Attachment “B.”

2.2 Subject Property

The subject property, approximately 1.02 acres in area, is located in the Lakeside Village shopping center, north of SR 570/Polk Parkway and west of SR 563/Harden Boulevard. The subject property is located within the Oakbridge Development of Regional Impact (DRI).

The Oakbridge DRI was originally approved in 1987 on 1,418 acres. The DRI was amended several times and Amended and Restated Development Orders were issued. In September 2024, a Notice of Proposed Change (NOPC) to the Oakbridge DRI Development Order was approved through Resolution No. 5941.

In January 2004, the PUD zoning for the Lakeside Village shopping center, Ordinance No. 4501, was adopted by the City Commission. Since that time, various modifications have been made to the PUD zoning throughout the years. The following table provides a summary of the changes:

Date	Modification
November 2008	Major modification (Ordinance No. 5048) to increase the maximum floor area from 647,500 sq. ft. to 662,500 sq. ft. to allow a 15,000 sq ft a drug store
February 2005	Minor modification to adopt a new site plan which reoriented Building “R” and included a circular plaza with flag poles.
May 2005	Minor modification to adopt a coordinated sign plan.
June 2006	Minor modification to adopt a new site plan for Books a Million and change some office uses to retail uses
November 2016	Major Modification of PUD zoning (Ordinance No. 5614) to allow a 110-room hotel (Home2Suites) north of an existing Hampton Inn & Suites.
February 2025	Administrative modification to update the coordinated sign plan

2.3 Project Background

The purpose of this request is to allow for the development of a six-story, 130-room hotel within Lakeside Village in the area located north of the CMX Lakeside Village movie theater, south of the Town Center at Lakeside Village Apartments, and west of the Home2Suites Hotel. A site development plan, which shows the location of the proposed hotel and associated off-street parking, is included as Attachment “C”.

2.4 Existing Uses of Adjacent Properties

Boundary	Existing Land Use	FLUM	Zoning	Context
North	Multi-family Residential (Town Center at Lakeside Village Apartments)	RAC	PUD 4841	UNH
South	Commercial Retail	RAC	PUD 5614	UCT
East	Hotel (Home2Suites/Hampton Inn)	RAC	PUD 5614	UCT
West	Parking/Commercial Retail	RAC	PUD 5614	UCT

2.5 Attachments

Attachment “A”: Legal Description

Attachment “B”: Location Map

Attachment “C”. Revised Overall Site Development Plan

Attachment “C-1”. Site Plan- Walgreens

Attachment “C-2”. Site Plan- Home2Suites

Attachment “C-3”. Site Plan- AC Hotel

Attachment “D”. Interior North Elevation

Attachment “E”. South and East Entrance Elevation

Attachment “F-1”. Sign Type A

Attachment “F-2”. Sign Type B

Attachment “F-3”. Sign Type C

Attachment “F-4” Sign Type D1 & D2

Attachment “F-5” Measurements Sign Type D1 & D2

Attachment “F-6” Sign Type E

3.0 Discussion

The proposed six-story, 130-room hotel is consistent with the Oakbridge DRI which envisioned a high-quality, mixed-use retail development in the northwest quadrant of the intersection of SR 570/Polk Parkway and SR 563/Harden Boulevard. Lakeside Village, a mixed-use lifestyle shopping center, was originally developed by CASTO real estate development and opened in October 2005. During the planning process for this “lifestyle center”, the City hired an urban planning firm to critique the initial site design, following which the developer responded with an internal block structure that allows individual surface parking fields to be incrementally converted to building pads thereby creating infill opportunities based on market demands. In 2023, CASTO sold the shopping center to the current

owner, CR Lakeside Village LLC, a subsidiary of Continental Realty Corporation (CRC) based in Maryland.

The proposed hotel has been identified as a Marriott branded AC Hotel. Lakeside Village currently includes two hotels immediately to the east of the proposed development site. Hampton Inn, a six-story, 117-room hotel, was approved as part of the 2004 PUD approval. Home2Suites, a four-story, 110-room hotel, was approved in 2016 through a major modification to the PUD which required the transfer of 17,314 sq. ft. of unbuilt retail entitlements from the original PUD approval to address traffic impacts. Two other hotels along Harden Boulevard, Courtyard by Marriott and Residence Inn, were constructed in 2000 and 2001 respectively, pre-dating Lakeside Village and located within a separate PUD (Ordinance No. 4058) approved in August 1999. Currently, the PUD and DRI have entitlements and approved vehicle trips which allow for the future development of 83,746 sq. ft. of retail uses. To address the traffic impacts generated by the proposed 130-room hotel, the retail entitlements in the PUD be reduced by an additional 14,778 sq. ft. leaving 68,698 sq ft. for the future development of retail uses. Under the Oakbridge DRI, the additional traffic generated by the hotel will be accommodated through the existing approved trips which will be mitigated pursuant to the adopted Oakbridge Development Order.

The proposed hotel will be in an existing off-street parking lot which provides a total of 87 parking spaces. Including the existing parking lot, currently there is a total of 2,586 parking spaces available to serve Lakeside Village. A minimum of 130 parking spaces will be required for the proposed hotel. A total of 33 spaces will be provided on the hotel parcel with the remaining parking required provided through a shared parking agreement with the shopping center. A minimum of 1,831 parking spaces are required to support the existing retail uses within Lakeside Village. Accounting for the loss of the existing 87 parking spaces, and the additional parking required to support the proposed hotel, ample parking will remain available to support the existing shopping center.

3.1 Transportation and Concurrency

The Oakbridge DRI Development Order was amended and restated through Resolution No. 5447 in June 2018 to reflect an updated development program and comprehensive traffic analyses, primarily focused on the increase in retail entitlements in the southeastern quadrant bound by Parkway Frontage Road (north) and State Road 563 (Harden Boulevard) (west). Section 4(25)(c) of the Development Order allows for the re-allocation of uses within the DRI if the overall trip generation does not exceed the total amount that is approved. The DRI development program was last amended by Resolution No. 5941 on September 16, 2024, to reflect the proposed Advent Health hospital campus with corresponding reductions to retail and residential entitlements within "South Village."

Transportation concurrency mitigation is addressed for the entire Oakbridge DRI through the Development Order and includes requirements for right-of-way dedications, road widenings, intersection improvements, sidewalk construction, transit service capital and operational improvements and a proportionate-share payment for additional mitigation needs identified in the 2018 amendment. All required mitigation construction activities and payments have been completed except for the final right-of-way dedication for the South Wabash Avenue Extension and a future bicycle trail and utility corridor aligning with Beacon Road, west of Harden Boulevard. Based on the latest ITE Trip Generation Manual trip rates, the proposed 130-room hotel is anticipated to generate 985 daily trips, 57 AM Peak Hour trips (32 in and 25 out), and 69 PM Peak Hour trips (35 in and 34 out). As discussed above, the trip generation of the proposed 130-room hotel is equivalent to 14,778 SF of retail. Following the transfer of approved trips from the retail to the hotel use, a total of 68,698 sq. ft. of unbuilt retail remains for Lakeside Village.

The subject property lies within the Lakeside Village property along the west side of SR 563/Harden Boulevard which is classified as an Urban Minor Arterial with an Annual Average Daily Traffic volume of 40,300 vehicles between SR 570/Polk Parkway and Ariana Street as documented in the Polk Transportation Planning Organization's 2025 Roadway Network Database. During the PM Peak Period, this segment is currently operating with an acceptable Level-of-Service (LOS) C with a two-hour average volume of 1,464 trips Northbound and 1,407 trips Southbound with a directional capacity of 2,000 trips. North Parkway Frontage Road lies to the south of the property as an Urban Major Arterial currently operating with 764 Westbound trips during PM Peak period, LOS D with 1,060 Directional Capacity.

The subject property is located within the Central City Transit Supportive Area (CCTSA) as designated in the Comprehensive Plan within which multimodal level-of-service standards have been adopted to recognize available transit service and bicycle/pedestrian networks. Lakeside Village is served by two routes operated by the Lakeland Area Mass Transit District (Citrus Connection), the Red Line operating on SR 563 (Harden Boulevard) with 60-minute frequencies and providing connecting service from Lakeside Village to the Lakeland-Linder Airport and Downtown Terminal and the Coral line providing 60-minute frequencies from southwestern Lakeland the Walmart on SR 37/South Florida Avenue. The transfers between the Red and Coral lines can be made at the existing superstop located within Lakeside Village, adjacent to Belk department store.

Sidewalks exist throughout Lakeside Village and along the Harden Boulevard and North Parkway Frontage Road frontages. Lakeside Village is located on two Proposed Pathways Corridors identified in the Comprehensive Plan, connecting Downtown with southwest Lakeland via Harden Boulevard, the future Wabash Avenue Extension and North Parkway Frontage Road.

3.1 Comprehensive Plan Compliance

The Community and Economic Development Department reviewed this request for compliance with Lakeland Comprehensive Plan: Our Community 2030 and it is our opinion that the request as conditioned is consistent with the Comprehensive Plan. All roadway levels of service are acceptable with mitigation recommended in this PUD modification and approved DRI Development Order. Other essential services are presently available to provide concurrency for the proposed use. Actual construction is subject to final concurrency determinations at the time of site plan review.

4.0 Recommendation

4.1 Community and Economic Development Staff

The Community Development Department reviewed this request and recommends approval of the major modification of PUD zoning. Letters of notification were mailed to nine (9) property owners within 500 feet of the subject property. No comments from the public were received prior to or during the public hearing held at the August 19, 2025, meeting of the Planning and Zoning Board.

4.2 The Planning & Zoning Board

It is recommended that the request for a major modification of PUD zoning for Lakeside Village, as described above and in Attachments "A," "B," "C," "C-1," "C-2," "C-3," "D," "E," and "F-1" through "F-6" be approved, subject to the following conditions:

Ordinance 4051, as reamended:

- A. Land Use Intensity: PUD-34

- B. Permitted Uses: A regional retail shopping center with outparcels including those uses permitted in the C-5 zoning district, except that the following uses shall be prohibited:
- Funeral homes and crematoriums
 - Mobile home sales, rental and service agencies
 - Motor vehicle and boat sales and rental
 - Retail marine sales and service
 - Transit terminal facilities for passenger transportation operations
 - Outdoor commercial recreation
 - Regulated uses
- ~~C. Maximum Floor Area: 645,186 square feet plus a maximum 107-room and a 110-room hotel~~
- C. Maximum Floor Area: 630,408 square feet plus:
- One (1) 107-room hotel
 - One (1) 110-room hotel
 - One (1) 130-room hotel
- D. Site Development Plan: The project shall be developed substantially in accordance with the site development plan included as Attachments "~~C,~~" "~~C-1,~~" and "~~C-2~~" "C-1," "C-2, and "C-3" except as elsewhere provided herein. Future buildings not located on outparcels and not shown on the site development plan, shall require a minor modification to the PUD, provided that they otherwise meet the conditions of this PUD. It is preferred that such future buildings address the internal street system and avoid parking in front.
- E. Development Regulations: The project shall be developed in accordance with C-5 zoning district regulations with the following exceptions:
1. Minimum Unified Development Building Bulk Regulations:
 - Maximum building height: 65 feet, hotel 80 feet
 2. Minimum Outparcel Building Bulk Regulations:
 - Building bulk regulations for outparcels shall be as follows, except that there shall be no minimum setbacks from property lines which are not boundaries of the unified regional center of which the outparcel is a part.
 - Minimum front and street side setback35 feet
 - Minimum interior side setback5 feet
 - Minimum rear setback20 feet
 - Minimum interior side or rear setback from any residential lot line25 feet
 - Maximum building height.....40 feet
 - Maximum lot coverage65 percent
 3. Outparcel Access and Traffic Circulation:
 - a. The primary access to outparcels shall be from the parent tract at the approximate locations illustrated on Attachment "C".

- b. Outparcels shall also provide for cross access connections from one parcel to the adjacent parcel at the approximate locations illustrated on Attachment "C." Cross access connections shall include sidewalks.
- c. All cross access connections must be specified in a written easement agreement, a copy of which must be submitted to the City prior to site plan approval for the outparcel in question.
- d. Driveways to outparcels from project entrance roads shall be located as follows: Outparcel 4- Aligned with the driveway to the hotel parcel to the north; Outparcel 5- At least 150 feet from the public road right-of-way; Outparcel 7- No direct access.
- e. Outparcels shall be connected via sidewalks or clear pedestrian paths to the main shopping center and adjacent outparcels.

4. Maximum permitted projections into required setbacks:

Awnings, cornices, eaves, lintels, planter boxes, roof overhangs, gutters, belt courses and similar ornamental features that are completely supported by a building:

Maximum projection into any required setback5 feet

5. Off-Street Parking Regulations:

a. Minimum standards for 90° parking spaces:

Parking stall9 feet by 18 feet

Drive aisle width..... 24 feet

b. Minimum loading space size 10 feet by 20 feet

F. Architectural Design Standards:

- 1. It is the intent of this PUD that the project incorporate major architectural design treatments proposed by the applicant to assure attractive, human-scale development. Therefore, the project shall be developed in substantial accordance with architectural renderings included as Attachments "D" and "E." Although individual stores and buildings may differ in appearance from the renderings, the overall design of the project shall incorporate proposed architectural treatments that provide visual interest and soften building massing and scale, including but not limited to the use of cornices; variations in roofline and roof type; variations in colors, textures and materials; the use of columns, pilasters, belt courses and fenestration to break up building massing; the use of awnings; and the use of street trees.
- 2. Buildings located on outparcels fronting on Harden Boulevard and North Frontage Road shall each have two primary facades, one facing the highway and one facing the interior road system of Lakeside Village. At a minimum, each primary façade shall have a primary customer entrance or shall be landscaped with shrubs and ground-cover.
- 3. Service areas shall be oriented or screened so that the visibility of such areas is minimized from the public right-of-way or abutting property.

4. Solid waste containers (dumpsters) and recycling containers shall be oriented or screened so that the visibility of such containers is minimized from principal parking areas, circulator roads or main pedestrian walkways.
5. The use of corrugated metal wall panels of the type used in prefabricated metal buildings shall be prohibited when used as a finish material.
6. Roof-mounted mechanical equipment shall be screened from ground-level view.
7. Exterior lighting shall be designed in a consistent and coordinated manner for the entire project and shall be designed to avoid the creation of hot spots, glare or a nuisance.
8. Parking area lighting shall be decorative in nature and shall be shielded from adjacent properties.
9. If chain link fencing is used around stormwater retention ponds or other areas, it shall be black or green vinyl-coated fencing.

G. Landscaping:

Each radial road extending from the roundabout at the center of the shopping center and each pedestrian sidewalk/path illustrated in Attachment "C," shall at a minimum include street trees planted on at least one side on the ratio of one tree per 50 linear feet where adequate planter areas are feasible. Such trees shall be included toward the canopy coverage requirement. All other landscaping shall be in accordance with the Landscape Regulations

H. Transportation:

1. General:

- a. Development of the project shall be consistent with all requirements and schedules outlined in the adopted Development Order for the Oakbridge DRI, including all right-of-way donations, on-site and off-site roadway improvements, pedestrian and transit-related improvements, and funding necessary to maintain compliance with the City's concurrency management ordinance.
- b. At the time of site plan approval, an on-site wayfinder/directional signage plan shall be submitted for approval.
- c. Unless otherwise approved by the City, all required traffic signals shall be installed on mast arms.

2. Site Access: Vehicle access to the project site shall be limited to the following access points in accordance with the Oakbridge DRI Development Order and as illustrated in Attachment "C."

Access A Fully-signalized intersection on Harden Boulevard, aligned with Oakbridge Parkway. The design shall be coordinated with modifications proposed by the City of Lakeland and FDOT.

Access B Right-in, right-out access on Harden Boulevard. Final location as determined by FDOT. The design shall be coordinated with modifications proposed by the City of Lakeland and FDOT.

- Access C Right-in, right-out access on Harden Boulevard to include directionalization of existing Target/Oakbridge median opening to permit only southbound left turns, as approved by FDOT. The design shall be coordinated with modifications proposed by the City of Lakeland and FDOT.
- Access D Right-in, right-out access on North Frontage Road. Final location and configuration as determined by FDOT. The design shall be coordinated with modifications proposed by the City of Lakeland and FDOT.
- Access E Full access on existing CSX Access/Parkway Maintenance of Traffic road and future Wabash Avenue Extension, subject to contingencies regarding the availability of right-of-way outlined in the Oakbridge DRI Development Order.
- It is anticipated that a portion of this access road will utilize the existing CSX Access/Parkway Maintenance of Traffic road. Where this access road intersects Harden Boulevard, it shall align with an access on the east side of Harden Boulevard identified in the Oakbridge DRI Development Order as Access 22 and shall be fully signalized when warrants are met. The design and configuration of this access road shall be coordinated with the design of the proposed North-South Route/SR 563 Extension.
- That portion of the access road that is new construction and that will become a part of the Wabash Avenue Extension shall be constructed as a two lane typical section with two four-foot bicycle lanes and a sidewalk on the east side.
- The actual connection point to Lakeside Village north of the Parkway bridge may be relocated upon construction of the proposed Wabash Avenue Extension. The ultimate design of the connection shall be coordinated with the City, FDOT, and the Florida Turnpike Authority.
- Access F Full access to adjacent multi-family residential area which shall align with the main north-south axis road of Lakeside Village. Other access points to this residential area are permitted provided that they align with the north-south internal roads illustrated in Attachment "C," subject to final site plan review. These access points may be gated. Pedestrian access shall be provided via sidewalks, trails or paths.
- Access G One-way access from Turnberry residential area. This access may be gated.
- Access H Full access on future Wabash Avenue Extension. The Oakbridge DRI Development Order requires a connection from the future Wabash Avenue Extension to the future multi-family residential area north of Lakeside Village. This connection may also incorporate a direct connection to Lakeside Village. The design and configuration of this access shall be coordinated with the

design of the Wabash Avenue Extension and shall generally be constructed to City collector road standards, subject to review by the Public Works Department.

3. Pedestrian/Transit System:

- a. A pedestrian circulation system shall be constructed which, at a minimum, shall be as illustrated in Attachment "C." Sidewalks located along the back-of-curb shall have a minimum width of six feet. If located more than three feet from the back-of-curb, sidewalks shall have a minimum width of five feet.
- b. A continuous sidewalk shall be constructed along the Harden Boulevard frontage of the project in accordance with the Oakbridge DRI Development Order.
- c. An on-site transit shelter shall be constructed according to such design and at such location as the Transit Director of the Lakeland Area Mass Transit District shall approve.
- d. The development shall contain at least two bicycle racks with a minimum capacity of ten bicycles each. The preferred locations shall be one rack near the on-site transit shelter and one near the front entrance of the movie theater.

I. Signage:

Project signage shall be permitted in accordance with the City of Lakeland sign regulations applicable to the C-5 zoning district and as specifically modified in a coordinated sign plan illustrated in Attachments "F" through "F_6.

ATTACHMENT "A"

Legal Description

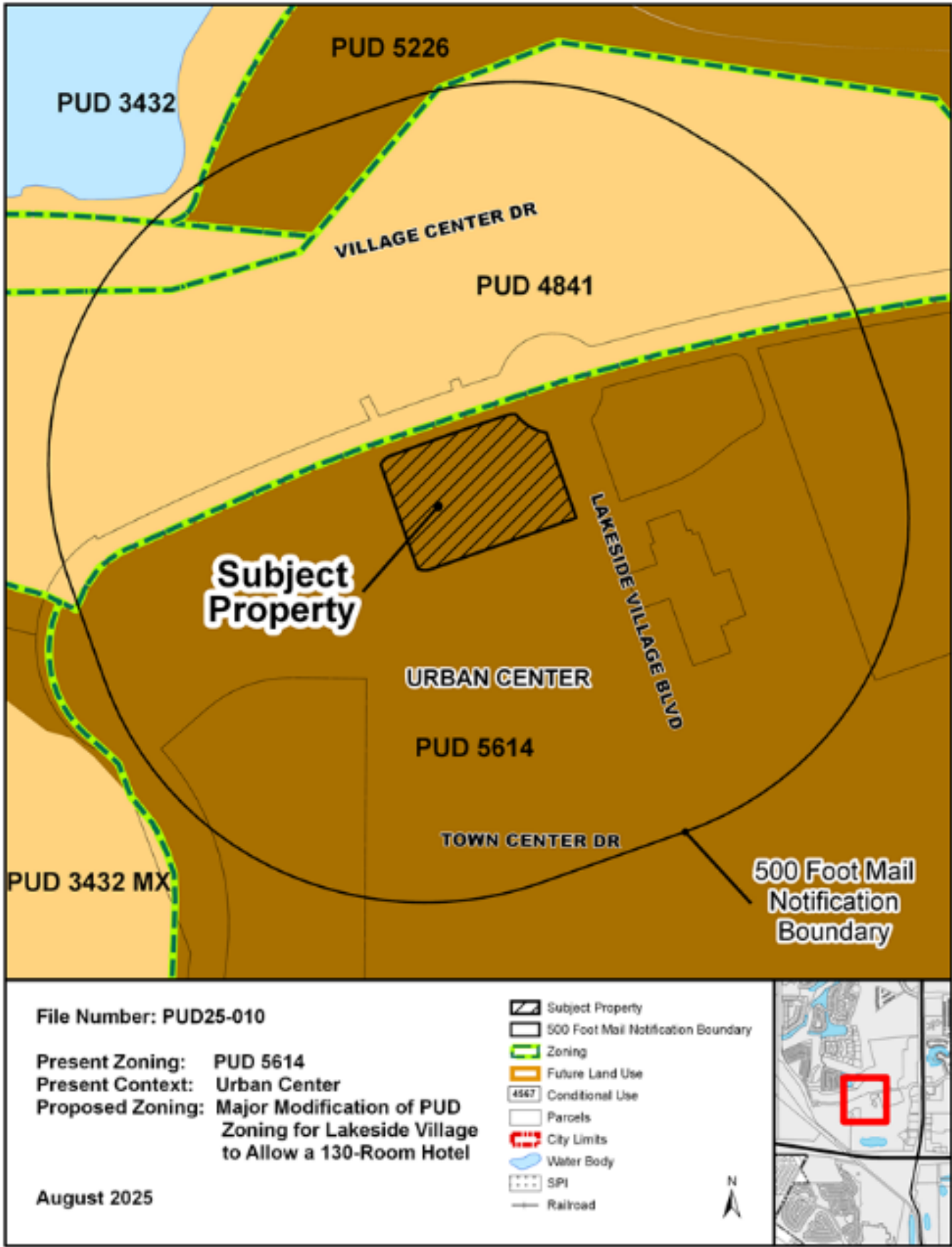
New Hotel Parcel

A parcel of land being a portion of Lot 8, LAKESIDE VILLAGE, as recorded in Plat Book 149, Pages 1, 2 and 3, Public Records of Polk County, Florida, being described as follows:

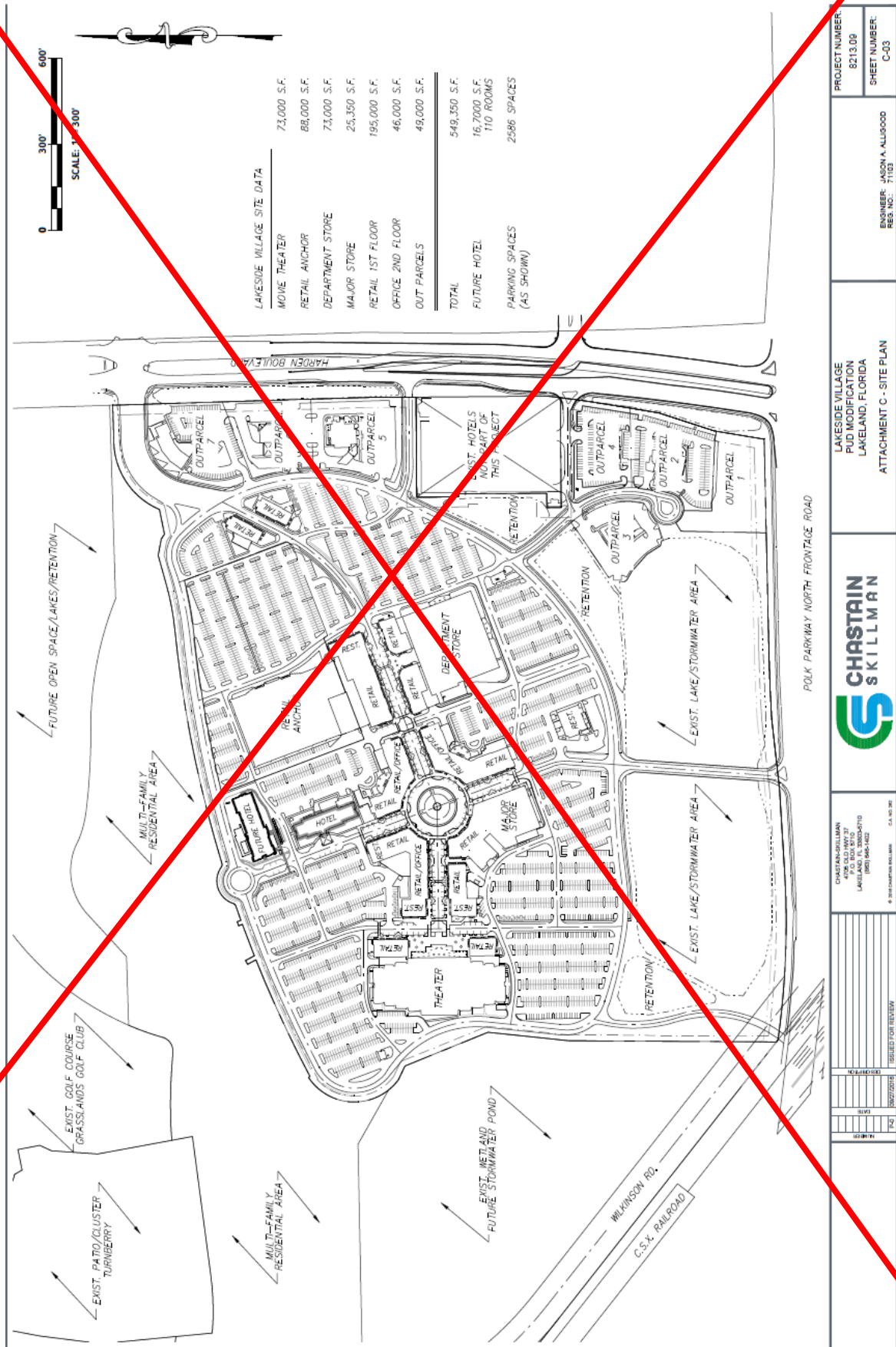
Commence at the northwest corner of Lot 9 of said LAKESIDE VILLAGE; thence South 75°09'15" West, 35.38 feet to a point on the northerly line of Lot 2, LAKESIDE VILLAGE TWO, as recorded in Plat Book 163, Pages 14-16, Public Records of Polk County, Florida, said point being on a non-tangent curve to the left having a radius of 4174.50 feet, a central angle of 2°42'25", a chord bearing of South 74°22'03" West, and a chord distance of 197.20 feet; thence along said northerly line the following two (2) courses: (1) along the arc of said curve, 197.22 feet to the Point of Compound Curvature to the left having a radius of 33.00 feet, a central angle of 14°54'37", a chord bearing of South 65°33'33" West, and a chord distance of 8.56 feet; (2) thence along the arc of said curve 8.59 feet; thence South 72°20'45" West, 135.87 feet to the Point of Beginning, said point being on a non-tangent curve to the left having a radius of 35.00 feet, a central angle of 22°44'32", a chord bearing of South 82°13'04" West, and a chord distance of 13.80 feet; thence along the arc of said curve 13.89 feet to the Point of Compound Curvature to the left having a radius of 4177.00 feet, a central angle of 2°32'48", a chord bearing of South 69°34'24" West, and a chord distance of 185.64 feet; thence along the arc of said curve, 185.66 feet to the Point of Compound Curvature to the left having a radius of 25.00 feet, a central angle of 45°21'30", a chord bearing of South 45°37'16" West, and a chord distance of 19.28 feet; thence along the arc of said curve, 19.79 feet; thence South 20°45'18" East, 165.80 feet to a point on a non-tangent arc to the left, having a radius of 25.00 feet, a central angle of 46°03'41", a chord bearing of South 87°41'46" East, and a chord distance of 19.56 feet; thence along the arc of said curve, 20.10 feet; thence North 69°16'24" East, 232.33 feet; thence North 20°32'22" West, 135.60 feet to a point on a non-tangent arc to the right, having a radius of 75.00 feet, a central angle of 41°59'07", a chord bearing of North 60°07'27" West, and a chord distance of 53.74 feet; thence along the arc of said curve, 54.96 feet to the Point of Beginning.

Said parcel containing 1.02 acres, more or less.

ATTACHMENT "B"



ATTACHMENT "C"



	LAKESIDE VILLAGE PUD MODIFICATION LAKELAND, FLORIDA	PROJECT NUMBER 8213.09
	ATTACHMENT C - SITE PLAN	SHEET NUMBER C-03
CHASTAIN SKILLMAN 1101 BOCA ST. LAKELAND, FL 34601 (813) 494-1100 © 2014 CHASTAIN SKILLMAN, LLC, ALL RIGHTS RESERVED		ENGINEER: ANSON A. ALLGOOD REG. NO.: 71103

GRAPHIC SCALE IN FEET
0 150 300 600

NORTH

EXISTING WETLAND
EXISTING STORMWATER POND
FUTURE STORMWATER POND
EXISTING LAKE/STORMWATER RETENTION
EXISTING LAKE/STORMWATER RETENTION
EXISTING GOLF COURSE/GRASSLAND GOLF CLUB
FUTURE OPEN SPACE/LAKES/RETENTION
MULTI-FAMILY RESIDENTIAL AREA
MULTI-FAMILY RESIDENTIAL AREA
EXISTING PATIO/CLUSTER TURNBERRY

EXIST. HOTELS NOT PART OF THIS PROJECT

OUTPARCEL 1
OUTPARCEL 2
OUTPARCEL 3
OUTPARCEL 4
OUTPARCEL 5
OUTPARCEL 6

RETAIL
RETAIL ANCHOR
RETAIL/OFFICE
MAJOR STORE
THEATER
HOTEL
REST.

RETENTION

HARDEN BOULEVARD

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

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109 SOUTH KENTUCKY AVENUE, LAKELAND, FL 33801
PHONE: 863-701-8702
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

LAKELAND LIFESTYLE HOSPITALITY, LLC

LAKESIDE VILLAGE PUD MODIFICATION
LAKELAND, FLORIDA
ATTACHMENT C - SITE PLAN

SHEET NUMBER
C-03
9/4/2025

Kimley»Horn
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PHONE: 883-701-8702
WWW.KIMLEY-HORN.COM REGISTRY NO. 35166

LAKELAND LIFESTYLE HOSPITALITY, LLC

**LAKESIDE VILLAGE PUD MODIFICATION
LAKELAND, FLORIDA**

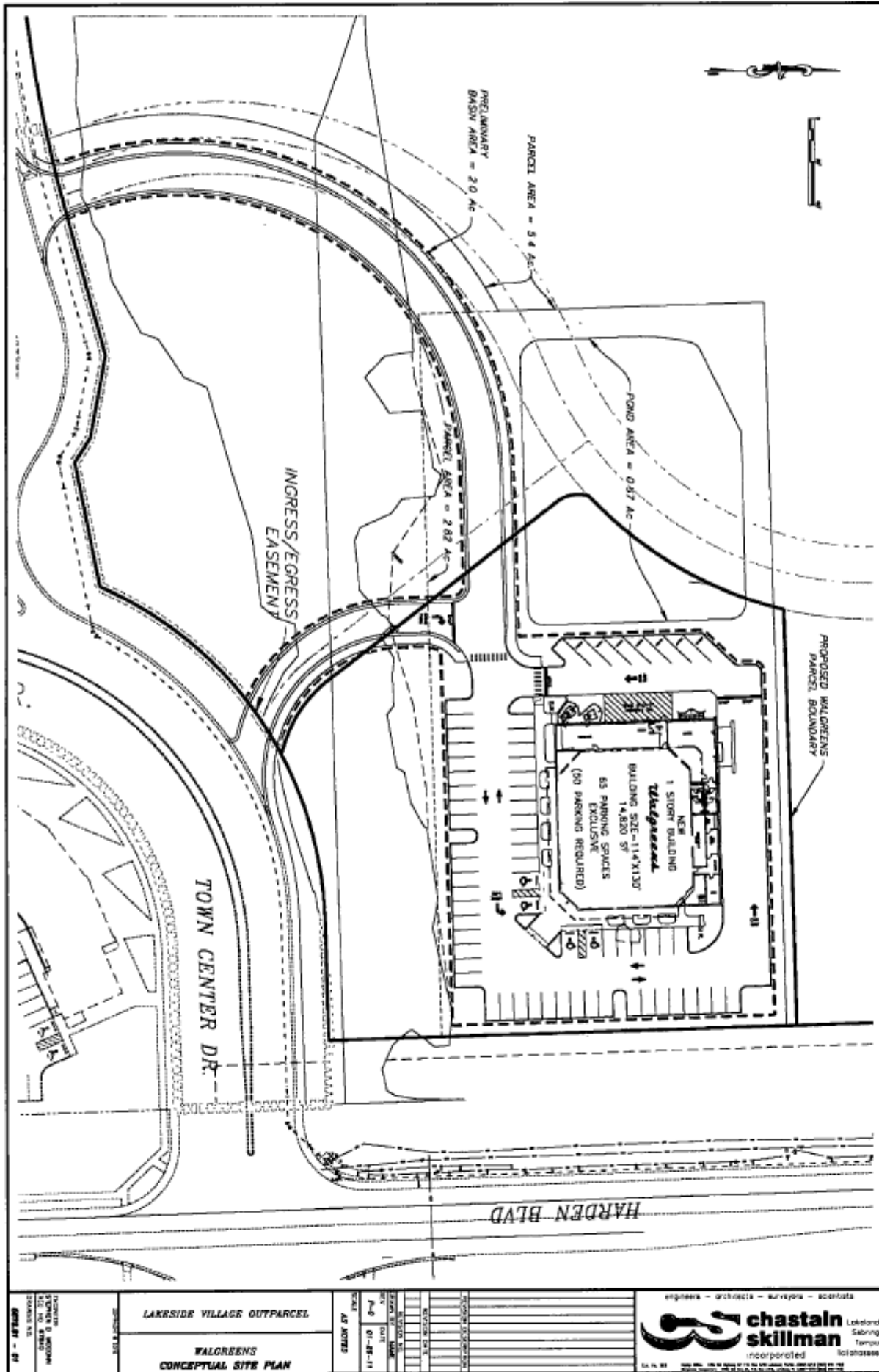
ATTACHMENT C - SITE PLAN

8-DEET MARGER

C-03

9/4/2025

ATTACHMENT "C-1"



DESIGNED BY
ENGINEER & ARCHITECT
NO. 10,000
CHASSTAIN SKILLMAN

LAKESIDE VILLAGE OUTPARCEL

WALGREENS
CONCEPTUAL SITE PLAN

AS NOTED

SCALE

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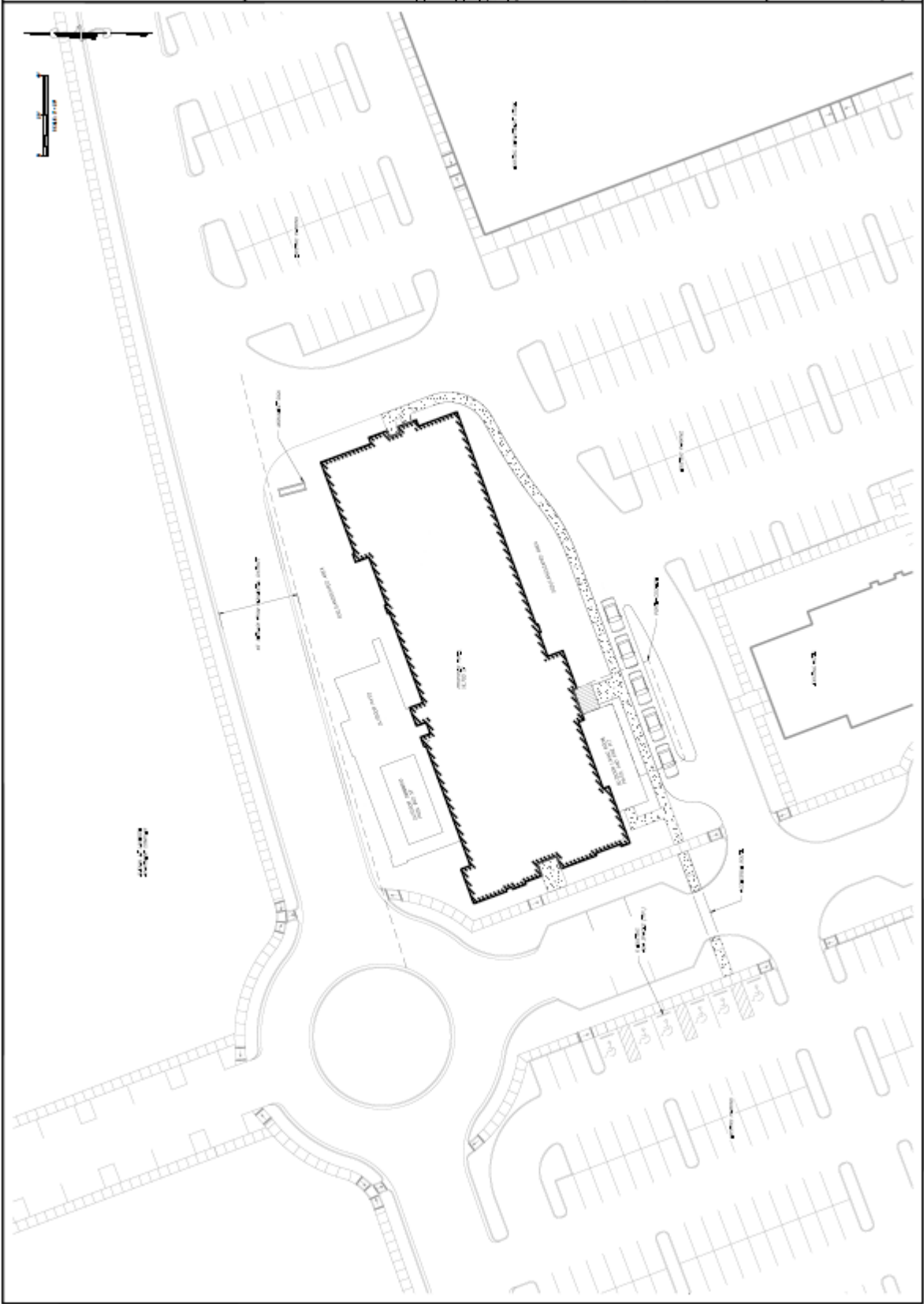
engineers - architects - surveyors - scientists

chastain skillman
incorporated

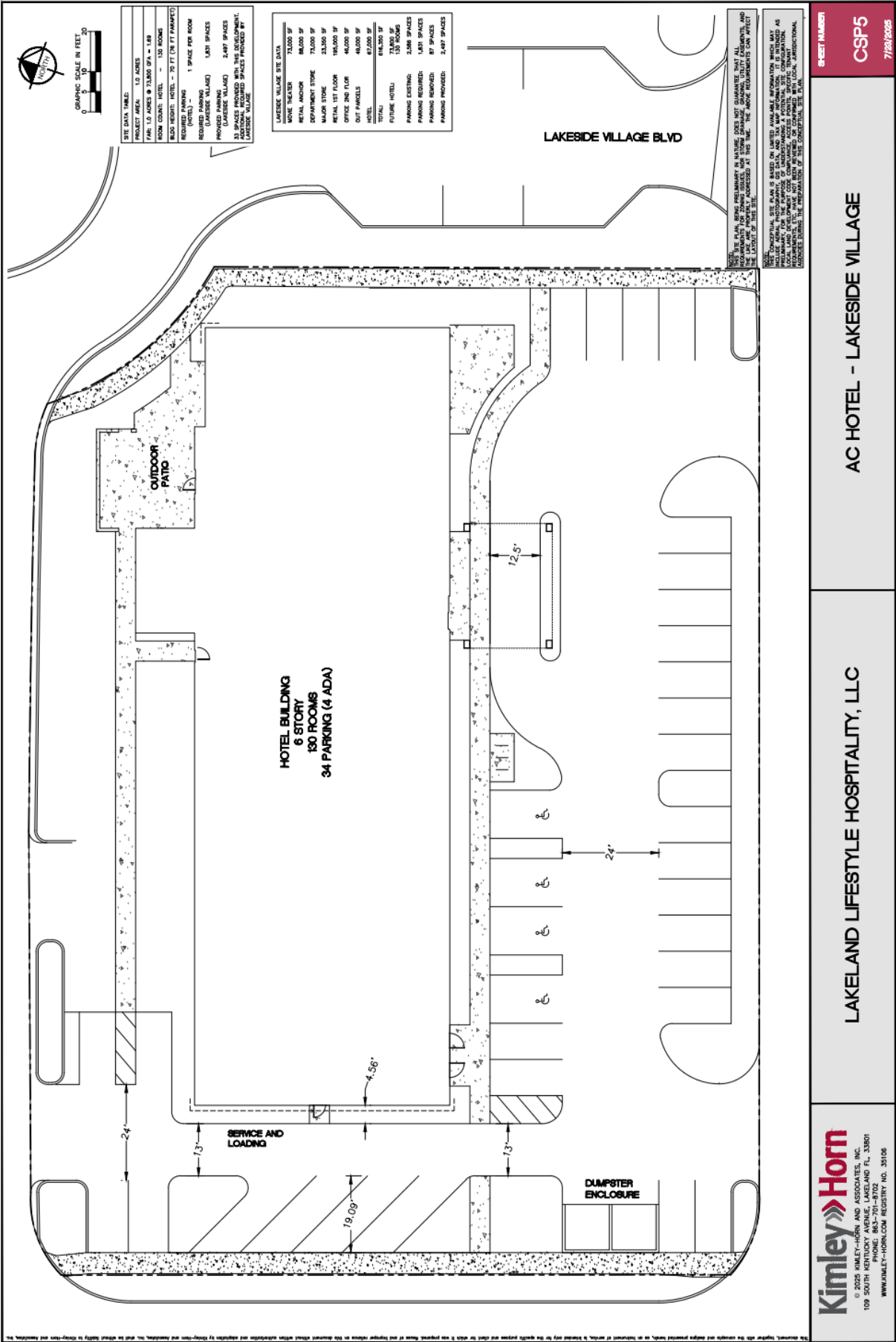
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Sabring
Tempe
Scottsdale

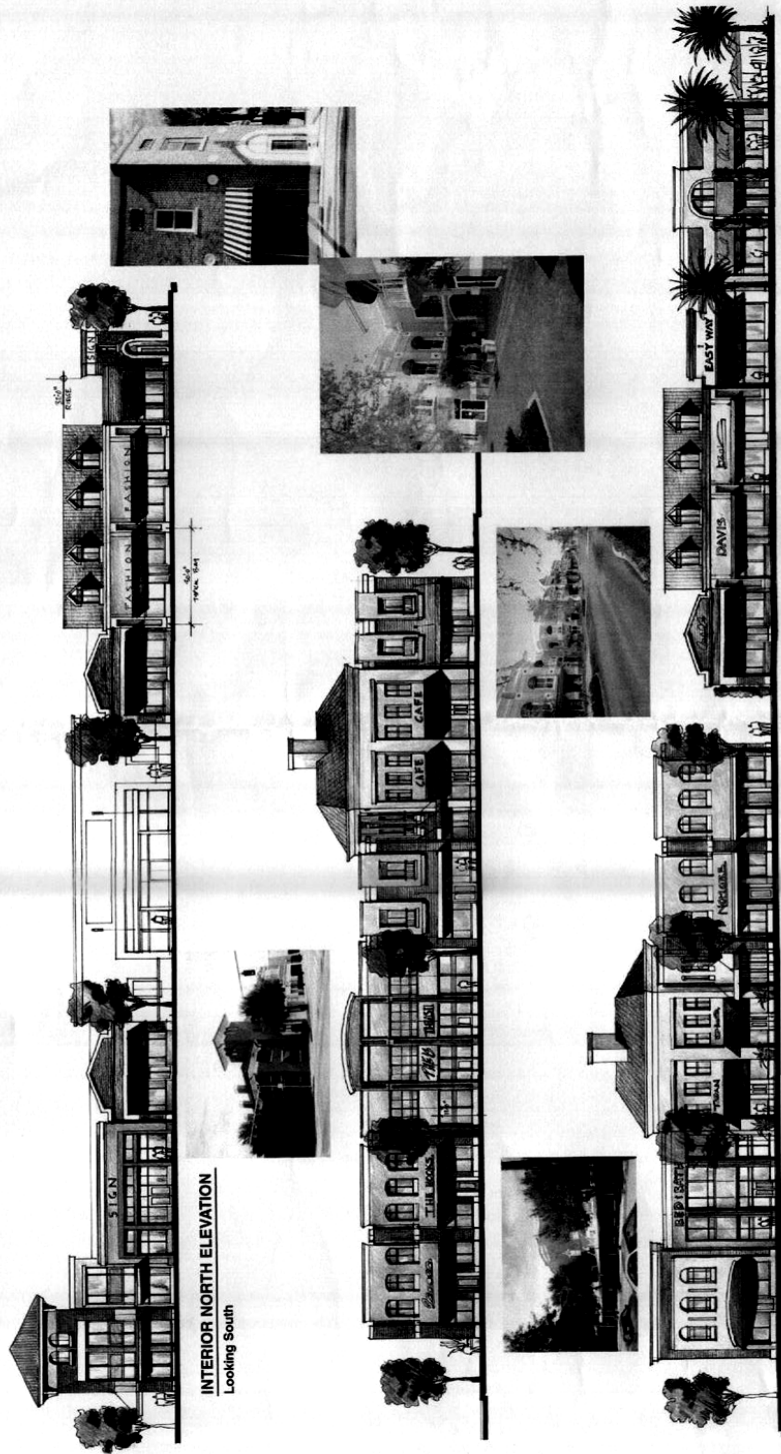
NO. 10,000

ATTACHMENT "C-2"



ATTACHMENT "C-3"





INTERIOR NORTH ELEVATION
Looking South

CASTO

SOUTHEAST

Lakeside Village
Lakeland, Florida
A MIXED-USE DEVELOPMENT

BEAME

ARCHITECTURAL

PARTNERSHIP

November 14, 2009

Copyright 2009 by Beame Architectural Partnership



SOUTH ELEVATION - ENTRANCE



EAST ELEVATION - ENTRANCE

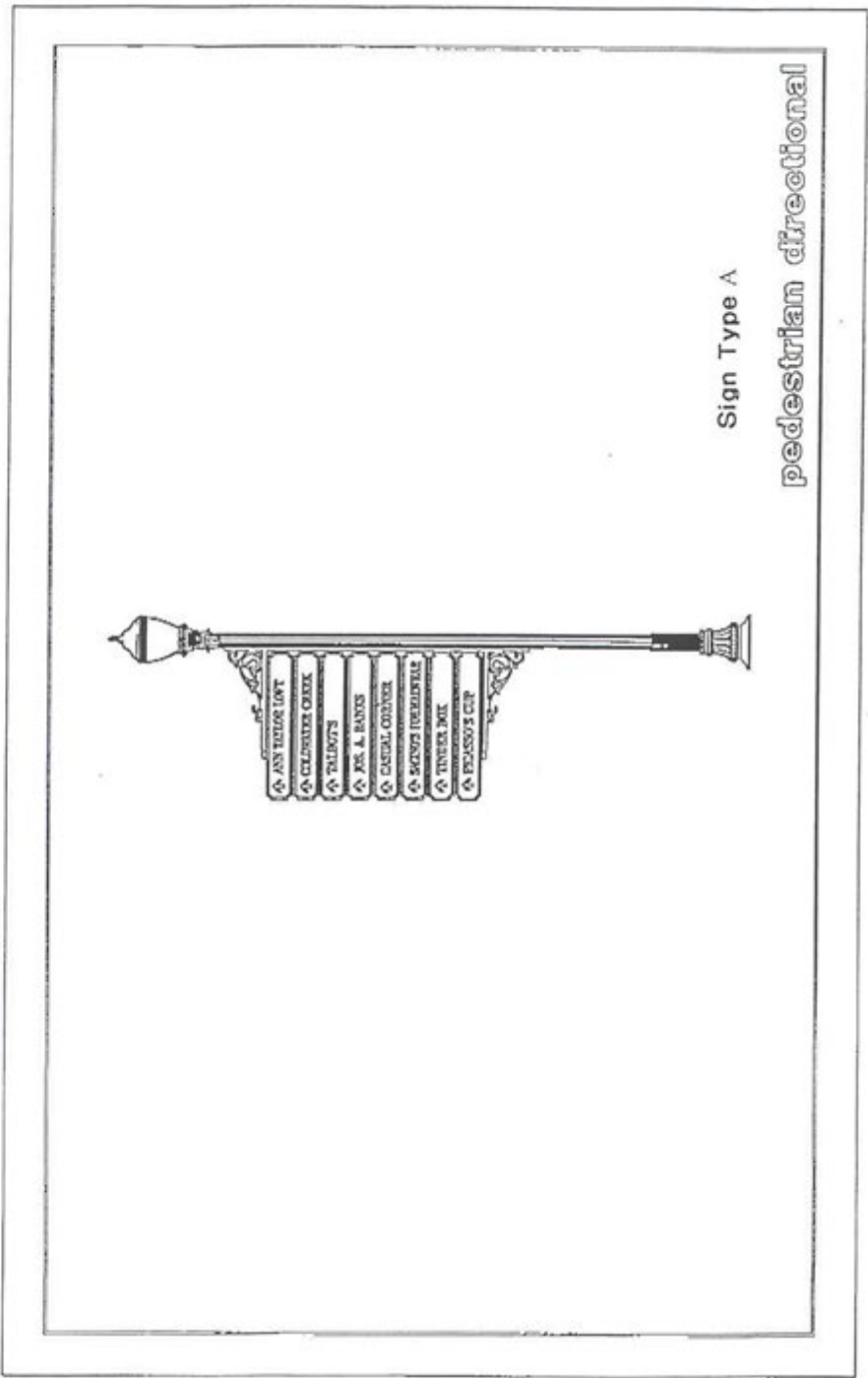
CASTO
SOUTHEAST

Lakeside Village
Lakeland, Florida
A MIXED-USE DEVELOPMENT

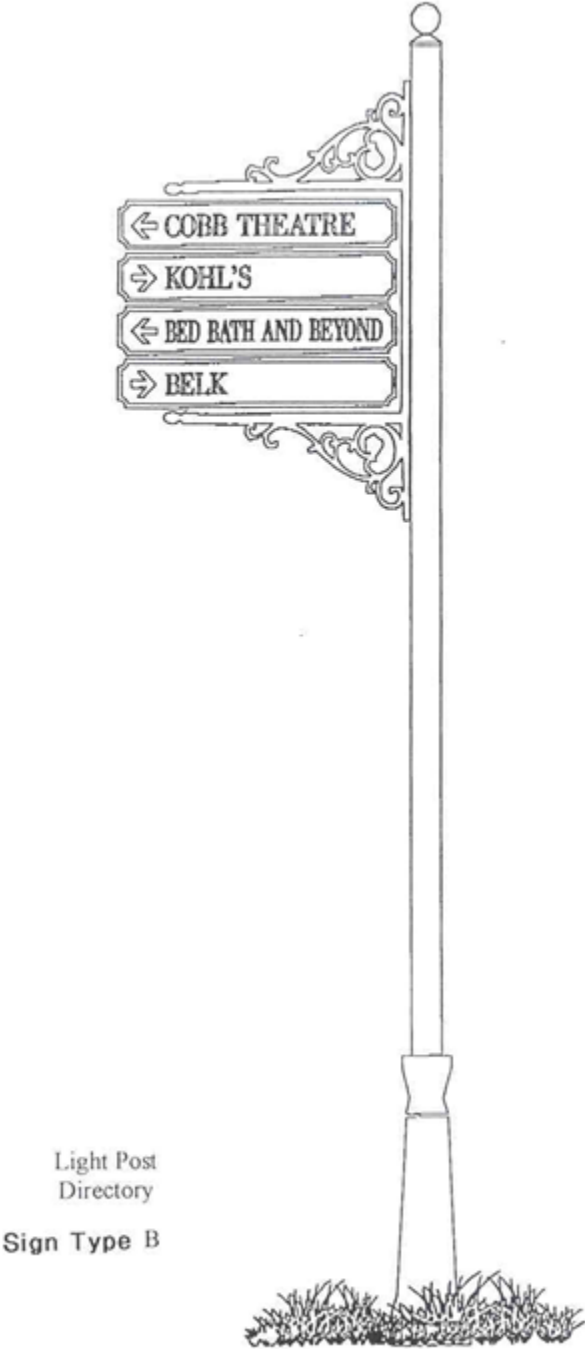
BEA ME
ARCHITECTURAL
PARTNERSHIP
November 14, 2003
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ATTACHMENT "F-1"

F:\MALLS\CASTO\LAKESIDE VILLAGE\HANGING DIRECTIONALS 2.plt 4/8/2005 9:30:05 AM Scale: 1:46.24 Height: 273.730 Length: 423.244 in



ATTACHMENT "F-2"



 <p>www.platinum-signs.com 352 W. Melindy Ln. Casselberry, FL 32707 Phone/Fax 407-597-31640 UIC# 1572002089</p>	
Designer	Kristen
Job Number	7511
Company	Continental Realty Corporation
Company Contact	Kimberley Glerum
Company Address	1479 Town Center Drive Suite 203 Lakeland, FL 33803
Sales Representative	Yesha Patel
Date	1/21/2025
Version	5
Version 2 Changes	Added D1 & D2 Measurements
Version 3 Changes	backlit
Version 4 Changes	Added sign types & measurements
Project Location	

MOCKUP

Sign Type

D2

QTY: 2



Existing Height = 21'

3

21.

158.5"

Proposed Height = 19'

Approx 36"

Approx 19'

2 Per Sign

105^M

beside Village®

Sign Type

D1

QTY: 2



Existing Height = 25'

25'

181,25"

Proposed Height = 24.5'

Approx 24.5'

2 Per Sign

105²

1

17th**Lakeside Village[®]**

Approx 33"

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DESIGN



www.platinum-signs.com
352 W. Melody Ln. Casselberry, FL 32707
Phone/Text 407-971-3640 LIC#: ES12002089

er

sten

Job Number

7511

Company

Continental Realty Corporation

Company Contact

Kimberley Glerum

Company Address

1479 Town Center Drive Suite 203

Lakeland, FL, 33803

Sales Representative

Yesha Patel

Date _____

1/21/2025

version 5

Version 5 Changes

Added D1 & D2 Measurements

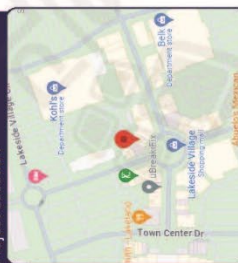
Version 3 Changes

backlit

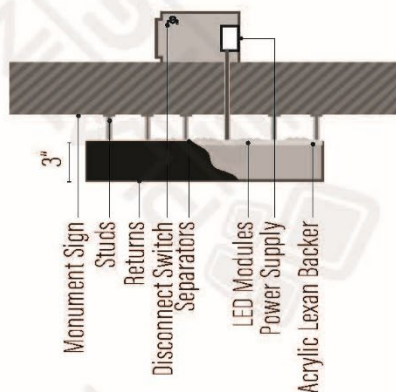
Version 4 Changes

Added sign types & measurements

Project Location



Notes:



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*Proof for visualization purposes only

<div style="display: flex; justify-content: space-around; align-items: center;"> <div style="text-align: center;"> <p>32.0</p> <p style="font-size: 2em; font-weight: bold;">L a k e s i d e</p> <p style="font-size: 2em; font-weight: bold;">V . I . L . L . A . G . E</p> </div> <div style="text-align: center;"> <p>90.0</p> </div> <div style="text-align: center;"> <p>12.0</p> </div> </div>		
<p>This structure has been designed to meet or exceed the 120 m.p.h. wind load requirements of section 1003 of the Florida Building Code 2001</p> <p>Wind Importance Factor = 1.0</p> <p>Building Category II</p> <p>Wind Exposure C</p> <p>Component and Cladding Pressure = -27 psf/+27 psf</p>		
<p>FROM OR FUND NO.</p> <p>CITY CONTRACT NO.</p>	<p>8" x 8" M. NO.</p> <p>IDENTIFYING NO. NO.</p> <p>SIZE B</p>	<p>NONRESIDENTIAL OR DESCRIPTION</p> <p>CASTO lifestyle</p> <p>PROPERTY I. D.</p> <p>PROPERTY I. D.</p>
<p>DATE APPROVED</p> <p>BY</p>		

Project
Identification
Sign Type E

Sign Copy to Reflect Attachment "F-5" Design for Monument Signs



Report of City Commission Action on Planning and Zoning Board Recommendations

Tuesday, September 16, 2025

Meeting of September 2, 2025

Ordinances (First Reading)

Proposed 25-031; Approving a Conditional Use to Allow a Bar on Property Located at 125 S. Kentucky Avenue. (CUP25-005)

Meeting of August 18, 2025

Ordinances (Second 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) **Approved 7—0, Ordinance 6104.**

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) **Approved 7—0, Ordinance 6105.**

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) **Approved 7—0, Ordinance 6106.**