

AGENDA

Planning & Zoning Board
City Commission Chambers
March 17, 2026, 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 convert a nonconforming commercial lodging use to a six-unit multi-family residential use on property located at 817 South Boulevard. Owner: Coy Properties LLC. Applicant: Daniel P. Kovacs, Tract Engineering LLC. (CUP25-016)
 - b. Consideration of final decision.
- ITEM 2:**
- a. Conditional use to convert a nonconforming two-family dwelling to a single-family dwelling and allow for the construction of a detached garage and addition to an existing single-family home on property located at 708, 712 and 714 Frank Lloyd Wright Way. Owner: Matthew and Elizabeth Roush. Applicant: Thomas M. Stull, Esterline Construction, Inc. (CUP26-002)
 - b. Consideration of final decision.
- ITEM 3:**
- a. Minor modification of PUD (Planned Unit Development) zoning for Lakeland Regional Health to allow a temporary modular office building on property located at 1324 Lakeland Hills Boulevard. Owner: Lakeland City of Lkld Regional Med Ctr. Applicant: Shelby Fuente, Stantec Consulting Services Inc. (PUD26-003)
 - b. Consideration of final decision.
- ITEM 4:** Major modification of PUD (Planned Unit Development) zoning to adopt a new site development plan and allow for the development of 112 multi-family dwelling units in lieu of 92 single-family attached (townhome) dwelling units, on approximately 10.56 acres generally located at the southeast corner of 10th Street and Saratoga Avenue. Owner: Housing Authority of Lakeland. Applicant: Catherine Coyle, Boggs Engineering, LLC. (PUD26-002)

GENERAL HEARING

- ITEM 5:** Review minutes of the Planning & Zoning Board Member Workshop held on January 21, 2026.
- ITEM 6:** Review minutes of the February meeting.

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

ITEM 8: Audience.

ITEM 9: Adjourn.



Planning & Zoning Board General Application

General Information:

Project No:	CUP25-016	Application Date:	12/1/2025		
Associated Projects:					
Project Name:	817 SOUTH BLVD				
Subject Property Address:	817 SOUTH BLVD				
Parcel ID:	242819231500005080	Total Acreage:	0.23		
Applicant Name:	DANIEL P KOVACS				
Applicant Address:	5137 S LAKELAND DR SUITE 3	LAKELAND	FL	33813	
Owner Name:	ZENDER REVOCABLE TRUST				
Owner Address:	314 E RIDGEWOOD ST	LAKELAND	FL	33801	

Request:

Application Type:	Conditional Use Permit				
Land Use					
Current					RM
Proposed	Not Applicable				
Zoning					
Current					RA-4
Proposed	Not Applicable				
Sub Context District					
Current					Urban Neighborhood
Proposed					
Explanation of Request:	Conditional use to convert a nonconforming commercial lodging use to a six-unit multi-family residential use on property located at 817 South Boulevard.				
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

PROJECT NARRATIVE

817 South Blvd, Lakeland, FL

Conditional Use Permit (CUP) – Change of Non-Conforming Use

The applicant is requesting approval of a Conditional Use Permit (CUP) for the property located at 817 South Blvd (Parcel ID 24-28-19-231500-005080) to allow a change from an existing non-conforming commercial use (Bed & Breakfast) to a residential multi-family use consisting of four (4) total dwelling units. This request is being submitted under the provisions of Section 13.3 of the City of Lakeland Land Development Code (LDC), which allows a non-conforming use to be changed to another non-conforming use when the new use reduces the extent, intensity, or degree of non-conformity.

Existing Conditions

The property consists of:

- A primary two-story structure historically used as a Bed & Breakfast
- A secondary garage apartment structure
- A total of four (4) electric meters serving the site
- Legal Description: *Lot 8 and the South 1/2 of Lot 9, Block 5, Scott's Lakeland Heights Addition*

The prior Bed & Breakfast operation created a more intense pattern of use, including transient lodging, higher vehicle turnover, and a commercial activity type that does not align with the surrounding residential neighborhood.

Proposed Use

The applicant proposes converting the site into a four-unit multi-family residential use, distributed as follows:

- 1 unit on the first floor of the main structure (combining two existing rooms/units into one)
- 2 units on the second floor of the main structure
- 1 unit in the garage apartment

This layout is consistent with the four existing electric meters currently serving the property and reflects the City's recommendation to ensure alignment between the building's utility configuration and the number of permitted dwelling units.

Reduction of Non-Conformity

The proposed multi-family residential use significantly reduces the intensity of the prior non-conforming commercial Bed & Breakfast use in several ways:

- Eliminates transient lodging
- Reduces daily trip generation and visitor turnover
- Converts from commercial activity to residential occupancy
- Aligns with surrounding residential uses in the neighborhood
- Improves consistency with the intent of the zoning district and LDC Section 13.3

Therefore, the requested use represents a clear reduction in intensity and non-conformity compared to the existing use.

Site & Parking

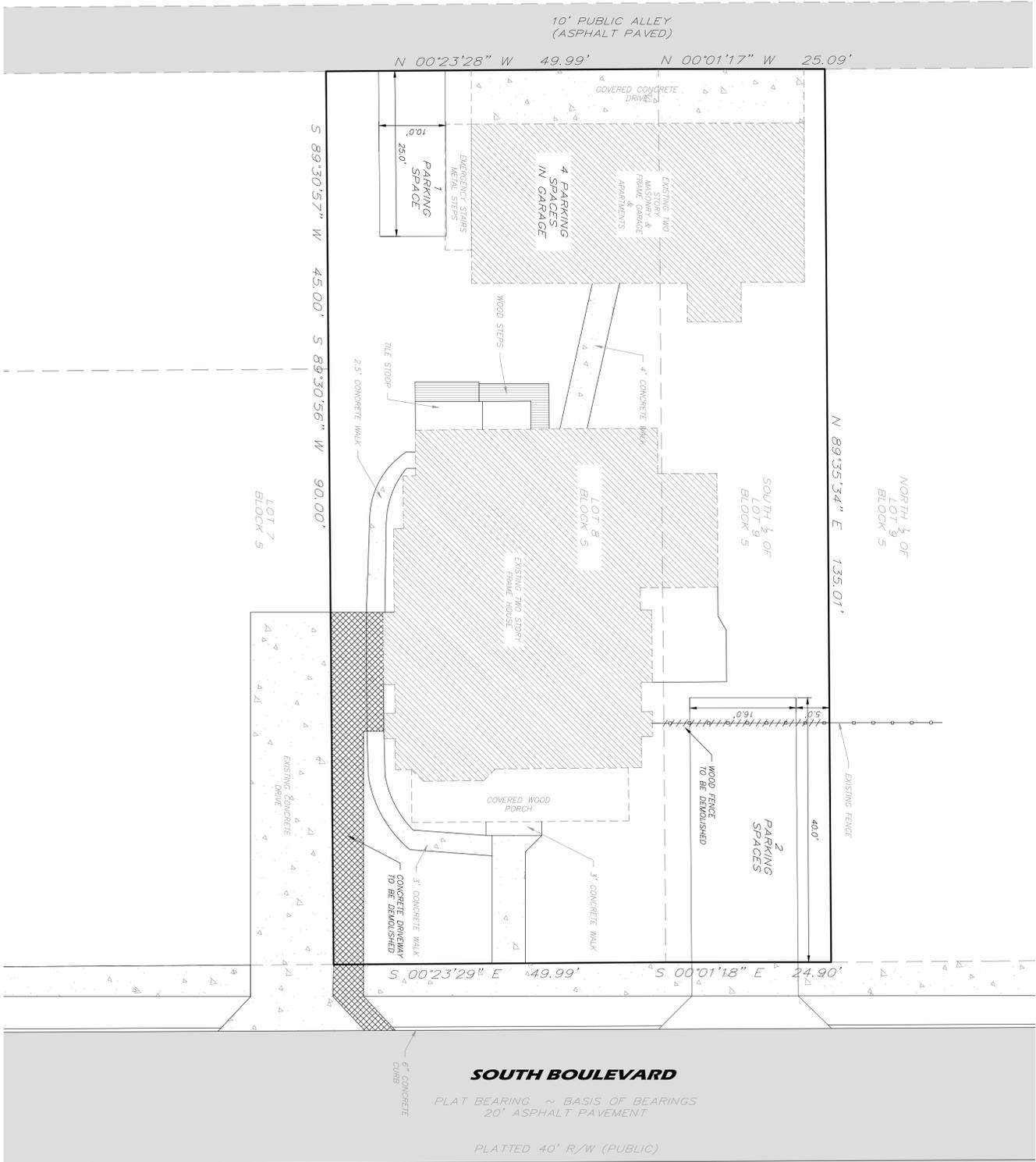
A total of seven (7) off-street parking spaces will be provided on-site through a combination of driveway and garage spaces, meeting the City's minimum CUP requirement. Adequate pedestrian access will be provided from the parking areas to each of the dwelling units. No exterior structural expansions are proposed at this time.

Conclusion

The applicant respectfully requests approval of this Conditional Use Permit based on the following findings:

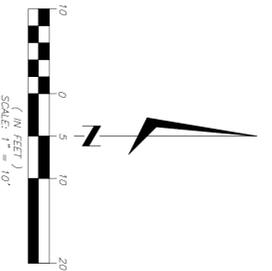
- The proposed residential multi-family use reduces the intensity and non-conformity of the prior commercial use.
- The requested use is consistent with Section 13.3 of the LDC.
- The use aligns with surrounding residential development patterns.
- Adequate on-site parking and access can be provided without adverse impacts.

For these reasons, the proposed CUP represents an appropriate, compatible, and lower-intensity use of the property that benefits both the site and the surrounding neighborhood.



SITE DATA

PROJECT NAME:	817 SOUTH BOULEVARD
PARCEL ADDRESS:	817 SOUTH BLVD, CITY OF LAKELAND - FL, 33901
PARCEL NO.:	24-28-19-231500-005080
PARCEL ACRE/SQFT:	0.23 ACRES / 10,119 SQFT
ZONING / LAND USE:	RA-4 / CONDO/MULTI-FAMILY
ADJACENT ZONING:	
NE SFR	
E SFR	
W ALLEY 272/SFR	
PARKING REQUIREMENTS:	7 PARKING SPACES
MIN. REQUIRED:	
SPACES PROVIDED:	8 PARKING SPACES



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DIAL 811
Call before you dig.



TRACT ENGINEERING
FROM CONCEPTUAL TO COMPLETION

5137 S LAKELAND DR, SUITE 3
LAKELAND, FL 33813
FIRM REGISTRATION NUMBER - 34343

817 SOUTH BLDV
CITY OF LAKELAND, FL.

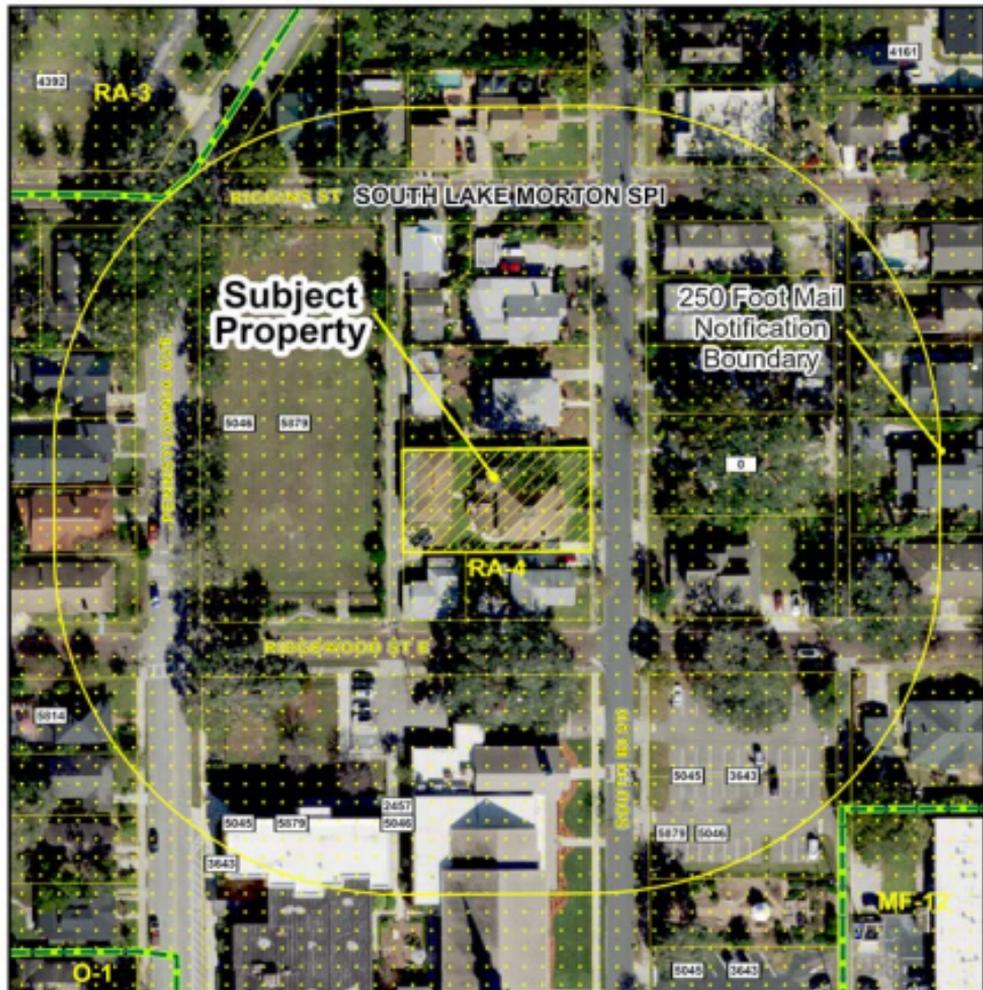
CONCEPT PLAN

NOT CONSIDERED VALID UNTIL ALL AGENCY PERMITS ARE OBTAINED AND APPROVED FOR CONSTRUCTION.
NOT VALID WITHOUT SEAL
No. 84168
★
STATE OF FLORIDA
PROFESSIONAL ENGINEER
DANIEL P. KOVACS 68 DATE

BY	DESIGNED BY: DK	DRAWN BY: JK	CHECKED BY: DK

DATE	NO	REVISIONS
11/10/25	0	ORIGINAL RELEASE

This item has been digitally signed and sealed by Daniel P. Kovacs on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



File Number: CUP25-016

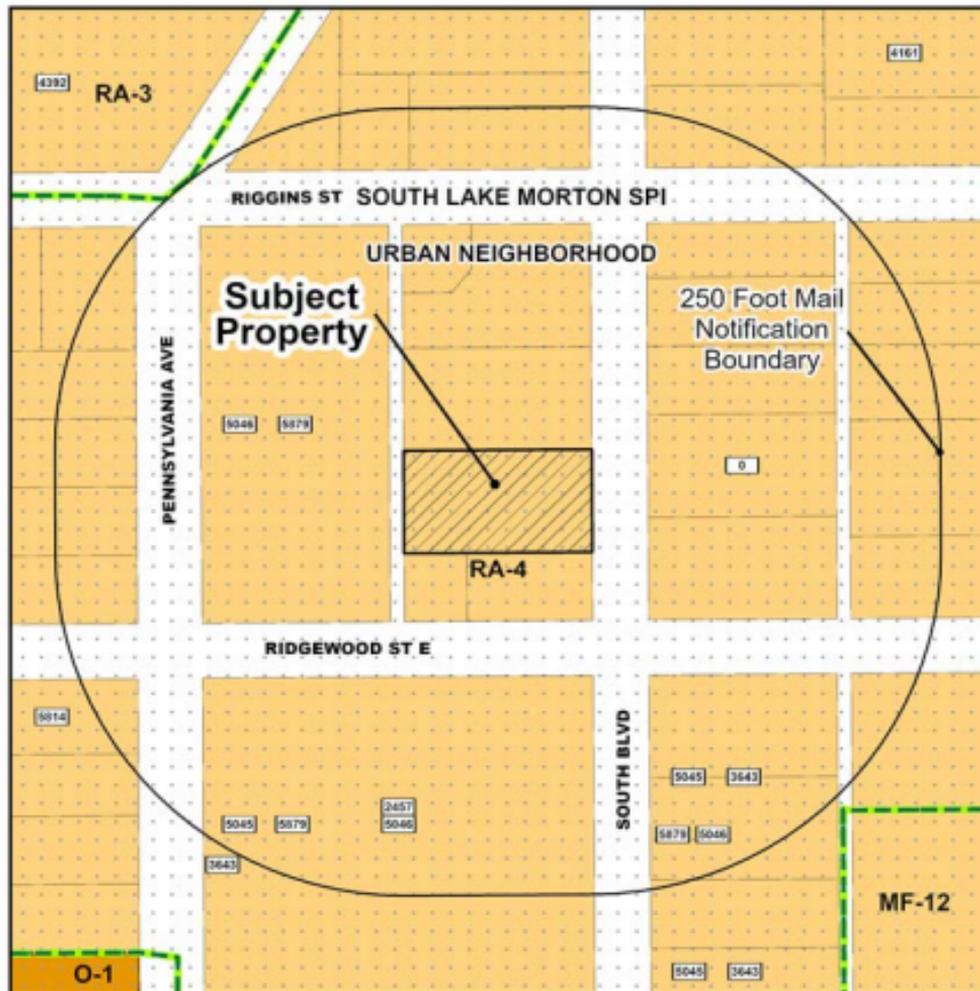
Present Zoning: RA-4 with SPI
Present Context: Urban Neighborhood
Proposed Zoning: Conditional Use to Convert a Nonconforming Commercial Lodging Use into a Multi-Family Residential Use

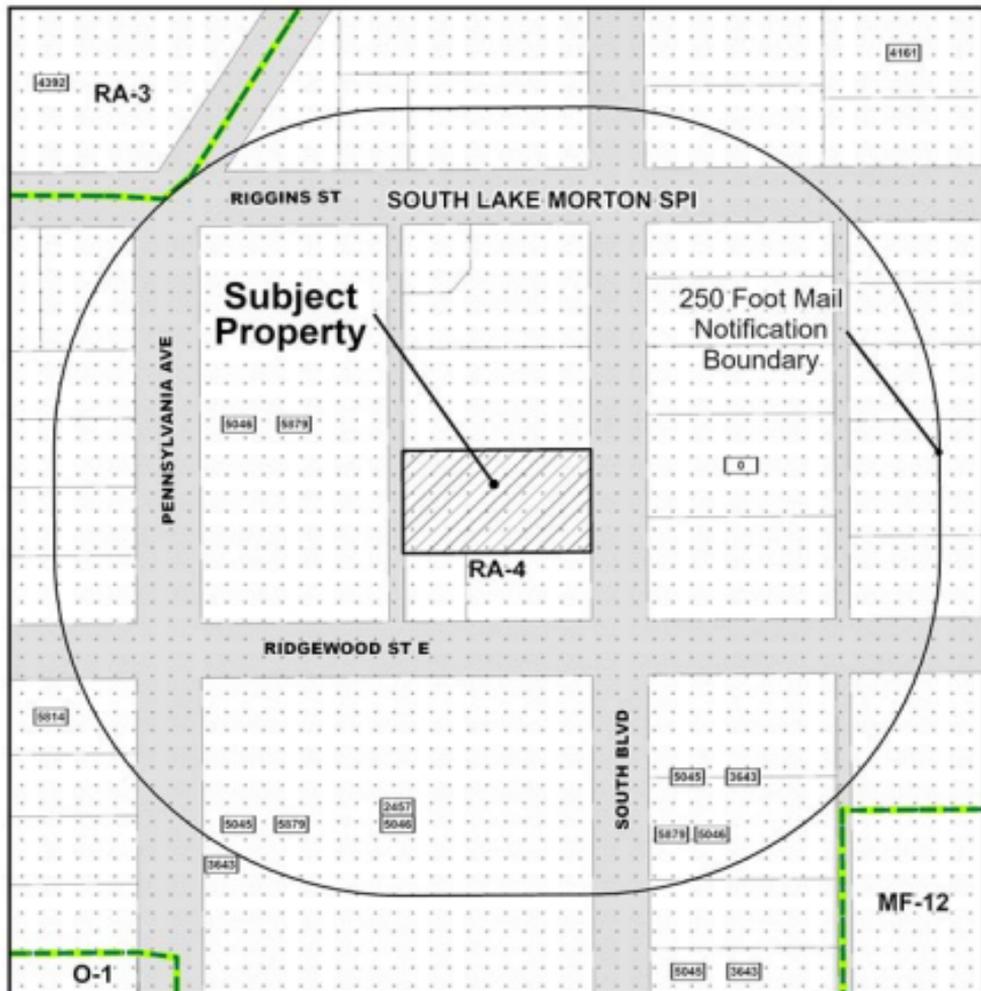
-  Subject Property
-  250 Foot Mail Notification Boundary
-  Zoning
-  Conditional Use
-  Parcels
-  City Limits
-  Water Body
-  SPI
-  Railroad



March 2026







File Number: CUP25-016

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March 2026

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





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

February 27, 2026

RE: 817 South Boulevard - Project No. CUP25-016

Dear Property Owner:

This is to advise you that Daniel Kovacs, Tract Engineering, LLC, on behalf of Coy Properties, LLC, requests a conditional use to convert a nonconforming commercial lodging use to a six-unit multi-family residential use on property located at 817 South Boulevard. The subject property is legally described as:

Lot 8 and the South 1/2 of Lot 9, Block 5, SCOTT'S LAKELAND HEIGHTS ADDITION, a subdivision according to the plat thereof recorded at Deed Book 75, Page 15, in 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, March 17, 2026**, 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 March 17th 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



Community & Economic Development Summary Memo

Date:	March 17, 2026	Reviewer:	Audrey McGuire
Project No:	CUP25-016	Location:	817 South Boulevard
Owner:	Coy Properties, LLC		
Applicant:	Daniel Kovacs, Tract Engineering, LLC		
Current Zoning:	(RA-4) Single-Family	Future Land Use:	Residential Medium (RM)
Context District:	Urban Neighborhood (UNH)		
P&Z Hearing:	March 17, 2026	P&Z Final Decision:	March 17, 2026
Request:	Conditional use to convert a nonconforming commercial lodging use to a six-unit multi-family residential use on property located at 817 South Boulevard.		

1.0 Background

Daniel Kovacs, Tract Engineering, LLC, on behalf of Coy Properties, LLC, requests a conditional use to convert a nonconforming commercial lodging use to a six-unit multi-family residential use on property located at 817 South Boulevard. A map of the subject property is included as Attachment “B”. A revised site plan and floor plan which shows the combination of two of the existing ground-floor units in the principal structures are included as Attachments “C” and “D.”

1.1 Attachments

- Attachment A: Legal Description
- Attachment B: Base Map of Subject Property
- Attachment C: Site Development Plan
- Attachment D: Floor Plan

2.0 Discussion

Located in the South Lake Morton Historic and Special Public Interest (SPI) districts, the subject property is a 0.23-acre parcel located on the west side of South Boulevard, north of E. Ridgewood Street. The subject property is zoned RA-4 (Single-Family Residential), is located within the UNH (Urban Neighborhood) context district, and has a future land use designation of Residential Medium (RM).

The subject property contains a two-story, single-family dwelling constructed in 1915 which was divided into four units in 1928 and a two-story accessory garage apartment (containing two units) constructed around 1940. A seventh unit was added to the property in the 1960s. The property was converted into the Lake Morton Bed and Breakfast Inn in the late 1980s. Adjacent uses in the area are primarily single-family residential; however, the adjacent property to the south currently contains a two-family dwelling and the property to the east is divided into multiple units.

The current RA-4 zoning designation has been in place since 1994 when the subject property was downzoned from RA-5 to RA-4 as part of a broader City-wide zoning conformance action following the adoption of the 1993 Land Development Code. The use of the subject property for commercial lodging is nonconforming to the RA-4 (Single-Family Residential) zoning district. Although the subject property was previously used as multi-family prior to being converted to a bed & breakfast, multi-family residential uses are not permitted in RA-4 zoning districts. A change of use after the closure of the bed & breakfast would require the property to be brought into compliance with the current zoning requirements. Sub-Section 13.3.2.4, *Change of Nonconforming Use* of the Land Development Code provides a provision which allows for the conversion of an existing nonconforming use to another nonconforming use, provided that

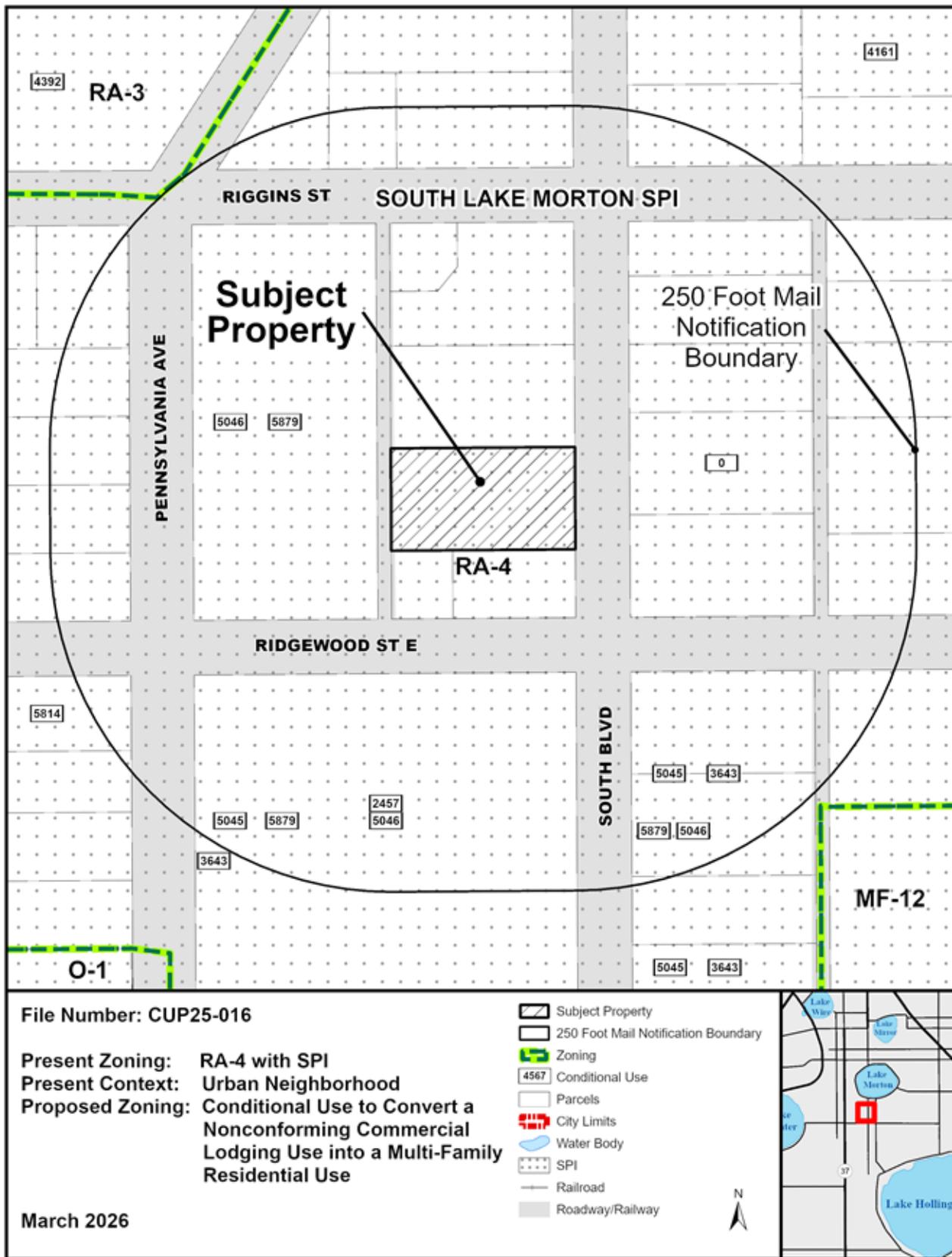
the extent, intensity or degree of nonconformity is reduced. The applicants are proposing to convert the former bed & breakfast back to multi-family. Through this process, they will be required to combine two of the ground-floor units in the principal structure, reducing the total number of units on the property from seven to six. Parking will be brought into compliance with current standards for multi-family through the removal of a portion of a nonconforming driveway, reconstruction of a new 40 ft. long by 16 ft. wide driveway on the north side of the principal structure, and addition of one additional parking space off the alley.

ATTACHMENT "A"

Legal Description:

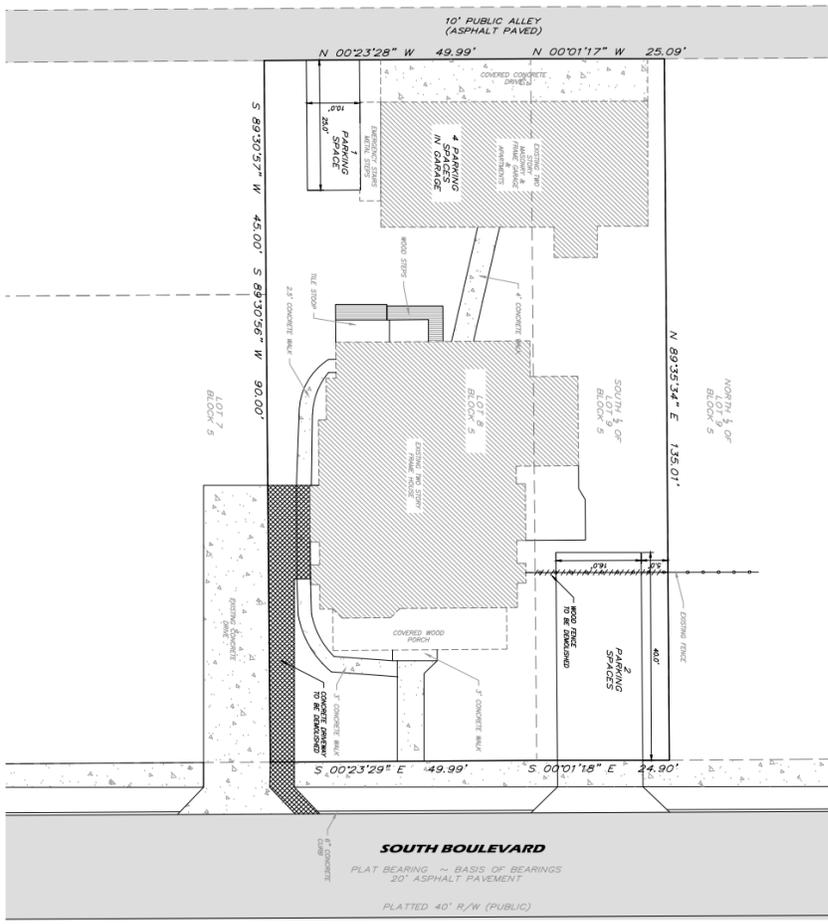
SCOTTS LAKELAND HEIGHTS DB 75 PG 15 BLK 5 LOTS 8 & S1/2 OF 9

ATTACHMENT "B"



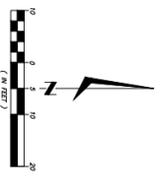
ATTACHMENT C"

T:\My Drive\LOAD PROJECT FILES\817 SOUTH BLDV\DWG\CONCEPT-PD\817 SOUTH BLDV - CONCEPT PLAN.dwg, 2/23/2026 9:08 AM, Irene Kunzendorf



SITE DATA

PROJECT NAME	817 SOUTH BLDV
PROJECT ADDRESS	817 SOUTH BLDV, LAKELAND, FL 33801
PROJECT NO.	24-09-18-21000-00000
PROJECT ADDRESS	817 SOUTH BLDV, LAKELAND, FL 33801
ZONING / LAND USE	RM-4 / COMM/MULTI-FAMILY
DATE OF CHANGE	02/23/2026
PROJECT NO.	24-09-18-21000-00000
PROJECT ADDRESS	817 SOUTH BLDV, LAKELAND, FL 33801
ZONING / LAND USE	RM-4 / COMM/MULTI-FAMILY
DATE OF CHANGE	02/23/2026



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DIAL 811
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FROM CONCEPTUAL TO COMPLETION

5127 S LAKELAND DR. SUITE 1
LAKELAND, FL 33813
IRM REGISTRATION NUMBER: 3442

817 SOUTH BLDV
CITY OF LAKELAND, FL.

CONCEPT PLAN

NOT CONSIDERED A PERMIT BY ANY AGENCY
PERMITS ARE REQUIRED FOR ALL CONSTRUCTION
UNLESS OTHERWISE NOTED

No. 84188

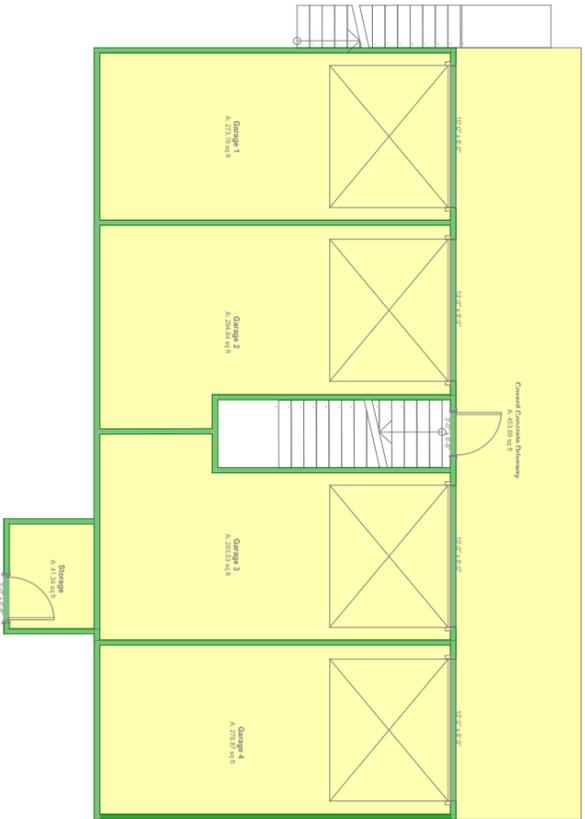
STATE OF FLORIDA

DANIEL P. KOVACS

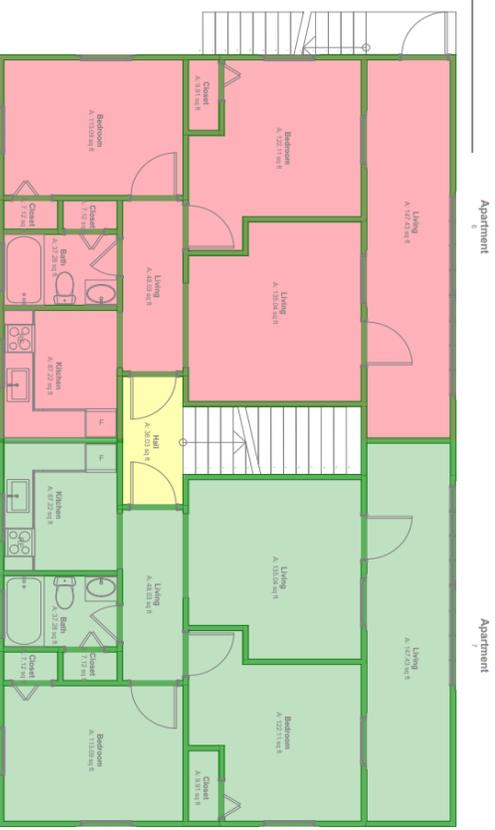
PROFESSIONAL ENGINEER DATE

DATE	NO.	REVISIONS	BY
11/10/25	0	ORIGINAL RELEASE	

This item has been digitally signed and sealed by Daniel P. Kovacs on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



1 Demo Plan - Building 2 - Main Level
 A104 SCALE: 1/4" = 1'-0"



2 Demo Plan - Building 2 - Upper Level
 A104 SCALE: 1/4" = 1'-0"

Legend
 Apartment (Color)

Apartment 1	Light Blue
Apartment 2	Light Green
Apartment 3	Light Yellow
Apartment 4	Light Purple
Apartment 5	Light Orange
Common Area	Light Grey



817 South Boulevard
 Lakeland, FL 33801

Project Number: 817-SB-CJP-2025

TRACT ENG and its affiliates are not responsible for the accuracy or completeness of the information provided in this document. The user of this document assumes all liability for the use of the information provided herein. The user of this document warrants that the information provided herein is for informational purposes only and does not constitute an offer of insurance or any other financial product. The user of this document warrants that the information provided herein is for informational purposes only and does not constitute an offer of insurance or any other financial product. The user of this document warrants that the information provided herein is for informational purposes only and does not constitute an offer of insurance or any other financial product.

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

ISSUED

NO.	DATE	DESCRIPTION
00000001	01/15/2025	Issue Description

Demo Building 2

A104

Final: 2/25/2025



Planning & Zoning Board General Application

General Information:										
Project No:		CUP26-002			Application Date:		1/14/2026			
Associated Projects:										
Project Name:		NEW DETACHED GARAGE								
Subject Property Address:		708 FRANK LLOYD WRIGHT WAY								
Parcel ID:		242819224000001240			Total Acreage:		0.71			
Applicant Name:		ESTERLINE CONSTRUCTION								
Applicant Address:		1102 EAST BAKER STREET			PLANT CITY		FL	33563		
Owner Name:		ROUSH MATTHEW								
Owner Address:		708 FRANK LLOYD WRIGHT WAY			LAKELAND		FL	33803		
Request:										
Application Type:		Conditional Use Permit								
Land Use										
Current		Residential Medium			(RM)					
Proposed		Not Applicable								
Zoning										
Current		Single Family			(RA-4)					
Proposed		Not Applicable								
Sub Context District										
Current		(UNH)			Urban Neighborhood					
Proposed										
Explanation of Request:		Construct a new detached garage on property at 708 Frank Lloyd Wright Way & renovate main house								
Justification:		The purpose of this Conditional Use Permit request is not to establish, expand, or intensify the existing duplex use, which is acknowledged as legally non-conforming, but rather to satisfy a procedural requirement identified by the City								
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

Conditional Use Permit Narrative

Lake Morton Historic District – Lakeland, Florida

Property Description and Existing Conditions

The subject property consists of a principal single-family residence and a detached duplex structure located on historically platted lots that were lawfully created and developed prior to the adoption of current zoning and historic district regulations. The house and duplex constitute a legally non-conforming configuration as to use and infrastructure; however, both structures have existed continuously and lawfully for many decades within the Lake Morton Historic District.

The property reflects a historically common development pattern in the district, consisting of multiple residential structures situated on three combined platted lots.

Purpose of the Conditional Use Permit

The purpose of this Conditional Use Permit request is not to establish, expand, or intensify the existing duplex use, which is acknowledged as legally non-conforming, but rather to satisfy a procedural requirement identified by the City in order to allow:

- An addition to the principal single-family residence, and
- Construction of a new free-standing garage,

Both of which have been previously reviewed and approved by the City of Lakeland and the Lake Morton Historic District, subject only to the approval of this Conditional Use Permit.

The requested Conditional Use Permit is therefore ancillary and enabling in nature, intended solely to address the presence of an existing non-conforming duplex while allowing improvements to the primary residence that are otherwise compliant with all applicable zoning, building, and historic preservation standards.

Infrastructure Consolidation to Minimize Non-Conformity

At the request of the City, and as a condition of this application, the applicant proposes to further reduce the degree of non-conformity associated with the duplex by:

- Consolidating the water service to a single master meter, and
- Consolidating the electrical service to a single service connection.

These measures do not increase density, occupancy, or intensity of use and are intended solely to mitigate infrastructure-related non-conformities associated with the existing duplex.

Consistency With Historic District Intent

The proposed addition to the principal residence and the free-standing garage:

- Have been reviewed and approved for compatibility with the historic character of the Lake Morton Historic District
- Do not alter the historic massing or scale of the duplex
- Preserve the established residential pattern of the site

Approval of this Conditional Use Permit will allow historically appropriate improvements to the principal residence while maintaining the integrity of the district.

Conditional Use Sunset Provision (Code Change Protection)

Sunset Upon Elimination of Non-Conformity

This Conditional Use Permit is required solely due to the existence of a legally non-conforming residential configuration on the property.

In the event that future amendments to the City of Lakeland Land Development Code, zoning regulations, historic district standards, or other applicable ordinances permit the existing residential configuration, or otherwise eliminate or legalize the non-conforming status of the duplex or associated infrastructure, this Conditional Use Permit shall automatically sunset and shall no longer be required, without further action by the City or the property owner.

It is the express intent of this provision that the Conditional Use Permit not impose ongoing or perpetual regulatory obligations where the underlying non-conformity has been resolved by operation of law.

No Expansion of Non-Conformity

The applicant affirms that:

- No additional dwelling units are proposed
- No expansion or intensification of the duplex use is requested
- The requested improvements are limited to the principal residence and garage
- The degree of non-conformity will be reduced, not expanded

Conclusion

Approval of the requested Conditional Use Permit will:

- Allow previously approved improvements to the principal residence and garage to proceed
- Reduce infrastructure-related non-conformities associated with the duplex
- Preserve historic character while enabling continued reinvestment in the property
- Avoid unnecessary future entitlements should applicable regulations change

This Conditional Use Permit represents a measured, narrowly tailored solution consistent with the intent of the [City of Lakeland](#), the Lake Morton Historic District, and the City's planning framework.

LEGAL DESCRIPTION:
LOTS 24, 25, AND 26, BLOCK A, ORANGE PARK ADDITION TO LAKELAND, FLORIDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 105, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

CERTIFIED TO:
UNITED TITLE GROUP OF LAKELAND LLC

COMMUNITY NUMBER: 120267
PANEL: 0315
SUFFIX: G
FLOOD ZONE: X
FIELD WORK: 9/22/2022

PROPERTY ADDRESS:
708 FRANK LLOYD WRIGHT WAY
LAKELAND, FL 33803

SURVEY NUMBER: 561398
CLIENT FILE NUMBER: 708 FRANK

SYMBOL DESCRIPTIONS:

- = CATCH BASIN
- = CENTERLINE ROAD
- = COVERED AREA
- = EXISTING ELEVATION
- = HYDRANT
- = MANHOLE
- = METAL FENCE
- = MISC. FENCE
- = PROPERTY CORNER
- = UTILITY BOX
- = UTILITY POLE
- = WATER METER
- = WELL
- = WOOD FENCE

ABBREVIATION DESCRIPTION:

- AC = AIR CONDITIONER
- CL = CENTERLINE
- Δ = CENTRAL / DELTA ANGLE IDENTIFICATION
- L = LENGTH
- LB = LICENSED BUSINESS
- NAVD = NORTH AMERICAN VERTICAL DATUM
- NGVD = NATIONAL GEODETIC VERTICAL DATUM
- OHL = OVERHEAD UTILITIES
- P.C. = POINT OF CURVATURE
- P.C.C. = POINT OF COMPOUND CURVE
- P.K. = PARKER KYLON NAIL
- P.R.C. = POINT OF REVERSE CURVE
- PSM = PROFESSIONAL SURVEYOR MAPPER
- P.T. = POINT OF TANGENCY
- R = RADIAL / RADIUS
- RW = RIGHT OF WAY

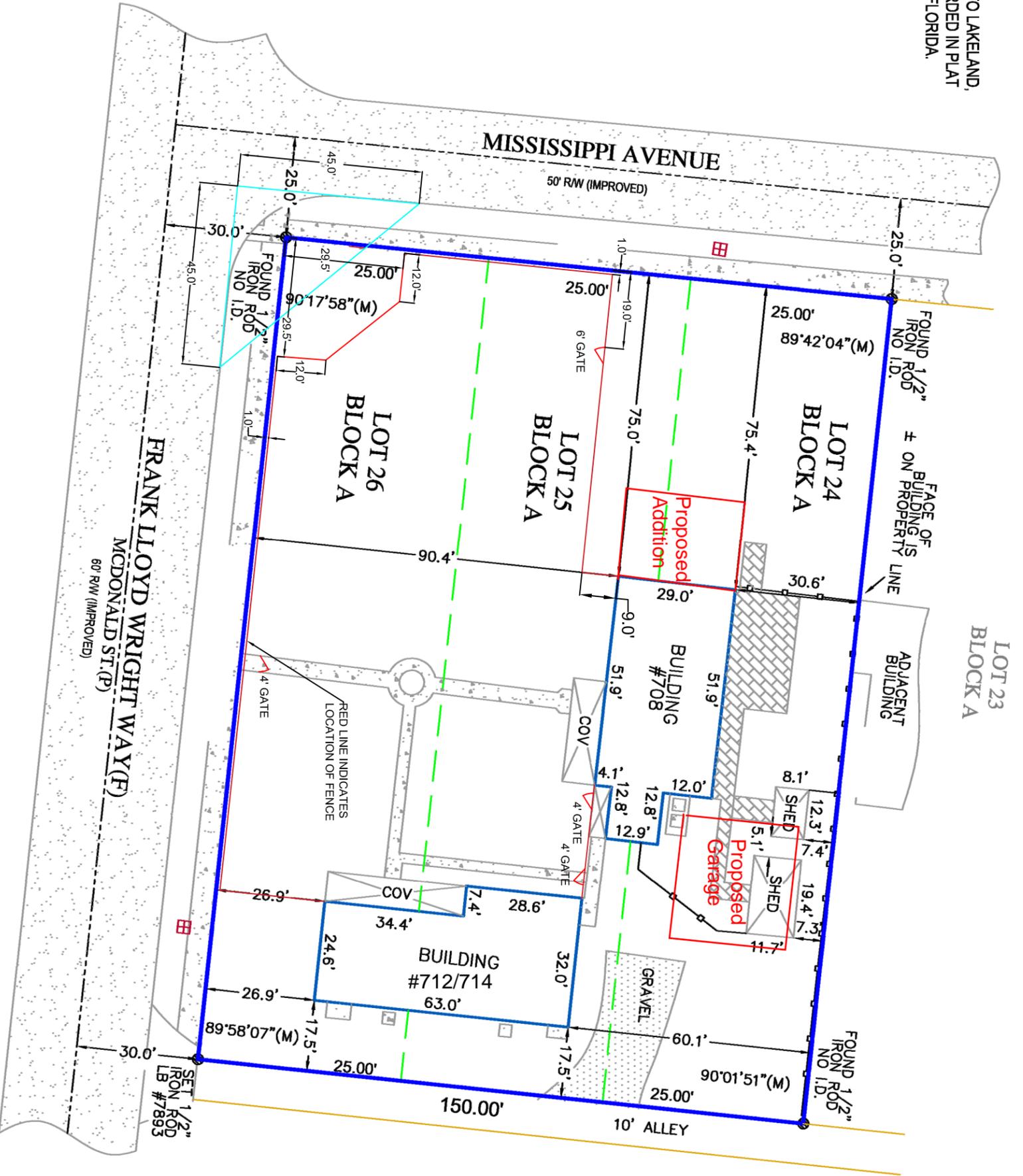
SURVEY NOTES
THERE ARE FENCES NEAR THE BOUNDARY OF THE PROPERTY
PROPERTY SUPPLIED BY CITY WATER AND SEWER

GENERAL NOTES:

- 1) LEGAL DESCRIPTION PROVIDED BY OTHERS
- 2) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- 3) UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- 4) WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
- 5) ONLY VISIBLE ENCROACHMENTS ARE LOCATED.

- 6) DIMENSIONS SHOWN HEREON ARE PLAT AND MEASURED UNLESS OTHERWISE NOTED
- 7) FENCE OWNERSHIP NOT DETERMINED
- 8) ELEVATIONS, IF SHOWN, ARE BASED ON N.G.V.D. 1929 DATUM, UNLESS OTHERWISE NOTED.
- 9) IN SOME INSTANCES, GRAPHIC REPRESENTATION HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.

REVISIONS:



SCALE
1"=30'

SURVEYORS CERTIFICATE:
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. NOT VALID WITHOUT A RAISED EMBOSSED SEAL AND SIGNATURE.

Kenneth Osborne
Digitally signed by
Kenneth Osborne
Date: 2022.09.26
15:09:15 -05'00"

(SIGNED)

KENNETH J OSBORNE
PROFESSIONAL SURVEYOR AND MAPPER #6415



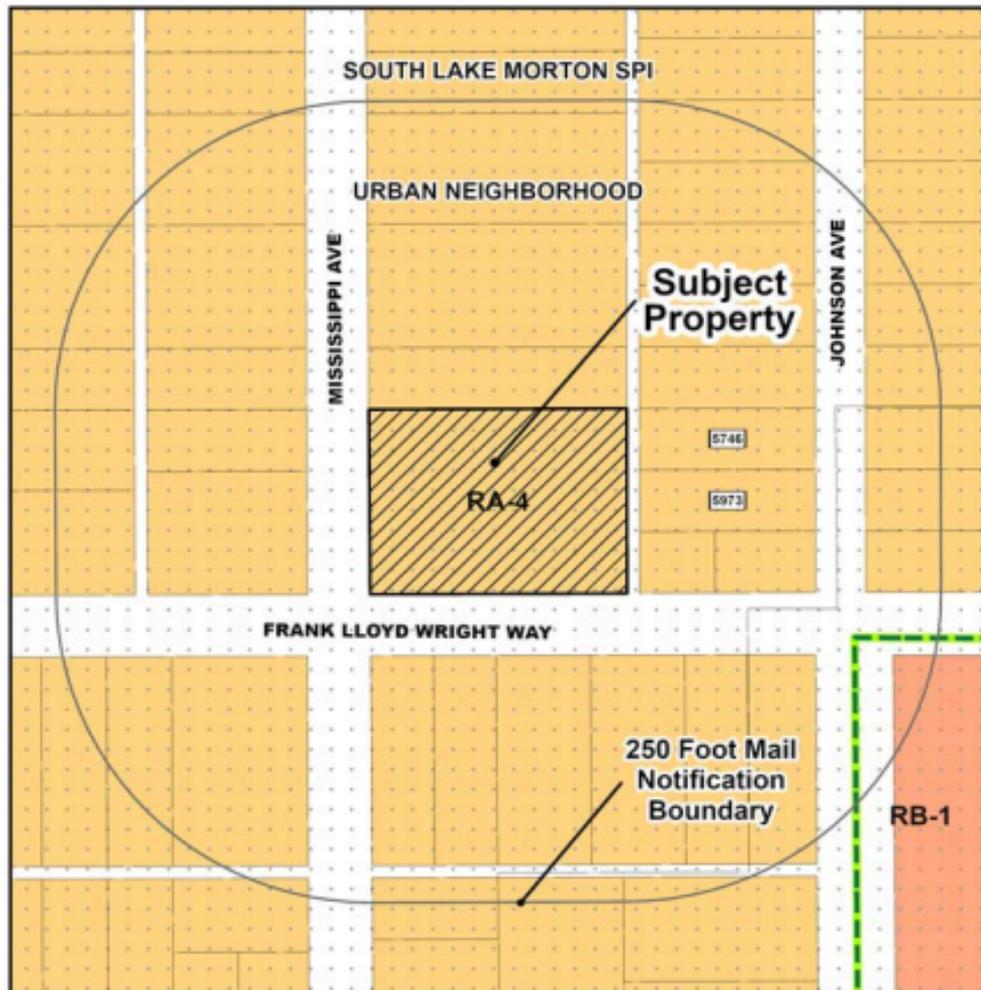
LB #7893
SERVING FLORIDA
6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
PHONE (561) 640-4800
STATEWIDE PHONE (800) 226-4807
STATEWIDE FACSIMILE (800) 741-0576
WEBSITE: <http://targetsurveying.net>



File Number: CUP26-002
Present Zoning: RA-4 with SPI
Present Context: Urban Neighborhood
Proposed Zoning: Conditional Use to Convert a Nonconforming Two-Family Dwelling to a Single-Family Dwelling and Allow for the Construction of a Detached Garage and Addition to an Existing Single-Family Home

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





File Number: CUP26-002

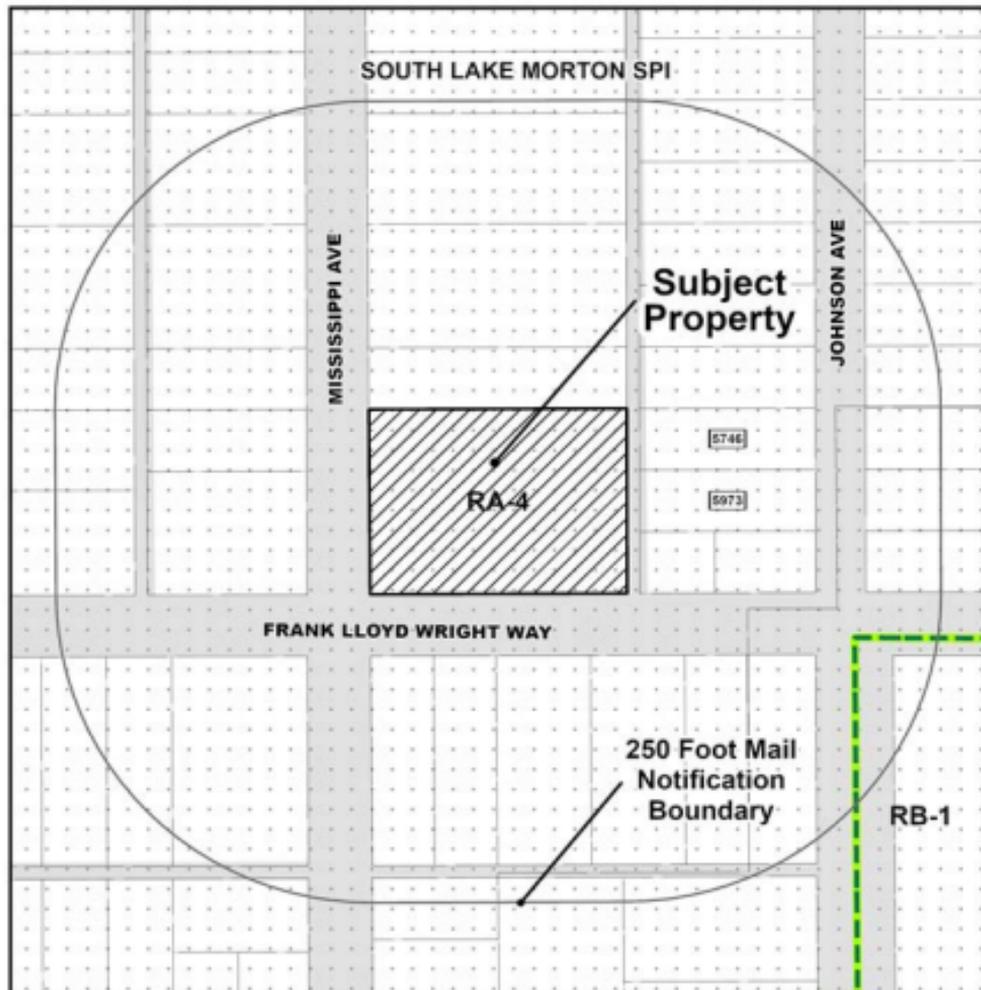
Present Zoning: RA-4 with SPI

Present Context: Urban Neighborhood

Proposed Zoning: Conditional Use to Convert a Nonconforming Two-Family Dwelling to a Single-Family Dwelling and Allow for the Construction of a Detached Garage and Addition to an Existing Single-Family Home

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





File Number: CUP26-002

Present Zoning: RA-4 with SPI

Present Context: Urban Neighborhood

Proposed Zoning: Conditional Use to Convert a Nonconforming Two-Family Dwelling to a Single-Family Dwelling and Allow for the Construction of a Detached Garage and Addition to an Existing Single-Family Home

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



March 2026





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

February 27, 2026

RE: 708 Frank Lloyd Wright Way - Project No. CUP26-002

Dear Property Owner:

This is to advise you that Thomas Stull, Esterline Construction, on behalf of Matthew and Elizabeth Roush, requests a conditional use to convert a nonconforming two-family dwelling to a single-family dwelling and allow for the construction of a detached garage and addition to an existing single-family home on property located at 708, 712 and 714 Frank Lloyd Wright Way. The subject property is legally described as:

ORANGE PARK ADD PB 1 PG 105 BLK A LOTS 24 25 & 26

The public hearing to consider this request will be held before the Lakeland Planning and Zoning Board at **8:30 a.m., on Tuesday, March 17, 2026**, 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 March 17th 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



Community & Economic Development Summary Memo

Date:	March 17, 2026	Reviewer:	Audrey McGuire
Project No:	CUP26-002	Location:	708-714 Frank Lloyd Wright Way
Owner:	Matthew & Elizabeth Roush		
Applicant:	Thomas Stull, Esterline Construction		
Current Zoning:	(RA-4) Single-Family	Future Land Use:	Residential Medium (RM)
Context District:	Urban Neighborhood (UNH)		
P&Z Hearing:	March 17, 2026	P&Z Final Decision:	March 17, 2026
Request:	Conditional use to convert a nonconforming two-family dwelling to a single-family dwelling and allow for the construction of a detached garage and addition to an existing single-family home on property located at 708, 712 and 714 Frank Lloyd Wright Way.		

1.0 Background

Thomas Stull, Esterline Construction, on behalf of Matthew and Elizabeth Roush, requests a conditional use to convert a nonconforming two-family dwelling to a single-family dwelling and allow for the construction of a detached garage and addition to an existing single-family dwelling on property located at 708, 712 and 714 Frank Lloyd Wright Way. A map of the subject property is included as Attachment “B”.

1.1 Attachments

Attachment A: Legal Description

Attachment B: Base Map of Subject Property

Attachment C: Site Development Plan

2.0 Discussion

Located in the South Lake Morton Historic and Special Public Interest (SPI) districts, the subject property is a 0.71-acre parcel at the northeast corner of Frank Lloyd Wright Way and S. Mississippi Avenue. The subject property is zoned RA-4 (Single-Family Residential), is located within the UNH (Urban Neighborhood) context district and has a Future Land Use designation of Residential Medium (RM).

The current RA-4 zoning designation has been in place since 1994 when the subject property was downzoned from RA-5 to RA-4 as part of a broader City-wide zoning conformance action following the adoption of the 1993 Land Development Code. The subject property is nonconforming to the RA-4 zoning district and contains three total dwelling units, comprised of a two-story single-family dwelling constructed in 1949 and a one-story two-family (duplex) dwelling constructed in 1962. Both the single-family home and the two-family dwelling are contributing structures to the South Lake Morton Historic District.

The subject property is comprised of lots 24, 25 and 26 within Block A of the Orange Park Addition subdivision. The Orange Park Addition was platted in 1912 by the Florida-Georgia Land Co. and includes properties south of Lake Morton and north of Frank Lloyd Wright Way (formerly McDonald Street), east of Success Avenue and west of the north-south alley between S. Mississippi and Johnson avenues. The predominant land use in the area is single-family residential. Lots within Block A of the Orange Park Addition are platted 50 ft. wide by 204.6 ft. deep oriented west toward S. Mississippi Avenue.

The principal single-family home and the two-family (duplex) dwelling share a portion of Lot 25 and are both oriented towards Frank Lloyd Wright Way. A lot split to create a separate parcel for the two structures would result in lots which are oriented north-south, contrary to the existing lot orientation and

block pattern within the Orange Park Addition subdivision and cannot be considered. Sub-Section 9.8.4.4, Additional Requirements for Splitting and Combining Lots and Parcels in Existing Subdivisions of the Land Development Code requires lot splits in existing subdivisions to maintain the lot orientation and block pattern of the recorded subdivision plat. The creation of new lots and parcels which disrupt the block pattern and/or are contrary to the established lot orientation are prohibited.

The South Lake Morton Special Public Interest (SPI) district (Ordinance 3050, as amended) grandfathered existing accessory residential buildings (such as mother-in-law apartments, garage apartments) constructed prior to 1981. However, the provisions of the SPI do not extend to additional principal dwellings, such as a duplex.

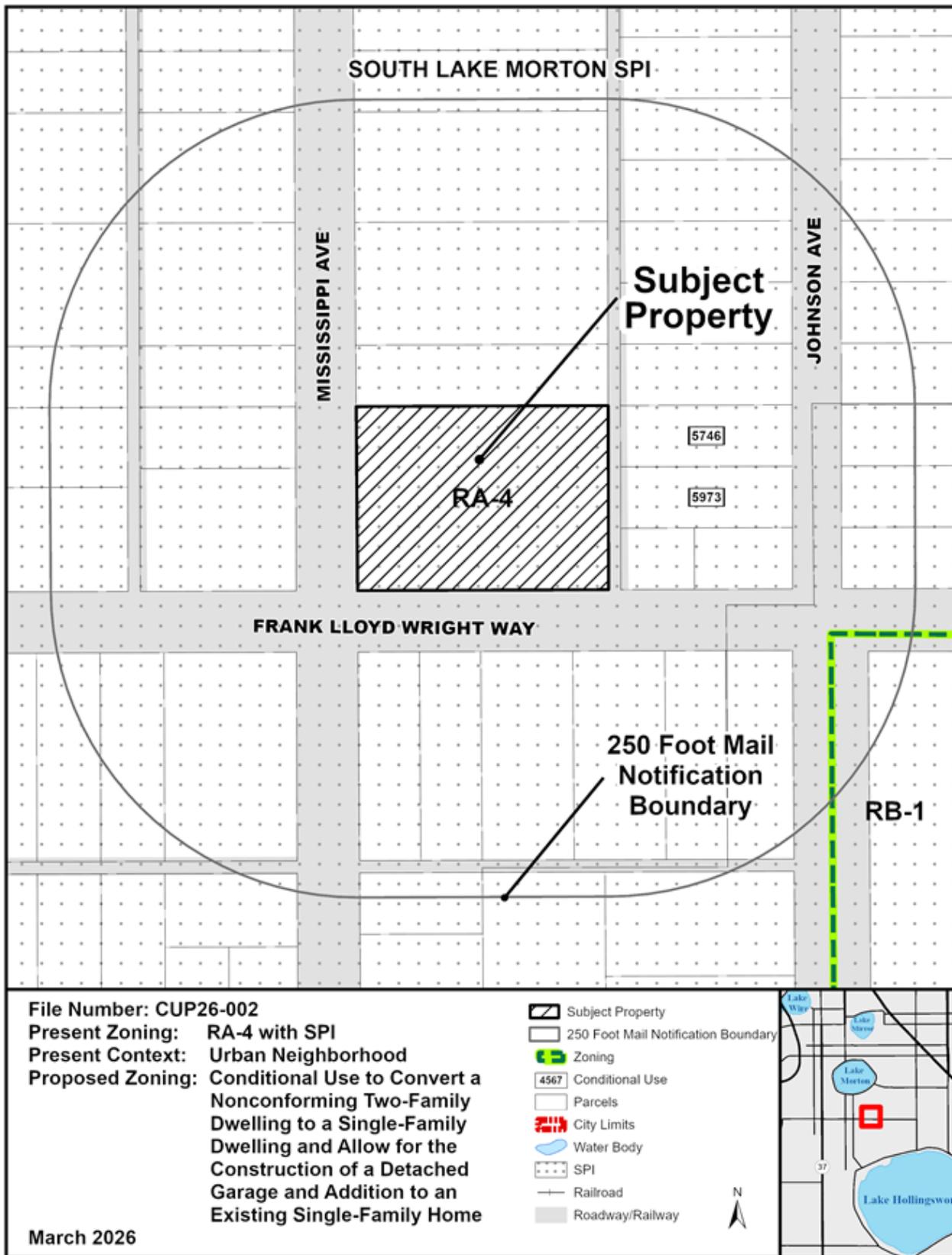
Sub-Section 13.3.2.4, Change of Nonconforming Use of the Land Development Code provides a provision which allows for the conversion of an existing nonconforming use to another nonconforming use, provided that the extent, intensity or degree of nonconformity is reduced. The applicants are proposing to reduce the level of nonconformity by converting the two-family (duplex) dwelling into a single-family dwelling through the elimination of separate water and electric meters, construct a separate detached garage, and add a two-story addition to the west side of the existing single-family home.

ATTACHMENT "A"

Legal Description:

ORANGE PARK ADD PB 1 PG 105 BLK A LOTS 24 25 & 26

ATTACHMENT "B"



File Number: CUP26-002
 Present Zoning: RA-4 with SPI
 Present Context: Urban Neighborhood
 Proposed Zoning: Conditional Use to Convert a Nonconforming Two-Family Dwelling to a Single-Family Dwelling and Allow for the Construction of a Detached Garage and Addition to an Existing Single-Family Home

March 2026

BOUNDARY SURVEY

PAGE 1 OF 1

LEGAL DESCRIPTION:
 LOTS 24, 25, AND 26, BLOCK A, ORANGE PARK ADDITION TO LAKELAND, FLORIDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 105, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

CERTIFIED TO:
 UNITED TITLE GROUP OF LAKELAND LLC

COMMUNITY NUMBER: 120267

PANEL: 0315

SUFFIX: G

FLOOD ZONE: X

FIELD WORK: 9/22/2022

PROPERTY ADDRESS:
 708 FRANK LLOYD WRIGHT WAY
 LAKELAND, FL 33803

SURVEY NUMBER: 561398

CLIENT FILE NUMBER: 708 FRANK

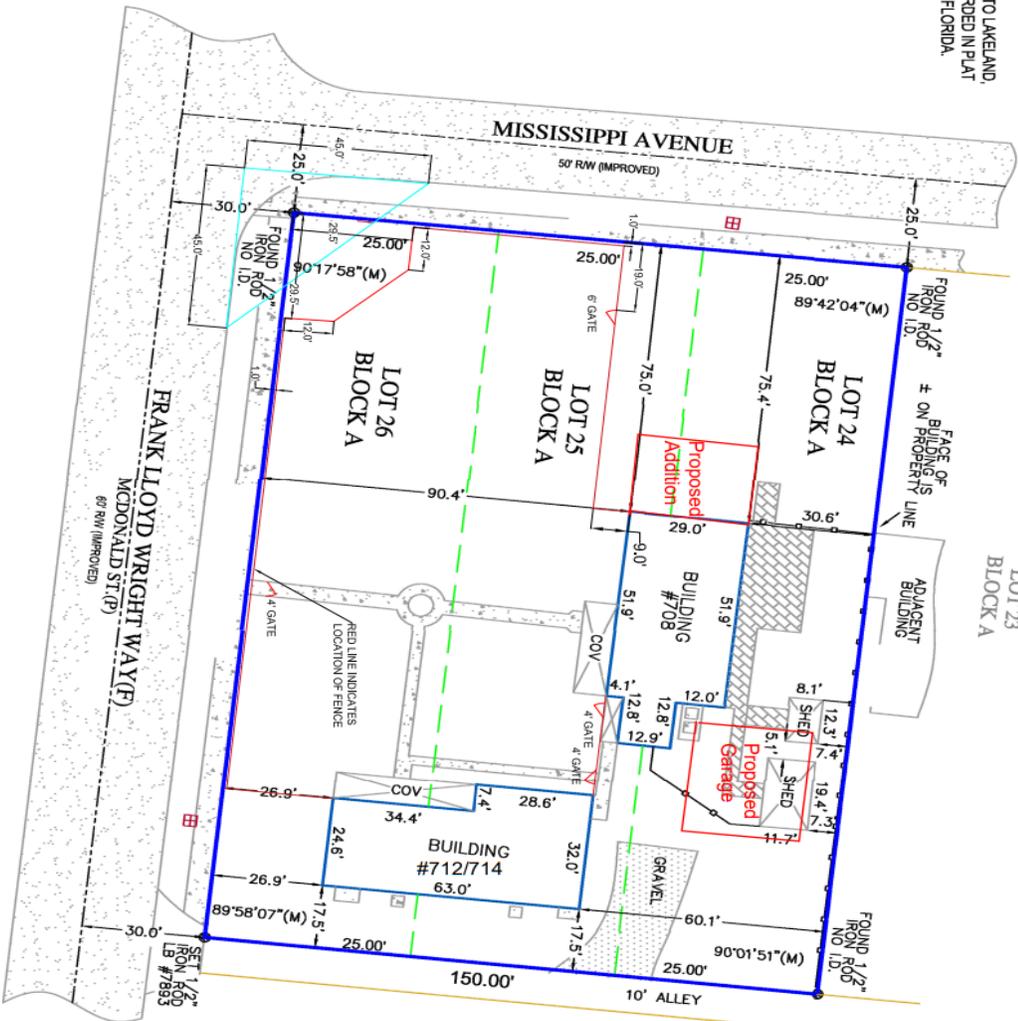
SYMBOL DESCRIPTIONS:

- = GATCH BASIN
- = MISC. FENCE
- = CENTERLINE ROAD
- = PROPERTY CORNER
- ⊠ = COVERED AREA
- ⊠ = UTILITY BOX
- +X+X+ = EXISTING ELEVATION
- ⊠ = UTILITY POLE
- ⊠ = HYDRANT
- ⊠ = WATER METER
- ⊠ = MANHOLE
- ⊠ = WELL
- = METAL FENCE
- = WOOD FENCE

ABBREVIATION DESCRIPTION:

- AP = ARC CONDITIONER
- C = CENTERLINE
- ID = IDENTIFICATION
- L = LENGTH
- LB = LICENSED BUSINESS
- N.A.V.D. = NORTH AMERICAN VERTICAL DATUM
- N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
- O.H. = OVERHEAD UTILITIES
- P.O.C. = POINT OF CURVATURE
- P.C. = POINT OF CURVATURE
- P.K. = PARKER KEYHOLE
- P.A.C. = POINT OF REVERSE CURVE
- P.S.M. = PROFESSIONAL SURVEYOR/MAPPER
- R. = RIGHT OF WAY
- R.I. = RIGHT OF WAY
- R.W. = RIGHT OF WAY

SURVEY NOTES
 THERE ARE TENNES NEAR THE BOUNDARY OF THE PROPERTY
 PROPERTY SUPPLIED BY CITY WATER AND SEWER



- GENERAL NOTES:
- 1) LEGAL DESCRIPTION PROVIDED BY OTHERS.
 - 2) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
 - 3) UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
 - 4) WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
 - 5) ONLY VISIBLE ENCUMBRANCES ARE LOCATED.

- 6) DIMENSIONS SHOWN HEREON ARE PLAT AND MEASURED UNLESS OTHERWISE NOTED.
- 7) FENCE OWNERSHIP NOT DETERMINED.
- 8) ELEVATIONS, IF SHOWN, ARE BASED ON N.G.V.D., 1929 DATUM, UNLESS OTHERWISE NOTED.
- 9) IN SOME INSTANCES, GRAPHIC REPRESENTATION HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHALL CONTROL. THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.

REVISIONS:

SURVEYORS CERTIFICATE:
 I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION, NOT VALID WITHOUT A RAISED EMBOSSED SEAL AND SIGNATURE.

Digitally signed by
Kenneth Osborne
 Date: 2022.09.26
 15:09:15 -05'00"
 KENNETH J OSBORNE
 PROFESSIONAL SURVEYOR AND MAPPER #6415



LB #7893
 SERVING FLORIDA
 6250 N. MILITARY TRAIL, SUITE 102
 WEST PALM BEACH, FL 33407
 PHONE (561) 640-4800
 STATEWIDE PHONE (800) 226-4807
 STATEWIDE FACSIMILE (800) 741-0576
 WEBSITE: <http://targetsurveying.net>



Planning & Zoning Board General Application

General Information:				
Project No:	PUD26-003	Application Date:	1/16/2026	
Associated Projects:				
Project Name:	LRMC PUD MODIFICATION			
Subject Property Address:	1324 LAKELAND HILLS BLVD			
Parcel ID:	242807000000043020	Total Acreage:	0.2	
Applicant Name:	SHELBY FUENTE			
Applicant Address:	777 SOUTH HARBOUR ISLAND BOULEVARD	TAMPA	FL	33602
Owner Name:	SHELBY FUENTE			
Owner Address:	777 SOUTH HARBOUR ISLAND BOULEVARD	TAMPA	FL	33602

Request:	
----------	--

Application Type:	Planned Unit Development	Minor Modification
Land Use		
Current	Regional Activity Center	(RAC)
Proposed	Not Applicable	
Zoning		
Current	Planned Unit Development	(PUD) 5477
Proposed	Not Applicable	
Sub Context District		
Current	(USP)	Urban Special Purpose
Proposed		
Explanation of Request:	This is a minor modification to an existing PUD for the Lakeland regional medical center to allow for a 2,016SF temporary modular building along the eastern boundary. The structure is temporary and would be removed before 5 years.	
Justification:	Per conversations with City staff, a minor modification is requested to the existing PUD to allow for a temporary modular building (not to exceed 5 years).	

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:	3		
Potable Water	302	GPD	Wastewater	302	GPD	Solid Waste	
						11	PPD



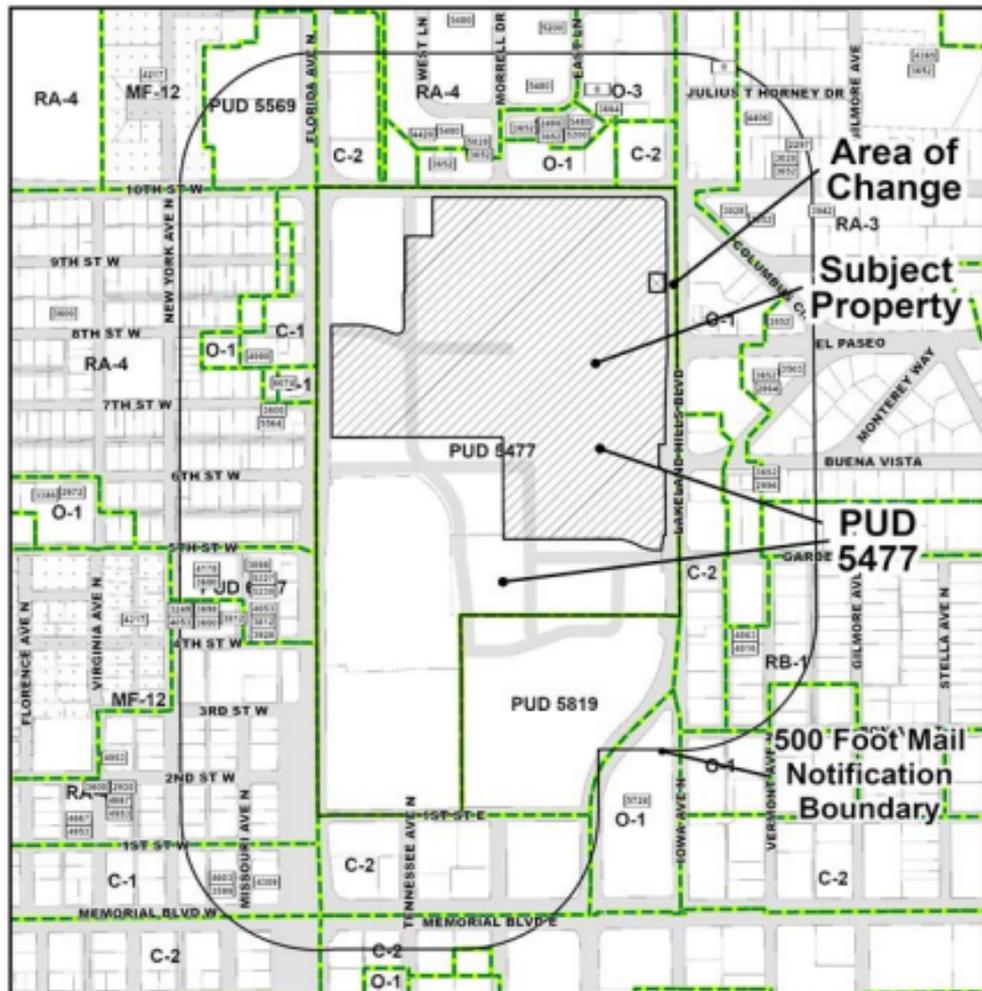
File Number: PUD26-003

Present Zoning: PUD 5477
 Present Context: Urban Special Purpose
 Proposed Zoning: Minor Modification of PUD Zoning for Lakeland Regional Health to Allow a 2,016 sq. ft. Modular Office Building as a Temporary Use

March 2026

- PUD 5477
- Subject Property
- Area of Change
- 500 Foot Mail Notification Boundary
- Zoning
- Conditional Use
- Parcels
- City Limits
- Water Body
- SPI
- Railroad

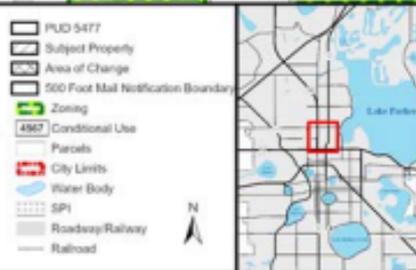




File Number: PUD26-003

Present Zoning: PUD 5477
Present Context: Urban Special Purpose
Proposed Zoning: Minor Modification of PUD Zoning for Lakeland Regional Health to Allow a 2,016 sq. ft. Modular Office Building as a Temporary Use

March 2026





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

February 27, 2026

RE: 1324 Lakeland Hills Boulevard - Project No. PUD26-003

Dear Property Owner:

This letter is to advise you that Shelby Fuente, Stantec Consulting Services, Inc., requests a minor modification of PUD (Planned Unit Development) zoning for Lakeland Regional Health to allow a temporary modular office building on property located at 1324 Lakeland Hills Boulevard. The subject property is legally described as follows:

AN AREA OF LAND IN SECTION 7, TOWNSHIP 28 S, RANGE 24 E, THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, AND, THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER LESS PARCEL 242807000000043010 AND NORTH OF 1ST E. (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, March 17, 2026**, 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 March 17th 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:	PUD26-002	Application Date:	12/1/2025
Associated Projects:			
Project Name:	10TH ST HOMES - LAKELAND HOUSING AUTHORITY		
Subject Property Address:	0 10 th Street		
Parcel ID:	232811000000041040	Total Acreage:	10.6
Applicant Name:	CATHERINE COYLE		
Applicant Address:	607 S ALEXANDER ST, SUITE 101	PLANT CITY	FL 33563
Owner Name:	HOUSING AUTHORITY OF LAKELAND		
Owner Address:	430 HARTSELL AVE	LAKELAND	FL 33815

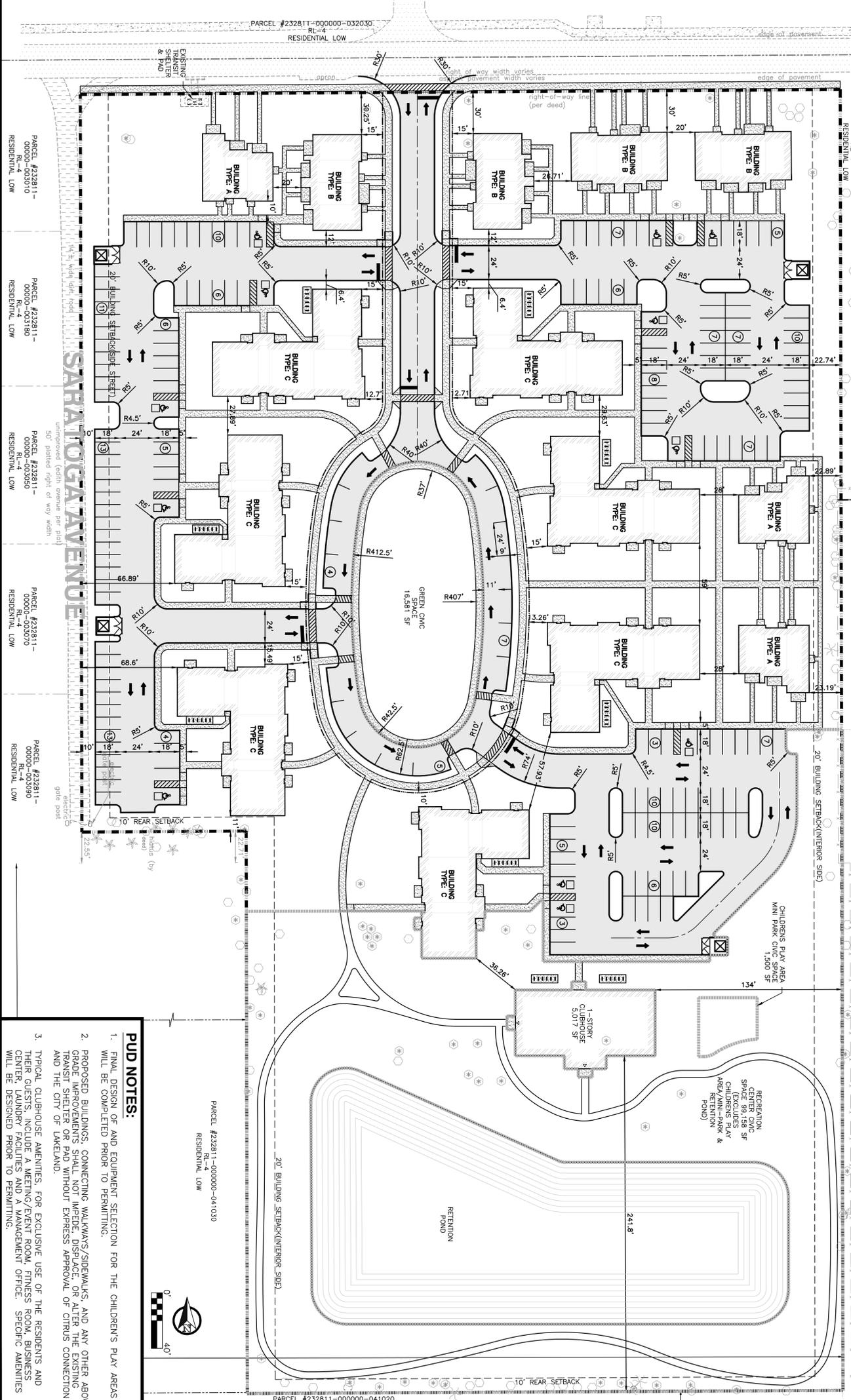
Request:

Application Type:	Planned Unit Development	Major Modification
Land Use		
Current	Residential Medium	(RM)
Proposed	Not Applicable	
Zoning		
Current	Planned Unit Development	(PUD) 5971
Proposed	Not Applicable	
Sub Context District		
Current		
Proposed		
Explanation of Request:	Major Modification to PUD-22-021 to develop a 10.6 acre site, with 112 affordable multi-family residential units and a 5,017 SF community clubhouse, generally located at the southeast corner of 10th St and Saratoga Ave.	
Justification:		

Concurrency:

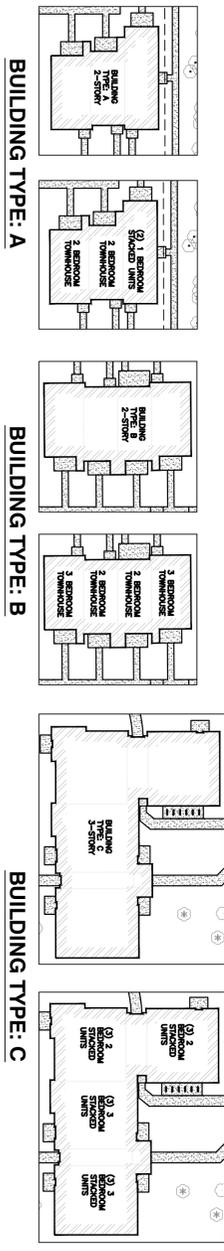
Proposed Dwelling Units:	112	Project Floor Area:		Square feet
Type of Use:		Phase		Year
Estimate of Public Service Demand				
Roadways	Daily Trips:	#Error	PM Peak Hour Trips:	1
Potable Water	1 GPD	Wastewater	1 GPD	1 PPD
		Solid Waste		

PARCEL #232811-000000-041010
RESIDENTIAL LOW



PUD NOTES:

1. FINAL DESIGN OF AND EQUIPMENT SELECTION FOR THE CHILDREN'S PLAY AREAS WILL BE COMPLETED PRIOR TO PERMITTING.
2. PROPOSED BUILDINGS CONNECTING WALKWAYS/SIDEWALKS, AND ANY OTHER ABOVE GRADE IMPROVEMENTS SHALL NOT IMPERE, DISPLACE, OR ALTER THE EXISTING TRANSIT SHELTER OR PAD WITHOUT EXPRESS APPROVAL OF CITRUS CONNECTION AND THE CITY OF LAKELAND.
3. TYPICAL CLUBHOUSE AMENITIES, FOR EXCLUSIVE USE OF THE RESIDENTS AND THEIR GUESTS, INCLUDE A MEETING/EVENT ROOM, FITNESS ROOM, BUSINESS CENTER, MANAGEMENT OFFICE, SPECIFIC AMENITIES WILL BE DESIGNED PRIOR TO PERMITTING.



1. SITE ADDRESS	WEST 10TH STREET LAKELAND HOUSING AUTHORITY LAKELAND, FL 33805
2. GROSS SITE AREA	10.6 ACRES
3. PARCEL NUMBER	23-28-11-000000-041010
4. FUTURE LAND USE	RESIDENTIAL MEDIUM (RM)
5. CURRENT ZONING	CITY PUD
6. PROPOSED ZONING	UNH/MF-12
7. CONTEXT AREA/SUBAREA	VACANT
8. PRESENT USE	MULTI-FAMILY-112 UNITS 6 - 1 BEDROOM (BLDG A ONLY) 56 - 2 BEDROOMS (BLDG A & B) 50 - 3 BEDROOMS (BLDG B & C) CLUBHOUSE - 5,017 SF 10.3 UNITS/AC
9. PROPOSED USE	PROVIDED
10. PROPOSED DENSITY	45 FT (3 STORES)
11. BUILDING HEIGHT	REQUIRED
12. BUILDING SETBACKS	10TH STREET 40 FT SARATOGA AVENUE 20 FT REAR(SOUTH) 10 FT INTERIOR SIDE (EAST & SW LINES) 0 FT BETWEEN BUILDINGS 10 FT LANDSCAPE BUFFER 28 FT
13. LANDSCAPE BUFFER	REQUIRED
14. CMC OPEN SPACE REQUIRED	TYPE A 150 SF x 50 = 7,500 SF TYPE A 75 SF x 62 = 4,650 SF 12,150 SF
15. PARKING PROVIDED	117,239 SF
16. PARKING REQUIRED	ZONE 1 6 x 1 = 6 SPACES 1.5 PER 2+ BEDROOM UNIT = 159 SPACES 1 PER 300 SF COMMUNITY BUILDING (CLUBHOUSE) = 17 SPACES TOTAL PARKING REQUIRED 182 SPACES TOTAL PARKING PROVIDED 190 SPACES (IND. 12 ADA)
17. BLOCK PERMETER	1,440 FT
18. FLOOD ZONE:	

LEGAL DESCRIPTION:

THIS PROPERTY LIES WITHIN FLOOD ZONE 'X', AS DEPICTED ON FEMA FLOOD MAP 12105G 0311 G, DATED DECEMBER 22, 2016.

OFFICIAL RECORDS BOOK 7193, PAGE 2268) PROPERTY IN POLK COUNTY, FLORIDA DESCRIBED AS: THAT PART OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 28 SOUTH, RANGE 23 EAST, DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF SAID NORTHEAST 1/4 OF SAID NORTHWEST 1/4, RUN THENCE EAST ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 A DISTANCE OF 309.0 FEET, THENCE SOUTH AND PARALLEL WITH THE WEST LINE OF SAID NORTHWEST 1/4 A DISTANCE OF 250.0 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION, RUN THENCE EAST AND PARALLEL WITH THE WEST LINE OF SAID NORTHWEST 1/4 A DISTANCE OF 174.0 FEET TO THE WEST LINE OF SAID NORTHWEST 1/4 AND PARALLEL WITH THE WEST LINE OF SAID NORTHWEST 1/4 A DISTANCE OF 381.48 FEET TO THE NORTH LINE OF SAID NORTHWEST 1/4, RUN THENCE WEST AND PARALLEL WITH THE SOUTH LINE OF SAID NORTHWEST 1/4 OF SAID NORTHWEST 1/4 A DISTANCE OF 426.69 FEET, RUN THENCE NORTH AND PARALLEL WITH THE WEST LINE OF SAID NORTHWEST 1/4 OF SAID NORTHWEST 1/4 A DISTANCE OF 404.95 FEET TO THE SOUTH LINE OF THE NORTH 667.04 FEET OF SAID NORTHWEST 1/4 OF SAID NORTHWEST 1/4, RUN THENCE WEST AND PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST 1/4 OF SAID NORTHWEST 1/4 A DISTANCE OF 117.69 FEET, RUN THENCE NORTH AND PARALLEL WITH THE WEST LINE OF SAID NORTHWEST 1/4 OF SAID NORTHWEST 1/4 A DISTANCE OF 532.04 FEET TO THE POINT OF BEGINNING.

SITE PLAN NOTES:

1. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB, BUILDING DIMENSIONS ARE TO FACE OF BUILDING.
2. EXISTING IMPROVEMENTS SHOWN ARE TAKEN FROM BOUNDARY & TOPOGRAPHIC SURVEY PREPARED BY MICHAEL D. CROW & ASSOCIATES, INC., DATED 1/26/22.
3. BUILDING AND SIDEWALK DIMENSIONS ARE TO OUTSIDE EDGE OF WALL.
4. ALL TIES TO THE PROPERTY LINE ARE BASED ON THE BOUNDARY & TOPOGRAPHIC SURVEY.

LEGEND

TYP	TYPICAL
R/W	RIGHT-OF-WAY
	EXISTING TREES
	EXISTING UTILITY POLE
	PROPERTY LINE
	EXISTING POWER LINES
	EXISTING FENCE
	EXISTING EDGE OF PAVEMENT
PARCEL #203547-0000	PARCEL NUMBER
	ZONING/FUTURE LAND USE
	AGRICULTURE
	EXISTING LAND USE
	PROPOSED TREES
	PROPOSED CIVIC OPEN SPACE BOUNDARY
	BICYCLE RACKS/PARKING

DATE: 2/20/25	DESIGNED BY: CC	DRAWN BY: GIB	CHECKED BY: SOB
PROJECT NO: 20170.004	DATE: 10/22/25		
DRAWING TITLE: MAJOR MODIFICATION PLANNED UNIT DEVELOPMENT PLAN			
SHEET NO: PUD1			

MAJOR MODIFICATION TO
10TH STREET TOWNHOMES PUD 22-021
LAKELAND HOUSING AUTHORITY
LAKELAND, FLORIDA 33805

811
FLORIDA
STATE
UNIVERSITY
SYSTEMS
LAKELAND
CIVIL
ENGINEERING
DIVISION

NO.	DATE	REVISION DESCRIPTION



File Number: PUD26-002

Present Zoning: PUD 5971
 Present Context: Urban Neighborhood
 Proposed Zoning: Major Modification of PUD Zoning to Adopt a New Site Plan and Allow 112 Multi-Family Dwelling Units in Lieu of 92 Single-Family Attached Dwelling Units (Townhomes)

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

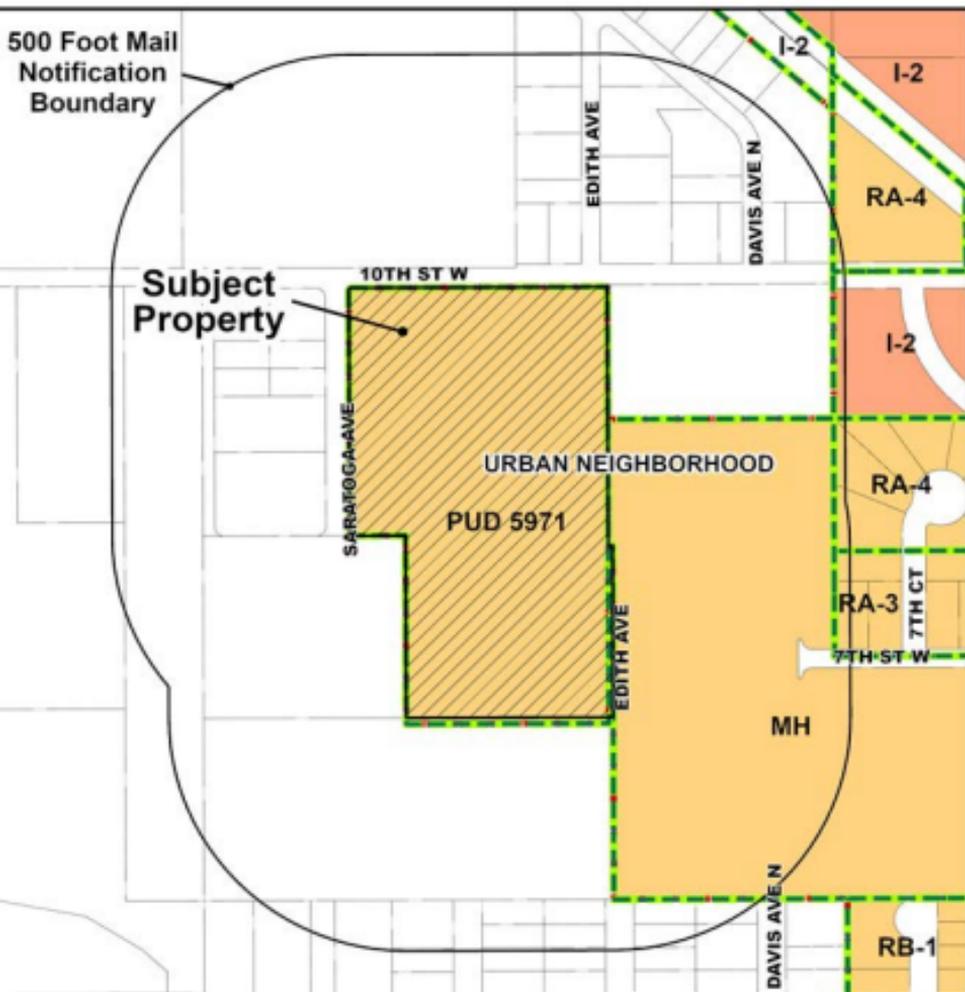


March 2026



500 Foot Mail Notification Boundary

Subject Property



File Number: PUD26-002

Present Zoning: PUD 5971
Present Context: Urban Neighborhood
Proposed Zoning: Major Modification of PUD Zoning to Adopt a New Site Plan and Allow 112 Multi-Family Dwelling Units in Lieu of 92 Single-Family Attached Dwelling Units (Townhomes)

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

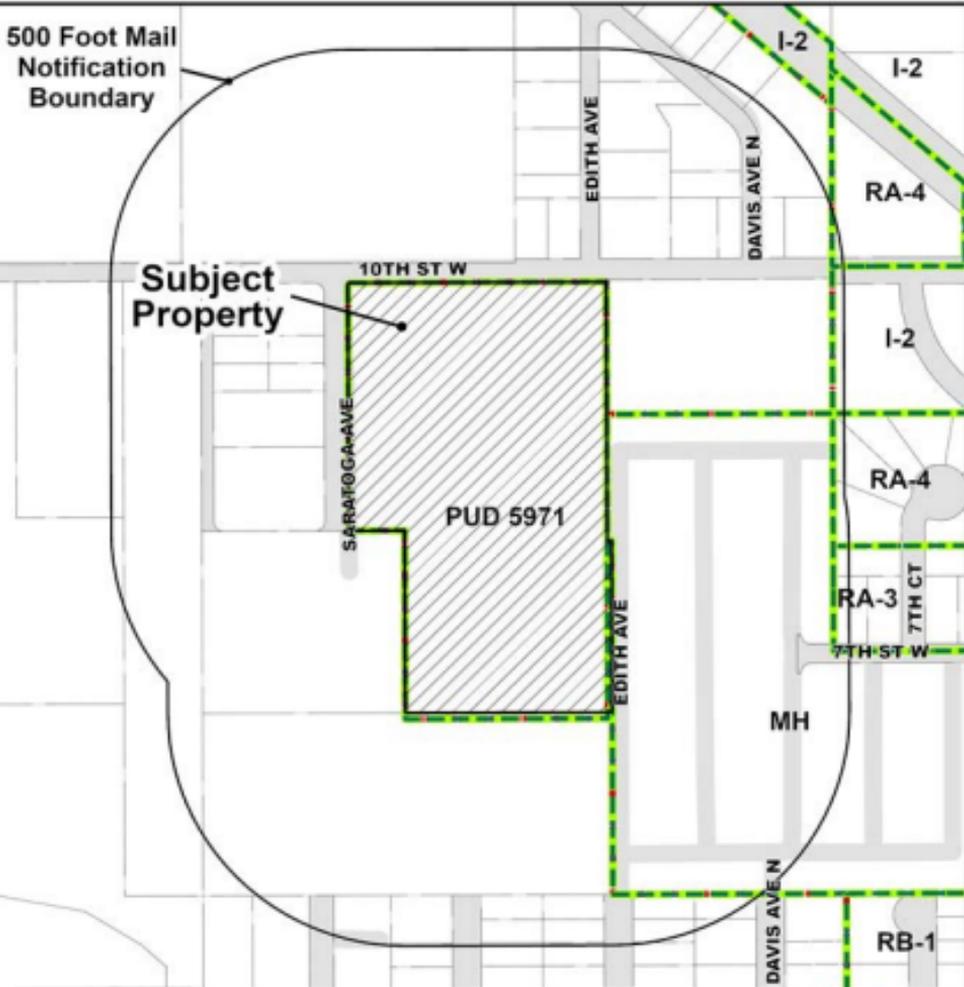


March 2026



500 Foot Mail Notification Boundary

Subject Property



File Number: PUD26-002

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March 2026





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

February 27, 2026

RE: 1750 W. 10th Street - Project No. PUD26-002

Dear Property Owner:

This is to advise you that Catherine Coyle, Boggs Engineering, LLC, requests a major modification of PUD (Planned Unit Development) zoning to adopt a new site development plan and allow for the development of 112 multi-family dwelling units in lieu of 92 single-family attached (townhome) dwelling units, on property generally located at the southeast corner of 10th Street and Saratoga Avenue. The subject property is legally described as:

A TRACT OF LAND LYING IN SECTION 11, TOWNSHIP 28 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, BOUND BY 10 STREET W TO THE NORTH, SARATOGA AVENUE TO THE WEST, EDITH AVENUE TO THE EAST, AND PARCEL 23281100000041020 TO THE SOUTH. (A complete legal description is available in the Community & Economic Development Department.)

The public hearing to consider this request will be held before the Lakeland Planning and Zoning Board at **8:30 a.m., on Tuesday, March 17, 2026**, 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 March 17th 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

MINUTES

Planning & Zoning Board Workshop

City Hall, First Floor, Building Inspection Conference Room (Large)

Wednesday, January 21, 2026

9:00 a.m.

Planning and Zoning Board Members, Terry Dennis, Jolián Rios, 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; and Christelle Burrola, Board Secretary, were present. Assistant City Attorney Alex Landback was also present.

Planning & Zoning Board Workshop

Alex Landback made a lengthy presentation that provided an overview of the Planning & Zoning Board procedures, standards and legal requirements.

Mr. Landback handed out printed copies of the Planning & Zoning Board Bylaws to the Board. Mr. Landback also handed out printed copies of Form 8B, Memorandum of Voting Conflict for County, Municipal, and Other Local Public Officers to the Board.

The meeting ended at 10:47 a.m.

Respectfully Submitted,

Jeri Thom, Chair

Bessie Reina, Secretary

Planning & Zoning Board

Workshop on Board Procedures, Standards, & Legal Requirements

January 21, 2026

P&Z Overview of Powers/Duties

- P&Z Board is the City's Local Land Planning Agency and Land Development Regulation Commission
- P&Z Board serves as an advisory board to the City Commission and assist the Commission in carrying out its powers and duties to plan, zone, regulate development, control density, and administer planning, zoning and development activities.

P&Z Bylaws

- **Quorum**: A minimum of 4 members must be present to conduct business.
 - 4 votes are necessary to transact business.
 - Majority vote to advance the item, and tie vote is treated as denial.
 - In the event of dissenting votes, roll call votes are necessary for the record.
-
- **“The Board either approves or disapproves the request.”**

General Lifecycle of Planning/Zoning Process

- Application Initiation and Filing
- Staff Review and Processing
- Application scheduled for Upcoming Board Agenda
- Public notice provided (as required)
- Public Hearing
- Regular Meeting
- City Commission Meeting – First Reading
- City Commission Meeting – Second Reading
- Ordinance Adopted

Public Hearing

- **Staff Introduction/Presentation**
- **Applicant presentation/comments**
- **Public Comments in support or opposition**
- **Applicant response/rebuttal**
- **Final action is set for the regular meeting the next month***
 - Final Action on requests for Conditional Uses and Minor Modifications to previously approved PUD may be considered at the same meeting.
 - Board, by majority vote, may decide to make final determination on same date for anything else.

Regular Meeting

- **Staff Report, Recommendation, Conditions**
- **Applicant response/comments**
- **Final Discussion and Consideration**
- **Board Action**
 - Motion to approve ... and second.
 - Discussion by the Board
 - Vote on Motion
- **If application is approved (majority vote), the Board's recommendation will be placed on the next regular meeting of the City Commission.**

Board Action

- **If Motion to Approve fails (or no 2nd):**
 - Are there changes to conditions that are acceptable?
 - Alternatively, move to deny application?
- **If the application is ultimately denied:**
 - the applicant has the right to appeal the decision to the City Commission within 30 days of the date of the Board's decision.
 - If the applicant does not appeal, the decision is final.

Appeals

- P&Z Board failed to properly follow adopted procedure or due process requirements;
- P&Z Board failed to properly apply adopted standards or regulations;
- Staff failed to follow professional practice in performing technical analysis;
- No competent, substantial evidence was presented to the P&Z Board to support its decision; or
- New evidence has been discovered that, through the exercise of proper diligence, could not have been discovered prior to the public hearing before the P&Z Board.

Appeals

- Upon consideration of the appeal, the CC shall first determine whether grounds for appeal exist.
 - If the CC does not find that at least one of the above grounds exists, the CC shall deny the appeal and affirm the decision of the P&Z Board.
 - If the CC finds that one or more of the above grounds exist, the CC shall then, at the same meeting, conduct a full public hearing *on the merits* of the case.
- At the hearing, CC may consider both new testimony and evidence, as well as the record created before the P&Z.
- Following the hearing, the CC may:
 - **Affirm** the decision of the P&Z Board;
 - **Remand** the case to the P&Z Board for reconsideration; or
 - **Reverse**, in whole or in part, or modify the decision of the P&Z Board.

Quasi-Judicial Hearing

- The process for considering site specific rezoning applications and site and development plan approvals requires “**quasi-judicial**” proceedings to be supported by “**competent substantial evidence**”.
- “Quasi-judicial” means the action entails applying land development policies to a specific land development application in a **fair and impartial manner**.
- The P&Z Board’s review is limited to whether the application meets the relevant Land Development Code and Comprehensive Plan standards, including required findings on consistency and compatibility.

Competent, Substantial Evidence

- **Competent**: admissible, relevant, based on facts
- **Substantial**: reasonable, credible, and of sufficient weight

- The Board's role is to weigh evidence, not preferences.

- **What constitutes competent, substantial evidence?**
 - Documentary evidence (e.g., maps, diagrams, reports)
 - Staff recommendation, testimony, and report
 - Fact-based testimony from witnesses
 - Expert testimony

Competent, Substantial Evidence

- **What is not competent, substantial evidence?**

- *As a general rule*, unsubstantiated opinions and generalized statements for or against that do not address the land development criteria.
- Popularity polls, petitions
- Testimony that is hypothetical, speculative, conjecture
- Fears of increased traffic or crime
- A lawyer's statements and arguments about the evidence or about why the local government should vote for or against a matter
- Evidence that is legally flawed (e.g. incomplete or partial traffic studies)
- The lack of any objection or opposition.
- A board member's statements or testimony from the dais.

Competent, Substantial Evidence

- **Citizen testimony:**

- *may be competent, substantial evidence, **if it is fact based**, and may include testimony regarding **subjective matters** that do not require expertise (such as aesthetics and compatibility of a project with the surrounding neighborhood).*
- ***is not competent, substantial evidence when expertise is required** for technical issues (traffic, engineering, drainage, wetland impacts, school and utility capacity, light and noise pollution, or the applications impact on property values), *unless the witness is qualified as an expert in that area.**

Sunshine Law & Public Records Law

- **Public Meetings**

- Must be noticed and open to the public
- Discussions about a case with another board member must be on the record.
- Speak into the microphone!

- E-mails, text messages, and any other documents or records made or received by Board members in connection with official P&Z business are public records and subject to disclosure in the absence of an exemption.

Voting and Conflicts of Interest

- **§286.012**: If you are present at a meeting at which an official decision or act is to be taken or adopted:
 - you may not abstain from voting and
 - a vote shall be recorded or counted for each such member present...
 - *unless there is, or appears to be, a possible conflict of interest under 112.3143.*
- **§112.3143**: **Voting conflicts**
 - You ***MUST ABSTAIN*** from voting on an item which would result in an economic benefit or harm to you, your employer, a relative, or business associate.
 - You are not prohibited from participating, but you must disclose the nature of the conflict before making any attempt to influence the decision.
 - Disclosure is required to be made verbally & in writing w/in 15 days (Form 8B)

If you have questions, contact the City Attorney or Clerk's Office.

Voting and Conflicts of Interest

- **§286.012:** If the official decision occurs in the context of a quasi-judicial proceeding, a member **may** abstain from voting on such matter ***if the abstention is to assure a fair proceeding free from potential bias or prejudice.***
- COE opinions consistently describe this as an “appearance of impropriety” or “fair proceeding” concern, or as an option to avoid undermining public confidence.
 - Importantly, COE opinions do **not** treat abstention as mandatory, but prudent option to protect the integrity of the proceeding, the Board, and the ultimate decision.
- This is not an excuse to abstain because a case is controversial, politically difficult, or unpopular.
 - You still have to adhere to disclosure requirements.
 - Abstaining may impact quorum.
 - Improper, insufficient, or a repeated pattern of requests to abstain under this provision may be rejected or grounds for removal from the Board.

If you have questions, contact the City Attorney or Clerk’s Office.

Additional Information / Links

- [City of Lakeland Land Development Code](#)
- [City of Lakeland Comprehensive Plan](#)
- [Sunshine Amendment and Code of Ethics for Public Officers](#)
- [2025 Sunshine Manual \(Public Records/Sunshine Law\)](#)
- [Commission on Ethics – Form 8B \(Voting Conflict\)](#)
- [Video - Municipal Boards & Committees New Member Orientation](#)

Questions?

Thank you

MINUTES

Planning & Zoning Board

City Commission Chambers

Tuesday, February 17, 2026

8:30 a.m.

The City of Lakeland Planning and Zoning Board met in Regular Session. Board Members, Terry Dennis, Bessie Reina, Jolián Rios, Veronica Rountree and Jeri Thom were present. Community & Economic Development staff Chuck Barmby, Urban Planning & Transportation Manager; Matthew Lyons, Executive Planner; Audrey McGuire, Executive Planner; Todd Vargo, Senior Planner and Christelle Burrola, Board Secretary, were present. Assistant City Attorney Alex Landback was also present.

PUBLIC HEARING

ITEM 1: Compatibility review to allow for the construction of an accessory dwelling unit on property located at 204 Ariana Street. Owner: Janice Horzempa. Applicant: DBR Construction LLC. (ADU25-009)

Todd Vargo stated the subject property is zoned RB-1 (Two-Family) and within the Urban Neighborhood (UNH) context sub-district. The subject property is also located within the Dixieland Historic District. The proposed Accessory Dwelling Unit (ADU) was reviewed and approved by the Historic Preservation Board Design Review Committee in 2025. Mr. Vargo pointed to photos on the overhead screen of the subject property, along with a site plan, floor plan, and elevations for the proposed ADU.

Mr. Vargo presented the recommended conditions for approval.

Shaun Irwin, DBR Construction LLC, representing the applicant, was present in support of the request.

In response to Matthew Lyons, Mr. Irwin stated he agrees with staff's recommended conditions.

Terry Dennis made a motion for approval of staff's recommendation. Veronica Rountree seconded the motion and it passed 5—0.

ITEM 2: Minor modification of PUD (Planned Unit Development) zoning for Publix Super Markets to amend conditions of approval pertaining to lot coverage to allow for the construction of a 24' x 18' canopy structure for a printing cooling system on property located at 2107 W. Lanier Street. Owner: Publix Super Markets Inc. Applicant: Peachee Construction. (PUD25-020)

Audrey McGuire stated the subject property is located south of New Tampa Highway and is currently zoned PUD (Planned Unit Development). The subject property is located within the Suburban Special Purpose (SSP) context district and has a future land use designation of Business Park (BP). Ms. McGuire pointed to photos on the overhead screen of the site plan and subject property.

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

Ms. McGuire presented the recommended conditions for approval.

Veronica Rountree made a motion for approval of staff's recommendation. Jolián Rios seconded the motion and it passed 5—0.

ITEM 3: Minor modification of PUD (Planned Unit Development) zoning for Orlando Health to amend the comprehensive sign plan on property located at 4000 Lakeland Highlands Road. Owner: Orlando Health Inc. Applicant: Nathan Milch. (PUD26-006)

Todd Vargo stated the subject property is located south of the Polk Parkway. The request is to amend the existing comprehensive sign plan for Orlando Health. Mr. Vargo pointed to photos on the overhead screen of the subject property, site plan and sign types.

Nathan Milch, Orlando Health was present in support of the request.

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

Jolián Rios recused himself from the vote for this item.

Terry Dennis made a motion for approval of staff's recommendation. Bessie Reina seconded the motion and it passed 4—0.

ITEM 4: 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) **Note: Continued from a previous meeting.**

Audrey McGuire stated 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 by the City Commission in 1990 (Ordinance 3199). The subject property is located east of Hartsell Avenue, southwest of the RP Funding Center. 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 gymnasium with associated off-street parking. 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. McGuire pointed to photos on the overhead screen of the site plan, subject property and surrounding areas.

Ms. McGuire stated that 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. 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, was present in support of the request. She stated she agrees with staff's recommended conditions.

Joshua McLemore, Polk County School Board, 1915 S. Floral Avenue, Bartow, was present in support of the request.

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

Ms. McGuire presented the recommended conditions for approval.

Jolián Rios made a motion for approval of staff's recommendation. Veronica Rountree seconded the motion and it passed 5—0.

GENERAL MEETING

ITEM 4: Review of January minutes.

Terry Dennis made a motion for approval of staff's recommendation. Jolián Rios seconded the motion and it passed 5—0.

ITEM 6: Green Swamp Area of Critical State Concern Site Plan Approval for County Road 582 Storage to construct a 60,426 sq. ft. gravel parking / storage lot on property located at 3745

Old Polk City Road. Owner: GBA Lakeland 61 Land LLC Applicant: Kaitlyn Bater, Kimley-Horn and Associates, Inc. (SIT25-025)

Audrey McGuire stated the request is to construct a 60,426 sq. ft. gravel parking / storage lot. The project site consists of approximately 2.44 acres located south of Old Polk City Road, west of Epicenter Boulevard within the Green Swamp Area of Critical State Concern (ACSC). Staff has reviewed the proposed site development plan for compliance with Section 6.3 and finds the development request to be consistent with the requirements for the Green Swamp ACSC.

Terry Dennis made a motion for approval of staff's recommendation. Bessie Reina seconded the motion and it passed 5—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 March hearing.

ITEM 8: Audience.

There were no comments from the audience.

ITEM 9: Adjourn.

There being no further discussion, the meeting was adjourned at 9:13 AM.

Respectfully Submitted,

Jeri Thom, Chair

Bessie Reina, Secretary



Report of City Commission Action on Planning and Zoning Board Recommendations

Tuesday, March 17, 2026

Meeting of March 2, 2026

Ordinances (Second Reading)

Proposed 26-002; Voluntary Annexation of Approximately 1.09 Acres Located North of Swindell Road, West of Alderman Road, and East of Eagles Landing Boulevard; Repealing Ordinance 6118. (ANX25-002) **Approved 7—0, Ordinance 6133**

Proposed 26-003; Small Scale Amendment #LUS25-005 to the Future Land Use Map to Apply Business Park (BP) Land Use on Approximately 1.09 Acres Located North of Swindell Road, West of Alderman Road, and East of Eagles Landing Boulevard; Repealing Ordinance 6119. (LUS25-005) **Approved 7—0, Ordinance 6134**

Proposed 26-004; Application of I-2 (Medium Industrial) Zoning and Suburban Special Purpose (SSP) Context District Designation on Approximately 1.09 Acres Located North of Swindell Road, West of Alderman Road, and East of Eagles Landing Boulevard; Repealing Ordinance 6120. (ZON25-010/ZON25-011) **Approved 7—0, Ordinance 6135**

Ordinances (First Reading)

Proposed 26-006; Amending Ordinance 3199; Major Modification of a 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. (CUP25-006)

Meeting of February 16, 2026

Ordinances (First Reading)

Proposed 26-002; Voluntary Annexation of Approximately 1.09 Acres Located North of Swindell Road, West of Alderman Road, and East of Eagles Landing Boulevard; Repealing Ordinance 6118. (ANX25-002)

Proposed 26-003; Small Scale Amendment #LUS25-005 to the Future Land Use Map to Apply Business Park (BP) Land Use on Approximately 1.09 Acres Located North of Swindell Road, West of Alderman Road, and East of Eagles Landing Boulevard; Repealing Ordinance 6119. (LUS25-005)

Proposed 26-004; Application of I-2 (Medium Industrial) Zoning and Suburban Special Purpose (SSP) Context District Designation on Approximately 1.09 Acres Located North of Swindell Road, West of Alderman Road, and East of Eagles Landing Boulevard; Repealing Ordinance 6120. (ZON25-010/ZON25-011)