AGENDA
Planning & Zoning Board
City Commission Chambers
March 19, 2019 8:30 a.m.

PUBLIC HEARING

ITEM 1: a. Major modification of PUD (Planned Unit Development) zoning to allow for the conversion of a former church located at 240 Fernery Road for administrative office uses accessory to an assisted living facility (Grace Manor Suites) located at 4620 N. Socrum Loop Road. Concurrent with this request, the conditional use for the former church (Ordinance 5280) will be repealed. Owner: Mainstay Healthcare North Lakeland, LLC. Applicant: Steven Boyington, WMB Architects. (PUD19-003) (pg. 1-6)

b. Consideration of final decision.

ITEM 2: Application of City RA-3 (Single-Family) zoning on approximately 43.3 acres; MF-22 (Multi-Family) zoning on approximately 17.5 acres; and O-1 (Low Impact Office) an approximately 1.3 acres, on property located east of County Line Road, north of Ralston Road and south of Medulla Road. Owner: Gresham Farms Development LLC. Applicant: Sarah Case. (ZON19-002) (pg. 7-11)

GENERAL MEETING

ITEM 3: Review minutes of the February meeting. (pg. 12-15)

ITEM 4: Report of City Commission action on Planning and Zoning Board recommendations. (pg. 16)

ITEM 5: Planning Manager's Report.

ITEM 6: Audience.

ITEM 7: Adjourn.

WORKSHOP

ITEM 8: Review new electronic agenda format and a brief demonstration explaining how to use the new tablet devices to view agenda packets for future meetings

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, Jenny Sykes, no later than 48 hours prior to the proceeding, at (863) 834-8444, Email: Jenny.Sykes@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.
# Planning & Zoning Board General Application

## General Information:

<table>
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<tr>
<th>Project No:</th>
<th>PUD19-003</th>
<th>Application Date:</th>
<th>2/1/2019</th>
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<tbody>
<tr>
<td>Project Name:</td>
<td>GRACE MANOR OFFICES</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Subject Property Address:</td>
<td>240 FERNERY RD</td>
<td></td>
<td></td>
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<td>242730163000000043</td>
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<td>Applicant Name:</td>
<td>WMB ARCHITECTS - STEVEN BOYINGTON 9652</td>
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<tr>
<td>Applicant Address:</td>
<td>110 S KENTUCKY AV LAKELAND FL 33801</td>
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<tr>
<td>Owner Name:</td>
<td>MAINSTAY HEALTHCARE NORTH LAKELAND, LLC</td>
<td></td>
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<tr>
<td>Owner Address:</td>
<td>505 ARIANA AVENUE AUBURNDALE FL 33823</td>
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## Request:

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<tr>
<th>Application Type:</th>
<th>PLANNED UNIT DEVELOPMENT</th>
<th>MAJOR MODIFICATION</th>
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<tr>
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<td>Context:</td>
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<td>Context:</td>
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<tr>
<td>Explanation of Request:</td>
<td>To extend the boundaries of PUD 5182 to include the parcel 242730163000000043 so that the existing building can be converted to offices for the adjacent ALF, Grace Manor Suites.</td>
<td></td>
</tr>
<tr>
<td>Justification:</td>
<td>The lot is currently in disuse and empty but could be renovated to reactivate the site.</td>
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## Concurrency:

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## Estimate of Public Service Demand

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<td>Wastewater</td>
<td>GPD</td>
<td>Solid Waste</td>
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FILE NO: PUD19-003

PRESENT ZONING: PUD 5182 AND RA-1 WITH CONDITIONAL USE

CONTEXT: SUBURBAN NEIGHBORHOOD

PROPOSED ZONING: MAJOR MODIFICATION OF PUD TO INCLUDE AN ADJACENT PARCEL TO BE CONVERTED TO OFFICES

MARCH 2019
PRESENT ZONING: PUD 5182 AND RA-1 WITH CONDITIONAL USE
CONTEXT: SUBURBAN NEIGHBORHOOD
PROPOSED ZONING: MAJOR MODIFICATION OF PUD TO INCLUDE AN ADJACENT PARCEL TO BE CONVERTED TO OFFICES

MARCH 2019
FILE NO: PUD19-003

PRESENT ZONING: PUD 5182 AND RA-1 WITH CONDITIONAL USE

CONTEXT: SUBURBAN NEIGHBORHOOD

PROPOSED ZONING: MAJOR MODIFICATION OF PUD TO INCLUDE AN ADJACENT PARCEL TO BE CONVERTED TO OFFICES

MARCH 2019
March 1, 2019

RE: Grace Manor Offices - Project No. PUD19-003

Dear Property Owner:

This is to advise you that Steven Boyington, on behalf of WMB Architects, requests a major modification of PUD (Planned Unit Development) zoning to allow for the conversion of a former church located at 240 Fernery Road for administrative office uses accessory to an assisted living facility (Grace Manor Suites) located at 4620 N Socrum Loop Road. Concurrent with this request, the conditional use for the former church (Ordinance 5280) will be repealed. The subject property is legally described as:

THE PART OF LOT 4 OF MAP OF H.C. PETTEWAYS RESUBDIVISION, A PART OF P.D. GOODYEARS RE-SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, PAGE 5, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS: BEGIN AT S.E. CORNER OF SAID LOT 4 AND RUN THENCE SOUTH 87 DEGREES 57 MINUTES WEST ALONG SOUTH BOUNDARY LINE OF SAID LOT 4, A DISTANCE OF 168.4 FEET; RUN THENCE NORTH AND PARALLEL WITH WEST LINE OF SAID LOT 4, A DISTANCE OF 106.0 FEET; RUN THENCE NORTH 89 DEGREES 2 MINUTES EAST, A DISTANCE OF 106.0 FEET; RUN THENCE NORTH 89 DEGREES 2 MINUTES EAST, A DISTANCE OF 147.97 FEET TO EAST LINE OF SAID LOT 4; RUN THENCE SOUTH 11 DEGREES 20 MINUTES EAST ALONG EAST LINE OF SAID LOT 4, A DISTANCE OF 103.5 FEET TO POINT OF BEGINNING.

AND

LOTS 11 AND 12, LESS THE WEST 580 FEET THEREOF AND LESS STATE ROAD RIGHT-OF-WAY, BLOCK B OF LAKE GIBSON HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 21 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

(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 19, 2019 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 & Economic Development Department, (863) 834-PLAN (7526) or planning@lakelandgov.net, prior to the Tuesday, March 19th meeting. Please include your name, mailing address and project number in your e-mail.

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
**General Information:**

<table>
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<th>Project No:</th>
<th>ZON19-002</th>
<th>Application Date:</th>
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<td>Project Name:</td>
<td>GRESHAM FARMS DEVELOPMENT ZONING</td>
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<td>Subject Property Address:</td>
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<td>Parcel ID:</td>
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<td>Total Acreage:</td>
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<td>Applicant Name:</td>
<td>SARAH CASE</td>
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<td></td>
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<tr>
<td>Applicant Address:</td>
<td>3825 S. FLORIDA AVE, STE 4 LAKELAND FL 33813</td>
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<tr>
<td>Owner Name:</td>
<td>GRESHAM FARMS DEVELOPMENT, LLC</td>
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<td>Owner Address:</td>
<td>1958 MONROE DR, NE ATLANTA GA 30324</td>
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**Request:**

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<td>Zoning:</td>
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<td>Zoning: RA-3 (Single-Family) MF-22 Multi-Family</td>
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<td>Land Use:</td>
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<tr>
<td>Context:</td>
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**Explanation of Request:** Applicant is requesting RA-3 and MF-22 initial Zoning for 4 (four) acres near County Line Road and Pipkin Rd.

**Justification:** Since the properties have been incorporated into the city limits of the City of Lakeland, Land Use has been established, however, Zoning Districts have not.

**Concurrency:**

<table>
<thead>
<tr>
<th>Proposed Dwelling Units:</th>
<th>0</th>
<th>Project Floor Area:</th>
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<th>Square feet</th>
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<td>Single Family-Detached</td>
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<td>Year</td>
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**Estimate of Public Service Demand**

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<tr>
<td>Potable Water</td>
<td>GPD</td>
<td>Wastewater</td>
<td>GPD</td>
</tr>
</tbody>
</table>
FILE NO: ZON19-002

PRESENT ZONING: NONE

CONTEXT: SUBURBAN NEIGHBORHOOD

PROPOSED ZONING: RA-3, MF-22 AND O-1

MARCH 2019
FILE NO: ZON19-002
PRESENT ZONING: NONE
CONTEXT: SUBURBAN NEIGHBORHOOD
PROPOSED ZONING: RA-3, MF-22 AND O-1
MARCH 2019
FILE NO: ZON19-002
PRESENT ZONING: NONE
CONTEXT: SUBURBAN NEIGHBORHOOD
PROPOSED ZONING: RA-3, MF-22 AND O-1
MARCH 2019
March 1, 2019

RE: Gresham Farms Development - Project No. ZON19-002

Dear Property Owner:

This is to advise you that Sarah Case, on behalf of Next Level Polk, requests the application of City RA-3 (Single-Family) zoning on approximately 43.31 acres; MF-22 (Multi-Family) zoning on approximately 17.57 acres; and O-1 (Low Impact Office) an approximately 1.3 acres, on property located east of County Line Road, north of Ralston Road and south of Medulla road, legally described as follows:

(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 19, 2019 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 & Economic Development Department, (863) 834-PLAN (7526) or planning@lakelandgov.net, prior to the Tuesday, March 19th meeting. Please include your name, mailing address and project number in your e-mail.

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THIS IS A COURTESY LETTER NOT REQUIRED BY LAW
The City of Lakeland Planning and Zoning Board met in Regular Session on Tuesday, February 19, 2019 in the City Commission Chambers. Stephanie Franklin (Chair), Andrew Snyder (Vice-Chair), Glenn Higgins (Secretary), Leigh Ann Lunz, Lyle Philipson, and Ronald Roberts were present. Community & Economic Development Department staff Teresa Maio, Planning Manager; Matthew Lyons, Principal Planner; Chuck Barmby, Transportation Manager; Todd Vargo, Senior Planner; Joshua Cheney, Senior Planner; Phillip Scearce, Senior Planner; and Brandy Gillenwater, Secretary were present. Assistant City Attorney Palmer Davis was also present.

PUBLIC HEARING

ITEM 1: Compatibility review to allow for the construction of an accessory dwelling unit on property located at 807 W. Adams Street. Owner/Applicant: Veronica Britton. (ADU19-001)

Todd Vargo stated the subject property is located in the Urban Neighborhood (UNH) context district with RA-4 (Single-Family) zoning. The request has been reviewed by staff and determined to meet the requirements outlined in the Land Development Code (LDC) for accessory dwelling units. In early February, a variance was granted for a new single-family detached home to be built five feet from the Adams Street property line. Adams Street is not a through street, as it does not connect to Kathleen Road. To support the ADU, the property owner will provide a total of three dedicated parking spaces on the subject property.

In response to Stephanie Franklin, Mr. Vargo confirmed a new home, garage and shed will be constructed on the property.

In response to Shenika Sinclair, 830 N. Lincoln Avenue, Matthew Lyons stated the subject property is the result of two non-conforming lots that were combined to create a larger lot. The applicant received a variance for the street side setback from Adams Street for the new home. At the time of the variance application, a survey was conducted which determined that the adjoining home to the north encroached on a portion of the subject property. To address the encroachment, the applicant conveyed the north four feet of the subject property to the owner of the adjoining property. The new home planned for the subject property will be set back approximately eight feet from the north property line and will not encroach on the abutting property.

Todd Vargo presented the recommended conditions to the Board.

Andrew Snyder made a motion for approval of staff’s recommendation. Lyle Philipson seconded the motion and it passed 5-0.
GENERAL MEETING

ITEM 2: Review minutes of the January meeting.

Stephanie Franklin stated a change should be made to the minutes from the January minutes to reflect a correction of the name of a speaker from Item 2 to Onie Denson.

In response to Ms. Franklin, Teresa Maio stated the possibility of erecting signage to prohibit truck traffic from travelling on Montrose Avenue would be discussed during the presentation of Item 3.

Andrew Snyder made a motion for approval of the minutes from the previous meeting noting the change as directed by Ms. Franklin. Glenn Higgins seconded the motion and it passed 5-0.

ITEM 3: Change in land use from Residential Medium (RM) to Business Park (BP), a change in context district designation from Urban Neighborhood (UNH) to Urban Special Purpose (USP), and a change in zoning from RA-3 (Single-Family) to PUD (Planned Unit Development) to allow for Warehousing and Motor Freight Transportation Uses, Level II on approximately 2.16 acres located at 1430 Atline Road. Owner: Dedicated Holdings LLC. Applicant: Kimley-Horn & Associates, Inc. (LUS18-002/PUD18-019/ZON19-003)

Joshua Cheney stated the property was previously utilized by Polk County as a storage and maintenance yard for road maintenance equipment and vehicles from the 1960s until the mid-2000s. Previously, the property contained a number of buildings along with areas for employee parking and equipment storage. The buildings have since been removed from the property, leaving behind only remnant asphalt and concrete and chain link fencing which surrounds the property. Adjacent properties consist of a mixture of vacant and improved industrial properties, an abutting rail line owned and maintained by the CSX corporation, and single-family residential uses. The proposed use will not allow for substantially more intense uses than the previous use.

Mr. Cheney presented recommended conditions to the Board.

Teresa Maio stated a meeting concerning truck traffic on Montrose Road is scheduled for Thursday.

Andrew Snyder made a motion for approval of staff’s recommendation. Lyle Philipson seconded the motion and it passed 6-0.

ITEM 4: PUD (Planned Unit Development) zoning to allow for motor vehicles sales, new and/or pre-owned, and motor vehicle services on approximately 6.13 acres located at 3223 N. Road 98. Owner: Prime Lending, Inc. Applicant: Vanessa Masell. (PUD18-021)

Phillip Scearce stated the request is to allow for the construction of a 7,595 square foot automobile dealership which will specialize in sales of late model vehicles. The subject property is located at the intersection of U.S. Highway 98 North and Pyramid Parkway. At the previous
Phillip Scearce presented recommended conditions to the Board.

Teresa Maio stated correspondence received by staff on February 19, 2019 from a representative of the Market Square Shopping Center which states they still have concerns about the location of the cross access easement. They are proposing two possible locations for the easement: Either in the front of the property, between the vehicle display area and the U.S. 98 North right-of-way, or immediately behind the principal building, sales and service area and in front of the retention pond. Staff has determined that locating a cross access easement in front of the vehicle display area would not be practical and would create operational issues with the driveway onto U.S. 98 North. Locating the easement in front of the retention pond is an option, and the conditions allow for the coordination between the Florida Department of Transportation (FDOT), the City of Lakeland, the applicant, and the property owner to south of the subject property to determine the exact location through site review process and to have the easement recorded during the site review process.

In response to Andrew Snyder, Ms. Maio stated the owner of the shopping center did not provide any documentation of a previously recorded cross access easement. The previous use of the property was for a restaurant and motel, both of which were developed in the 1970s prior to the adoption of regulations for cross access management.

Chuck Barmby stated locating a cross access easement left or right of the retention pond would be best. Local traffic will enter the area from the east and will know how to navigate the shopping center. The traffic would travel behind the vehicle display and service area. The specific alignment of the cross access easement will be worked out during site plan approval.

Andrew Snyder made a motion for approval of staff’s recommendation. Glenn Higgins seconded the motion and it passed 5-0.

**ITEM 5**: Change in zoning from C-2 (Highway Commercial), O-1 (Low Impact Office), and RA-4 (Single Family Residential) to O-3 (Moderate Impact Office) on approximately 18.79 acres located at 1550 Lakeland Hills Boulevard. Owner: Watson Clinic. Applicant: Timothy Campbell. (ZON18-011)

Todd Vargo stated the subject property is comprised of several lots lying between Lakeland Hills Boulevard to the east and N. Florida Avenue to the west. The property has a future land use of Regional Activity Center (RAC) and the area has been intended for medical uses since 2001. The zoning change to O-3 (Moderate Impact Office) will allow a range of office types including medical, and other ancillary uses such as restaurants and hotels. The zoning will also allow buildings in O-3 to have a maximum height of 60 feet. There are no existing plans for construction on the subject property. Lakeland Regional Medical Center and Watson Clinic will coordinate and create a master plan for the land use and transportation impacts.
FDOT has stated that N. Florida Avenue is a constrained corridor that cannot be widened, and consideration for bus rapid transit along N. Florida Avenue and other improvements on Lakeland Hills are scheduled for 2024 to improve traffic flow and enhance customer experience.

Teresa Maio clarified an error in the agenda, the agenda states the change in zoning from C-2 (Highway Commercial) O-1 (Low Impact Office) and RA-4 (Single-Family), however only O-1 and RA-4 zoned areas would be changed to O-3 (Moderate Impact Office).

Glenn Higgins made a motion for approval of staff’s recommendation. Andrew Snyder seconded the motion and it passed 6-0.

ITEM 6: Plat approval for Lakeside Preserve Phase 1 generally located east of Pipkin Creek Road and south of Parkway Frontage Road S. Owner: Pipkin Creek Properties LLC. Applicant: Sloan Engineering Group. (SUB18-002)

Joshua Cheney stated a plat of Lakeside Preserve Phase 1 has been submitted by the Sloan Engineering Group. The plat consists of 135 lots on 78.05 acres generally located east of Pipkin Creek Road and south of Parkway Frontage Road South. The plat has been reviewed by all departments and is conforming with the City’s subdivision regulations within the Land Development Code. Staff recommended approval of the plat.

Ronald Roberts made a motion for approval of staff’s recommendation. Leigh Ann Lunz seconded the motion and it passed 6-0.

ITEM 7: Report of City Commission action on Planning and Zoning Board recommendations.

Teresa Maio reviewed the recent actions of the City Commission.

ITEM 8: Planning Manager’s Report.

Teresa Maio reviewed the new cases for the March hearing and discussed the upcoming use of tablets during the Planning & Zoning Board meetings for packets and the elimination of printed packets.

ITEM 9: Audience.

There were no comments from the audience.

ITEM 10: Adjourn.

There being no further discussion, the meeting was adjourned at 9:19 am.

Respectfully Submitted,

Stephanie Franklin, Chair

Glenn Higgins, Secretary
Report of City Commission Action
on Planning and Zoning Board Recommendations

Tuesday, March 19, 2019

Meeting of March 4, 2019

Ordinances (First Reading)

Proposed 19-003; Small scale amendment #LUS18-002 to the Future Land Use Map to change future land use from Residential Medium (RM) to Business Park (BP) to allow for warehousing and motor freight transportation uses, level II on approximately 2.16 acres located at 1430 Atline Road (LUS18-002)

Proposed 19-004; Modifying zoning classification from RA-3 (Single-Family) to PUD (Planned Unit Development) to allow for warehousing and motor freight transportation uses, level II and change the context district from Urban Neighborhood (UNH) to Urban Special Purpose (USP) on approximately 2.16 acres located at 1430 Atline Road (PUD18-019/ZON19-003)

Proposed 19-005; Providing for PUD zoning to allow for motor vehicle sales, new and/or pre-owned, and motor vehicle services on approximately 6.13 acres located at 3223 N. Road 98 (PUD18-021)

Proposed 19-006; Modifying zoning classification from RA-4 (Single-Family) and O-1 (Low Impact Office) to O-3 (Moderate Impact Office) on 18.79 acres located south of E. Bella Vista Street, north of Parkview Place, east of N. Florida Avenue and west of Lakeland Hills Boulevard (ZON18-011)