AGENDA

City of Lakeland
Planning & Zoning Board
City Commission Chambers
April 16, 2019 8:30 a.m.

PUBLIC HEARING

ITEM 1: Minor modification of PUD (Planned Unit Development) zoning to adopt a new site plan and allow 86 single-family attached (paired golf villas) dwelling units in lieu of 102 multi-family (golf condo) dwelling units that were previously approved. Owner: Dan Green. Applicant: Timothy F. Cambpell. (PUD19-006) (Pg. 1-6)

b. Consideration of final decision.

ITEM 2: Major modification of PUD (Planned Unit Development) zoning to increase the maximum number of dwelling units allowed in the unbuilt Phase IV of Willow Point Estates from 22 to 60 and adopt a new site plan which allows for multi-family buildings with a maximum height of three-stories, in lieu of currently approved single-family attached (townhome) dwelling units, on approximately 3.88 acres located north of Willow Point Estates Phase III, east of Lake Bonny Mobile Home Park, west of W. Honeytree Lane, and south of Lake Bonny. Owner: Harold T. Spears Jr. Family Trust and Nettie Sue Turbyfill. Applicant: Matthew Johnson, JSK Consulting. (PUD19-004) (Pg. 7-12)

GENERAL MEETING

ITEM 3: Review minutes of the March meeting (Pg. 13-16)

ITEM 4: Application of City RA-3 (Single-Family) zoning on approximately 43.3 acres; MF-22 (Multi-Family) zoning on approximately 17.57 acres; and O-1 (Low Impact Office) an approximately 1.3 acres, on properties located east of County Line Road, north of Ralston Road, south of Medulla, and north and south of W. Pipkin Road. Owner: Gresham Farms Development LLC. Applicant: Sarah Case. (ZON19-002) (Pg. 17-26)

ITEM 5: Plat approval for MIDFLORIDA Facilities Center generally located north of E. Edgewood Drive at 2126 and 2128 E. Edgewood Drive. Owner: Chris Robertson. Applicant: Kendall Phillips. (SUB18-017) (Pg. 27-30)

ITEM 6: Report of City Commission action on Planning and Zoning Board recommendations. (Pg. 31)

ITEM 7: Report from the Community Planning & Housing Manager.

ITEM 8: Audience.

ITEM 9: Adjourn

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:

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<th>PUD19-006</th>
<th>Application Date:</th>
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<tr>
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<td>Subject Property Address:</td>
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<td>Parcel ID:</td>
<td>2328350000000034010</td>
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<td>Applicant Name:</td>
<td>TIMOTHY CAMPBELL</td>
<td></td>
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</tr>
<tr>
<td>Applicant Address:</td>
<td>500 SOUTH FLORIDA AVENUE, SUITE 800</td>
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<tr>
<td>Owner Name:</td>
<td>DAN GREEN</td>
<td></td>
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<td>Owner Address:</td>
<td>3829 PROGRESS DRIVE</td>
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## Request:

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<th>PLANNED UNIT DEVELOPMENT</th>
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<td>Land Use:</td>
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<td>Context:</td>
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<td>Context:</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Urban Neighborhood (UNH)</td>
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</tbody>
</table>

**Explanation of Request:**
This modification is to substitute a substantially similar site plan for the concept site plan that was approved as part of PUD Ordinance 4841.

**Justification:**
The modification substitutes a final designed site plan for the originally approved concept plan, allowing the owner to develop the originally planned golf condo units within the community.

## Concurrency:

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**Estimate of Public Service Demand**

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<th>Roadways</th>
<th>Daily Trips:</th>
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<th>PM Peak Hour Trips:</th>
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<td>Potable Water</td>
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<td>GPD</td>
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FILE NO: PUD19-006

PRESENT ZONING: PUD 4841
CONTEXT: URBAN NEIGHBORHOOD
PROPOSED ZONING: MINOR MODIFICATION OF PUD ZONING TO ADOPT A NEW SITE PLAN AND ALLOW SINGLE-FAMILY ATTACHED (PAIRED GOLF VILLAS) DWELLING UNITS IN LIEU OF PREVIOUSLY APPROVED MULTI-FAMILY (GOLF CONDOS) RESIDENTIAL USES.

APRIL 2019
FILE NO: PUD19-006

PRESENT ZONING: PUD 4841
CONTEXT: URBAN NEIGHBORHOOD
PROPOSED ZONING: MINOR MODIFICATION OF PUD ZONING TO ADOPT A NEW SITE PLAN AND ALLOW SINGLE-FAMILY ATTACHED (PAIRED GOLF VILLAS) DWELLING UNITS IN LIEU OF PREVIOUSLY APPROVED MULTI-FAMILY (GOLF CONDOS) RESIDENTIAL USES.

APRIL 2019
FILE NO: PUD19-006

PRESENT ZONING: PUD 4841

CONTEXT: URBAN NEIGHBORHOOD

PROPOSED ZONING: MINOR MODIFICATION OF PUD ZONING TO ADOPT A NEW SITE PLAN AND ALLOW SINGLE-FAMILY ATTACHED (PAIRED GOLF VILLAS) DWELLING UNITS IN LIEU OF PREVIOUSLY APPROVED MULTI-FAMILY (GOLF CONDOS) RESIDENTIAL USES.

APRIL 2019
April 1, 2019

RE: Grasslands Golf Villas - Project No. PUD19-006

Dear Property Owner:

This is to advise you that Timothy F. Campbell requests a minor modification of PUD (Planned Unit Development) zoning to adopt a new site plan and allow 86 single-family attached (paired golf villas) dwelling units in lieu of 102 multi-family (golf condo) dwelling units that were previously approved. The subject property is legally described as:

A PARCEL OF LAND BEING A PORTION OF THE WESTERN PART OF SECTION 35, TOWNSHIP 28 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, DESCRIBED AS ENCLOSED BY GRASSLANDS GOLF COURSE HOLES 14 TO 16 RESPECTIVELY TO THE EAST AND NORTH AND SCRUBLANDS TO THE WEST, AND THEN EXTENDING SOUTH ALONG VILLAGE CENTER DRIVE. (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, April 16, 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, April 16th 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>PUD19-004</th>
<th>Application Date:</th>
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<tr>
<td>Project Name:</td>
<td>WILLOW POINT APARTMENTS</td>
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<tr>
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<td>Parcel ID:</td>
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<td>Applicant Name:</td>
<td>JSK CONSULTING</td>
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<tr>
<td>Applicant Address:</td>
<td>5904 HILLSIDE HEIGHTS DR</td>
<td>LAKELAND</td>
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<td>Owner Name:</td>
<td>SPEARS, HAROLD T JR. FAMILY TRUST &amp; TURBYFILL, NETTIE SUE</td>
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<td>Owner Address:</td>
<td>2021 WISTERIA LANE</td>
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### Request:

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**Explanation of Request:**
We request to modify the current PUD 3498 E. We would like to modify the density, reduce setbacks and have a combination 2 and 3 story buildings.

**Justification:**
Market Demands

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<td><strong>Wastewater</strong> 5420 GPD</td>
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<td><strong>Solid Waste</strong></td>
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FILE NO:                  PUD19-004
PRESENT ZONING:   PUD 3498 E
CONTEXT:               URBAN NEIGHBORHOOD
PROPOSED ZONING: MAJOR MODIFICATION OF PUD ZONING TO
INCREASE MAXIMUM NUMBER OF DWELLING
UNITS FROM 22 TO 60 AND ALLOW MULTI-FAMILY
BUILDINGS UP TO THREE-STORIES IN HEIGHT

APRIL 2019

Legend
- Subject Property
- 500 Foot Notification Boundary
- Current City Limits
- Zoning
- Conditional Use
- SPI
- Parcels
- Railroad
- Water Body
PRESENT ZONING: PUD 3498 E
CONTEXT: URBAN NEIGHBORHOOD
PROPOSED ZONING: MAJOR MODIFICATION OF PUD ZONING TO INCREASE MAXIMUM NUMBER OF DWELLING UNITS FROM 22 TO 60 AND ALLOW MULTI-FAMILY BUILDINGS UP TO THREE-STORIES IN HEIGHT

APRIL 2019

FILE NO: PUD19-004

Legend:
- Subject Property
- 500 Foot Notification Boundary
- Current City Limits
- Zoning
- Conditional Use
- Parcels
- Railroad
- Water Body
PRESENT ZONING: PUD 3498 E  
CONTEXT: URBAN NEIGHBORHOOD  
PROPOSED ZONING: MAJOR MODIFICATION OF PUD ZONING TO INCREASE MAXIMUM NUMBER OF DWELLING UNITS FROM 22 TO 60 AND ALLOW MULTI-FAMILY BUILDINGS UP TO THREE-STORIES IN HEIGHT  

FILE NO: PUD19-004  

APRIL 2019
March 29, 2019

RE: Willow Point Apartments - Project No. PUD19-004

Dear Property Owner:

This is to advise you that Matthew Johnson, on behalf of JSK Consulting, requests a major modification of PUD (Planned Unit Development) zoning to increase the maximum number of dwelling units allowed in the unbuilt Phase IV of Willow Point Estates from 22 to 60 and adopt a new site plan which allows for multi-family buildings with a maximum height of three-stories, in lieu of currently approved single-family attached (townhome) dwelling units, on approximately 3.88 acres located north of Willow Point Estates Phase III, east of Lake Bonny Mobile Home Park, west of W. Honeytree Lane, and south of Lake Bonny. The subject property is legally described as:

A PARCEL OF LAND BEING A PORTION OF SECTION 20, TOWNSHIP 28 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:
THE EAST 123.75 FT OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 LESS THE SOUTH 56.16 FEET THEREOF IN SECTION
AND;
A PARCEL OF LAND BEING A PORTION OF SECTION 21, TOWNSHIP 28 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:
THAT PART OF THE WEST 288.75 FEET OF THE SOUTHWEST 1/4 LYING SOUTH OF WATERS OF LAKE BONNY LESS THE SOUTH 1316.28 FEET

(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, April 16, 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, April 16th 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, Stephanie Franklin (Chair), Glenn Higgins (Secretary), Leigh Ann Lunz, Lyle Philipson, and Ronald Roberts were present. Community & Economic Development Department staff Teresa Maio, Community Planning & Housing 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: 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)

Todd Vargo stated the subject property was originally a single family home that was granted a Conditional Use in 2011 to be used as a church. The home is no longer being used by the church and is proposed for reuse as office space for the Grace Manor Suites assisted living facility located across the street. The small accessory storage building located to the rear of the principal structure will remain on the property, parking will be located in the rear of principal structure and the wheel stops in front of the principal structure will be removed. An existing ADA-accessible parking spot located in the driveway in the front of the principal structure will remain.

In response to Glenn Higgins, Mr. Vargo stated no modifications are planned to the exterior of the existing building. Mr. Higgins stated the church was controversial at the time when it was originally approved. Mr. Vargo stated the proposed office use would be less intensive than the church.

In response to Lyle Philipson, Mr. Vargo stated the parking will be located in the rear yard of the building and the existing wheel stops in the front yard will be removed. Matt Lyons stated the office use will generate less traffic than the previous church use.

Erica Arizonin-Craig, WMB-Architects, 110 S. Kentucky Avenue, stated office space is limited in the assisted living facility and the former church on Fernery Road would provide space for four to five employees. The office hours would be 8 am to 5 pm, Monday – Friday, with employee
parking in the rear of the structure with ADA parking in the front. Landscaping and signage will be improved in the future. The office will be used only for staff and will not receive deliveries.

In response to Ronald Roberts, Ms. Craig stated other offices have been used in various other locations to accommodate the employees of Grace Manor Suites.

Todd Vargo presented the recommended conditions to the Board.

Leigh Ann Lunz recused herself from the vote. Glenn Higgins made a motion for approval of staff’s recommendation. Lyle Philipson seconded the motion and it passed 4-0.

**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)

Phillip Scearce stated the request is for the application of City zoning on the subject property. Land use was applied after annexation in the late 2000s when the zoning for the shopping center to the south was approved. The property was previously classified as Rural Suburban (RS) when it was under the jurisdiction of Polk County.

In response to Stephanie Franklin, Matt Lyons stated the approval for the shopping center was done during the housing boom. The shopping center is going through Concept Review at this time.

Sarah Case, Next Level Planning, 3825 S. Florida Avenue, stated the owners of the subject property sold the property that will be developed as a shopping center to Publix in 2016. The land use designation for Residential High (RH) and Residential Low (RL) was granted in 2008. The MF-22 designation would allow for multi-family (apartment) development, RA-3 would allow for single-family residential developed with a minimum lot size of 7,000 feet, and the 1.3 acres south of Ralston Road would be zoned O-1 which allows for low impact office uses. Stormwater ponds are shown on the site plan that serve as a buffer.

Tim Johnson, 5016 Ralston Road, stated he is a lifelong resident in a low density area and is concerned about the state of the watershed and flooding, crime, and other impacts the project would have on the area.

In response to Mr. Johnson, Ms. Case stated procedures that will be followed during site plan review are designed to prevent development from adversely impacting adjacent properties.

In response to Leigh Ann Lunz, Ms. Case stated a condition of the PUD (Planned Unit Development) zoning requires enhanced buffering, traffic calming, and signage to protect the existing residents.
In response to Lyle Philipson, Ms. Case stated the request for zoning will allow for apartment complexes and townhomes.

Woody Screws, 4940 Ralston Road, stated he is concerned about flooding of the creek next to his home and about increased crime in the area.

Bruce Beery, 5301 Medulla Road, stated the area has flooded more in the past three years from the recent development in the area.

Tim Johnson, 5016 Ralston Road, stated water floods Hamilton Road after the construction of the new industrial complex in the area.

Woody Screws, 4940 Ralston Road, stated he is concerned about changing from personal wells for water and tapping into the City water system if a gas station is built in the area.

Alicia Whidden, 5110 Ralston Road, stated she is concerned about the use of the private easement and the increase in traffic in the area.

Sarah Case, 3825 S. Florida Avenue, stated the request is for zoning only as the land use was previously established on the subject property.

Greg Currier, 5028 Ralston Road, stated the flooding started when Pipkin Road was constructed, the City no longer maintains the area, and is concerned about the displacement of the protected gopher turtles in the area.

Teresa Maio stated an email was received from Donna Maddox, 5219 Ralston Road sharing her concerns about what type of housing was being planned for the area, road growth on County Line Road including if a traffic signal would be constructed, and a concern about a gas station that is not part of the request for zoning. Mr. Scearce stated he explained the zoning request to Ms. Maddox over the phone prior to the meeting.

In response to Stephanie Franklin, Ms. Maio stated staff would work to determine the responsibility of maintaining the ditch that leads into Pipkin Road.

Bruce Beery, 5301 Medulla Road, stated he is concerned about the displacement of the wildlife in the area and how the flooding will be addressed.

Todd Vargo presented the recommended conditions to the Board.

**GENERAL MEETING**

**ITEM 3: Review minutes of the February meeting.**

Ronald Roberts made a motion for approval of the minutes from the previous meeting. Glenn Higgins seconded the motion and it passed 5-0.
ITEM 4: Report of City Commission action on Planning and Zoning Board recommendations.

Teresa Maio reviewed the recent actions of the City Commission.

ITEM 5: Planning Manager’s Report.

Teresa Maio reviewed the new cases for the April hearing.

ITEM 6: Audience.

There were no comments from the audience.

ITEM 7: Adjourn.

There being no further discussion, the meeting was adjourned at 9:33 am.

ITEM 8: Workshop.

The Board was given instructions on how to use the tablets and given the opportunity to ask questions.

Respectfully Submitted,

Stephanie Franklin, Chair       Glenn Higgins, Secretary
<table>
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<th>Reviewer:</th>
<th>Phillip Scearce</th>
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<td>Owner:</td>
<td>Gresham Farms Development LLC</td>
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<tr>
<td>Applicant:</td>
<td>Sarah Case, Next Level Polk</td>
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<tr>
<td>Current Zoning:</td>
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<td>March 19, 2019</td>
<td>P&amp;Z Final Decision:</td>
<td>April 16, 2019</td>
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<tr>
<td>Request:</td>
<td>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) zoning on approximately 1.3 acres, on properties located east of County Line Road, north of Ralston Road, south of Medulla, and north and south of W. Pipkin Road.</td>
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1.0 Location Maps
2.0 Background

2.1 Summary
Sarah Case, Next Level Planning & Permitting, on behalf of Gresham Farms Development, LLC, 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) zoning on approximately 1.3 acres, on properties located east of County Line Road, north of Ralston Road, south of Medulla, and north and south of W. Pipkin Road. A legal description is included as Attachment “A” and a map of the subject property is included as Attachment “B”.

2.2 Subject Property
The subject property consists of five parcels totaling approximately 62.1 acres which were annexed into the City in March 2006. The parcels were subsequently given a future land use designation of either RL (Residential Low) or RH (Residential High). Zoning, however, was not applied at the time. As of this writing, there are no pending proposals for development and this request is only for zoning. Any future development for single-family residential uses will be permitted by-right in accordance with the relevant development standards and subdivision requirements. Multi-family and office development will also be permitted by right, subject to the standard commercial site plan review process.

2.3 Project Background
The application of RH and RL land use, north and south of Ralston Road, was applied concurrently with the land use and zoning for the Gresham Farms retail center located at the northeast corner of County Line Road and W. Pipkin Road. The retail center, as zoned through PUD 4918, allows for a maximum of 185,000 square feet of retail commercial uses. While the retail portion is under separate ownership, the intent of the application of RH and RL land use along Ralston Road was to create a mixed-use center in which future residential development is located in close proximity to goods and services.

2.4 Existing Uses of Adjacent Properties

<table>
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<th>Boundary</th>
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2.5 Attachments
- Attachment A: Legal Description
- Attachment B: Base Map of Subject Property
3.0 Discussion

The 43.4-acres proposed for RA-3 zoning will allow single family development at a gross density of up to 5 dwelling units per acre, or a maximum of 217 dwelling units. The Suburban Neighborhood (SNH) context sub-district specifies a minimum lot area of 7,000 sq. ft. and a minimum lot width of 60 feet. Due to the minimum lot size requirements, infrastructure needs and land set aside for open space, a typical single-family subdivision in the SNH context has a gross density between 3.5 and 4 dwelling units per acre. The 17.4-acres proposed for MF-22 zoning will allow multi-family development at a gross density of 12 dwelling units per acre or greater or a minimum of 208 dwelling units. The actual buildable density will be limited by a maximum height limit of 40 feet and the need to set aside sufficient land for parking, stormwater, landscaping and open space/recreational amenities.

At the hearing before the Planning & Zoning Board on March 19th, several residents located in the unincorporated area along Ralston Road and Medulla Road stated opposition to the zoning based on existing flooding related to a nearby creek during heavy rain events. Based on data available from the Polk County Property Appraiser, the majority of properties experiencing flooding are located nearby or adjacent to the creek and within the 100-year flood plain (FEMA Flood Zone A). The creek, which runs from the north of Medulla Road to the south of W. Pipkin Road, is located within the jurisdiction of Polk County. When contacted by staff regarding drainage issues in the area, the County Engineer did not provide a response.

Future development of the subject property will require subdivision and/or site plan review. Prior to the issuance of any site alteration or building permits, development plans will be subject to review by the Southwest Florida Water Management District (SWFWMD). Any new stormwater runoff generated by development will have to mitigated through on-site mitigation measures. Soils in the area located north of Ralston Road consist of Apopka Fine Sands and Fort Meade Sands which are characterized as either moderately (Fort Meade) to well drained permeable on upland ridges (Apopka). Parcels north and south side of W. Pipkin Road consist of Wauchula Fine Sands which are moderate to poorly drained soils. Soil conditions, therefore, are favorable to the use of on-site retention/detention without adversely affecting nearby residents and the adjacent creek. Any future development will also be required to connect to City water and wastewater which addresses any concerns about potential well water contamination.

Secondarily, nearby residents also expressed concerns about potential crime that new development will bring and impacts on existing wildlife and habitat. Concerns about potential crime cannot be substantiated due to the speculative nature. The subject property is not set aside for conservation and does not have any special environmental protections. At the time of any development proposal, the applicant will be required to conduct a tree survey identifying any trees that may be worthy of preservation. Prior to development, any threatened or protected wildlife species will be identified and subject to applicable State and Federal regulations.

According to the Polk County School Board, the subject property is located within the following school zones, R. Bruce Wagoner, Southwest Middle School, Sleepy Hill Middle, and George W. Jenkins High School. At present, all schools are operating below 100 percent capacity. Only Sleepy Hill Middle School is reported over 90 percent (91%) capacity. Single-family development of up to 217 dwelling units is expected to generate 43 elementary, 21 middle school and 29 high school students. Multi-Family development are expected to generate 32 elementary, 12, middle school and 15 high school students. Polk County School Board staff will review and evaluate the current official enrolment, capacity and number of reserved seats prior to site plan review or final platting.

3.1 Transportation and Concurrency

Binding Concurrency Determinations will be made at the time of final plat approval for the single-family residential component and with site plan approval for the apartment component. Using published trip generation rates from the Institute of Transportation Engineers Trip Generation Manual (10th Edition), 217 single-family detached homes will generate an estimated 2,048 Daily and 215 PM Peak Hour Trips. 208 multi-family dwelling units (apartments) will generate an estimated 1,523 Daily and 116 PM Peak Hour Trips. Per the Polk Transportation Planning Organization’s 2017 Roadway Network Database, the adjacent segments of County Line Road and West Pipkin Road are operating at an acceptable level-of-service.
County Line and West Pipkin Roads are both designated Type I roadways in the Lakeland Comprehensive Plan 2010-2020 since they are intended to provide high-speed, high-capacity access to Lakeland-Linder International Airport and surrounding business centers. County Line Road is also a regionally-significant freight route that provides direct access to Interstate 4 and State Road 60 from the Airport and nearby warehouse/distribution center complexes in Polk and Hillsborough Counties such as Amazon, O’Reilly Auto Parts, Publix, Key Logistics Center and The Ruthvens. Per Section 4.2.4 of the City Land Development Code, development adjacent to Type I roadways shall have controlled access and cross-access connections and/or service roads/improvements to parallel corridors shall be required.

The subject property is located across Ralston Road from the Gresham Village shopping center that is currently under development in compliance with Planned Unit Development (PUD) Ordinance No. 4918, as amended by the Planning and Zoning Board through Case No. 13-Sep-022-Z. The Gresham Village layout plan includes a parallel “backage” road between West Pipkin Road and Ralston Road to provide an alternative means of access to/from the east to minimize impacts to County Line Road. The backage road is contained in Table III-9 of the Comprehensive Plan and Southwest Lakeland Sector Plan. In order to preserve the capacity of the surrounding street system, the subject property will be required to connect to Ralston Road and the Gresham Village backage road. A direct emergency access to County Line Road will only be allowed if one is required by the Florida Fire Code. A fully-functional driveway onto County Line Road will not be allowed to alleviate safety concerns created by the interaction of residential traffic with the large amount of trucks that travel that corridor. Due to physical constraints along the site’s Medulla Road frontage, it is likely that a sidewalk or trail will be the only viable connection to/from the subject property, which will have to be accommodated in the subdivision plat and construction plans.

The subject site will be required to submit an annexation petition to the Lakeland Area Mass Transit District (LAMTD) as is being required for Gresham Village. Gresham Village is currently planning the construction of an on-site transit shelter to serve its patrons and as part of a likely multi-modal concurrency mitigation package. The proposed single- and multi-family components to be constructed on the subject property shall include pedestrian connections to the external sidewalk system and extensive planned sidewalk network within Gresham Village. The developer(s) of the subject property shall coordinate with Gresham Village regarding improvements to Ralston Road, including the future signalization of the Ralston/County Line Road intersection.

### 3.2 Comprehensive Plan Compliance

The Community & Economic Development Department and the Planning & Zoning Board reviewed this request for compliance with Lakeland Comprehensive Plan: 2010-2020 and it is our opinion that the request is consistent with the Comprehensive Plan. All roadway levels of service are acceptable. Other essential services are presently available to provide general concurrency for the proposed zoning change. Actual construction is subject to final concurrency determinations at the time of site plan review.
4.0 Recommendation

4.1 Community and Economic Development Staff
Community & Economic Development Department reviewed this request and recommends the application of RA-3, MF-22 and O-1 zoning. Letters of notification were mailed to 31 property owners within 500 feet of the subject property. Any concerns or issues expressed at the March 19th public hearing are addressed within the staff report.

4.2 The Planning & Zoning Board
It is recommended that the request for RA-3, MF-22 and O-1 zoning, as described above and in Attachments “A” and “B” be approved.
ATTACHMENT “A”

Legal Description:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 29 SOUTH, RANGE 23 EAST, AND BEING IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 29 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7; THENCE NORTH 89°50′18″ EAST ALONG THE NORTHERLY LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7 A DISTANCE OF 465.00 FEET; THENCE SOUTH 00°00′00″ WEST A DISTANCE OF 27.74 FEET; THENCE NORTH 90°00′00″ WEST A DISTANCE OF 43.87 FEET; THENCE EAST 00°00′00″ A DISTANCE OF 10.68 FEET; THENCE SOUTH 89°47′41″ WEST A DISTANCE OF 100.00 FEET; THENCE SOUTH 89°23′38″ WEST A DISTANCE OF 100.01 FEET; THENCE NORTH 89°47′41″ WEST A DISTANCE OF 472.46 FEET; THENCE SOUTH 10°58′42″ EAST A DISTANCE OF 266.14 FEET; THENCE SOUTH 61°08′22″ EAST A DISTANCE OF 472.98 FEET; THENCE SOUTH 44°51′36″ EAST A DISTANCE OF 388.25 FEET TO THE EASTERLY LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7, THENCE SOUTH 00°06′46″ EAST ALONG SAID EASTERLY LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7 A DISTANCE OF 282.42 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7; THENCE SOUTH 00°07′21″ EAST ALONG THE EASTERLY LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7 A DISTANCE OF 817.41 FEET; THENCE SOUTH 89°55′07″ WEST A DISTANCE OF 431.00 FEET; THENCE SOUTH 00°07′21″ EAST A DISTANCE OF 483.40 FEET TO THE NORTHERLY MAINTAINED RIGHT-OF-WAY OF RALSTON ROAD AS RECORDED IN MAP BOOK 10, PAGE 14 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE WESTERLY ALONG SAID NORTHERLY MAINTAINED RIGHT-OF-WAY THE FOLLOWING FOUR (4) COURSES: 1.) SOUTH 89°55′07″ WEST A DISTANCE OF 10.68 FEET; THENCE 2.) NORTH 89°47′41″ WEST A DISTANCE OF 100.00 FEET; THENCE 3.) NORTH 89°23′38″ WEST A DISTANCE OF 100.01 FEET; THENCE 4.) SOUTH 89°48′15″ WEST A DISTANCE OF 41.37 FEET TO THE INTERSECTION WITH THE EAST BOUNDARY OF THAT CERTAIN PLANNED UNIT DEVELOPMENT (PUD) DESCRIBED IN CITY OF LAKELAND ORDINANCE No. 4918; THENCE DEPARTING THE AFORESAID MAINTAINED RIGHT-OF-WAY, NORTH AND WEST ALONG THE SAID PUD BOUNDARY THE FOLLOWING TWO (2) CALLS: 1.) NORTH 00°00′00″ WEST A DISTANCE OF 27.74 FEET; THENCE 2.) NORTH 90°00′00″ WEST A DISTANCE OF 67.94 FEET; THENCE DEPARTING SAID PUD BOUNDARY, NORTH 00°10′46″ WEST A DISTANCE OF 285.23 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 370.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE/Delta of 45°36′37″ (CHORD = 286.82 FEET, CHORD BEARING = NORTH 22°37′32″ EAST) FOR A DISTANCE OF 294.54 FEET TO THE POINT OF TANGENCY; THENCE NORTH 45°25′51″ EAST A DISTANCE OF 51.98 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 110.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE/Delta of 45°59′29″ (CHORD = 85.95 FEET, CHORD BEARING = NORTH 22°36′06″ EAST) FOR A DISTANCE OF 88.30 FEET TO THE POINT OF TANGENCY; THENCE NORTH 00°33′38″ WEST A DISTANCE OF 553.45 FEET; THENCE SOUTH 00°57′13″ WEST A DISTANCE OF 316.45 FEET; THENCE NORTH 00°05′12″ WEST A DISTANCE OF 405.09 FEET; THENCE NORTH 89°50′18″ WEST A DISTANCE OF 15.00 FEET; THENCE NORTH 00°05′12″ WEST A DISTANCE OF 918.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 28.75 ACRES, MORE OR LESS TO THE MAINTAINED RIGHT-OF-WAY AND PLANNED UNIT DEVELOPMENT BOUNDARY REFERENCED HEREIN.

AND;

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 29 SOUTH, RANGE 23 EAST, AND BEING IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 29 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7; THENCE NORTH 89°50′18″ EAST ALONG THE NORTHERLY LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7 A DISTANCE OF 465.00 FEET; THENCE SOUTH 00°05′12″ EAST A DISTANCE OF 50.00 FEET; THENCE SOUTH 31°50′22″ EAST A DISTANCE OF 266.14 FEET; THENCE SOUTH 10°58′42″ EAST A DISTANCE OF 472.46 FEET; THENCE SOUTH 44°51′36″ EAST A DISTANCE OF 388.25 FEET TO THE EASTERLY LINE OF THE NORTHWEST 1/4 OF SAID SECTION 7, THENCE SOUTH 00°06′46″ EAST ALONG SAID EASTERLY LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7 A DISTANCE OF 282.42 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7; THENCE SOUTH 00°07′21″ EAST ALONG THE EASTERLY LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7 A DISTANCE OF 817.41 FEET; THENCE SOUTH 89°55′07″ WEST A DISTANCE OF 431.00 FEET; THENCE SOUTH 00°05′12″ WEST A DISTANCE OF 27.74 FEET; THENCE 2.) NORTH 90°00′00″ WEST A DISTANCE OF 67.94 FEET; THENCE DEPARTING THE AFORESAID MAINTAINED RIGHT-OF-WAY, NORTH AND WEST ALONG THE SAID PUD BOUNDARY THE FOLLOWING TWO (2) CALLS: 1.) NORTH 00°00′00″ WEST A DISTANCE OF 27.74 FEET; THENCE 2.) NORTH 90°00′00″ WEST A DISTANCE OF 67.94 FEET TO THE POINT OF TANGENCY; THENCE NORTH 00°33′38″ WEST A DISTANCE OF 553.45 FEET; THENCE SOUTH 00°57′13″ WEST A DISTANCE OF 316.45 FEET; THENCE NORTH 00°05′12″ WEST A DISTANCE OF 405.09 FEET; THENCE NORTH 89°50′18″ WEST A DISTANCE OF 15.00 FEET; THENCE NORTH 00°05′12″ WEST A DISTANCE OF 918.00 FEET TO THE POINT OF BEGINNING.

ATTACHMENT “A”
BEGINNING FOR THIS DESCRIPTION; THENCE CONTINUE ALONG SAID PUD BOUNDARY THE FOLLOWING THREE (3) COURSES: 1.), NORTH 90°00'00" WEST, A DISTANCE OF 314.60 FEET; THENCE 2.) NORTH 00°00'00" EAST, A DISTANCE OF 200.00 FEET; THENCE 3.) NORTH 90°00'00" WEST, A DISTANCE OF 200.56 FEET TO THE EASTERLY RIGHT-OF-WAY OF COUNTY LINE ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 2734, PAGES 1487-1497 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES: 1.) NORTH 00°04'47" WEST A DISTANCE OF 171.68 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 2940.79 FEET; THENCE 2.) NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE/Delta of 45°36'37" (Chord = 286.82 FEET, Chord Bearing = North 89°57'13" West) FOR A DISTANCE OF 88.30 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 00°33'38" EAST A DISTANCE OF 553.44 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWesterLY HAVING A RADIUS OF 110.00 FEET; THENCE SOUTHWesterLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE/Delta of 45°59'29" (Chord = 85.95 FEET, Chord Bearing = South 22°26'06" West) FOR A DISTANCE OF 88.30 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 45°25'51" WEST A DISTANCE OF 51.98 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 370.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE/Delta of 45°36'37" (Chord = 286.82 FEET, Chord Bearing = South 22°37'32" West) FOR A DISTANCE OF 294.54 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 00°10'46" EAST A DISTANCE OF 313.11 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 17.40 ACRES, MORE OR LESS TO THE RIGHTS-OF-WAY AND PLANNED UNIT DEVELOPMENT BOUNDARIES REFERENCED HEREIN.

AND;

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 29 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4, OF THE SOUTHWEST 1/4, OF SAID SECTION 7, RUN THENCE SOUTH 00°21'13" EAST ALONG THE WESTERLY LINE OF THE SOUTHEAST 1/4, OF THE SOUTHWEST 1/4 OF SAID SECTION 7 A DISTANCE OF 156.44 FEET TO A POINT AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY OF WEST PIPEKIN ROAD AND THE WESTERLY LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 7; THENCE RUNNING SOUTH 89°56'03" EAST FOR A DISTANCE OF 6.81 FEET; THENCE ALONG AN ARC OF A CURVE TO THE LEFT AN ARC DISTANCE OF 452.14 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 88°14'29" EAST FOR A CHORD DISTANCE OF 452.06 FEET, AND HAVING A RADIUS OF 7100.00 FEET, THROUGH A CENTRAL ANGLE OF 03°38'55" TO A POINT; THENCE SOUTH 03°34'59" EAST FOR A DISTANCE OF 10.00 FEET TO A POINT BEING THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE RUNNING THE FOLLOWING COURSES AND DISTANCES AS MEASURED ALONG THE SOUTHERLY RIGHT-OF-WAY OF WEST PIPEKIN ROAD THENCE ALONG AN ARC OF A CURVE TO THE LEFT AN ARC DISTANCE OF 406.29 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 84°46'48" EAST FOR A CHORD DISTANCE OF 406.23 FEET, AND HAVING A RADIUS OF 7110.00 FEET, THROUGH A CENTRAL ANGLE OF 03°16'27"; NORTH 06°51'26" WEST FOR A DISTANCE OF 10.00 FEET; THENCE ALONG AN ARC OF A CURVE TO THE LEFT AN ARC DISTANCE OF 202.86 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 82°19'28" EAST FOR A CHORD DISTANCE OF 202.85 FEET, AND HAVING A RADIUS OF 7100.00 FEET, THROUGH A CENTRAL ANGLE OF 01°38'13"; NORTH 08°29'39" WEST FOR A DISTANCE OF 10.00 FEET; THENCE ALONG AN ARC OF A CURVE TO THE LEFT AN ARC DISTANCE OF 267.62 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 80°25'28" EAST FOR A CHORD DISTANCE OF 267.60 FEET, AND HAVING A RADIUS OF 7090.00 FEET, THROUGH A CENTRAL ANGLE OF 02°09'46" TO A POINT LOCATED ON THE EASTERLY LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 7; THENCE RUNNING SOUTH 00°15'07" EAST AS MEASURED ALONG THE EASTERLY LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 7 FOR A DISTANCE OF 485.73 FEET TO A POINT; THENCE RUNNING SOUTH 89°58'27" WEST FOR A DISTANCE OF 1011.55 FEET TO A POINT; THENCE RUNNING NORTH 21°43'16" EAST FOR A DISTANCE OF 385.14 FEET TO A POINT SAID POINT BEING THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 8.78 ACRES, MORE OR LESS.

AND;

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 29 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4, OF THE SOUTHWEST 1/4, OF SAID SECTION 7, RUN THENCE NORTH 89°55'07" EAST A DISTANCE OF 658.60 FEET TO THE INTERSECTION WITH THE EAST BOUNDARY OF THAT CERTAIN PLANNED UNIT DEVELOPMENT (PUD) DESCRIBED IN CITY OF LAKELAND ORDINANCE NO. 4918; THENCE SOUTH 00°00'00" EAST, ALONG SAID EAST BOUNDARY, A DISTANCE OF 3.59 FEET TO A POINT ON THE SOUTHERLY MAINTAINED RIGHT-OF-WAY OF RALSTON ROAD AS...
RECORDED IN MAP BOOK 10, PAGE 14 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, SAID POINT BEING THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE DEPARTING SAID EAST BOUNDARY AND EASTERLY ALONG SAID SOUTHERLY MAINTAINED RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES: 1.) SOUTH 89°47'41" EAST A DISTANCE OF 41.41 FEET; THENCE 2.) SOUTH 89°27'04" EAST A DISTANCE OF 100.01 FEET; THENCE 3.) SOUTH 89°33'50" EAST A DISTANCE OF 99.99 FEET TO THE INTERSECTION WITH THE WEST BOUNDARY OF THOSE LANDS DESCRIBED IN THAT CERTAIN CITY OF LAKELAND ORDINANCE NO. 5010; THENCE DEPARTING SAID SOUTHERLY MAINTAINED RIGHT-OF-WAY, SOUTH 00°00'00 EAST ALONG SAID WEST BOUNDARY, A DISTANCE OF 239.19 FEET; THENCE DEPARTING SAID WEST BOUNDARY, SOUTH 89°55'07" WEST A DISTANCE OF 241.41 FEET TO THE EAST BOUNDARY OF THE AFOREMENTIONED PLANNED UNIT DEVELOPMENT (PUD) DESCRIBED IN CITY OF LAKELAND ORDINANCE NO. 4918; THENCE NORTH 00°00'00" WEST ALONG SAID EAST BOUNDARY, A DISTANCE OF 241.40 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 1.33 ACRES, MORE OR LESS TO THE MAINTAINED RIGHT-OF-WAY OF RALSTON ROAD.

AND;

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 29 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4, OF THE SOUTHWEST 1/4, OF SAID SECTION 7, RUN THENCE NORTH 00° 21'13" W A DISTANCE OF 43.56 FEET TO A POINT LOCATED AT THE INTERSECTION OF NORTHERLY RIGHT-OF-WAY OF WEST PIPKIN ROAD WITH THE WESTERLY LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 7; THENCE ALONG AN ARC OF A CURVE TO THE RIGHT AND SAID NORTHERLY RIGHT-OF-WAY FOR AN ARC DISTANCE OF 75.50 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 89°45'08" EAST FOR A CHORD DISTANCE OF 75.50 FEET AND HAVING A RADIUS OF 6900.00 FEET THROUGH A CENTRAL ANGLE OF 00°37'37" TO A POINT; THENCE RUNNING NORTH 06°23'00" EAST FOR A DISTANCE OF 588.73 FEET TO A POINT; THENCE RUNNING NORTH 89°51'40" EAST FOR A DISTANCE OF 704.54 FEET, SAID POINT BEING THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE RUNNING NORTH 89°51'40" EAST FOR A DISTANCE OF 471.18 FEET TO A POINT LOCATED ON THE EASTERLY LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 7; THENCE RUNNING SOUTH 00°12'19" EAST AS MEASURED ALONG THE EASTERLY LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 7 FOR A DISTANCE OF 472.87 FEET TO A POINT LOCATED ON THE NORTHERLY RIGHT OF WAY OF WEST PIPKIN ROAD; THENCE RUNNING THE FOLLOWING COURSES AND DISTANCES AS MEASURED ALONG THE NORTHERLY RIGHT OF WAY OF WEST PIPKIN ROAD: THENCE ALONG AN ARC OF A CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 540.92 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING SOUTH 81° 18' 38" WEST FOR A CHORD DISTANCE OF 540.78 FEET AND HAVING A RADIUS OF 6910.00 FEET, THROUGH A CENTRAL ANGLE OF 04°29'06"; RUNNING THENCE NORTH 06°21'40" EAST A DISTANCE OF 556.85 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 5.94 ACRES, MORE OR LESS.
## Community & Economic Development

### Staff Recommendation

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<th>Date:</th>
<th>April 16, 2019</th>
<th>Reviewer:</th>
<th>Joshua Cheney</th>
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<td>Project No:</td>
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<td>Location:</td>
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<td>Owner:</td>
<td>Chris Robertson</td>
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<td>Applicant:</td>
<td>Kendall Phillips</td>
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<table>
<thead>
<tr>
<th>Current Zoning:</th>
<th>Future Land Use:</th>
</tr>
</thead>
<tbody>
<tr>
<td>I-1 (Light Industrial-Limited Commercial), C-2 (Highway Commercial)</td>
<td>Mixed Commercial Corridor (MCC)</td>
</tr>
</tbody>
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<thead>
<tr>
<th>Context District:</th>
<th>Urban Corridor UCO</th>
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<tbody>
<tr>
<td>P&amp;Z Hearing:</td>
<td>April 16, 2019</td>
</tr>
<tr>
<td>P&amp;Z Final Decision:</td>
<td>April 16, 2019</td>
</tr>
</tbody>
</table>

**Request:** Plat approval for MIDFLORIDA Facilities Center generally located north of E. Edgewood Drive at 2126 and 2128 E. Edgewood Drive.

### 1.0 Location Maps

![Location Map](image)
2.0 Background

2.1 Summary
Kendall Phillips on behalf of MIDFLORIDA Credit Union, has submitted a subdivision plat for MIDFLORIDA Facilities Center that consists of 3 lots on 2.38 acres generally located north of E. Edgewood Drive at 2126 and 2128 E. Edgewood Drive. Plats are reviewed by the City’s Subdivision Review Team for compliance with Article 9 (Subdivision Standards) of the Land Development Code (LDC).

2.2 Attachments
Plat Sheets for MIDFLORIDA Facilities Center #1-2

3.0 Recommendation

3.1 Community & Economic Development Staff
It is recommended that the Planning and Zoning Board approve the plat as conforming to Article 9 (Subdivision Standards) of the Land Development Code.
Meeting of March 18, 2019

Ordinances (Second 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) (1st Rdg. 03-04-19) Approved 7-0

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) (1st Rdg. 03-04-19) Approved 7-0

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) (1st Rdg. 03-04-19) Approved 7-0

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) (1st Rdg. 03-04-19) Approved 7-0

Meeting of April 1, 2019

Ordinances (First Reading)

Proposed 19-009; Amending Ordinance 5182, major modification of PUD zoning to allow a former church located at 240 Fernery Road to be converted to offices for the assisted living facility Grace Manor Suites located at 4620 N. Socrum Loop Road; repealing Ordinance 5280 (PUD19-003)