

ORDINANCE NO. _____

PROPOSED ORDINANCE NO. 21-027

AN ORDINANCE RELATING TO ZONING; MAKING FINDINGS; APPROVING A CONDITIONAL USE TO ALLOW AN ADULT DAYCARE AND VOCATIONAL TRAINING FACILITY ON PROPERTY LOCATED AT 2710 W. MEMORIAL BOULEVARD; FINDING CONFORMITY WITH THE COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, an application has been filed by Alliance for Independence for a conditional use to allow an adult daycare and vocational training facility on property located at 2710 W. Memorial Boulevard, which property is more particularly described on Attachment “A” and graphically depicted on Attachments “B” and “C,” attached hereto and made a part hereof (the “Property”); and

WHEREAS, on May 18, 2021, the Planning and Zoning Board held a public hearing on the request of the applicant to have such conditional use granted; and

WHEREAS, the Planning and Zoning Board approved the application on May 18, 2021, and recommended to the City Commission that the conditional use be granted; and

WHEREAS, after conducting a duly-noticed public hearing, the City Commission finds that it is in furtherance of the public health, safety and welfare of the citizens of the City of Lakeland to approve the requested conditional use in accordance with the provisions of this Ordinance;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF LAKELAND, FLORIDA:

SECTION 1. The foregoing findings are true and correct and are incorporated herein by reference and made a part hereof.

SECTION 2. The City Commission does hereby approve a conditional use for an adult daycare and vocational training facility on the Property, subject to the following conditions:

1. Permitted Uses: An adult day care and vocational training for disabled individuals with a maximum of 120 clients.
2. Site Development Plan: The site shall be developed in substantial accordance with the site development plan included as Attachment "C." With the approval of the Director of Community and Economic Development, minor adjustments may be made at the time of site plan review without requiring a modification of this conditional use.
3. Off-Street Parking: In accordance with Article 4 of the Land Development Code (LDC), except that the vehicle use and pick-up/drop-off areas shall be marked to prohibit unauthorized parking within the right-of-way and other areas not designated for parking.
4. Pedestrian & Bicycle Improvements:
 - a. Prior to the issuance of a Business Tax License, the applicant shall pay into the City's sidewalk fund in lieu of constructing a 10 ft. multi-use trail identified by the West Memorial Blvd Transportation Enhancement Project master plan.
 - b. An ADA-compliant pedestrian route shall be constructed between the principal building entrance and the W. Memorial Boulevard right-of-way line.
 - c. Bicycle parking shall be provided in accordance with Section 4.11.6 of the Land Development Code and Index 900 of the City Engineering Standards Manual.
5. Signage: In accordance with Section 4.9 of the Land Development Code.
6. Cross-Access Easement Agreement: A cross-access easement agreement shall be secured and maintained with the adjacent parcel to the east. This agreement shall be approved by the Florida Department of Transportation and recorded with the Polk County Clerk of Courts.
7. Transit Access and Circulation: If the provision of direct transit service to the principal building entrance is determined to be viable, the applicant shall coordinate with the Lakeland Area Mass Transit District (Citrus Connection) to accommodate on-site access and circulation of vans or paratransit vehicles.

8. Approval of this conditional use shall be subject to any additional permitting requirements that may be imposed by the Florida Department of Transportation.

SECTION 3. The City Commission does hereby expressly find that the provisions of this Ordinance are in conformity with the Comprehensive Plan of the City of Lakeland adopted by Ordinance 5188.

SECTION 4. If any word, sentence, clause, phrase, or provision of this Ordinance, for any reason, is held to be unconstitutional, void, or invalid, the validity of the remainder of this Ordinance shall not be affected thereby.

SECTION 5. This Ordinance shall take effect immediately upon its passage.

PASSED AND CERTIFIED AS TO PASSAGE this 21st day of June, A.D. 2021.

H. WILLIAM MUTZ, MAYOR

ATTEST: _____
KELLY S. KOOS, CITY CLERK

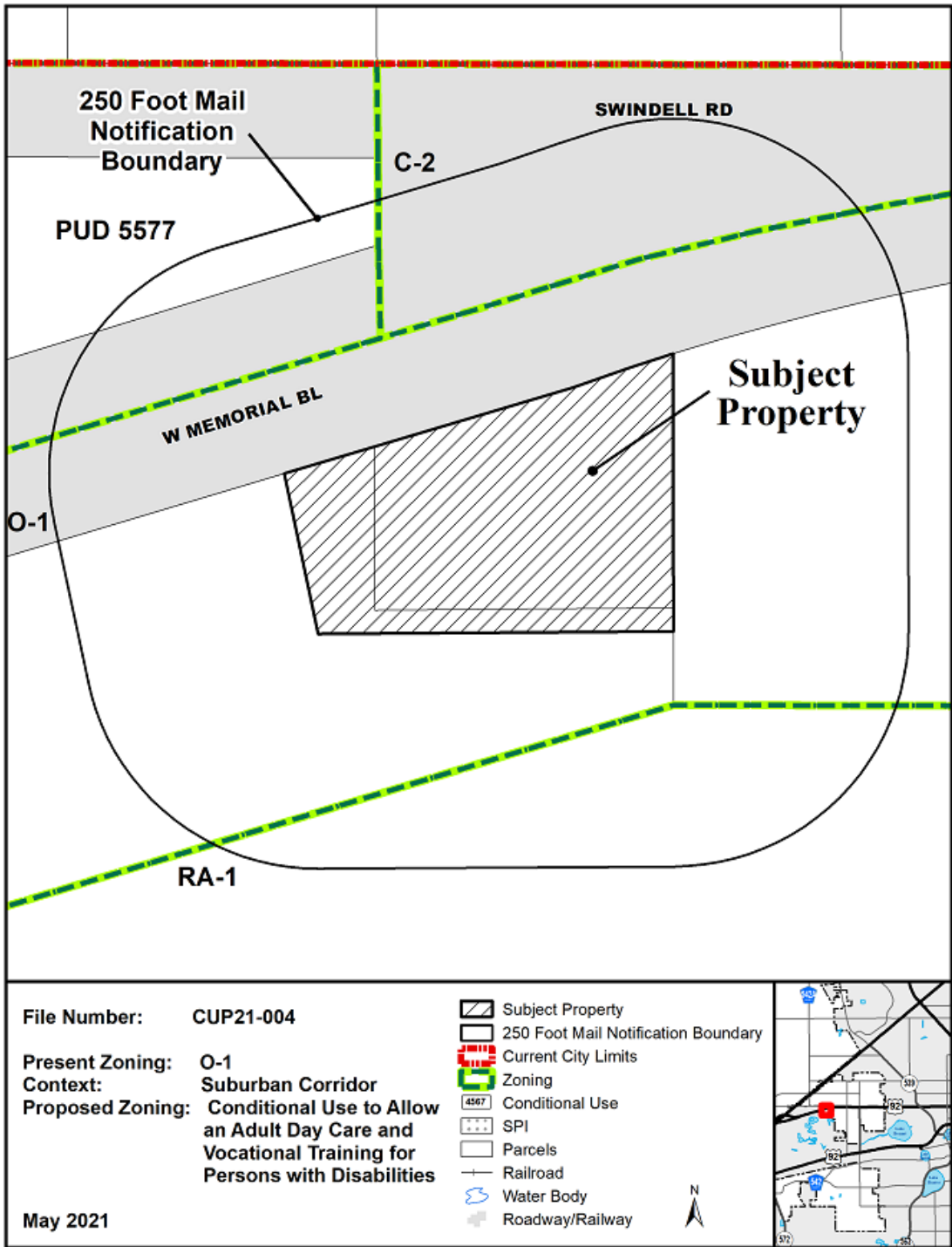
APPROVED AS TO FORM AND CORRECTNESS: _____
PALMER C. DAVIS
CITY ATTORNEY

ATTACHMENT "A"

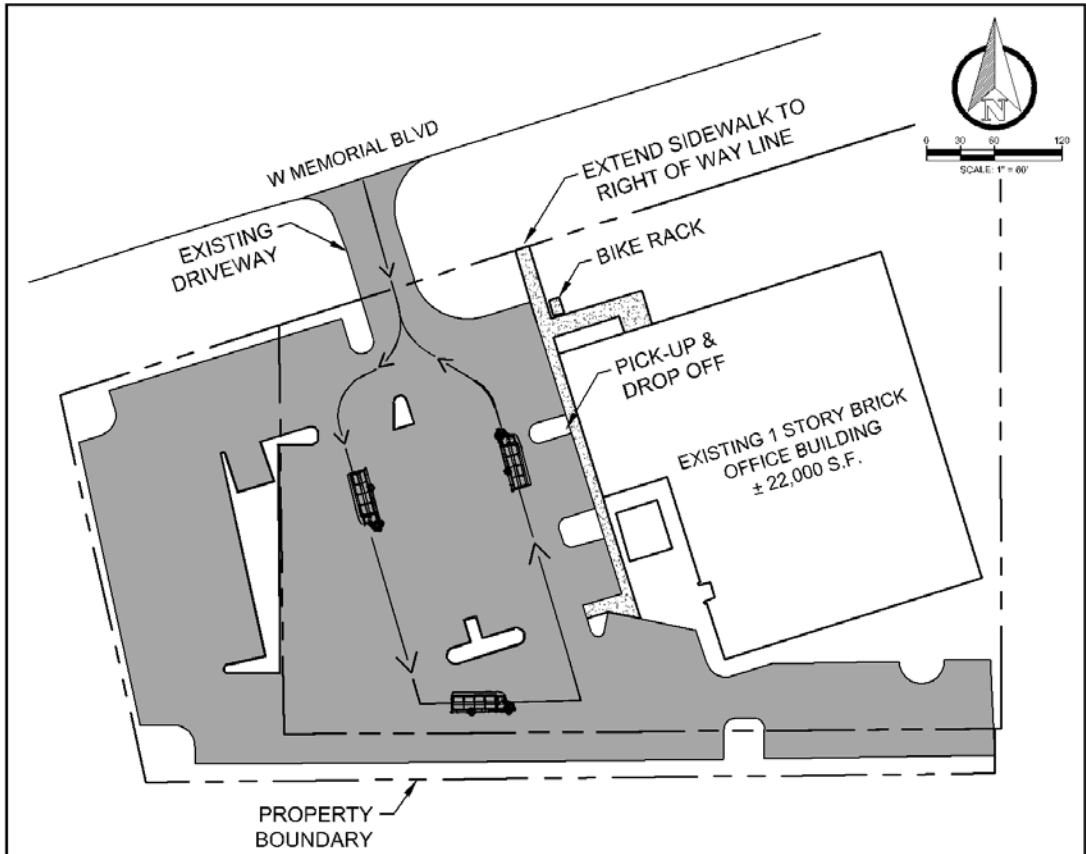
Legal Description:

TWO PARCELS OF LAND IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 28 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA BOUND BY MEMORIAL BLVD TO THE NORTH, LONE PALM GOLF COURSE TO THE SOUTH, AND PARCEL 23281500000031010 TO THE EAST

ATTACHMENT "B"



ATTACHMENT "C"



| SITE CHARACTERISTICS | |
|--|--|
| 1. PROPERTY LOCATION & INFORMATION: | |
| PROPERTY LOCATION: | 2710 MEMORIAL BLVD WEST LAKELAND, FL 33815 |
| PROPERTY TAX ID#: | 23-28-15-000000-031080, 23-28-15-000000-031040 |
| PROPERTY ACREAGE: | 12.13 AC |
| ON-SITE WETLANDS: | 0.00 AC |
| FEMA FLOOD ZONE(S): | ZONE 'X' |
| MAP NUMBER: | 12105C0292 G |
| EFFECTIVE DATE: | DECEMBER 22, 2016 |
| SECTION / TOWNSHIP / RANGE: | 15 / 28 S / 23 E |
| 2. DEVELOPMENT CHARACTERISTICS | |
| TOTAL EXISTING PARKING: | 119 |

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ALLIANCE FOR INDEPENDENCE

2710 MEMORIAL BLVD WEST
 LAKELAND, FL 33815

CONCEPTUAL SITE PLAN 1.0