

**ORDINANCE NO. \_\_\_\_**

**PROPOSED ORDINANCE NO. 23-014**

**AN ORDINANCE RELATING TO ZONING; MAKING FINDINGS; AMENDING ORDINANCE 3432, AS AMENDED, TO PROVIDE FOR A MAJOR MODIFICATION TO PLANNED UNIT DEVELOPMENT ZONING TO ALLOW A TWO-STORY 94,000 SQUARE FOOT MINI-WAREHOUSE/SELF STORAGE FACILITY ON APPROXIMATELY 4.33 ACRES LOCATED AT 2575 HARDEN BOULEVARD; PROVIDING CONDITIONS; FINDING CONFORMITY WITH THE COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Planning and Zoning Board held a public hearing on January 18, 2023 to consider the request of Timothy Campbell, Clark, Campbell, Lancaster, Workman & Airth, P.A., on behalf of New Heritage, LLC, to amend Ordinance 3432, as amended, to modify PUD zoning to allow a two-story 94,000 square foot mini-warehouse/self-storage facility on approximately 4.33 acres located at 2575 Harden Boulevard, as more particularly described on Attachment “A” and graphically depicted on Attachment “B” (the “Property”); and

**WHEREAS**, the Planning and Zoning Board approved the requested PUD zoning modification on February 21, 2023 and recommended said modification to the City Commission; and

**WHEREAS**, the City Commission, after due public notice and a public hearing at which all interested persons were afforded the opportunity to be heard, finds that the Property should be classified or zoned as recommended by the Planning and Zoning Board;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF LAKE LAND, FLORIDA:**

**SECTION 1.** The Property is hereby classified or zoned PUD (Planned Unit Development) as set forth in Exhibits “F,” “F-1,” “F-2,” and “F-3,” subject to the following amended conditions:

A. Area A. Commercial and Retirement Residential

1. Permitted Uses: Those uses permitted by right in the C-2 zoning district classification, and Group Homes, Level III, and a 94,000 sq. ft. mini-warehouse/self-storage facility.
2. Maximum Floor Area and Density:
  - a. C-2 Commercial Uses (former Grasslands sales office): 6,790 square feet
  - b. ~~Group Homes~~
    - 1) ~~One Adult Congregate Living Facility with a maximum floor area of 94,080 square feet and 114 beds~~
    - 2) ~~One Adult Congregate Living Facility with a maximum floor area of 34,000 square feet and 100 beds~~
  - b. Assisted Living Facility (currently Azalea Park ACLF): 94,080 sq. ft. and 114 beds.
  - c. Mini-Warehouse/Self-Storage Facility (4.33-acre parcel located north of Azalea Park): 94,000 sq. ft.
3. Maximum Building Height: ~~Three (3) stories~~
  - a. Assisted Living Facility: Three (3) stories
  - b. Mini-Warehouse/Self-Storage Facility: Two (2) stories/28 feet
4. Minimum Setbacks:
  - a. Buildings: From perimeter property lines: Fifty (50) feet; however, this may be reduced if development proceeds in accordance with the site development plan included as Exhibit “F-1.”
  - b. Parking or Internal Drives: Ten (10) feet from public right-of-way or other perimeter property lines.

5. Transportation Improvements:
- a. All parcels shall be provided with access to Grasslands Boulevard. This access shall be restricted to emergency-only operations for any mini-warehouse/self-storage use.
  - b. A right-in right-out access to the ~~assisted living facility north of Azalea Park~~ mini-warehouse/self-storage site is permitted at the existing median opening on Harden Boulevard opposite the main entrance to Mas Verde Mobile Home Park.
  - c. Prior to the issuance of a Certificate of Occupancy for the ~~assisted living facility north of Azalea Park~~ mini-warehouse/self-storage facility, the existing median opening on Harden Boulevard at the main entrance to Mas Verde Mobile Home Park shall be directionalized to permit only southbound left turning movements in accordance with a design approved and permitted by the Florida Department of Transportation.
  - d. Prior to the issuance of a Certificate of Occupancy for the ~~assisted living facility located north of Azalea Park~~ mini-warehouse/self-storage facility, a southbound right turn lane ~~(estimated 290-foot lane)~~ shall be constructed on Harden Boulevard at the right-in right-out entrance unless an alternative design is approved and permitted by the Florida Department of Transportation.
  - e. An Americans with Disabilities Act (ADA) compliant pedestrian route shall be constructed to the sidewalk located along the Harden Boulevard frontage.
  - f. Bicycle parking shall be installed in compliance with Sub-Section 4.11.6 (Bicycle Parking Regulations) of the Land Development Code. Bicycle parking design shall be in compliance with Index 900 of the City Engineering Standards Manual.
6. Site Plan: Development shall be in accordance with the site development plan included as Exhibit "F" and "F-1." With the approval of the Director of Community Development, minor adjustments may be made at the time of site plan review without requiring a change to this PUD.
7. Design and Performance Standards Specific to the Mini-Warehouse/Self-Storage Facility
- a. Architectural Design: The mini-warehouse/self-storage facility shall be designed in accordance with Exhibits "F-2" and "F-3" and the architectural material and ground floor transparency

requirements specified by Sub-Sections 3.3.7.3 and 3.4.7.4 of the Land Development Code.

- b. Hours of Operation: Hours of operation shall be limited to the time period between 8:00 AM to 9:00 PM. Customers shall not be permitted to access storage units outside of these hours.
- c. Landscaping & Buffering: In accordance with the Land Development Code except that a Type "C" landscape buffer shall be installed following an imaginary line that runs parallel to the north property line. The imaginary line shall be located between the drainage ditch that follows the north property line and the north face of the mini-warehouse/self-storage facility.
- d. Signage: In accordance with the Retail Commercial and Large Lot Office Zoning District Regulations (C-2, C-3, C-4, C-5, C-6, C-7 and O-3) as specified in Sub-Section 4.9.4.4 of the Land Development Code except that electronic message signs shall be prohibited.
- e. Outdoor sales, display and storage shall be prohibited.

**SECTION 2.** 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 5885.

**SECTION 3.** All ordinances or parts of ordinances in conflict herewith are hereby repealed.

**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 3rd day of April, A.D. 2023.

\_\_\_\_\_  
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:**

**Self-Storage Facility**

A PARCEL OF LAND BEING A PORTION OF PARCEL 1, GRASSLANDS ONE, RECORDED IN PLAT BOOK 90, PAGES 7 THROUGH 9, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID PARCEL 1 FOR THE POINT OF BEGINNING; THENCE SOUTH 01°23'47" EAST ALONG THE WEST LINE OF SAID PARCEL 1, A DISTANCE OF 351.00 FEET TO THE SOUTH LINE OF THE NORTH 351.00 FEET OF SAID PARCEL 1; THENCE NORTH 88°36'13" EAST, ALONG SAID SOUTH LINE, 356.05 FEET TO THE WEST LINE OF THE EAST 146.00 FEET OF SAID PARCEL 1; THENCE SOUTH 01°44'33" EAST ALONG SAID WEST LINE, 79.00 FEET TO THE SOUTH LINE OF THE NORTH 430.00 FEET OF SAID PARCEL 1; THENCE NORTH 88°36'13" EAST, ALONG SAID SOUTH LINE, 146.00 FEET TO THE EAST LINE OF SAID PARCEL 1; THENCE NORTH 01°44'33" WEST, ALONG SAID EAST LINE, 212.40 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1562.39 FEET, A CENTRAL ANGLE OF 08°00'10", A CHORD BEARING OF NORTH 02°15'32" EAST, AND A CHORD DISTANCE OF 218.05 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND SAID EAST LINE, 218.22 FEET TO THE NORTH LINE OF SAID PARCEL 1; THENCE SOUTH 88°36'13" WEST, ALONG SAID NORTH LINE, 515.14 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 4.33 ACRES, MORE OR LESS.

**Group Home**

A PARCEL OF LAND BEING A PORTION OF PARCEL 1, GRASSLANDS ONE, RECORDED IN PLAT BOOK 90, PAGES 7 THROUGH 9, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

GRASSLANDS ONE PB 90 PGS 7 THRU 9 LYING & BEING IN SECS 26 & 35 T28 R23 PT PCL 1 BEING DESC AS: COMM AT NW COR OF PCL 1 S 01 DEG 23 MIN 47 SEC E 351 FT TO POB N 88 DEG 36 MIN 13 SEC E 356.05 FT S 01 DEG 44 MIN 33 SEC E 79 FT N 88 DEG 36 MIN 13 SEC E 146 FT S 01 DEG 44 MIN 33 SEC E 378.96 FT W 335.45 FT N 5 FT W 69 FT S 13 DEG 45 MIN 36 SEC W 138.64 FT N 29 DEG 06 MIN 55 SEC W 40.47 FT NWLY ALONG CURVE 85.5 FT N 01 DEG 23 MIN 47 SEC W 468.82 FT TO PO

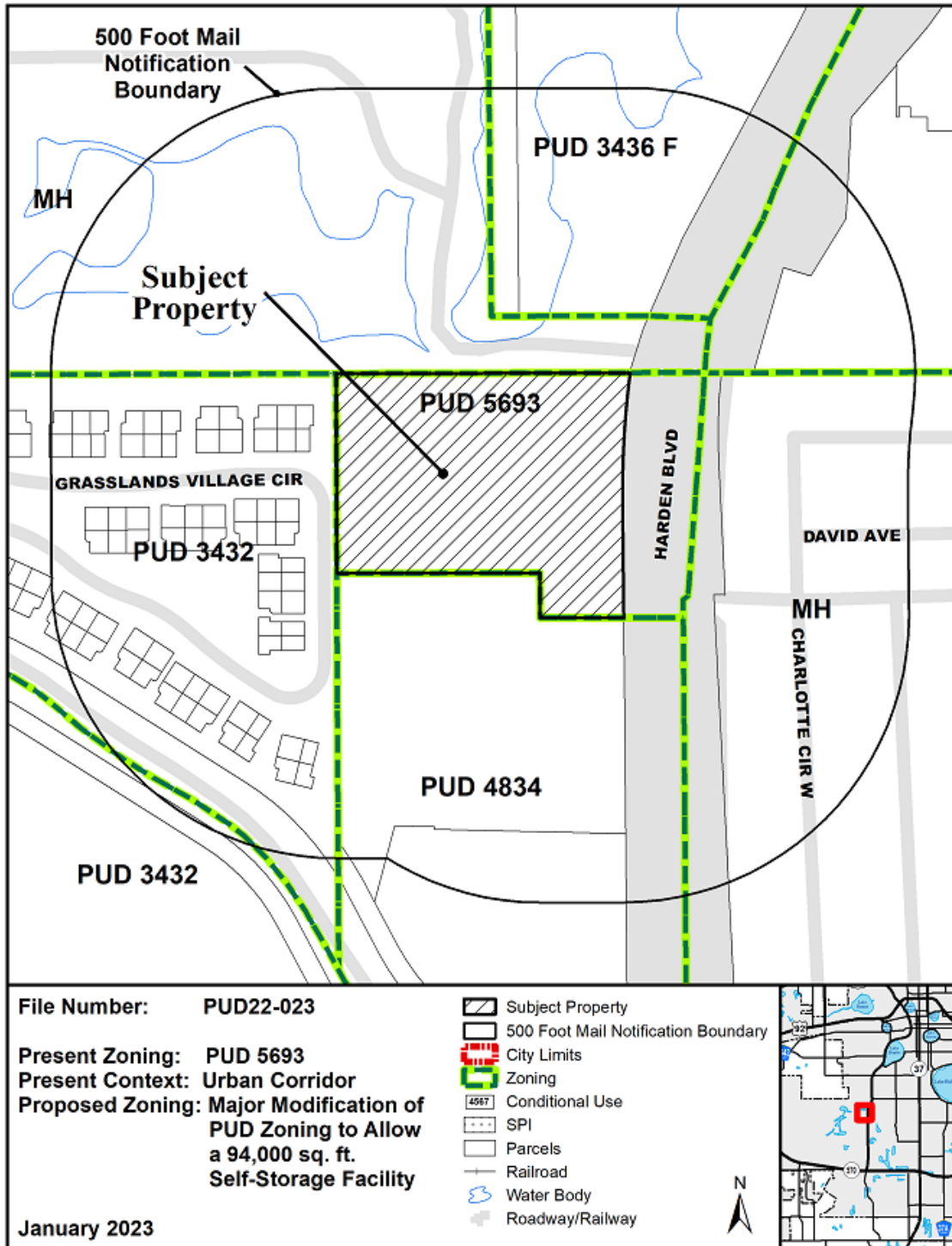
**Former Grasslands Sales Office**

A PARCEL OF LAND BEING A PORTION OF PARCEL 1, GRASSLANDS ONE, RECORDED IN PLAT BOOK 90, PAGES 7 THROUGH 9, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

GRASSLANDS ONE PB 90 PGS 7 THRU 9 LYING & BEING IN SECS 26 & 35 T28 R23 PARCEL 1 THAT PART DESC AS COMM SE COR S 88 DEG 15 MIN 27 SEC W 73.86 FT NWLY ALONG CURVE 86.52 FT N 67 DEG 33 MIN 36 SEC W 47.09 FT N 22 DEG 26 MIN 24 SEC E 35 FT TO POB N 67 DEG 33 MIN 36 SEC W 46.39 FT NWLY ALONG

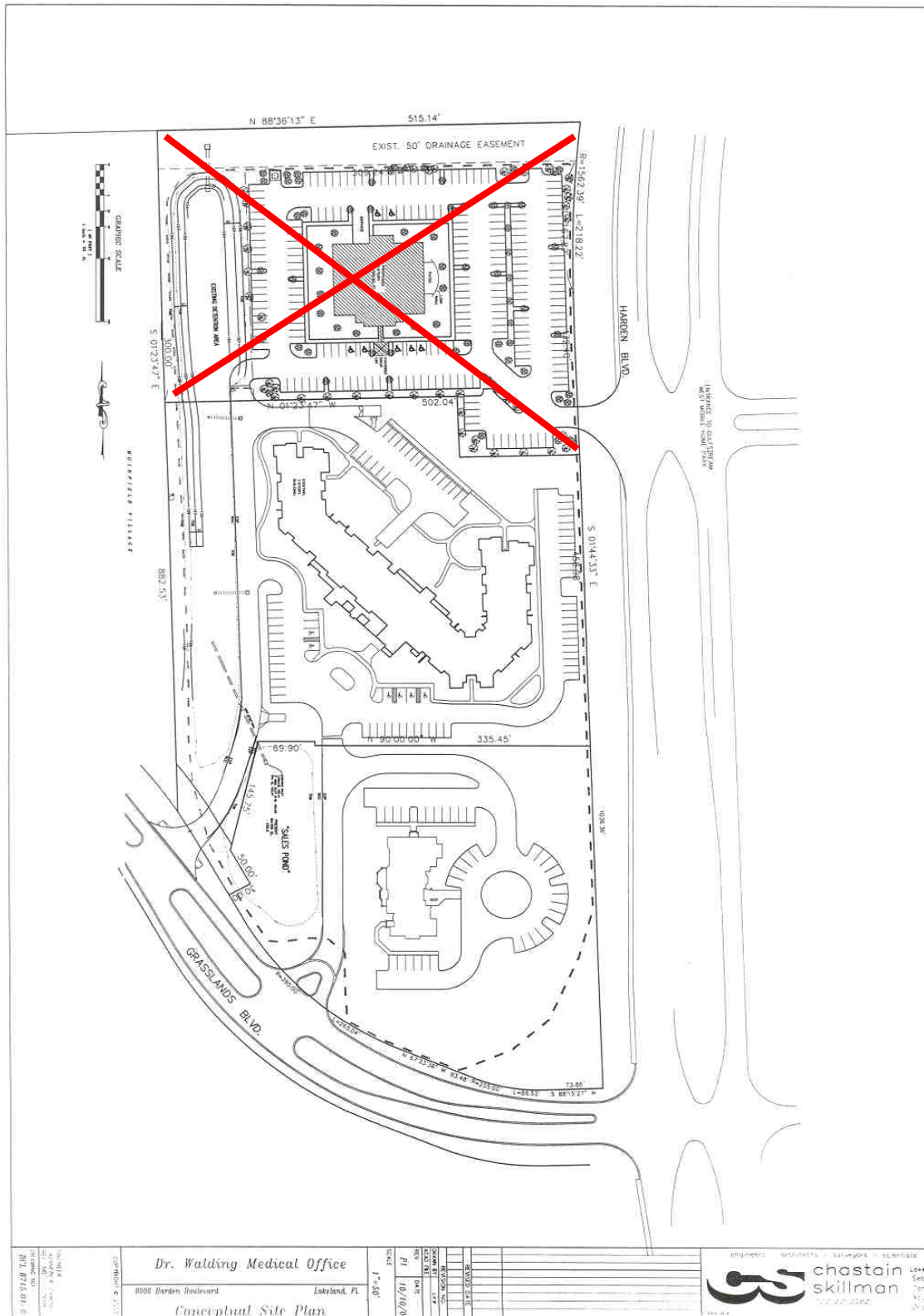
CURVE 241.56 FT N 29 DEG 06 MIN 55 SEC W 87.39 FT N 13 DEG 45 MIN 36 SEC E  
138.64 FT E 69 FT S 5 FT E 335.45 FT TO E LINE PARCEL 1 S 01 DEG 44 MIN 33 SEC  
E ALONG SAID E LINE 270.35 FT S 88 DEG 15 MIN

# ATTACHMENT "B"

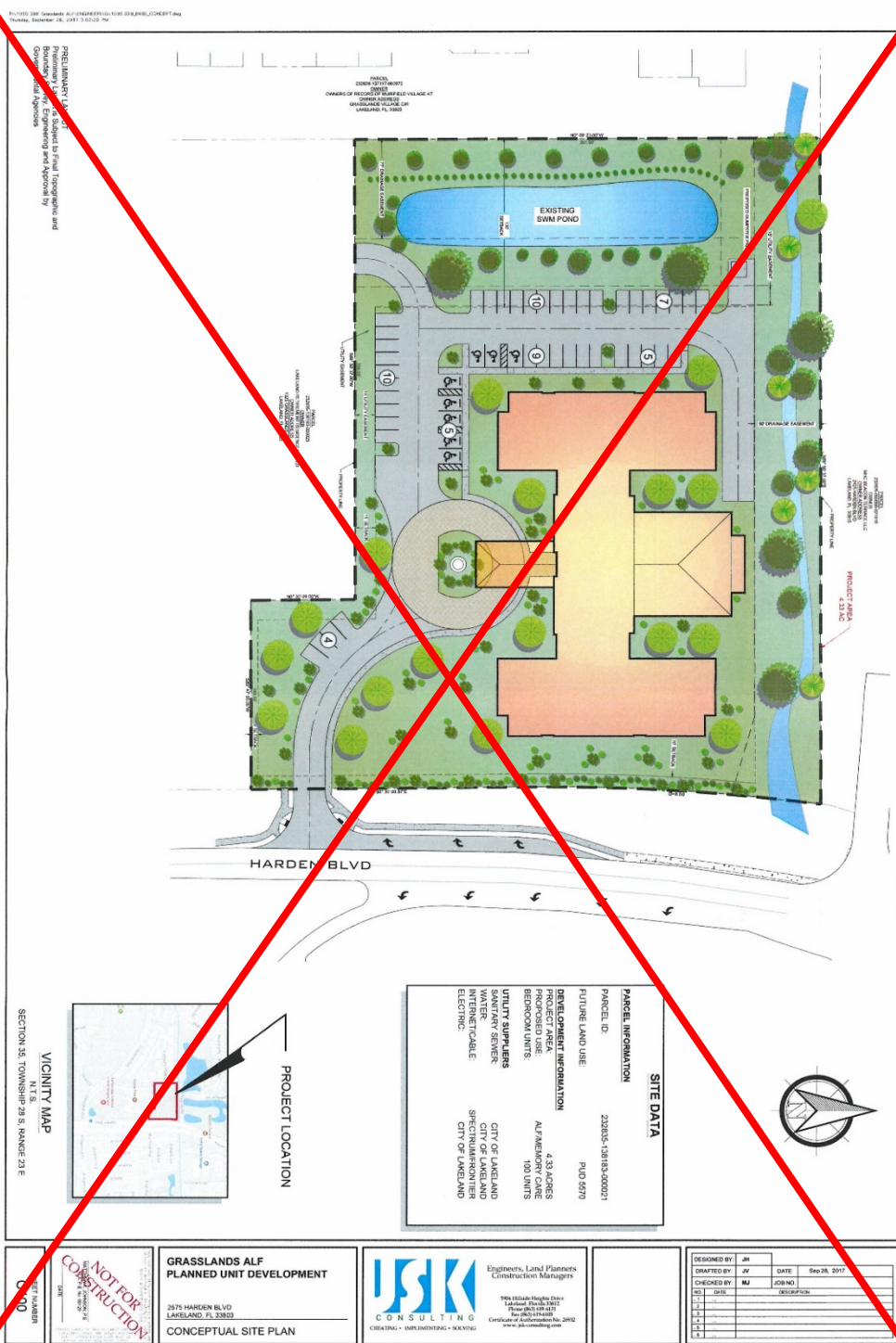




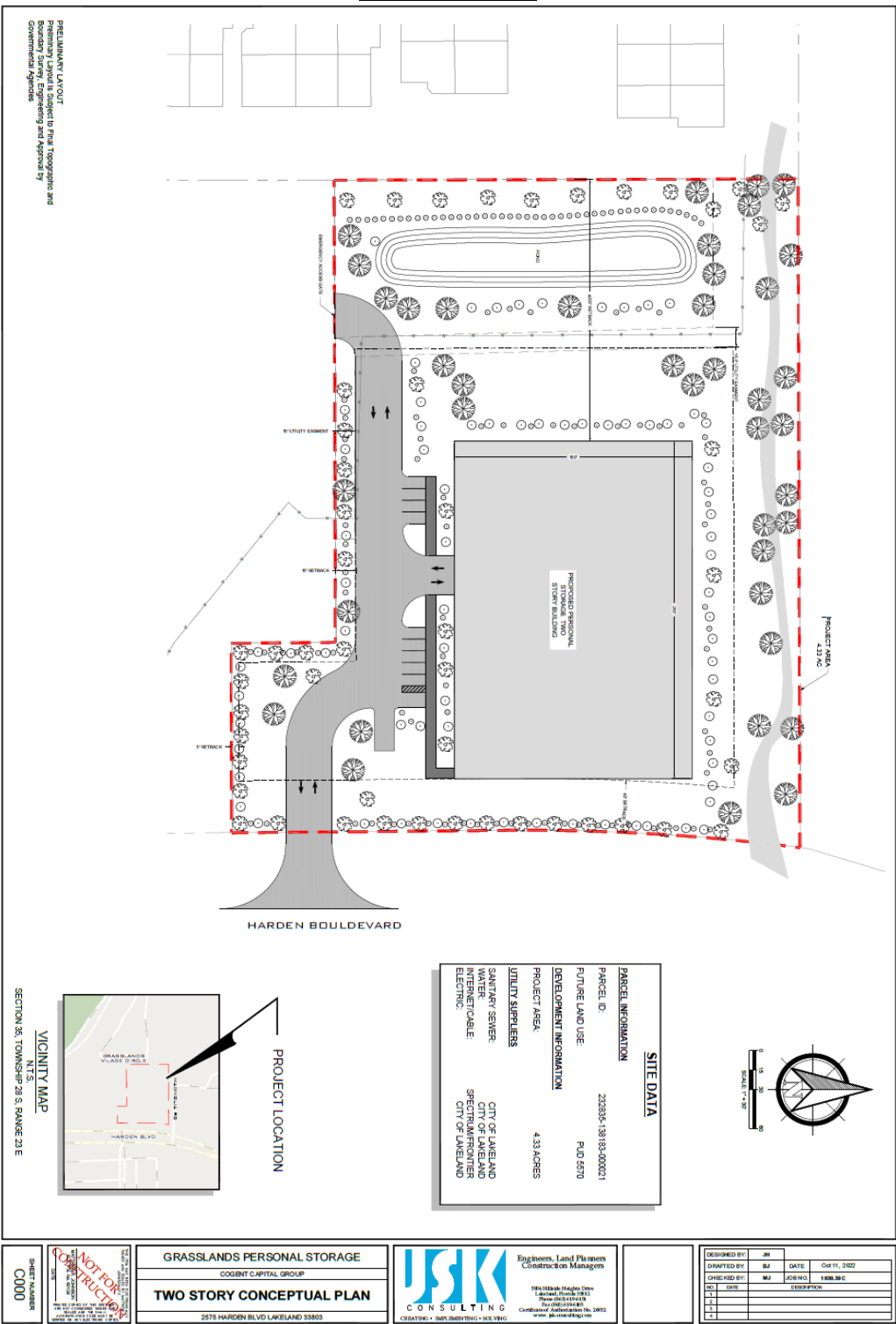
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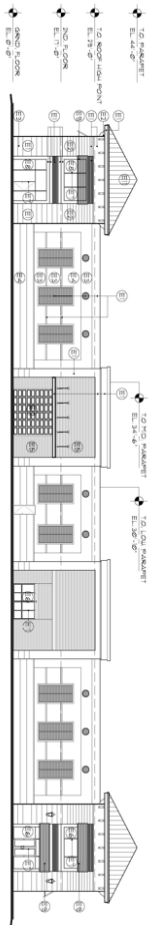
~~EXHIBIT "F-1"~~



# EXHIBIT "F-1"



## 12



2 SOUTH ELEVATION  
1/8" = 1'-0"

3 FINISH SCHEDULE



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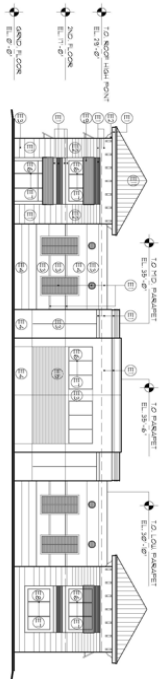
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**HARDEN BOULEVARD SELF-STORAGE**

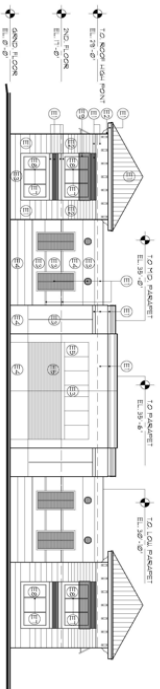
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2575 HARDEN BLVD.  
LAKELAND 33803

EXHIBIT "F-3"



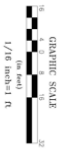
1 EAST ELEVATION  
1/8" = 1'-0"



2 WEST ELEVATION  
1/8" = 1'-0"

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL	REMARKS
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3 FINISH SCHEDULE  
1/8" = 1'-0"



SHEET 5  
A5.1  
PAGE 5

DESIGNED BY: KRC  
CHECKED BY: KRC  
SCALE: AS NOTED  
PROJECT: 2226  
CAD DES: KRC

DESIGNED BY: KRC  
CHECKED BY: KRC  
SCALE: AS NOTED  
PROJECT: 2226  
CAD DES: KRC

DESIGNED BY: KRC  
CHECKED BY: KRC  
SCALE: AS NOTED  
PROJECT: 2226  
CAD DES: KRC

KENNETH R. CARLSON - ARCHITECT, P.A.  
1166 W. NEWPORT CENTER DR. SUITE 311  
DEERFIELD BEACH, FLORIDA 33442  
PH: (561) 421-8848 FAX: (561) 421-8828  
www.krcarchitect.com

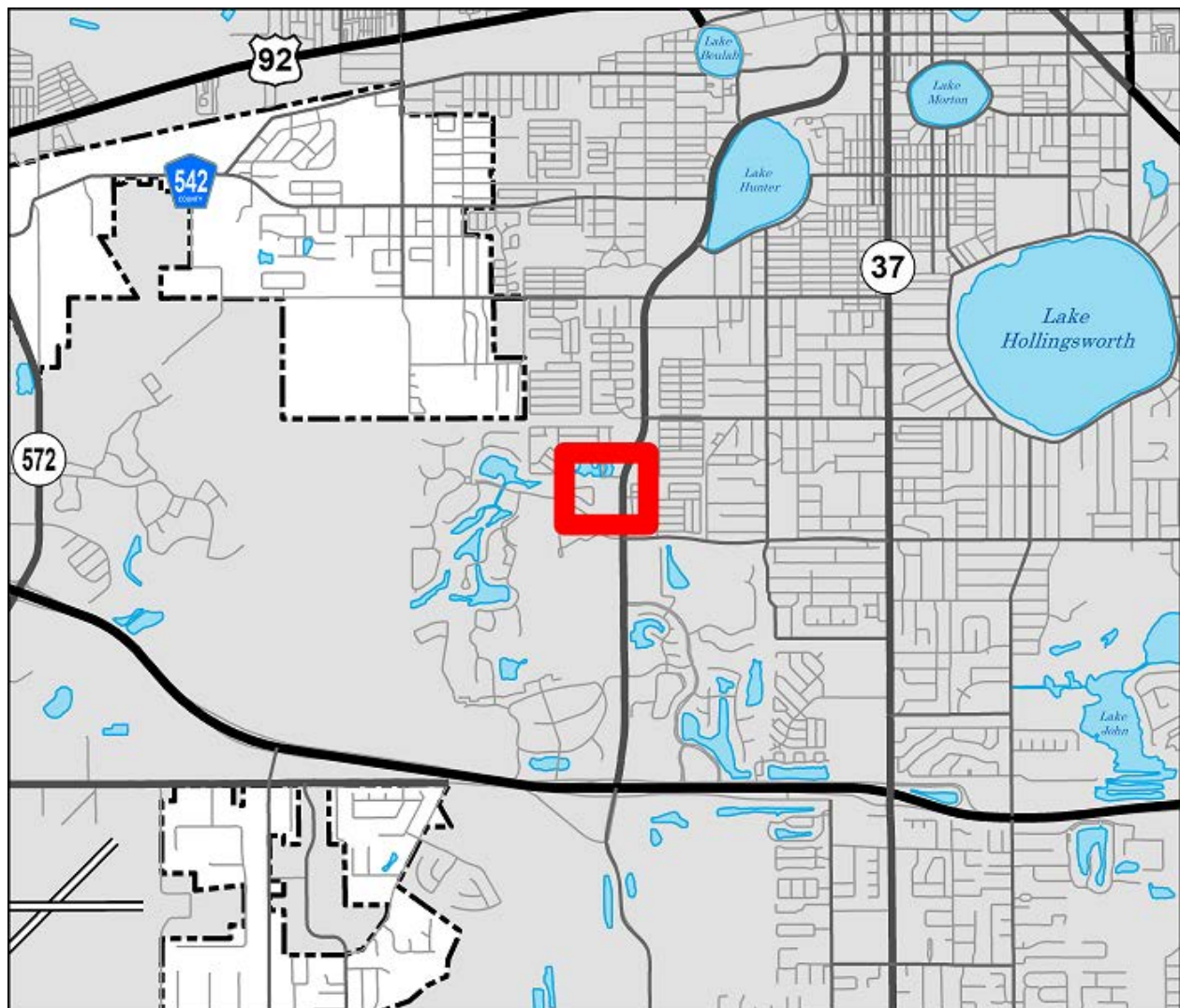
HARDEN BOULEVARD SELF-STORAGE  
2575 HARDEN BLVD.  
LAKELAND 33803



# Planning & Zoning Board Recommendation

Date:	March 6, 2023	Reviewer:	Todd Vargo
Project No:	PUD22-023	Location:	2575 Harden Boulevard
Owner:	New Heritage, LLC.		
Applicant:	Tim Campbell, Clark, Campbell, Lancaster, Workman & Airth, P.A.		
Current Zoning:	PUD (Planned Unit Development) 5693	Future Land Use:	Residential High (RH)
Context District:	Urban Corridor (UCO)		
P&Z Hearing:	January 18, 2023	P&Z Final Decision:	February 21, 2023
Request:	Major modification of PUD (Planned Unit Development) zoning to allow a two-story 94,000 sq. ft. mini-warehouse/self-storage facility on property located at 2575 Harden Boulevard.		

## 1.0 Location Maps







## 2.0 Background

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### 2.1 Summary

Tim Campbell, Clark, Campbell, Lancaster, Workman, & Airth, P.A., on behalf of New Heritage, LLC, requests a major modification of PUD (Planned Unit Development) zoning to allow a two-story 94,000 sq. ft. mini-warehouse/self-storage facility on property located at 2575 Harden Boulevard. A map of the subject property is included as Attachment “B.”

### 2.2 Subject Property

The subject property, presently vacant, consists of an approximately 4.33-acre parcel located on the west side of Harden Boulevard, north of the Azalea Park retirement community, south of the Beacon Terrace mobile home park, and east of the Grasslands Muirfield Village condominiums. The subject property has a future land use designation of Residential High (RH) and is zoned PUD as specified by Area “A” within Ordinance 3432, as amended by Ordinance 5693. The subject property is located within the Oakbridge Development of Regional Impact (DRI).

The current PUD zoning, last amended in 2018, allows for 6,790 sq. ft. of C-2 (Highway Commercial) uses in the former Grasslands sales office located on property at the northwest corner of Harden Boulevard and Grasslands Boulevard; a three-story, 114-unit adult congregate living facility (ACLF) on the adjacent property to the south where the Azalea Park senior living community is currently located; and a two-story, 100-bed Adult Congregate Living Facility (ACLF) on the subject property.

### 2.3 Project Background

In 2022, the applicant requested a major modification of the PUD zoning to allow for the construction of a three-story, 102,675 sq. ft. mini-warehouse/self-storage facility with an outdoor storage area for boats and recreational vehicles in lieu of the current entitlements for a 100-bed ACLF. This application was recommended for approval by the Planning and Zoning Board on March 15, 2022 and subsequently denied by the City Commission without prejudice by a 6-1 vote on April 18, 2022 due to concerns about impacts related to the building height, size and design, and incompatibility with adjacent residential land uses.

The current request, which represents a revision of the previous application, is for a two-story 94,000 sq. ft. mini-warehouse/self-storage facility with no outdoor storage area. A site development plan which shows the proposed building footprint, off-street parking, internal driveways, and storm water retention is included as revised Exhibit “F-1.”

### 2.4 Existing Uses of Adjacent Properties

Boundary	Existing Land Use	FLUM	Zoning	Context
North	Vacant and Mobile Home Park	RM	PUD and MH	UNH
South	Adult Congregate Living Facility	RH	PUD	UCO
East	Mobile Home Park	RM	MH	UNH
West	Multi-Family Residential	RH	PUD	UNH



## 2.5 Attachments

Attachment A: Legal Description

Attachment B: Location Map

Exhibit F: Previously Approved Overall Site Development Plan

Exhibit F-1: Proposed Site Plan for Self-Storage Facility

Exhibit F-2: Proposed Self-Storage Facility North/South Architectural Elevations

Exhibit F-3: Proposed Self-Storage Facility East/West Architectural Elevations

## 3.0 Discussion

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The revised application includes changes that were made in response to comments received at the April 18, 2022 City Commission meeting. To address concerns about the visual compatibility of the building, the revised application reduces the overall floor area from 102,675 sq. ft. to 94,000 sq. ft. and the overall height from three-stories (40 feet) to two-stories (28 feet). The outdoor storage area for boats and recreational vehicles which was part of the previous application has also been removed. As a result, the setback distance from the adjacent residential use to the west (Muirfield Village at Grasslands condominiums) has increased from 130 feet to 200 feet. In addition to these changes, the architectural façade of the structure has been revised to resemble a contemporary office building rather than the modern industrial style of the previous proposal.

As shown in Exhibit “F-1,” the proposed mini-warehouse/self-storage facility will be set back a minimum of 40 feet from the Harden Boulevard right-of-way with employee and customer parking located on the south side of the building. The stormwater retention area will be located to the west of the proposed mini-warehouse/self-storage facility. Primary access to the site will be from a new driveway constructed on Harden Boulevard. Secondary emergency access, however, will be provided through an internal gated driveway connection to Azalea Park to the south which will allow vehicles to exit onto Harden Boulevard via Grasslands Boulevard. All loading and unloading activities will occur inside the building through a drive-in vehicle bay.

The Oakbridge DRI Development Order (Resolution 5447) includes a provision allowing land use re-allocation and modifications with de minimis increases through land use map amendments and/or zoning action, without requiring the filing of a Notice of Proposed Change (NOPC) under Chapter 380 Florida Statutes. However, the changes must result in an equivalent number of trips as proposed in the DRI Master Plan (Map H of the Development Order) and the land use change must be of less intensity or density than what is allowed by the 2018 Amended and Restated Development Order.

Prior to the January 2023 public hearing, staff received several emails, phone calls and a petition with 261 signatures from property owners that reside within the Beacon Terrace mobile home park to the north and Muirfield Village condominiums to the west. Muirfield Village is a residential neighborhood within the Grasslands master planned residential golf community and shares a property line with the proposed self-storage facility.

The comments received object to the request based on concerns about compatibility with adjacent uses, impacts on adjacent properties, potential increases in traffic and noise, and perceived impacts on a nature trail and wildlife sanctuary located within Beacon Terrace mobile home park community to the north. At the public hearing, additional comments were received regarding the hours of operation,

landscaping/buffering, the height of the facility, and the need for a self-storage facility within the Grasslands/Oakbridge area.

Consistent with the previous recommendation, to minimize impacts on adjacent residential land uses, staff is recommending that the hours of operation for the self-storage facility be limited to between 8:00 AM and 9:00 PM. In response to comments received at the January 18, 2023 meeting, staff is recommending that a Type C landscape buffer be required south of an existing drainage ditch which runs parallel to the entrance for the Beacon Terrace mobile home park community. As previously discussed, the revised application reduces the overall floor area by 8,675 sq. ft. and the maximum building height from three-stories (40 feet) to two-stories (28 feet) and eliminates an outdoor storage area for boats and recreational vehicles. Since all loading and unloading activities will occur inside the building, outdoor noise will be minimized. The revised architectural elevations which depict a contemporary office building will be adopted as Exhibits “F-2” and “F-3” and part of the binding conditions for approval.

### **3.1 Transportation and Concurrency**

The subject property is located on the west side of State Road 563 (Harden Boulevard), a designated Type I roadway per the City Land Development Code. Type I designation places a greater emphasis on access management to preserve roadway capacity and enhance safety on this main route between Downtown Lakeland and State Road 570 (Polk Parkway). Driveway access on Harden Boulevard is further controlled through the Oakbridge Development of Regional Impact. The current PUD requires the conversion of the existing median opening on Harden Boulevard at the site driveway to allow only southbound left turning movements into the Mas Verde mobile home community on the opposite side of the street. The development team and City staff participated in a February 2022 pre-application meeting with the Florida Department of Transportation (FDOT) at which time the requirement for this median modification was re-affirmed. A southbound right-turn lane on Harden Boulevard may be required subject to a traffic study that is submitted to FDOT for review. Using data published in the Institute of Transportation Engineers *Trip Generation Manual* (11<sup>th</sup> Edition), the proposed mini-warehouse/self-storage facility (Land Use Code 151) is expected to generate approximately 14 P.M. Peak Hour (of Adjacent Street Traffic, 4-6 P.M.) trips compared to the 24 P.M. Peak Hour trips that are estimated for a 100-bed Assisted Living Facility (Land Use Code 254).

### **3.2 Comprehensive Plan Compliance**

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

## **4.0 Recommendation**

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### **4.1 Community and Economic Development Staff**

The Community Development Department reviewed this request and recommends approval of the major modification to PUD zoning. Letters of notification were mailed to one hundred and fifty (150) property owners within 500 feet of the subject property. In addition to the comments expressed at the public hearing, several calls and emails were received also expressing concerns about impacts on

adjacent properties, compatibility, potential increases in traffic, and an increase in noise due to the mini-warehouse/self-storage facility as described above.

## 4.2 The Planning & Zoning Board

This recommendation was approved by a 5-0 vote of the Board.

It is recommended that the request for a major modification of PUD zoning, as described above and in Attachments "A" and "B", Exhibits "F," "F-1," "F-2," and "F-3," be approved, subject to the following amended conditions:

### A. Area A. Commercial and Retirement Residential

1. Permitted Uses: Those uses permitted by right in the C-2 zoning district classification, ~~and Group Homes, Level III~~ and a 94,000 sq. ft. mini-warehouse/self-storage facility.
2. Maximum Floor Area and Density:
  - a. C-2 Commercial Uses (former Grasslands sales office): 6,790 square feet
  - b. ~~Group Homes~~
    - 1) ~~One Adult Congregate Living Facility with a maximum floor area of 94,080 square feet and 114 beds~~
    - 2) ~~One Adult Congregate Living Facility with a maximum floor area of 34,000 square feet and 100 beds~~
  - b. Assisted Living Facility (currently Azalea Park ACLF): 94,080 sq. ft. and 114 beds.
  - c. Mini-Warehouse/Self-Storage Facility (4.33-acre parcel located north of Azalea Park): 94,000 sq. ft.
3. Maximum Building Height: ~~Three (3) stories~~
  - a. Assisted Living Facility: Three (3) stories
  - b. Mini-Warehouse/Self-Storage Facility: Two (2) stories/28 feet
4. Minimum Setbacks:
  - a. Buildings: From perimeter property lines: Fifty (50) feet; however, this may be reduced if development proceeds in accordance with the site development plan included as Exhibit "F-1."
  - b. Parking or Internal Drives: Ten (10) feet from public right-of-way or other perimeter property lines.
5. Transportation Improvements:
  - a. All parcels shall be provided with access to Grasslands Boulevard. This access shall be restricted to emergency-only operations for any mini-warehouse/self-storage use.
  - b. A right-in right-out access to the ~~assisted living facility north of Azalea Park~~ mini-warehouse/self-storage site is permitted at the existing median opening on

Harden Boulevard opposite the main entrance to Mas Verde Mobile Home Park.

- c. Prior to the issuance of a Certificate of Occupancy for the ~~assisted living facility north of Azalea Park~~ mini warehouse/self-storage facility, the existing median opening on Harden Boulevard at the main entrance to Mas Verde Mobile Home Park shall be directionalized to permit only southbound left turning movements in accordance with a design approved and permitted by the Florida Department of Transportation.
  - d. Prior to the issuance of a Certificate of Occupancy for the ~~assisted living facility located north of Azalea Park~~ mini-warehouse/self-storage facility, a southbound right turn lane (~~estimated 290-foot lane~~) shall be constructed on Harden Boulevard at the right-in right-out entrance unless an alternative design is approved and permitted by the Florida Department of Transportation.
  - e. An Americans with Disabilities Act (ADA) compliant pedestrian route shall be constructed to the sidewalk located along the Harden Boulevard frontage.
  - f. Bicycle parking shall be installed in compliance with Sub-Section 4.11.6 (Bicycle Parking Regulations) of the Land Development Code. Bicycle parking design shall be in compliance with Index 900 of the City Engineering Standards Manual.
6. Site Plan: Development shall be in accordance with the site development plan included as Exhibit "F" and "F-1." With the approval of the Director of Community Development, minor adjustments may be made at the time of site plan review without requiring a change to this PUD.
7. Design and Performance Standards Specific to the Mini-Warehouse/Self-Storage Facility
- a. Architectural Design: The mini-warehouse/self-storage facility shall be designed in accordance with Exhibits "F-2" and "F-3" and the architectural material and ground floor transparency requirements specified by Sub-Sections 3.3.7.3 and 3.4.7.4 of the Land Development Code.
  - b. Hours of Operation: Hours of operation shall be limited to the time period between 8:00 AM to 9:00 PM. Customers shall not be permitted to access storage units outside of these hours.
  - c. Landscaping & Buffering: In accordance with the Land Development Code except that a Type "C" landscape buffer shall be installed following an imaginary line that runs parallel to the north property line. The imaginary line shall be located between the drainage ditch that follows the north property line and the north face of the mini-warehouse/self-storage facility.
  - d. Signage: In accordance with the Retail Commercial and Large Lot Office Zoning District Regulations (C-2, C-3, C-4, C-5, C-6, C-7 and O-3) as specified in Sub-Section 4.9.4.4 of the Land Development Code except that electronic message signs shall be prohibited.
  - e. Outdoor, sales, display and storage shall be prohibited.

ATTACHMENT "A"

**LEGAL DESCRIPTION:**

**Self-Storage Facility**

A PARCEL OF LAND BEING A PORTION OF PARCEL 1, GRASSLANDS ONE, RECORDED IN PLAT BOOK 90, PAGES 7 THROUGH 9, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID PARCEL 1 FOR THE POINT OF BEGINNING; THENCE SOUTH 01°23'47" EAST ALONG THE WEST LINE OF SAID PARCEL 1, A DISTANCE OF 351.00 FEET TO THE SOUTH LINE OF THE NORTH 351.00 FEET OF SAID PARCEL 1; THENCE NORTH 88°36'13" EAST, ALONG SAID SOUTH LINE, 356.05 FEET TO THE WEST LINE OF THE EAST 146.00 FEET OF SAID PARCEL 1; THENCE SOUTH 01°44'33" EAST ALONG SAID WEST LINE, 79.00 FEET TO THE SOUTH LINE OF THE NORTH 430.00 FEET OF SAID PARCEL 1; THENCE NORTH 88°36'13" EAST, ALONG SAID SOUTH LINE, 146.00 FEET TO THE EAST LINE OF SAID PARCEL 1; THENCE NORTH 01°44'33" WEST, ALONG SAID EAST LINE, 212.40 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1562.39 FEET, A CENTRAL ANGLE OF 08°00'10", A CHORD BEARING OF NORTH 02°15'32" EAST, AND A CHORD DISTANCE OF 218.05 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND SAID EAST LINE, 218.22 FEET TO THE NORTH LINE OF SAID PARCEL 1; THENCE SOUTH 88°36'13" WEST, ALONG SAID NORTH LINE, 515.14 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 4.33 ACRES, MORE OR LESS.

**Group Home**

A PARCEL OF LAND BEING A PORTION OF PARCEL 1, GRASSLANDS ONE, RECORDED IN PLAT BOOK 90, PAGES 7 THROUGH 9, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

GRASSLANDS ONE PB 90 PGS 7 THRU 9 LYING & BEING IN SECS 26 & 35 T28 R23 PT PCL 1 BEING DESC AS: COMM AT NW COR OF PCL 1 S 01 DEG 23 MIN 47 SEC E 351 FT TO POB N 88 DEG 36 MIN 13 SEC E 356.05 FT S 01 DEG 44 MIN 33 SEC E 79 FT N 88 DEG 36 MIN 13 SEC E 146 FT S 01 DEG 44 MIN 33 SEC E 378.96 FT W 335.45 FT N 5 FT W 69 FT S 13 DEG 45 MIN 36 SEC W 138.64 FT N 29 DEG 06 MIN 55 SEC W 40.47 FT NWLY ALONG CURVE 85.5 FT N 01 DEG 23 MIN 47 SEC W 468.82 FT TO PO

**Former Grasslands Sales Office**

A PARCEL OF LAND BEING A PORTION OF PARCEL 1, GRASSLANDS ONE, RECORDED IN PLAT BOOK 90, PAGES 7 THROUGH 9, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

GRASSLANDS ONE PB 90 PGS 7 THRU 9 LYING & BEING IN SECS 26 & 35 T28 R23 PARCEL 1 THAT PART DESC AS COMM SE COR S 88 DEG 15 MIN 27 SEC W 73.86 FT NWLY ALONG CURVE 86.52 FT N 67 DEG 33 MIN 36 SEC W 47.09 FT N 22 DEG 26 MIN 24 SEC E 35 FT TO POB N 67 DEG 33 MIN 36 SEC W 46.39 FT NWLY ALONG CURVE 241.56 FT N 29 DEG 06 MIN 55 SEC W 87.39 FT N 13 DEG 45 MIN 36 SEC E 138.64 FT E 69 FT S 5 FT E 335.45 FT TO E LINE PARCEL 1 S 01 DEG 44 MIN 33 SEC E ALONG SAID E LINE 270.35 FT S 88 DEG 15 MIN

ATTACHMENT "B"

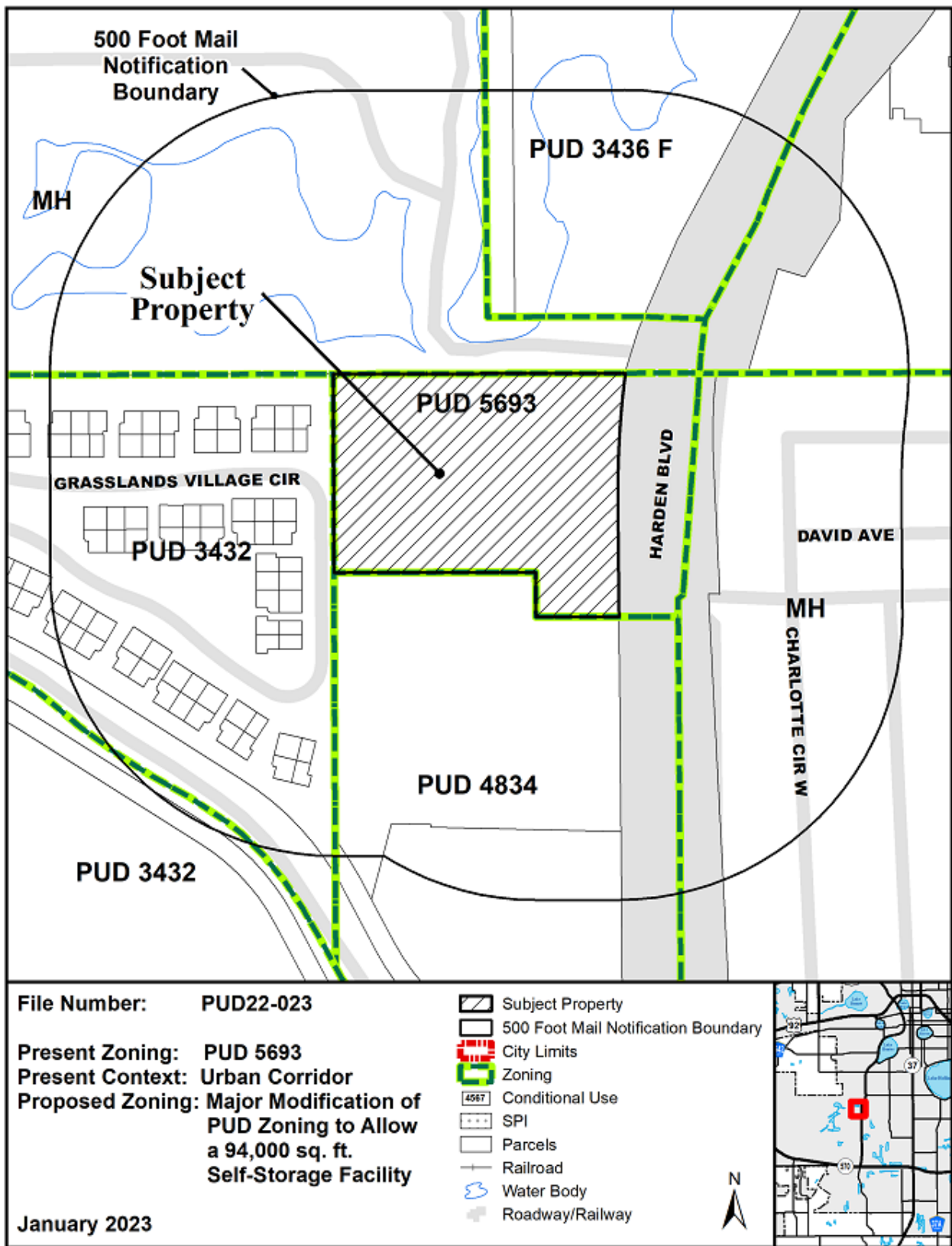






EXHIBIT "F-1"

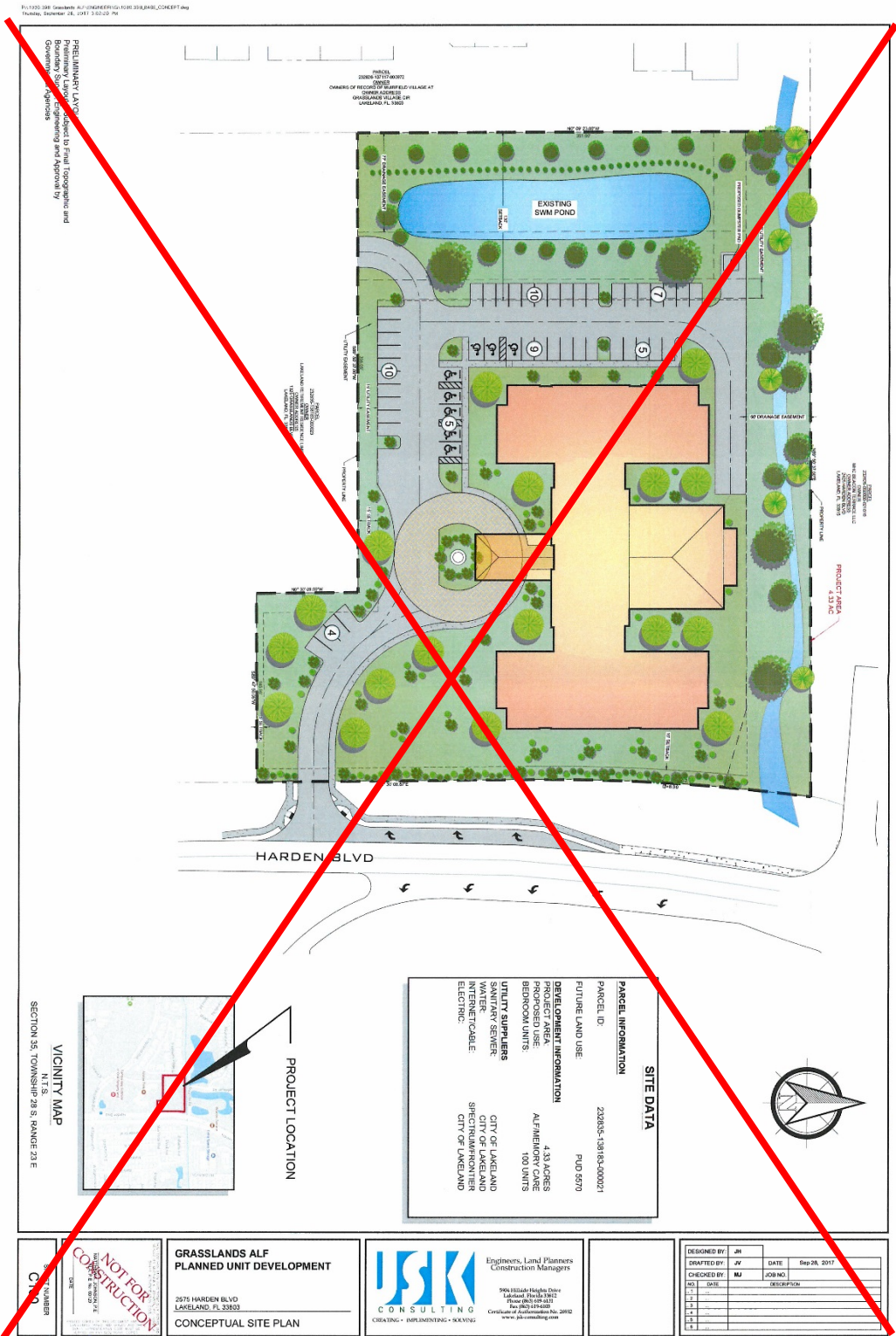
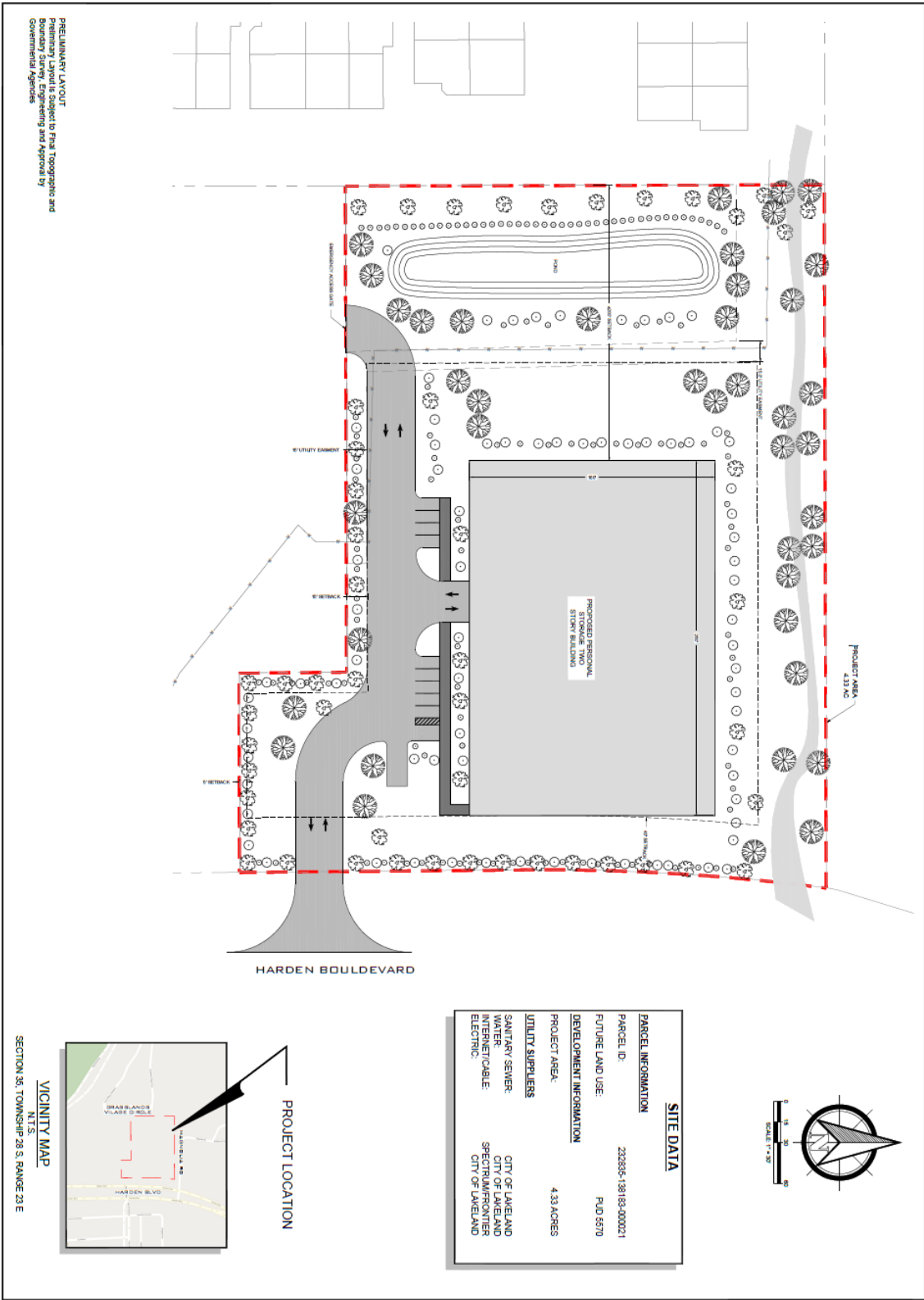


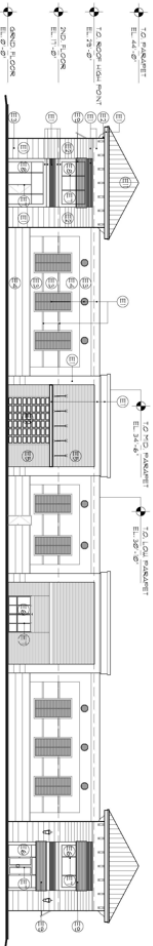
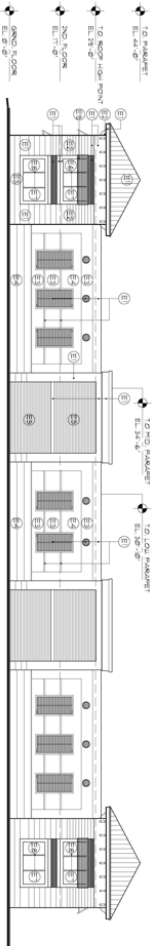


EXHIBIT "F-1"



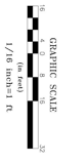
<b>NOT FOR CONSTRUCTION</b>	<b>GRASSLANDS PERSONAL STORAGE</b> COGENT CAPITAL GROUP		<b>USK CONSULTING</b> CREATING • IMAGINING • SOLVING	<b>Engineers, Land Planners Construction Managers</b>  2965 Woodlake Highway Drive Lakeland, Florida 34013 Phone: (813) 414-4400 Fax: (813) 414-4401 Certified Professional Engineer No. 28552 www.uskconsulting.com	DESIGNED BY: JH	DATE: Oct 11, 2022
	<b>TWO STORY CONCEPTUAL PLAN</b> 2575 HARDEN BLVD LAKELAND 33805				DRAFTED BY: BJ	DATE: 10/08/2022
SHEET NUMBER C000					CHECKED BY: MJ	DATE: 10/08/2022
					DATE: 10/08/2022	
					DATE: 10/08/2022	
					DATE: 10/08/2022	

EXHIBIT "F-2"



FRAME	DESCRIPTION	SECTION NUMBER	SECTION NO.	SECTION	TYPE	FINISH	DETAIL	NOTES	COMMENTS
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3	PAINTED STEEL BRACE	SECTION 103	103	103	103	103	103	103	103
4	PAINTED STEEL BRACE	SECTION 104	104	104	104	104	104	104	104
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3 FINISH SCHEDULE



SHEET 01  
A5.0  
PAGE 01

KENNETH R. CARLSON

DRAWN BY: JC  
CHECKED BY: KRC  
DATE: 01/08/01  
PROJECT: 101  
CAD FILE: 101.DWG

Revisions:  
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8  
9  
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HARDEN BOULEVARD SELF-STORAGE  
2575 HARDEN BLVD.  
LAKELAND 33803

2 WEST ELEVATION  
1/8" = 1'-0"

[illegible]

GRAPHIC SCALE  
16 4 0 8 16  
(in Feet)  
1/16 inch=1 ft