

ORDINANCE NO. ____

PROPOSED ORDINANCE NO. 24-003

AN ORDINANCE RELATING TO ZONING; MAKING FINDINGS; AMENDING ORDINANCE 4850 TO PROVIDE FOR A MAJOR MODIFICATION OF PUD (PLANNED UNIT DEVELOPMENT) ZONING IN ORDER TO ADOPT A NEW MASTER PLAN FOR THE FLORIDA BAPTIST CHILDREN'S HOME PROPERTY LOCATED AT 1015 SIKES 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 November 21, 2023 to consider the request of David Holden, Quigg Engineering, on behalf of FBCH Land Holdings, Inc., to amend Ordinance 4850 to provide for a major modification of PUD (Planned Unit Development) zoning in order to adopt a new master plan for the Florida Baptist Children's Home property located at 1015 Sikes Boulevard, as more particularly described on Attachment "A" and graphically depicted on Attachment "B" (the "Property"), allowing for the construction of a two-story 21,375 square foot meeting/event space, a 3,750 square foot warehouse, a 5,000 square foot climate-controlled storage building, an 8,250 square foot family resource center, a two-story 7,800 square foot building with four dwelling units for interns, 28 single mother residential housing dwelling units, two foster family residential housing units, and 109 new off-street parking spaces on the Property; and

WHEREAS, the Planning and Zoning Board approved the requested PUD zoning modification on December 19, 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 PUD zoning for the Property is hereby modified as set forth in Exhibits "C" and "D," attached hereto and made a part hereof, subject to the following amended conditions:

A. Permitted Uses:

~~Group Homes consisting of a maximum of 8 residential cottages not to exceed a total of 52,000 square feet and 70 residents. In no case shall an individual unit be greater than 6,750 square feet. The cottages may provide housing for persons with developmental and physical disabilities.~~

Single-mother housing: A total of 28 semi-attached dwelling units with a maximum living area of 1,415 square feet per dwelling unit.

Foster Family Residences: Two (2) single-family detached dwelling units with a maximum living area of 3,157 square feet per dwelling unit.

Accessory administrative and support facilities as follows:

Existing King Building at 6,644 sq ft

Existing single-family home, 1044 W. Greenwood Street, 1,159 square feet.

1 learning center not to exceed 12,000 square feet.

1 patio/pool building not to exceed 1,700 square feet.

1 pool pump building not to exceed 540 square feet.

1 chapel not to exceed 2,800 square feet.

3 maintenance/storage buildings not to exceed 11,300 square feet total.

1 donations center not to exceed 17,000 square feet.

1 2-story office building not to exceed 21,000 square feet.

1 single family dwelling not to exceed 3,800 square feet.

1 meeting/events center (Grounds for Grace) not to exceed 21,375 square feet.

1 climate-controlled storage building not to exceed 5,000 square feet.

1 warehouse addition, adjacent to existing Harold Clark Simmons Compassion Center, not to exceed 3,750 square feet.

1 family resource center not to exceed 8,250 square feet.

1 two-story, intern building with a maximum of four (4) dwelling units, not to exceed 7,800 square feet in total floor area.

~~No more than 5 recreational vehicles for FBCH volunteers may be set up at any one time on the site plan designated location. No RV unit shall remain in site for more than two months during a given calendar year. The applicant shall construct an 8 foot view blockage fence or masonry wall with City of Lakeland approved trees every 25 feet on center on the north, west and south sides of the RV concrete slab. Before use, all utility hookups must be permitted and approved by the City of Lakeland.~~

B. Site Development Plan: The project shall be developed in substantial accordance with the proposed site development plan included as Attachment "C" and phasing plan, Attachment "D." With the approval of the Director of Community and Economic Development, minor adjustments can be made at the time of site plan review without requiring a change to this PUD.

C. Development Regulations: Except as otherwise provided herein, development regulations shall be in accordance with MF-12 (Multi-Family)/Urban Neighborhood sub-district standards.

D. Off-Street Parking: In accordance with Section 4.11 of the Land Development Code, except a minimum of four off-street parking spaces shall be provided for each dwelling unit used for family, foster-care (Foster Family Residences).

E. Transportation:

1. Binding Concurrency Applications will be required with each site plan submittal.

2. Development program shall comply with any Florida Department of Transportation permitting requirements.

3. An ADA-compliant internal pedestrian circulation network shall be implemented as shown in Exhibit "C".

4. A sidewalk shall be constructed along Central Avenue from the site entrance to the W. Belmar Street intersection. The property owner may request to pay into the City's sidewalk fund for the remainder of the site frontage east of the driveway.
5. Bicycle parking shall be provided at various locations on the subject property in compliance with Section 4.11.6 of the Land Development Code and Index 900 of the City Engineering Standards Manual.

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 16th day of January, A.D. 2024.

ATTEST: _____
KELLY S. KOOS, CITY CLERK

H. WILLIAM MUTZ, MAYOR

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

ATTACHMENT "A"

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 28 SOUTH, RANGE 23 EAST, TOGETHER WITH LOTS 1-4, BLOCK "C", LOTS 1-10, BLOCK "B", AND LOTS 1-9, BLOCK "A", AND A PORTION OF BENNET DRIVE AND CLOSED ALLEYS AND ROAD OF OAK KNOLL, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 125 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, ALSO TOGETHER WITH LOTS 1-5 BLOCK "B", SUNNYMEDE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 29 OF SAID PUBLIC RECORDS, LESS RIGHT-OF-WAY FOR SIKES BOULEVARD AND GREENWOOD STREET, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 28 SOUTH, RANGE 23 EAST; THENCE SOUTH 00°08'59" WEST, A DISTANCE OF 150.62 FEET; THENCE SOUTH 89°51'15" EAST A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°10'24" EAST, A DISTANCE OF 814.70 FEET; THENCE NORTH 89°38'42" EAST, A DISTANCE OF 1014.23 FEET TO THE SOUTHWEST CORNER OF LOT 5, BLOCK "B", SUNNYMEDE; THENCE NORTH 00°02'32" WEST, A DISTANCE OF 136.21 FEET TO THE NORTHWEST CORNER OF LOT 5, BLOCK "B", SUNNYMEDE; THENCE NORTH 89°38'41" EAST, A DISTANCE OF 84.28 FEET; THENCE SOUTH 86°49'06" EAST, A DISTANCE OF 230.43 FEET; THENCE SOUTH 47°40'34" EAST, A DISTANCE OF 19.96 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SIKES BOULEVARD; THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SIKES BOULEVARD, THE FOLLOWING 12 CALLS: 1.) THENCE SOUTH 00°40'04" EAST, A DISTANCE OF 40.38 FEET; THENCE 2.) SOUTH 14°00'07" WEST, A DISTANCE OF 70.29 FEET; THENCE 3.) SOUTH 89°39'37" WEST, A DISTANCE OF 29.80 FEET; THENCE 4.) SOUTH 00°04'30" WEST, A DISTANCE OF 159.16 FEET; THENCE 5.) SOUTH 09°11'12" WEST, A DISTANCE OF 51.87 FEET; THENCE 6.) SOUTH 05°44'11" WEST, A DISTANCE OF 56.37 FEET TO THE POINT OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1367.39 FEET, A CENTRAL ANGLE OF 11°51'07", A CHORD BEARING OF SOUTH 18°59'59" WEST, FOR A CHORD DISTANCE OF 282.35 FEET; THENCE 7.) ALONG THE ARC OF SAID CURVE, A DISTANCE OF 282.85 FEET; THENCE 8.) SOUTH 70°56'50" WEST, A DISTANCE OF 262.70 FEET; THENCE 9.) SOUTH 43°01'32" WEST, A DISTANCE OF 516.97 FEET; THENCE 10.) NORTH 41°28'23" WEST, A DISTANCE OF 40.00 FEET; THENCE 11.) SOUTH 48°31'37" WEST, A DISTANCE OF 300.00 FEET; THENCE 12.) SOUTH 17°21'52" WEST, A DISTANCE OF 127.45 FEET TO THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF SIKES BOULEVARD AND THE NORTHERLY RIGHT-OF-WAY LINE OF BELMAR STREET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 612.96 FEET, A CENTRAL ANGLE OF 23°20'19", A CHORD BEARING OF NORTH 78°10'46" WEST, FOR A CHORD DISTANCE OF 247.96 FEET; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 249.68 FEET; THENCE NORTH 89°51'15" WEST, A DISTANCE OF 16.61 FEET; THENCE NORTH 32°35'41" WEST, A DISTANCE OF 82.67 FEET; THENCE NORTH 00°08'59" EAST, A DISTANCE OF 344.26 FEET TO THE POINT OF BEGINNING, AND CONTAINING 27.435 ACRES, (1,195,070 SQUARE FEET) OF LAND, MORE OR LESS.

AND

LOTS 8, 9, 10, 11 AND 12, BLOCK "B" OF SUNNYMEDE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 29, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

AND

LOTS 6 AND 7, BLOCK "B" OF SUNNYMEDE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 29, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

ATTACHMENT "B"

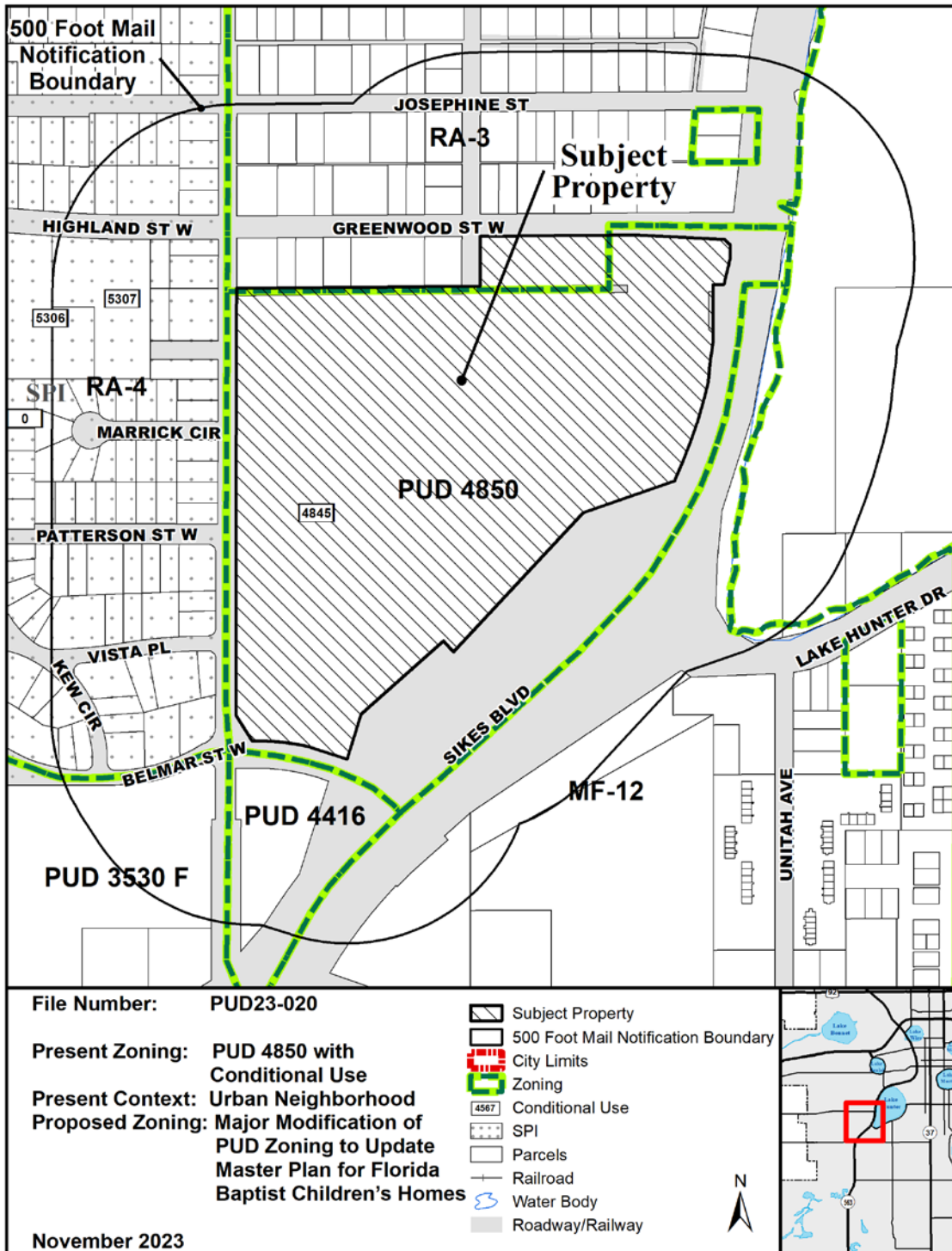
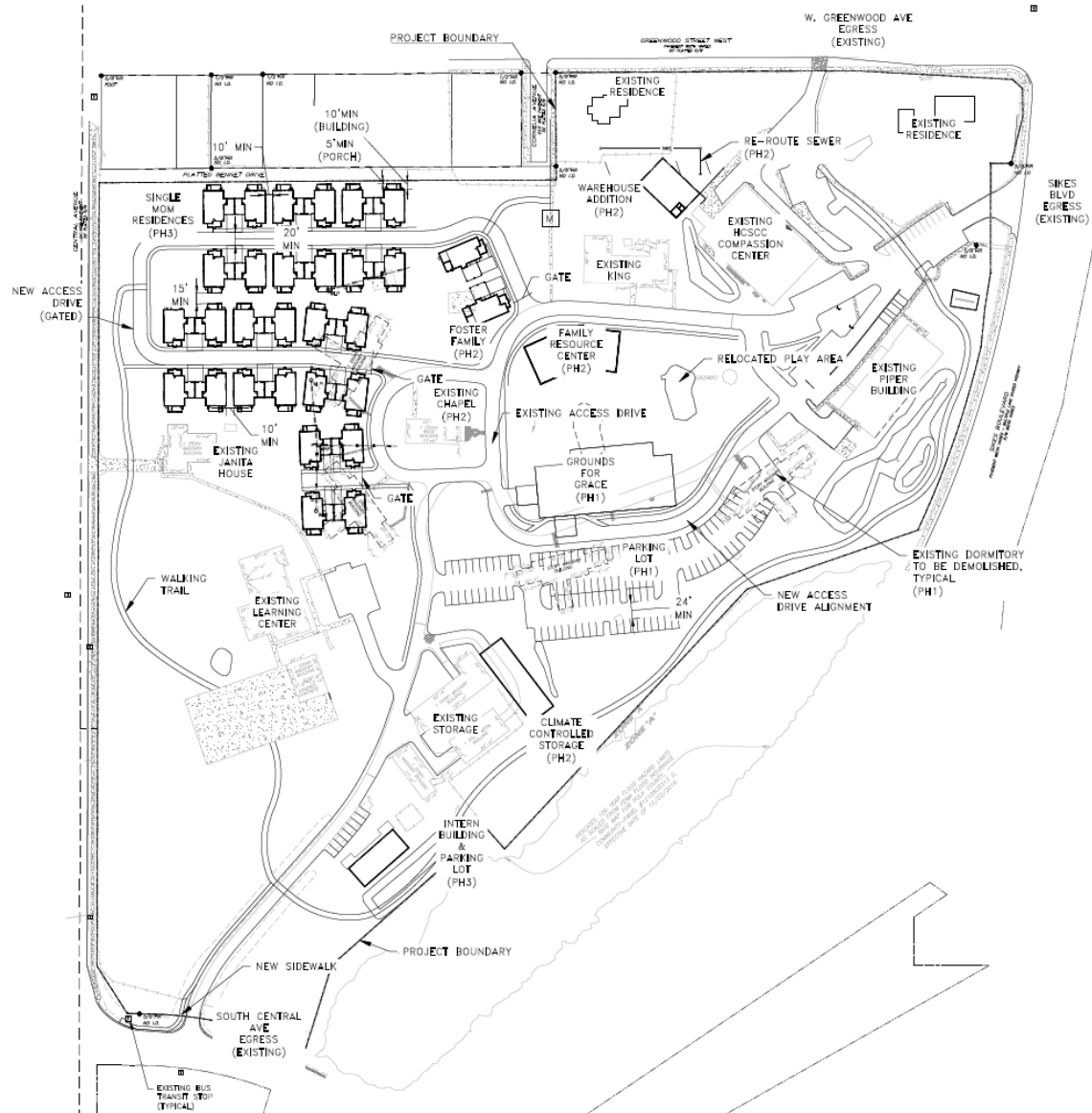


EXHIBIT "C"

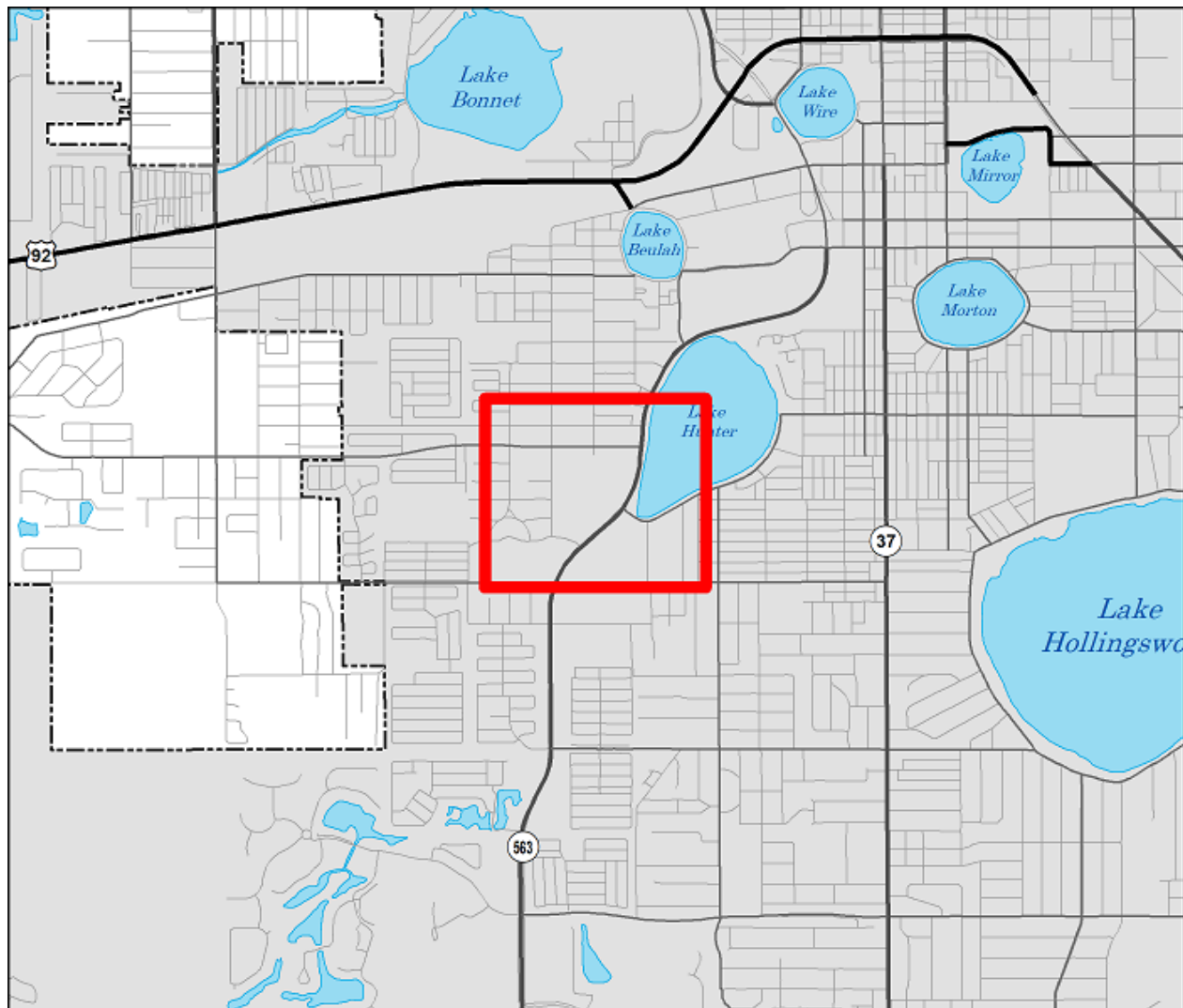


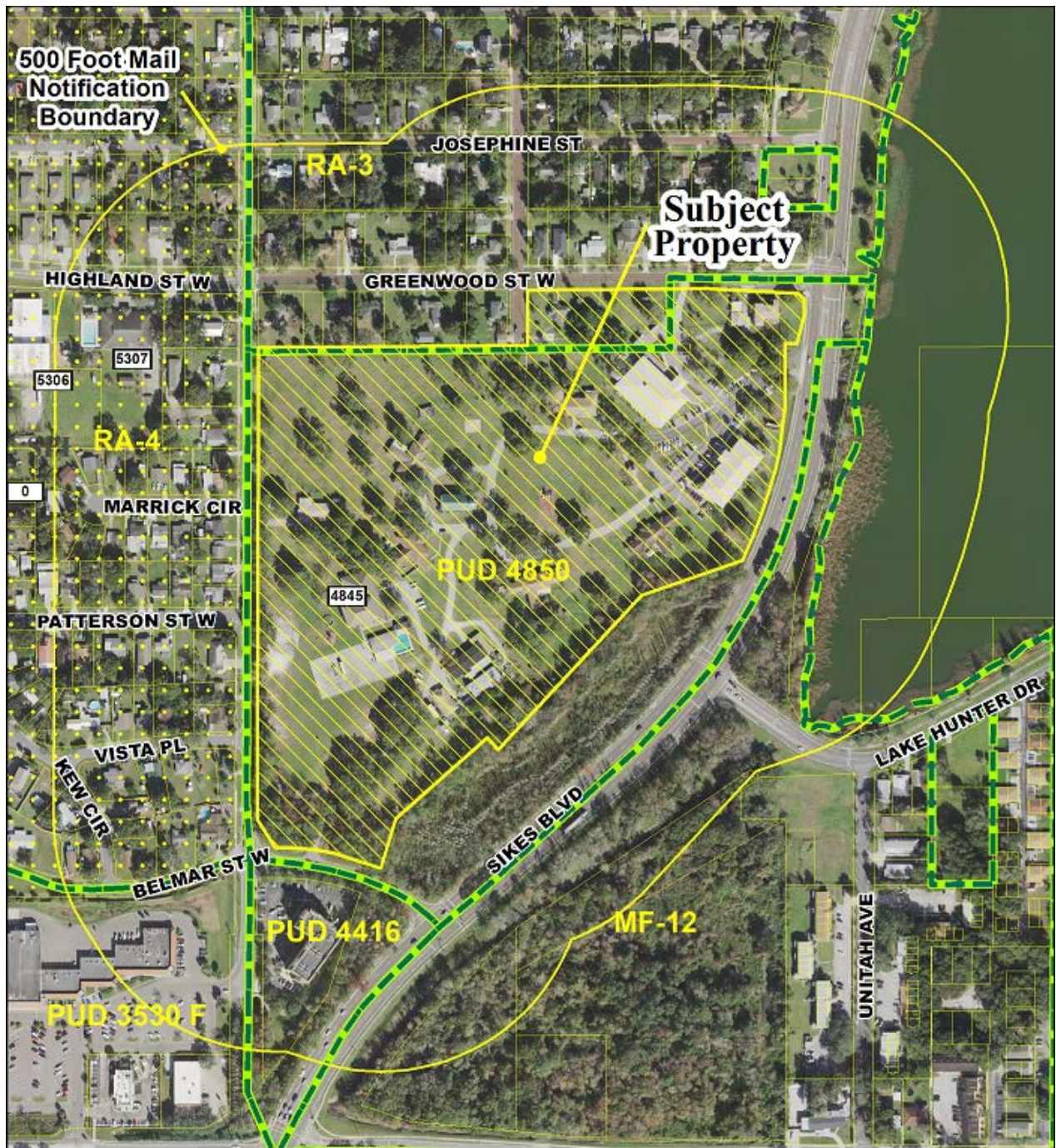


Planning & Zoning Board Recommendation

Date:	January 2, 2024	Reviewer:	Todd Vargo
Project No:	PUD23-020	Location:	1015 Sikes Boulevard
Owner:	FBCH Land Holdings Inc.		
Applicant:	David Holden, Quigg Engineering		
Current Zoning:	PUD (Planned Unit Development)	Future Land Use:	Residential Medium (RM)
Context District:	Urban Neighborhood (UNH)		
P&Z Hearing:	November 21, 2023	P&Z Final Decision:	December 19, 2023
Request:	Major modification of PUD (Planned Unit Development) zoning for Florida Baptist Children's Homes to adopt a new master plan to allow for the construction of a two-story, 21,375 sq. ft. meeting/event space, a 3,750 sq. ft. warehouse, a 5,000 sq. ft. climate-controlled storage building, an 8,250 sq. ft. Family Resource Center, a two-story, 7,800 sq. ft. building with four dwelling units for interns, 28 single mother residential housing dwelling units, two foster family residential housing units, and 109 new off-street parking spaces on property located at 1015 Sikes Boulevard.		

1.0 Location Maps





2.0 Background

2.1 Summary

David Holden, Quigg Engineering, requests a major modification to PUD (Planned Unit Development) zoning for Florida Baptist Children's Homes to adopt a new master plan and allow for the construction of a two-story, 21,375 sq. ft. meeting/event space, a 3,750 sq. ft. warehouse, a 5,000 sq. ft. climate-controlled storage building, an 8,250 sq. ft. Family Resource Center, a two-story, 7,800 sq. ft. building with four dwelling units for interns, 28 single mother residential housing dwelling units, two foster family residential housing units, and 109 new off-street parking spaces on property located at 1015 Sikes Boulevard. A map of the subject property is included as Attachment "B."

2.2 Subject Property

The subject property, approximately 27.4 acres in area, is located on the west side of Sikes Boulevard, east of S. Central Avenue and south of W. Greenwood Street. The current PUD zoning (Ordinance 4850, as amended) was approved in 2007 to recognize and adopt a formal master plan for Florida Baptist Children's Homes (FBCH) whose campus has been located on the property since 1948. FBCH's mission, through its One More Child services program, is to provide food, housing and social services to vulnerable children and struggling families.

2.3 Project Background

The purpose of this request is to amend the master plan to allow for the redevelopment and expansion of the FBCH campus. A site development plan which shows proposed building footprints, off-street parking and internal driveways is included as Attachment "C." A phasing plan is included as Attachment "D."

As part of this request, the applicant is also requesting approval to formally incorporate a 1.09-acre tract of land into the PUD which is owned by FBCH and located along the south side of W. Greenwood Street. This tract of land, which was combined with the parent parcel for the FBCH campus many years ago, consists of Lots 7 – 12 within Block B of the Sunnymede subdivision and is currently improved with a one-story, 1,159 sq. ft. single-family detached home which was built in 1946. No changes are proposed to this area as part of the revised master plan.

2.4 Existing Uses of Adjacent Properties

Boundary	Existing Land Use	FLUM	Zoning	Context
North	Single-Family Residential	RM	RA-3	UNH
South	Commercial Shopping Plaza/Multi-Family Residential	NAC/RM	PUD3530F/ PUD4416	UCO/UNH
East	Lake Hunter/Undeveloped	R/RM	MF-12	PCR/UNH
West	Single-Family Residential	RM	RA-4	UNH

2.5 Attachments

Attachment “A”: Legal Description

Attachment “B”: Location Map

Attachment C: Revised Site Development Plan

Attachment D: Phasing Plan

3.0 Discussion

The existing FBCH campus allows for group housing of up to 70 residents spread through eight cottages (dormitories), and administrative/support facilities such as offices, a learning center, swimming pool, chapel, maintenance and storage buildings, and an existing single-family dwelling. The major changes to the PUD include the replacement of the group housing units with new housing for single mothers and foster-care families. The applicant proposes to construct a total of 28 dwelling units for single mothers and two dwelling units for families provide foster care services. The new dwelling units will be constructed as either single-family detached or semi-attached housing. In addition to these housing units, the applicant requests approval to construct four multi-family dwelling units as part of a two-story, 7,800 sq. ft. building. The multi-family dwelling units, which will be used to provide housing for interns, will replace provisions in the current PUD which allow for up to five (5) recreational vehicles (RVs) to be used on the FBCH campus as temporary housing for volunteers.

In addition to the uses stated above, the applicant requests approval to construct Grounds for Grace, a 21,275 sq. ft. meeting/event space, an 8,250 sq. ft. family resource center, a 3,750 sq. ft. warehouse addition adjacent to the existing Harold Clark Simmons Compassion Center, a 5,000 sq. ft. climate-controlled storage building, and a new off-street parking lot with 109 parking spaces.

The proposed expansion will be divided into three separate development phases with complete buildout anticipated by 2030.

Phase 1 consists of:

- Demolition of four (4) existing cottages (dormitories);
- Construction of Grounds for Grace, a 21,375 sq. ft. meeting/event space to be used for hosting meetings and special events;
- Construction of eight (8) single-family, semi-attached dwelling units to be used as housing for single mothers; and
- Construction of a new off-street parking lot with 109 parking spaces.

Phase 2 will entail:

- Construction of a 3,750 sq. ft. warehouse addition and a 5,000 sq. ft. climate-controlled storage facility;
- Construction of an 8,250 sq. ft. family resource center to be used primarily for administrative offices; and
- Construction of two (2) single-family detached dwelling units to be used as housing for families providing foster care.

Phase 3 will consist of:

- Construction of a 7,800 sq. ft. two-story building which will include four (4) multi-family dwelling units to be used as housing for interns; and
- Construction of twenty (20) single-family, semi-attached dwelling units to be used as housing for single mothers.

Florida Baptist Children's Homes Lakeland campus is well known in the surrounding neighborhood having provided food, housing, and other services to needy children since 1948. At 27.4 acres in area, ample land is available to accommodate the proposed expansion while maintaining the low density, institutional residential character. The proposed residences are comparable in scale to single-family or two-family dwellings. Large, non-residential structures such as Grounds for Grace and the family resource center will be located in the center of the campus, away from adjacent residential uses on S. Central Avenue and W. Greenwood Street. Adequate off-street parking is available to accommodate both the residential uses, family resource center and new meeting/event space. No changes will be made to existing driveways or the internal site circulation. No comments were received prior to or during the public hearing on November 21, 2023.

3.1 Transportation and Concurrency

The subject property is located on property bordered by Greenwood Street (north), State Road 563/Sikes Boulevard (east) and Central Avenue (west and south). Based on information provided in the Polk Transportation Planning Organization's Roadway Network Database, dated October 13, 2023, the adjacent segment of Sikes Boulevard between Ariana Street and Lime Street has an Annual Average Daily Traffic volume of 29,500 vehicles and operates at an acceptable Level-of-Service "D" during the PM Peak with two-hour average volumes of 1,072 northbound and 1,030 southbound vehicles (directional capacity is 1,630 vehicles).

The site is located within the Central City Transit Supportive Area (CCTSA) as designated in the Comprehensive Plan and is served by fixed-route transit service via the Lakeland Area Mass Transit District's (Citrus Connection's) Westside Circulator on Central Avenue and Red Line on Sikes Boulevard. Both routes provide hourly frequencies. The Citrus Connection's Peach Line (Dixieland Shuttle) operates on Central Avenue between W. Belmar Street and Sikes Boulevard with 30-minute frequencies.

The Florida Department of Transportation (FDOT) has completed a feasibility study for the West Lake Hunter Trail between Ariana Street and Lime Street, along the east side of Sikes Boulevard and the western shore of Lake Hunter. The design phase of this trail is programmed in FY 2025 of the FDOT Five-Year Work Program with construction of the northern segment, generally north of Hartsell Avenue, programmed in FY 2028. West Lake Hunter Trail and nearby Westgate-Central Trail (west of Central Park Plaza) are designated Priority Pathways Corridors in the Comprehensive Plan. Sidewalks exist along the site's Greenwood Street, Sikes Boulevard and Central Avenue (north of W. Belmar Street) frontages. A sidewalk does not exist along the Central Avenue frontage between W. Belmar Street and Sikes Boulevard. Although a sidewalk exists across the street on the south side of Central Avenue, the lack of a sidewalk along the site frontage does not allow for Americans with Disabilities Act (ADA)-compliant access to the public sidewalk system leading to Central Park Plaza and Central Avenue transit stop.

Using data published in the Institute of Transportation Engineers (ITE) *Trip Generation Manual* (11th Edition), the development program consisting of net increases of the closest comparable land uses could generate an estimated 53 P.M. Peak Hour (of Adjacent Street Traffic, 4-6 P.M.) trips:

- 30 multi-family units (Land Use Code 220, Multifamily Housing – Low Rise)
- 8,750 square feet of storage (Land Use Code 150, Warehousing)
- 8,250 square feet of office (Land Use Code 712, Small Office Building)

The 21,375 square foot Grounds for Grace center is a unique use that will be accessory to this project's overall function; however, a trip generation estimate will be required with the Binding Concurrency Application at the time of site plan submittal.

On November 28, 2023, the Polk County School District provided a favorable Non-Binding School Concurrency Determination for the 30 multi-family dwelling units that are proposed in this master plan.

3.2 Comprehensive Plan Compliance

The Community and Economic Development Department 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. 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

4.1 Community and Economic Development Staff

The Community Development Department reviewed this request and recommends approval of the major modification to the PUD zoning. Letters of notification were mailed to one hundred and thirty-two (132) property owners within 500 feet of the subject property and no comments or objections were received.

4.2 The Planning & Zoning Board

This recommendation was approved by a 7—0 vote of the Board.

Recommendation

It is recommended that the request for a major modification of PUD zoning, as described above and in Attachments "A" and "B," "C," and "D," be approved, subject to the following amended conditions:

Ordinance 4850 as reamended:

A. Permitted Uses:

~~Group Homes consisting of a maximum of 8 residential cottages not to exceed a total of 52,000 square feet and 70 residents. In no case shall an individual unit be greater than 6,750 square feet. The cottages may provide housing for persons with developmental and physical disabilities.~~

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- C. Development Regulations: Except as otherwise provided herein, development regulations shall be in accordance with MF-12 (Multi-Family)/Urban Neighborhood sub-district standards.
- D. Off-Street Parking: In accordance with Section 4.11 of the Land Development Code, except a minimum of four off-street parking spaces shall be provided for each dwelling unit used for family, foster-care (Foster Family Residences).
- E. Transportation:
 - 1. Binding Concurrency Applications will be required with each site plan submittal.

2. Development program shall comply with any Florida Department of Transportation permitting requirements.
3. An ADA-compliant internal pedestrian circulation network shall be implemented as shown in Exhibit "C".
4. A sidewalk shall be constructed along Central Avenue from the site entrance to the W. Belmar Street intersection. The property owner may request to pay into the City's sidewalk fund for the remainder of the site frontage east of the driveway.
5. Bicycle parking shall be provided at various locations on the subject property in compliance with Section 4.11.6 of the Land Development Code and Index 900 of the City Engineering Standards Manual.

ATTACHMENT "A"

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 28 SOUTH, RANGE 23 EAST, TOGETHER WITH LOTS 1-4, BLOCK "C", LOTS 1-10, BLOCK "B", AND LOTS 1-9, BLOCK "A", AND A PORTION OF BENNET DRIVE AND CLOSED ALLEYS AND ROAD OF OAK KNOLL, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 125 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, ALSO TOGETHER WITH LOTS 1-5 BLOCK "B", SUNNYMEDE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 29 OF SAID PUBLIC RECORDS, LESS RIGHT-OF-WAY FOR SIKES BOULEVARD AND GREENWOOD STREET, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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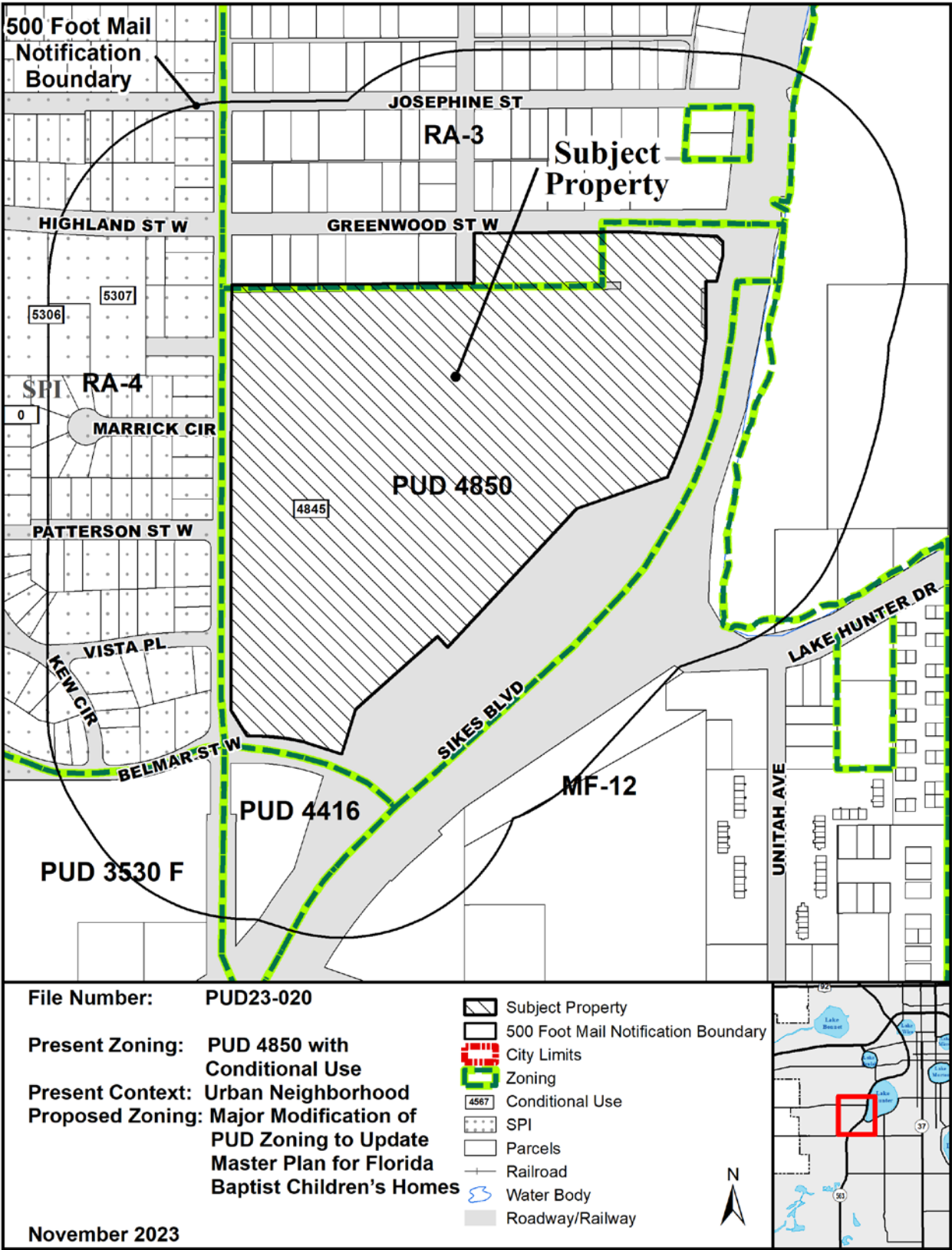
AND

LOTS 8, 9, 10, 11 AND 12, BLOCK "B" OF SUNNYMEDE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 29, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

AND

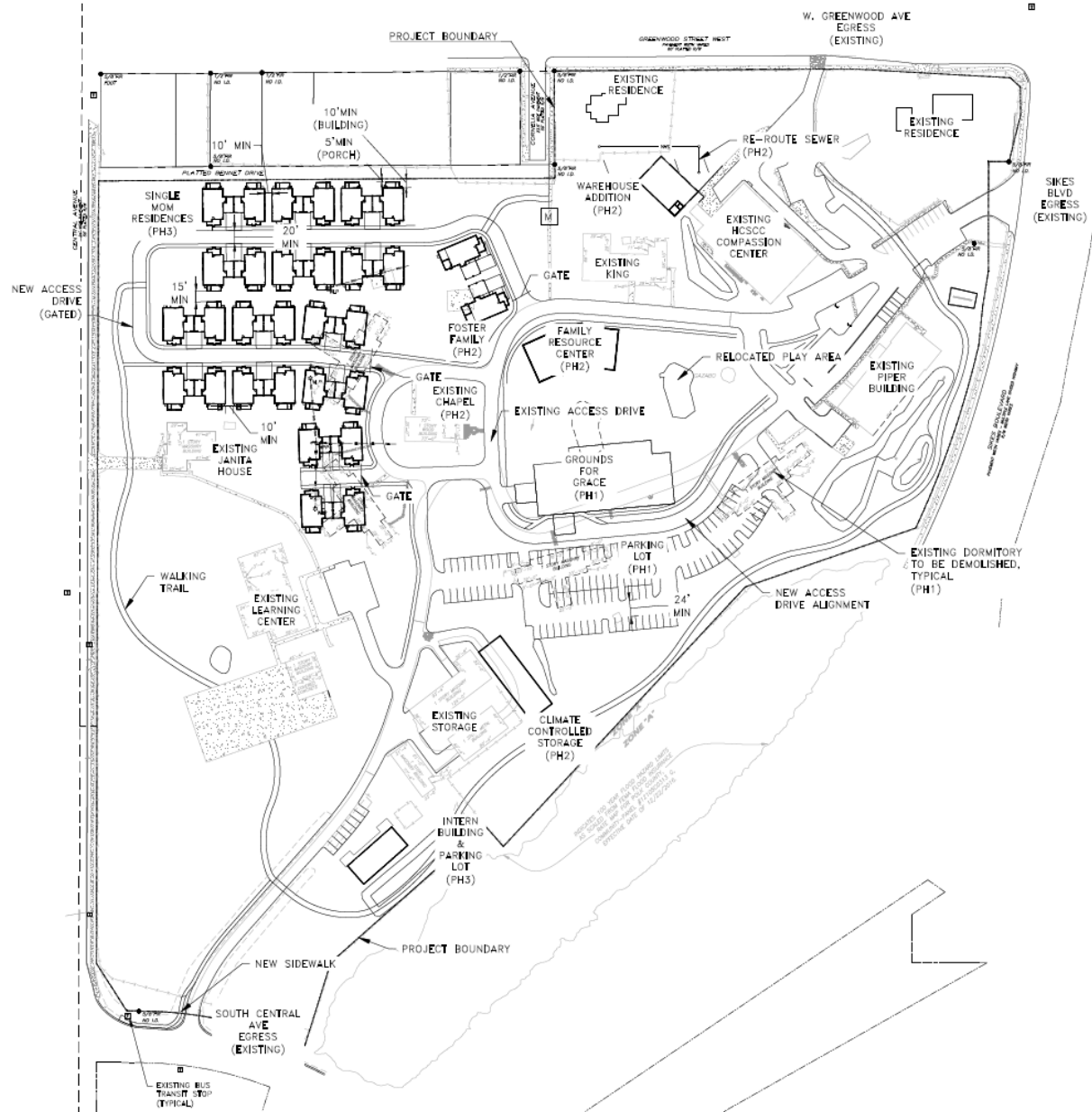
LOTS 6 AND 7, BLOCK "B" OF SUNNYMEDE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 29, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

ATTACHMENT "B"





ATTACHMENT "C"



ATTACHMENT "D"

