

ORDINANCE NO. ____

PROPOSED ORDINANCE NO. 25-015

AN ORDINANCE RELATING TO ZONING; ADOPTING FINDINGS; PROVIDING FOR PLANNED UNIT DEVELOPMENT ZONING TO ALLOW A 30-UNIT SINGLE-FAMILY ATTACHED RESIDENTIAL PROJECT ON APPROXIMATELY 1.79 ACRES LOCATED AT 1046 GILMORE AVENUE; FINDING CONFORMITY WITH THE COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Board held a public hearing on April 15, 2025 to consider the request of the Niel Group, LLC, on behalf of the owner, Lakeland Community Redevelopment Agency, for Planned Unit Development (“PUD”) zoning to allow a 30-unit single-family attached residential townhome project on approximately 1.79 acres located at 1046 Gilmore Avenue, 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 for the Property on May 20, 2025, and recommended said PUD zoning to the City Commission; and

WHEREAS, the City Commission of the City of Lakeland, Florida, after due public notice and a public hearing at which all interested persons were afforded the opportunity to be heard, finds that it is in furtherance of the public health, safety and welfare of the citizens of the City of Lakeland to apply PUD zoning to the Property as provided herein;

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

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

SECTION 2. The Property is hereby zoned PUD (Planned Unit Development) subject to the following conditions:

- A. Permitted Uses: Single-family attached dwellings (townhomes)
- B. Maximum Intensity of Use: 30 dwelling units
- C. Development Standards: In accordance with Table 3.4-11 of the Land Development Code except as follows.
 - 1. Minimum Lot Width: 15 feet
 - 2. Minimum Lot Area: 1,200 sq. ft.
 - 3. Minimum Living Area: 1,260 sq. ft.
 - 4. Maximum Building Height: Two (2) stories
 - 5. Minimum Setbacks:
 - a. Front Yard Setback: 20 feet
 - b. Street Side Setback: 10 feet
- A. Subdivision Plan: The site shall be developed in substantial accordance with the subdivision plan included in Attachment "C". With the approval of the Director of Community and Economic Development, minor changes may be made at the time of subdivision review without requiring a modification to the PUD.
- B. Architectural Design: The project shall be designed in substantial accordance with the architectural elevations included as Attachment "D" and "E."
- C. Buffering and Landscaping: In accordance with Section 4.5 of the Land Development Code and the landscaping elevation plan included as

Attachment "F." With the approval of the Director of Parks and Recreation, minor changes may be made at the time of subdivision review without requiring a modification to the PUD.

D. Transportation:

1. A Binding Concurrency Determination shall be made prior to plat approval.
2. Sidewalks shall be constructed along all site frontages, with connections from these sidewalks to each residential unit and on-site amenity. ADA-compliant pedestrian access shall be provided to the mail kiosk serving the development's residents.
3. Bicycle parking shall be provided for all common areas and amenities, designed in compliance with Index 900 of the City Engineering Standards Manual.

E. Maintenance Provisions: All open space, common areas, building exteriors, amenities, fences, walls, landscaping, off-street parking and stormwater retention areas shall be maintained by a homeowner association (HOA), property management company or other similar entity.

F. Accessory Structures: The construction and placement of accessory structures and appurtenances such as detached garages, carports, sheds, pergolas, playground equipment, screen rooms, sunrooms and screen enclosures on individual townhome lots shall be prohibited.

G. Fences and Walls: The construction and placement of fences or walls on individual townhome lots shall be prohibited.

H. Garage Conversions: The conversion of attached garages integral to the single-family attached dwelling units to living area or uses other than vehicle parking shall be prohibited.

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 5885.

SECTION 4. This Ordinance shall take effect immediately upon its passage.

SECTION 5. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 6. 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.

PASSED AND CERTIFIED AS TO PASSAGE this 7th day of July, A.D. 2025.

H. WILLIAM MUTZ, MAYOR

ATTEST: _____
KELLY S. KOOS, CITY CLERK

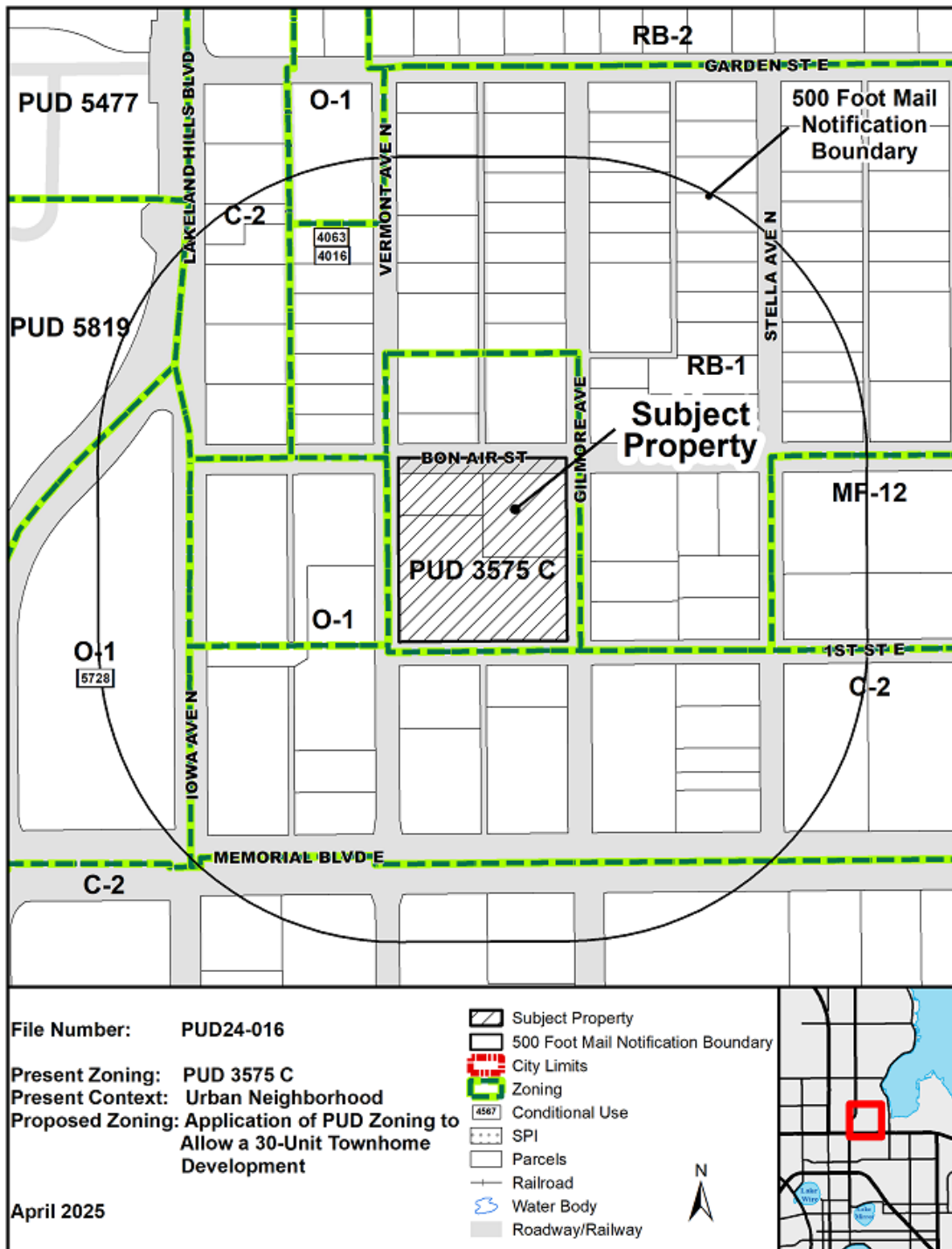
APPROVED AS TO FORM AND CORRECTNESS: _____
PALMER C. DAVIS
CITY ATTORNEY

ATTACHMENT "A"

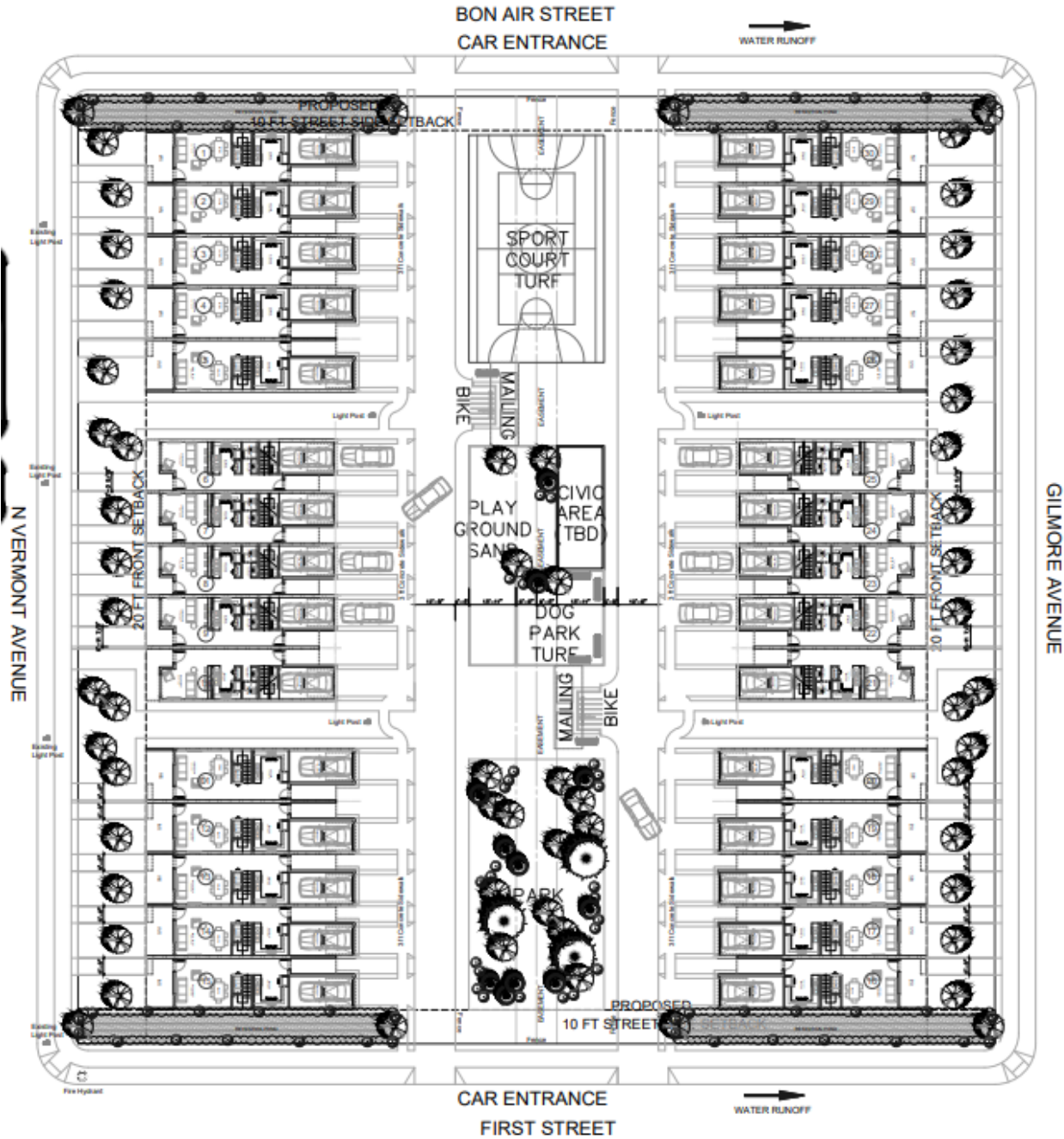
Legal Description:

BON AIR ADD PB 1 PGS 114 & 115 BLK 3 LOTS 1 THRU 8 & THE VACATED ALLEY LYING
BETWEEN LOTS 1 THRU 4 & LOTS 5 THRU 8

ATTACHMENT "B"

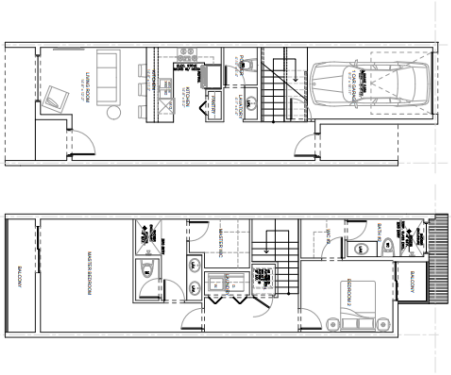


ATTACHMENT "C"

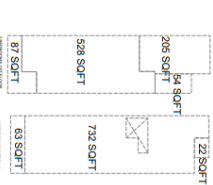


1
A2 PROPOSED SITE PLAN
SCALE: 1/16" = 1'-0"

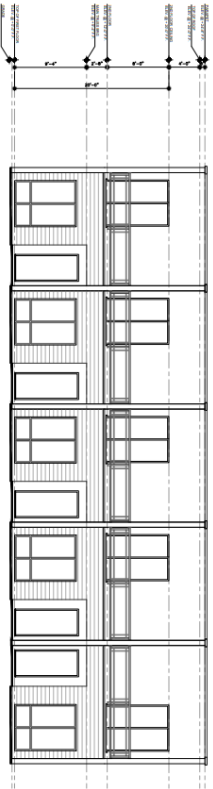
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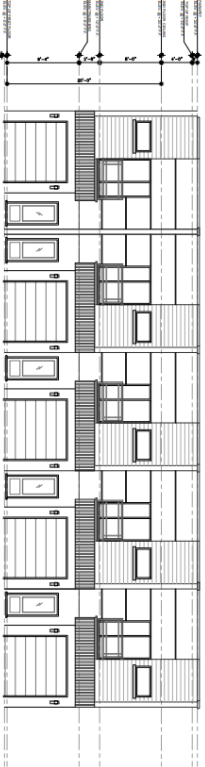
PROPOSED 2 BED FLOOR PLAN
SCALE: 1/8" = 1'-0"



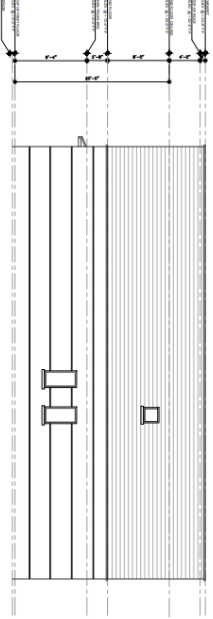
KEY AREAS 2 BEDROOMS
SCALE: 1/8" = 1'-0"



FRONT ELEVATION OPTION 2 BEDROOMS
SCALE: 1/8" = 1'-0"

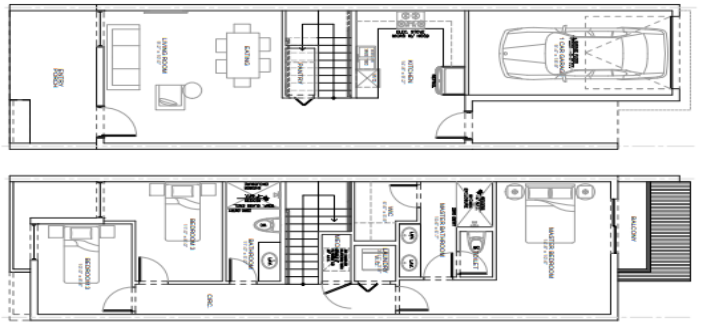


REAR ELEVATION OPTION 2 BEDROOMS
SCALE: 1/8" = 1'-0"

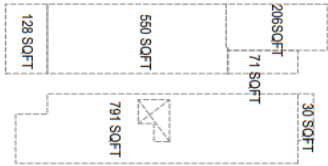


LEFT/RIGHT SIDE ELEVATION OPTION 2 BEDROOMS
SCALE: 1/8" = 1'-0"

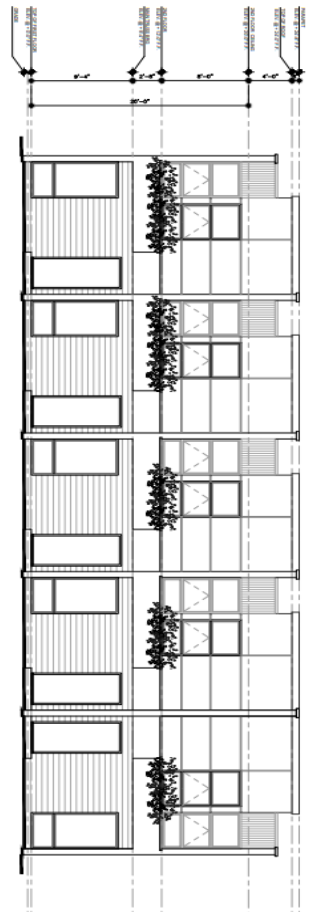
ATTACHMENT "E"



1 PROPOSED 3 BED FLOOR PLAN
SCALE: 1/4" = 1'-0"



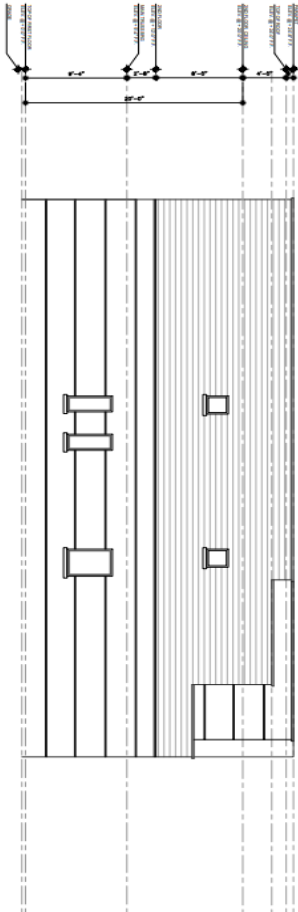
2 KEY AREAS 3 BEDROOMS
SCALE: 1/4" = 1'-0"



3 FRONT ELEVATION OPTION 3 BEDROOMS
SCALE: 1/4" = 1'-0"

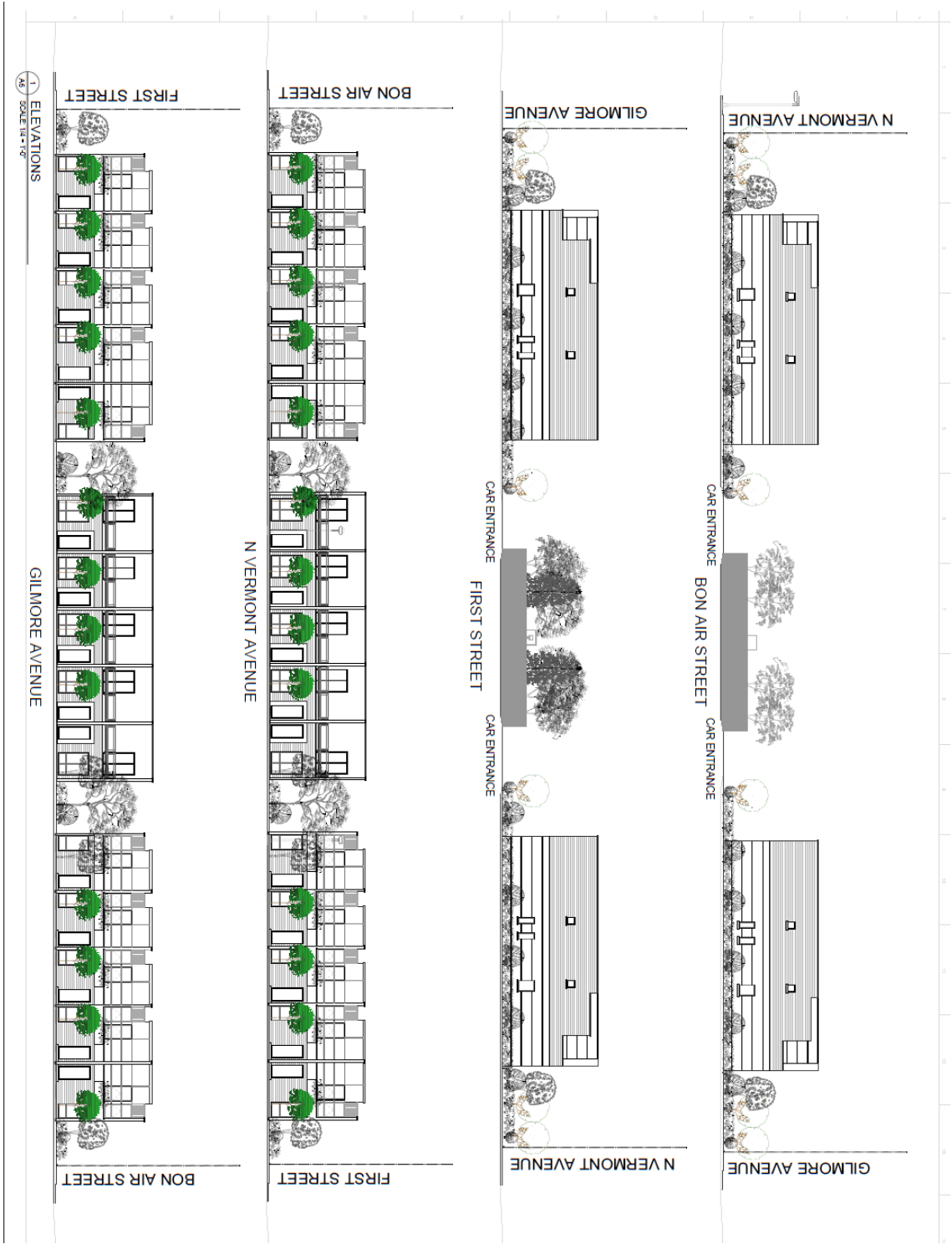


4 REAR ELEVATION OPTION 3 BEDROOMS
SCALE: 1/4" = 1'-0"



5 LEFT/RIGHT SIDE ELEVATION OPTION 3 BEDROOMS
SCALE: 1/4" = 1'-0"

ATTACHMENT "F"

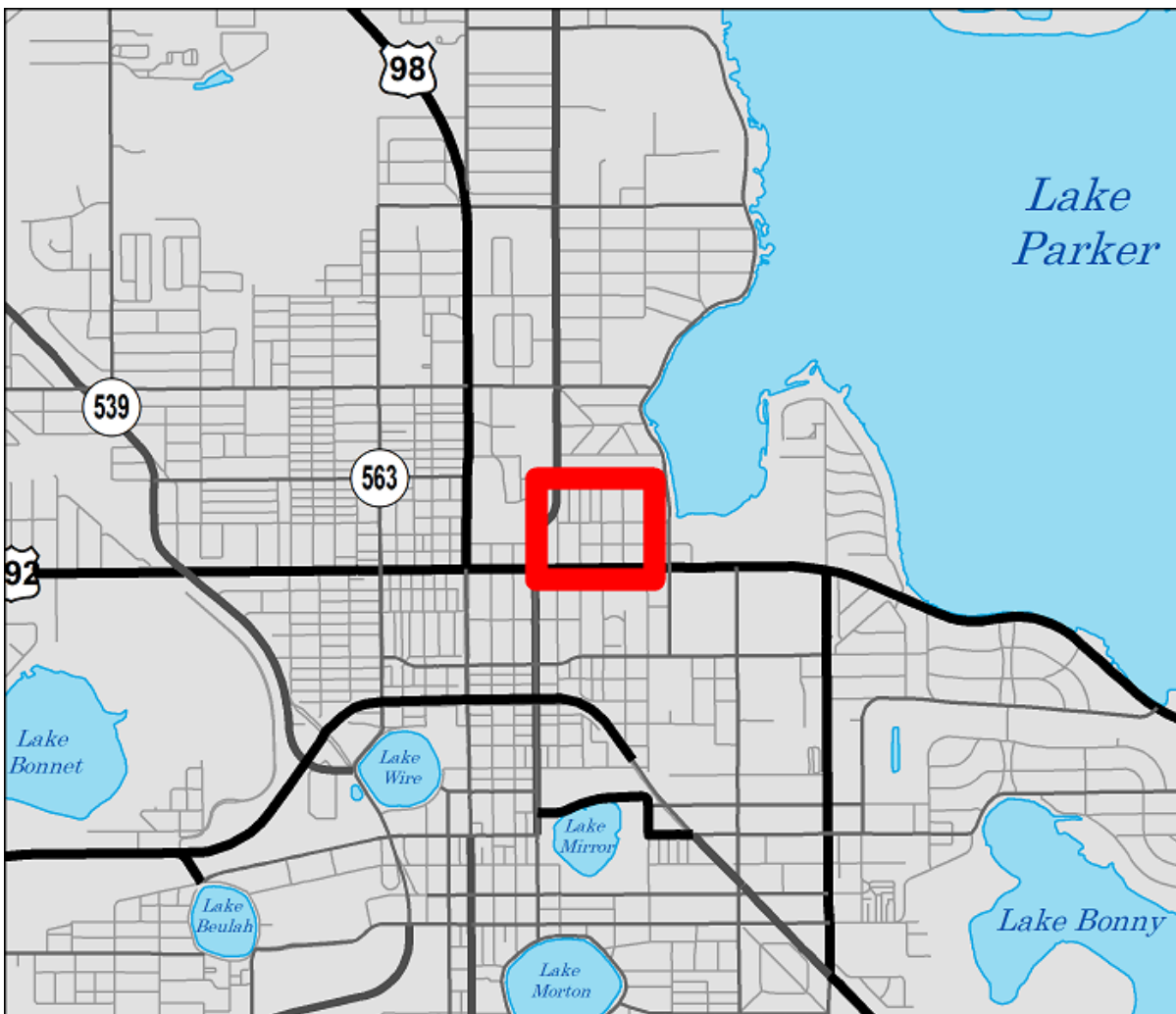


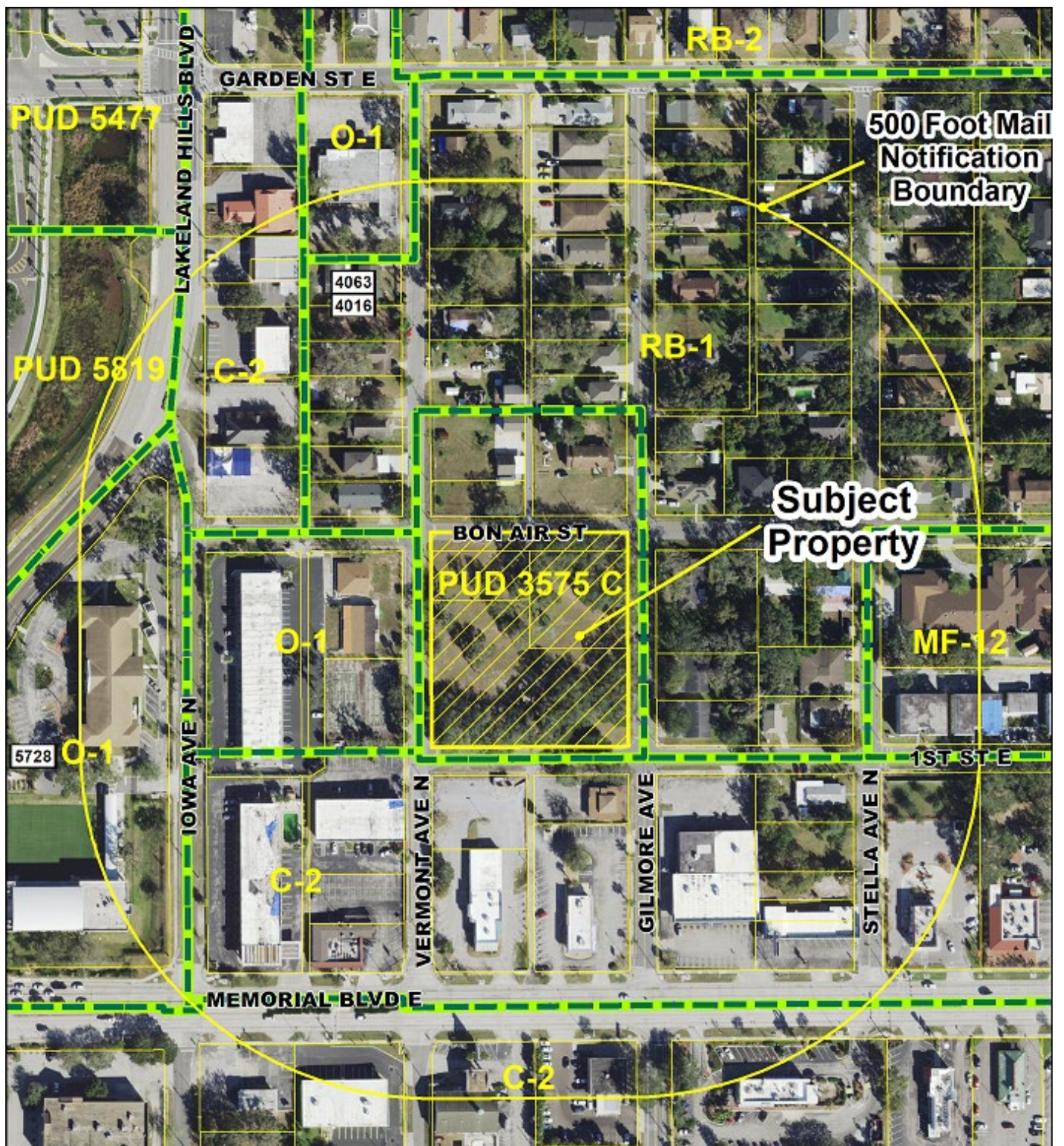


Planning & Zoning Board Recommendation

Date:	June 16, 2025	Reviewer:	Damaris Stull
Project No:	PUD24-016	Location:	1046 Gilmore Avenue
Owner:	Lakeland Community Redevelopment Agency		
Applicant:	Neiel Group LLC		
Current Zoning:	PUD (Planned Unit Development) 3575 C	Future Land Use:	Residential Medium (RM)
Context District:	Urban Neighborhood (UNH)		
P&Z Hearing:	April 15, 2025	P&Z Final Decision:	May 20, 2025
Request:	Application of PUD (Planned Unit Development) zoning to allow a 30-unit single-family attached (townhome) project on property located at 1046 Gilmore Avenue.		

1.0 Location Maps





2.0 Background

2.1 Summary

The Neiel Group LLC requests the application of PUD (Planned Unit Development) zoning to allow for the development of 30-unit single-family attached (townhome) project on property located at 1046 Gilmore Avenue. A map of the subject property is included as Attachment “B.”

2.2 Subject Property

The subject property, approximately 1.79 acres in area, consists of the entire block located north of E. 1st Street, south of Bon Air Street, east of N Vermont Avenue, and west of Gilmore Avenue (Bon Air Addition, Block 3, Lots 1 – 8). The subject property, current vacant, has a future land use designation of Residential Medium (RM) and is located within the Urban Neighborhood (UNH) context sub-district. The Future Land Use designation of Residential Medium (RM). The subject property is located within the Midtown District of the Lakeland Community Redevelopment Agency (CRA).

The subject property is presently zoned PUD (Planned Unit Development) as specified by Attachment “C” in Ordinance 3575. The PUD zoning, approved in 1994 as part of a City-wide zoning conformance action following the adoption of the 1993 Land Development Code, allows for a 44-unit single-family attached (townhome) development on the subject and six platted lots under separate ownership located north of Bon Air Street. Plans for the development, however, did not reach fruition and the property has largely sat vacant since that time.

2.3 Project Background

The purpose of this request is to apply new PUD zoning to allow for the development of a 30-unit single-family attached (townhome) development. Concurrent with this request, the City will request the repeal of the current PUD zoning and the application of RB (Two-Family) zoning to the six remaining lots located north of Bon Air Street. A site development plan which shows building footprints, setbacks, driveways, and amenities for the proposed townhome development is included as Attachment “C.”

2.4 Existing Uses of Adjacent Properties

Boundary	Existing Land Use	FLUM	Zoning	Context
North	Single-Family Residential	RM	PUD	UNH
South	Retail Commercial	MCC	C-2	UCO
East	Single-family and Two-Family Residential	RM	RB-1	UNH
West	Multi-family Residential	MCC	O-1	UCO

2.5 Attachments

Attachment A: Legal Description

Attachment B: Location Map

Attachment C: Site Plan

Attachment D: Architectural Elevations Two-Bedroom Units

Attachment E: Architectural Elevations Three-Bedroom Units

Attachment F: Landscaping Elevation Plan

3.0 Discussion

In 2009, the Lakeland CRA acquired the three parcels in the block located south of Bon Air Street. At the time, the property was largely vacant except for one single-family home which was subsequently demolished in 2010. In recent years, the CRA has actively solicited requests from private developers to develop the property for residential uses. The current PUD zoning is considered functionally obsolete as it does not align with the development standards in the current Land Development Code. Due to the lack of unified control, the PUD cannot be developed in its current form. For the proposed townhome project to move forward, the current PUD must be repealed and replaced with a new PUD limited to the three parcels owned by the CRA.

The proposed townhome development consists of 15 units fronting N. Vermont Avenue and 15 units fronting Gilmore Avenue with individual townhome units clustered into groups of five. The proposed development will be platted a subdivision such that townhome has its own lot which can be bought and sold individually. Parking will be in the rear yard and accessed via a private alley system that connects to Bon Air Street and E. 1st Street. Each townhome unit will include a one-car attached garage and a driveway which will allow for the parking of a second vehicle in a tandem configuration. Civic open space will be provided in the form of amenities such as a playground, dog park and basketball court.

The proposed single-family attached development aligns with the CRA's goals which promote infill development and the revitalization of existing neighborhoods. The proposed townhome development consists of 30 units on 1.79 acres which translates to a gross density of 16.7 units/acre. The subject property is located within 1/8th of a mile of E. Memorial Boulevard which is designated as a Transit Oriented Corridor (TOC). While the Residential Medium (RM) limits residential development to a maximum density of 12 units per acre, policies adopted through the Comprehensive Plan provide for a density bonus which allows for residential development at a maximum density of 22 units/acre when located within 1/8th of a mile of a TOC.

3.1 Transportation and Concurrency

The subject property, which lies north of US 92 Memorial Boulevard, is bordered by N. Vermont Avenue, Bon Air Street, Gilmore Avenue, and E. 1st Street. All of these streets are classified as neighborhood local streets which are not tracked for transportation concurrency purposes.

The subject property is located within the Central City Transit Supportive Area (CCTSA) and Transit Oriented Corridors as designated in the Comprehensive Plan within which multimodal level-of-service standards have been adopted to recognize available transit service and bicycle/pedestrian networks. The Lakeland Area Mass Transit District (Citrus Connection) operates three routes nearby the subject property with the Purple and Orange Lines operating on US 92 (Memorial Boulevard) with 60-minute frequencies and the Pink Line operating on State Road 33 (Lakeland Hills Boulevard) with 30- to 45-minute frequencies during much of the day. The Purple provides connecting service to Downtown

Lakeland and Winter Haven while the Orange Line provides connecting service also to Downtown Lakeland and Southeastern University. The Pink Line serve's Lakeland's Medical District, including facilities operated by Lakeland Regional Health and Watson Clinic.

Sidewalks are sporadic throughout the neighborhood and do not exist along the subject property's public street frontages. Sidewalks do exist along Gilmore Avenue, Vermont Avenue and Bon Air Street, connecting the site to nearby transit routes along Memorial Boulevard and Lakeland Hills Boulevard. Connections on 1st Street and Bon Air Street will help establish connections to Lakeshore Drive and facilitate the connections to of Lake Parker Park Trail network, Fort Fraser Trail Extension and larger regional SUNTrail Network.

Given that the proposed PUD modification will yield fewer units than are currently allowed, it will be expected to generate the same or fewer automobile trips, resulting in a de minimis impact on the surrounding street network while providing sufficient parking and encouraging more pedestrian-scale development consistent with the long-term vision for the surrounding area. Binding Concurrency Determination will be made prior to plat approval.

3.2 Comprehensive Plan Compliance

The Community and Economic Development Department reviewed this request for compliance with the Lakeland Comprehensive Plan: Our Community 2030 and it is our opinion that the request is consistent with the Comprehensive Plan.

4.0 Recommendation

4.1 Community and Economic Development Staff

The Community & Economic Development Department reviewed this request and recommends the application of PUD zoning. Letters of notification were mailed to 87 property owners within 500 ft of the subject property and no objections were received.

4.2 The Planning & Zoning Board

The recommendation was approved by a 4—1 vote of the Board.

It is recommended that the request for PUD (Planned Unit Development) zoning, as described above and in Attachments "A," "B," "C," "D," "E," and "F," be approved:

- A. Permitted Uses: Single-family attached dwellings (townhomes)
- B. Maximum Intensity of Use: 30 dwelling units
- C. Development Standards: In accordance with Table 3.4-11 of the Land Development Code except as follows.
 - 1. Minimum Lot Width: 15 feet
 - 2. Minimum Lot Area: 1,200 sq. ft.
 - 3. Minimum Living Area: 1,260 sq. ft.
 - 4. Maximum Building Height: Two (2) stories
 - 5. Minimum Setbacks:

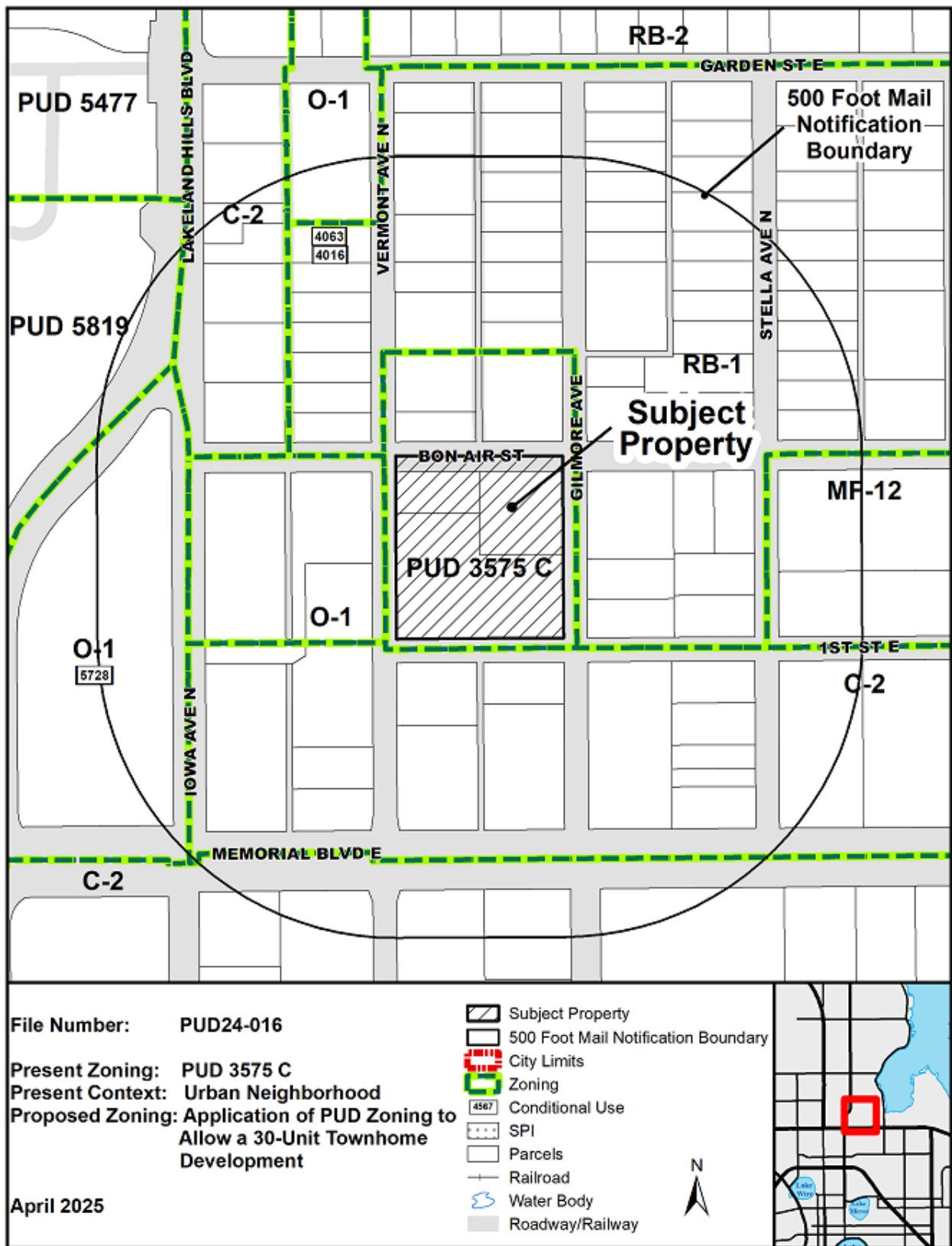
- a. Front Yard Setback: 20 feet
 - b. Street Side Setback: 10 feet
- D. Subdivision Plan: The site shall be developed in substantial accordance with the subdivision plan included in Attachment “C”. With the approval of the Director of Community and Economic Development, minor changes may be made at the time of subdivision review without requiring a modification to the PUD.
- E. Architectural Design: The project shall be designed in substantial accordance with the architectural elevations included as Attachment “D” and “E.”
- F. Buffering and Landscaping: In accordance with Section 4.5 of the Land Development Code and the landscaping elevation plan included as Attachment “F.” With the approval of the Director of Parks and Recreation, minor changes may be made at the time of subdivision review without requiring a modification to the PUD.
- G. Transportation:
 - 1. A Binding Concurrency Determination shall be made prior to plat approval.
 - 2. Sidewalks shall be constructed along all site frontages, with connections from these sidewalks to each residential unit and on-site amenity. ADA-compliant pedestrian access shall be provided to the mail kiosk serving the development’s residents.
 - 3. Bicycle parking shall be provided for all common areas and amenities, designed in compliance with Index 900 of the City Engineering Standards Manual.
- H. Maintenance Provisions: All open space, common areas, building exteriors, amenities, fences, walls, landscaping, off-street parking and stormwater retention areas shall be maintained by a homeowner association (HOA), property management company or other similar entity.
- I. Accessory Structures: The construction and placement of accessory structures and appurtenances such as detached garages, carports, sheds, pergolas, playground equipment, screen rooms, sunrooms and screen enclosures on individual townhome lots shall be prohibited.
- J. Fences and Walls: The construction and placement of fences or walls on individual townhome lots shall be prohibited.
- K. Garage Conversions: The conversion of attached garages integral to the single-family attached dwelling units to living area or uses other than vehicle parking shall be prohibited.

ATTACHMENT "A"

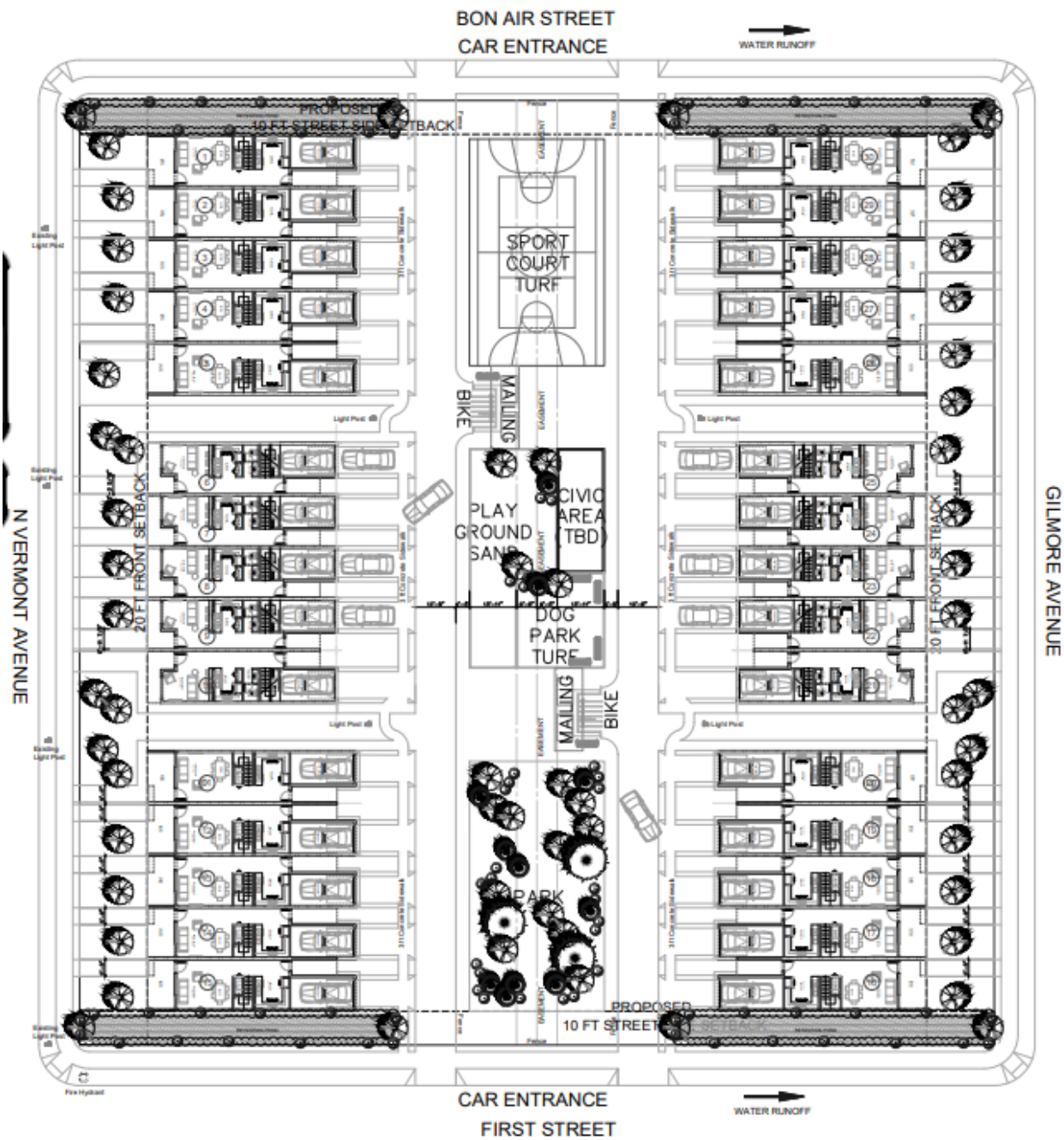
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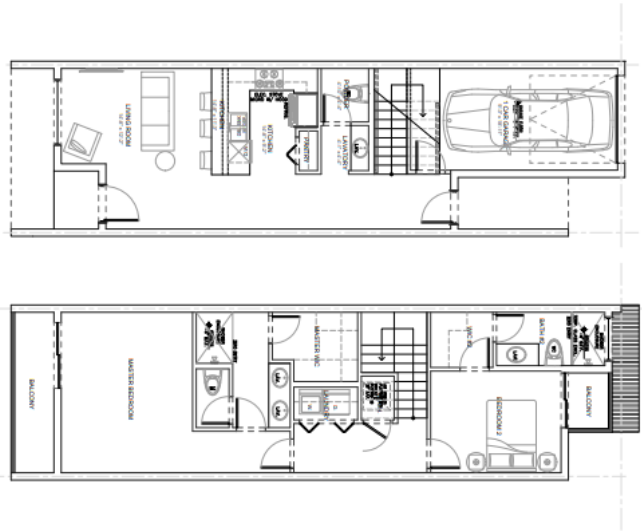
BON AIR ADD PB 1 PGS 114 & 115 BLK 3 LOTS 1 THRU 8 & THE VACATED ALLEY LYING BETWEEN LOTS
1 THRU 4 & LOTS 5 THRU 8

ATTACHMENT "B"

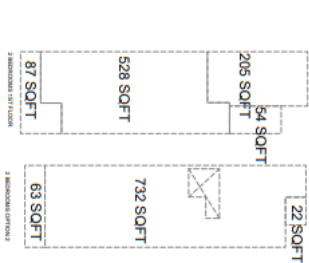


ATTACHMENT "C"

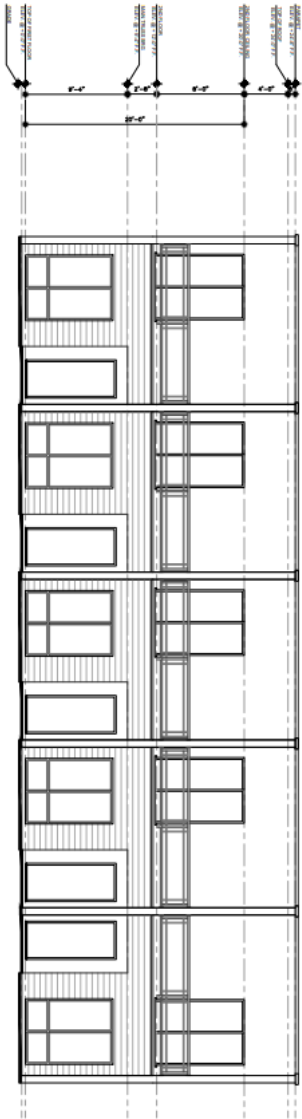




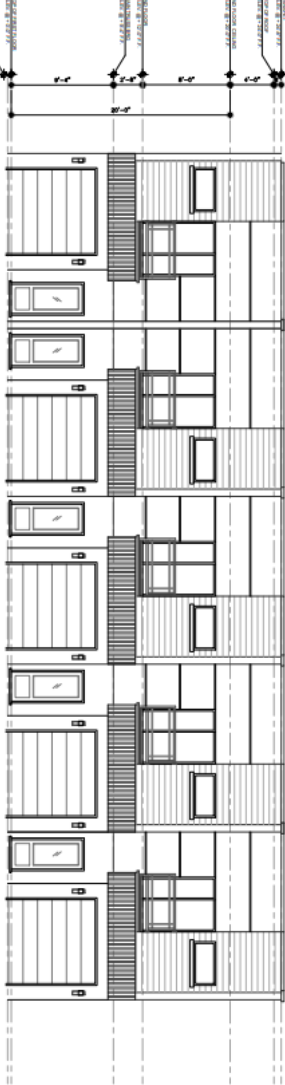
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PROPOSED 2 BED FLOOR PLAN
SCALE 1/4" = 1'-0"



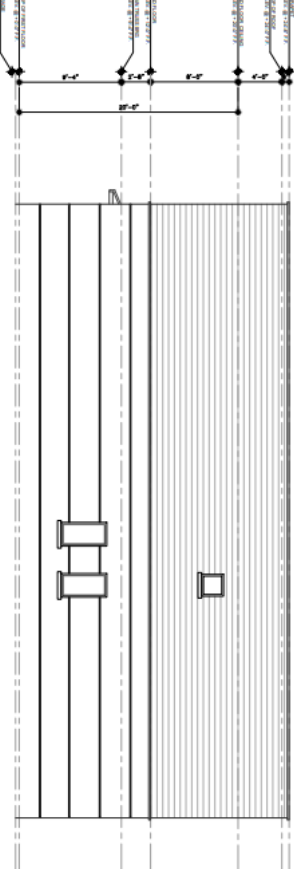
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KEY AREAS 2 BEDROOMS
SCALE 1/4" = 1'-0"



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FRONT ELEVATION OPTION 2 BEDROOMS
SCALE 1/4" = 1'-0"

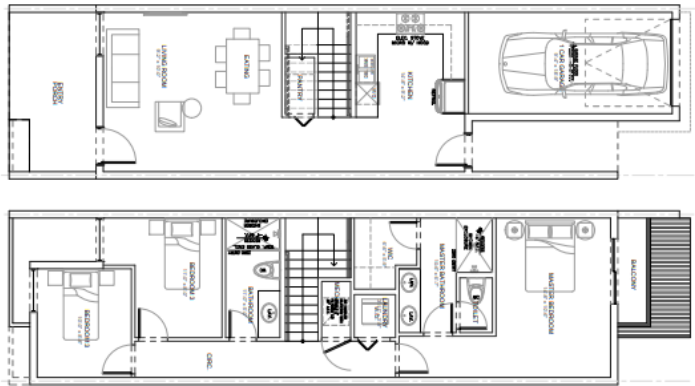


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REAR ELEVATION OPTION 2 BEDROOMS
SCALE 1/4" = 1'-0"

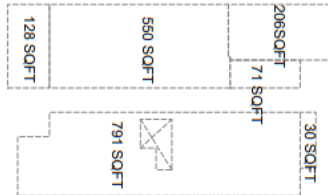


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LEFT/RIGHT SIDE ELEVATION OPTION 2 BEDROOMS
SCALE 1/4" = 1'-0"

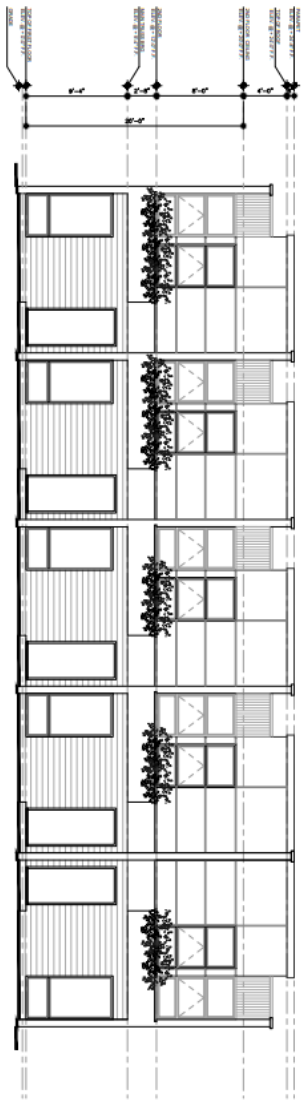
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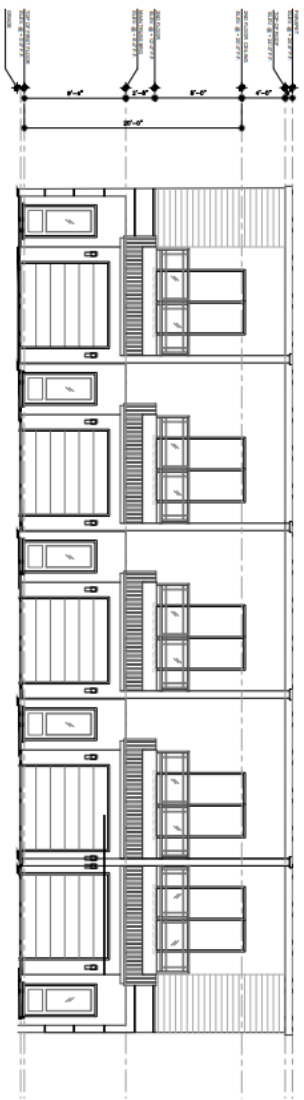
1 PROPOSED 3 BED FLOOR PLAN
SCALE: 1/4" = 1'-0"



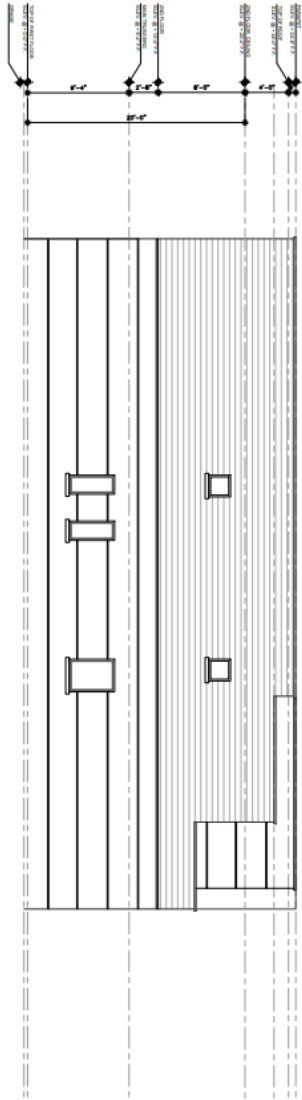
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SCALE: 1/4" = 1'-0"



3 FRONT ELEVATION OPTION 3 BEDROOMS
SCALE: 1/4" = 1'-0"



4 REAR ELEVATION OPTION 3 BEDROOMS
SCALE: 1/4" = 1'-0"



5 LEFT/RIGHT SIDE ELEVATION OPTION 3 BEDROOMS
SCALE: 1/4" = 1'-0"

ATTACHMENT "F"

