

AGENDA

Planning & Zoning Board
Lakeland Electric Building rooms 1A/B
July 18, 2023 8:30 a.m.

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, Greg James, no later than 48 hours prior to the proceeding, at **(863) 834-6040**, Email:

Greg.James@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.

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.

PUBLIC HEARING

- ITEM 1:**
- a. Conditional use to allow for a 103-foot-tall personal wireless services facility (cell tower) on approximately 0.11 acres located south of Parkway Frontage Road South and west of Beaker Boulevard. Owner: Pipkin Creek Properties LLC. Applicant: Deborah L. Martohue. (CUP23-013)
 - b. Consideration of final decision.
- ITEM 2:**
- a. Change in zoning from RA-4 (Single-Family Residential) to O-1 (Low Impact Office) on approximately 0.88 acres located south of East Lane, east of Morrell Drive and north of Parkview Place (301-319 East Lane). Owner: Lakeland Regional Health System. Applicant: Bart Allen, Peterson & Myers, P.A. (ZON23-005)
 - b. Consideration of final decision.

GENERAL MEETING

- ITEM 3:** Review minutes of the June meeting.
- ITEM 4:** Minor modification of PUD (Planned Unit Development) zoning for Lakeland Interstate Business Park to update the list of permitted uses and adopt new performance standards on approximately 7.25 acres located at 2425 Interstate Drive. Owner: Llpor LLC. Applicant: Daniel Lewis. (PUD23-009) **Note: Continued from previous meeting.**
- ITEM 5:** Major modification of PUD (Planned Unit Development) zoning to allow for the development of a new two-story, 8,000 square foot office building on property located at 1301 Grasslands Boulevard. Owner: 1301 Grasslands LLC. Applicant: Thomas Wodrich, TDW Land Planning, Inc. (PUD23-008)
- ITEM 6:** Plat approval for the Lakeland Central Park Phase 1 on 724.15 acres generally located north and east of the Polk Parkway, west of Airport Road and south of Old Tampa Highway. Owner: LCP Owner LLC. Applicant: Dave Schmitt Engineering, Inc. (SUB20-003)

ITEM 7: Plat approval for Hawthorne Phase 1, a 183-lot residential subdivision, on 69.39 acres generally located south of W. Pipkin Road, north of Ewell Road and west of Busy Bee Lane. Owner: Forestar USA Real Estate Group. Applicant: Dewberry Engineers, Inc. (SUB21-003)

ITEM 8: Overview of Administrative Adjustments approved from January to June.

ITEM 9: Report of City Commission action on Planning and Zoning Board recommendations along with Planning & Transportation Manager's Report.

ITEM 10: Audience.

ITEM 11: Adjourn.



Planning & Zoning Board General Application

General Information:

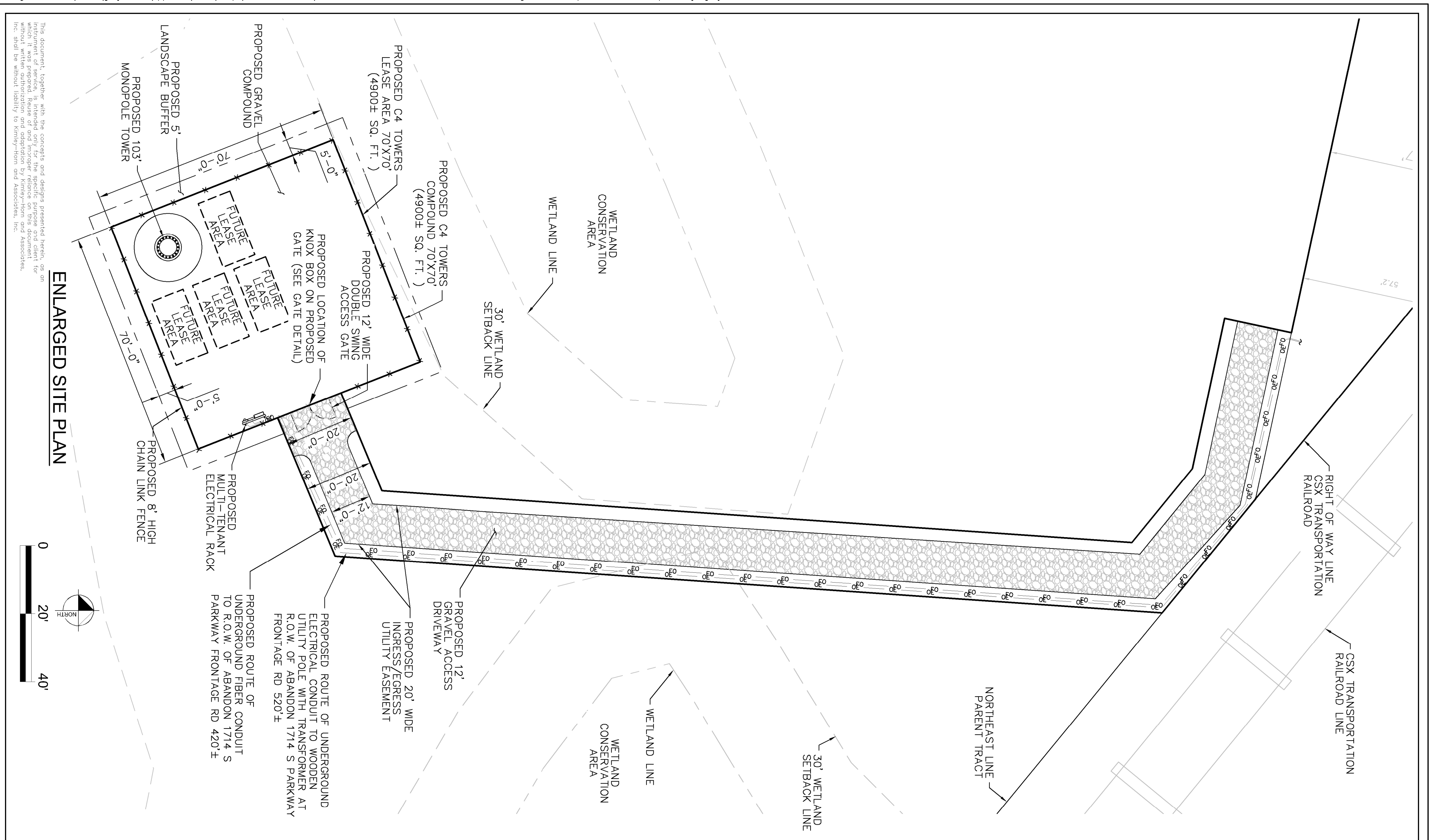
Project No:	CUP23-013	Application Date:	6/1/2023		
Project Name:	C4570 LAKESIDE PRESERVE PWSF				
Subject Property Address:	5529 US Hy N				
Parcel ID:	232902000000013010	Total Acreage:	282.32		
Applicant Name:	DEBORAH L MARTOHUE				
Applicant Address:	1036 23RD AVE N	SAINT PETERSBURG		FL	33704
Owner Name:	PIPKIN CREEK PROPERTIES LLC				
Owner Address:	0 PIPKIN CREEK ROAD	LAKELAND		FL	33811

Request:

Application Type:	CONDITIONAL USE	NEW
Proposed		Current
Zoning:	Not Applicable	(PUD) 5810 Planned Unit Development
Land Use:	Not Applicable	Residential Medium (RM)
Context:	Not Applicable	Suburban Neighborhood (SNH)
Explanation of Request:	Conditional Use to permit a 103' Monopole PWSF	
Justification:	<p>The Monopole PWSF is designed to accommodate 4 providers and thus reduce future proliferation of PWSFs. The PWSF is unmanned and will have zero impacts on public services and facilities. Access will be from Parkway Frontage Road South. Monthly routine maintenance is anticipated and thus zero AM/PM peak hour trips will be generated. The lease parcel is .11 acres and will have access from Parkway Frontage Road South. The equipment compound where the PWSF and associated ground equipment will be located is secured with an 8' chain link fence and locked gate. The lease Area is located on a Conservation Parcel located within and on the northern side of the Lakeside Preserve PUD proximate to the CSX RR line. See survey. It is wholly surrounded by existing mature vegetation and trees which will visually obscure the PWSF. See aerial and photo sims.</p>	

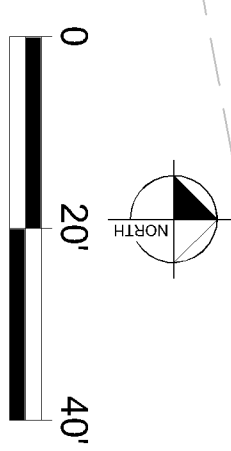
Concurrency:

Proposed Dwelling Units:	0	Project Floor Area:	0	Square feet	
Type of Use:	Other	Phase	1	Year	2023-2024
Estimate of Public Service Demand					
Roadways	Daily Trips:	0	PM Peak Hour Trips:	0	
Potable Water		GPD	Wastewater	GPD	Solid Waste PPD



This document, together with the contracts and design professional services, is an offer of professional services. Review of the drawings and specifications shall be without liability to the design professional.

ENLARGED SITE PLAN



LEGAL DESCRIPTION (LEASE PARCEL)

A PARCEL OF LAND LYING WITHIN SECTION 2, TOWNSHIP 29 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 2; THENCE S.89 DEGREES 50'22\"/>

PARCEL CONTAINS 0.11 ACRES, MORE OR LESS.

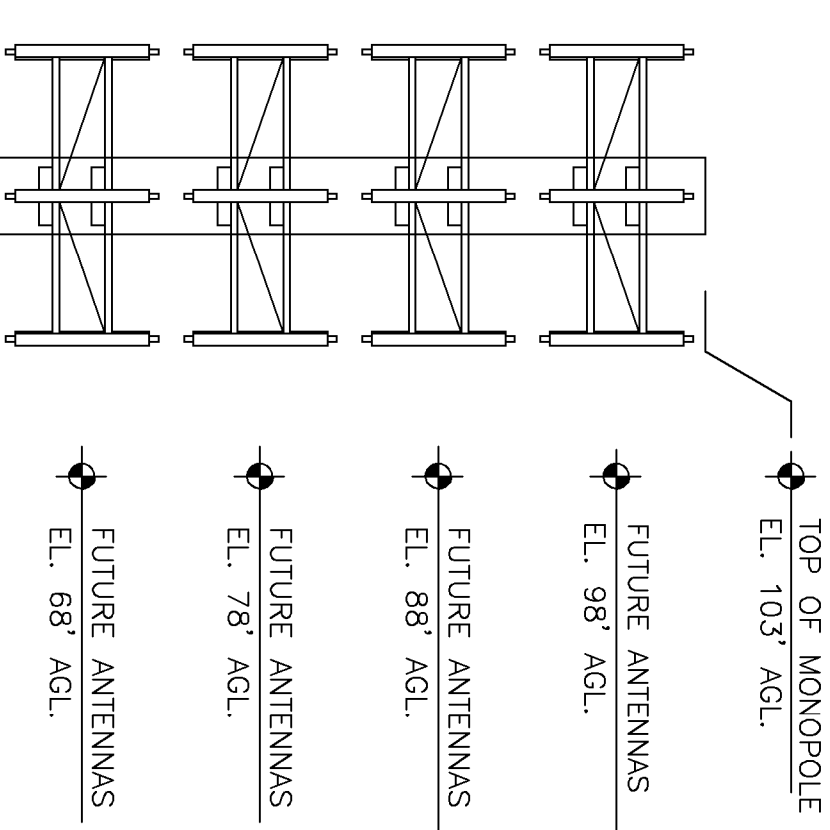
LEGAL DESCRIPTION (INGRESS EGRESS AND UTILITY EASEMENT)

A PARCEL OF LAND LYING IN SECTION 2, TOWNSHIP 29 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 2; THENCE S.89 DEGREES 50'22\"/>

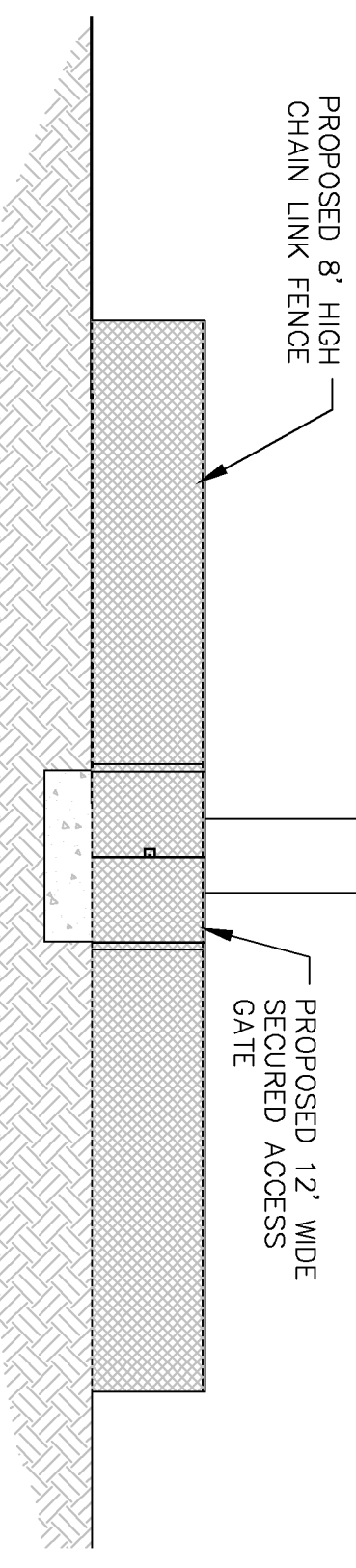
NOTE:

1. SITE PLAN BASED ON SURVEY PROVIDED BY ACCURATE SURVEYING OF FLORIDA INC.
 2. EXISTING TREES WITHIN COMPOUND AND ACCESS DRIVE TO BE REMOVED.
- NOTE:**
1. ALL PROPOSED ATTACHMENTS TO TOWER BASED ON STRUCTURAL ANALYSIS BY OTHERS.
 2. TOWER IS DESIGNED FOR A TOTAL OF FOUR WIRELESS SERVICE PROVIDERS. LOCATION OF FUTURE PROVIDERS IS APPROXIMATE.
 3. CONTRACTOR TO COORDINATE ANTENNA MOUNTS W/ OWNER.
 4. CONTRACTOR TO REFER TO STRUCTURAL ANALYSIS (BY OTHERS).



PROPOSED 103'-0" AGL MONOPOLE (MONOPOLE AND FOUNDATION DESIGNED BY OTHERS)

NOTE:
FACILITY WILL BE UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAP ACCESSIBLE PARKING NOT REQUIRED



TOWER ELEVATION
N.T.S.

C4 TOWERS, LLC
1123 SOLANA AVENUE
WINTER PARK, FL 32789

PROJECT INFORMATION:
LAKESIDE PRESERVE
PIPKIN CREEK RD
LAKELAND, FL 33811
POLK COUNTY

CURRENT ISSUE DATE:
FEBRUARY 2023

ISSUED FOR:
ZONING DRAWINGS

REV.: DATE: DESCRIPTION:

SEAL:

PLANS PREPARED BY:

Kimley-Horn
2023 KIMLEY-HORN AND ASSOCIATES, INC.
1920 WENKIVA WAY, SUITE 200
WEST PALM BEACH, FLORIDA 33411
(361) 843-0665
FBPE REGISTRY NO. 35106

PROVIDER:

DRAWN BY: CHK: LF APV: KKM

LICENSURE:
JASON R. LEE PE 67472
KEVIN K. MARAHI PE 71455

SHEET TITLE:
ENLARGE SITE PLAN
AND TOWER ELEVATION

SHEET NUMBER: REVISION:

SP-1

KHA Job #:
140175010



File Number: CUP23-013

Present Zoning: PUD5810

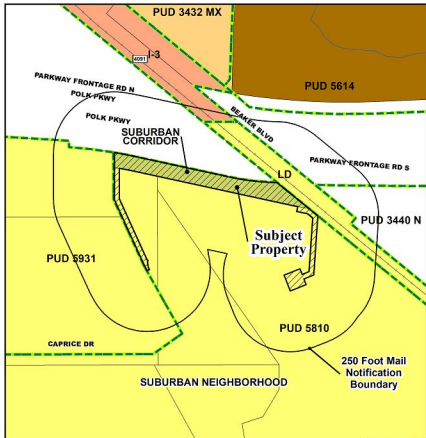
Present Context: Suburban Corridor and Suburban Neighborhood

Proposed Zoning: Conditional Use to Allow a 103 Foot Monopole Cell Tower

July 2023

-  Subject Property
-  250 Foot Mail Notification Boundary
-  City Limits
-  Zoning
-  Conditional Use
-  SPI
-  Parcels
-  Railroad
-  Water Body





File Number: CUP23-013

Present Zoning: PUD5810

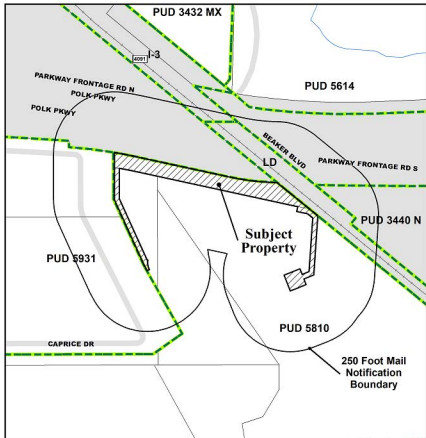
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-  City Limits
-  Zoning
-  Conditional Use
-  SPI
-  Parcels
-  Railroad
-  Water Body
-  Roadway/Railway





228 S Massachusetts Avenue
Lakeland FL 33801
planning@lakelandgov.net

June 30, 2023

RE: Lakeside Preserve PWSF - Project No. CUP23-013

Dear Property Owner:

This is to advise you that Deborah L. Martohue, representing C4 Towers LLC, requests a conditional use to allow for a 103-foot-tall personal wireless services facility (cell tower) on approximately 0.11 acres located south of Parkway Frontage Road South and west of Beaker Boulevard. The property is legally described as:

AN AREA OF LAND IN THE NORTHWEST QUARTER OF NORTHEAST QUARTER, AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER IN SECTION 2 TOWNSHIP 29 SOUTH RANGE 23 EAST, POLK COUNTY, FLORIDA.

The public hearing to consider this request will be held before the Lakeland Planning and Zoning Board at **8:30 a.m., on Tuesday, July 18, 2023** in the Lakeland Electric Building rooms 1A/B, 501 E. Lemon Street. As an owner of property within 250 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 Development Department, 863-834-6011 or planning@lakelandgov.net, prior to the Tuesday, July 18th meeting.

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.

THIS IS A COURTESY LETTER NOT REQUIRED BY LAW



Planning & Zoning Board General Application

General Information:

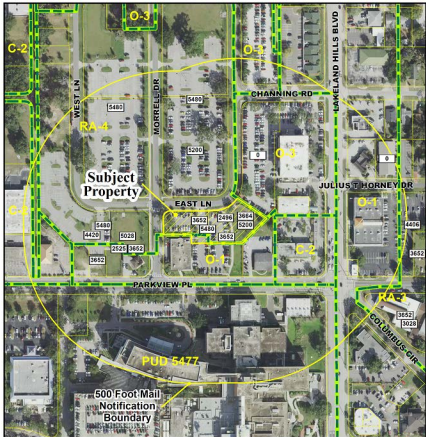
Project No:	ZON23-005	Application Date:	6/1/2023		
Project Name:	LAKELAND REGIONAL - PARKVIEW PLACE_301 EAST LN				
Subject Property Address:	301 EAST LN				
Parcel ID:	242807168300003060	Total Acreage:	0.88		
Applicant Name:	PETERSON & MYERS C/O BART ALLEN				
Applicant Address:	225 E. LEMON STREET	LAKELAND	FL	33801	
Owner Name:	LAKELAND REGIONAL HEALTH SYSTE C/O BRYAN CARIPOLTI				
Owner Address:	1324 LAKELAND HILLS BLVD	LAKELAND	FL	338054500	

Request:

Application Type:	ZONING	STANDARD
Proposed		Current
Zoning:	O-1 (Low Impact Office)	RA-4 (Single Family)
Land Use:	RAC-Regional Activity Center	Regional Activity Center (RAC)
Context:	USP-Urban Special Purpose	Urban Special Purpose (USP)
Explanation of Request:	See attached transmittal letter and supporting documentation	
Justification:	See attached transmittal letter and supporting documentation	

Concurrency:

Proposed Dwelling Units:	0	Project Floor Area:	3000	Square feet	
Type of Use:	Medical-Dental	Phase	1	Year	2023
Estimate of Public Service Demand					
Roadways	Daily Trips:	0	PM Peak Hour Trips:	0	
Potable Water		GPD	Wastewater	GPD	Solid Waste PPD



File Number: ZON23-005

Present Zoning: RA-4 with Conditional Use

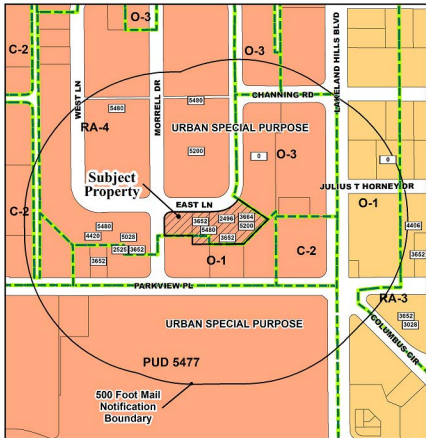
Present Context: Urban Special Purpose

Proposed Zoning: Change in Zoning from RA-4 to O-1

July 2023

-  Subject Property
-  500 Foot Mail Notification Boundary
-  City Limits
-  Zoning
-  Conditional Use
-  SPI
-  Parcels
-  Railroad
-  Water Body





File Number: ZON23-005

Present Zoning: RA-4 with Conditional Use

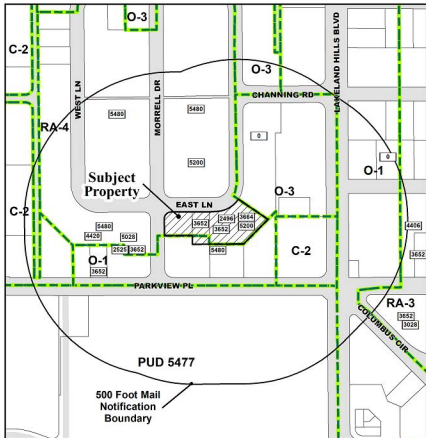
Present Context: Urban Special Purpose

Proposed Zoning: Change in Zoning from RA-4 to O-1

July 2023

-  Subject Property
-  500 Foot Mail Notification Boundary
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-  Zoning
-  Conditional Use
-  SPI
-  Parcels
-  Railroad
-  Water Body





File Number: ZON23-005

Present Zoning: RA-4 with Conditional Use

Present Context: Urban Special Purpose

Proposed Zoning: Change in Zoning from RA-4 to O-1

July 2023

-  Subject Property
-  500 Foot Mail Notification Boundary
-  City Limits
-  Zoning
-  Conditional Use
-  SPI
-  Parcels
-  Railroad
-  Water Body
-  Roadway/Railway





228 S Massachusetts Avenue
Lakeland FL 33801
planning@lakelandgov.net

June 30, 2023

RE: 301-319 East Lane - Project No. ZON23-005

Dear Property Owner:

This letter is to advise you that Bart Allen, Peterson & Meyers P.A., requests a change in zoning from RA-4 (Single-Family Residential) to O-1 (Low Impact Office) on approximately 0.88 acres located south of East Lane, east of Morrell Drive and north of Parkview Place (301-319 East Lane). The subject property is legally described as:

LOTS 6-9, BLOCK 3, LAKELAND HILLS ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 34, PAGE 11, PUBLIC RECORDS OF POLK COUNTY FLORIDA.

The public hearing to consider this request will be held before the Lakeland Planning and Zoning Board at **8:30 a.m., on Tuesday, July 18, 2023, 2023** in the Lakeland Electric Building rooms 1A/B, 501 E. Lemon Street. 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 Development Department, 863-834-6011 or planning@lakelandgov.net, prior to the Tuesday, July 18th meeting.

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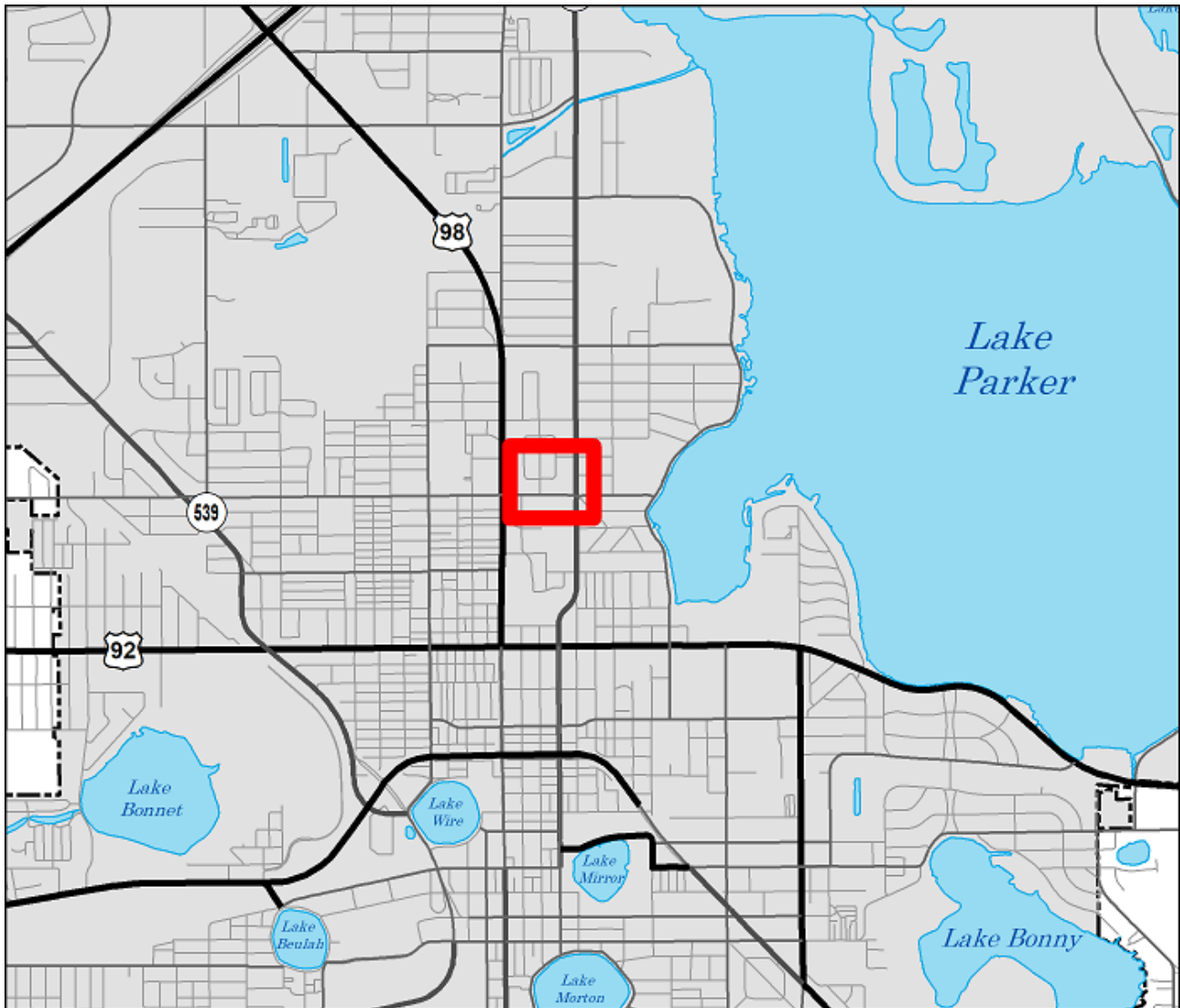
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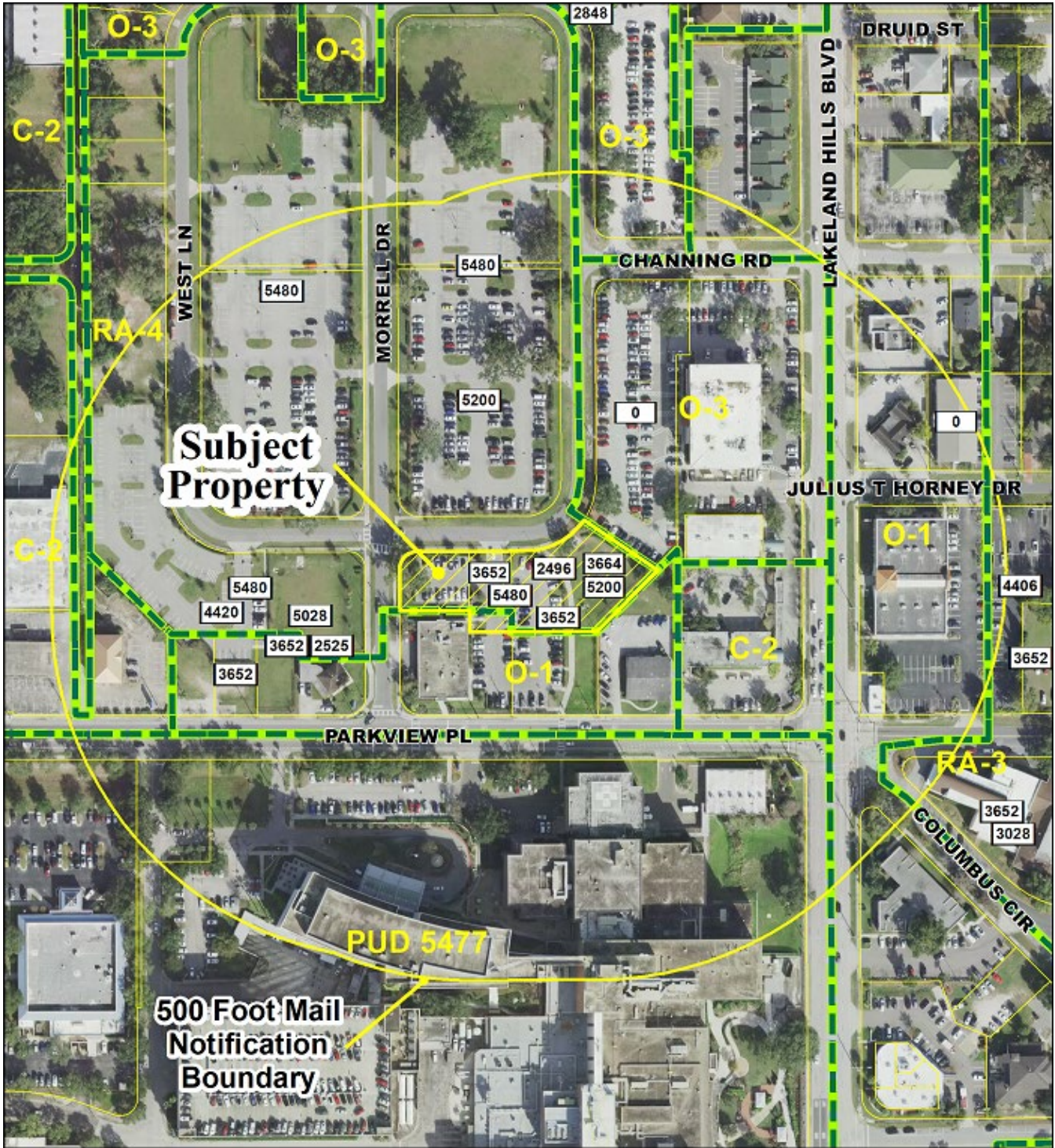


Community & Economic Development Staff Recommendation

Date:	July 18, 2023	Reviewer:	Audrey McGuire
Project No:	ZON23-005	Location:	301 East Lane
Owners:	Lakeland Regional Health System, Inc.		
Applicant:	Bart Allen, Peterson & Myers, P.A.		
Current Zoning:	RA-4 (Single-Family)	Future Land Use:	Regional Activity Center (RAC)
Context District:	Urban Special Purpose (USP)		
P&Z Hearing:	July 18, 2023	P&Z Final Decision:	July 18, 2023
Request:	A change in zoning from RA-4 (Single-Family Residential) to O-1 (Low Impact Office) on approximately 0.88 acres located south of East Lane, east of Morrell Drive and north of Parkview Place (301-319 East Lane).		

1.0 Location Maps





2.0 Background

2.1 Summary

Bart Allen, Peterson and Myers, P.A., on behalf of Lakeland Regional Health Systems, Inc., requests a change in zoning from RA-4 (Single-Family Residential) to O-1 (Low-Impact Office) on approximately 0.88 acres generally located at 301 to 319 East Lane. 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 Lots 6, 7, 8 and 9 within Block 3 of the former Lakeland Hills residential subdivision and is currently zoned RA-4 (Single-Family Residential). The subject property is bounded by East Lane to the north, Morrell Drive to the west, and Parkview Place to the south. Approved through a conditional use permit in 2014, the subject property is currently improved as an off-street parking lot for employees of Lakeland Regional Medical Center located south of Parkview Place.

The subject property has a Future Land Use designation of Regional Activity Center (RAC) and is located within the Urban Special Purpose (USP) context district. Additionally, the property is located within the boundaries of the Midtown CRA (Community Redevelopment Agency). In 2001, the Midtown CRA identified the area located east of N. Florida Ave, west of Lakeland Hills Boulevard, north and south of Parkview Place, and south of E. Bella Vista Street, as the Lakeland Hills Medical District to facilitate the future redevelopment of medical office uses.

2.3 Project Background

The purpose of this request to obtain zoning to allow for the redevelopment of the subject property for medical office uses in accordance with the development standards for the O-1/USP district. If approved, Lakeland Regional Health Systems intends to utilize the area for an addition to the existing medical office building at 300 Parkview Place.

2.4 Existing Uses of Adjacent Properties

Boundary	Existing Land Use	FLUM	Zoning	Context
North	Improved Parking and Medical Office	RAC	O-3 RA-4	USP
South	Hospital and Medical Office	RAC	O-1	USP
East	Medical Office	RAC	O-1	USP
West	Medical Office	RAC	O-1 RA-4	USP

2.5 Attachments

Attachment A: Legal Description

Attachment B: Base Map of Subject Property

3.0 Discussion

The current RA-4 zoning designation is intended for single-family detached uses and does not include office, retail or service uses. The subject property was part of the former Lakeland Hills residential subdivision, platted in 1950, which was later acquired by the CRA and Lakeland Regional Health Systems beginning in the early 2000s. Properties from the former subdivision are no longer used for residential purposes and are either vacant or used as parking in support of adjacent medical office uses. In 2014, Lakeland Regional Health Systems received conditional use approval (Ordinance No. 5480) to allow for the use of 10.92 acres of the former subdivision as off-street parking until redevelopment for a more intensive use occurs.

Adjacent properties to the south, east and west of the subject property are currently zoned O-1 and utilized for medical office, clinic and support uses. Adjacent property to the northeast, owned by Watson Clinic, was rezoned to O-3 (Moderate Impact Office) in 2014. Adjacent properties to the north are zoned RA-4 and utilized as off-street parking for the medical complex, approved by conditional use. Surrounded by medical office and support uses and proximate to commercial corridors along N. Florida Avenue and Lakeland Hills Boulevard, the subject property is more suitable for office uses than residential, despite the existing residential zoning designation.

Rezoning of the subject property to O-1 will not create a spot zone and is consistent with the character and development patterns in the surrounding area. The requested O-1 zoning district is intended for office uses which support local resident and business populations. This zoning designation will allow for the expansion of office and support uses compatible with the medical complex and Midtown CRA Medical District. If approved, the applicant intends to renovate and expand the existing medical office building located at 300 Parkview Place which will extend onto the subject property. Since this request is for zoning only, site plan review and building permit approval will be required before any construction activities can move forward.

3.1 Transportation and Concurrency

The subject property is located within the Central City Transit Supportive Area and between two north-south Transit Oriented Corridors designated on US 98 (North Florida Avenue) and State Road 33 (Lakeland Hills Boulevard). It is also located within the Lakeland Hills Medical District activity center as defined in the Mid-Town Redevelopment Plan approved by the Lakeland Community Redevelopment Agency. The Lakeland Area Mass Transit District (Citrus Connection) operates fixed-route transit service along Florida Avenue via its Gold Line and along Lakeland Hills Boulevard via the Pink Line. Both routes provide 30-minute frequencies during most of the business day and are connected to the subject property via sidewalks and bicycle lanes on Parkview Place as well as a good internal pedestrian network on properties owned by Lakeland Regional Health.

The rezoning request is expected to have a de minimis impact on traffic relative to the existing RA-4 zoning category and supports overall development of Lakeland Regional Health's main hospital campus and the larger Medical District. Binding concurrency determinations will be made with the future submittal of site plans for this property.

3.2 Comprehensive Plan Compliance

The proposed O-1 zoning district is consistent with the current Regional Activity Center (RAC) future land use designation. The intent of the RAC future land use classification is intended to accommodate regional shopping needs through a balanced mix of large retail, commercial and office uses which serve the region, per the policies of the Comprehensive Plan. The subject property is located within the

Lakeland Regional Health Medical Center and Watson Clinic Complex, a non-retail activity center that functions as a major employment center and healthcare provider for both Lakeland and Polk County.

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 is consistent with the Comprehensive Plan.

4.0 Recommendation

4.1 Community and Economic Development Staff

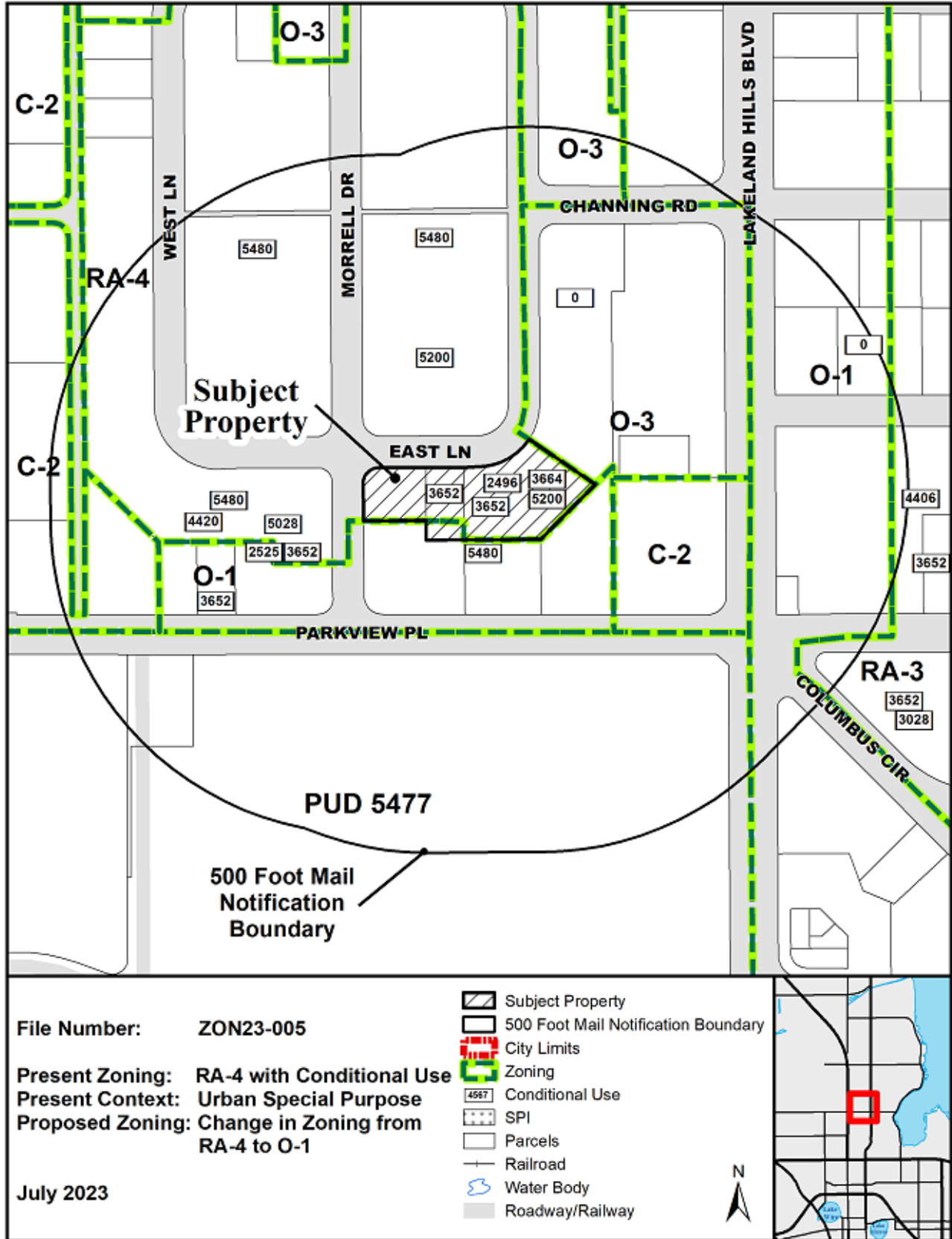
The Community and Economic Development Department reviewed this request and recommends the approval of the change in zoning from RA-4 (Single-Family Residential) to O-1 (Low Impact Office).

ATTACHMENT "A"

Legal Description:

LOTS 6-9, BLOCK 3, LAKELAND HILLS ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 34, PAGE 11, PUBLIC RECORDS OF POLK COUNTY FLORIDA.

ATTACHMENT "B"



MINUTES

Planning & Zoning Board

Lakeland Electric Building rooms 1A/B

Tuesday, June 20, 2023

8:30 a.m.

The City of Lakeland Planning and Zoning Board met in Regular Session. Board Members, Silvana Knight, Joseph Lauk, Lyle Philipson, Ronald Roberts Jeri Thom and Susan Seitz were present. Community & Economic Development staff Chuck Barmby, Planning & Transportation Manager; Matthew Lyons, Chief Planner; Phillip Searce, Principal Planner; Audrey McGuire, Senior Planner; Damaris Stull, Senior Planner; Todd Vargo, Senior Planner and Christelle Burrola, Planning Assistant, were present. Assistant City Attorney Alex Landback was also present.

PUBLIC HEARING

ITEM 1: Minor modification of a conditional use to adopt a new site development plan for an existing church on property located at 2120 Airport Road. Owner: Harvest Assembly of God Inc. Applicant: Stitzel Engineering & Construction. (CUP23-009)

Damaris Stull stated the purpose of the requested modification to the conditional use is to adopt an updated site development plan for a previously approved church expansion.

Mark Stitzel, 317 W. Highland Drive, stated the existing building, which is an assembly hall, will be relocated and changed to Sunday school classrooms. There is no increase in traffic expected.

Ms. Stull presented the recommended conditions for approval.

In response to Lyle Philipson, Mr. Stitzel stated he agrees to staff's conditions.

Joseph Lauk made a motion for approval of staff's recommendation. Ronald Roberts seconded the motion. The motion passed 6—0.

ITEM 2: Minor modification of PUD (Planned Unit Development) zoning to adopt a new site development plan and increase the maximum allowable square footage from 1,100,000 to 1,143,450 square feet on property located at 3400 University Boulevard. Owner: Lakeland Logistics Park, LLC. Applicant: Smiley & Associates Inc. (PUD23-007)

Phillip Searce stated the applicant requests a minor modification of PUD (Planned Unit Development) zoning to adopt a new site development plan and increase the maximum allowable square footage.

Mark Smiley, 624 Kingfish Road, North Palm Beach, the applicant, was present in support of the request.

Steven McCraney, 189 S. Orange Avenue, Orlando, handed out printed copies of an overview of the proposed request.

Mr. Searce presented the recommended conditions for approval.

In response to Joseph Lauk, Mr. McCraney stated the construction will take two phases.

Discussion ensued.

In response to Lyle Philipson, Mr. McCraney stated he agrees to staff's conditions.

Joseph Lauk made a motion to approve staff's recommendation. Jeri Thom seconded the motion. The motion passed 6—0.

ITEM 3: Minor modification of PUD (Planned Unit Development) zoning for Lakeland Interstate Business Park to update the list of permitted uses and adopt new performance standards on approximately 7.25 acres located at 2425 Interstate Drive. Owner: Lpor LLC. Applicant: Daniel Lewis. (PUD23-009)

Damaris Stull stated the request is for minor modification of PUD (Planned Unit Development) zoning to update the list of permitted uses and adopt new performance standards on the subject property.

Dan Lewis, 600 Lake Jessie Drive, Winter Haven, the applicant, was present in support of the request. He stated there is a buffer on the eastern side of the property that helps with adjacent residential properties. He stated he would like to request some adjustments to condition B.6.c.x.. The wording mentions parking must be to the rear of the buildings and that will be difficult as the customer service area is located at the rear of the buildings. The parking will only be needed for work vehicles that might be left overnight.

George Kelly, 1935 Commerce Lane, Jupiter, was present in support of the request. Mr. Kelly stated only a few service vehicles are left overnight on the property.

Chuck Barmby stated staff's concern with vehicles being parked in the front of the building is not allowed per the Land Development Code as it can provide additional signage with the advertisement on the service vehicles.

Mr. Kelly presented photos of an existing project in St. Lucie County which utilized the proposed parking layout.

Discussion ensued.

Willie Dixon, 1405 Alameda Drive N., stated he is concerned with the existing buffer as it does not provide privacy to the adjacent community. He stated he is also concerned with the safety, traffic and possible vandalism.

J.P. Dixon, 1422 Alameda Drive N., stated he is concerned with increased noise pollution. He stated he is also concerned with what type of buffer the applicant is proposing.

Mr. Kelly stated the proposed units are small and will not generate a lot of traffic or noise.

In response to Matthew Lyons, Mr. Kelly stated the size of a typical unit will be from 700 - 900 sq. ft.

In response to Silvana Knight, Mr. Kelly stated the parking will be facing the buffer.

In response to Ms. Knight, Mr. Kelly stated they have no problem with enhancing the existing buffer.

Ms. Stull presented the recommended conditions for approval.

Mr. J.P. Dixon stated the existing buffer is not sufficient to the adjacent neighborhood.

Mr. Kelly stated he does not mind maintaining or enhancing the buffer.

Discussion ensued.

Joseph Lauk made a motion to approve staff's recommendation with a modification to condition B.6.c.x., which added the language "to park in designated spaces to the rear of the buildings or agreed upon spaces as discussed with staff upon staff review" and that condition D.5. be updated to reflect current buffer standards with an eight-foot-high wall view blockage. Susan Seitz seconded the motion, but it failed 3—3. Lyle Philipson, Ronald Roberts and Silvana Knight voted against the motion.

Discussion ensued.

Joseph Lauk made a motion to approve staff's recommendation with a modification to item B.6.c.x., to state "No household/mini-storage or vehicular storage. Work vehicles may be parked between the

building and Interstate Drive. Work vehicles or trailers for tenants shall be parked behind the building.” but withdrew his motion.

Lyle Philipson stated he would favor delaying the item until the next month.

Ronald Roberts made a motion to continue the item until the July meeting. Silvana Knight seconded the motion. The motion passed 6—0.

ITEM 4: Major modification of PUD (Planned Unit Development) zoning to allow for the development of a new two-story, 8,000 square foot office building on property located at 1301 Grasslands Boulevard. Owner: 1301 Grasslands LLC. Applicant: Thomas Wodrich, TDW Land Planning, Inc. (PUD23-008)

Phillip Scarce stated the request is to allow a new two-story 8,000 sq. ft. office building on the subject property.

Tom Wodrich, TDW Land Planning, made a presentation that provided an overview of the proposed request.

In response to Lyle Philipson, Mr. Wodrich stated the office building can accommodate multiple tenants.

In response to Mr. Philipson, Mr. Wodrich stated there is no signage proposed on the outside of the building.

In response to Joseph Lauk, Mr. Wodrich stated the applicant does not anticipate any problems with parking and travel on the subject property.

Jeri Thom stated she has previously leased a building on the subject property and vehicle traffic generated by the site is low.

GENERAL MEETING

ITEM 5: Review minutes of the May meeting.

Jeri Thom made a motion for approval of the minutes from the previous meeting. Joseph Lauk seconded the motion and it passed 5—0. Silvana Knight was not present at the time of the vote.

ITEM 6: Green Swamp Area of Critical State Concern site plan approval for GB Lakeland, Phase 3 Owner LLC to construct a 31,713 sq. ft. docking facility within Phase 3 of Centerstate Logistics Park on property located at 3425 Old Polk City Road. Owner: GB Lakeland Phase 3 Owner LLC. Applicant: Matt Sylverain, Gulf Coast Consulting, Inc. (SIT23-023)

Phillip Scarce stated the request is to construct a 31,713 sq. ft. docking facility within Phase 3 of Centerstate Logistics Park. Staff has reviewed the proposed site development plan and Natural Resource Assessment for compliance with Section 6.3 and finds the development request to be consistent with the requirements for the Green Swamp ACSC.

Matt Sylverain, 13825 Icot Boulevard, Clearwater, the applicant, was present in support of the request.

Joseph Lauk made a motion to approve staff’s recommendation. Ronald Roberts seconded the motion. The motion passed 6—0.

ITEM 6: Election of new officers.

Silvana Knight volunteered to serve as Secretary and the motion passed 6—0.

Susan Seitz made a motion to nominate Joseph Lauk to serve as Chairperson and it passed 6—0.

Ronald Roberts made a motion to nominate Lyle Philipson to serve as Vice-Chairperson and it passed 6—0.

ITEM 6: Report of City Commission action on Planning and Zoning Board recommendations along with Planning & Transportation Manager's Report.

Chuck Barmby reviewed the recent actions of the City Commission. Mr. Barmby also reviewed the new cases for the June hearing.

ITEM 7: Audience.

There were no comments from the audience.

ITEM 8: Adjourn.

There being no further discussion, the meeting was adjourned at 11:27 AM.

Respectfully Submitted,

Joseph Lauk, Chair

Ronald Roberts, Secretary



Planning & Zoning Board General Application

General Information:

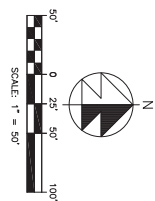
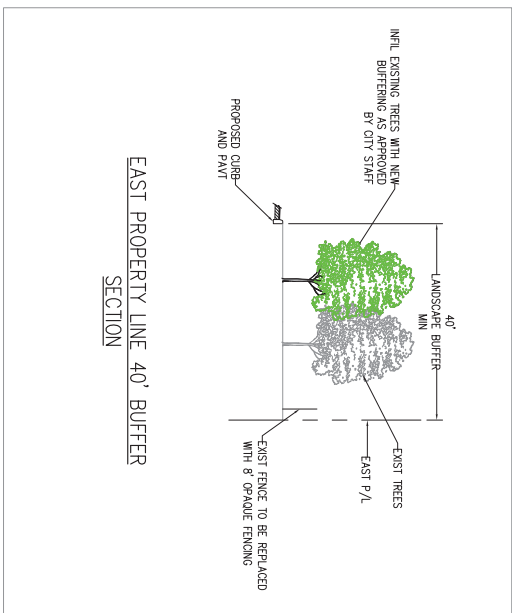
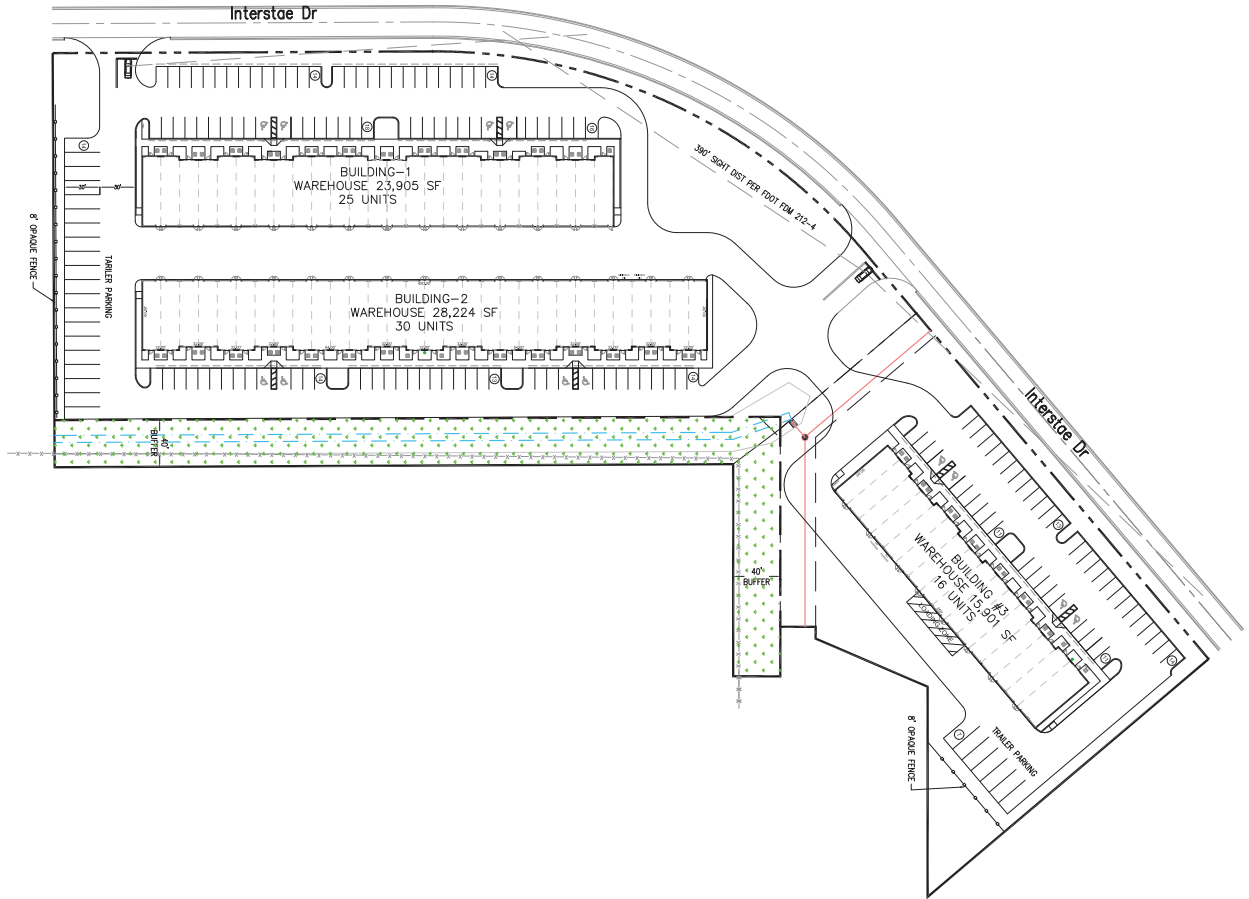
Project No:	PUD23-009	Application Date:	5/12/2023		
Project Name:	2425 INTERSTATE DR_BUSINESS PARK LOTS 5-7				
Subject Property Address:	2425 INTERSTATE DR				
Parcel ID:	232802020501000060	Total Acreage:	7.25		
Applicant Name:	DANIEL LEWIS				
Applicant Address:	600 LAKE JESSIE DRIVE	WINTER HAVEN	FL	33881	
Owner Name:	LLPOR LLC				
Owner Address:	3664 COURSE DR	SARASOTA	FL	342322332	

Request:

Application Type:	PLANNED UNIT DEVELOPMENT	MINOR MODIFICATION
Proposed		Current
Zoning:	PUD (Planned Unit Development)	PUD 3589 H (Planned Unit Development)
Land Use:	I-Industrial	Business Park (BP)
Context:	USP-Urban Special Purpose	Urban Special Purpose (USP)
Explanation of Request:	Our PUD Modification request is to update the allowable uses on this site	
Justification:	The current uses are about 30 years old and should be updated.	

Concurrency:

Proposed Dwelling Units:	0	Project Floor Area:	72000	Square feet	
Type of Use:	General Light Industrial		Phase 1	Year	2023
Estimate of Public Service Demand					
Roadways	Daily Trips:	0	PM Peak Hour Trips:	0	
Potable Water		GPD	Wastewater	GPD	Solid Waste PPD



SCALE	SHEET NO.
	CSP-1

Conceptual Site Plan				
DATE	SCALE	DESIGNED BY	DRAWN BY	JOB NO.
05-02-23	1"=50'	JHI	DDI	2305-1437

Interstate Business Center
 Polk County, Florida

Jeff H. Iravani, Inc.
 Consulting Engineers
 1934 COMMERCE LANE, SUITE 5
 JUPITER, FLORIDA 33458
 EMAIL: JHI@Jhinc.com
 TEL: (561) 575-6030
 FAX: (561) 575-6088
 WEBSITE: www.JHinc.com

REVISIONS
07/05/2023 REV/CITY



File Number: PUD23-009

Present Zoning: PUD 3589 H

Present Context: Urban Special Purpose

Proposed Zoning: Minor Modification of PUD Zoning to Update List of Allowable Uses and Adopt New Performance Standards

- Interstate Business Park
- Area of Change
- 500 Foot Mail Notification Boundary
- City Limits
- Zoning
- Conditional Use
- SPI
- Parcels
- Railroad
- Water Body

June 2023





228 S MASSACHUSETTS AVE
LAKELAND, FLORIDA 33801
PLANNING@LAKELANDGOV.NET

June 2, 2023

RE: 2425 Interstate Drive - Project No. PUD23-009

Dear Property Owner:

This is to advise you that Daniel Lewis requests a minor modification of PUD (Planned Unit Development) zoning for Lakeland Interstate Business Park to update the list of permitted uses and adopt new performance standards on approximately 7.25 acres located at 2425 Interstate Drive. The subject property is legally described as:

A PORTION OF THE N¼ OF SECTION 14, TOWNSHIP 27 S, RANGE 24 E, POLK COUNTY, FLORIDA, LYING N OF UNIVERSITY BL AND A PORTION OF THE S¼ OF SECTION 11, TOWNSHIP 27 S, RANGE 24 E, POLK COUNTY, FLORIDA, LYING SE OF I-4 (A COMPLETE LEGAL DESCRIPTION IS AVAILABLE IN THE COMMUNITY AND 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, June 20, 2023** 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 Development Department, 863-834-6011 or planning@lakelandgov.net, prior to the Tuesday, June 20th meeting.

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.

THIS IS A COURTESY LETTER NOT REQUIRED BY LAW

PUD3589-H as amended

A. Land Use Intensity: PUD-55

B. Permitted Uses:

1. Manufacturing:

- a. Apparel and other finished products made from fabrics and similar materials
- b.* Beverage bottling
- c. Cosmetics and toiletries, excluding products in aerosol containers and soap
- d.* Dairy products
- e. Electronic and mechanical instruments; photographic and optical goods; watches and clocks
- f.* Fabrication of metal, plastic and cardboard products
- g.* Furniture and fixtures
- h.* Jewelry, silverware and plated ware
- i. Leather goods (except no leather processing)
- j.* Machinery, equipment and supplies
- k. Musical instruments and parts
- l. Novelties, buttons, and miscellaneous notions
- m. Pens, pencils and other office and artists materials
- n. Pharmaceutical products, excluding products in aerosol containers
- o. Printing, publishing and allied industries
- p. Spices and spice packing
- q.* Stone, clay, and glass products
- r. Toys, amusement, sporting and athletic goods
- s. Related manufacturing industries not specifically mentioned above are subject to approval by the Zoning Board of Adjustment and Appeals

- t. Polymer electrolyte battery manufacturing
 - 2.* Motor Freight Transportation and Warehousing
 - 3. Wholesale Trade
- Any type of wholesale trade except:
- a. Petroleum bulk stations and materials
 - b. Scrap and waste materials including automotive recycling facilities

- 4. Retail Trade
- Any type of retail trade except:

- a. Filling stations
 - b. Bars, lounges or night clubs
- 5. Services
 - a.* Hotels and motels
 - b.* Laundries
 - c. Photographic studios
 - d. Personal service shops
 - e. Funeral homes and crematories
 - f. Any type of office use
 - g.* Any type of heavy equipment, heavy machinery or vehicle repair and service use
 - h. Any type of educational, assembly, governmental, or institutional use

* These uses are not permitted on lots or parcels adjacent to residentially zoned areas.

6. Uses Specific to Lots 5-7: In addition to the above uses, the following uses shall be permitted on a portion of Lots 5-7, as described in Exhibits "B-1" and "B-2", provided that all activities occur inside an enclosed building.

- a. Industrial-type Service Establishments, Level I
- b. Industrial Uses, Level I

c. In addition to the performance standards specified in Section J., all uses on Lots 5 -7 shall be subject to the following restrictions

i. No outdoor storage of warehouse/wholesale trade goods and equipment, building materials, scrap, chemical containers, or other materials.

ii. No automotive, recreational vehicle, or mobile home service and repair-related uses.

iii. No recycling or waste collection uses.

iv. No outdoor manufacturing.

v. No uses requiring outdoor cutting of tile, stone, or granite, or other construction materials.

vi. No uses requiring the use of an incinerator.

vii. No propane gas filling or storage.

viii. No bulk storage of any hazardous materials as defined under NFPA 400, Hazardous Materials Code.

ix. No bulk storage of any flammable or combustible liquids as defined by NFPA 30, Flammable and Combustible Liquids Code.

x. No household/mini-storage or vehicular storage. Work trucks and vans for tenants may be parked overnight in designated parking spaces on the site. Work trailers for tenants shall only be parked in designated spaces as shown on the site plan Exhibit "B-4".

C Prohibited Uses:

1. Any Conditional Use contained in the I-1 zoning district classification, as defined in the City's Land Development Regulations, except as otherwise permitted under paragraph B above.
2. Off-premise advertising.
3. Residential – except living quarters for guards, custodians and caretakes when such facilities are accessory to the principal use of the premises.

D. Planning & Design Standards:

1. Height: No building ~~of~~ or structure shall exceed thirty-five (35) feet in height; provided that a maximum of eight (8) silos for the storage of flour

may be erected upon the property, which silos shall not exceed sixty-five (65) feet in height and shall generally be located as set forth in the site plan attached hereto as Exhibit "A" and made a part hereof.

2. Lot Coverage: Not more than forty (40) percent of the total area of any lot shall be covered by buildings.
3. Minimum Building Setbacks:
 - a. From Kathleen or Providence Road rights-of-way: Fifty (50) feet.
 - b. Front yard, interior road right-of-way: Thirty (30) feet.
 - c. Side yard: Twenty-five (25) feet.
 - d. Rear yard, not abutting residential district: Thirty-five (35) feet.
 - e. Rear or side yards abutting the boundary of the PUD property and also abutting a residential district: Seventy-five (75) feet.
 - f. Rear or side yards abutting an existing stormwater retention facility: Ten (10) feet.
4. Minimum parking setback: Ten (10) feet from any property line; except for lot 21, five (5) feet from any property line.
5. Required Buffer Area: A forty (40) foot wide buffer area shall be maintained abutting the adjoining residential properties as shown on the site development plan. The buffer area shall be reserved for landscaping, storm water retention, utility easements and a buffer fence. No above ground structures, parking, or storage shall be permitted in the buffer area. Where development abuts common areas which abut residentially zoned property the buffer will be provided at the edge of the industrially zoned property adjacent to the residentially zoned property.

The buffer shall contain:

- a. A solid, decorative almond colored vinyl buffer fence with a minimum height of six (6) feet located on the property line adjacent to residentially zoned property.
- b. Pine, cedar or other appropriate trees having a minimum height of four (4) feet, at time of planting, planted ten (10) feet from buffer fence on twenty (20) foot centers adjacent to the residential property in a minimum of three (3) rows, each ten (10) feet apart with trees staggered to create a visual buffer as they mature.
- c. Trees shall be irrigated to ensure a 90% survival rate and reasonable growth of desired buffer.

Adjustments to the standard buffer requirements to ensure a viable buffer to overcome unique site conditions shall be determined by the Director of Community and Economic Development. The City shall enforce the maintenance of the buffer fence and landscape provisions through the Code Enforcement Division.

In the event any legally constructed occupied dwellings (i.e. not violating normal setbacks unless specifically granted a variance) are located less than twenty-five (25) feet from the current PUD property line, the following modifications shall be employed.

- 1) The buffer wall shall be constructed twenty-five (25) feet from the adjacent dwelling.
- 2) Any property remaining between the buffer wall and the current PUD property line will be conveyed to the residential lot owner.
- 3) Every other Pine, Cedar or other appropriate tree required along the boundary of the PUD property is to be moved to the residential side of the wall and planted by the developer prior to property transfer.
- 4) The buffer area remains forty (40) feet in width as measured from the current PUD property line not the new line created by the conveyance of the property to the residential lot owner.
- 5) In addition, in areas where this situation occurs, the rear yard setback for a Business Park use shall remain at seventy-five (75) feet as measured from the current PUD property line.

The buffer area improvements shall be installed prior to the occupancy of any building on any lot adjacent to a residential area.

At the time of site plan review, the buffer adjacent to Lots 5 -7, as described in Exhibits "B-1" and "B-2" shall be updated to meet the minimum requirements for a Type C buffer as specified in Figure 4.5-9 and Table 4.5-3 of the Land Development Code and Exhibit "B-3". Any existing mature trees within the buffer, which are determined by the City Arborist to be either in poor health or represent a hazard to adjacent property owners, shall be removed and replaced with appropriate tree plantings.

6. Storage and Loading Areas: No materials, supplies or equipment, except during the construction of improvements, shall be stored in any area except inside an enclosed building. Loading docks shall be located in rear

or side yards and shall be screened to minimize the exposure from the street.

7. Service Screening: Garbage and refuse containers shall be concealed and contained within buildings, or shall be concealed by means of a screening wall constructed of material similar to and compatible with that of the building.
 8. Parking: Parking shall be provided in accordance with the City's Land Development Regulations Code.
- FE. Site Development Plan: Prior to the construction of a building or buildings on each lot or parcel, the owner shall submit a site development plan for review and approval by the Planning and Zoning Board. The Board shall review the plan for consistency and conformity with the standards and guidelines contained herein.
- GF. Access: No direct access shall be provided from any lot to Kathleen Road or Providence Road.
- HG. Land Use Intensity Rating: The Land Use Intensity Rating of 55 shall apply to each lot or parcel
- IH. Property Owners Association: To insure continued proper maintenance of buffer areas, yards, landscaping and common areas, a property owners association shall be formed in which membership shall be mandatory. The association would be a non-profit Florida corporation with the right to levy and collect regular and special assessments for maintenance. Assessments would create liens upon the property and will be enforceable by foreclosure.
- JL. Deed Restrictions: Deed restrictions shall be prepared and recorded to ensure proper control over the use of the building exteriors and grounds.
- KJ. Performance Standards: All uses conducted in the Planned Industrial and Distribution Center shall conform to the standards of performance described below and shall be so constructed, maintained, and operated so as not to be injurious or offensive to the occupants of adjacent premises by reason of emission or creation of noise, vibration, smoke, dust or other offensive matter, toxic or noxious waste materials, odors, fire and explosive hazard or glare.
1. Noise: Every use shall be so operated as to comply with the maximum performance standards governing noise below. Objectionable noises due to intermittence, heat, frequency, or shrillness shall be so muffled or eliminated so as not to become a nuisance to adjacent uses. Sound levels may be measured at any point on the property line on which the use is located with a sound-level meter and associated octave-band filter manufactured according to standards prescribed by the American Standards Association.

Center Frequency Cycles Per Second	MAXIMUM NOISE LEVELS	
	Along Property Line Abutting A Residential District In Decibels	Along Property Line Abutting a Commercial/ Industrial District In Decibels
31.5	68	76
63	66	74
125	66	68
250	59	63
500	52	57
1,000	46	52
2,000	37	45
4,000	26	38
8,000	17	32

2. Vibration: Every use shall be so operated that ground vibration inherently and recurrently generated is not perceptible without instruments at any point on the property line of the property on which the use is located.
3. Smoke, Dust and Dirt: Every use shall be so operated as to prevent the emission into the air of smoke, dust or other solid matter which may cause damage to property or discomfort to persons or animals at or beyond the lot line of the property on which the use is located.
4. Odors: Every use shall be so operated as to prevent the emission of objectionable odors in such concentration as to be readily perceptible at any point at or beyond the lot line of the property on which the use is located.
5. Glare: Any operation or activity producing glare shall be conducted so that direct or indirect illumination from the source of light shall not cause illumination in excess of 0.5 footcandles in any Residential District.
6. Toxic Matter: No operation or activity producing toxic matter shall be permitted.
7. Electrical Disturbance or Radioactivity: Each use shall be so operated as to prevent the creation of electrical disturbance or the emission of radioactive materials.
8. Fire and Explosive Hazards: All activities and all storage of flammable and explosive materials shall be in accordance with the City of Lakeland Fire and Building Code.

EXHIBIT "B-1"

Legal Description for a Portion of Lots 5-7

Lots 5, 6, and 7 of LAKELAND INTERSTATE BUSINESS PARK, according to the plat thereof recorded in Plat Book 81, Page 44, Public Records of Polk County, Florida

LESS AND EXCEPT:

(1) The South 303.08 feet of Lot 5

(2) That part of Lot 7 more particularly described as:

Begin at the Northeast corner of said Lot 7; thence South 05°40'25" East along the East line of said Lot 7 a distance of 430.75 feet to a point on the North line of that platted 165.00 foot retention and utility easement shown on said plat of LAKELAND INTERSTATE BUSINESS PARK; thence South 89°56'28" West along said North line 116.53 feet; thence North 40°13'13" West 312.46 feet to a point on the Southerly right-of-way line of Interstate Drive; thence North 49°46'47" East along said right-of-way line 145.29 feet to the Point of Curvature of a curve concaved Southeasterly having a central angle of 19°48'13", a radius of 555.00 feet, a chord distance of 190.88 feet, and a chord bearing of North 59°40'54" East; thence Northeasterly along said curve and still along said right-of-way line 191.83 feet to the said Point of Beginning.

(3) Part of that certain area designated as "Retention and Utility Easement" lying within Lots 7, 8 and 9 of LAKELAND INTERSTATE BUSINESS PARK, per map or plat thereof as recorded in Plat Book 81, Page 44, of the Public Records of Polk County, Florida, being more particularly described as follows:

Commence at the Southwest corner of said Lot 7; run thence along the South line of said Lot 7 North 89°56'28" East, 180.05 feet to the Point of Beginning, said Point being a corner on the South boundary of said Retention and Utility Easement; thence along the Southerly boundary of said easement by the following 2 courses: 1) North 00°03'32" West, 40.00 feet; 2) South 89°56'28" West, 42.00 feet; thence departing said Southerly boundary, North 00°03'32" West, 30.00 feet to a point on the Northerly boundary of said easement; thence along the Northerly boundary of said easement by the following 5 courses: 1) North 89°56'28" East, 9.99 feet; 2) North 23°12'02" East, 103.40 feet; 3) North 89°56'28" East, 1042.41 feet; 4) North 00°16'58" West, 45.36 feet; 5) North 89°43'02" East, 30.00 feet to a corner on the Easterly boundary of said Lot 9, thence along the Easterly boundary of Lot 9 by the following 2 courses: 1) North 89°43'02" East, 15.00 feet; 2) South 02°11'13" East, 210.68 feet to the Southeast corner of said Lot 9, thence along the Southerly boundary of Lots 7, 8 and 9 South 89°56'28" West, 1103.88 feet to the Point of Beginning.

The above property is also described as follows:

Lot 5 less the South 303.08 feet, all of Lot 6 and that part of Lot 7 of LAKELAND INTERSTATE BUSINESS PARK according to the Plat thereof recorded in Plat Book 81, Page 44, Public Records of Polk County, Florida, that part of Lot 7

is more particularly described as follows: Begin and being the Point of Beginning at the most Westerly corner of Lot 7; thence South $40^{\circ}13'13''$ East along Lot 7 lot line a distance of 151.81 feet; thence South $36^{\circ}53'10''$ East along said Lot 7, a distance of 49.97 feet to the Southwest corner of Lot 7; thence along the South line of Lot 7, a distance of 180.05 feet to the Southwest corner of a Retention and Utility Easement; thence along the Westerly lines of said Retention and Utility Easement the following 5 courses: 1) North $00^{\circ}03'32''$ West, 40.00 feet; 2) South $89^{\circ}56'28''$ West, 42.00 feet; 3) North $00^{\circ}03'32''$ West, 30.00 feet; 4) North $89^{\circ}56'28''$ East, 9.99 feet; 5) North $23^{\circ}12'02''$ East, 103.40 feet; thence North $89^{\circ}56'28''$ East, a distance of 178.38 feet; thence North $40^{\circ}13'13''$ West, a distance of 312.46 feet to the Southeast Right of Way line of Interstate Drive; thence South $49^{\circ}46'47''$ West and along said Right of Way a distance of 384.17 feet to the Point of Beginning lying and being in Section 2, Township 20 South, Range 23, East, Polk County, Florida.

EXHIBIT "B-2"

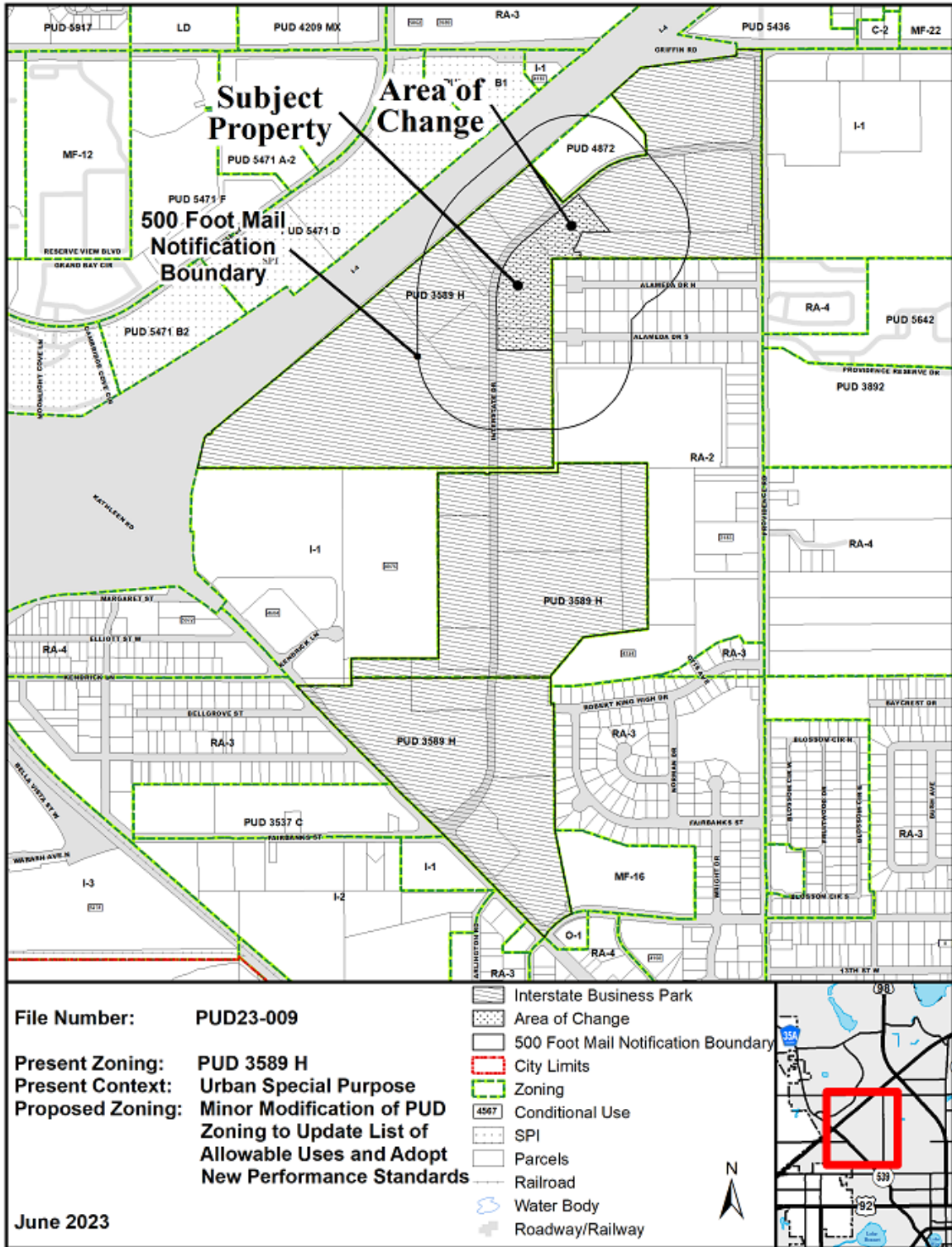
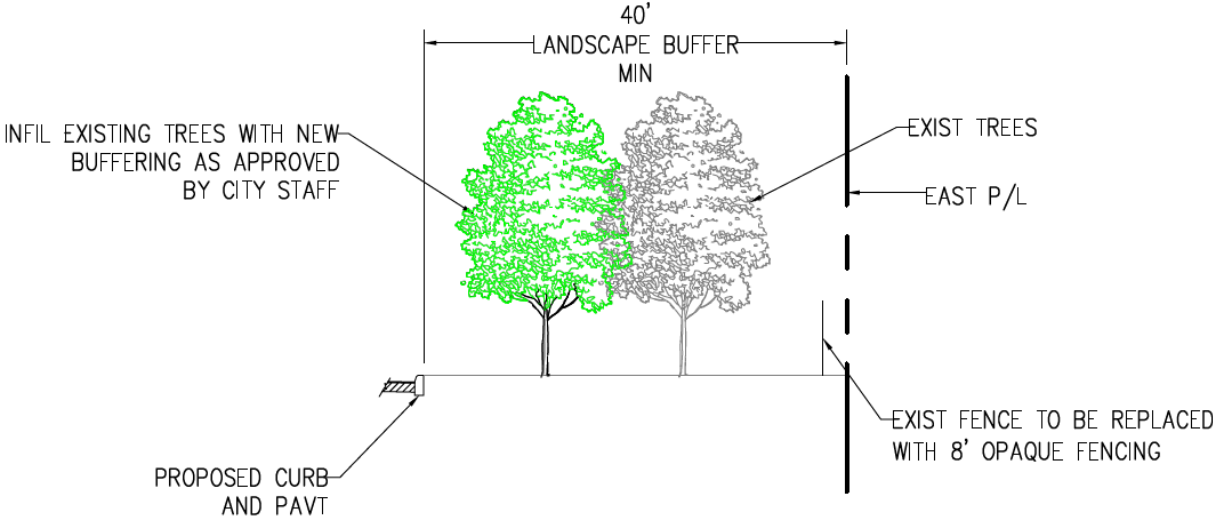
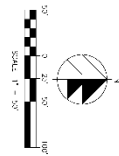
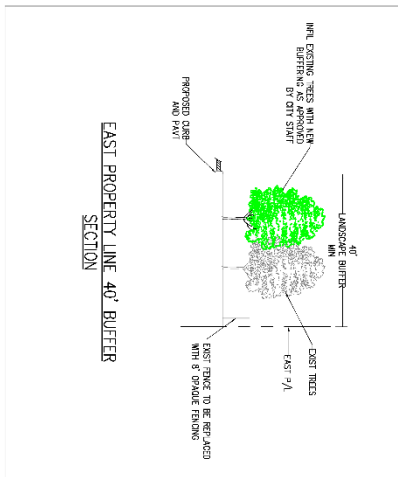
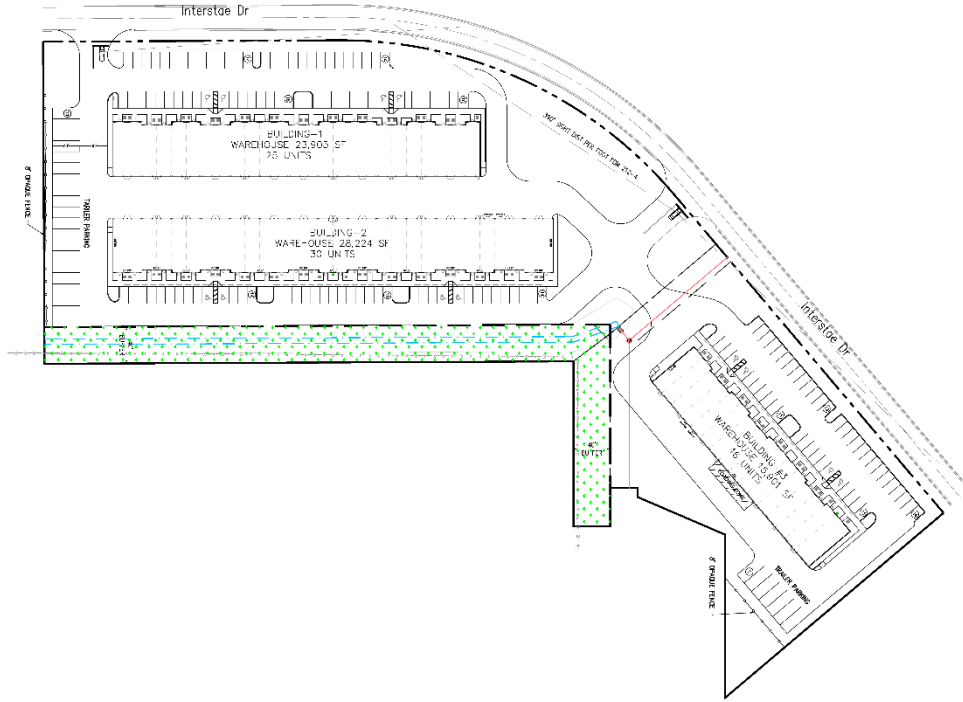


EXHIBIT "B-3"



EAST PROPERTY LINE 40' BUFFER
SECTION

EXHIBIT "B-4"



DATE: 05-02-23
SHEET NO: CSP-1

Conceptual Site Plan						
NO.	BY	DATE	REVISION	SCALE	DATE	DESCRIPTION
01	JH	11/20/22		1"=50'	05-02-23	CONCEPTUAL SITE PLAN

Interstate Business Center
Polk County, Florida

Jeff H. Irvani, Inc.
Civil Engineering
1534 DENVER LANE, SUITE 5
JUPITER, FLORIDA 33488
TEL: (561) 575-6030
FAX: (561) 575-6088
EMAIL: jh@jhlinc.com
WEBSITE: www.jhlinc.com

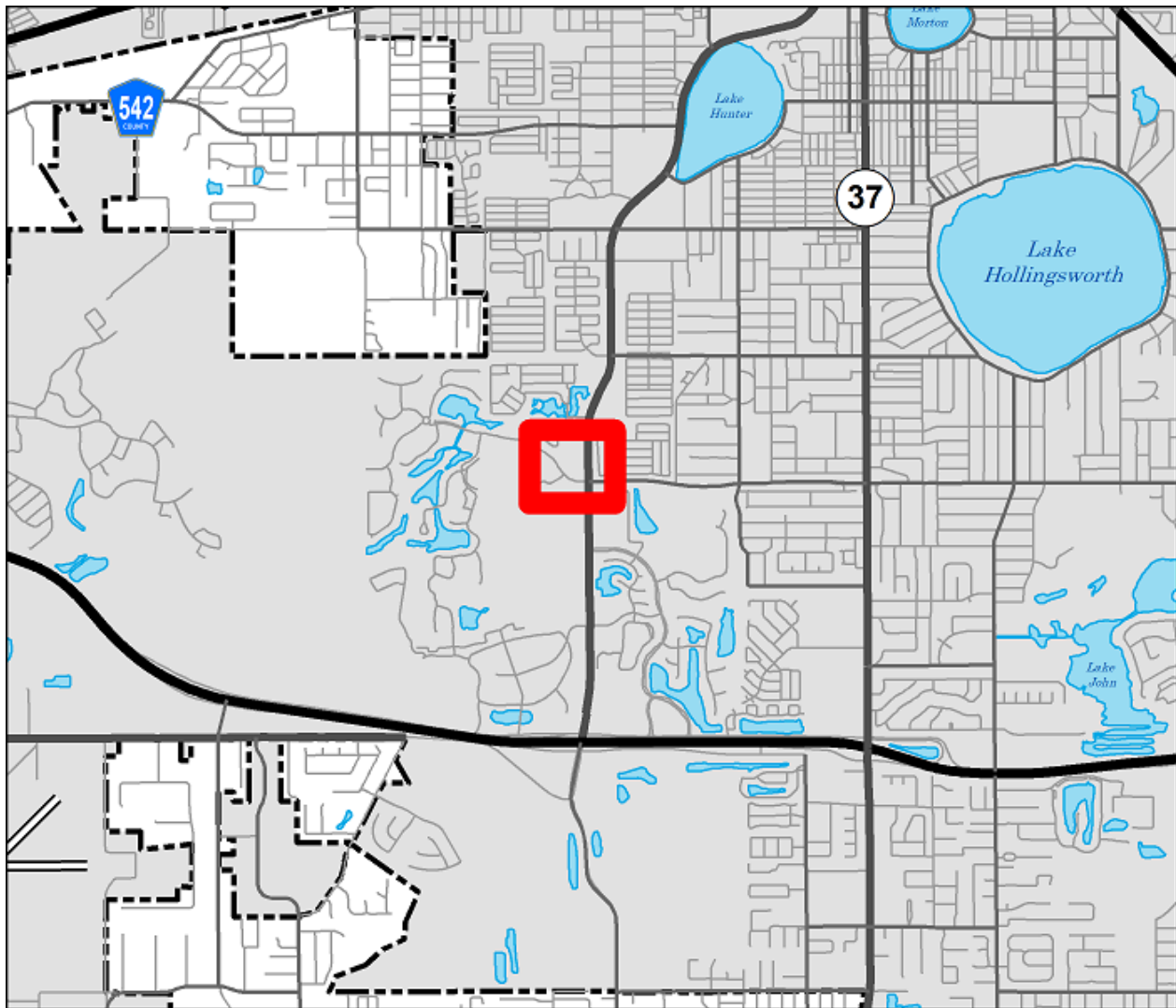
4/21/23
07/27/2023 12:27:17



Community & Economic Development Staff Recommendation

Date:	July 18, 2023	Reviewer:	Todd Vargo
Project No:	PUD23-008	Location:	1301 Grasslands Boulevard
Owner:	1301 Grasslands, LLC		
Applicant:	Tom Wodrich, TDW Land Planning, LLC		
Current Zoning:	PUD (Planned Unit Development) 4834	Future Land Use:	Residential High (RH)
Context District:	Urban Corridor (UCO)		
P&Z Hearing:	June 20, 2023	P&Z Final Decision:	July 18, 2023
Request:	A major modification of PUD (Planned Unit Development) zoning to allow for the development of a new two-story, 8,000 square foot office building on property located at 1301 Grasslands Boulevard.		

1.0 Location Maps





2.0 Background

2.1 Summary

Tom Wodrich, TDW Land Planning LLC, requests a major modification of PUD (Planned Unit Development) zoning to allow for the development of a new two-story 8,000 sq. ft. office building on property located at 1301 Grasslands Boulevard. A map of the subject property is included as Attachment “B.”

2.2 Subject Property

The subject property, approximately 2.9 acres in area, is located at the northwest corner of Harden Boulevard and Grasslands Boulevard, south of the Azalea Park retirement community. The subject property, originally developed by the Drummond Company as a sales office for the Grasslands residential community in the 1990s, is currently improved with a one-story, 11,090 sq. ft. office building. The subject property has a future land use designation of Residential High (RH) and is zoned PUD (Planned Unit Development) as part of Area A of Ordinance No. 3432, as amended. The subject property is located within the Oakbridge Development of Regional Impact (DRI).

The current PUD zoning allows for 11,090 sq. ft. of C-2 (Highway Commercial) uses in the former Grasslands sales office, a 94,080 square foot adult congregate living facility (ACLF) on the adjacent property to the north where the Azalea Park senior living community is currently located, and a two-story, 94,000 self-storage facility on a vacant parcel located north of Azalea Park which was approved by the City Commission through a major modification of the PUD zoning (Ordinance No. 5980) on April 3, 2023.

2.3 Project Background

The purpose of this request is to allow for the construction of a new two-story, 8,000 sq. ft. office building in the northeast corner of the site adjacent to Harden Boulevard. A site development plan which shows the existing building footprint, proposed office building, off-street parking, internal driveways, and storm water retention is included as Exhibit “F-4.”

2.4 Existing Uses of Adjacent Properties

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

2.5 Attachments

Attachment “A”: Legal Description

Attachment “B”: Location Map

Exhibit F: Previously Approval Overall Site Development Plan

Exhibit F-1: Previously Approved Site Plan for Self-Storage Facility

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

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

Exhibit F-4: Site Development Plan for Proposed Expansion of Office Uses

3.0 Discussion

The proposed two-story office building will be set back 50 feet from the Harden Boulevard right-of-way and 10 feet from the north parcel boundary. To accommodate the new office building, the site will be reconfigured to add 31 additional off-street parking spaces increasing the total amount of off-street parking from 51 to 82 spaces. The existing and proposed medical office uses will be allocated 49 of the spaces with the remainder allocated to new medical and non-medical professional office uses. Vehicle access to the site will remain limited to an existing driveway located on the north side of Grasslands Boulevard which serves both the office complex and the adjacent ACLF.

While the subject property is currently developed for medical office and professional office uses, the existing PUD allows up to 11,090 sq. ft. of C-2 retail commercial uses. Under the current PUD, the property could potentially be redeveloped for much more impactful commercial uses such as very high turnover restaurants with drive thru facilities, convenience stores with motor vehicle fuel sales, bars, lounges and liquor stores, pawn shops, payday loan and check cashing facilities, and motor vehicle sales and service/repair which are all permitted uses in the C-2 category. Given the proximity of the property to Azalea Park and the Grasslands residential community, the recommended conditions limit future development and utilization of the subject site to 19,090 sq. ft. of medical and non-medical office uses. At the hearing held on June 20, 2023, before the Planning & Zoning Board, no comments were received from any nearby residents or property owners.

3.1 Transportation and Concurrency

Based on information provided in the Polk Transportation Planning Organization's Roadway Network Database, dated April 8, 2022, the adjacent segment of State Road 563 (Harden Boulevard) between State Road 570 (Polk Parkway) and Ariana Street is operating at an acceptable level of service. The site is served by fixed-route transit service via the Lakeland Area Mass Transit District's (Citrus Connection's) Red Line and sidewalks exist along the Harden Boulevard and Grasslands Boulevard frontages. Harden Boulevard is also located along a Proposed Pathways Corridor between Downtown and southwestern Lakeland as depicted in the Comprehensive Plan. State Road 563 (Harden Boulevard) is a designated Type I roadway per the City Land Development Code, which places a greater emphasis on access management to preserve roadway capacity and enhance safety on this main route between State Road 570 (Polk Parkway) and Downtown. Driveway access on Harden Boulevard is further controlled through the Oakbridge Development of Regional Impact (DRI) and the standard Florida Department of Transportation permitting process.

As approved by the City Commission through Resolution No. 5447 in 2018, the Oakbridge DRI Development Order allows for the re-allocation of uses within the overall DRI boundaries without requiring the approval of a formal Notice of Proposed Change. Such "DeMinimus Modifications"

require that there are no resulting increases in trip generation beyond what was analyzed in the traffic study submitted to the City and Central Florida Regional Planning Council in advance of the Amended and Restated Development Order being approved in 2018. Using data published in the Institute of Transportation Engineers *Trip Generation Manual* (11th Edition), a Stand-Alone Medical-Dental Office Building (Land Use Code 720) would be expected to generate approximately 288 Daily and 31 P.M. Peak Hour (of Adjacent Street Traffic, 4-6 P.M.). Medical office uses generally expected to generate more trips than small- or single-tenant-type office buildings and represent a conservative trip generation estimate for this new building.

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

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 eighty-five (85) property owners within 500 feet of the subject property. No comments from the public were received before or during the public hearing at the June 20, 2023 meeting of the Planning and Zoning Board.

4.2 The Planning & Zoning 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," "F-3," and "F-4," be approved, subject to the following amended conditions:

Area A of Ordinance 3432, as reamended:

- A. Area A. Commercial and Retirement Residential
 - 1. Permitted Uses: ~~Those uses permitted by right in the C-2 zoning district classification,~~ Office Uses, Medical and Non-Medical, 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): 11,090 square feet~~
 - a. Office Uses: 19,090 sq. ft..
 - 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:

- a. Assisted Living Facility: Three (3) stories
 - b. Mini-Warehouse/Self-Storage Facility: Two (2) stories/28 feet
 - c. Office Uses, Medical and Non-Medical: Two (2) stories
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~~ internal 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 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 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 mini-warehouse/self-storage facility, a southbound right turn 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 from the mini-warehouse/self-storage building entrance to the sidewalk located along the Harden Boulevard frontage. An ADA-compliant pedestrian route shall be provided between the two office buildings on the former Grasslands Sales Office site, which shall be connected to the existing Grasslands Boulevard frontage sidewalk.
 - 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."~~ Exhibits "F," "F-1," and "F-4." 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 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"

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:

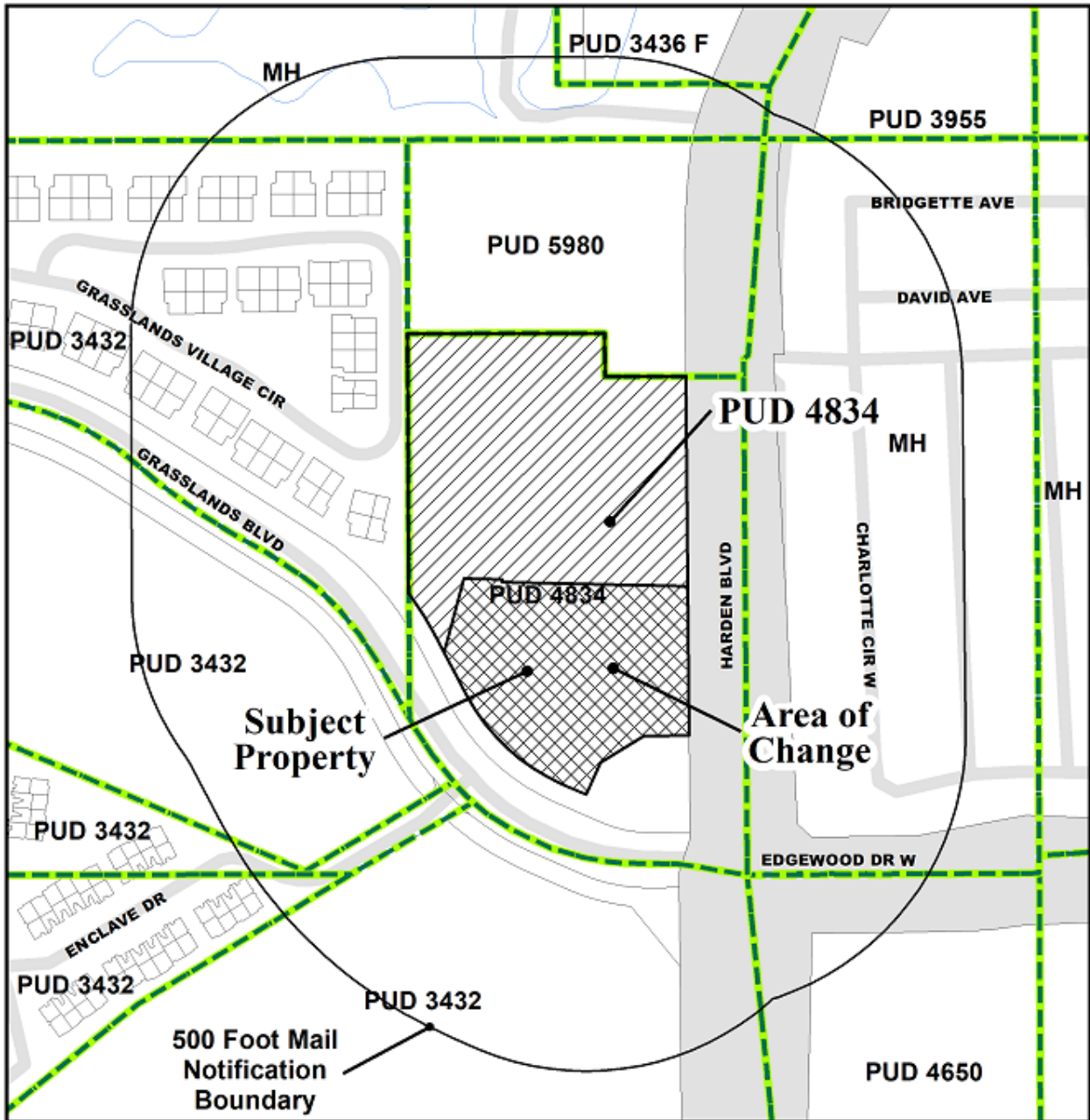
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Former Grasslands Sales Office

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"



File Number: PUD23-008

Present Zoning: PUD 4834

Present Context: Urban Neighborhood and Urban Corridor

Proposed Zoning: Major Modification of PUD Zoning to Allow for a New Two-Story, 8000 Sq. Ft. Office Building

- PUD 4834
- Area of Change
- 500 Foot Mail Notification Boundary
- City Limits
- Zoning
- Conditional Use
- SPI
- Parcels
- Railroad
- Water Body
- Roadway/Railway

June 2023

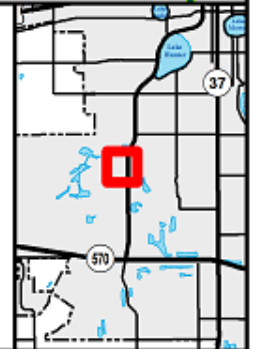
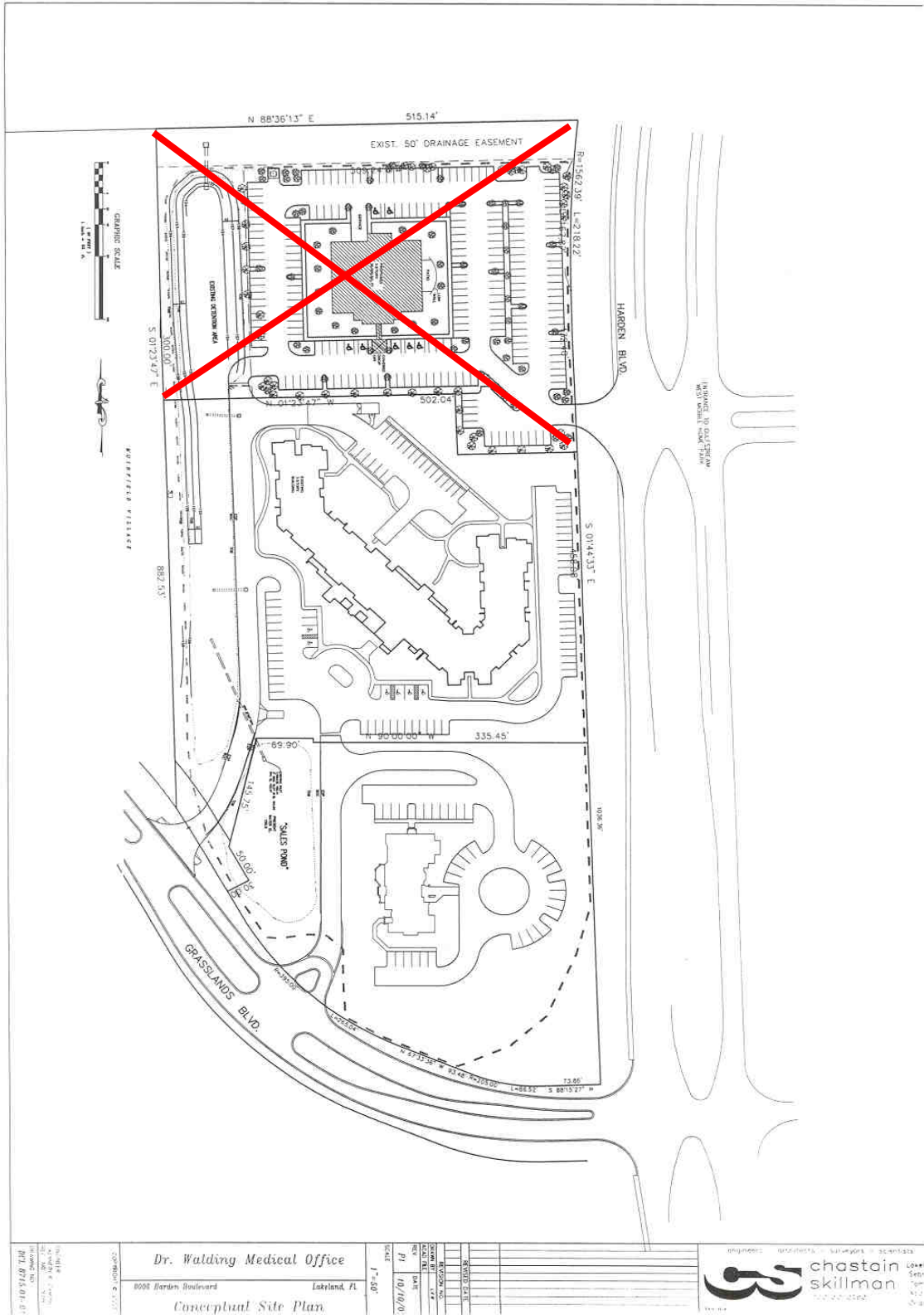


EXHIBIT "F"

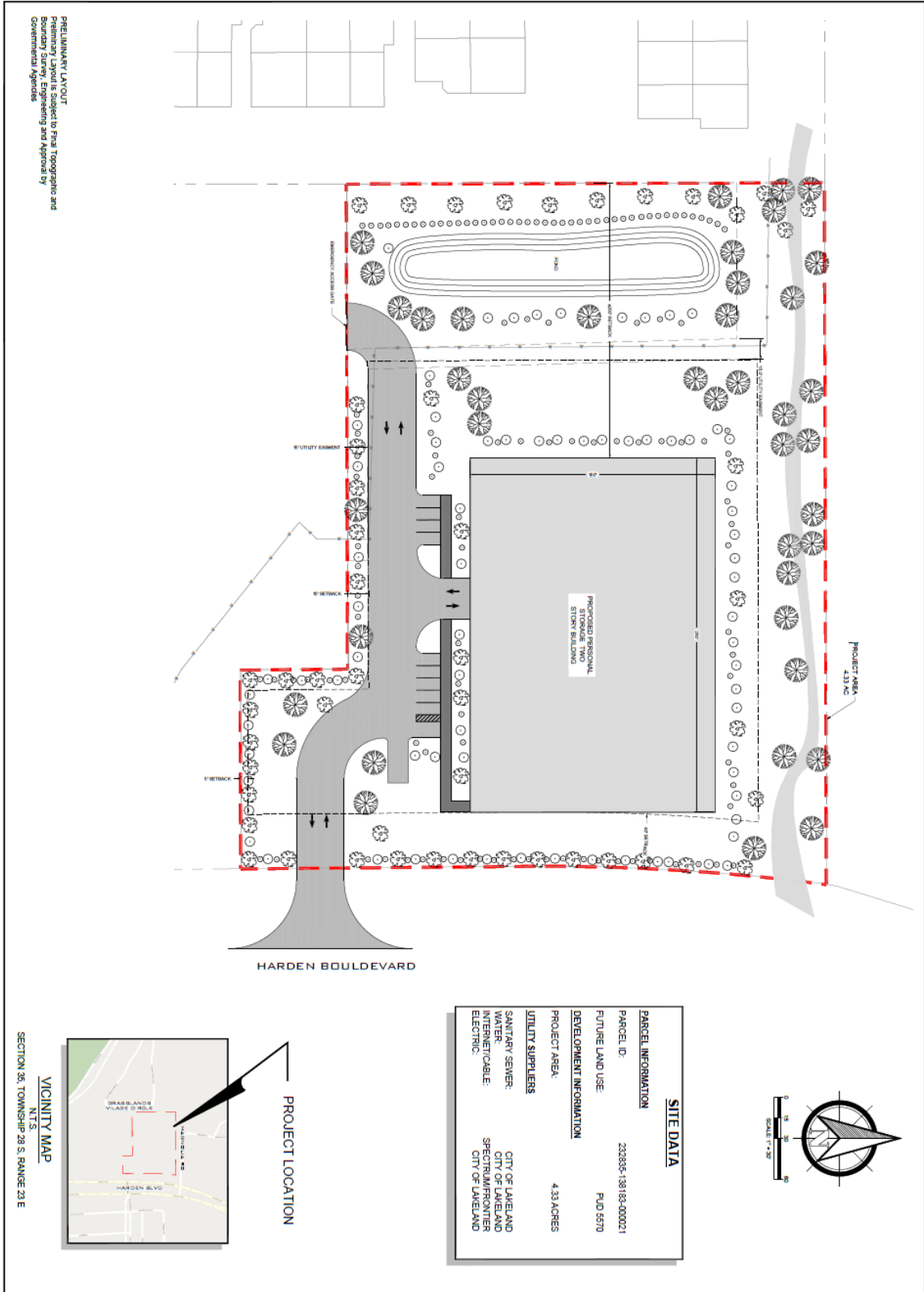


Dr. Walding Medical Office
 8000 Harden Boulevard
 Lakeland, FL
 Conceptual Site Plan

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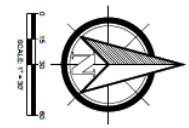
chastain skillman
 1000 10th Street
 Lakeland, FL 34601
 (813) 541-1111
 www.chastain-skillman.com

EXHIBIT "F-1"



PRELIMINARY LAYOUT
 Preliminary Layout is Subject to Final Topographic and
 Boundary Survey, Engineering and Approval by
 Governmental Agencies

SITE DATA	
PARCEL INFORMATION	
PARCEL ID:	232835-138183-000021
FUTURE LAND USE:	PLD 5570
DEVELOPMENT INFORMATION	
PROJECT AREA:	4.33 ACRES
UTILITY SUPPLIERS	
SANITARY SEWER:	CITY OF LAKELAND
WATER:	CITY OF LAKELAND
INTERNET/CABLE:	SPECTRUM/FRONTIER
ELECTRIC:	CITY OF LAKELAND



VICINITY MAP
 N.T.S.
 SECTION 36, TOWNSHIP 28 S, RANGE 23 E

NOT FOR CONSTRUCTION

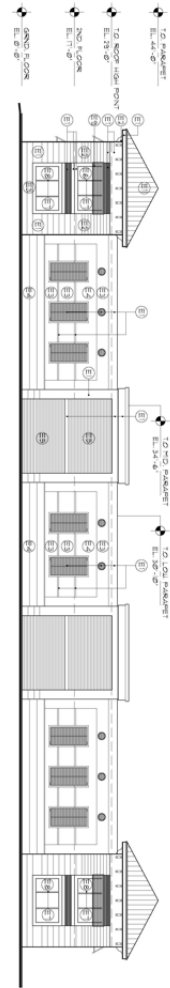
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GRASSLANDS PERSONAL STORAGE
 COGENT CAPITAL GROUP
TWO STORY CONCEPTUAL PLAN
 2575 HARDEN BLVD LAKELAND 33805

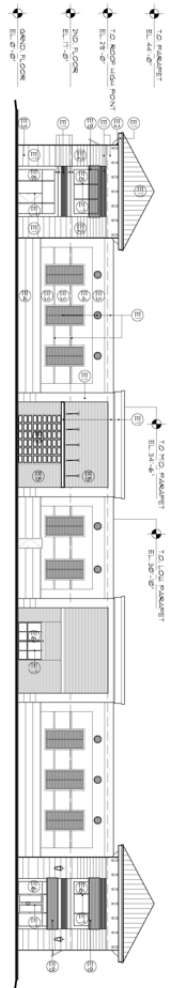
USK CONSULTING
 Engineers, Land Planners
 Construction Managers
 5841 Hickok Highway, Suite
 1, Lakeland, Florida 34053
 Phone: (813) 417-1133
 Fax: (813) 417-1134
 Certificate of Authorization No. 28802
 www.usk-usa.com

DESIGNED BY:	JH	DATE:	Oct 11, 2022
DRAFTED BY:	BJ	JOB NO.:	180839-C
CHECKED BY:	MJ		
NO.	DATE	DESCRIPTION	
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EXHIBIT "F-2"



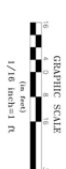
1 NORTH ELEVATION



2 SOUTH ELEVATION

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33	PAINTED WOOD TRIM	PAINTED WOOD	100	LINEAL FEET	1.50	150.00	TO MATCH	WOOD TRIM
34	PAINTED WOOD TRIM	PAINTED WOOD	100	LINEAL FEET	1.50	150.00	TO MATCH	WOOD TRIM
35	PAINTED WOOD TRIM	PAINTED WOOD	100	LINEAL FEET	1.50	150.00	TO MATCH	WOOD TRIM
36	PAINTED WOOD TRIM	PAINTED WOOD	100	LINEAL FEET	1.50	150.00	TO MATCH	WOOD TRIM
37	PAINTED WOOD TRIM	PAINTED WOOD	100	LINEAL FEET	1.50	150.00	TO MATCH	WOOD TRIM
38	PAINTED WOOD TRIM	PAINTED WOOD	100	LINEAL FEET	1.50	150.00	TO MATCH	WOOD TRIM
39	PAINTED WOOD TRIM	PAINTED WOOD	100	LINEAL FEET	1.50	150.00	TO MATCH	WOOD TRIM
40	PAINTED WOOD TRIM	PAINTED WOOD	100	LINEAL FEET	1.50	150.00	TO MATCH	WOOD TRIM
41	PAINTED WOOD TRIM	PAINTED WOOD	100	LINEAL FEET	1.50	150.00	TO MATCH	WOOD TRIM
42	PAINTED WOOD TRIM	PAINTED WOOD	100	LINEAL FEET	1.50	150.00	TO MATCH	WOOD TRIM
43	PAINTED WOOD TRIM	PAINTED WOOD	100	LINEAL FEET	1.50	150.00	TO MATCH	WOOD TRIM
44	PAINTED WOOD TRIM	PAINTED WOOD	100	LINEAL FEET	1.50	150.00	TO MATCH	WOOD TRIM
45	PAINTED WOOD TRIM	PAINTED WOOD	100	LINEAL FEET	1.50	150.00	TO MATCH	WOOD TRIM
46	PAINTED WOOD TRIM	PAINTED WOOD	100	LINEAL FEET	1.50	150.00	TO MATCH	WOOD TRIM
47	PAINTED WOOD TRIM	PAINTED WOOD	100	LINEAL FEET	1.50	150.00	TO MATCH	WOOD TRIM
48	PAINTED WOOD TRIM	PAINTED WOOD	100	LINEAL FEET	1.50	150.00	TO MATCH	WOOD TRIM
49	PAINTED WOOD TRIM	PAINTED WOOD	100	LINEAL FEET	1.50	150.00	TO MATCH	WOOD TRIM
50	PAINTED WOOD TRIM	PAINTED WOOD	100	LINEAL FEET	1.50	150.00	TO MATCH	WOOD TRIM

3 FINISH SCHEDULE



DATE: 08/08/08
 SCALE: AS NOTED
 PROJECT: 0808
 CAD FILE: 0808

KENNETH R. CARLSON
 ARCHITECT, P.A.

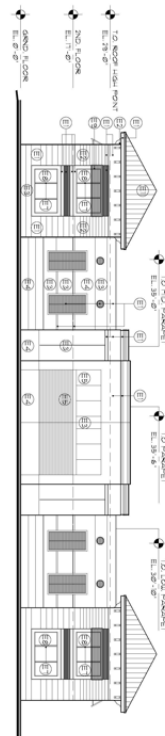
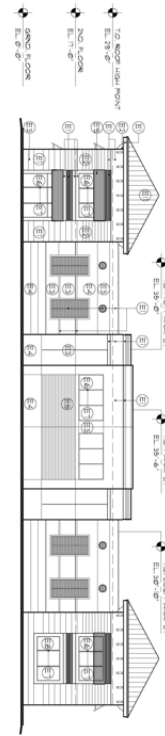
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 CHECKED BY: KRC
 DATE: 08/08/08
 SCALE: AS NOTED
 PROJECT: 0808
 CAD FILE: 0808

Revisions:
 1
 2
 3
 4
 5

KENNETH R. CARLSON - ARCHITECT, P.A.
 1166 W. NEWPORT CENTER DR. SUITE 311
 DEERFIELD BEACH, FLORIDA 33442
 PH. (954) 421 - 8848 FAX (954) 421 - 9925
 e-mail: ken@krcarch.com

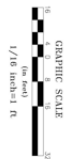
HARDEN BOULEVARD SELF-STORAGE
 2575 HARDEN BLVD.
 LAKELAND 33603

EXHIBIT "F-3"



MARK	DESCRIPTION	MATERIAL	CALCULUS NO.	COLOR	TYPE	FINISH	QTY	UNIT	NOTES	COMPONENT
1	PAINTED WOOD TRIM	WOOD TRIM	84-7008	GREEN	PAINT	PAINT	120	LINEAR FEET	TRIM	TRIM
2	PAINTED WOOD TRIM	WOOD TRIM	84-7008	GREEN	PAINT	PAINT	120	LINEAR FEET	TRIM	TRIM
3	PAINTED WOOD TRIM	WOOD TRIM	84-7008	GREEN	PAINT	PAINT	120	LINEAR FEET	TRIM	TRIM
4	PAINTED WOOD TRIM	WOOD TRIM	84-7008	GREEN	PAINT	PAINT	120	LINEAR FEET	TRIM	TRIM
5	PAINTED WOOD TRIM	WOOD TRIM	84-7008	GREEN	PAINT	PAINT	120	LINEAR FEET	TRIM	TRIM
6	PAINTED WOOD TRIM	WOOD TRIM	84-7008	GREEN	PAINT	PAINT	120	LINEAR FEET	TRIM	TRIM
7	PAINTED WOOD TRIM	WOOD TRIM	84-7008	GREEN	PAINT	PAINT	120	LINEAR FEET	TRIM	TRIM
8	PAINTED WOOD TRIM	WOOD TRIM	84-7008	GREEN	PAINT	PAINT	120	LINEAR FEET	TRIM	TRIM
9	PAINTED WOOD TRIM	WOOD TRIM	84-7008	GREEN	PAINT	PAINT	120	LINEAR FEET	TRIM	TRIM
10	PAINTED WOOD TRIM	WOOD TRIM	84-7008	GREEN	PAINT	PAINT	120	LINEAR FEET	TRIM	TRIM
11	PAINTED WOOD TRIM	WOOD TRIM	84-7008	GREEN	PAINT	PAINT	120	LINEAR FEET	TRIM	TRIM
12	PAINTED WOOD TRIM	WOOD TRIM	84-7008	GREEN	PAINT	PAINT	120	LINEAR FEET	TRIM	TRIM
13	PAINTED WOOD TRIM	WOOD TRIM	84-7008	GREEN	PAINT	PAINT	120	LINEAR FEET	TRIM	TRIM
14	PAINTED WOOD TRIM	WOOD TRIM	84-7008	GREEN	PAINT	PAINT	120	LINEAR FEET	TRIM	TRIM
15	PAINTED WOOD TRIM	WOOD TRIM	84-7008	GREEN	PAINT	PAINT	120	LINEAR FEET	TRIM	TRIM
16	PAINTED WOOD TRIM	WOOD TRIM	84-7008	GREEN	PAINT	PAINT	120	LINEAR FEET	TRIM	TRIM
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19	PAINTED WOOD TRIM	WOOD TRIM	84-7008	GREEN	PAINT	PAINT	120	LINEAR FEET	TRIM	TRIM
20	PAINTED WOOD TRIM	WOOD TRIM	84-7008	GREEN	PAINT	PAINT	120	LINEAR FEET	TRIM	TRIM
21	PAINTED WOOD TRIM	WOOD TRIM	84-7008	GREEN	PAINT	PAINT	120	LINEAR FEET	TRIM	TRIM
22	PAINTED WOOD TRIM	WOOD TRIM	84-7008	GREEN	PAINT	PAINT	120	LINEAR FEET	TRIM	TRIM
23	PAINTED WOOD TRIM	WOOD TRIM	84-7008	GREEN	PAINT	PAINT	120	LINEAR FEET	TRIM	TRIM
24	PAINTED WOOD TRIM	WOOD TRIM	84-7008	GREEN	PAINT	PAINT	120	LINEAR FEET	TRIM	TRIM
25	PAINTED WOOD TRIM	WOOD TRIM	84-7008	GREEN	PAINT	PAINT	120	LINEAR FEET	TRIM	TRIM
26	PAINTED WOOD TRIM	WOOD TRIM	84-7008	GREEN	PAINT	PAINT	120	LINEAR FEET	TRIM	TRIM
27	PAINTED WOOD TRIM	WOOD TRIM	84-7008	GREEN	PAINT	PAINT	120	LINEAR FEET	TRIM	TRIM
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31	PAINTED WOOD TRIM	WOOD TRIM	84-7008	GREEN	PAINT	PAINT	120	LINEAR FEET	TRIM	TRIM
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33	PAINTED WOOD TRIM	WOOD TRIM	84-7008	GREEN	PAINT	PAINT	120	LINEAR FEET	TRIM	TRIM
34	PAINTED WOOD TRIM	WOOD TRIM	84-7008	GREEN	PAINT	PAINT	120	LINEAR FEET	TRIM	TRIM
35	PAINTED WOOD TRIM	WOOD TRIM	84-7008	GREEN	PAINT	PAINT	120	LINEAR FEET	TRIM	TRIM
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39	PAINTED WOOD TRIM	WOOD TRIM	84-7008	GREEN	PAINT	PAINT	120	LINEAR FEET	TRIM	TRIM
40	PAINTED WOOD TRIM	WOOD TRIM	84-7008	GREEN	PAINT	PAINT	120	LINEAR FEET	TRIM	TRIM
41	PAINTED WOOD TRIM	WOOD TRIM	84-7008	GREEN	PAINT	PAINT	120	LINEAR FEET	TRIM	TRIM
42	PAINTED WOOD TRIM	WOOD TRIM	84-7008	GREEN	PAINT	PAINT	120	LINEAR FEET	TRIM	TRIM
43	PAINTED WOOD TRIM	WOOD TRIM	84-7008	GREEN	PAINT	PAINT	120	LINEAR FEET	TRIM	TRIM
44	PAINTED WOOD TRIM	WOOD TRIM	84-7008	GREEN	PAINT	PAINT	120	LINEAR FEET	TRIM	TRIM
45	PAINTED WOOD TRIM	WOOD TRIM	84-7008	GREEN	PAINT	PAINT	120	LINEAR FEET	TRIM	TRIM
46	PAINTED WOOD TRIM	WOOD TRIM	84-7008	GREEN	PAINT	PAINT	120	LINEAR FEET	TRIM	TRIM
47	PAINTED WOOD TRIM	WOOD TRIM	84-7008	GREEN	PAINT	PAINT	120	LINEAR FEET	TRIM	TRIM
48	PAINTED WOOD TRIM	WOOD TRIM	84-7008	GREEN	PAINT	PAINT	120	LINEAR FEET	TRIM	TRIM
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50	PAINTED WOOD TRIM	WOOD TRIM	84-7008	GREEN	PAINT	PAINT	120	LINEAR FEET	TRIM	TRIM

3 FINISH SCHEDULE



DATE: 05/05/05
 DRAWN BY: KRC
 CHECKED BY: KRC
 DATE: 05/05/05
 SCALE: AS NOTED
 PROJECT: 0505
 CAD DWG FILE: 0505

KENNETH R. CARLSON

Revisions:
 1
 2
 3
 4
 5

KENNETH R. CARLSON - ARCHITECT, P.A.
 1646 W. NEUPORT CENTER DR. SUITE 311
 DEERFIELD BEACH, FLORIDA 33442
 PH: (854) 421 - 8648
 FAX: (854) 421 - 9928
 e-mail: ken@krcarlson.com

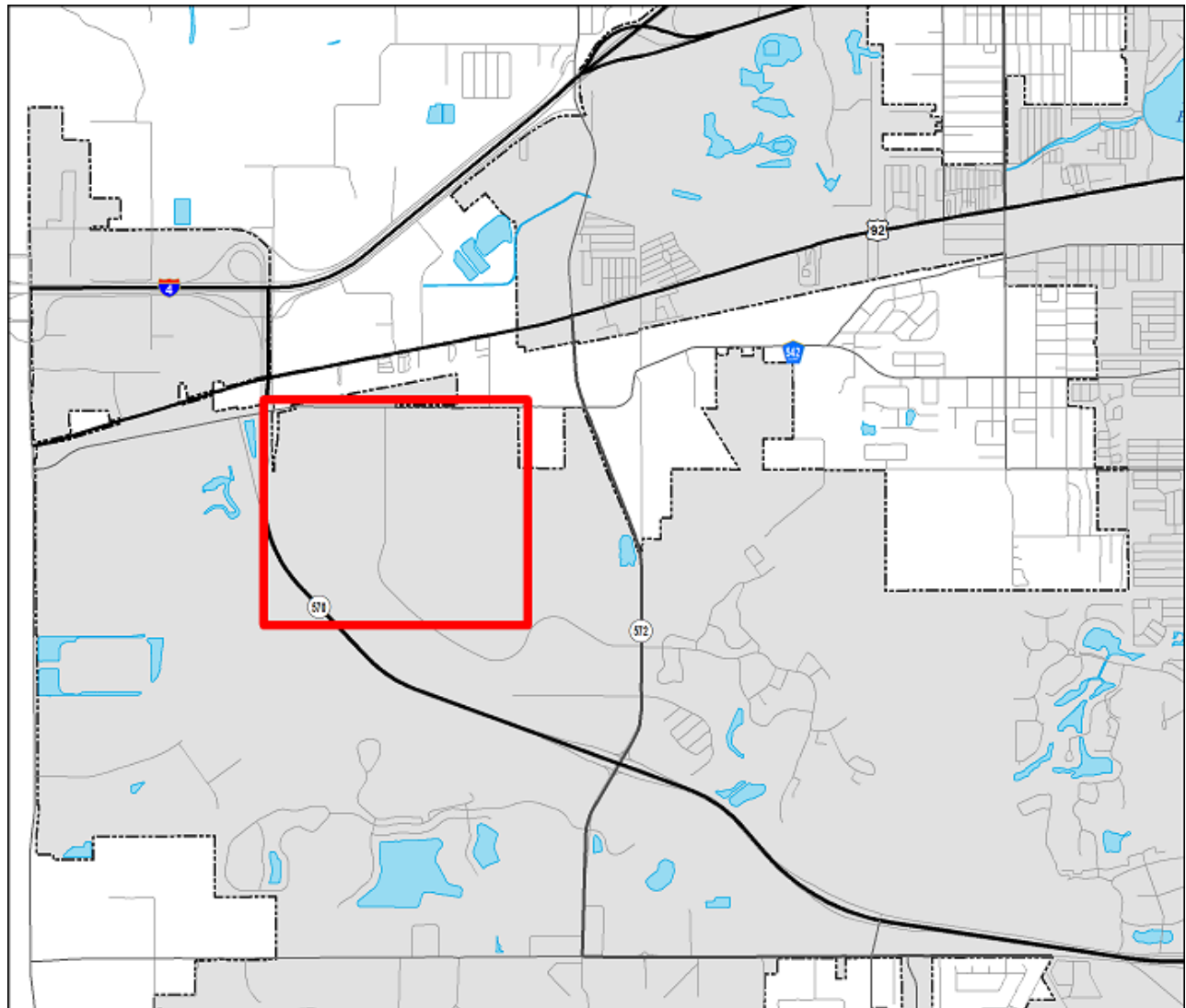
HARDEN BOULEYARD SELF-STORAGE
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 LAKELAND 33603

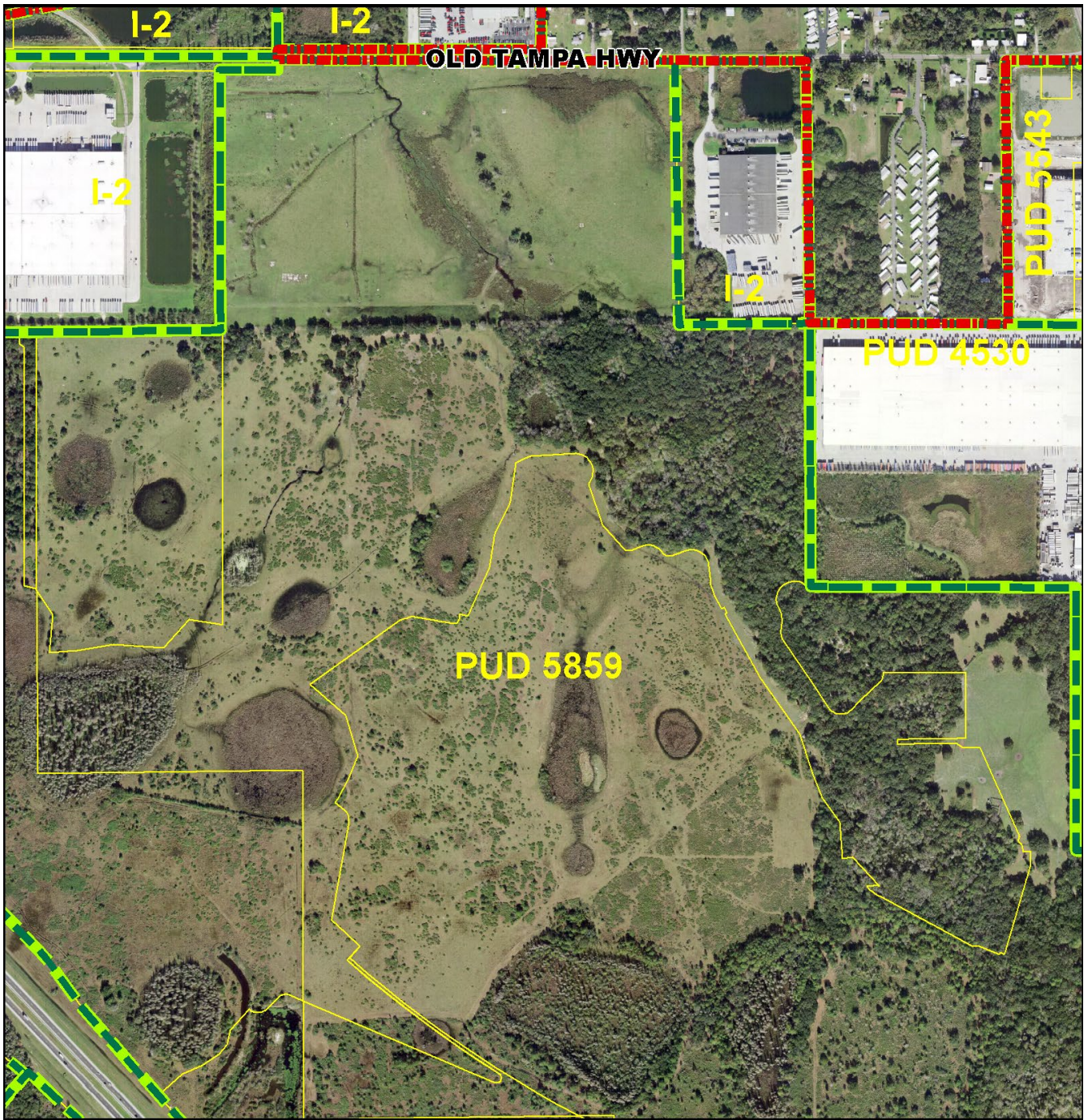


Community & Economic Development Staff Recommendation

Date:	July 18, 2023	Reviewer:	Phillip Searce
Project No:	SUB20-003	Location:	4210 Old Tampa Highway
Owner:	LCP Owner LLC		
Applicant:	Dave Schmitt Engineering, Inc.		
Current Zoning:	PUD (Planned Unit Development) 4998	Future Land Use:	Conservation (C)/ Business Park (BP)
Context District:	Suburban Special Purpose (SSP)		
P&Z Hearing:	July 18, 2023	P&Z Final Decision:	July 18, 2023
Request:	Plat approval for the Lakeland Central Park Phase 1 on 724.15 acres generally located north and east of the Polk Parkway, west of Airport Road and south of Old Tampa Highway.		

1.0 Location Maps





2.0 Background

2.1 Summary

Dave Schmitt Engineering, Inc on behalf of LCP Owner LLC, has submitted a subdivision plat for Lakeland Central Park Phase 1. The proposed plat for Phase 1, which affects a total of 77.31 acres, consists of three industrial lots and multiple tracts corresponding with the scattered isolated wetlands, utilities, and drainage system.. The plat also includes the right-of-way dedication for the initial segment of Winston Park Boulevard which will eventually connect with Airport Road. Plats are reviewed by the City's Subdivision Review Team for compliance with Article 9 (Subdivision Standards) of the Land Development Code.

2.2 Attachments

Plat Sheets for Lakeland Central Park Phase 1

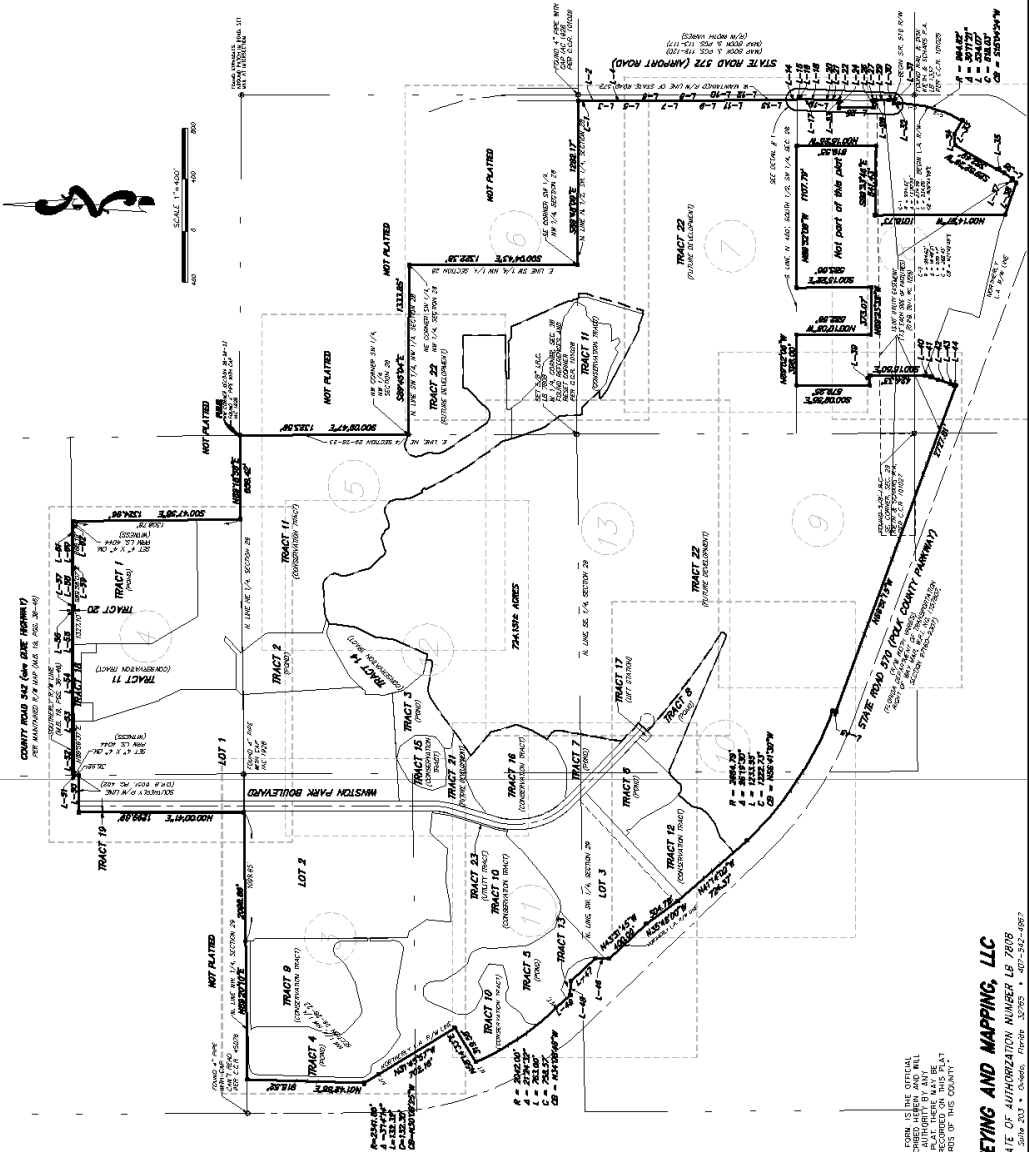
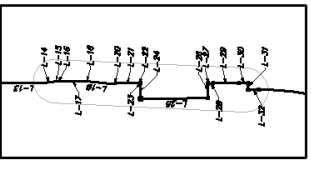
3.0 Recommendation

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.

LAKELAND CENTRAL PARK PHASE 1

LYING IN SECTIONS 20, 28, 29, 32 AND 33 TOWNSHIP 28 SOUTH, RANGE 23 EAST
CITY OF LAKELAND, POLK COUNTY, FLORIDA



TRACT	AREA
TRACT 1	100.00
TRACT 2	100.00
TRACT 3	100.00
TRACT 4	100.00
TRACT 5	100.00
TRACT 6	100.00
TRACT 7	100.00
TRACT 8	100.00
TRACT 9	100.00
TRACT 10	100.00
TRACT 11	100.00
TRACT 12	100.00
TRACT 13	100.00
TRACT 14	100.00
TRACT 15	100.00
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TRACT 92	100.00
TRACT 93	100.00
TRACT 94	100.00
TRACT 95	100.00
TRACT 96	100.00
TRACT 97	100.00
TRACT 98	100.00
TRACT 99	100.00
TRACT 100	100.00

NOTE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL SURVEYING RECORD. ANY DISCREPANCIES BETWEEN THIS PLAT AND ANY OTHER RECORDS SHALL BE DEEMED TO BE IN FAVOR OF THIS PLAT. ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

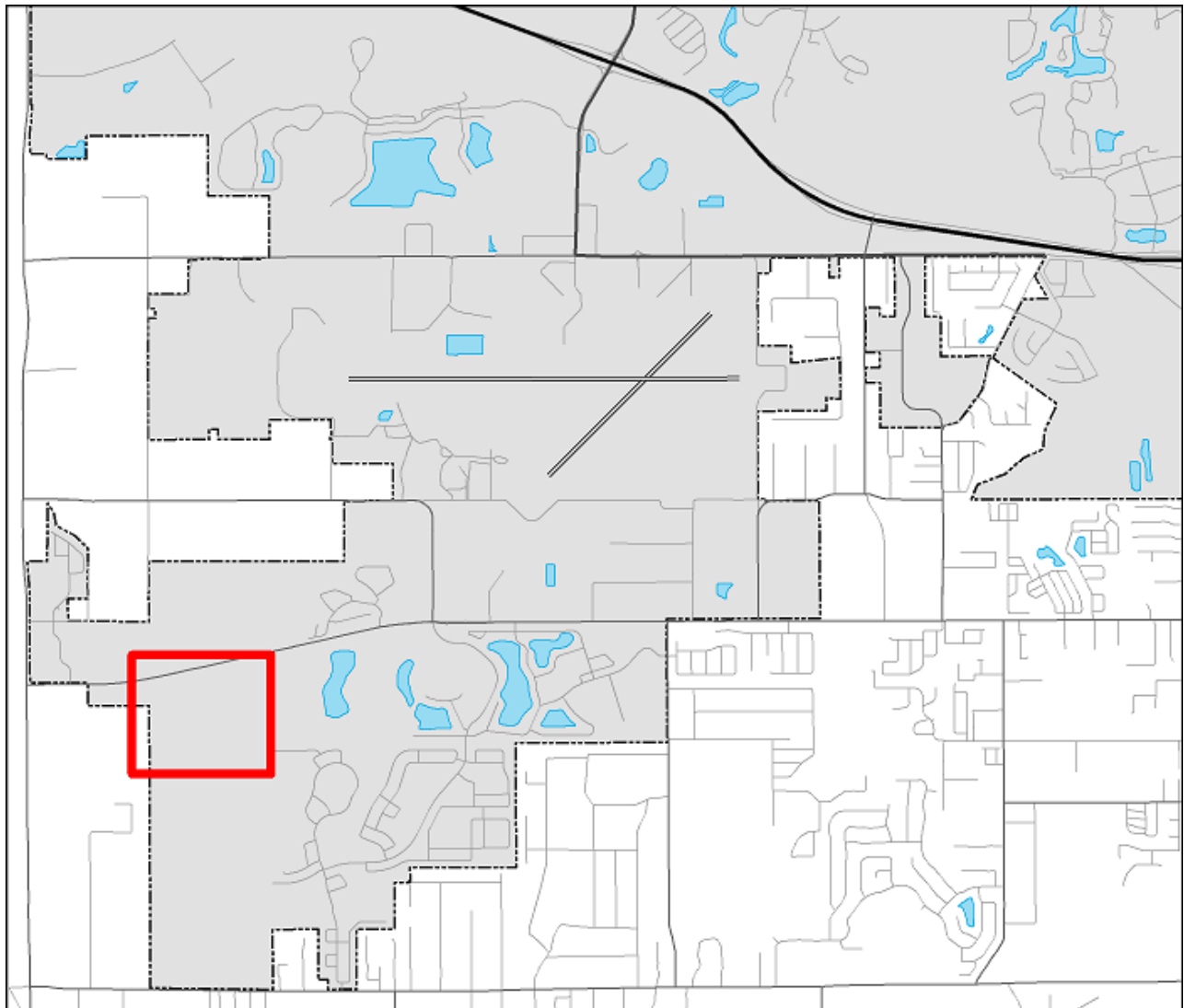
PEC SURVEYING AND MAPPING, LLC
 CERTIFICATE OF AUTHORIZATION NUMBER: LB 7008
 2100 Highway 100, Suite 203, Ocala, Florida 33468 • 407-342-4987

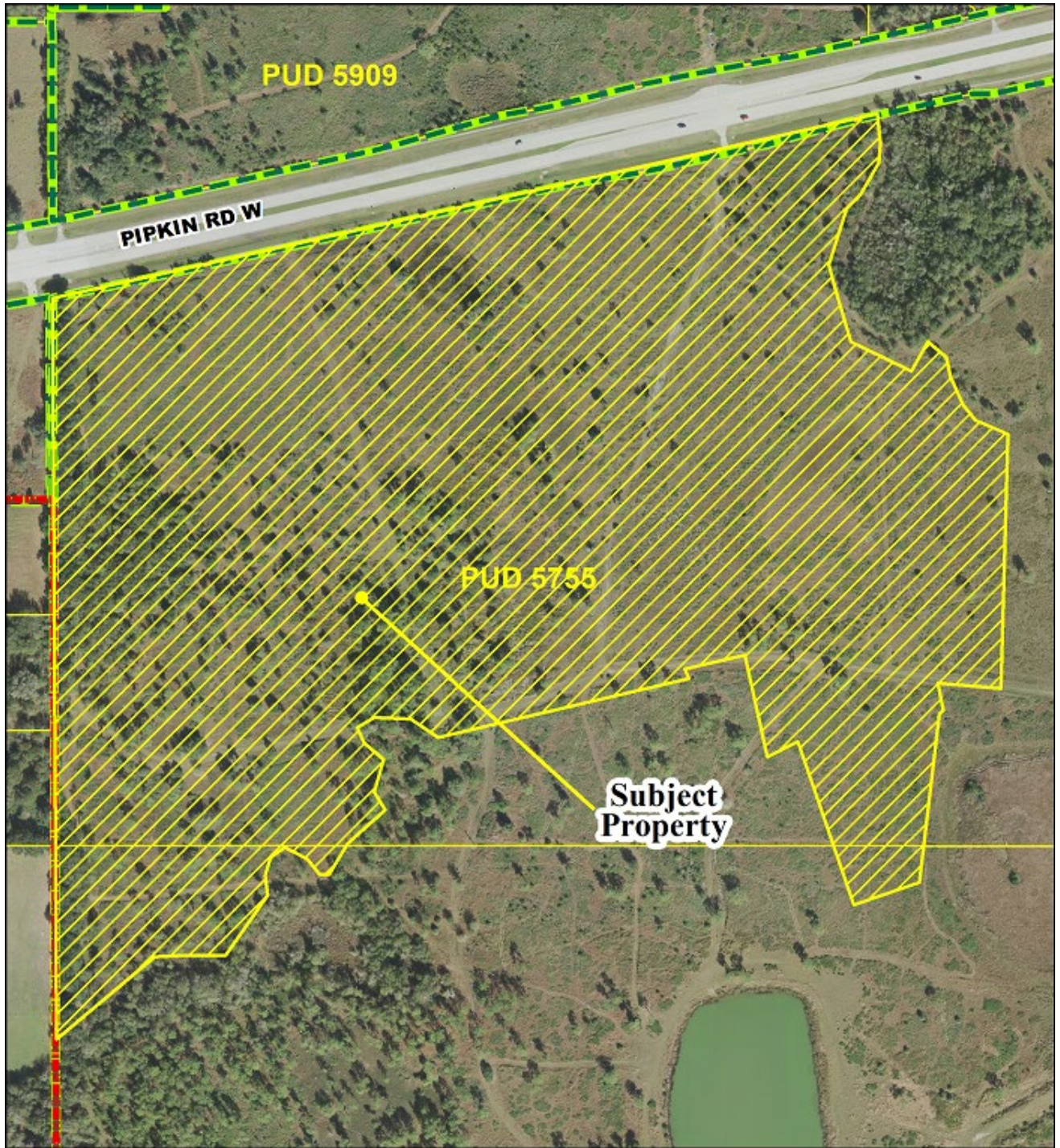


Community & Economic Development Staff Recommendation

Date:	July 18, 2023	Reviewer:	Phillip Searce
Project No:	SUB21-003	Location:	4770 W. Pipkin Road
Owner:	Forestar USA Real Estate Group		
Applicant:	Dewberry Engineers, Inc.		
Current Zoning:	PUD (Planned Unit Development) 5755	Future Land Use:	Conservation (C)/ Residential Low (RL)
Context District:	Suburban Neighborhood (SNH)		
P&Z Hearing:	July 18, 2023	P&Z Final Decision:	July 18, 2023
Request:	Plat approval for Hawthorne Phase 1, a 183-lot residential subdivision, on 69.39 acres generally located south of W. Pipkin Road, north of Ewell Road and west of Busy Bee Lane		

1.0 Location Maps





2.0 Background

2.1 Summary

Dewberry Engineers Inc, on behalf of Forestar USA Real Estate Group, has submitted a subdivision plat for the Hawthorne Phase 1. The proposed 69.39-acre plat consists of 183 single-family detached residential lots. Plats are reviewed by the City's Subdivision Review Team for compliance with Article 9 (Subdivision Standards) of the Land Development Code. The PUD (Planned Unit Development) zoning for the Hawthorne Ranch residential development (Ord. 4832 as amended by Ord. 5755) allows for 1,329 single-family detached dwellings and 180 single-family attached (townhouse) dwellings.

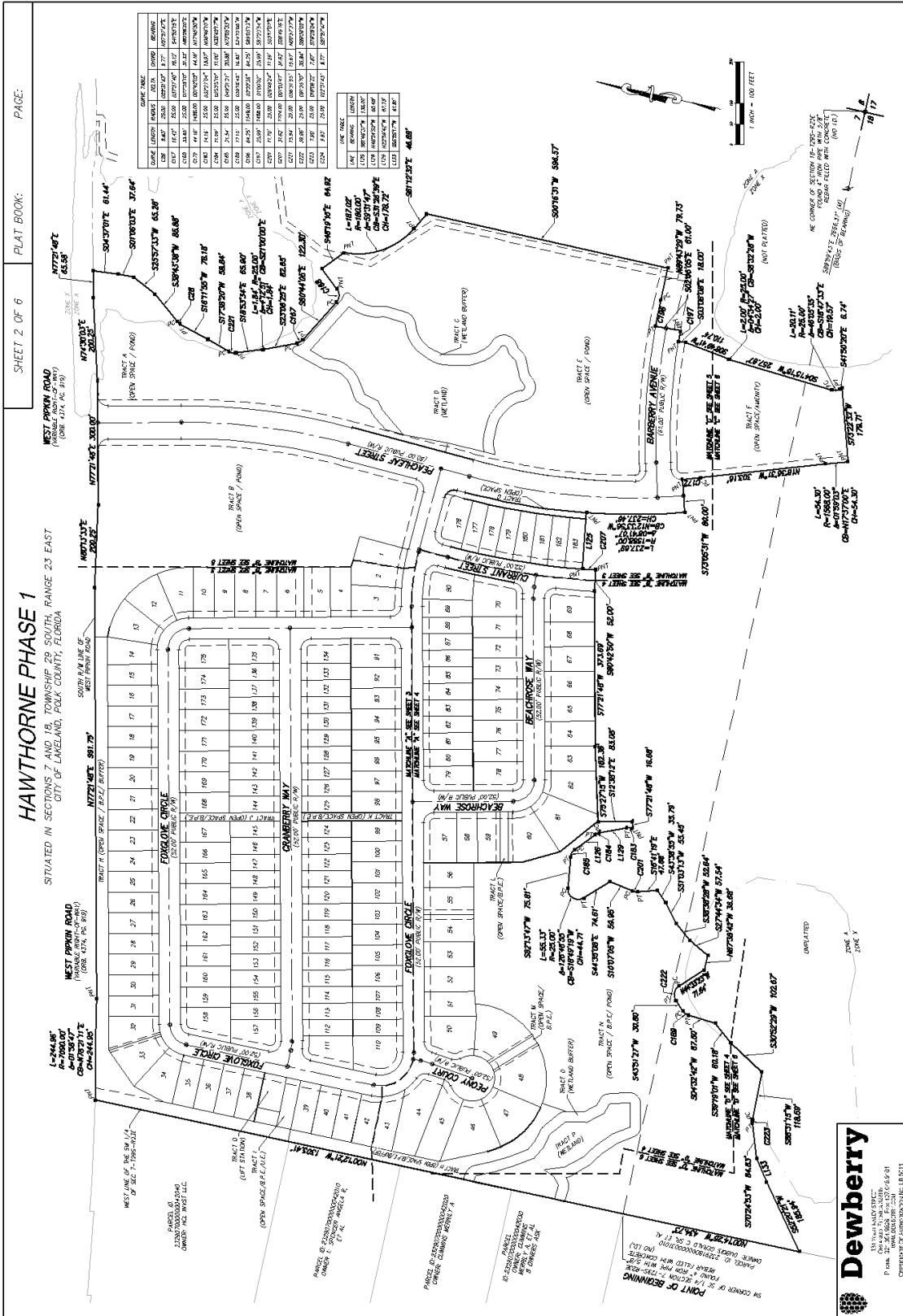
2.2 Attachments

Plat Sheets for Hawthorne Phase 1

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.



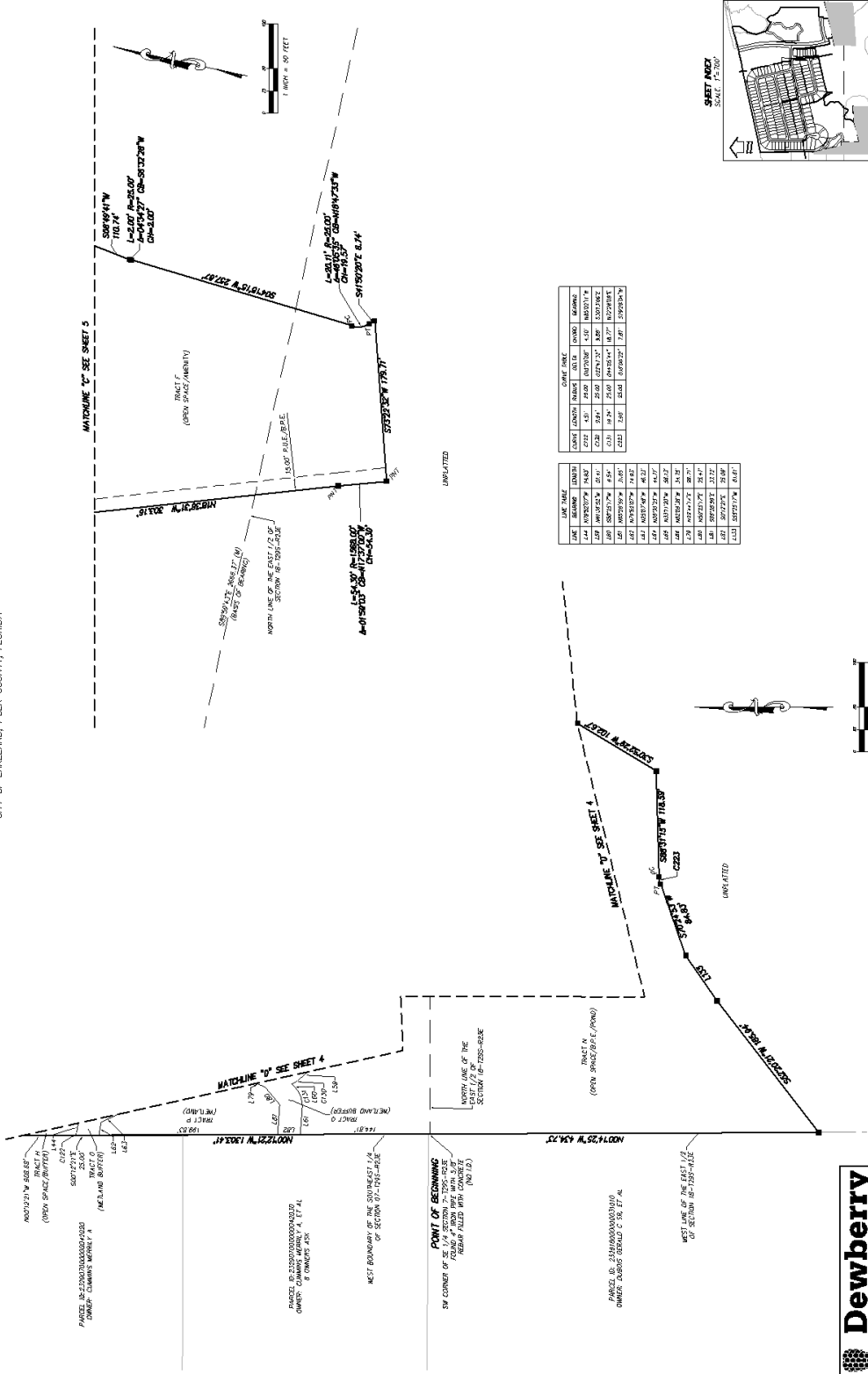
TRACT	AREA (AC)	OWNER
TRACT A	1.00	LAKEWOOD
TRACT B	1.00	LAKEWOOD
TRACT C	1.00	LAKEWOOD
TRACT D	1.00	LAKEWOOD
TRACT E	1.00	LAKEWOOD
TRACT F	1.00	LAKEWOOD

LOT	AREA (SQ FT)	OWNER
1	1000	LAKEWOOD
2	1000	LAKEWOOD
3	1000	LAKEWOOD
4	1000	LAKEWOOD
5	1000	LAKEWOOD
6	1000	LAKEWOOD
7	1000	LAKEWOOD
8	1000	LAKEWOOD
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100	1000	LAKEWOOD

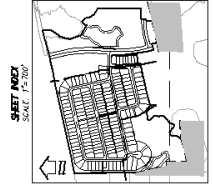
Dewberry
 11500 BAYVIEW DRIVE
 SUITE 200
 TAMPA, FL 33613
 TEL: 813.289.2200
 WWW.DEBERRY.COM

HAWTHORNE PHASE 1

SITUATED IN SECTIONS 7 AND 18, TOWNSHIP 28 SOUTH, RANGE 23 EAST
CITY OF LAKELAND, POLK COUNTY, FLORIDA



LOT	BEARING	LENGTH	AREA	PERCENT
144	N 0° 00' 00" E	100.00	100.00	100.00%
145	S 0° 00' 00" E	100.00	100.00	100.00%
146	E 0° 00' 00" S	100.00	100.00	100.00%
147	N 0° 00' 00" W	100.00	100.00	100.00%
148	S 0° 00' 00" W	100.00	100.00	100.00%
149	W 0° 00' 00" N	100.00	100.00	100.00%
150	E 0° 00' 00" N	100.00	100.00	100.00%
151	N 0° 00' 00" E	100.00	100.00	100.00%
152	S 0° 00' 00" E	100.00	100.00	100.00%
153	E 0° 00' 00" S	100.00	100.00	100.00%
154	N 0° 00' 00" W	100.00	100.00	100.00%
155	S 0° 00' 00" W	100.00	100.00	100.00%
156	W 0° 00' 00" N	100.00	100.00	100.00%
157	E 0° 00' 00" N	100.00	100.00	100.00%
158	N 0° 00' 00" E	100.00	100.00	100.00%
159	S 0° 00' 00" E	100.00	100.00	100.00%
160	E 0° 00' 00" S	100.00	100.00	100.00%
161	N 0° 00' 00" W	100.00	100.00	100.00%
162	S 0° 00' 00" W	100.00	100.00	100.00%
163	W 0° 00' 00" N	100.00	100.00	100.00%
164	E 0° 00' 00" N	100.00	100.00	100.00%
165	N 0° 00' 00" E	100.00	100.00	100.00%
166	S 0° 00' 00" E	100.00	100.00	100.00%
167	E 0° 00' 00" S	100.00	100.00	100.00%
168	N 0° 00' 00" W	100.00	100.00	100.00%
169	S 0° 00' 00" W	100.00	100.00	100.00%
170	W 0° 00' 00" N	100.00	100.00	100.00%
171	E 0° 00' 00" N	100.00	100.00	100.00%
172	N 0° 00' 00" E	100.00	100.00	100.00%
173	S 0° 00' 00" E	100.00	100.00	100.00%
174	E 0° 00' 00" S	100.00	100.00	100.00%
175	N 0° 00' 00" W	100.00	100.00	100.00%
176	S 0° 00' 00" W	100.00	100.00	100.00%
177	W 0° 00' 00" N	100.00	100.00	100.00%
178	E 0° 00' 00" N	100.00	100.00	100.00%
179	N 0° 00' 00" E	100.00	100.00	100.00%
180	S 0° 00' 00" E	100.00	100.00	100.00%
181	E 0° 00' 00" S	100.00	100.00	100.00%
182	N 0° 00' 00" W	100.00	100.00	100.00%
183	S 0° 00' 00" W	100.00	100.00	100.00%
184	W 0° 00' 00" N	100.00	100.00	100.00%
185	E 0° 00' 00" N	100.00	100.00	100.00%
186	N 0° 00' 00" E	100.00	100.00	100.00%
187	S 0° 00' 00" E	100.00	100.00	100.00%
188	E 0° 00' 00" S	100.00	100.00	100.00%
189	N 0° 00' 00" W	100.00	100.00	100.00%
190	S 0° 00' 00" W	100.00	100.00	100.00%
191	W 0° 00' 00" N	100.00	100.00	100.00%
192	E 0° 00' 00" N	100.00	100.00	100.00%
193	N 0° 00' 00" E	100.00	100.00	100.00%
194	S 0° 00' 00" E	100.00	100.00	100.00%
195	E 0° 00' 00" S	100.00	100.00	100.00%
196	N 0° 00' 00" W	100.00	100.00	100.00%
197	S 0° 00' 00" W	100.00	100.00	100.00%
198	W 0° 00' 00" N	100.00	100.00	100.00%
199	E 0° 00' 00" N	100.00	100.00	100.00%
200	N 0° 00' 00" E	100.00	100.00	100.00%



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Administrative Adjustments

Approved between 1/1/2023 and 6/30/2023

Project No.	Planner	Location	Description	Approved	AC	Effective
ADM23-001	TODD VARGO	2398 HERITAGE LAKES DR	The Heritage Estates subdivision was approved and platted with residential estate sized lots prior to the adoption of the current development standards for the RA-3 zoning district in 2013/2014. The proposed site plan/layout is consistent with the development standards established in this subdivision prior to the adoption of the current RA-3/UNH standards. Also, this lot only has 57' of frontage on a cul-de-sac which makes it difficult to meet the Frontage Buildout requirement.	1/24/2023	0	1/24/2023
ADM23-002	Matthew Lyons	2120 REANEY RD	See project notes.	1/30/2023	0	1/30/2023
ADM23-003	DAMARIS STULL	4504 SUGARTREE DR E	The setback reduction is less than 10 percent. There is an existing concrete patio at the proposed new screen room location.	2/9/2023	0	2/9/2023
ADM23-004	Matthew Lyons	1704 E EDGEWOOD DR	Admin mod request for existing sign to remain. Current sign height is 16 ft, this is within the 10% maximum height requirement of 15 ft per Sub-section 4.9.4.4	2/16/2023	0	2/16/2023
ADM23-006	TODD VARGO	6230 EGRET DR	According to the submitted site plan, the existing screen-roofed screen room sits 14' from the rear property line. Replacing the screen roof with a hard roof changes the screen room from an accessory structure to part of the principal structure, requiring it to meet the more stringent setbacks for principal structures (15')	5/2/2023	0	5/2/2023
ADM23-007	Matthew Lyons	1204 ROBINSWOOD CT N	Per the site plan for BLD23-04041, the tanks will serve an existing generator and cannot be relocated to the rear yard due to the location of the septic tank drain field. As a condition for approval, the homeowner will apply for a fence permit and have a minimum five-foot-high privacy fence installed around the aboveground tanks to screen from public view when viewed from Deter Road. Fence shall be installed prior to the final inspection for the three new above ground tanks.	6/14/2023	0	6/14/2023



Report of City Commission Action on Planning and Zoning Board Recommendations

Tuesday, July 18, 2023

Meeting of June 19, 2023

Ordinances (Second Reading)

Proposed 23-025; Approving a Conditional Use to Allow for the Replacement of Mobile Homes Within an Existing Nonconforming Mobile Home Park on Property Located at 405 Union Drive. (CUP23-006) **Approved 6—0, Ordinance 5991**

Proposed 23-026; Amending Ordinance 4358; Major Modification of a Conditional Use to Allow a Preschool with a Maximum Enrollment of 67 Students as an Accessory Use to an Existing Church on Property Located at 411 W. Robson Street. (CUP23-007) **Approved 6—0, Ordinance 5992**