

AGENDA

Planning & Zoning Board
City Commission Chambers
January 17, 2024 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, Kristin Meador, no later than 48 hours prior to the proceeding, at (863) 834-8444, Email: ADASpecialist@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. Major modification of an existing conditional use for Parkway Baptist Church to allow for the placement of two modular classroom buildings as a temporary use and increase the maximum school enrollment from 225 to 500 students on property located at 4210 Lakeland Highlands Road. Owner: Parkway Baptist Church of Lakeland, Inc. Applicant: Lanieve Imig, JSK Consulting of Lakeland, Inc. (CUP23-025) **Note: Continued from Previous Meeting.**
 - b. Consideration of final decision.

GENERAL MEETING

ITEM 2: Review minutes of the December meeting.

ITEM 3: Major modification of PUD (Planned Unit Development) zoning to incorporate a 137.58-acre parcel zoned for I-2 (Medium Industrial) uses located at 5300 Allen K. Breed Highway and allow for the development of a new 450,000 sq. ft. warehouse distribution center and a 61,535 sq. ft. return center as part of an expansion of the Publix Warehouse Campus located at 2600 County Line Road. Owner: Publix Super Markets, Inc. Applicant: Kiersten Cavender, CPH, LLC. (PUD23-025)

ITEM 4: The application of I-3 (Heavy Industrial) zoning and a conditional use to allow for the development of a solid waste transfer facility on property located at 2700 N. Combee Road. Owner: City of Lakeland. Applicant: Sarah Gustitus-Graham, Geosyntec Consultants, Inc. (ZON23-012/CUP23-028)

ITEM 5: Report of City Commission action on Planning and Zoning Board recommendations along with Planning & Transportation Manager's Report.

ITEM 6: Audience.

ITEM 7: Adjourn.



Planning & Zoning Board General Application

General Information:

Project No:	CUP23-025	Application Date:	10/2/2023		
Project Name:	BAPTIST CHURCH_4210 LAKELAND HIGHLANDS RD				
Subject Property Address:	4210 LAKELAND HIGHLANDS RD				
Parcel ID:	242904273500000251	Total Acreage:	7.35		
Applicant Name:	JSK CONSULTING				
Applicant Address:	5904 HILLSIDE HEIGHTS DR	LAKELAND	FL	33812	
Owner Name:	PARKWAY BAPTIST CHURCH OF LAKE				
Owner Address:	4210 LAKELAND HIGHLANDS RD	LAKELAND	FL	338133113	

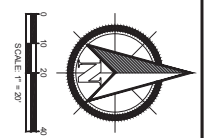
Request:

Application Type:	CONDITIONAL USE	MAJOR MODIFICATION
Proposed		Current
Zoning:	RA-3 (Single-Family)	RA-3 (Single Family)
Land Use:	RM-Residential Medium	Residential Medium (RM)
Context:	SNH-Suburban Neighborhood	Suburban Neighborhood (SNH)
Explanation of Request:	We are proposing adding 2 new portable classrooms in the back southeast corner of the property. This will not disturb traffic flow as it is out of the way and can only be accessed on foot.	
Justification:	The two new classrooms will allow the school to be able to enroll more students than they can currently facilitate. The school is growing quickly, and the staff expect enrollment to be at 500 in the next few years.	

Concurrency:

Proposed Dwelling Units:	0	Project Floor Area:	1920	Square feet	
Type of Use:	Church	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

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



SHEET NUMBER
C000

NOT FOR CONSTRUCTION

PARKWAY BAPTIST
 PARKWAY BAPTIST CHURCH OF LAKELAND INC
CONCEPTUAL PLAN
 4210 LAKELAND HIGHLANDS RD, LAKELAND, FL 33813

Engineers, Land Planners
Construction Managers

5904 Hillside Heights Drive
Lakeland, Florida 33812
Phone: (863) 618-6124
Fax: (863) 618-6123
Certificate of Authorization No. 26932
www.usk-consulting.com

DESIGNED BY:	JH	
DRAFTED BY:	BJ	
CHECKED BY:	MJ	
DATE:	Jun 16, 2023	
JOB NO:	1156.21B	
NO.	DATE	DESCRIPTION
1		
2		
3		
4		

DESIGNED BY:	JH	
DRAFTED BY:	BJ	
CHECKED BY:	MJ	
DATE:	Jun 16, 2023	
JOB NO:	1156.21B	
NO.	DATE	DESCRIPTION
1		
2		
3		
4		



File Number: CUP23-025

Present Zoning: RA-4 with Conditional Use

Present Context: Urban Neighborhood

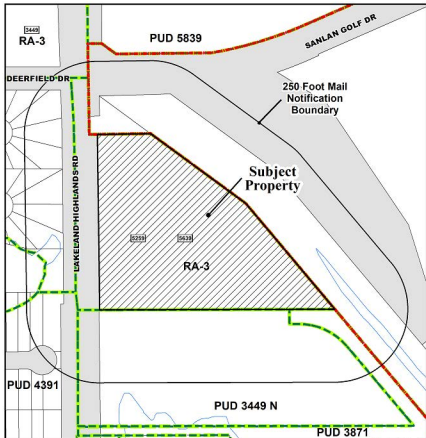
Proposed Zoning: Major Modification of Conditional Use to Allow Temporary Use of Two Portable Classrooms and Increase Maximum School Enrollment from 225 to 500 Students

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



January 2024





File Number: CUP23-025

Present Zoning: RA-4 with Conditional Use

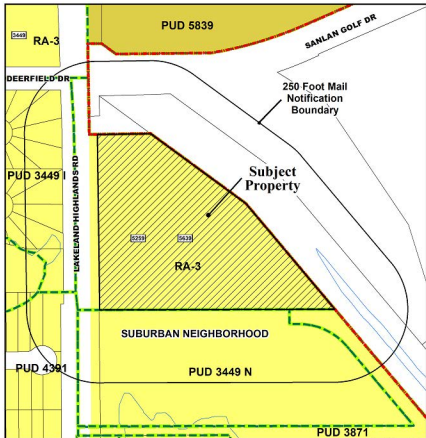
Present Context: Urban Neighborhood

Proposed Zoning: Major Modification of Conditional Use to Allow Temporary Use of Two Portable Classrooms and Increase Maximum School Enrollment from 225 to 500 Students

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



January 2024



File Number: CUP23-025

Present Zoning: RA-4 with Conditional Use

Present Context: Urban Neighborhood

Proposed Zoning: Major Modification of Conditional Use to Allow Temporary Use of Two Portable Classrooms and Increase Maximum School Enrollment from 225 to 500 Students

January 2024

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





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

November 3, 2023

RE: 4210 Lakeland Highlands Road - Project No. CUP23-025

Dear Property Owner:

This is to advise you that Lanieve Imig, JSK Consulting of Lakeland, Inc., requests a major modification of an existing conditional use for Parkway Baptist Church to allow for the placement of two modular classroom buildings as a temporary use and increase the maximum school enrollment from 225 to 500 students on property located at 4210 Lakeland Highlands Road. The property is legally described as:

A PORTION OF LAND IN THE WEST QUARTER OF SECTION 4, TOWNSHIP 29 S, RANGE 24 E, FURTHER DEFINED AS PARCEL 242904-273500-000251. (A complete legal description is available in the Community & 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, November 21, 2023**, in the City Commission Room, City Hall, 228 S. Massachusetts Avenue. 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, November 21st 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, Kristin Meador, no later than 48 hours prior to the proceeding, at (863) 834-8444, Email: ADASpecialist@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

MINUTES

Planning & Zoning Board

City Commission Chambers

Tuesday, December 19, 2023

8:30 a.m.

The City of Lakeland Planning and Zoning Board met in Regular Session. Board Members, Silvana Knight, Joseph Lauk, Leigh Ann Lunz, Lyle Philipson, Veronica Rountree, Susan Seitz and Jeri Thom were present. Community & Economic Development staff Chuck Barmby, Urban Planner & Transportation Manager; Matthew Lyons, Executive Planner; Phillip Searce, Executive Planner; Audrey McGuire, Senior Planner; Damaris Stull, Senior Planner and Christelle Burrola, Planning Assistant, were present. Assistant City Attorney Palmer Davis was also present.

PUBLIC HEARING

ITEM 1: Major modification of an existing conditional use for Parkway Baptist Church to allow for the placement of two modular classroom buildings as a temporary use and increase the maximum school enrollment from 225 to 500 students on property located at 4210 Lakeland Highlands Road. Owner: Parkway Baptist Church of Lakeland, Inc. Applicant: Lanieve Imig, JSK Consulting of Lakeland, Inc. (CUP23-025) **Note: Continued from Previous Meeting.**

Phillip Searce stated the applicant requests an additional one-month continuance.

Lyle Philipson made a motion for approval of a one-month continuance. Susan Seitz seconded the motion and it passed 7—0.

ITEM 2: Minor modification of PUD (Planned Unit Development) zoning to allow a free-standing emergency room on property located at 963 Lakeland Park Center Drive. Owner: RAMCO Lakeland TRS, LLC. Applicant: Rebecca Wilson. (PUD23-021)

Phillip Searce stated the purpose of the request was to amend the PUD (Planned Unit Development) zoning to allow a free-standing emergency room on the subject property.

Rebecca Wilson, 215 N. Eola Drive, Orlando, the applicant, was present in support of the request.

In response to Silvana Knight, Ms. Wilson stated the name of hospital which the free-standing emergency room will be affiliated with will not be announced at this time.

In response to Leigh Ann Lunz, Ms. Wilson stated the free-standing emergency room will be more for minor emergencies.

Chuck Barmby stated Lakeland Park Center is covered under a development agreement that was executed in 2011. Traffic conditions have been met.

In response to Beverly Copeland, 733 Carpenters Way, Ms. Wilson stated the facility will operate 24 hours a day.

In response to Ms. Copeland, Ms. Wilson stated the facility will not operate as a dental facility.

Mr. Searce stated staff did not receive any public comment in regard to the request.

Mr. Searce presented the recommended conditions for approval.

Leigh Ann Lunz made a motion for approval of staff's recommendation. Lyle Philipson seconded the motion and it passed 7—0.

ITEM 3: Conditional use to allow for the construction of a garage apartment on property located at 322 S. Indiana Avenue. Owner: Swan Indiana Properties, LLC. Applicant: Antonio Pagan, Platinum Designs Inc. (CUP23-029)

Audrey McGuire stated the purpose of the requested conditional use is to allow for the construction of two-story garage apartment within the rear yard of the subject property. The subject property is located within the East Lake Morton Historic District, the East Lake Morton Special Public Interest (SPI) overlay district, and the Garden District SPI overlay district. The proposed two-story garage apartment meets the minimum setbacks, maximum building height, and all other dimensional requirements specified by the East Lake Morton SPI. The existing garage which was attached to the principal structure through previous additions/alterations will be demolished to allow for development of the garage apartment. The Historic Preservation Board's Design Review Committee has reviewed this request and issued a Certificate of Review which will allow for the demolition of the existing garage and construction of the two-story garage apartment.

Lena Weisman, 2217 Ontario Way, the applicant, was present in support of the request.

Ms. McGuire stated staff did not receive any public comment in regard to the request and presented the recommended conditions for approval.

In response to Lyle Philipson, Ms. Weisman stated she agrees to staff's recommended conditions.

In response to Jeri Thom, Ms. McGuire stated there will be adequate parking through a shared driveway.

Silvana Knight made a motion for approval of staff's recommendation. Lyle Philipson seconded the motion and it passed 7—0.

ITEM 4: Minor modification of PUD (Planned Unit Development) zoning to allow for the development of 96 single-family attached (townhome) dwellings units as an alternative development option within Tract 2 of the Wedgewood Golf Course Redevelopment on approximately 16.55 acres generally located north of Lakeland Park Drive, south and east of Audubon Oaks Apartments, and west of Carpenters Home Cemetery (503 Carpenters Way). Owner: SJD Development LLC. Applicant: Jonathan Hall, Maverick Development Holdings, LLC. (PUD23-024)

Audrey McGuire stated the request is to allow for the development of 96 single-family attached (townhome) dwellings units as an alternative development option within Tract 2 of the Wedgewood Golf Course Redevelopment in lieu of 230 multi-family townhomes.

Ms. McGuire summarized the proposed changes on the overhead screen.

Ms. McGuire stated once the applicant has committed to a development option, the development plan that was not chosen will no longer be an approved use for the property.

Bart Allen, 225 E. Lemon Street, representing the applicant was present in support of the request.

Matthew Lyons stated that staff received an email from Pat Teehan, the representative for Wedgewood Estates with questions about the development. The email was forwarded to the applicant.

In response to Beverly Copeland, 733 Carpenters Way, Mr. Allen stated the request for 96 townhomes is to allow for an optional development plan. If the optional development plan is chosen, the current approval for 230 multi-family apartment units will no longer be available. Any changes to other development tracts within the PUD will still require future approval from the Board.

Discussion ensued.

Ms. McGuire presented the recommended conditions for approval.

In response to Joseph Lauk, Mr. Allen stated he agrees to staff's recommended conditions.

Leigh Ann Lunz made a motion for approval of staff's recommendation. Veronica Rountree seconded the motion and it passed 7—0.

ITEM 5: Minor modification of PUD (Planned Unit Development) zoning for Tract E of Morgan Creek Preserve to allow cattle grazing (Agricultural Production, Livestock, Level II) on approximately 35.08 acres generally located south of Medulla Road, east of Hamilton Road, and north of W. Pipkin Road (4806 Hamilton Road). Owner/Applicant: John Joyner. (PUD23-026)

Damaris Stull the request is to allow cattle grazing on Tract E of Morgan Creek Preserve.

Bart Allen, 225 E. Lemon Street, representing the applicant was present in support of the request.

In response to Joseph Lauk, Ms. Stull stated staff did not receive any public comment in regard to the request.

Ms. Stull presented the recommended conditions for approval.

In response to Mr. Lauk, Mr. Allen stated he agrees to staff's recommended conditions.

Leigh Ann Lunz made a motion for approval of staff's recommendation. Jeri Thom seconded the motion and it passed 7—0.

ITEM 6: Major modification of PUD (Planned Unit Development) zoning to incorporate a 137.58-acre parcel zoned for I-2 (Medium Industrial) uses located at 5300 Allen K. Breed Highway and allow for the development of a new 450,000 sq. ft. warehouse distribution center and a 61,535 sq. ft. return center as part of an expansion of the Publix Warehouse Campus located at 2600 County Line Road. Owner: Publix Super Markets, Inc. Applicant: Kiersten Cavender, CPH, LLC. (PUD23-025)

Phillip Scarce the purpose of this request is to incorporate the 137.58-acre subject property as part of the PUD zoning for the Publix warehouse complex to allow for the development of a new 450,000 sq. ft. warehouse/distribution center and a 61,535 sq. ft. return processing center.

Kiersen Cavender, 355 N. Rosalin Drive, Orlando, the applicant, made a presentation that provided an overview of the proposed request. Staff will present a written recommendation for this request at the next regular meeting of the Board on January 17.

ITEM 7: The application of I-3 (Heavy Industrial) zoning and a conditional use to allow for the development of a solid waste transfer facility on property located at 2700 N. Combee Road. Owner: City of Lakeland. Applicant: Sarah Gustitus-Graham, Geosyntec Consultants, Inc. (CUP23-028/ZON23-012)

Phillip Scarce the subject property, approximately 20.93 acres in area, is located on the west side of N. Combee Road. To the south, the subject property abuts Matheson Tri-Gas. A small portion of the site is currently improved with a Lakeland Electric substation. The purpose of the request is to apply I-3 (Heavy Industrial District) zoning on the 17 acres currently without zoning and a conditional use which will allow for the development of a solid waste transfer facility for the City.

Mr. Scarce stated staff received one letter in opposition to the request with concerns of the high speeds and traffic with the additional truck traffic.

Sarah Gustitus-Graham, 12802 Tampa Oaks Boulevard, Tampa, stated at the transfer building solid waste will be compacted prior to disposal at the landfill. Waste will then be compacted and pushed onto container trailers located at the lower level before being delivered to the landfill. Ms. Gustitus-Graham pointed to photos on the overhead screen and summarized the process of the transfer facility.

In response to Joseph Lauk, Mr. Scarce stated the transfer facility will be owned and operated by the City.

In response to Mr. Lauk, Gene Ginn, Solid Waste Manager, stated he anticipates the solid waste facility will generate 60 truck trips per day.

In response to Mr. Lauk, Mr. Ginn stated there are no other solid waste transfer facilities in Polk County.

Discussion ensued.

Staff will present a written recommendation for this request at the next regular meeting of the Board on January 17

GENERAL MEETING

ITEM 8: Review minutes of the November meeting.

Silvana Knight made a motion for approval of the minutes from the previous meeting. Veronica Rountree seconded the motion and it passed 7—0.

ITEM 9: Proposed text amendment to the Lakeland Comprehensive Plan and amendments to Article 1 of the Land Development Code to expand the Transit Oriented Corridors (TOC) within the City's Central City Transit Supportive Area and revise the definition of TOC designations. Applicant: City of Lakeland. (CPA23-004/LDC23-002)

Chuck Barmby made a brief presentation which summarized the proposed changes to the Lakeland Comprehensive Plan and Land Development Code (LDC). As well as the revision of the definition of Transit Oriented Corridors (TOC) designations for TOCs within the City's Central City Transit Supportive area.

Leigh Ann Lunz made a motion for approval of staff's recommendation. Susan Seitz seconded the motion and it passed 6—0. Veronica Rountree was not present at the time of the vote.

ITEM 10: Major modification of PUD (Planned Unit Development) zoning for Florida Baptist Children's Homes to adopt a new master plan to allow for the construction of a two-story, 21,375 sq. ft. meeting/event space, a 3,750 sq. ft. warehouse, a 5,000 sq. ft. climate-controlled storage building, an 8,250 sq. ft. Family Resource Center, a two-story, 7,800 sq. ft. building with four dwelling units for interns, 28 single mother residential housing dwelling units, two foster family residential housing units, and 109 new off-street parking spaces on property located at 1015 Sikes Boulevard. Owner: FBCH Land Holdings, Inc. Applicant: David Holden, Quigg Engineering Inc. (PUD23-020)

Audrey McGuire stated the purpose of this request is to amend the master plan to allow for the redevelopment and expansion of the Florida Baptist Children's Home (FBCH) campus. The proposed expansion will be divided into three separate development phases. Ms. McGuire pointed to photos on the overhead screen and summarized the proposed changes for each phase.

Ms. McGuire presented the recommended conditions for approval.

In response to Silvana Knight, Don Whitman, 1015 Sikes Boulevard, stated the estimated date for the complete buildout is 2030.

In response to Joseph Lauk, Mr. Whitman stated he agrees to staff's recommended conditions.

Silvana Knight made a motion for approval of staff's recommendation. Lyle Philipson seconded the motion and it passed 7—0.

ITEM 11: A small-scale land use amendment, to change the future land use designation from Business Park (BP) to Residential High (RH), and a change in zoning, from O-3 (Moderate Impact Office) to MF-22 (Multi-Family Residential), concurrent with a City-initiated application to change the context sub-district designation from Urban Special Purpose (USP) to Urban

Neighborhood (UNH), on approximately 3.9 acres located at the northeast corner of N. Florida Avenue and Glenwood Drive (3601 N. Florida Avenue). Owner: Sumner Fred. Applicant: The Lunz Group. (LUS23-002/ZON23-010/ZON23-011)

Leigh Ann Lunz recused herself from the vote for this item.

Damaris Stull stated the purpose of this request is to obtain land use and zoning to allow for the redevelopment of the property for multi-family residential uses in accordance with the MF-22/UNH context sub-district standards. The subject property, approximately 3.9 acres in area, consists of Lots 10 thru 18 within Block K of the Lake Hills Court subdivision. The subject property was annexed into the City on October 2, 2000, as part of the Robson Street Enclave. At the time of annexation, the subject property was improved with two nonconforming mobile home parks which were established while under the jurisdiction of Polk County. Both mobile home parks ceased operations in the mid-2000s and the property has been vacant since 2009 when the last mobile homes were either removed or demolished.

Ms. Stull stated the applicant is requesting a small-scale map amendment to change the future land use designation from BP to Residential High (RH). Preliminary development plans for the property consist of a three-story-high apartment complex with a maximum 150 dwelling units which translates to a density of 38 dwelling units per acre on the 3.9-acre development. While the density is well below the maximum allowed under the RH future land use designation, it is consistent with the density range specified by the Comprehensive Plan. Since this request is for conventional zoning, the proposed multi-family project will be developed in accordance with the MF-22/Urban Neighborhood context sub-district standards. Since this request is for conventional zoning, the proposed multi-family project will be developed in accordance with the MF-22/Urban Neighborhood context sub-district standards.

Ms. Stull stated staff recommends approval.

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

ITEM 12: 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 January hearing.

ITEM 13: Audience.

There were no comments from the audience.

ITEM 14: Adjourn.

There being no further discussion, the meeting was adjourned at 10:32 AM.

Respectfully Submitted,

Joseph Lauk, Chair

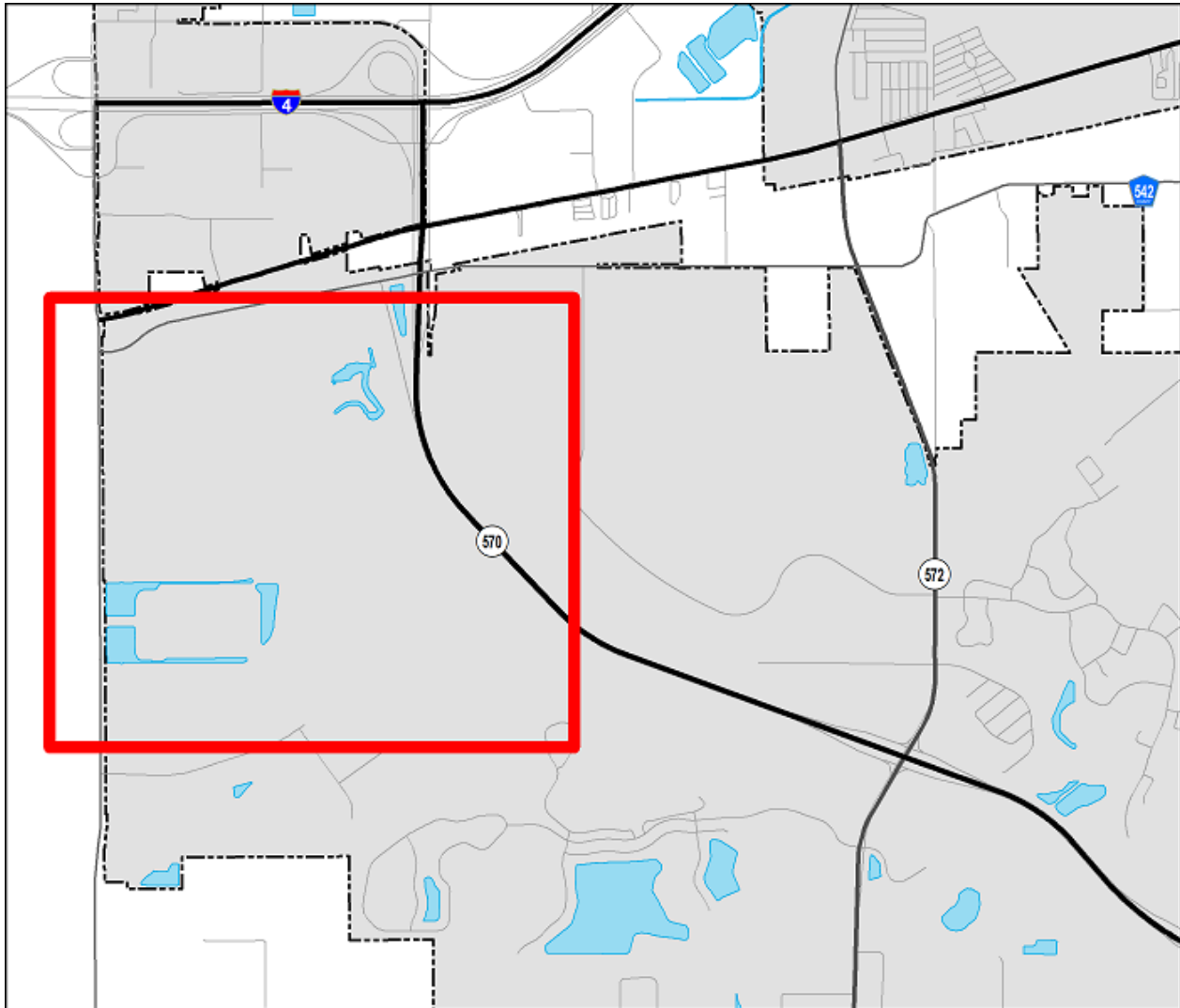
Silvana Knight, Secretary

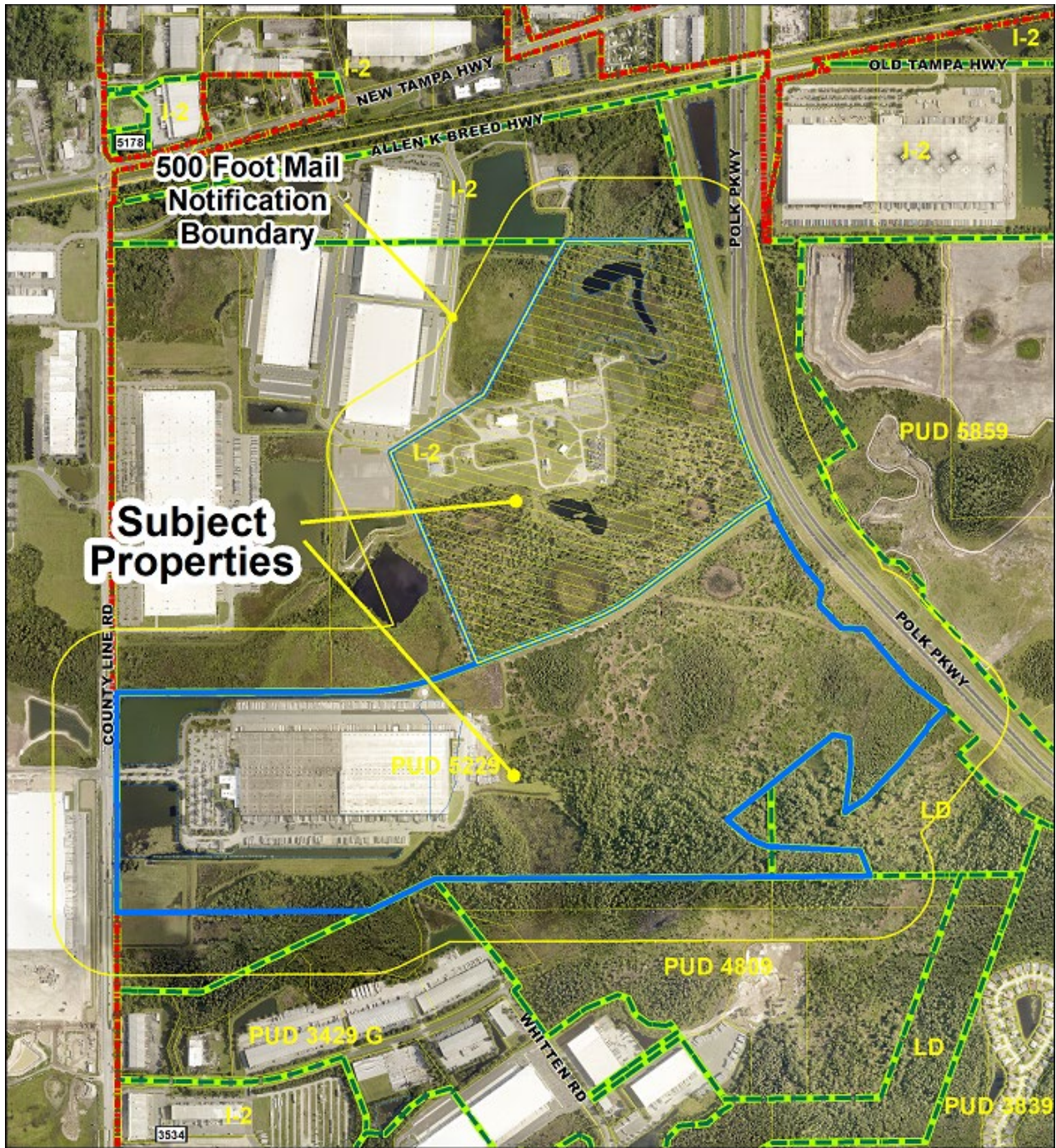


Community & Economic Development Staff Recommendation

Date:	January 17, 2024	Reviewer:	Phillip Scarce
Project No:	PUD23-025	Location:	5300 Allen K. Breed Highway
Owner:	Publix Supermarkets Inc.		
Applicant:	Kiersten Cavender, CPH, LLC		
Current Zoning:	I-2 (Medium Industrial)	Future Land Use:	Industrial (I)/ Business Park (BP)
Context District:	Suburban Special Purpose (SSP)		
P&Z Hearing:	December 19, 2023	P&Z Final Decision:	January 17, 2024
Request:	Major modification of PUD (Planned Unit Development) zoning to incorporate a 137.58-acre parcel zoned for I-2 (Medium Industrial) uses located at 5300 Allen K. Breed Highway and allow for the development of a new 450,000 sq. ft. warehouse distribution center and a 61,535 sq. ft. return center as part of an expansion of the Publix Warehouse Campus located at 2600 County Line Road.		

1.0 Location Maps





2.0 Background

2.1 Summary

Kiersten Cavender, CPH, LLC, on behalf of Publix Supermarkets, Inc., requests a major modification of PUD (Planned Unit Development) zoning to incorporate a 137.58-acre parcel zoned for I-2 (Medium Industrial) uses located at 5300 Allen K. Breed Highway and allow for the development of a new 450,000 sq. ft. warehouse distribution center and a 61,535 sq. ft. return center as part of an expansion of the Publix Warehouse Campus located at 2600 County Line Road. A map of the subject property is included as Exhibit “B.”

2.2 Subject Property

The subject property consists of the former Key Safety Systems campus located south of New Tampa Highway, east of County Line Road and west of the Polk Parkway (SR 570) and is presently improved with 121,024 sq. ft. of office, warehouse and industrial uses spread throughout eight, one-story buildings. The subject property has a future land use designation of Business Park (BP) and an I-2 (Medium Industrial District) zoning classification.

The subject property was recently purchased by Publix Supermarkets Inc. for the purposes of expanding the adjacent warehouse complex located to the south at 2600 County Line Road. The existing Publix warehouse complex, which consists of a 268.24-acre parcel with a future land use designation and a PUD (Planned Unit Development) zoning classification, is currently improved with approximately 1.1 million square feet of warehouse/distribution center uses.

2.3 Project Background

The purpose of this request is to incorporate the 137.58-acre subject property as part of the PUD zoning for the Publix warehouse complex to allow for the development of a new 450,000 sq. ft. warehouse/distribution center and a 61,535 sq. ft. return processing center. The previously approved site plan for the existing Publix warehouse complex is included as Exhibit “C.” A site development plan for the proposed expansion area which shows the location of the proposed warehouse/distribution center and return center, off-street parking, internal driveways, loading areas and retention ponds is included as Exhibits “D” and “E.”

2.4 Existing Uses of Adjacent Properties

Boundary	Existing Land Use	FLUM	Zoning	Context
North	Light Manufacturing	Business Park (BP)	I-2	SSP
South	Warehouse/Distribution	Business Park (BP)	PUD	SSP
East	Polk Parkway, Vacant	Business Park (BP)	PUD	SSP
West	County Line Road, Warehouse/Distribution	Industrial (Plant City)	PUD	NA

2.5 Attachments

Exhibit A: Legal Description

Exhibit B: Base Map of Subject Property

Exhibit C: Existing PUD Site Plan

Exhibits D and E: Proposed PUD Site Plan Expansion

3.0 Discussion

The current PUD zoning, Attachment “F” of Ordinance 3429, as amended, was initially adopted in 1993 as part of a broader zoning conformance action to allow for the development of I-2 uses with subject to certain development standards such as maximum building heights for principal and accessory structure and minimum setbacks for buildings, parking and internal driveways. In 2011, the PUD was amended through Ordinance 5229 to adopt an overall site development plan to allow for an additional 562,203 sq. ft. of warehouse/distribution center uses (1,132,536 sq. ft. total), a 50,000 sq. ft. recycling center, and a 3,347 sq. ft. of ancillary uses such as a guard house and fuel depot.

The proposed 450,000 sq. ft. warehouse/distribution center will be located south of the former Key Safety Systems campus, northeast of the existing Publix warehouse complex and west of the Polk Parkway. The proposed warehouse building consists of a cross-dock design with trailer parking and loading bays on both sides of the structure. As previously stated, the current PUD zoning allows up to 1,132,536 sq. ft. of warehouse/distribution uses. With the proposed expansion, the maximum allowable on-site square footage will increase to 1,549,001 sq. ft. of warehouse and distribution uses.

The proposed recycling return center, which to date has not been constructed, was included as part of the 2011 PUD modification but limited to a maximum floor area of 50,000 sq. ft. As part of the requested modification, the applicant requests approval to increase the size of the recycling return center from 50,000 sq. ft. to 61,535 sq. ft. The building, which will be used for processing and recycling returned merchandise, will be located in the middle of the development site, east of the existing warehouse/distribution center which is consistent with the location that was approved as part of the 2011 PUD modification.

The current PUD zoning specifies a minimum setback of 100 feet from perimeter parcel boundaries. The proposed warehouse will be located approximately 235 feet from the right-of-way for the Polk Parkway. To minimize visual impacts, the building will be oriented perpendicular to the roadway. The proposed building will have a maximum height of 45 feet which is well below the 90 feet allowed under the current PUD zoning. The proposed return center, which will have a maximum height of 28’ 6”, will be located internally to the site and not visible from any adjacent roadways.

While not included as part of this request, the site plan includes three (3) future development areas, labeled as Development Footprints A, B and C. Any future development of these areas will require a subsequent major modification to the PUD.

The overall development site contains approximately 99 acres of wetland and 15.22 acres of land set aside for floodplain mitigation. These areas are located mostly on the southern edge of the PUD and act as a natural buffer from the single-family portion of the Carillon Lakes residential community. The closest single-family residential dwelling is located approximately 0.25 miles from the southern PUD parcel boundary. As such, no significant impacts are anticipated on residential uses within Carillon Lakes.

3.1 Transportation and Concurrency

The subject property is located south of County Road 542 (Allen K. Breed Highway), a collector classified roadway operated by Polk County. The existing warehouse complex fronts County Line Road, a four-lane collector roadway that is also operated by Polk County. Based on information provided in the Polk Transportation Planning Organization's Roadway Network Database, dated October 13, 2023, the adjacent segment of CR 542 between County Line Road and Wabash Avenue has an Annual Average Daily Traffic volume of 2,800 vehicles and operates at an acceptable Level-of-Service "C" during the PM Peak with two-hour average volumes of 98 eastbound and 102 westbound vehicles (directional capacity is 640 vehicles). County Line Road between West Pipkin Road and Interstate 4 has an Annual Average Daily Traffic volume of 25,600 vehicles and is also operating at an acceptable Level-of-Service "C" during the PM Peak with two-hour average volumes of 1,129 northbound and 1,175 southbound vehicles (directional capacity is 1,800 vehicles).

The Polk TPO's *Momentum 2045* long-range transportation plan identifies an Unfunded Need to widen County Line Road to six lanes between Drane Field Road and Interstate 4 within its planning horizon. FDOT is currently conducting a Project Development & Environment Study for a grade-separated crossing of the CSX rail line and adjacent US 92 intersection to address safety and long-term capacity concerns in this area. The City of Lakeland has recently completed improvements at the County Line Road/US 92 intersection to add a northbound right-turn lane, a sidewalk on the east side of the road, improve the existing adjacent rail crossing and accommodate a future second northbound left-turn lane. The project also closed the full median opening that existed at the County Line/CR 542 (Allen K. Breed Highway) intersection, preventing southbound and westbound left-turns to improve safety and intersection operations.

With its proximity to Interstate 4, State Road 570/Polk Parkway, State Road 60 and Lakeland Linder International Airport, this segment of County Line Road continues to develop as one of the area's key logistics corridors including development activity in Lakeland, Plant City, Polk County and Hillsborough County. Lakeland Central Park, a 729-acre former Development of Regional Impact, advanced a portion of the necessary funding for the County Line Road/US 92 intersection project through a Development Agreement that was approved by the City Commission in 2020 and is constructing an extension of Winston Park Boulevard between CR 542 and SR 572/Airport Road with entitlement vesting for a substantial portion of the overall development. The concentration of business park, including logistics-based uses in this area furthers one of the guiding principles of the adopted Southwest Lakeland Sector Plan (Resolution No. 4720); to organize land uses around designated activity centers and major road corridors.

Policy TRN-1.8G of the Lakeland Comprehensive Plan states that the City will continue to coordinate with Polk County, Hillsborough County, the City of Plant City and the Polk TPO to address concurrency and access management issues within the County Line Road corridor and that such strategies within the City include driveway limitations and requirements for cross-connections and service roads, where environmentally feasible. The Land Development Code designates County Line Road as a "Type I" roadway as a primary freight and intermodal access route between Interstate 4 and State Road 60. Type I roads are arterials whose primary function is moving through traffic with access controls that include requirements for cross-connections, service roads and improvements to parallel corridors as part of development activity. In 2023, the Florida Department of Transportation designated County Line Road and Drane Field Road between Lakeland-Linder International Airport and Interstate

4 as a Strategic Intermodal System Connector route in recognition of its transportation and economic importance to the State of Florida.

Fixed-route transit service with hourly frequencies is available to the subject property on eastbound CR 542 via the Lakeland Area Mass Transit District's "Lemon Line". A transit bench and deployment pad were constructed with the Key Logistics Center development at its eastern driveway, which will serve as the primary automobile and truck access to the proposed additional warehouse and future development phases. A frontage sidewalk exists along Key Logistic Center's CR 542 frontage and an internal sidewalk was constructed along the east side of the eastern internal driveway between CR 542 and the subject property boundary. A sidewalk currently exists along the east side of County Line Road from Publix's frontage to Swindell Road, north of Interstate 4.

On behalf of Publix Super Markets, CPH Consulting, LLC submitted a Major Traffic Study for a development program consisting of 450,000 square feet of warehouse space and a 61,535 square foot Return Center warehouse. The development program that was analyzed is expected to generate 846 Daily, 85 AM Peak Hour (of Adjacent Street Traffic, 7 AM – 9 AM) and 88 PM Peak Hour (of Adjacent Street Traffic, 4 PM to 6 PM) trips using data for Land Use Code 150 (Warehousing) published in the Institute of Transportation Engineers' *Trip Generation Manual, 11th Edition*. The analysis concludes that the proposed development program will not create level-of-service failures on the surrounding roadway network; however, final concurrency determinations will be made with each site plan submittal. Separate concurrency and operational analyses will be required for future development phases. The current development program and future phases will be required to comply with Polk County permitting requirements relating to CR 542/Allen K. Breed Highway and County Line Road.

3.2 Comprehensive Plan Compliance

The Community and Economic Development Department reviewed this request for compliance with the Lakeland Comprehensive Plan: Our Community 2030 and it is our opinion that the request as conditioned 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 modification of PUD zoning. Letters of notification were mailed to twenty-four (24) property owners within 500 feet of the subject property. There were no calls, letters, or e-mails in opposition to the proposed PUD modification.

4.2 The Planning & Zoning Board

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

Attachment "F" of Ordinance 3429, as reamended:

A. Maximum Land Use Intensity:

General Warehouse and Distribution – ~~1,132,536 sq. ft.~~ 1,549,001 sq. ft.

Recycle/Return Center – ~~50,000 sq. ft.~~ 61,535 sq. ft.

Ancillary Uses (Guard House and Fuel Depot) – 3,347 sq. ft.

General Office/Industrial Uses (Former Key Safety Systems Campus): 121,024 sq. ft.

- B. Permitted Uses: Any uses permitted in the I-2 (Medium Industrial) zoning district classification, with the following uses prohibited:
- Residential – Except living quarters for guards, custodians and caretakers when such facilities are accessory to the principal use of the premises.
- C. Conditional Uses: Any uses which are conditional uses in the I-2 (Medium Industrial) zoning district classification, subject to the application and public hearing procedures for such conditional uses.
- D. Maximum Building Height:
1. Principal Buildings: Fifty (50) feet or one (1) foot in height for each two (2) feet in setback, whichever is greater, to a maximum of 90 ft.
 2. Ancillary Structures: Sixty-five (65) feet, or one (1) foot in height for each two (2) feet in setback from perimeter parcel boundary lines, whichever is greater, up to a maximum of one hundred fifty (150) feet.
- E. Minimum Setbacks:
1. Buildings
 - a. From County Line Road right-of-way:
Two hundred (200) feet.
 - b. From all other perimeter parcel boundary lines:
One hundred (100) feet.
 - c. From designated wetland boundaries: Fifty (50) feet.
 2. Parking or Internal Drives:
 - a. From all perimeter parcel boundary lines: Fifty (50) feet.
 - b. From designated wetland boundaries:
~~In accordance with Article 34 of the Land Development Regulations Code.~~
In accordance with Section 6.4 of the Land Development Code.
- F. Transportation and Access:
1. Binding Concurrency Determinations shall be made with each site plan submittal.
 2. Site development shall comply with all Polk County permitting requirements. Access requirements shall be established through coordination with Polk County and consistent with the City of Lakeland’s Comprehensive Plan designation of County Line Road as a Type I roadway. The site shall include internal driveway connections between County Line Road and CR 542/Allen K. Breed Highway as depicted in Exhibit “D”.

32. The City of Lakeland will review, and if necessary, approve a southern connection to Gateway Boulevard traversing the City-owned property south of the property owned by the applicant.
 43. The applicant will coordinate with the City to accommodate accessibility to the project site and West Lakeland collector road system. Alternative access routes to County Line Road that will serve as part of the ultimate Gateway Boulevard Extension alignment or other alternative components of a circulation system aimed at relieving long-term travel demand on County Line Road may be eligible for Transportation Impact Fee Credits in accordance with the latest City Transportation Impact Fee Ordinance.
 5. A sidewalk shall be constructed along the remainder to the site's CR 542/Allen K. Breed Highway frontage with construction of the proposed 450,000 square foot warehouse.
 6. ADA-compliant pedestrian routes shall connect the 450,000 square foot warehouse and future phases with the CR 542/Allen K. Breed Highway frontage sidewalk.
 7. Bicycle parking shall be provided in compliance with Section 4.11.6 of the Land Development Code and Index 900 of the City Engineering Standards Manual.
 8. Updated traffic impact analyses shall be submitted to the City and Polk County prior to approval of future development phases.
 9. Prior to first site plan approval beyond the 450,000 square foot warehouse and the Recycle/Return Center, a transit shelter shall be constructed along the CR 542/Allen K. Breed Highway frontage at a location determined to be acceptable by the Lakeland Area Mass Transit District.
- G. Site Development Plan: The project shall be developed in substantial accordance with the site development plans included as Exhibits "C," "D," and "E." With the approval of the Director of Community and Economic Development, minor adjustments may be made at the time of site plan review without requiring a modification to this PUD.

EXHIBIT "A"

A PARCEL OF LAND LYING IN SECTIONS 29, 30 AND 31, TOWNSHIP 28 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 31; THENCE RUN N 89°45'53" E, 126.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY LINE ROAD AND THE POINT OF BEGINNING; THENCE RUN N 0°15'51" W (BASIS OF BEARINGS), ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1741.14 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF BREED AUTOMOTIVE AS DESCRIBED IN O.R. BOOK 2896, PAGE 865, POLK COUNTY, FLORIDA; THENCE RUN EASTERLY AND NORTHEASTERLY ALONG SAID SOUTHERLY BOUNDARY LINE THE FOLLOWING COURSES: THENCE RUN N 89°44'09" E, A DISTANCE OF 1913.54 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1950.00 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°26'00", AN ARC DISTANCE OF 695.43 FEET (C.B. = N 79°31'09" E, CH. = 691.75 FEET); THENCE RUN N 69°18'09" E, A DISTANCE OF 1158.64 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1950.00 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°59'24" AN ARC DISTANCE OF 544.20 FEET (C.B. = N 61°18'27" E, CH. = 542.44 FEET); THENCE RUN N 53°18'45" E, A DISTANCE OF 939.96 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 3550.00 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 4°44'18", AN ARC DISTANCE OF 159.04 FEET (C.B. = S 55°40'54" W, CH. = 159.02 FEET), TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE POLK COUNTY PARKWAY AS DESCRIBED IN THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, STATE PROJECT 97160-2307, SHEETS 1-12, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 2542.00 FEET; THENCE LEAVING SAID SOUTHERLY BOUNDARY LINE OF BREED AUTOMOTIVE, RUN ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 18°34'49", AN ARC LENGTH OF 824.34 FEET (CB = S 32°10'09" E, CH = 820.73); THENCE RUN S 09°14'23" W, A DISTANCE OF 139.69 FEET; THENCE RUN S 43°31'35" E, A DISTANCE OF 260.00 FEET; THENCE RUN S 87°54'38" E, A DISTANCE OF 181.89 FEET; THENCE RUN S 40°38'21" E, A DISTANCE OF 540.68 FEET; THENCE RUN S 50°27'25" E, A DISTANCE OF 364.52 FEET; THENCE RUN S 45°10'19" W, A DISTANCE OF 175.11 FEET; THENCE RUN S 29°21'44" W, A DISTANCE OF 46.20 FEET; THENCE RUN S 39°08'58" W, A DISTANCE OF 353.45 FEET; THENCE RUN S 44°08'36" W, A DISTANCE OF 118.14 FEET; THENCE RUN S 43°40'24" W, A DISTANCE OF 250.70 FEET; THENCE RUN S 57°31'10" W, A DISTANCE OF 121.09 FEET; THENCE RUN S 53°59'52" WEST, A DISTANCE OF 74.09 FEET; THENCE RUN N 6°44'55" E, A DISTANCE OF 386.66 FEET; THENCE RUN N 2°41'28" W, A DISTANCE OF 207.56 FEET; THENCE RUN N 77°23'06" W, A DISTANCE OF 130.97 FEET; THENCE RUN S 51°26'22" W, A DISTANCE OF 1081.20 FEET; THENCE RUN S 50°30'35" E, A DISTANCE OF 232.52 FEET; THENCE RUN S 63°04'49" E, A DISTANCE OF 77.79 FEET; THENCE RUN S 69°13'25" E, A DISTANCE OF 84.27 FEET; THENCE RUN S 87°13'52" E, A DISTANCE OF 731.74 FEET; THENCE RUN S 21°43'11" E, A DISTANCE OF 214.15 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 248.93 FEET OF THE SOUTHWEST ¼ OF SAID SECTION 29; THENCE RUN S 89°23'46" W ALONG SAID NORTH LINE, A DISTANCE OF 776.86 FEET TO A POINT ON THE WEST LINE OF SAID SOUTHWEST ¼; THENCE LEAVING SAID SECTION 29 AND ENTERING SAID SECTION 30, RUN S 89°39'09" W ALONG THE NORTH LINE OF THE SOUTH 248.93 FEET OF SAID SECTION 30, A DISTANCE OF 2672.04 FEET TO A POINT ON THE NORTH BOUNDARY LINE OF COUNTY LINE INDUSTRIAL PARK PHASE ONE, AS RECORDED IN PLAT BOOK 88, PAGE 4, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE RUN S 64°07'28" W ALONG THE NORTH BOUNDARY LINE OF SAID COUNTY LINE INDUSTRIAL PARK, A DISTANCE OF 2052.78 FEET; THENCE CONTINUE ALONG SAID NORTH BOUNDARY LINE, N 88°46'22" W, A DISTANCE OF 665.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID COUNTY LINE ROAD; THENCE RUN N 00°12'23" W ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 617.20 FEET TO THE SAID POINT OF BEGINNING.

SUBJECT TO JURISDICTIONAL WETLAND AREAS.

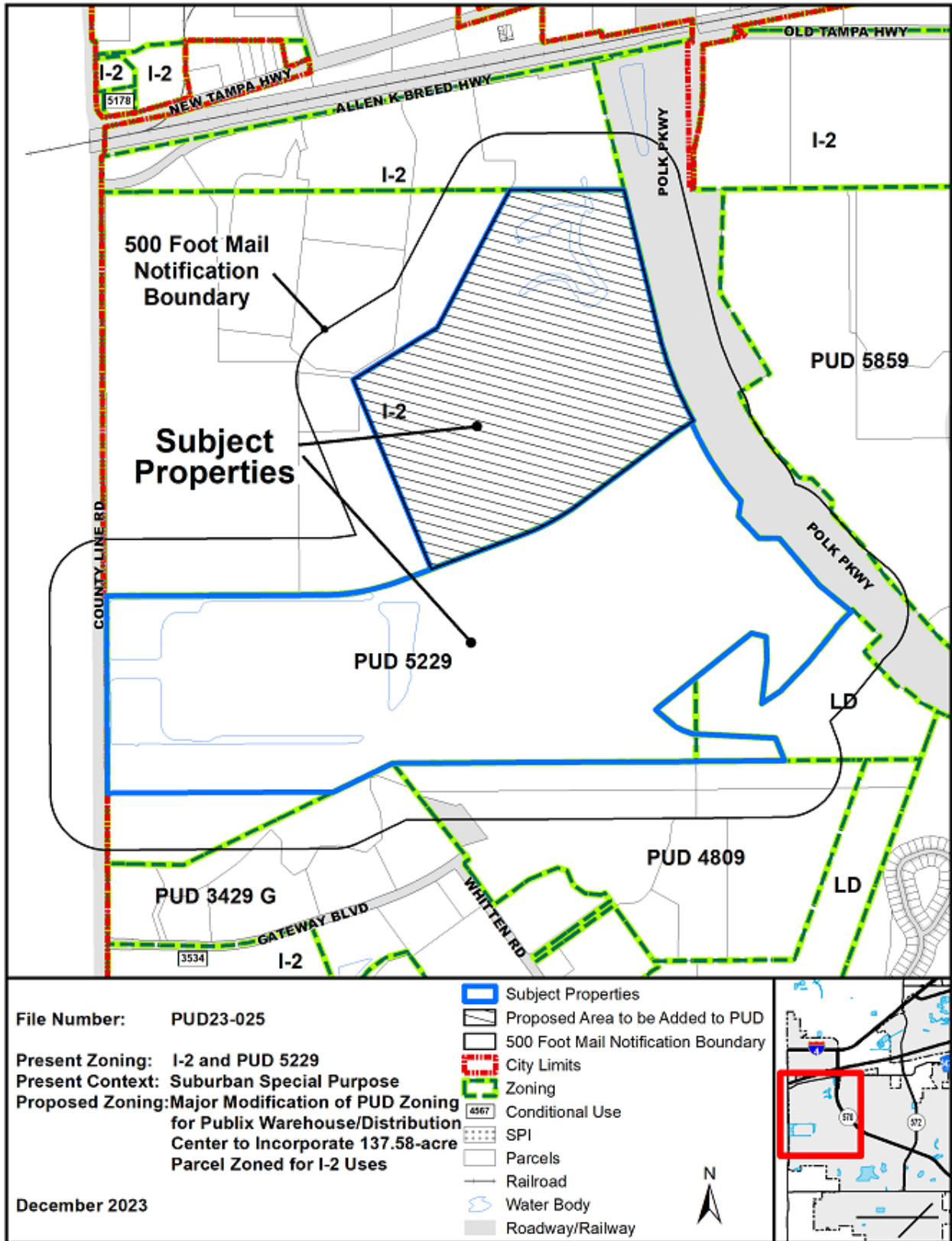
SUBJECT TO EASEMENTS OF RECORD.

AND;

A PARCEL OF LAND LYING IN SECTIONS 19, 29 AND 30, TOWNSHIP 28 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 30: THENCE SOUTH 01 DEGREES 29 MINUTES 14 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION 30 A DISTANCE OF 3567.89 FEET TO A POINT; THENCE NORTH 88°30'46" EAST 2039.54 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1950.00 FEET AND AN ARC LENGTH OF 200.88 FEET, AS BEING SUBTENDED BY A CHORD BEARING NORTH 85 DEGREES 33 MINUTES 30 SECONDS EAST A DISTANCE OF 200.63 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1950.00 FEET AND AN ARC LENGTH OF 494.55 FEET, AS BEING SUBTENDED BY A CHORD BEARING NORTH 75 DEGREES 20 MINUTES 42 SECONDS EAST A DISTANCE OF 493.23 FEET TO A POINT; THENCE NORTH 69 DEGREES 18 MINUTES 10 SECONDS EAST A DISTANCE OF 284.03 FEET TO A CONCRETE MONUMENT (PRM LB 7805), ALSO BEING THE POINT OF BEGINNING; THENCE NORTH 23 DEGREES 37 MINUTES 08 SECONDS WEST ALONG A SHARED PROPERTY LINE WITH NEW AMAZON LLC (PARCEL 23-28-30-000000-032010, ORB 10022, PAGE 137) A DISTANCE OF 1806.32 FEET TO CONCRETE MONUMENT (PRM LB 7805); THENCE NORTH 56 DEGREES 58 MINUTES 23 SECONDS EAST A DISTANCE OF 870.99 FEET TO CONCRETE MONUMENT (PRM LB 7805); THENCE NORTH 26 DEGREES 30 MINUTES 19 SECONDS EAST A DISTANCE OF 1229.33 FEET TO CONCRETE MONUMENT (PRM LB 7805); THENCE NORTH 27 DEGREES 44 MINUTES 44 SECONDS EAST A DISTANCE OF 221.06 FEET TO CONCRETE MONUMENT (PRM LB 7805); THENCE NORTH 07 DEGREES 22 MINUTES 48 SECONDS EAST A DISTANCE OF 74.48 FEET TO CONCRETE MONUMENT (PRM LB 7805); THENCE NORTH 02 DEGREES 20 MINUTES 25 SECONDS WEST A DISTANCE OF 94.17 FEET TO CONCRETE MONUMENT (PRM LB 7805); THENCE NORTH 15 DEGREES 10 MINUTES 53 SECONDS WEST A DISTANCE OF 25.25 FEET TO A CONCRETE MONUMENT (PRM LB 7805); THENCE SOUTH 88 DEGREES 37 MINUTES 53 SECONDS WEST A DISTANCE OF 263.97 FEET TO CONCRETE MONUMENT (PRM LB 7805); THENCE NORTH 10 DEGREES 14 MINUTES 12 SECONDS WEST A DISTANCE OF 675.93 FEET TO A POINT IN THE SOUTHERLY RIGHT OF WAY LINE OF OLD TAMPA HIGHWAY (HIGHWAY 542), SAID POINT BEING WITNESSED BY SAID CONCRETE MONUMENT AS WITNESSED 19.99 FEET FROM RECORD CORNER ON LINE; THENCE NORTH 77 DEGREES 59 MINUTES 26 SECONDS EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE A DISTANCE OF 296.28 FEET TO A 5/8" REBAR WITH FDOT CAP; THENCE SOUTH 12 DEGREES 48 MINUTES 55 SECONDS EAST CONTINUING ALONG SAID LINE A DISTANCE OF 21.91 FEET TO A 5/8" REBAR WITH FDOT CAP; THENCE NORTH 77 DEGREES 44 MINUTES 30 SECONDS EAST A DISTANCE OF 283.34 FEET TO A 5/8" REBAR WITH LB 6899 CAP; THENCE SOUTH 12 DEGREES 40 MINUTES 50 SECONDS EAST A DISTANCE OF 35.54 FEET TO A 5/8" REBAR WITH FDOT CAP; THENCE NORTH 77 DEGREES 51 MINUTES 34 SECONDS EAST A DISTANCE OF 501.17 FEET TO A 5/8" REBAR WITH LB 4980 CAP, SAID POINT BEING THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF OLD TAMPA HIGHWAY AND THE WESTERLY RIGHT OF WAY OF POLK PARKWAY; THENCE SOUTH 14 DEGREES 55 MINUTES 01 SECONDS EAST LEAVING THE SOUTHERLY RIGHT OF WAY OF OLD TAMPA HIGHWAY AND ALONG THE WESTERLY RIGHT OF WAY OF POLK PARKWAY A DISTANCE OF 2387.79 FEET TO A 5/8" REBAR; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 3019.79 FEET AND AN ARC LENGTH OF 849.19 FEET, AS BEING SUBTENDED BY A CHORD BEARING SOUTH 22 DEGREES 57 MINUTES 14 SECONDS EAST A DISTANCE OF 845.83 FEET TO A 5/8" REBAR; THENCE SOUTH 54 DEGREES 43 MINUTES 54 SECONDS WEST A DISTANCE LEAVING SAID RIGHT OF WAY AND ALONG THE NORTHWESTERLY LINE OF THE PUBLIX SUPER MARKETS INC PROPERTY (PARCEL 2-28-30-000000-012010, ORB 3086, PAGE 1097) A DISTANCE OF 18.85 FEET TO A 5/8" REBAR WITH FDOT CAP; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 3449.54 FEET AND AN ARC LENGTH OF 304.72 FEET, AS BEING SUBTENDED BY A CHORD BEARING SOUTH 54 DEGREES 37 MINUTES 12 SECONDS WEST A DISTANCE OF 304.63 FEET TO A 60D NAIL; THENCE SOUTH 52 DEGREES 05 MINUTES 52 SECONDS WEST A DISTANCE OF 939.91 FEET TO A 1/2" REBAR; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1948.84 FEET AND AN ARC LENGTH OF 544.04 FEET, AS BEING

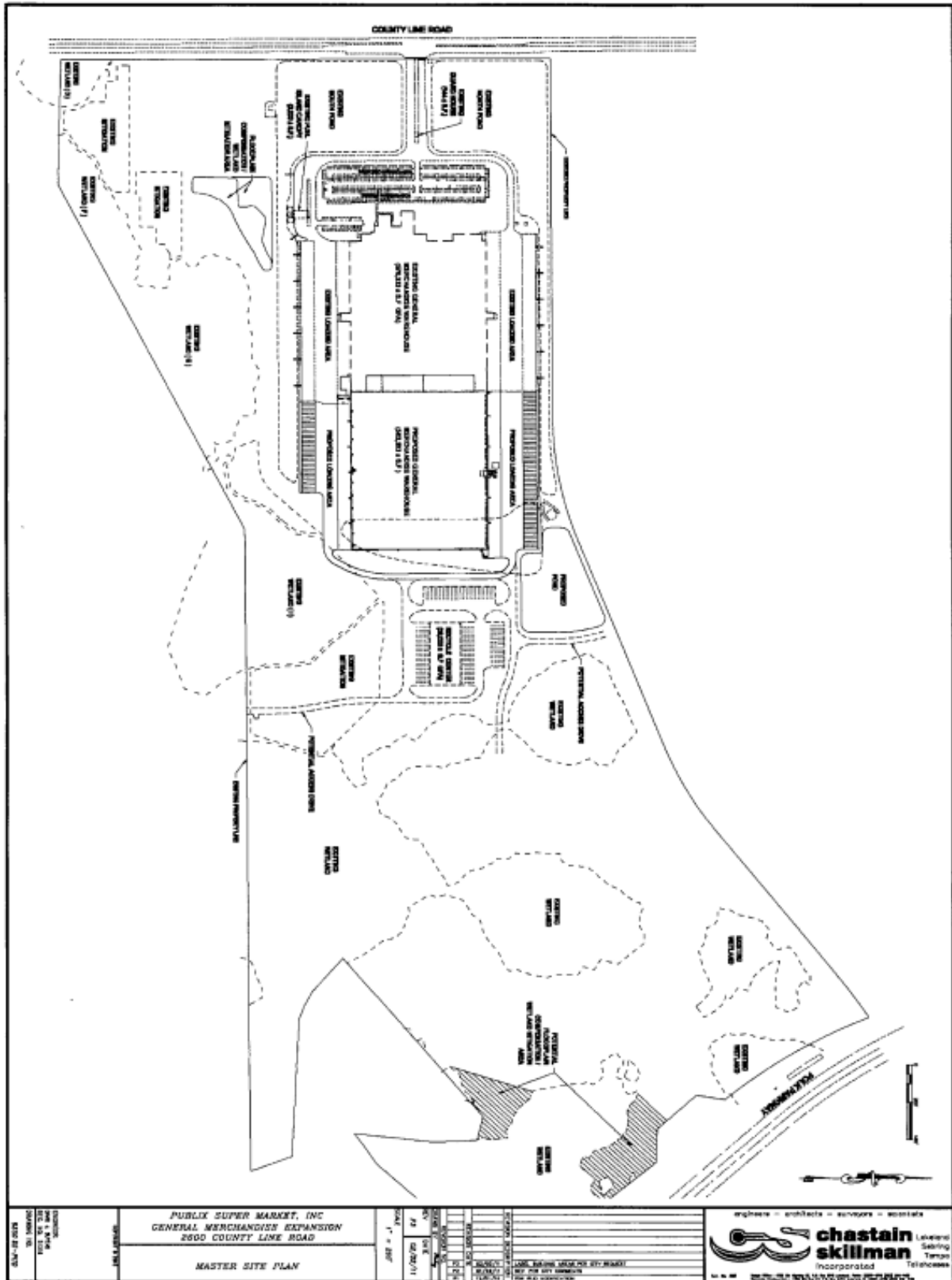
SUBTENDED BY A CHORD BEARING SOUTH 60 DEGREES 04 MINUTES 56 SECONDS WEST A DISTANCE OF 542.27 FEET TO A 1/2" REBAR; THENCE SOUTH 68 DEGREES 04 MINUTES 49 SECONDS WEST A DISTANCE OF 874.82 FEET TO THE POINT OF BEGINNING. CONTAINING 7,074,968.71 SQUARE FEET OR 162.42 ACRES, MORE OR LESS.

EXHIBIT "B"



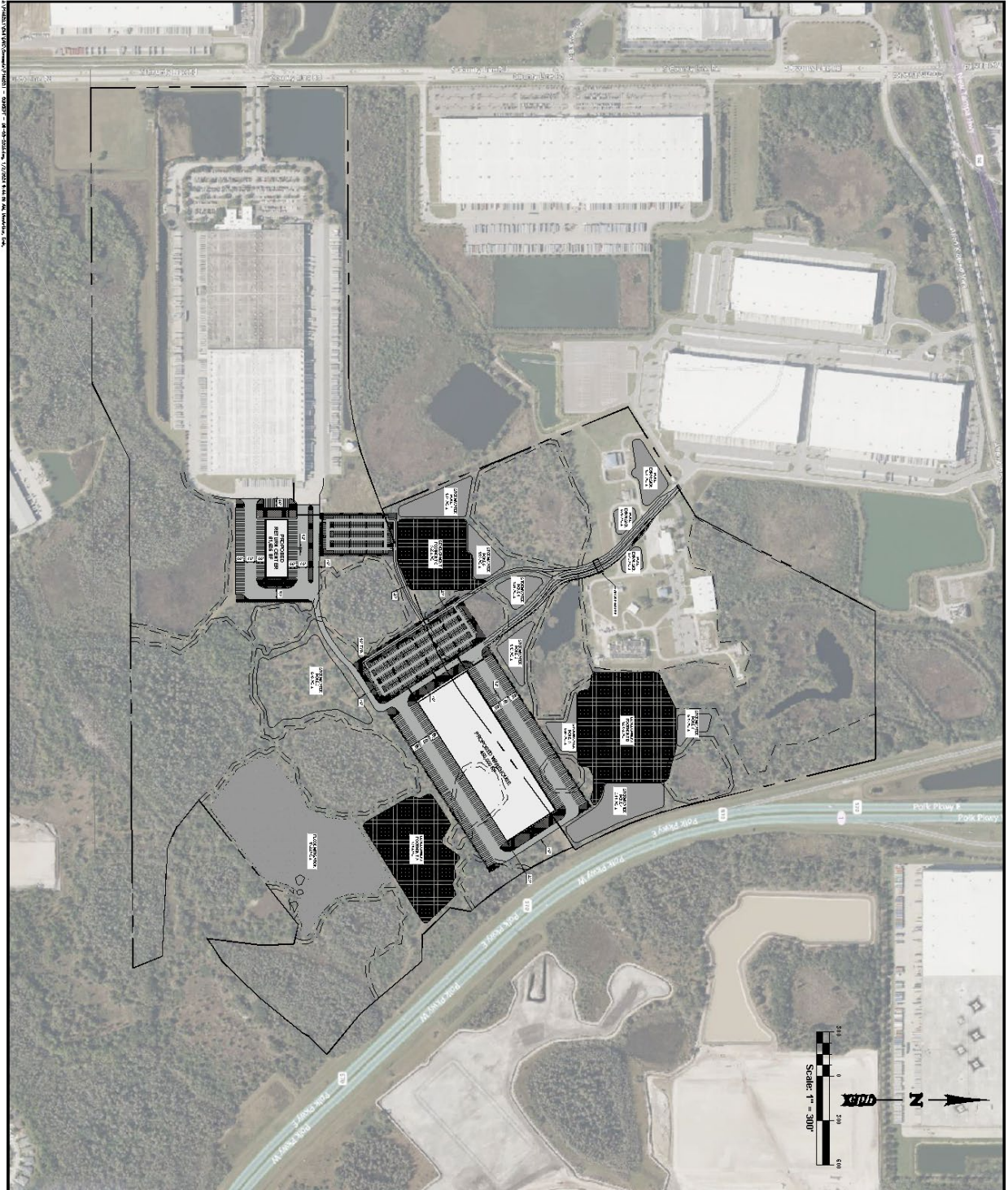
ATTACHMENT "C"

EXHIBIT "C"



DATE: 08/20/2014 DRAWN BY: J. HARRIS CHECKED BY: J. HARRIS APPROVED BY: J. HARRIS	PUBLIC SUPER MARKET, INC. GENERAL MERCHANDISE EXPANSION 2600 COUNTY LINE ROAD	SHEET # 1 OF 1 PROJECT # 14-00000000-0000 DATE: 08/20/2014 TIME: 3:00 PM DRAWN BY: J. HARRIS CHECKED BY: J. HARRIS APPROVED BY: J. HARRIS	SCALE: AS SHOWN PROJECT: 14-00000000-0000 SHEET: 1 OF 1 DATE: 08/20/2014 TIME: 3:00 PM DRAWN BY: J. HARRIS CHECKED BY: J. HARRIS APPROVED BY: J. HARRIS	ENGINEERS - ARCHITECTS - SCULPTORS - ARTISTS chastain skillman Incorporated Levenson Sebring Tampa Tallahassee
	MASTER SITE PLAN			

EXHIBIT "D"

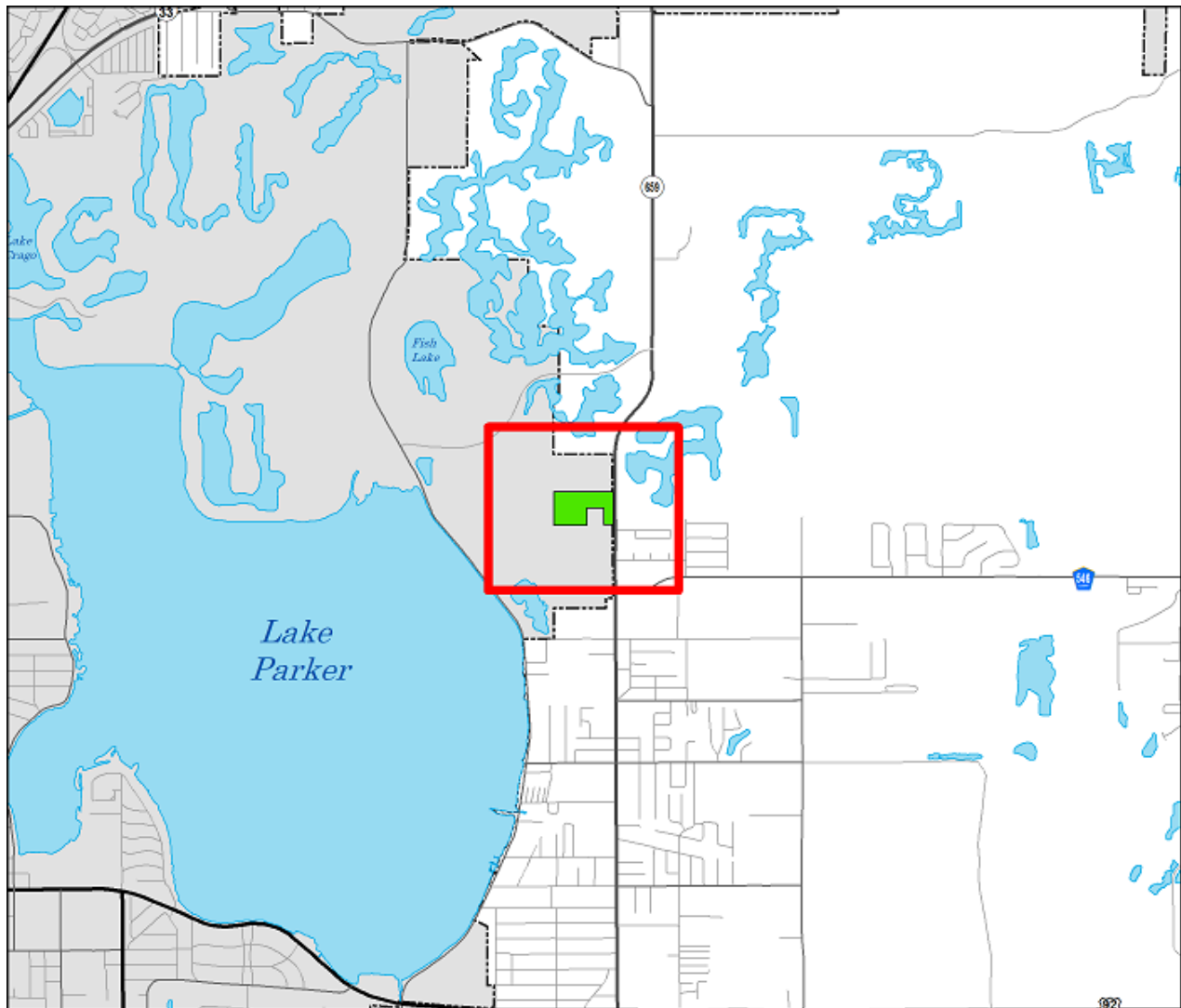


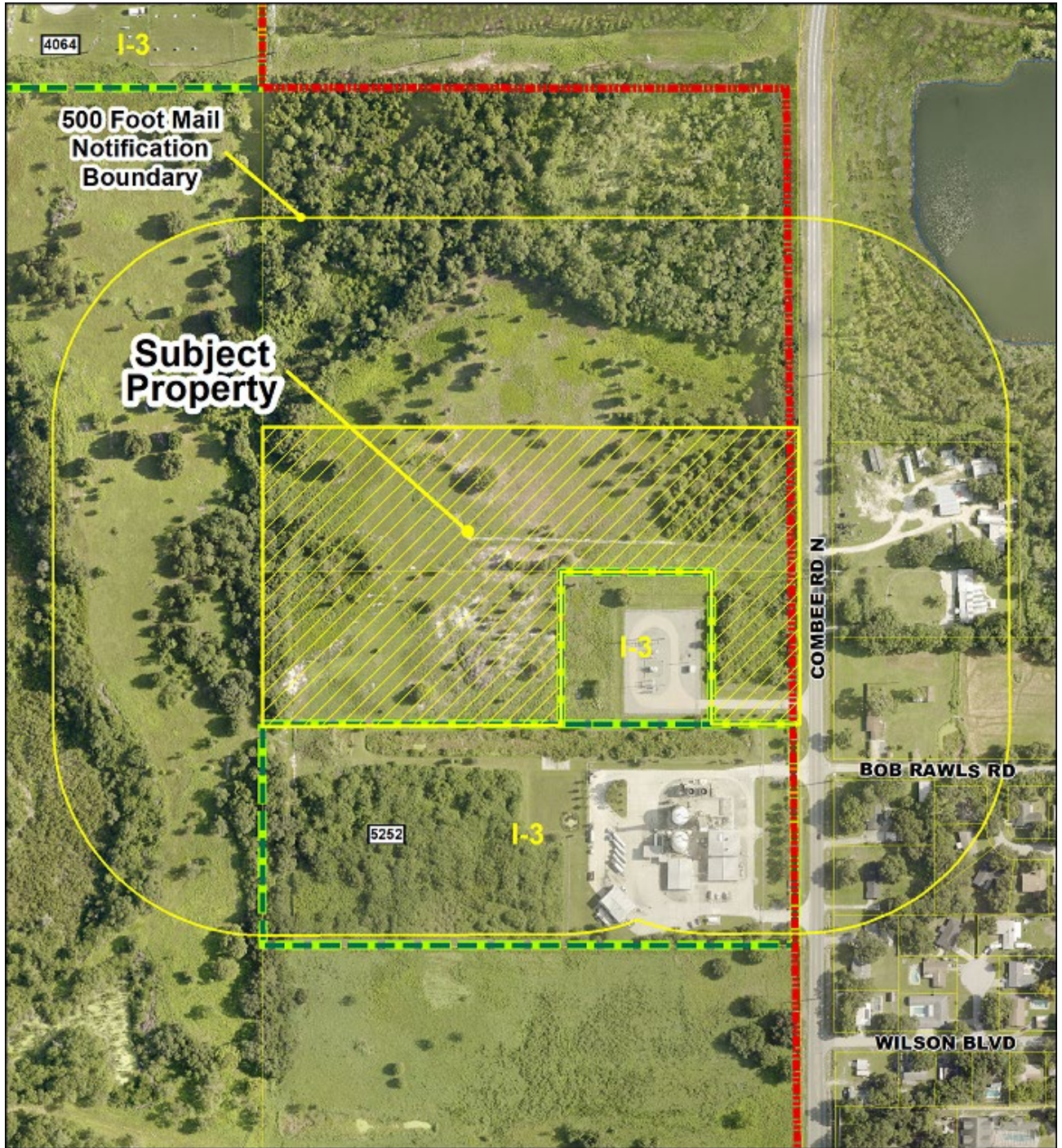


Community & Economic Development Staff Recommendation

Date:	January 17, 2024	Reviewer:	Phillip Scarce
Project No:	ZON23-012/CUP23-028	Location:	2700 N. Combee Road
Owner:	City of Lakeland		
Applicant:	Sarah Gustitus-Graham, Geosyntec Consultants, Inc.		
Current Zoning:	I-3 (Heavy Industrial)	Future Land Use:	Industrial (I)
Context District:	Suburban Special Purpose (SSP)		
P&Z Hearing:	December 19, 2023	P&Z Final Decision:	January 17, 2024
Request:	The application of I-3 (Heavy Industrial) zoning and a conditional use to allow for the development of a solid waste transfer facility on property located at 2700 N. Combee Road.		

1.0 Location Maps





2.0 Background

2.1 Summary

Sarah Gustitus-Graham, Geosyntec Consultants, Inc., on behalf of the City of Lakeland, requests the application of I-3 (Heavy Industrial) zoning and a conditional use to allow for the development of a solid waste transfer facility on property located at 2700 N. Combee Road. A map of the subject property is included as Attachment “B.”

2.2 Subject Property

The subject property, approximately 20.93 acres in area, is located on the west side of N. Combee Road approximately 0.6 miles east of Lakeland Electric’s C.D. McIntosh Power Plant. A small portion of the site, approximately 3 acres in area, is currently improved with a Lakeland Electric substation. The remainder of the property is vacant and undeveloped. The subject property has a future land use designation of Industrial (I). The three-acre portion with the electrical substation is zoned I-3 with the remainder of the property without zoning.

Adjacent lands to the north and west, which are owned by the City of Lakeland, are undeveloped and consist of scrub uplands, isolated wetlands, and floodplain. To the south, the subject property abuts Matheson Tri-Gas, a Level III Industrial Use, which produces industrial, medical, and specialty gases through the separation of atmospheric gases such as nitrogen, oxygen, and argon. To the east, across N. Combee Road, the subject property abuts single-family and commercial uses located within unincorporated Polk County and a small portion of the Tenoroc Public Use Area which is owned by the State of Florida and maintained by the Florida Fish and Wildlife Conservation Commission (FWC).

2.3 Project Background

The purpose of this request is to apply I-3 (Heavy Industrial District) zoning on the 17 acres currently without zoning and a conditional use which will allow for the development of a solid waste transfer facility owned and operated by the City of Lakeland. Pursuant to Table 2.3-1, Permitted Principal Uses, the proposed solid waste transfer station is classified as a Level III Utility and Essential Service Facility which is only permitted as a conditional use within I-3 zoning districts. A conceptual site development plan which shows the preliminary design and layout of the proposed solid waste transfer facility is included as Attachment “C.”

2.4 Existing Uses of Adjacent Properties

Boundary	Existing Land Use	FLUM	Zoning	Context
North	Undeveloped	Industrial	NA	SSP
South	Industrial	Industrial	I-3	SSP
East	Residential/Commercial	RS/ROS (Polk County)	RS/ROS	NA
West	Undeveloped	Industrial	NA	SSP

2.5 Attachments

Attachment A: Legal Description

Attachment B: Base Map of Subject Property

Attachment C: Site Plan, Floor Plan and Architectural Elevations

3.0 Discussion

Pursuant to Article 2, Use Standards of the Land Development Code, the intent of the I-3 District is to permit the establishment of industrial and wholesale uses which often have significant external impacts because of their appearance and/or their potential for generating noise, vibration, odor, glare, fire, explosion, or air or water quality threats. Uses permitted in the I-3 District can create an appreciable nuisance or hazard. The I-3 district also permits the same light industrial uses and non-industrial uses permitted in the I-2 district.

The proposed solid waste transfer facility will be used by Public Works' Solid Waste Division to collect and compact Class I solid waste prior to disposal at the Polk County landfill. Waste will be collected locally and delivered to the site using standard front, side or rear loaded garbage trucks, and then weighed prior to being unloaded within an enclosed transfer building. Within the transfer building, the waste will be compacted and loaded into large containers which are then carried by semi-trailers for disposal at the landfill. While the solid waste transfer facility will primarily be utilized for the City's solid waste collection system, the facility will also accept and process Class I solid waste from other municipalities and private waste hauling services.

Proposed improvements to the site include a 20,000 sq. ft. transfer building, an 8,000 sq. ft. container maintenance building, a scale house for weighing vehicles, an outdoor storage area for containers, and nine 12' x 65' parking spaces for the storage of waste disposal trailers. With the construction of the solid waste transfer facility, a new driveway will be constructed on N. Combee Road approximately 125 feet north of the existing electrical substation. Upon the completion of construction of the solid waste transfer facility, an existing driveway located approximately 350 feet to the south which currently serves the electrical substation will be removed.

The proposed solid waste transfer facility will be visually buffered from Combee Road through the preservation of wooded wetlands located north and south of the entrance driveway from N. Combee Road. The transfer building, in which solid waste will be compacted prior to disposal at the landfill, will be setback approximately 750 feet from the right-of-way for N. Combee Road. The building will be oriented such that garbage trucks enter the upper level of the building from the west and exit to the north after unloaded. Waste will then be compacted and pushed onto container trailers located at the lower level before being delivered to the landfill. The scale house, in which garbage trucks will queue for weighing prior to entering the transfer building, will be setback approximately 600 feet from the right-of-way for N. Combee Road. Due to the orientation of the building and the enclosed nature of the use, combined with the large setbacks and preservation of natural buffers, it is anticipated that the use will have a minimal visual impact on nearby residential and commercial uses located to the east in unincorporated Polk County.

Staff received one letter objecting to the request from a nearby resident on N. Combee Road. The objections to the request are related to the high speed and volume of traffic along this segment of N. Combee Road and the perception that the proposed solid waste transfer station will create a public safety hazard due to truck traffic entering and exiting the site and a health hazard related to diesel fuel fumes. Traffic speed and volumes are discussed below.

3.1 Transportation and Concurrency

The subject property is located on the west side of State Road 659/N. Combee Road, an arterial classified roadway operated by the Florida Department of Transportation (FDOT). Based on information provided in the Polk Transportation Planning Organization's (TPO) Roadway Network Database, dated October 13, 2023, the adjacent segment of Combee Road between CR 546/Saddle Creek Road and State Road 33 has an Annual Average Daily Traffic volume of 13,300 vehicles and

operates at an acceptable Level-of-Service “C” during the PM Peak with two-hour average volumes of 610 northbound and 587 southbound vehicles (directional capacity is 880 vehicles). The TPO’s Momentum 2045 long-range transportation plan does not currently show a need to widen Combee Road to four lanes within its planning horizon. Combee Road is included on the TPO’s Adopted Model Freight Network and per FDOT’s 2022 Annual Average Daily Traffic Report, the traffic count station north of Saddle Creek Road has daily volume of 17,100 vehicles and a truck factor of 15.5, meaning that 15.5% of the daily volume on this segment of Combee Road are trucks. At the existing Lakeland Electric Saddle Creek Substation driveway, the posted speed on Combee Road is reduced from 55 miles per hour (north) to 45 miles per hour (south).

Based on an analysis performed by the City’s Public Works Department, the proposed solid waste transfer facility is expected to generate 140 truck trips per day when operating at full capacity in approximately ten years, with eight employees expected to enter and exit the site daily. Approximately 56 trips are expected to be generated during the AM Peak Hour of Adjacent Street Traffic (between 7-9 AM) with 22 trips expected to be generated during the PM Peak Hour of Adjacent Street Traffic (between 4-6 PM). Based on the traffic volumes anticipated to be generated by the transfer facility, the site access is considered a Type B Driveway according to the standards outlined in the FDOT Multimodal Access Management Guidebook. Based on the traffic volumes on Combee Road, it appears a northbound left turn auxiliary lane may be warranted at this location. In order to comply with the City Land Development Code access management requirements, it is proposed that access to the Saddle Creek Substation be provided from within the transfer facility site with the existing driveway connection to Combee Road being removed and restored.

The subject property is located within the Urban Development Area (UDA) as designated in the Comprehensive Plan and is not currently served by fixed-route transit service by the Lakeland Area Mass Transit District (LAMTD, operating as The Citrus Connection). The site is also not currently located within LAMTD’s boundaries within which a half-mill ad valorem tax is levied for transit services within the Lakeland area. A sidewalk exists along the east side of Combee Road from Morgan Combee Road/Idlewild Street to US 92, with its northern terminus located approximately one mile from the subject property. FDOT has programmed construction funding for a new sidewalk on the west side of Combee Road between Morgan Combee Road/Idlewild Street and US 92 in Fiscal Year 2028 of its Five-Year Work Program, connecting to a sidewalk recently constructed by Polk County along the south side of Idlewild Street between Combee Road and East Lake Parker Drive. As required by the City and Polk County Land Development Codes, sidewalk segments have been constructed along the frontages of new development activity between Morgan Combee Road/Idlewild Street and State Road 33, including The Ruthven’s East Lakeland Industrial Park and Old Dominion Freight Lines.

3.2 Comprehensive Plan Compliance

The Community and Economic Development Department reviewed this request for compliance with the Lakeland Comprehensive Plan: Our Community 2030, and it is our opinion that the proposed 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 approval of the application of the I-3 (Heavy Industrial District) zoning and a conditional use to allow for the development of a solid waste transfer facility. Letters of notification were mailed to ten (10) property owners within 500 feet of the subject property. One objection was received as noted above based on the additional truck traffic generated, perceived safety hazard of truck turning movements, and the diesel emissions generated by the trucks.

4.2 The Planning & Zoning Board

It is recommended that the request for the application of I-3 zoning and a conditional use to allow a solid waste transfer facility, as described above and in Attachments "A", "B," and "C," be approved subject to the following conditions:

- A. Permitted Uses: A Solid Waste Transfer Station
- B. Site Development Plan: The project shall be developed in substantial accordance with the site development plan, Attachment "C." With the approval of the Director of Community & Economic Development, minor modifications may be made at the time of site plan review without requiring a modification to the conditional use.
- C. Development Standards: In accordance with the I-3/Suburban Special Purpose context sub-district.
- D. Buffering and Landscaping: In accordance with Section 4.5 of the Land Development Code.
- E. Outdoor Lighting: In accordance with Section 4.6 of the Land Development Code.
- F. Transportation
 - 1. Binding Concurrency Determinations shall be made at the time of site plan submittal.
 - 2. The site shall comply with all Florida Department of Transportation (FDOT) permitting requirements.
 - 3. The site shall include an internal access connection to the adjacent Lakeland Electric Saddle Creek Substation as depicted in "Attachment C". Upon completion of this access connection to the satisfaction of Lakeland Electric or as otherwise required through the FDOT permitting process, the existing Saddle Creek Substation driveway on State Road 659/Combee Road shall be removed.
 - 4. A sidewalk shall be constructed along the site's State Road 659/Combee Road frontage.
 - 5. The driveway gate shall be designed to accommodate maximum inbound traffic queues. Queuing, stopping, or standing within public right of way shall be prohibited.
 - 6. Prior to first site plan submittal, the City shall petition the Lakeland Area Mass Transit District (LAMTD) Board of Directors to annex the subject property into its boundaries.

ATTACHMENT "A"

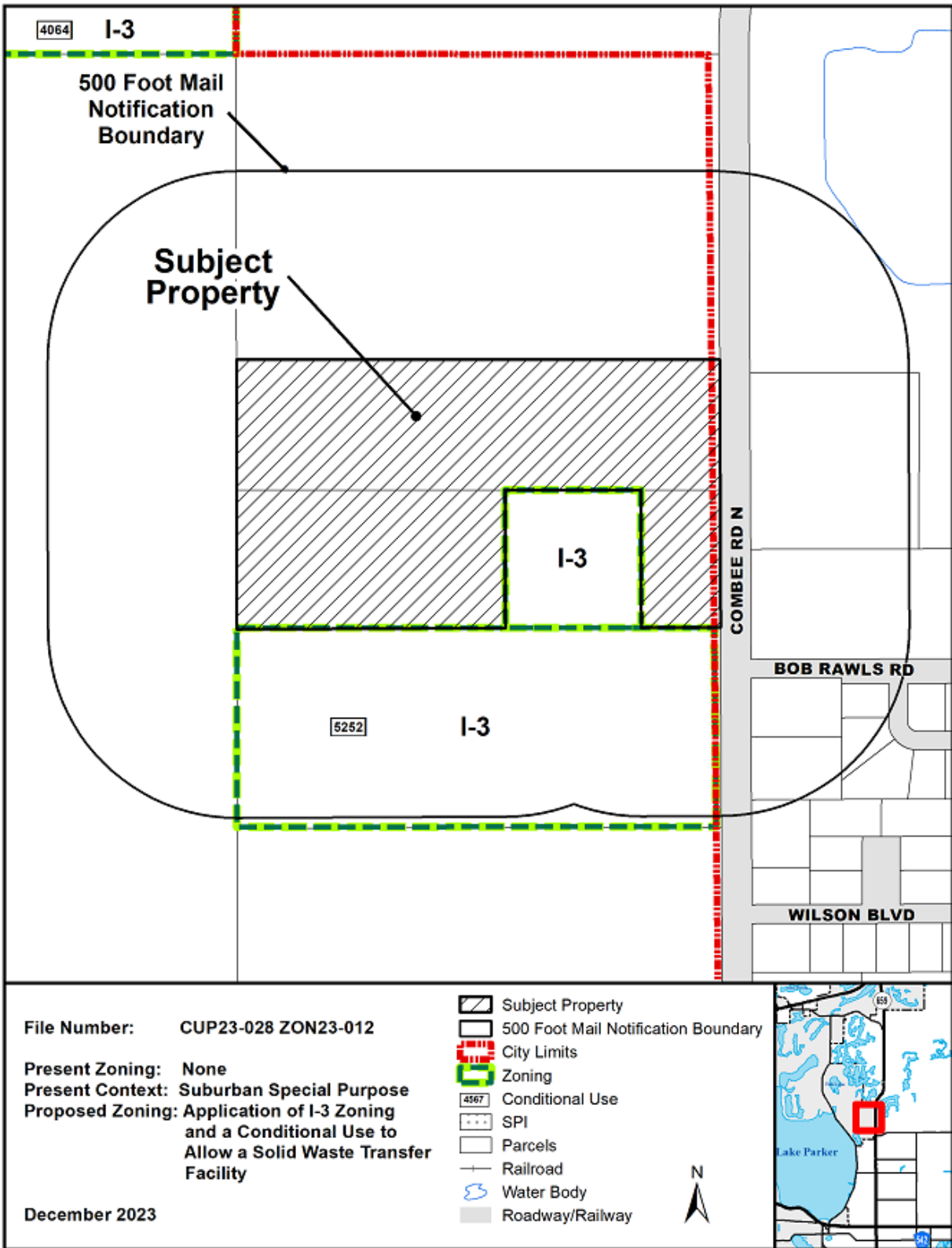
Legal Description:

A PARCEL OF LAND BEING A PORTION OF THE SOUTH 1/2 OF SECTION 8, TOWNSHIP 29 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWESTERLY CORNER OF TOWNE PARK ESTATES PHASE 2B, AS RECORDED IN PLAT BOOK 172, PAGE 47, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE SOUTH 89°51'05" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 8, A DISTANCE OF 1004.13 FEET TO THE SOUTHWEST CORNER OF SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 8; THENCE NORTH 00°15'37" WEST, ALONG THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 8, A DISTANCE OF 2168.34 FEET TO THE SOUTH RIGHT OF WAY LINE OF WEST PIPKIN ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 4374, PAGE 911, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE THE FOLLOWING TEN (10) COURSES: 1) NORTH 82°29'32" EAST, 157.82 FEET; 2) NORTH 77°23'22" EAST, 100.00 FEET; 3) NORTH 71°32'29" EAST, 100.54 FEET; 4) NORTH 77°23'45" EAST, 399.99 FEET; 5) NORTH 80°45'16" EAST, 168.80 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 6875.00 FEET, A CENTRAL ANGLE OF 03°07'24" AND A CHORD DISTANCE OF 374.72 FEET BEARING NORTH 78°55'46" EAST; 6) EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 374.76 FEET; 7) NORTH 09°10'40" WEST, 9.99 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 6885.00 FEET, A CENTRAL ANGLE OF 04°30'02" AND A CHORD DISTANCE OF 540.68 FEET BEARING NORTH 82°43'31" EAST; 8) EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 540.82 FEET; 9) NORTH 63°18'21" EAST, 106.46 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 6925.00 FEET, A CENTRAL ANGLE OF 01°43'14" AND A CHORD DISTANCE OF 207.96 FEET BEARING NORTH 86°40'12" EAST; 10) EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 207.97 FEET TO THE NORTHWEST CORNER OF TRACT M, RIVERSTONE PHASE 1, AS RECORDED IN PLAT BOOK 174, PAGE 37, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, SAID CORNER BEING ON A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 545.00 FEET, A CENTRAL ANGLE OF 03°48'34" AND A CHORD DISTANCE OF 36.23 FEET BEARING SOUTH 13°44'36" EAST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT AND ALONG THE WEST LINE OF SAID TRACT M, AN ARC DISTANCE OF 36.24 FEET TO THE SOUTHWEST CORNER OF SAID TRACT M; THENCE NORTH 74°40'28" EAST, ALONG THE SOUTH LINE OF SAID TRACT M, A DISTANCE OF 32.89 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF MEDULLA ROAD, AS SHOWN ON SAID PLAT OF RIVERSTONE PHASE 1, SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 535.00 FEET, A CENTRAL ANGLE OF 66°45'07" AND A CHORD DISTANCE OF 588.64 FEET BEARING SOUTH 48°51'11" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT AND ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, AN ARC DISTANCE OF 623.30 FEET TO THE NORTHWESTERLY CORNER OF SAID TOWNE PARK ESTATES PHASE 2B; THENCE SOUTH 36°19'21" WEST, ALONG THE NORTHWESTERLY LINE OF SAID TOWNE PARK ESTATES PHASE 2B, A DISTANCE OF 2669.46 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 101.46 ACRES, MORE OR LESS.

ATTACHMENT "B"





Report of City Commission Action on Planning and Zoning Board Recommendations

Wednesday, January 17, 2024

Meeting of January 2, 2024

Ordinances (First Reading)

Proposed 24-001; Proposed Text Amendment CPA23-004 to the Lakeland Comprehensive Plan to Expand Transit Oriented Corridors in the City of Lakeland. (CPA23-004)

Proposed 24-002; Proposed Text Amendment LDC23-002 to the Land Development Code to Expand Transit Oriented Corridors within the City of Lakeland and to Revise the Definition of Transit Oriented Corridors. (LDC23-002)

Proposed 24-003; Amending Ordinance 4850; Major Modification of PUD (Planned Unit Development) Zoning in Order to Adopt a New Master Plan for the Florida Baptist Children's Home Property Located at 1015 Sikes Boulevard. (PUD23-020)

Proposed 24-004; Small Scale Amendment #LUS23-002 to the Future Land Use Map to Change Future Land Use from Business Park (BP) to Residential High (RH) on Approximately 3.9 Acres Located at 3601 N. Florida Avenue. (LUS23-002)

Proposed 24-005; Change in Zoning from O-3 (Moderate Impact Office) to MF-22 (Multi-Family) and a Change from Urban Special Purpose (USP) to Urban Neighborhood (UNH) on Approximately 3.9 Acres Located at 3601 N. Florida Avenue. (ZON23-010/ZON23-011)

Meeting of December 18, 2023

Ordinances (Second Reading)

Proposed 23-045; Annual Update to the Capital Improvements Element (CIE) of the Lakeland Comprehensive Plan: Our Community 2030, Including Updates to the Five-Year Schedule of Capital Improvements. (CPA23-002) **Approved 7—0, Ordinance 6012**

Proposed 23-046; Approving a Conditional Use to Allow for the Development of a Solar Power Generation Facility on Approximately 2,044 Acres Generally Located South of University Boulevard, East of N. State Road 33, and East of N. Combee Road. (CUP23-010) **Approved 7—0, Ordinance 6013**

Proposed 23-047; Approving a Conditional Use to Allow for the Construction of an Accessory Dwelling Unit on Property Located at 706 Gilmore Avenue. (CUP23-023) **Approved 7—0, Ordinance 6014**

Proposed 23-048; Approving a Conditional Use to Allow Off-Street Parking as a Principal Use on Property Located at 719 E. Orange Street. (CUP23-024) **Approved 7—0, Ordinance 6015**

Proposed 23-049; Amending Ordinance 4324; Major Modification of a Conditional Use for the Providence Church of God Located at 1990 Otis Avenue, in Order to Relocate Driveway Access for the Church from Providence Road to Otis Avenue. (CUP23-018) **Approved 7—0, Ordinance 6016**

Proposed 23-050; Change in Zoning from I-1 (Light Industrial Limited Commercial) to PUD (Planned Unit Development) to Allow for the Development of a Zero-Lot-Line Subdivision for I1 Warehouse, Office and Flex Space Uses on Property Located at 1530 and 1543 Kendrick Lane. (PUD23-019) **Approved 7—0, Ordinance 6017**

Proposed 23-051; Amending Ordinance 5875; Major Modification of PUD (Planned Unit Development) Zoning to Allow Motor Vehicle Fuel Sales, Minor, within Tract A of the Cypress Point at Lake Parker Subdivision Located at 2012 U.S. Highway 92 East. (PUD23-011) **Approved 7—0, Ordinance 6018**

Proposed 23-052; Amending Ordinance 5875; Major Modification of PUD (Planned Unit Development) Zoning to Allow Motor Vehicle Fuel Sales, Minor, within Tract A of the Cypress Point at Lake Parker Subdivision Located at 2012 U.S. Highway 92 East. (PUD23-016) **Approved 7—0, Ordinance 6019**