

AGENDA

Planning & Zoning Board
Lakeland Electric Building rooms 1A/B
February 20, 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. Conditional use to allow a school for grades K – 5 on property located at 510 W. 2nd Street. Owner: Hadley’s Real Estate, LLC. Applicant: Mark Davies, Kimley-Horn and Associates, Inc. (CUP23-030)
 - b. Consideration of final decision.

GENERAL MEETING

ITEM 2: Review minutes of the January meeting.

ITEM 3: 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)

ITEM 4: Plat approval for the 14-lot Lake John Villas Subdivision on 4.10 acres located at the northwest corner of Waterford Drive and New Jersey Road. Owner: LEM Properties, LLC. Applicant: Joseph A. Bena, Kimley-Horn & Associates, Inc. (SUB20-007)

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:	CUP23-030	Application Date:	12/13/2023		
Project Name:	INSPIRE ACADEMY_510 W 2ND ST				
Subject Property Address:	510 W 2ND ST				
Parcel ID:	232812056500002011	Total Acreage:	0.42		
Applicant Name:	KIMLEY-HORN AND ASSOCIATES, IN				
Applicant Address:	109 S. KENTUCKY AVE.	LAKELAND	FL	33801	
Owner Name:	HADLEYS REAL ESTATE				
Owner Address:	1020 N KENTUCKY AVE	LAKELAND	FL	338054629	

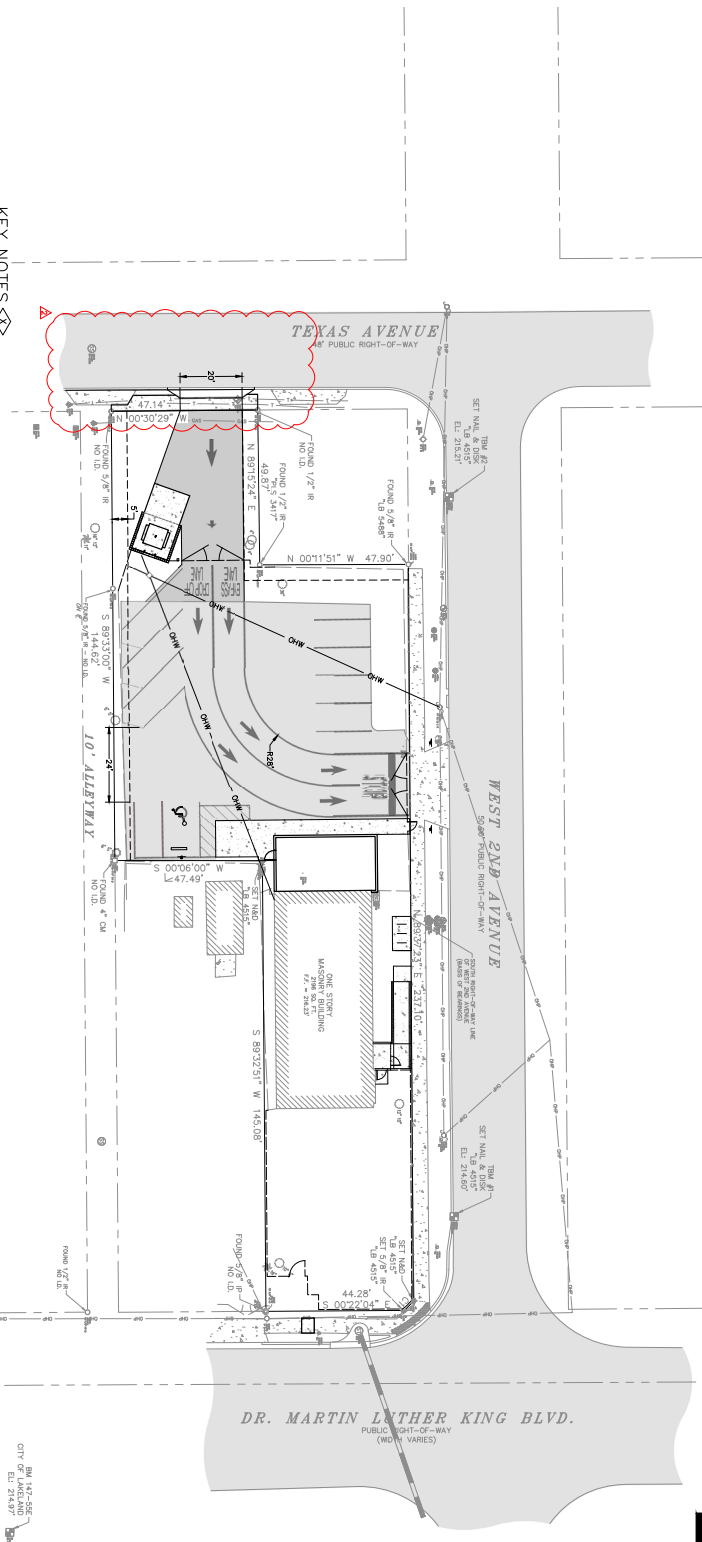
Request:

Application Type:	CONDITIONAL USE	NEW
Proposed		Current
Zoning:	O-1 (Low Impact Office)	O-1 (Low Impact Office)
Land Use:	PI-Public Buildings/Grounds/Institutional	Residential Medium (RM)
Context:	Not Applicable	Urban Neighborhood (UNH)
Explanation of Request:	To allow for the use of a K-thru 5 private school within the present zoning of light office (O-1). Current use is day care center.	
Justification:	The original CUP per Ordinance 4350 allowed a day care facility, but the use is changing that is not compatible with CUP4350.	

Concurrency:

Proposed Dwelling Units:	0	Project Floor Area:	2797	Square feet	
Type of Use:	Church	Phase	1	Year	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 concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



- KEY NOTES**
- 1. SEE NOTES FOR SPECIFIC TO SHEET C300 ONLY
 - 2. REFER TO SHEET C300 FOR GENERAL NOTES ON CITY FOR MORE INFORMATION.
 - 3. 24" WHITE THERMOPLASTIC STOP BAR WITH PAINTED WHITE STOP GRAPHIC MESSAGE PER FOOT STANDARDS.
 - 4. INSTALL "DO NOT ENTER" R5-1 SIGNAGE PER DETAIL 2/C450
 - 5. 6" TALL DECORATIVE ALUMINUM FENCE AND GATE. SEE ARCHITECTURAL DRAWINGS FOR DETAILS.
 - 6. INSTALL ACCESSIBLE PARKING SIGN "TTP-20-08", "TTP-22-08" PER DETAIL 3/C450.
 - 7. ACCESSIBLE STRIPING FOR PARKING, SYMBOLS, AND SPACES PER DETAIL 4/C450.
 - 8. 4" WHITE PARKING STALL STRIPING (PAINT) ON ASPHALT PER DETAIL 4/C450.
 - 9. 20" DRIVE ASLE TO BE STRIPED WITH 6" WHITE PAINT ON EXISTING ASPHALT.
 - 10. PROPERTY BOUNDARY
 - 11. CONCRETE SIDEWALK
 - 12. OMITTED
 - 13. INSTALL WHEEL STOP PER DETAIL 6/C450
 - 14. CONTRACTOR TO USE INTEGRAL CURB SIDEWALK PER DETAIL 5/C450.
 - 15. EXISTING ASPHALT PAVEMENT TO REMAIN (SEALCOATED).
 - 16. PROPOSED ASPHALT PAVEMENT PER DETAIL 1/450.
 - 17. BICYCLE RACK PER CITY OF LAKELAND DETAIL ON SHEET C451.
 - 18. SINGLE RIN DUMPSTER PER CITY OF LAKELAND DETAIL ON SHEET C451.
 - 19. INSTALL DOUBLE 11 FOOT SWING GATES AND CHAIN LINK FENCE MODIFICATIONS.
 - 20. INSTALL POWER POLE WITH TWO CITY WIRES AND CONNECT OVERHEAD LINE TO EXISTING POWER POLES.
 - 21. 5' WIDE LOCKABLE 6" TALL CHAIN LINK MAIN GATE.
 - 22. PAINTED WHITE ARROW PER FOOT STANDARDS
 - 23. WHITE PAINTED MESSAGE: "BYPASS LANE"
 - 24. WHITE PAINTED MESSAGE: "DROP OFF LANE"
 - 25. 4" FOOT CONCRETE DRIVEWAY ENTRANCE, 4" SIDEWALK ACROSS DRIVEWAY AND 4" TYPICAL FLARES
 - 26. EXTERIOR CHAIN LINK FENCE SECURED VESTIBULE
 - 27. ACCESSIBLE RAMP WITH HANDRAIL

SITE DATA TABLE.

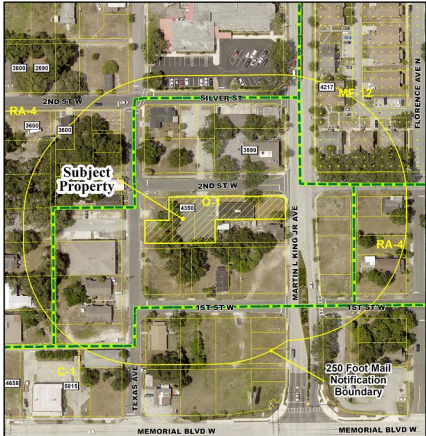
PARCELS:	23-28-12-095500-002011	23-28-12-095500-002014	23-28-12-095500-002032	23-28-12-095500-002043
EXISTING SITE AREA	18,310 SF	9,953 SF	7,362 SF	2,196 SF
40% IMPERVIOUS	7,326 SF	4,017 SF	3,048 SF	885 SF
12% BUILDING	2,196 SF	1,116 SF	885 SF	246 SF
46% PERVIOUS	8,357 SF	4,836 SF	4,314 SF	1,311 SF
PROPOSED SITE AREA	18,310 SF	11,519 SF	7,715 SF	1,007 SF
63% IMPERVIOUS	11,519 SF	7,715 SF	5,076 SF	679 SF
9% CONCRETE	1,007 SF	679 SF	492 SF	136 SF
37% PERVIOUS	6,791 SF	4,842 SF	2,639 SF	328 SF
MAXIMUM FLOOR AREA RATIO PROVIDED	1.50	0.18	0.18	0.18

ZONING: OFFICE (O-1)
FUTURE LAND USE: RESIDENTIAL MEDIUM (RM)
CONTEXT DISTRICT: URBAN NEIGHBORHOOD (UNH)

REQUIRED PARKING SPACES: 9 (4 CLASSROOMS + 1.5 SPACES PER CLASSROOM)
PROV. ADA PARKING SPACES: 1
MAXIMUM BUILDING HEIGHT: 36 FT
PROVIDED BUILDING HEIGHT: 14 FT

CALL 2 BUSINESS DAYS BEFORE IT'S THE LAW!
 DIAL 811

 Know what's below. Call before you dig.
 510 W 2ND STREET
 LAKELAND, FL 33805

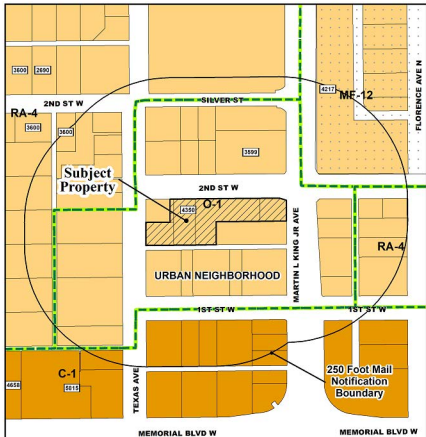


File Number: CUP23-030
Present Zoning: O-1 with Conditional Use
Present Context: Urban Neighborhood
Proposed Zoning: Conditional Use to Allow a K - 5 School

February 2024

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





File Number: CUP23-030

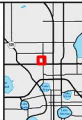
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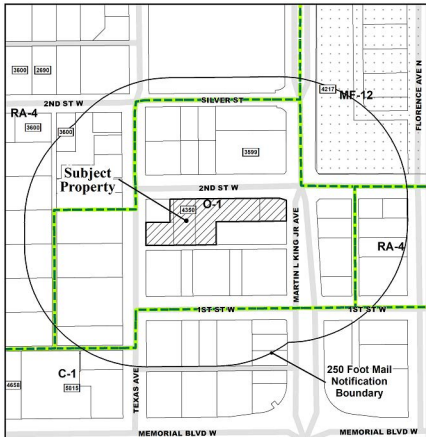
Present Context: Urban Neighborhood

Proposed Zoning: Conditional Use to Allow
a K - 5 School

February 2024

-  Subject Property
-  250 Foot Mail Notification Boundary
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-  Conditional Use
-  SPI
-  Parcels
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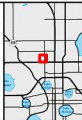
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February 2024

-  Subject Property
-  250 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

February 2, 2024

RE: 510 W. 2nd Street - Project No. CUP23-030

Dear Property Owner:

This letter is to advise you that Mark Wilson, Kimley-Horn and Associates, Inc., on behalf of Hadley's Early Education LLC, requests a conditional use to allow a school for grades K – 5 on property located at 510 W. 2nd Street. The subject property is legally described as follows:

NORTH LAKELAND DB 71 PG 144 BLK B LOT 1 W 17.6 FT OF N1/2 & N1/2 OF 2 & E 42.5 FT OF 3. (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, February 20, 2024**, 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, February 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, 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

Wednesday, January 17, 2024

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, Susan Seitz and Jeri Thom were present. Community & Economic Development staff Chuck Barmby, Urban Planning & Transportation Manager; Matthew Lyons, Executive Planner; Phillip Searce, Executive Planner; and Christy Loughlin, Board Secretary, were present. Assistant City Attorney Alex Landback 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 subject property is approximately 7.3 acres and has an existing zoning of RA-3 (Single-Family). The existing conditional use, was adopted in 2011 after the annexation of the property into the City of Lakeland. The applicant request to increase the maximum school enrollment from 225 to 500 students. Unbeknownst to the staff, the school population has been increased to 400.

Mr. Searce pointed to photos on the overhead screen of the subject property.

Matthew Johnson, 5904 Hillside Heights Drive, representing the applicant, made a brief presentation which summarized the proposed request.

In response to Silvana Knight, Chuck Barmby stated staff is still reviewing the traffic study.

Peter Grant, 509 Parkview Place, was present in support of the request.

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

Chuck Barmby stated staff received an email expressing concerns about the additional U-Turns this proposal would generate on Lakeland Highlands Road at the Deerfield Drive/Sanlan Golf Drive intersection. Staff is working with Polk County as well as ensuring that this issue is addressed in the traffic study.

GENERAL MEETING

ITEM 2: Review minutes of the December meeting.

Lyle Philipson made a motion for approval of the minutes from the previous meeting. Susan Seitz seconded the motion and it passed 6—0.

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)

Phillip Scarce stated 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. 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. 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. 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.

Mr. Scarce presented the recommended conditions for approval.

In response to Joseph Lauk, Kiersten Cavender, 1117 E. Robinson Street, Orlando, stated she 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 6—0.

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. (CUP23-028/ZON23-012)

Phillip Scarce stated 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. 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 which has an approximately height of 56' 4". 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. 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.

Mr. Scarce presented the recommended conditions for approval.

In response to Joseph Lauk, Sarah Gustitus-Graham, 12802 Tampa Oaks Boulevard, Tampa, stated the hours of operation would generally be between 7am and 5pm. The backup noises for the trucks will be within the transfer building. In terms of odor, the design of the facility is such that the exit faces north and the entry faces west so all the ventilation can be in the opposite direction of the adjacent residents. With regards to the traffic concerns, the applicant has scheduled a pre-application meeting with FDOT.

In response to Ms. Gustitus-Graham's question regarding Condition #4, Chuck Barmby stated that if another agency, for example the Southwest Florida Water Management District, will not allow the sidewalk to be constructed due to wetland impacts, a minor modification can be considered so that a sidewalk is not required.

Leigh Ann Lunz made a motion for approval of staff's recommendation. Susan Seitz seconded the motion and it passed 6—0.

ITEM 5: 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 February hearing.

ITEM 6: Audience.

There were no comments from the audience.

ITEM 7: Adjourn.

There being no further discussion, the meeting was adjourned at 9:17 AM.

Respectfully Submitted,

Joseph Lauk, Chair

Silvana Knight, Secretary



Community & Economic Development Staff Request for Delay

Date:	February 20, 2024	Reviewer:	Phillip Scarce
Project No:	CUP23-025	Location:	4210 Lakeland Highlands Road
Owner:	Parkway Baptist Church Of Lakeland Inc.		
Applicant:	Lanieve Imig, JSK Consulting		
Current Zoning:	RA-3 (Single-Family)	Future Land Use:	Residential Medium (RM)
Context District:	Suburban Neighborhood (SNH)		
P&Z Hearing:	January 17, 2024	P&Z Final Decision:	March 19, 2024
Request:	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.		

Request for Delay

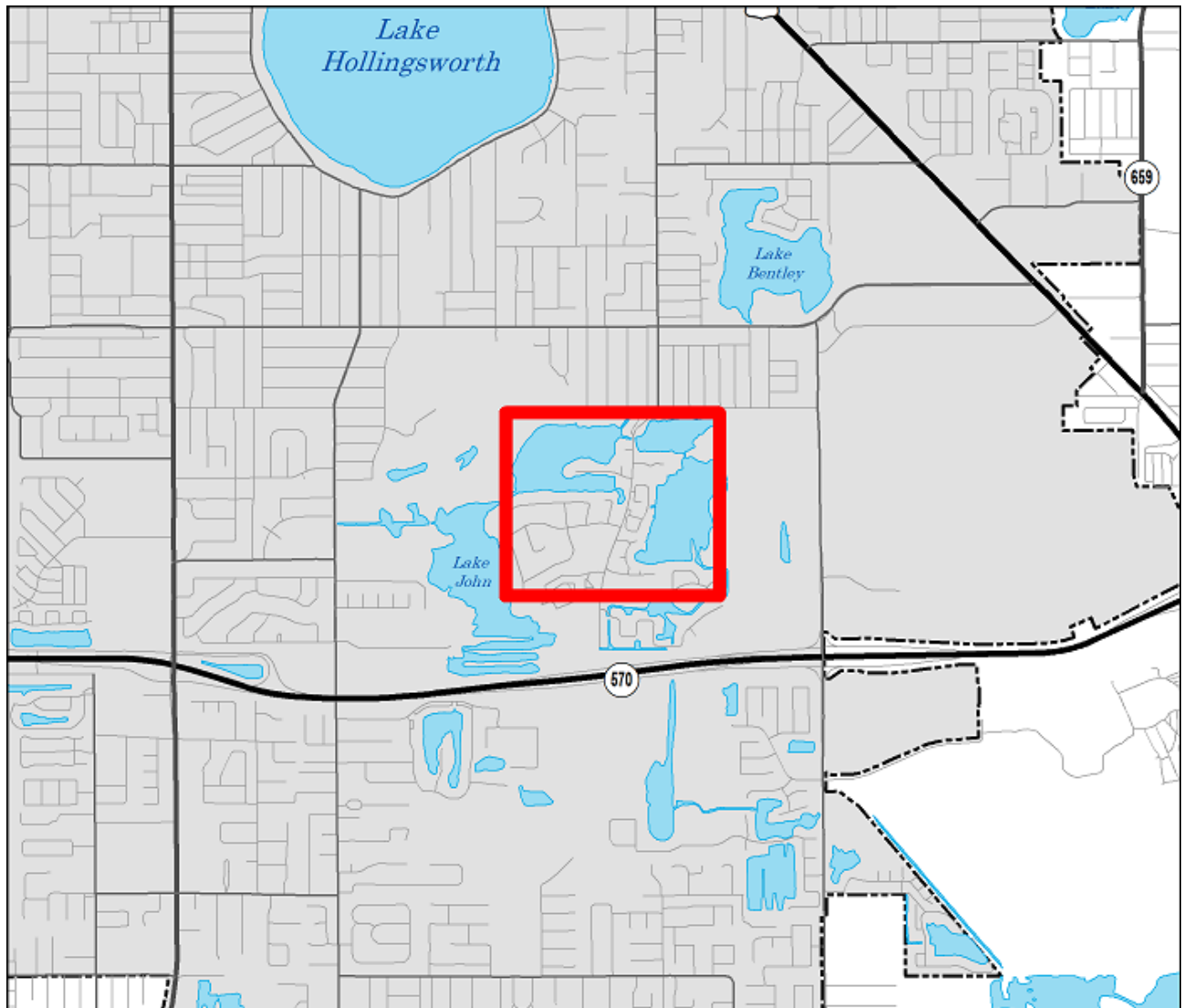
A one-month delay is requested to allow the applicant to finalize the required traffic analysis, including drop-off and pick-up circulation alternatives.



Community & Economic Development Staff Recommendation

Date:	February 20, 2024	Reviewer:	Phillip Searce
Project No:	SUB20-007	Location:	1470 Waterford Drive
Owner:	LEM Properties, LLC		
Applicant:	Joseph A. Bena, Kimley-Horn & Associates, Inc.		
Current Zoning:	PUD (Planned Unit Development) 3470 O	Future Land Use:	Residential Medium (RM)
Context District:	Urban Neighborhood (UNH)		
P&Z Hearing:	February 20, 2024	P&Z Final Decision:	February 20, 2024
Request:	Plat approval for the 14-lot Lake John Villas Subdivision on 4.10 acres located at the northwest corner of Waterford Drive and New Jersey Road.		

1.0 Location Maps





2.0 Background

2.1 Summary

Joe Bena, of Kimley-Horn and Associates, Inc., on behalf of LEM Properties, LLC, submitted a subdivision plat for Lake John Villas (formerly known as Waterford Villas and Woodlake Cove Condominiums). The proposed 4.10-acre plat consists of 14 single-family attached 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 Lake John Villas (Ord. 3470, as amended) allows for 23 single-family attached or single-family detached dwellings in Area 4 of the development. Eight multi-family units exist to the north of the subject subdivision at the end of Wind Jammer Drive, which will continue to be accessed via an ingress/egress easement to Waterford Drive.

2.2 Attachments

Plat Sheets for Lake John Villas

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.



Report of City Commission Action on Planning and Zoning Board Recommendations

Tuesday, February 20, 2024

Meeting of February 5, 2024

Ordinances (Second Reading)

Proposed 24-006; Approving a Conditional Use to Allow for the Construction of a Garage Apartment on Property Located at 322 S. Indiana Avenue. (CUP23-029) **Approved 7—0, Ordinance 6025**

Ordinances (First Reading)

Proposed 24-007; Application of I-3 (Heavy Industrial) Zoning on Approximately 17 Acres Located at 2700 N. Combee Road. (ZON23-012)

Proposed 24-008; Approving a Conditional Use to Allow for the Development of a Solid Waste Transfer Facility on Property Located at 2700 N. Combee Road. (CUP23-028)

Meeting of January 16, 2024

Ordinances (Second 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) **Approved 6—0, Ordinance 6020**

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) **Approved 6—0, Ordinance 6021**

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) **Approved 5—0, Ordinance 6022**

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) **Approved 6—0, Ordinance 6023**

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) **Approved 6—0, Ordinance 6024**

Ordinances (First Reading)

Proposed 24-006; Approving a Conditional Use to Allow for the Construction of a Garage Apartment on Property Located at 322 S. Indiana Avenue. (CUP23-029)