

AGENDA

Planning & Zoning Board
Lakeland Electric Building rooms 1A/B
March 19, 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. Compatibility review to allow for the construction of an accessory dwelling unit on property located at 970 Hollingsworth Road. Owner: Grissel Rexach. Applicant: Victor Prebor. (ADU24-002)
 - b. Consideration of final decision.
- ITEM 2:**
- a. Conditional use to allow motor vehicle fuel sales, major, as an accessory use for the Sam's Club retail store on property located at 4600 Hwy 98 N (4600 U.S. Highway 98 North). Owner: Sam's East, Inc. Applicant: Andrew Petersen. (CUP24-003)
 - b. Consideration of final decision.
- ITEM 3:**
- a. Minor modification of PUD (Planned Unit Development) zoning to adopt a new site plan and reorient a previously approved three-story assisted-living facility adjacent to Carillon Boulevard, on property located at 3201 Airport Road. Owner: RBS Lakeland Investments LLC. Applicant: Sarah Case, Next Level Planning & Permitting. (PUD24-003)
 - b. Consideration of final decision.

GENERAL MEETING

- ITEM 4:** Review minutes of the February meeting.
- ITEM 5:** 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 6:** Report of City Commission action on Planning and Zoning Board recommendations along with Planning & Transportation Manager's Report.

ITEM 7: Audience.

ITEM 8: Adjourn.



Planning & Zoning Board General Application

General Information:

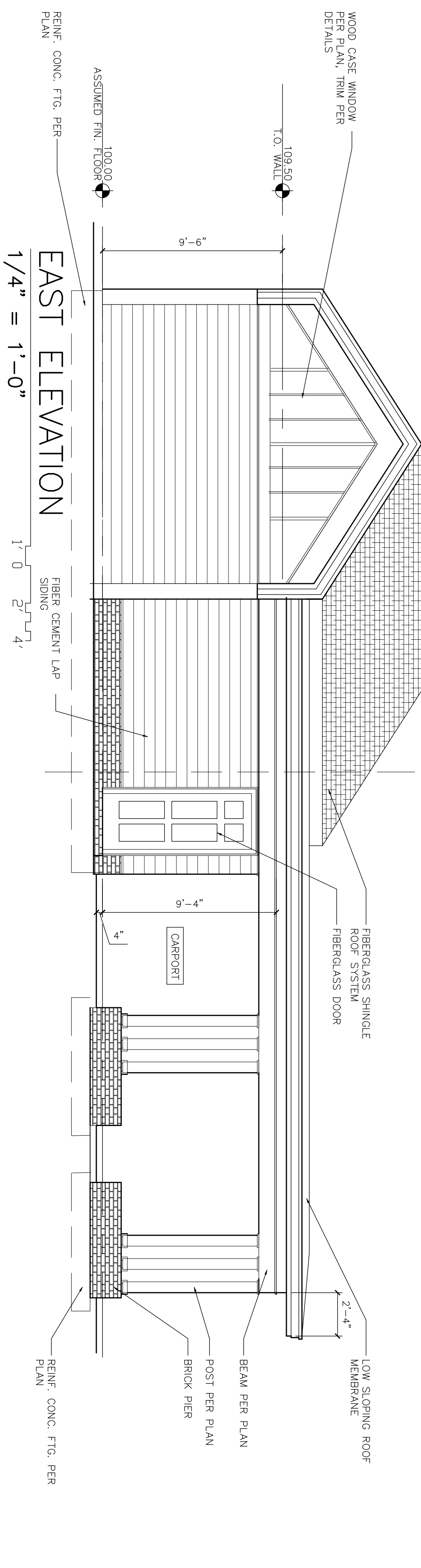
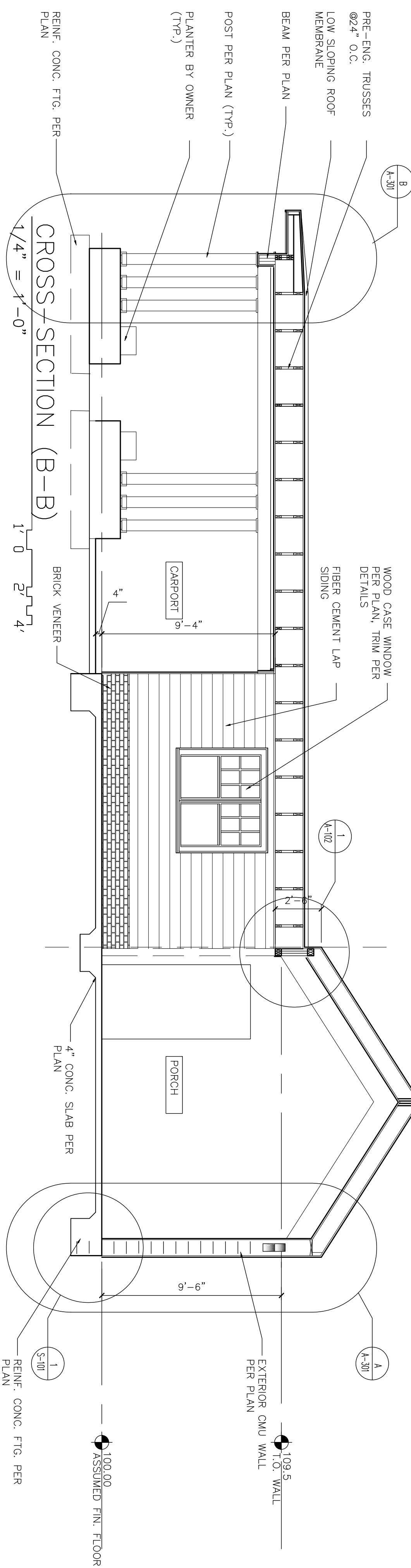
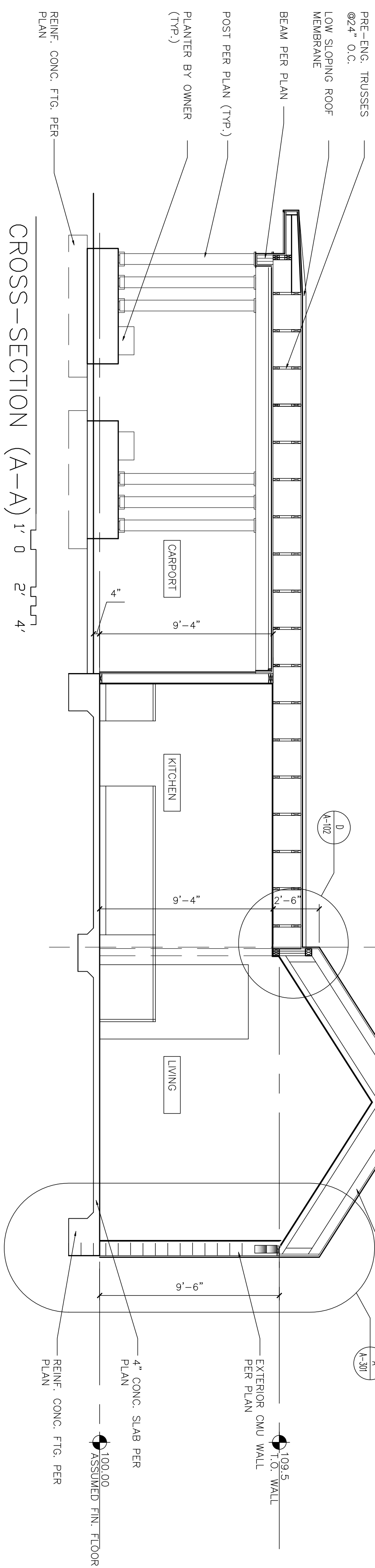
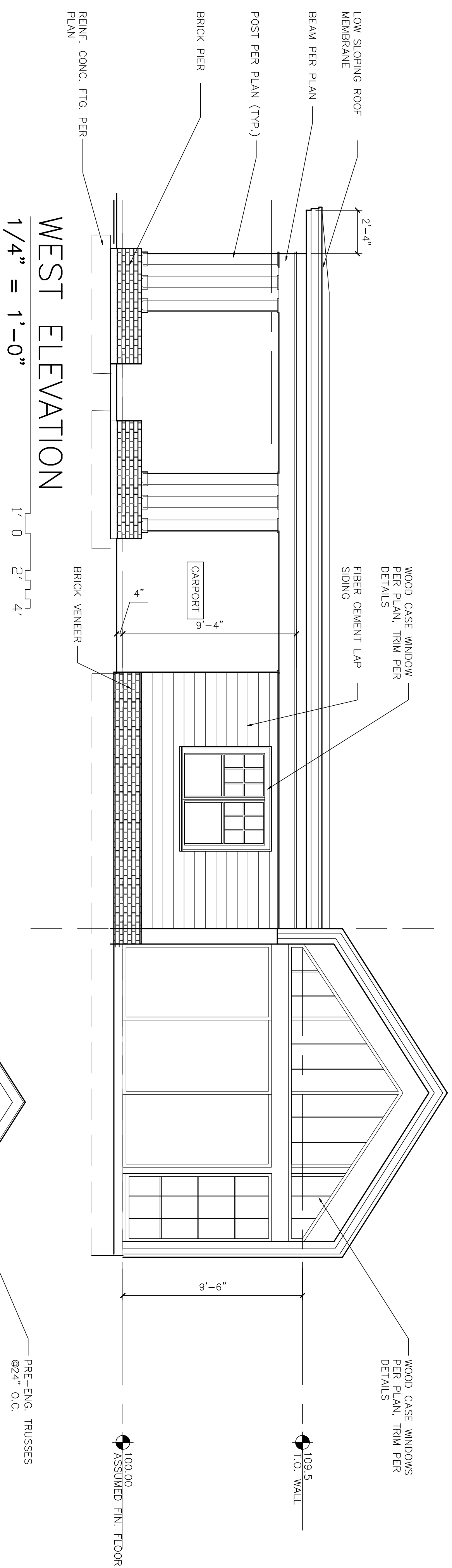
Project No:	<u>ADU24-002</u>	Application Date:	2/6/2024	
Associated Projects:				
Project Name:	970 HOLLINGSWORTH DR_MIL			
Subject Property Address:	970 HOLLINGSWORTH RD			
Parcel ID:	242820238500000010	Total Acreage:		
Applicant Name:	VICTOR PREBOR			
Applicant Address:	4013 DERBY DRIVE	LAKELAND	FL	33880
Owner Name:	GRISSEL REXACH			
Owner Address:	970 HOLLINGSWORTH RD	LAKELAND	FL	33801

Request:

Application Type:	Accessory Dwelling Unit			
Land Use				
Current	Residential Medium		RM	
Proposed	Not Applicable			
Zoning				
Current	Single Family		RA-3	
Proposed	Not Applicable			
Sub Context District				
Current	UNH		Urban Neighborhood	
Proposed				
Explanation of Request:	<p>We are adding on a one bedroom accessory dwelling unit and carport.</p> <p>Hardship: We need more space from the original residence, a separate space for my mom and there is no carport to get the car out of the weather.</p>			
Justification:				

Concurrency:

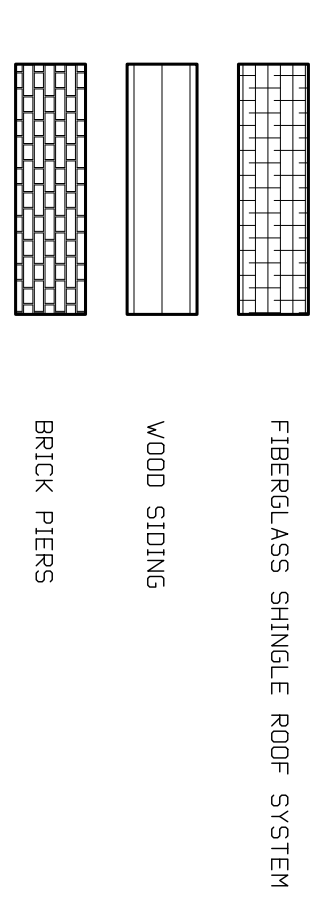
Proposed Dwelling Units:	0	Project Floor Area:			Square feet
Type of Use:		Phase		Year	
Estimate of Public Service Demand					
Roadways	Daily Trips:	#Error		PM Peak Hour Trips:	
Potable Water		GPD	Wastewater	GPD	Solid Waste
					PPD



GENERAL NOTES

1. THESE PLANS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE 2023 FLORIDA BUILDING CODE: BUILDING, EIGHTH EDITION AND THE 2023 FLORIDA BUILDING CODE, EXISTING EIGHTH EDITION.
2. SEE CODE DATA SHEET FOR ADDITIONAL CODE REFERENCES.
3. ALL WORK SHALL COMPLY WITH APPLICABLE CODES OR ORDINANCES OR REQUIREMENTS OF ENTITIES HAVING JURISDICTION.
4. ALL CONTRACTORS AND SUBCONTRACTORS SHALL REVIEW COMPLETE SETS OF PLANS AND SPECIFICATIONS AND VERIFY THE ACCURACY AND COMPLETE CONTRACT DOCUMENTS. WORK PER TRADE IS NOT LIMITED TO SPECIFIC SHEETS.
5. SEE SHEET C-100 FOR ADDITIONAL NOTES, ANNOTATIONS, SYMBOLS, AND ABBREVIATIONS.
6. IF DETAILS OR NOTES REFERENCED ARE NOT LOCATED, CONTACT THE ARCHITECT TO PROVIDE UNLESS SPECIFICALLY REFERENCED TO BE PROVIDED BY OTHERS.
7. CONSTRUCTION SITE MUST BE VISITED BY THE CONTRACTOR TO VERIFY CONDITIONS AND CONSTRUCTION DETAILS SHOWN OR CONFLICTS WITH WHAT IS SHOWN, NOTIFY THE ARCHITECT.

LEGEND



ORB
ENGINEERING, INC.
2128 E. EDGEWOOD DR.
SUITE 301
LAKELAND, FL 33803
PH: (863) 667-0500
FAX: (863) 667-0501
email@orbengineering.net
www.orbengineering.net

VICTOR PREBOR 3 ARCHITECTURE LLC
4013 DERBY DRIVE, LAKELAND, FL 33809
M:863.255.7033 victor@vprebor.com
www.prebor3.com

This item has been and shall remain the property of Victor Prebor 3 Architecture and shall be used only for the project and site identified herein. Any use of this document for any other project, site, or purpose without the written consent of VP3 LLC, is strictly prohibited. This document is not to be duplicated, disclosed or reproduced without the written consent of VP3 LLC.

**RESIDENTIAL RENOVATION
REXACH RESIDENCE
970 Hollingsworth Rd Lakeland, Florida**

ELEVATIONS

THESE PLANS ARE AN INSTRUMENT OF SERVICE AND PROPERTY OF VICTOR PREBOR 3 ARCHITECTURE LLC (VP3 LLC) COPYRIGHT 2020. THESE PLANS MAY NOT BE DUPLICATED, DISCLOSED OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF VP3 LLC.

21R034

review	02-17-2023
bid	02-17-2023
permit	12-29-2023
revision	revision 2

ADDRESS

970 HOLLINGSWORTH ROAD, LAKELAND, FL 33801
 PARCEL 24-28-20-238500-0000010
 SUBDIVISION CRESCENT PARK PH 5 PG 15 LOT 1 LESS N 55
 FT & LESS RD R/W AS DESC IN OR 1038-360
 LOT BOUNDARY SURVEY DATED 10-15-21
 LOT BOUNDARY DATA PROVIDED BY OWNER

ACCESSORY BUILDING UNIT STANDARDS

A) FRONT YARD (EAST) SETBACK - EXISTING ONE STORY	15' MIN REQUIRED 22.67' PROVIDED
B) INTERIOR SIDE YARD (SOUTH) SETBACK - EXISTING ONE STORY	5' MIN REQUIRED 5.00' PROVIDED
B) INTERIOR SIDE YARD (NORTH) SETBACK - EXISTING ONE STORY	5' MIN REQUIRED 5' PROVIDED
C) REAR (WEST) SETBACK - NEW GARAGE APARTMENT	5' MIN 53.63' PROVIDED
C) REAR (WEST) SETBACK - NEW GARAGE APARTMENT	5' MIN 13.00' PROVIDED
E) MAX HEIGHT (GARAGE APARTMENT)	24' MAX 24' PROVIDED
F) MINIMUM SEPARATION	5.33' PROVIDED
G) MAXIMUM LIVING AREA ADDITION RESIDENCE	1,615 SF 2,090 SF
MAXIMUM LIVING AREA 800 SF OR 40% OF EXISTING 2,090 (41) = 836 SF	800 SF MAX 800 SF PROVIDED

GENERAL NOTES

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- ALL WORK SHALL COMPLY WITH APPLICABLE CODES OR ORDINANCES OR REQUIREMENTS OF ENTITIES HAVING JURISDICTION.
- ALL CONTRACTORS AND SUBCONTRACTORS SHALL REVIEW COMPLETE SETS OF DRAWINGS, SPECIFICATIONS, AND ALL OTHER PORTIONS OF THE CONTRACT DOCUMENTS. WORK PER TRADE IS NOT LIMITED TO SPECIFIC SHEETS.
- SEE SHEET G-100 FOR ADDITIONAL NOTES, ANNOTATIONS, SYMBOLS, AND ABBREVIATIONS.
- IF DETAILS OR NOTES REFERENCED ARE NOT LOCATED, CONTACT THE ARCHITECT TO PROVIDE UNLESS SPECIFICALLY REFERENCED TO BE PROVIDED BY OTHERS.
- CONSTRUCTION SITE MUST BE VISITED BY THE CONTRACTOR TO VERIFY EXISTING CONDITIONS. IF CONDITIONS DIFFER FROM WHAT IS SHOWN OR CONFLICTS WITH WHAT IS SHOWN, NOTIFY THE ARCHITECT.

SITE NOTES

- EXISTING UNDERGROUND IRRIGATION SYSTEM TO REMAIN - REMOVE LINES AS REQUIRED BY NEW CONSTRUCTION. CAP LINES REROUTE LINES.
- REMOVE ALL ABANDONED UTILITIES WITHIN ARE OF NEW CONSTRUCTION. CAP LINES WHERE APPROPRIATE AND MARK ALL LOCATIONS ON RECORD DRAWINGS.
- LANDSCAPING AND IRRIGATION TO COMPLY WITH ORDINANCES, GUIDELINES, CODES AND REQUIREMENTS OF CITY OF LAKELAND AND DEED RESTRICTIONS.
- TRIMMING OF CANOPY OR ROOTS OF EXISTING TREES WHICH ARE TO REMAIN SHALL BE PERFORMED BY A LICENSED ARBORIST.
- ALL LANDSCAPING TO REMAIN SHALL BE PROTECTED FROM DAMAGE DURING ALL CONSTRUCTION ACTIVITIES.
- EXISTING PAVEMENT, WALLS & CURBS WHICH ARE TO REMAIN SHALL BE PROTECTED DURING ALL CONSTRUCTION ACTIVITIES.
- ALL EXISTING UTILITIES WHICH ARE TO REMAIN SHALL BE FLAGGED AND PROTECTED DURING ALL CONSTRUCTION ACTIVITIES.
- PATCH EXISTING ASPHALT PAVING WHERE DAMAGE DUE TO CONSTRUCTION.
- PATCHING EXISTING SIDEWALK - CONCRETE SIDE WALK TO BE 4" 2800 PSI FIBER REINFORCED CONCRETE WITH EXPANSION JOINTS AT 15' O.C. AND 1/4" X 1" CONTROL JOINTS AT 5'0" O.C. REFER TO SHEET P2-A-203 FOR REAR PATION DIMENSIONS
- ALL CONCRETE TO BE PLACED ON COMPACTED SOIL.

LOT DATA

ZONING CITY OF LAKELAND	
LOT AREA	15,246 S.F. 0.35 ACRES
FOOTPRINT	2,528 S.F.
SIDE YARD SETBACK - REAR SETBACK - FRONT YARD SETBACK	5.0' PROVIDED (G' REQ) 7.0' PROVIDED (H' REQ) 15.0' PROVIDED (I5' REQ)

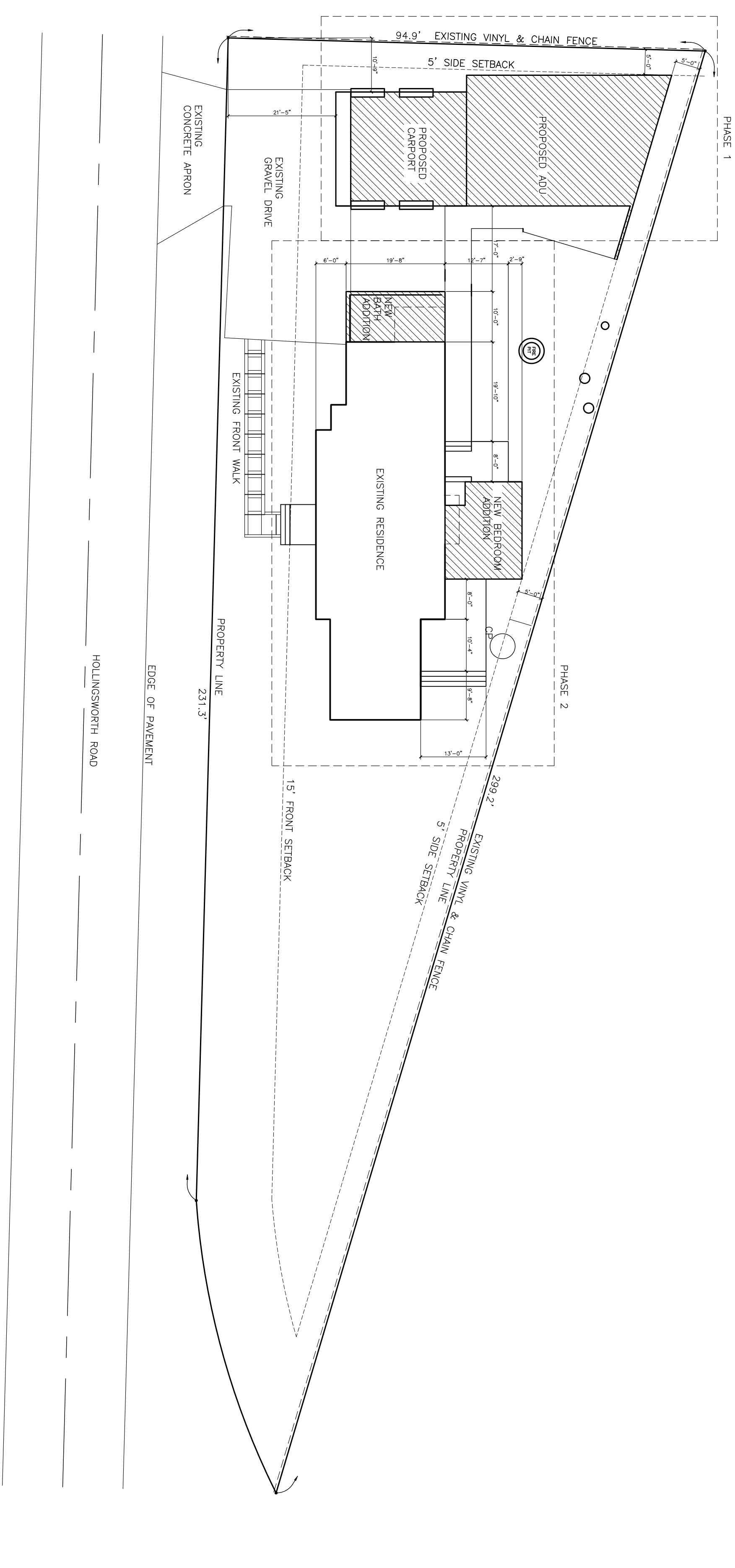
BUILDING DATA

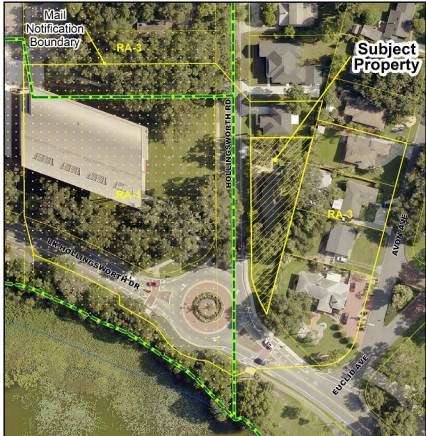
AREA CALCULATIONS - EXISTING

EXISTING MAIN HOUSE LIVING (A/A/D)	1,713 SF
EXISTING REMOVED FOR RECONSTRUCTION	98 SF
EXISTING MAIN HOUSE ADJUSTED TOTAL	1,615 SF

AREA CALCULATIONS - NEW

BEDROOM ADDITION	278 SF
BATH ADDITION	197 SF
TOTAL ADDITION	475 SF
TOTAL EXISTING AND ADDITION	2,090 SF
EXISTING ENTRY PORCH	41 SF
TOTAL UNDER ROOF	2,141 SF





File Number: ADU24-002

Present Zoning: RA-3

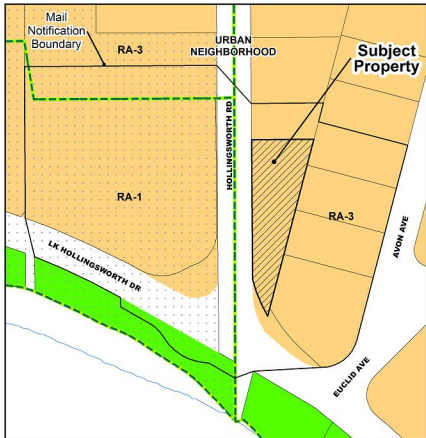
Context: Urban Neighborhood

Proposed Zoning: Compatibility Review for an Accessory Dwelling Unit

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



March 2024



File Number: ADU24-002

Present Zoning: RA-3

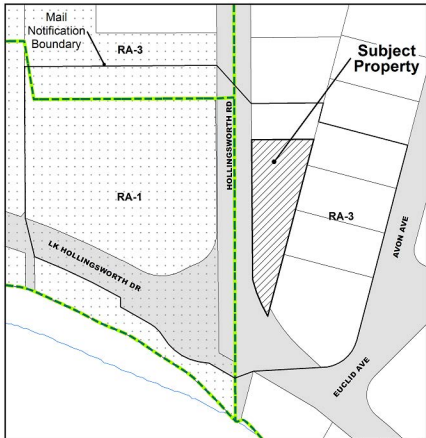
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-  Parcels
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-  Water Body



March 2024



File Number: ADU24-002

Present Zoning: RA-3

Context: Urban Neighborhood Compatibility Review

Proposed Zoning: Compatibility Review for an Accessory Dwelling Unit

- Subject Property
- Mail Notification Boundary
- Current City Limits
- Zoning
- Conditional Use
- GPI
- Parcels
- Railroad
- Water Body
- Roadway/Railway



March 2024



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

March 1, 2024

RE: 970 Hollingsworth Road - Project No. ADU24-002

Dear Property Owner:

This letter is to advise you that Victor Prebor, on behalf of Grissel Rexach, requests a compatibility review to allow for the construction of an accessory dwelling unit on property located at 970 Hollingsworth Road. The subject property is legally described as follows:

CRESCENT PARK PB 5 PG 15 LOT 1 LESS N 55 FT & LESS RD R/W AS DESC IN OR 1038-360. (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, March 19, 2024**, in the Lakeland Electric Building rooms 1A/B, 501 E. Lemon Street. As an owner of property adjacent to 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, March 19th 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.

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THIS IS A COURTESY LETTER NOT REQUIRED BY LAW



Planning & Zoning Board General Application

General Information:

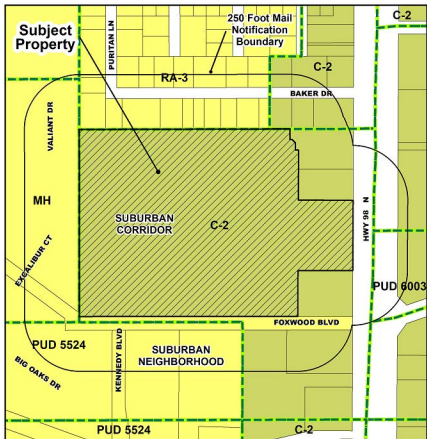
Project No:	CUP24-003	Application Date:	2/1/2024		
Project Name:	SAM'S CLUB 6441 LAKELAND, FL				
Subject Property Address:	4600 HWY 98 N				
Parcel ID:	232726000000022090	Total Acreage:	21.43		
Applicant Name:	ANDREW PETERSEN				
Applicant Address:	4450 W EAU GALLIE BL	MELBOURNE	FL	32934	
Owner Name:	SAMS EAST INC				
Owner Address:	PO BOX 8050	BENTONVILLE	AR	72712	

Request:

Application Type:	Conditional Use Permit	
Proposed		Current
Zoning:	Not Applicable	C-2 (Highway Commercial)
Land Use:	Not Applicable	Mixed Commercial Corridor (MCC)
Context:		Suburban Corridor (SCO)
Explanation of Request:	Project scope of the civil work includes demolition, erosion control, truck route considerations, paving and grading, and utility relocations.	
Justification:		

Concurrency:

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



File Number: CUP24-003

Present Zoning: C-2

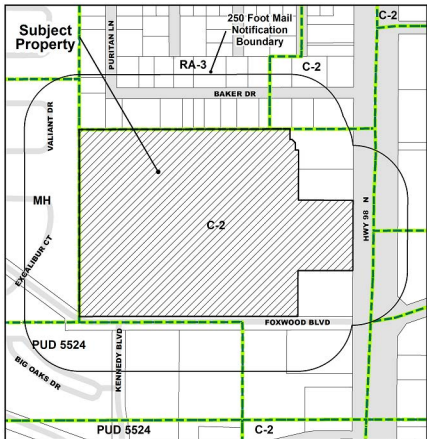
Present Context: Suburban Corridor

Proposed Zoning: Conditional Use to Allow Motor Vehicle Fuel Sales, Major

March 2024

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





File Number: CUP24-003

Present Zoning: C-2

Present Context: Suburban Corridor

Proposed Zoning: Conditional Use to Allow Motor Vehicle Fuel Sales, Major

March 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

March 1, 2024

RE: 4600 Hwy 98 N - Project No. CUP24-003

Dear Property Owner:

This letter is to advise you that Andrew Petersen, on behalf of Sam's East, Inc., requests a conditional use to allow motor vehicle fuel sales, major, as an accessory use for the Sam's Club retail store on property located at 4600 Hwy 98 N (4600 U.S. Highway 98 North). The subject property is legally described as follows:

COMM SE COR SEC RUN N 490.24 FT W 85.85 FT TO W R/W HWY 98 S 19 FT W 250 FT TO POB CONT W 998.56 FT N 854.16 FT E 963.05 FT S 48 FT E 10 FT S 44 DEG 45 MIN 35 SEC E 21.15 FT S 33 FT E 15 FT S 228.5 FT E 250 FT TO R/W S ALONG R/W 320.27 FT W 250 FT S 210 FT TO POB. (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, March 19, 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, March 19th meeting.

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Planning & Zoning Board General Application

General Information:

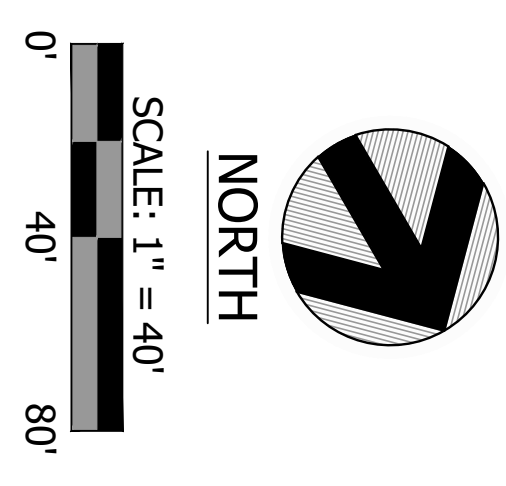
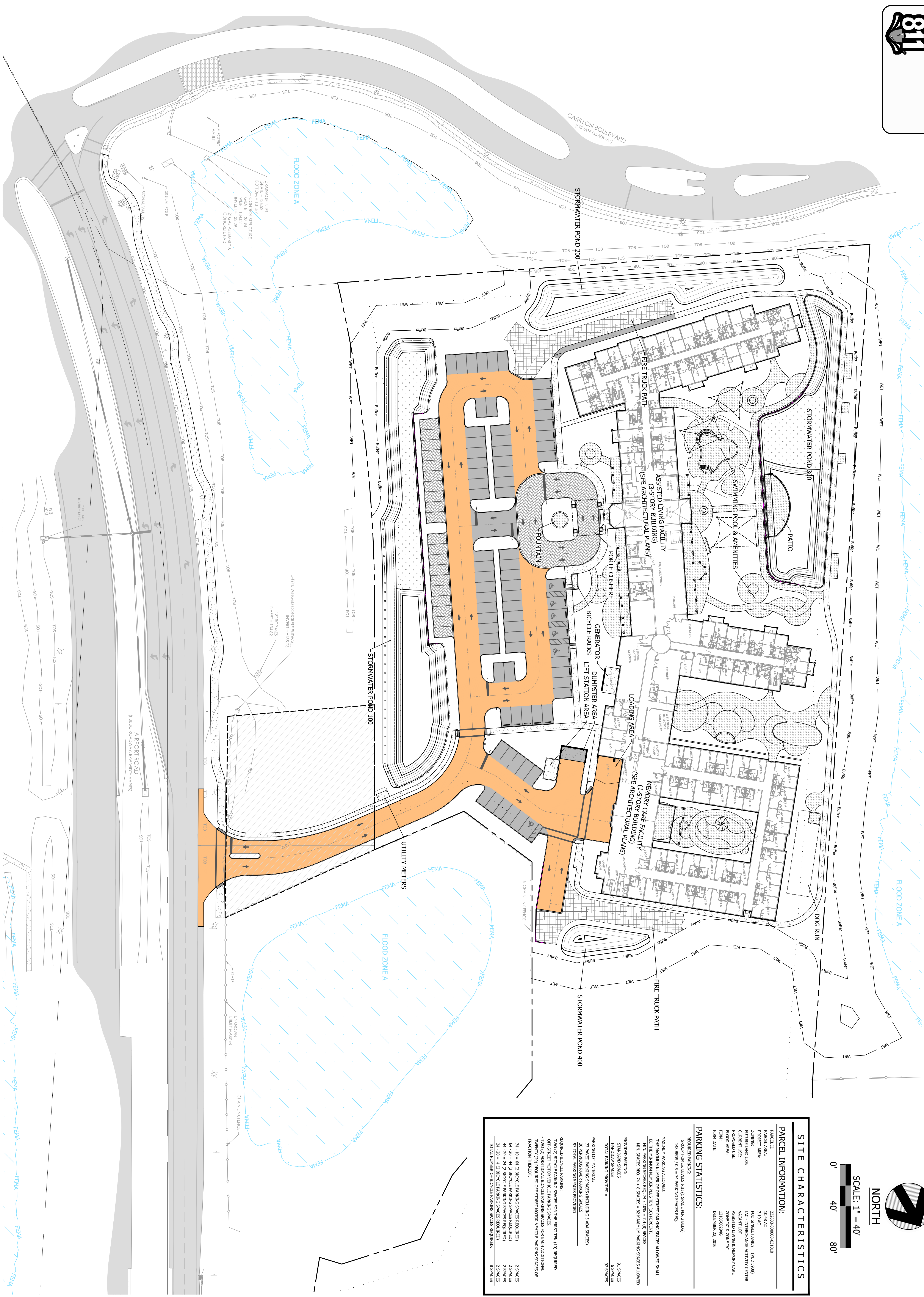
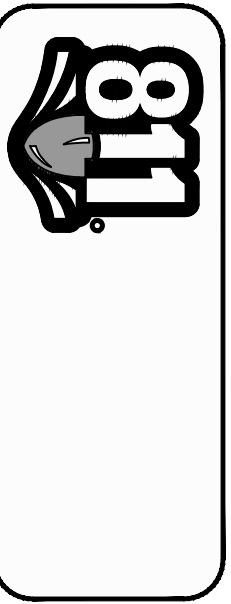
Project No:	PUD24-003	Application Date:	2/6/2024		
Project Name:	ADEN SR. LIVING				
Subject Property Address:	3201 AIRPORT RD				
Parcel ID:	232833000000031010	Total Acreage:	10.45		
Applicant Name:	Sarah Case				
Applicant Address:	3825 S Florida Av	Lakeland	FL	33813	
Owner Name:	RBS LAKELAND INVESTMENTS LLC				
Owner Address:	4770 BISCAYNE BLVD STE 1400	MIAMI	FL	33137	

Request:

Application Type:	Planned Unit Development	Minor Modification
Proposed		Current
Zoning:	Not Applicable	PUD 5908 (Planned Unit Development)
Land Use:	Not Applicable	Interchange Activity Center (IAC)
Context:		Suburban Corridor (SCO)
Explanation of Request:	Applicant seeks a Minor Modification to PUD23-018 due to the reverse footprint submitted to the City for Engineering Site Plan review, currently in-house.	
Justification:		

Concurrency:

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



SITE CHARACTERISTICS

PARCEL INFORMATION:

PARCEL ID: 2289 30000 01010
 PROJECT AREA: 7.19 AC
 ZONING: R-UD SINGLE FAMILY (R-UD SRS)
 FUTURE LAND USE: I-UC INTERCHANGE ACTIVITY CENTER
 CURRENT USE: VACANT LOT
 FLOOD AREA: ZONE X-C & ZONE X-1
 FEMA: 1218030346
 FEMA DATE: DECEMBER 22, 2015

PARKING STATISTICS:

REQUIRED PARKING:
 GROUP HOMES, LEVELS 1-11 (1 SPACE PER 2 BEDS)
 148 BEDS / 0.5 = 74 PARKING SPACES REQ.
MAXIMUM PARKING ALLOWED:
 -THE MAXIMUM NUMBER OF OFF-STREET PARKING SPACES ALLOWED SHALL BE THE MINIMUM NUMBER PLUS TEN (10) PERCENT.
 74 X 1.10% = 77.4 (8) SPACES
MIN. SPACES REQ. 74 + 8 SPACES = 82 MAXIMUM PARKING SPACES ALLOWED
PROVIDED PARKING:
 STANDARD SPACES: 91 SPACES
 HANDICAP SPACES: 6 SPACES
 TOTAL PARKING PROVIDED = 97 SPACES

PARKING OF METRIC:
 20 PERIODIC PARKING SPACES (INCLUDING 5 ADA SPACES)
 97 TOTAL PARKING SPACES PROVIDED
REQUIRED BICYCLE PARKING:
 -NO. (1) REQUIRED FOR THE FIRST TEN (10) REQUIRED OFF-STREET MOTOR VEHICLE PARKING SPACES.
 -NO. (2) ADDITIONAL BICYCLE PARKING SPACES FOR EACH ADDITIONAL TWENTY (20) REQUIRED OFF-STREET MOTOR VEHICLE PARKING SPACES OF RATION THEREOF.
 24 - 10 = 14 (2 BICYCLE PARKING SPACES REQUIRED)
 64 - 20 = 44 (2 BICYCLE PARKING SPACES REQUIRED)
 44 - 20 = 24 (2 BICYCLE PARKING SPACES REQUIRED)
 24 - 20 = 4 (2 BICYCLE PARKING SPACES REQUIRED)
TOTAL NUMBER OF BICYCLE PARKING SPACES REQUIRED: 8 SPACES

CLIENT:	JP WISEMAN CONSTRUCTION SERVICES, LLC
PROJECT:	LAKELAND SENIOR LIVING
OVERALL SITE PLAN	
AIRPORT ROAD ... LAKELAND, FLORIDA 33811	
PROJECT NO.	2489
SHEET	C300

SLOAN
 Engineering Group
 150 SOUTH WOODLAWN AVENUE, BARTOW, FL 33830
 PHONE: (863) 800-3046 - FAX: (863) 800-1159
 FLORIDA CERTIFICATE OF AUTHORIZATION (FLCA) #26247

DESIGNED BY:	SANTOS MEDINA, III, P.E. STATE OF FLORIDA PROFESSIONAL ENGINEER LICENSE NO. 74939
DRAWN BY:	AM
CHECKED BY:	SM
DATE:	01/22/2024

NO.	DATE	DESCRIPTION

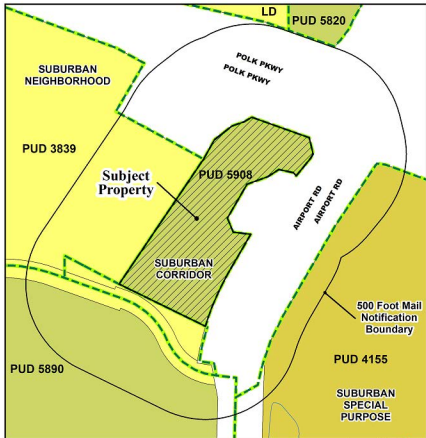


File Number: PUD24-003
Present Zoning: PUD 5908
Present Context: Suburban Corridor
Proposed Zoning: Minor Modification of PUD Zoning to Adopt a New Site Plan to Relocate Three-Story ACLF Adjacent to Carillon Blvd

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



March 2024



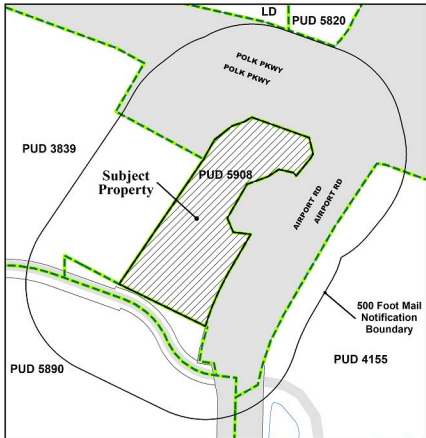
File Number: PUD24-003

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 Present Context: Suburban Corridor
 Proposed Zoning: Minor Modification of PUD Zoning to Adopt a New Site Plan to Relocate Three-Story ACLF Adjacent to Carillon Blvd

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March 2024



File Number: PUD24-003

Present Zoning: PUD 5908
 Present Context: Suburban Corridor
 Proposed Zoning: Minor Modification of PUD Zoning to Adopt a New Site Plan to Relocate Three-Story ACLF Adjacent to Carillon Blvd

March 2024

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





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

March 1, 2024

RE: 3201 Airport Road - Project No. PUD24-003

Dear Property Owner:

This letter is to advise you that Sarah Case, Next Level Planning & Permitting, on behalf of RBS Lakeland Investments LLC, requests a minor modification of PUD (Planned Unit Development) zoning to adopt a new site plan and reorient a previously approved three-story assisted-living facility adjacent to Carillon Boulevard, on property located at 3201 Airport Road. The subject property is legally described as follows:

UNRE AUCTION TRACT 12 COMM SW COR OF SEC RUN N 1335.42 FT E 1373.11 FT TO C/L AIRPORT RD N 01 DEG 41 MIN 57 SEC E 1572.81 FT N 28 DEG 26 MIN 15 SEC W 85.97 FT TO POB RUN N 64 DEG W 665 FT N 34 DEG 03 MIN 43 SEC E 809.23 FT N 30 DEG 24 MIN 16 SEC E 118.22 FT N 52 DEG 04 MIN 16 SEC E 118.29 FT N 70 DEG 11 MIN 04 SEC E 68.68 FT N 59 DEG 52 MIN 28 SEC E 48.22 FT S 70 DEG 30 MIN 36 SEC E 325.88 FT S 13 DEG 32 MIN 29 SEC E 144.22 FT S 29 DEG 58 MIN 37 SEC W 637.37 FT SWLY ALONG A CURVE 409.12 FT TO POB LESS R/W FOR SR 570. (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, March 19, 2024**, in the Lakeland Electric Building rooms 1A/B, 501 E. Lemon Street. As an owner of property within 500 feet of this request, as indicated on the attached map, you will be given an opportunity to express your opinion at the public hearing *or* you may submit your views to the Community Development Department, 863-834-6011 or planning@lakelandgov.net, prior to the Tuesday, March 19th 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, February 20, 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, Veronica Rountree, 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; Audrey McGuire, Senior Planner; and Christelle Burrola, Planning Assistant, were present. Assistant City Attorney Alex Landback was also present.

PUBLIC HEARING

ITEM 1: 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)

Audrey McGuire stated the subject property is zoned O-1 (Low Impact Office) and located within the Urban Neighborhood (UNH) context district. The subject property is also located within the boundaries of the Midtown Community Redevelopment Agency (Midtown CRA). In 2002, a conditional use permit was approved by the City Commission to allow for the use of the property as a child daycare center. Ms. McGuire pointed to photos on the overhead screen of the subject property.

Mark Wilson, 109 S. Kentucky Avenue, representing the applicant, summarized the proposed request.

Ms. McGuire presented the recommended conditions for approval.

Ms. McGuire stated staff did not receive any public comment in regard to the request.

In response to Susan Seitz, Mr. Wilson stated that students in different grades will have staggered arrival times to ensure that vehicles queuing for student pickup/drop off do not back up onto the street. Some of the students also arrive via van.

In response to Silvana Knight, Ms. McGuire stated there is a sidewalk along Martin L. King Jr. Avenue and W. 2nd Street.

In response to Chuck Barmby, Mr. Wilson stated the existing Inspire Academy is about a mile away.

In response to Joseph Lauk, Mr. Wilson stated the school will have approximately six staff members to support the students.

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

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

GENERAL MEETING

ITEM 2: Review minutes of the January meeting.

Silvana Knight made a motion for approval of the minutes from the previous meeting. Leigh Ann Lunz seconded the motion and it passed 6—0. Susan Seitz was not present at the time of the vote.

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)

Phillip Scearce stated the applicant requests a one-month continuance.

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

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)

Audrey McGuire stated a plat for Lake John Villas (formerly known as Waterford Villas and Woodlake Cove Condominiums) has been submitted by Joseph A. Bena, Kimley-Horn & Associates, Inc. on behalf of LEM Properties, LLC. 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. Staff recommended approval of the plat.

Silvana Knight made a motion for approval of staff's recommendation. Jeri Thom seconded the motion and it passed 7—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 March hearing.

ITEM 6: Audience.

There were no comments from the audience.

ITEM 7: Adjourn.

There being no further discussion, the meeting was adjourned at 8:55 AM.

Respectfully Submitted,

Joseph Lauk, Chair

Silvana Knight, Secretary



Community & Economic Development Staff Request for Delay

Date:	March 19, 2024	Reviewer:	Phillip Scearce
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:	April 16, 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

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



Report of City Commission Action on Planning and Zoning Board Recommendations

Tuesday, March 19, 2024

Meeting of March 4, 2024

Ordinances (First Reading)

Proposed 24-010; Approving a Conditional Use to Allow a School for Grades K-5 on Property Located at 510 W. 2nd Street. (CUP23-030)

Meeting of February 19, 2024

Ordinances (Second Reading)

Proposed 24-007; Application of I-3 (Heavy Industrial) Zoning on Approximately 17 Acres Located at 2700 N. Combee Road. (ZON23-012) **Approved 6—0, Ordinance 6026**

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)
Approved 6—0, Ordinance 6027

Proposed 24-009; Amending Ordinance 3429, as Amended; Major Modification of PUD (Planned Unit Development) Zoning to Incorporate a 137.58 Acre Parcel 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. (PUD23-025)
Approved 6—0, Ordinance 6028