

AGENDA

Planning & Zoning Board
City Commission Chambers
February 21, 2023, 8:30 a.m.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this proceeding, or those requiring language assistance (free of charge) should contact the City of Lakeland ADA Specialist, Jenny Sykes, no later than 48 hours prior to the proceeding, at **(863) 834-8444**, Email:

Jennifer.Sykes@lakelandgov.net. If hearing impaired, please contact the TDD numbers: Local - **(863) 834-8333** or **1-800-955-8771** (TDD-Telecommunications Device for the Deaf) or the Florida Relay Service Number **1-800-955-8770 (VOICE)**, for assistance.

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. Changes to Article 2, Section 2.6 Master Use List, to add public safety and security facilities, including police, fire rescue and ambulance facilities, as a permitted use under the general use category Utility and Essential Service Facilities, Level I. Owner/Applicant: City of Lakeland. (LDC23-001)
 - b. Consideration of final decision.
- ITEM 2:**
- a. Compatibility review to allow for the construction of three single-family dwellings in accordance with the development standards for the Cottage (CT) special building type, as specified in Table 3.4-10 of the Land Development Code, on property located at 720 W. 14th Street. Owner/Applicant: Franklin Cruz, TrueInvestors Development. (SBT22-004)
 - b. Consideration of final decision.
- ITEM 3:** Major modification to PUD (Planned Unit Development) zoning to allow for the construction of a 41,000 sq. ft. field house building, a 4,000 sq. ft. expansion of an existing childcare building, and relocation of existing off-street parking facilities on property located at 3620 Cleveland Heights Boulevard (Lakeland Family YMCA). Owner: Young Men's Christian Association. Applicant: Shelton Rice, Peterson & Myers, P.A. (PUD23-002)
- ITEM 4:** Change in zoning from C-1 (Pedestrian Commercial) to MF-22 (Multi-Family Residential) on property located at 401 W. Peachtree Street. Owner: 401 W Peachtree LLC. Applicant: The Lunz Group. (ZON22-014)

GENERAL MEETING

- ITEM 5:** Review minutes of the January meeting.
- ITEM 6:** Change in zoning from I-2 (Medium Industrial) and LD (Limited Development), and a major modification of existing PUD (Planned Unit Development) zoning to allow an 820,300 sq. ft. warehouse distribution center on approximately 66.68 acres generally located west of Airport Road and north of Drane Field Road (3805 Drane Field Road). Owner: Woods Family Management, LLC. Applicant: Jim Studiale. (PUD22-020) **Note: Continued from a previous meeting.**

ITEM 7: Small-scale map amendment to change the future land use designation from Residential Medium (RM) to Residential High (RH), and a change in zoning from RA-3 (Single-Family) to PUD (Planned Unit Development), to allow an 88-unit multi-family residential development on property located at 1205 Neville Avenue. Owner: All Inclusive Handyman Service. Applicant: Tom Wodrich, TDW Land Planning. (LUS22-009/PUD22-024)

ITEM 8: Major modification of PUD (Planned Unit Development) zoning to allow a two-story, 94,000 sq. ft. mini warehouse/self-storage facility on property located at 2575 Harden Boulevard. Owner: New Heritage, LLC. Applicant: Timothy Campbell, Clark, Campbell, Lancaster, Workman & Airth, P.A. (PUD22-023)

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

ITEM 10: Audience.

ITEM 11: Adjourn.



Community & Economic Development Staff Recommendation

Date:	February 21, 2023	Reviewer:	Damaris Stull
Project No:	LDC23-001	Applicant:	City of Lakeland
P&Z Hearing:	February 21, 2023	P&Z Final Decision:	February 21, 2023
Request:	Changes to Article 2 Use Standards, Section 2.6 Master Use List, to add public safety and security facilities, including police, fire rescue and ambulance facilities, as a permitted use under the general use category Utility and Essential Service Facilities, Level I.		

1.0 Background

Periodically, various changes to the Land Development Code (LDC) are proposed in response to changing circumstances or to clarify existing provisions. The proposed changes to Article 2 (Use Standards) amend Section 2.6 (Master Use List) to allow for public safety and security facilities, including police, fire rescue and ambulance facilities, as permitted under the general use category Utility and Essential Service Facilities, Level I.

1.1 Attachments

Attachment A: Proposed Changes to Section 2.6 (Master Use List)

2.0 Discussion

The current version of the Land Development Code (LDC) was adopted by the City Commission in 2013. The intent of Section 2.6 (Master Use List) is to provide definitions for all uses addressed by the Land Development Code. As adopted by the City Commission in December of 2013, "safety and security facilities, including police, fire and ambulance facilities," were included in the Master Use List as part of Sub-Section 2.6.3.6 of the Land Development Code under the general category of Public Non-Commercial Principal Uses. Prior to the adoption of the new LDC, such uses were classified under the general category Utility and Essential Service Facilities, Level I.

In 2015, through a text amendment to the Land Development Code, Section 2.6 was revised to combine both Public Non-Commercial Principal Uses and Quasi-Public Non-Commercial Uses into a new use category called Public and Quasi-Public Non-Commercial Principal Uses. The new category was divided into two separate levels of intensity (Level I and Level II) to distinguish between low impact uses which would be permitted by right and more intense uses which would require a conditional use in certain zoning districts. This change to the code, however, had the unintended effect of eliminating safety and security facilities from the Land Development Code as the use was erroneously omitted from both intensity levels under the new category.

Public safety and security facilities such as police, fire rescue and EMS facilities are essential services and a core function of local government. As such, it would be more appropriate to restore the use to the general use category Utility and Essential Service Facilities, Level I consistent with how such uses were permitted under the previous Land Development Code.

The proposed changes add public safety and security facilities, including police, fire rescue, and ambulance facilities, as a permitted use under the general use category Utility and Essential Service Facilities, Level I. This generally use category, which includes facilities such as electrical substations and wastewater lift stations, is permitted by right in all zoning districts.

3.0 Recommendation

3.1 Community & Economic Development Staff

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

The Community & Development Department reviewed this request and recommends the proposed changes to the Land Development Code.

Recommendation

It is recommended that the proposed changes to Article 2 Sub-section 2.6 of the Land Development Code, as described in Attachment "A", be approved.

ATTACHMENT "A"

2.6 Master Use List

...

2.6.3 PRINCIPAL USES LISTED AND DEFINED

...

2.6.3.8 Infrastructure and Transportation Uses

...

Utility and Essential Service Facilities, Level I

Electrical substations

Cable television and wireless cable television headend and transmission facility

Gas regulator stations

Major transmission lines

Telephone exchange and transmission equipment buildings

Water pumping stations

Wastewater pumping station

Public safety and security facilities (including police, fire rescue and ambulance facilities)



Planning & Zoning Board General Application

General Information:

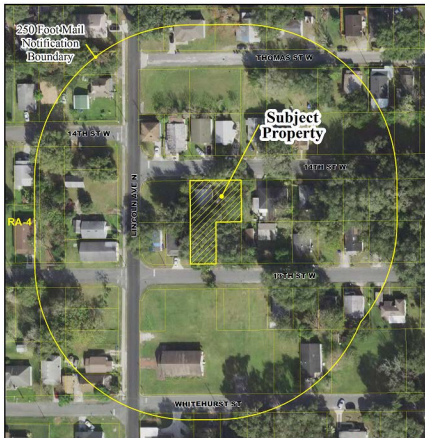
Project No:	SBT22-004	Application Date:	12/29/2022
Project Name:	720 W 17TH ST_ARC DEVELOPMENT		
Subject Property Address:	720 W 14TH ST		
Parcel ID:	232812040000006120	Total Acreage:	0.06
Applicant Name:	TRUEINVESTORS DEVELOPMENT - FRANKLIN CRUZ		
Applicant Address:	1945 VIA LAGO DR.	LAKELAND	FL 33810
Owner Name:	FRANKLIN CRUZ - TRUEINVESTORS DEVELOPMENT		
Owner Address:	1945 VIA LAGO DR.	LAKELAND	FL 33810

Request:

Application Type:	SPECIAL BUILDING TYPE	
Proposed		Current
Zoning:	Not Applicable	(RA-4) Single Family
Land Use:	Not Applicable	Residential Medium (RM)
Context:	Not Applicable	Urban Neighborhood (UNH)
Explanation of Request:	I'm requesting to build three modern workforce residences on our ARC formation in three separate lots on 720 w 14th st.	
Justification:	The lots are 41x67, which I understand I would need to meet the cottage lot guidelines to build. The site plan and blueprint meet the cottage lot requirements. We request expedited approval for separate addresses and zoning for Lots 12, 13 & 18 to meet the immediate need for affordable housing in the Lakeland area.	

Concurrency:

Proposed Dwelling Units:	3	Project Floor Area:	2747	Square feet
Type of Use:		Phase		Year
Estimate of Public Service Demand				
Roadways	Daily Trips:	0	PM Peak Hour Trips:	0
Potable Water		GPD	Wastewater	GPD
			Solid Waste	PPD



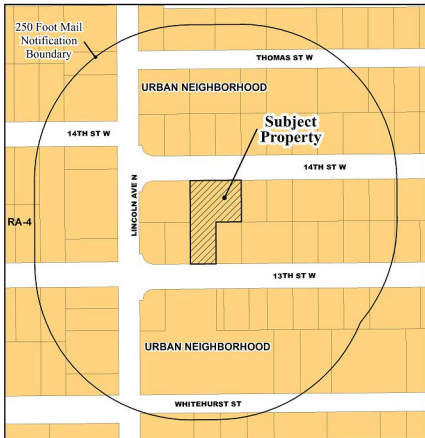
File Number: SBT22-004

Present Zoning: RA-4
Context: Urban Neighborhood
Proposed Zoning: Compatibility Review to Allow Three Single-Family Dwellings in Accordance with the Cottage (CT) Special Building Type

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



February 2023



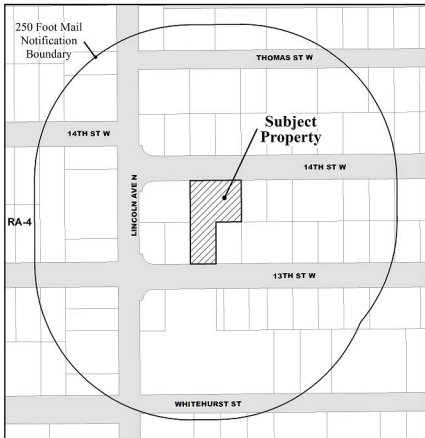
File Number: SBT22-004

Present Zoning: RA-4
Context: Urban Neighborhood
Proposed Zoning: Compatibility Review to Allow Three Single-Family Dwellings in Accordance with the Cottage (CT) Special Building Type

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



February 2023



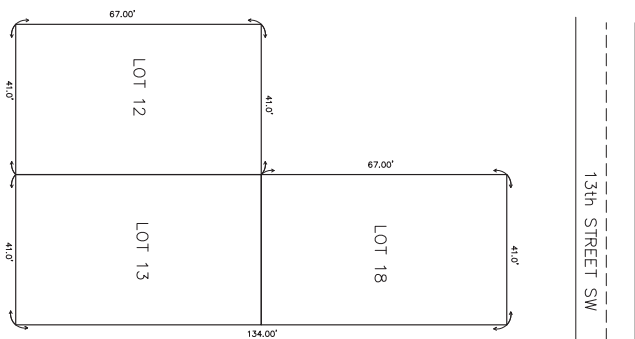
File Number: SBT22-004

Present Zoning: RA-4
Context: Urban Neighborhood
Proposed Zoning: Compatibility Review to Allow Three Single-Family Dwellings in Accordance with the Cottage (CT) Special Building Type

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



February 2023



This item has been electronically signed and sealed by Victor Pribor AIA using a Digital Signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



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

February 3, 2023

RE: Compatibility Review for Three Cottage Lots on Property Located at 720 W. 14th Street –
Project No. SBT22-004

Dear Property Owner:

This is to advise you that Franklin Cruz, TrueInvestors Development, requests a compatibility review to allow for the construction of three single-family dwellings in accordance with the development standards for the Cottage (CT) special building type, as specified in Table 3.4-10 of the Land Development Code, on property located at 720 W. 14th Street, legally described as:

PALMA CEIA COURT PB 10 PG 29 BLK F LOTS 12 & 13 & 18 LESS N 5 FT OF LOTS 12 & 13 FOR R/W & LESS S 5 FT OF LOT 18 FOR R/W. (A complete legal description is available in the Community & Economic Development Department.)

The Cottage (CT) special building type allows for the construction of single-family homes on smaller lots within single-family zoning districts when the development involves three or more contiguous lots subject to a compatibility review by the Planning and Zoning Board.

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 21, 2023** in the City Commission Room, City Hall, 228 S. Massachusetts Avenue. As an owner of property abutting 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 via email to the Community & Economic Development Department, planning@lakelandgov.net prior to the Tuesday, February 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, Jenny Sykes, no later than 48 hours prior to the proceeding, at (863) 834-8444, Email: Jennifer.Sykes@lakelandgov.net. If hearing impaired, please contact the TDD numbers: Local - (863) 834-8333 or 1-800-955-8771 (TDD-Telecommunications Device for the Deaf) or the Florida Relay Service Number 1-800-955-8770 (VOICE), for assistance.

THIS IS A COURTESY LETTER NOT REQUIRED BY LAW

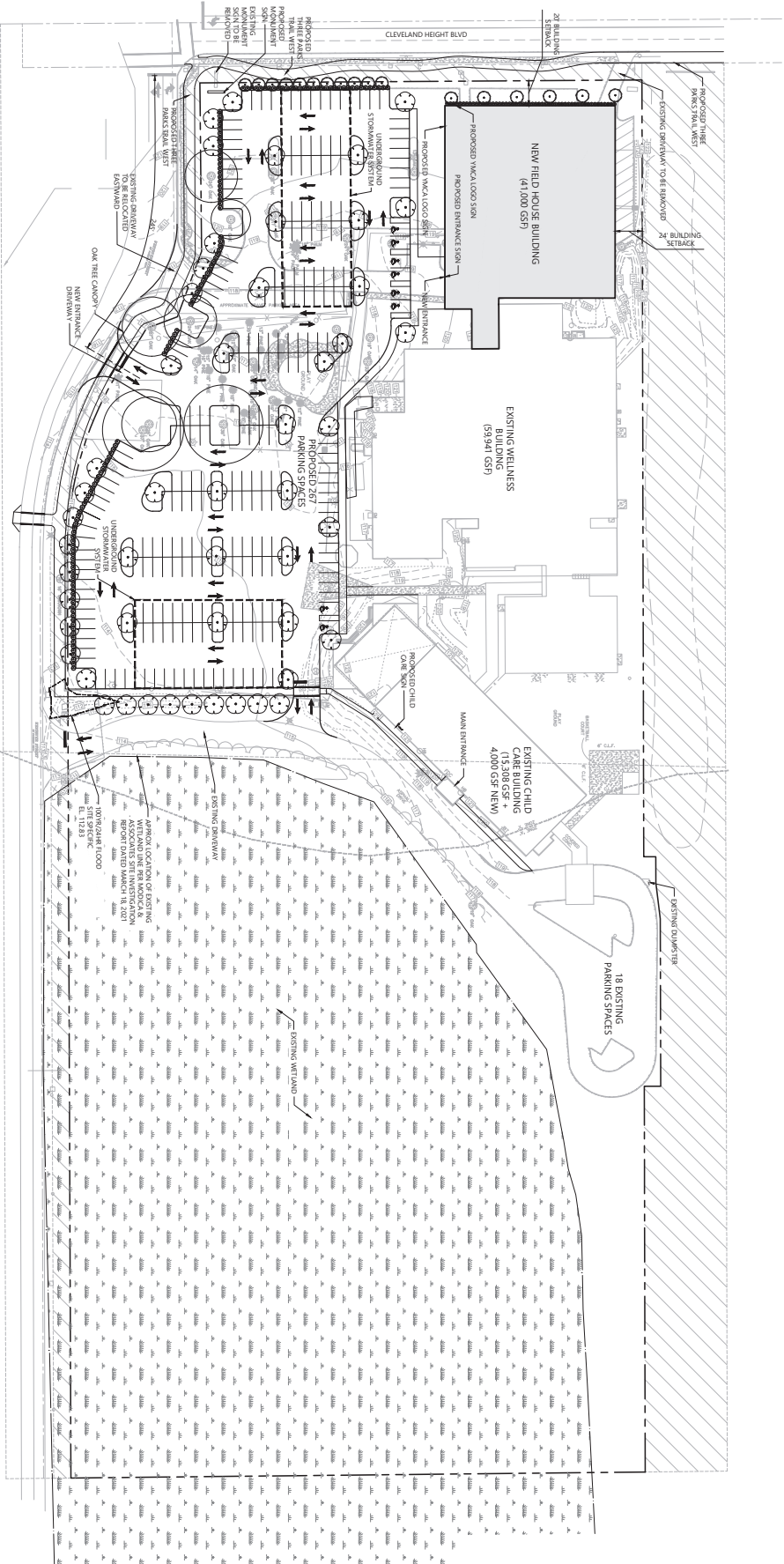


Planning & Zoning Board General Application

General Information:				
Project No:	PUD23-002	Application Date:	1/3/2023	
Project Name:	FAMILY YMCA_3620 CLEVELAND HTS BL			
Subject Property Address:	3620 CLEVELAND HTS BL			
Parcel ID:	242831261000000611	Total Acreage:	14.68	
Applicant Name:	SHELTON RICE			
Applicant Address:	225 EAST LEMON STREET, SUITE 300	LAKELAND	FL	33801
Owner Name:	YOUNG MEN'S CHRISTIAN ASSOCIAT			
Owner Address:	3620 CLEVELAND HEIGHTS BLVD	LAKELAND	FL	338034963

Request:		
Application Type:	PLANNED UNIT DEVELOPMENT	MAJOR MODIFICATION
Proposed		Current
Zoning:	PUD (Planned Unit Development)	(LD) Limited Development, (PUD) 394 Planned Unit Development
Land Use:	RM-Residential Medium	Residential Medium (RM)
Context:	UNH-Urban Neighborhood	Urban Neighborhood (UNH)
Explanation of Request:	Major Modification to Existing PUD to allow for renovation and expansion of the existing YMCA	
Justification:	See attached documentation.	

Concurrency:								
Proposed Dwelling Units:		0	Project Floor Area:		120249		Square feet	
Type of Use:	Other				Phase	2 and 3	Year	2023
Estimate of Public Service Demand								
Roadways	Daily Trips:	0		PM Peak Hour Trips:		0		
Potable Water		GPD	Wastewater		GPD	Solid Waste		PPD



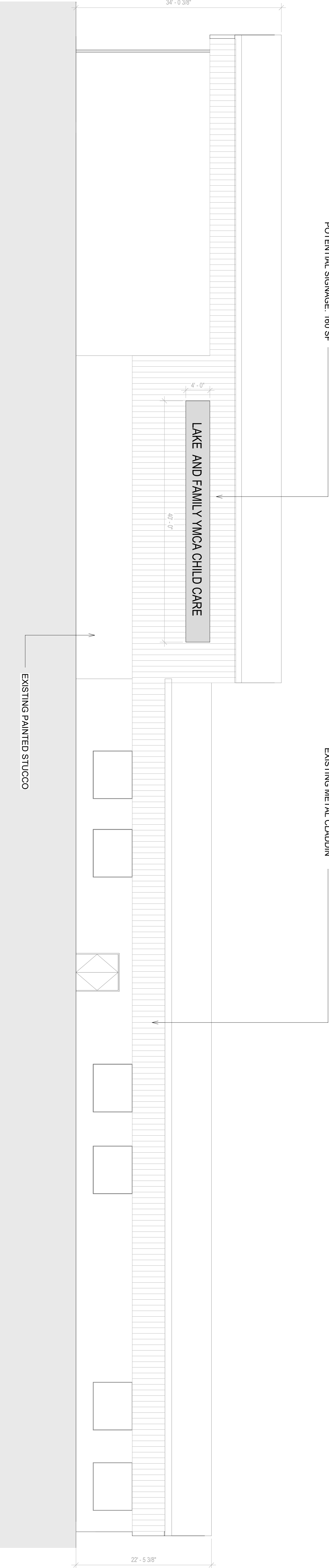
Site Data Table

PROPERTY PARCEL ID	24-2-8-31-30100-000811
PROPERTY AREA	1.468 ACRES
GRAND PAVILION ACRES	8.21 ACRES
NET DEVELOPABLE ACRES	6.6 ACRES
PLANNED LAND USE	RESIDENTIAL MEDIUM DENSITY (RM)
CONTEXT	URBAN NEIGHBORHOOD
ZONING	PLANNED UNIT DEVELOPMENT AND RM-5

EXISTING USE	YMCA FACILITY
PROPOSED USE	YMCA FACILITY
BUILDING PROGRAM	WELLNESS BUILDING
WELLNESS BUILDING	59,941 GSF (PROPOSED)
CHILD CARE BUILDING	10,308 GSF (PROPOSED)
FIELD HOUSE BUILDING	41,000 GSF (PROPOSED)
TOTAL COMBINED BUILDINGS	71,249 GSF (TOTAL PROPOSED)
EXISTING PARKING	18 STANDARD SPACES
PROPOSED PARKING	292 STANDARD SPACES
TOTAL PARKING	310 STANDARD SPACES
EXISTING TREES	133 STANDARD TREES
PROPOSED TREES	18 STANDARD TREES
TOTAL TREES	151 STANDARD TREES

PLANT LEGEND

TYPE 1 TREE	10' TALL
TYPE 2 TREE	15' TALL
TYPE 3 TREE	20' TALL
TYPE 4 TREE	25' TALL
TYPE 5 TREE	30' TALL
TYPE 6 TREE	35' TALL
TYPE 7 TREE	40' TALL
TYPE 8 TREE	45' TALL
TYPE 9 TREE	50' TALL
TYPE 10 TREE	55' TALL
TYPE 11 TREE	60' TALL
TYPE 12 TREE	65' TALL
TYPE 13 TREE	70' TALL
TYPE 14 TREE	75' TALL
TYPE 15 TREE	80' TALL
TYPE 16 TREE	85' TALL
TYPE 17 TREE	90' TALL
TYPE 18 TREE	95' TALL
TYPE 19 TREE	100' TALL
TYPE 20 TREE	105' TALL
TYPE 21 TREE	110' TALL
TYPE 22 TREE	115' TALL
TYPE 23 TREE	120' TALL
TYPE 24 TREE	125' TALL
TYPE 25 TREE	130' TALL
TYPE 26 TREE	135' TALL
TYPE 27 TREE	140' TALL
TYPE 28 TREE	145' TALL
TYPE 29 TREE	150' TALL
TYPE 30 TREE	155' TALL
TYPE 31 TREE	160' TALL
TYPE 32 TREE	165' TALL
TYPE 33 TREE	170' TALL
TYPE 34 TREE	175' TALL
TYPE 35 TREE	180' TALL
TYPE 36 TREE	185' TALL
TYPE 37 TREE	190' TALL
TYPE 38 TREE	195' TALL
TYPE 39 TREE	200' TALL
TYPE 40 TREE	205' TALL
TYPE 41 TREE	210' TALL
TYPE 42 TREE	215' TALL
TYPE 43 TREE	220' TALL
TYPE 44 TREE	225' TALL
TYPE 45 TREE	230' TALL
TYPE 46 TREE	235' TALL
TYPE 47 TREE	240' TALL
TYPE 48 TREE	245' TALL
TYPE 49 TREE	250' TALL
TYPE 50 TREE	255' TALL
TYPE 51 TREE	260' TALL
TYPE 52 TREE	265' TALL
TYPE 53 TREE	270' TALL
TYPE 54 TREE	275' TALL
TYPE 55 TREE	280' TALL
TYPE 56 TREE	285' TALL
TYPE 57 TREE	290' TALL
TYPE 58 TREE	295' TALL
TYPE 59 TREE	300' TALL
TYPE 60 TREE	305' TALL
TYPE 61 TREE	310' TALL
TYPE 62 TREE	315' TALL
TYPE 63 TREE	320' TALL
TYPE 64 TREE	325' TALL
TYPE 65 TREE	330' TALL
TYPE 66 TREE	335' TALL
TYPE 67 TREE	340' TALL
TYPE 68 TREE	345' TALL
TYPE 69 TREE	350' TALL
TYPE 70 TREE	355' TALL
TYPE 71 TREE	360' TALL
TYPE 72 TREE	365' TALL
TYPE 73 TREE	370' TALL
TYPE 74 TREE	375' TALL
TYPE 75 TREE	380' TALL
TYPE 76 TREE	385' TALL
TYPE 77 TREE	390' TALL
TYPE 78 TREE	395' TALL
TYPE 79 TREE	400' TALL
TYPE 80 TREE	405' TALL
TYPE 81 TREE	410' TALL
TYPE 82 TREE	415' TALL
TYPE 83 TREE	420' TALL
TYPE 84 TREE	425' TALL
TYPE 85 TREE	430' TALL
TYPE 86 TREE	435' TALL
TYPE 87 TREE	440' TALL
TYPE 88 TREE	445' TALL
TYPE 89 TREE	450' TALL
TYPE 90 TREE	455' TALL
TYPE 91 TREE	460' TALL
TYPE 92 TREE	465' TALL
TYPE 93 TREE	470' TALL
TYPE 94 TREE	475' TALL
TYPE 95 TREE	480' TALL
TYPE 96 TREE	485' TALL
TYPE 97 TREE	490' TALL
TYPE 98 TREE	495' TALL
TYPE 99 TREE	500' TALL
TYPE 100 TREE	505' TALL
TYPE 101 TREE	510' TALL
TYPE 102 TREE	515' TALL
TYPE 103 TREE	520' TALL
TYPE 104 TREE	525' TALL
TYPE 105 TREE	530' TALL
TYPE 106 TREE	535' TALL
TYPE 107 TREE	540' TALL
TYPE 108 TREE	545' TALL
TYPE 109 TREE	550' TALL
TYPE 110 TREE	555' TALL
TYPE 111 TREE	560' TALL
TYPE 112 TREE	565' TALL
TYPE 113 TREE	570' TALL
TYPE 114 TREE	575' TALL
TYPE 115 TREE	580' TALL
TYPE 116 TREE	585' TALL
TYPE 117 TREE	590' TALL
TYPE 118 TREE	595' TALL
TYPE 119 TREE	600' TALL
TYPE 120 TREE	605' TALL
TYPE 121 TREE	610' TALL
TYPE 122 TREE	615' TALL
TYPE 123 TREE	620' TALL
TYPE 124 TREE	625' TALL
TYPE 125 TREE	630' TALL
TYPE 126 TREE	635' TALL
TYPE 127 TREE	640' TALL
TYPE 128 TREE	645' TALL
TYPE 129 TREE	650' TALL
TYPE 130 TREE	655' TALL
TYPE 131 TREE	660' TALL
TYPE 132 TREE	665' TALL
TYPE 133 TREE	670' TALL
TYPE 134 TREE	675' TALL
TYPE 135 TREE	680' TALL
TYPE 136 TREE	685' TALL
TYPE 137 TREE	690' TALL
TYPE 138 TREE	695' TALL
TYPE 139 TREE	700' TALL
TYPE 140 TREE	705' TALL
TYPE 141 TREE	710' TALL
TYPE 142 TREE	715' TALL
TYPE 143 TREE	720' TALL
TYPE 144 TREE	725' TALL
TYPE 145 TREE	730' TALL
TYPE 146 TREE	735' TALL
TYPE 147 TREE	740' TALL
TYPE 148 TREE	745' TALL
TYPE 149 TREE	750' TALL
TYPE 150 TREE	755' TALL
TYPE 151 TREE	760' TALL
TYPE 152 TREE	765' TALL
TYPE 153 TREE	770' TALL
TYPE 154 TREE	775' TALL
TYPE 155 TREE	780' TALL
TYPE 156 TREE	785' TALL
TYPE 157 TREE	790' TALL
TYPE 158 TREE	795' TALL
TYPE 159 TREE	800' TALL
TYPE 160 TREE	805' TALL
TYPE 161 TREE	810' TALL
TYPE 162 TREE	815' TALL
TYPE 163 TREE	820' TALL
TYPE 164 TREE	825' TALL
TYPE 165 TREE	830' TALL
TYPE 166 TREE	835' TALL
TYPE 167 TREE	840' TALL
TYPE 168 TREE	845' TALL
TYPE 169 TREE	850' TALL
TYPE 170 TREE	855' TALL
TYPE 171 TREE	860' TALL
TYPE 172 TREE	865' TALL
TYPE 173 TREE	870' TALL
TYPE 174 TREE	875' TALL
TYPE 175 TREE	880' TALL
TYPE 176 TREE	885' TALL
TYPE 177 TREE	890' TALL
TYPE 178 TREE	895' TALL
TYPE 179 TREE	900' TALL
TYPE 180 TREE	905' TALL
TYPE 181 TREE	910' TALL
TYPE 182 TREE	915' TALL
TYPE 183 TREE	920' TALL
TYPE 184 TREE	925' TALL
TYPE 185 TREE	930' TALL
TYPE 186 TREE	935' TALL
TYPE 187 TREE	940' TALL
TYPE 188 TREE	945' TALL
TYPE 189 TREE	950' TALL
TYPE 190 TREE	955' TALL
TYPE 191 TREE	960' TALL
TYPE 192 TREE	965' TALL
TYPE 193 TREE	970' TALL
TYPE 194 TREE	975' TALL
TYPE 195 TREE	980' TALL
TYPE 196 TREE	985' TALL
TYPE 197 TREE	990' TALL
TYPE 198 TREE	995' TALL
TYPE 199 TREE	1000' TALL
TYPE 200 TREE	1005' TALL
TYPE 201 TREE	1010' TALL
TYPE 202 TREE	1015' TALL
TYPE 203 TREE	1020' TALL
TYPE 204 TREE	1025' TALL
TYPE 205 TREE	1030' TALL
TYPE 206 TREE	1035' TALL
TYPE 207 TREE	1040' TALL
TYPE 208 TREE	1045' TALL
TYPE 209 TREE	1050' TALL
TYPE 210 TREE	1055' TALL
TYPE 211 TREE	1060' TALL
TYPE 212 TREE	1065' TALL
TYPE 213 TREE	1070' TALL
TYPE 214 TREE	1075' TALL
TYPE 215 TREE	1080' TALL
TYPE 216 TREE	1085' TALL
TYPE 217 TREE	1090' TALL
TYPE 218 TREE	1095' TALL
TYPE 219 TREE	1100' TALL
TYPE 220 TREE	1105' TALL
TYPE 221 TREE	1110' TALL
TYPE 222 TREE	1115' TALL
TYPE 223 TREE	1120' TALL
TYPE 224 TREE	1125' TALL
TYPE 225 TREE	1130' TALL
TYPE 226 TREE	1135' TALL
TYPE 227 TREE	1140' TALL
TYPE 228 TREE	1145' TALL
TYPE 229 TREE	1150' TALL
TYPE 230 TREE	1155' TALL
TYPE 231 TREE	1160' TALL
TYPE 232 TREE	1165' TALL
TYPE 233 TREE	1170' TALL
TYPE 234 TREE	1175' TALL
TYPE 235 TREE	1180' TALL
TYPE 236 TREE	1185' TALL
TYPE 237 TREE	1190' TALL
TYPE 238 TREE	1195' TALL
TYPE 239 TREE	1200' TALL
TYPE 240 TREE	1205' TALL
TYPE 241 TREE	1210' TALL
TYPE 242 TREE	1215' TALL
TYPE 243 TREE	1220' TALL
TYPE 244 TREE	1225' TALL
TYPE 245 TREE	1230' TALL
TYPE 246 TREE	1235' TALL
TYPE 247 TREE	1240' TALL
TYPE 248 TREE	1245' TALL
TYPE 249 TREE	1250' TALL
TYPE 250 TREE	1255' TALL
TYPE 251 TREE	1260' TALL
TYPE 252 TREE	1265' TALL
TYPE 253 TREE	1270' TALL
TYPE 254 TREE	1275' TALL
TYPE 255 TREE	1280' TALL
TYPE 256 TREE	1285' TALL
TYPE 257 TREE	1290' TALL
TYPE 258 TREE	1295' TALL
TYPE 259 TREE	1300' TALL
TYPE 260 TREE	1305' TALL
TYPE 261 TREE	1310' TALL
TYPE 262 TREE	1315' TALL
TYPE 263 TREE	1320' TALL
TYPE 264 TREE	1325' TALL
TYPE 265 TREE	1330' TALL
TYPE 266 TREE	1335' TALL
TYPE 267 TREE	1340' TALL
TYPE 268 TREE	1345' TALL
TYPE 269 TREE	1350' TALL
TYPE 270 TREE	1355' TALL
TYPE 271 TREE	1360' TALL
TYPE 272 TREE	1365' TALL
TYPE 273 TREE	1370' TALL
TYPE 274 TREE	1375' TALL
TYPE 275 TREE	1380' TALL
TYPE 276 TREE	1385' TALL
TYPE 277 TREE	1390' TALL
TYPE 278 TREE	1395' TALL
TYPE 279 TREE	1400' TALL
TYPE 280 TREE	1405' TALL
TYPE 281 TREE	1410' TALL
TYPE 282 TREE	1415' TALL
TYPE 283 TREE	1420' TALL
TYPE 284 TREE	1425' TALL
TYPE 285 TREE	1430' TALL
TYPE 286 TREE	1435' TALL
TYPE 287 TREE	1440' TALL
TYPE 288 TREE	1445' TALL
TYPE 289 TREE	1450' TALL
TYPE 290 TREE	1455' TALL
TYPE 291 TREE	1460' TALL
TYPE 292 TREE	1465' TALL
TYPE 293 TREE	1470' TALL
TYPE 294 TREE	1475' TALL
TYPE 295 TREE	1480' TALL
TYPE 296 TREE	1485' TALL
TYPE 297 TREE	1490' TALL
TYPE 298 TREE	1495' TALL
TYPE 299 TREE	1500' TALL
TYPE 300 TREE	1505' TALL
TYPE 301 TREE	1510' TALL
TYPE 302 TREE	1515' TALL
TYPE 303 TREE	1520' TALL
TYPE 304 TREE	1525' TALL
TYPE 305 TREE	1530' TALL
TYPE 306 TREE	1535' TALL
TYPE 307 TREE	1540' TALL
TYPE 308 TREE	1545' TALL
TYPE 309 TREE	1550' TALL
TYPE 310 TREE	1555' TALL
TYPE 311 TREE	1560' TALL
TYPE 312 TREE	1565' TALL
TYPE 313 TREE	1570' TALL
TYPE 314 TREE	1575' TALL
TYPE 315 TREE	1580' TALL
TYPE 316 TREE	1585' TALL
TYPE 317 TREE	1590' TALL
TYPE 318 TREE	1595' TALL
TYPE 319 TREE	1600' TALL
TYPE 320 TREE	1605' TALL
TYPE 321 TREE	1610' TALL
TYPE 322 TREE	1615' TALL
TYPE 323 TREE	1620' TALL
TYPE 324 TREE	1625' TALL
TYPE 325 TREE	1630' TALL
TYPE 326 TREE	1635' TALL
TYPE 327 TREE	1640' TALL
TYPE 328 TREE	1645' TALL
TYPE 329 TREE	1650' TALL
TYPE 330 TREE	1655' TALL
TYPE 331 TREE	1660' TALL
TYPE 332 TREE	1665' TALL
TYPE 333 TREE	1670' TALL
TYPE 334 TREE	1675' TALL
TYPE 335 TREE	1680' TALL
TYPE 336 TREE	1685' TALL
TYPE 337 TREE	1690' TALL
TYPE 338 TREE	1695' TALL
TYPE 339 TREE	1700' TALL
TYPE 340 TREE	1705' TALL
TYPE 341 TREE	1710' TALL
TYPE 342 TREE	1715' TALL
TYPE 343 TREE	1720' TALL
TYPE 344 TREE	1725' TALL
TYPE 345 TREE	1730' TALL
TYPE 346 TREE	1735' TALL
TYPE 347 TREE	1740' TALL
TYPE 348 TREE	1745' TALL
TYPE 349 TREE	1750' TALL
TYPE 350 TREE	1755' TALL
TYPE 351 TREE	1760' TALL
TYPE 352 TREE	1765' TALL
TYPE 353 TREE	1770' TALL
TYPE 354 TREE	1775' TALL
TYPE 355 TREE	1780' TALL
TYPE 356 TREE	1785' TALL
TYPE 357 TREE	1790' TALL
TYPE 358 TREE	1795' TALL
TYPE 359 TREE	1800' TALL
TYPE 360 TREE	1805' TALL
TYPE 361 TREE	1810' TALL
TYPE 362 TREE	1815' TALL
TYPE 363 TREE	1820' TALL
TYPE 364 TREE	1825' TALL
TYPE 365 TREE	1830' TALL
TYPE 366 TREE	1835' TALL
TYPE 367 TREE	1840' TALL
TYPE 368 TREE	1845' TALL
TYPE 369 TREE	1850' TALL
TYPE 370 TREE	1855' TALL
TYPE 371 TREE	1860' TALL
TYPE 372 TREE	1865' TALL
TYPE 373 TREE	1870' TALL
TYPE 374 TREE	1875' TALL
TYPE 375 TREE	1880' TALL
TYPE 376 TREE	1885' TALL
TYPE 377 TREE	1890' TALL
TYPE 378 TREE	1895' TALL
TYPE 379 TREE	1900' TALL
TYPE 380 TREE	1905' TALL
TYPE 381 TREE	1910' TALL
TYPE 382 TREE	1915' TALL
TYPE 383 TREE	1920' TALL
TYPE 384 TREE	1925' TALL
TYPE 385 TREE	1930' TALL
TYPE 386 TREE	1935' TALL
TYPE 387 TREE	1940' TALL
TYPE 388 TREE	1945' TALL
TYPE 389 TREE	1950' TALL
TYPE 390 TREE	1955' TALL
TYPE 391 TREE	1960' TALL
TYPE 392 TREE	1965' TALL
TYPE 393 TREE	1970' TALL
TYPE 394 TREE	1975' TALL
TYPE 395 TREE	1980' TALL
TYPE 396 TREE	1985' TALL
TYPE 397 TREE	1990' TALL
TYPE 398 TREE	1995' TALL
TYPE 399 TREE	2000' TALL
TYPE 400 TREE	2005' TALL
TYPE 401 TREE	2010' TALL
TYPE 402 TREE	2015' TALL
TYPE 403 TREE	2020' TALL
TYPE 404 TREE	2025' TALL
TYPE 405 TREE	2030' TALL
TYPE 406 TREE	2035' TALL
TYPE 407 TREE	2040' TALL
TYPE 408 TREE	2045' TALL
TYPE 409 TREE	2050' TALL
TYPE 410 TREE	2055' TALL
TYPE 411 TREE	2060' TALL
TYPE 412 TREE	2065' TALL
TYPE 413 TREE	2070' TALL
TYPE 414 TREE	2075' TALL
TYPE 415 TREE	2080' TALL
TYPE 416 TREE	2085' TALL
TYPE 417 TREE	2090' TALL
TYPE 418 TREE	2095' TALL
TYPE 419 TREE	2100' TALL
TYPE 420 TREE	2105' TALL
TYPE 421 TREE	2110' TALL
TYPE 422 TREE	2115' TALL
TYPE 423 TREE	2120' TALL
TYPE 424 TREE	2125' TALL
TYPE 425 TREE	2130' TALL
TYPE 426 TREE	2135' TALL
TYPE 427 TREE	2140' TALL
TYPE 428 TREE	2145' TALL
TYPE 429 TREE	2150' TALL
TYPE 430 TREE	2155' TALL
TYPE 431 TREE	2160' TALL
TYPE 432 TREE	2165' TALL
TYPE 433 TREE	2170' TALL
TYPE 434 TREE	2175' TALL
TYPE 435 TREE	2180' TALL
TYPE 436 TREE	2185' TALL
TYPE 437 TREE	2190' TALL
TYPE 438 TREE	2195' TALL



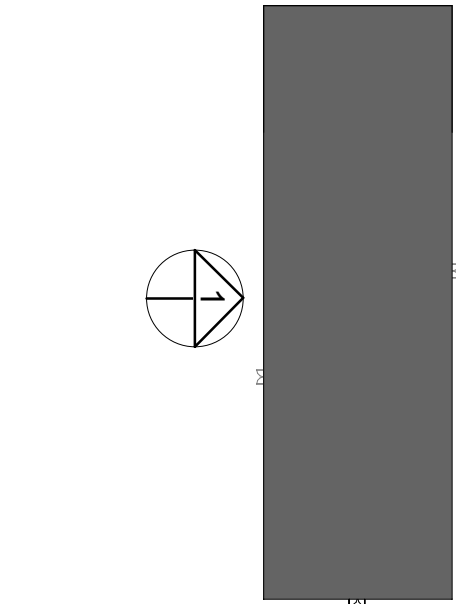
THE ARCHITECT'S COMMON LAW, COPYRIGHT AND OTHER PROPERTY RIGHTS ARE HEREBY RESERVED IN THE IDEAS, DESIGNS, PLANS, DRAWINGS, AND SPECIFICATIONS PROVIDED BY THE ARCHITECT. THESE IDEAS, DESIGNS, PLANS, DRAWINGS, AND SPECIFICATIONS SHALL NOT BE REPRODUCED, COPIED, OR OTHERWISE USED IN ANY MANNER NOR FORWARDED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION OF THE ARCHITECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS SHALL BE CONSIDERED AS THE ARCHITECT'S BEST WORK AND THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT OR THE QUALITY OF THE CONSTRUCTION. THE ARCHITECT'S LIABILITY IS LIMITED TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS SHALL BE CONSIDERED AS THE ARCHITECT'S BEST WORK AND THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT OR THE QUALITY OF THE CONSTRUCTION.

Wannemacher Jensen Architects, Inc.
132 Mirror Lake Drive N., Unit 301
St. Petersburg, Florida 33701-3214
(727) 822-5566
www.wjarc.com
AR94244
©Wannemacher Jensen Architects, Inc.



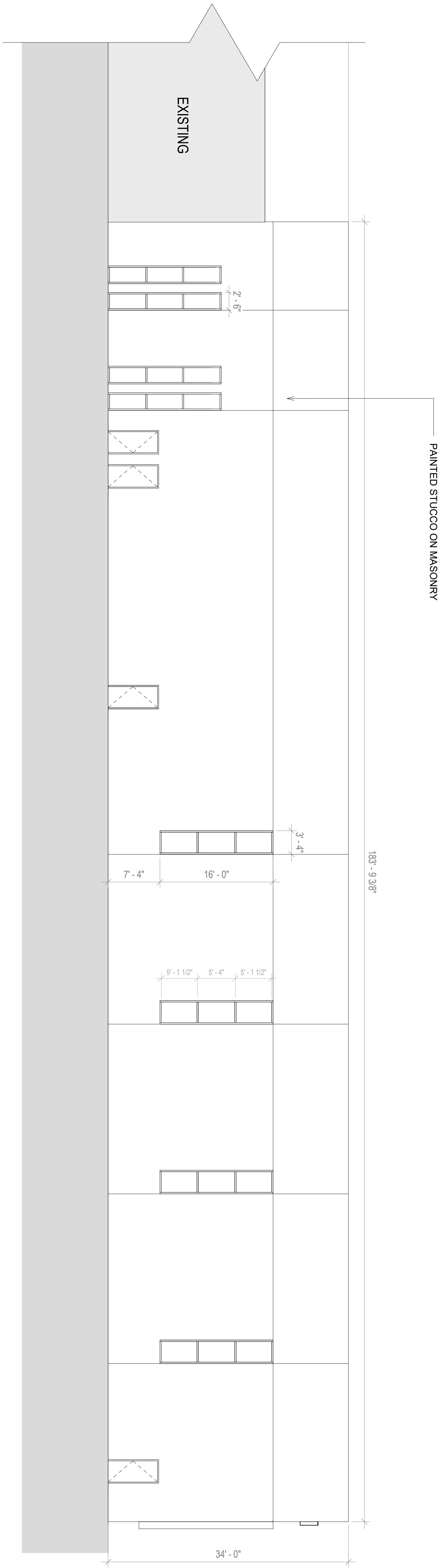
LAKELAND FAMILY YMCA
CLIENT NAME
3620 Cleveland Heights Blvd.
Lakeland, FL 33803

Project number	2222
DISTRIBUTION	
MILESTONE	
DATE	8/30/2022

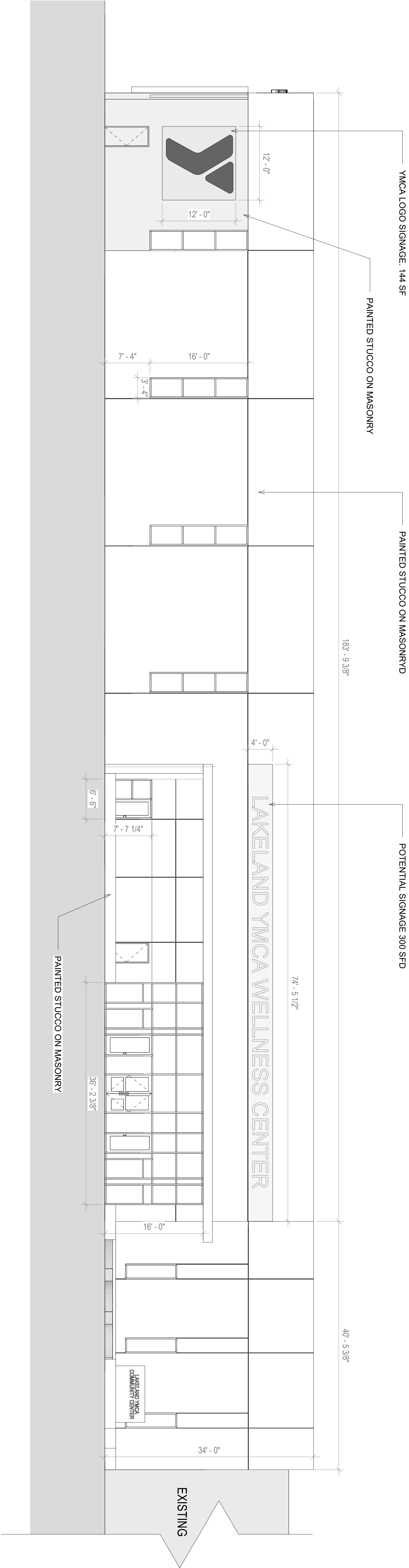


PRELIMINARY NOT FOR CONSTRUCTION

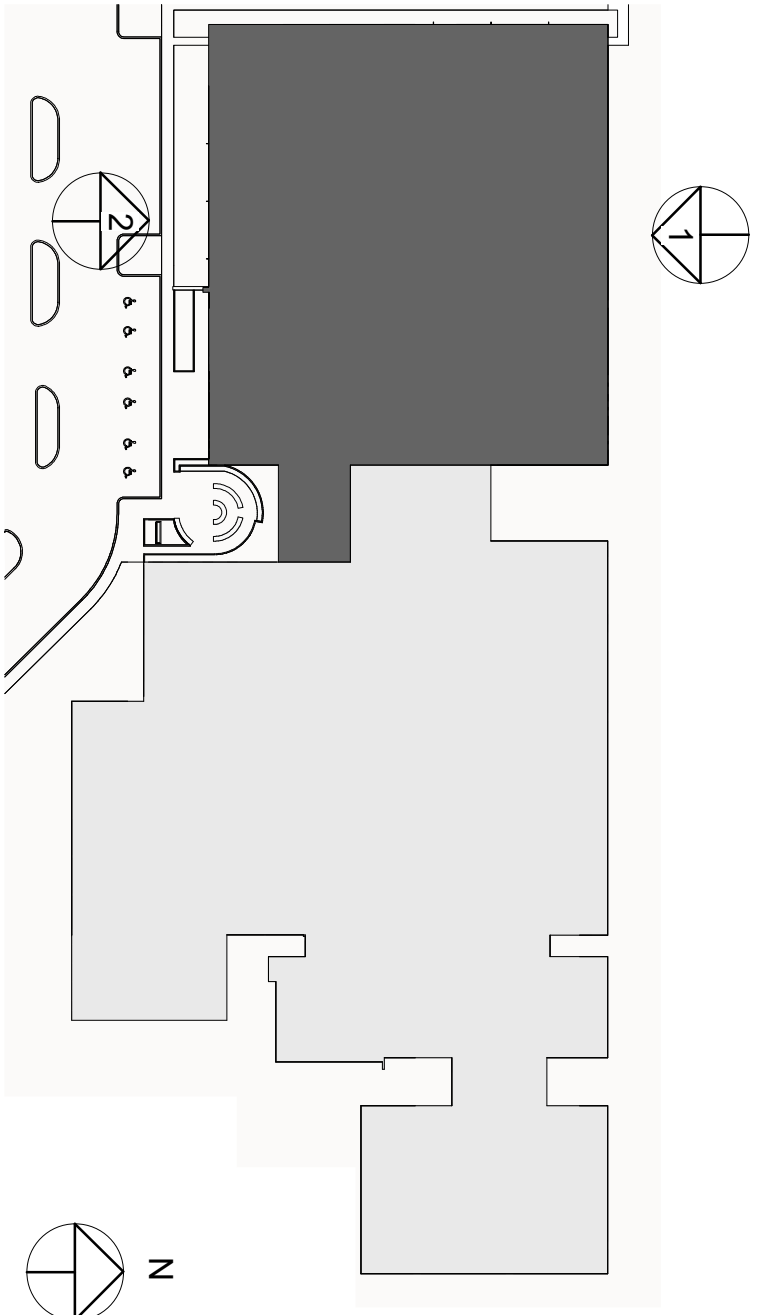
A2-301
EXTERIOR
ELEVATION SH



1 NORTH ELEVATION
1/8" = 1'-0"



2 SOUTH ELEVATION
1/8" = 1'-0"



PRELIMINARY NOT FOR CONSTRUCTION

LAKELAND FAMILY YMCA

CLIENT NAME

3620 Cleveland Heights Blvd.
Lakeland, FL 33803

Project number

2222

DISTRIBUTION

MILESTONE

SCHEMATIC DESIGN

8/30/2022

DATE

EXTERIOR ELEVATIONSH

A1-301

Wannemacher Jensen Architects, Inc.

132 Mirror Lake Drive N. Unit 301
St. Petersburg, Florida 33701-3214
(727) 822-5566
www.wjarc.com
AR94244



©Wannemacher Jensen Architects, Inc.

THE ARCHITECT'S COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS ARE HEREBY RESERVED IN THE IDEAL DESIGN, PLANS, DRAWINGS, AND SPECIFICATIONS PROVIDED BY THE ARCHITECT. THESE IDEAL DESIGN, PLANS, DRAWINGS, AND SPECIFICATIONS SHALL NOT BE REPRODUCED OR COPIED IN ANY MANNER NOR FORWARDED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE ARCHITECT'S CONSENT. CONSENT IS HEREBY GRANTED TO THE ARCHITECT TO REPRODUCE THE CONSTRUCTION DRAWINGS IN COMPLIANCE WITH THE STATE STATUTES TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS SHALL COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE THE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH CHAPTERS 551 AND 633 OF THE FLORIDA STATUTES.



CLIENT NAME
3620 Cleveland Heights Blvd.
Lakeland, FL 33803

3620 Cleveland Heights Blvd.
Lakeland, FL 33803

Project number

2222

DISTRIBUTION

[illegible]

SCHEMATIC DESIGN

8/30/2022

EXTERIOR

ELEVATION 311

A1-302

THE AR HITE TS OWNAM LAW OYRIGHT AND OTHER PROPERTY RIGHTS ARE HEREBY RESERVED IN THE IDEAS, DESIGNS, PLANS, DRAWINGS, AND SPE IF ATIONS PRODUCED BY THE AR HITE TS. THESE IDEAS, DESIGNS, PLANS, DRAWINGS, AND SPE IF ATIONS SHALL NOT BE REPRODUCED OR CONVEYED IN ANY MANNER NOR ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION OF THE AR HITE T. ONSENT IS HEREBY GRANTED TO GOVERNMENTAL AGENCIES TO REPRODUCE THE CONSTRUCTION DRAWINGS IN COMPLIANCE WITH THE STATE STATUTES, TO THE BEST OF THE AR HITE TS OF ENGINEERS KNOWLEDGE. THE PLANS AND SPE IF ATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN A ORDANCE WITH CHAPTERS 553 AND 633 OF THE FLORIDA STATUTES.

**Wannemacher Jensen
Architects, Inc.**

132 Mirror Lake Drive N. Unit 301
St. Petersburg, Florida 33701-3214
(727) 822-5566
www.wjarc.com
AR94244

©Wannemacher Jensen Architects, Inc.





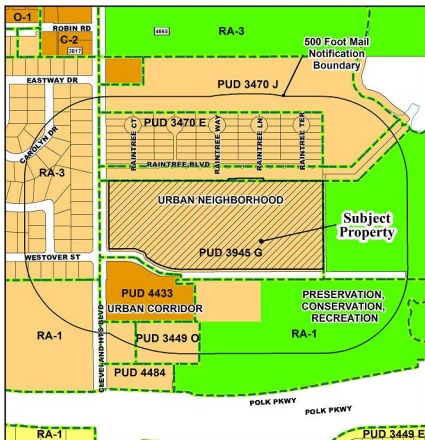
File Number: PUD23-002

Present Zoning: PUD 3945 G
 Present Context: Urban Neighborhood
 Proposed Zoning: Major Modification of PUD to Allow a New 41,000 sq. ft. Field House Building and Relocation of Existing Off-Street Parking

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

February 2023





File Number: PUD23-002

Present Zoning: PUD 3945 G

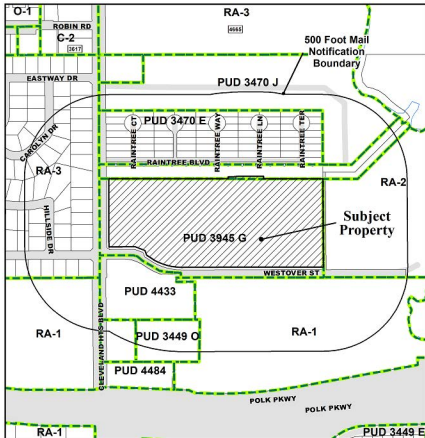
Present Context: Urban Neighborhood

Proposed Zoning: Major Modification of PUD to Allow a New 41,000 sq. ft. Field House Building and Relocation of Existing Off-Street Parking

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



February 2023



File Number: PUD23-002

Present Zoning: PUD 3945 G
Present Context: Urban Neighborhood
Proposed Zoning: Major Modification of PUD to Allow a New 41,000 sq. ft. Field House Building and Relocation of Existing Off-Street Parking

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



February 2023



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

February 3, 2023

RE: 3620 Cleveland Heights Boulevard - Project No. PUD23-002

Dear Property Owner:

This is to advise you that Shelton Rice, Peterson & Myers, P.A., requests a major modification to PUD (Planned Unit Development) zoning to allow for the construction of a 41,000 sq. ft. field house building, a 4,000 sq. ft. expansion of an existing childcare building, and relocation of existing off-street parking facilities on property located at 3620 Cleveland Heights Boulevard (Lakeland Family YMCA). The subject property is legally described as:

LOTS 61 AND 62, FARMING & TRUCKING LANDS OF W.F. HALLAM & CO'S LAKELAND HIGHLANDS, IN SECTION 31, TOWNSHIP 28 SOUTH, RANGE 24 EAST, AS RECORDED IN PLAT BOOK 1, PAGE 101, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LESS PARCELS 242831261000000615 AND 242906000000013110, AND LESS RIGHT OF WAY. (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 21, 2023**, in the City Commission Room, City Hall, 228 S. Massachusetts Avenue. As an owner of property within 500 feet of this request, as indicated on the attached map, you will be given an opportunity to express your opinion at the public hearing or you may submit your views to the Community Development Department, 863-834-6011 or planning@lakelandgov.net, prior to the Tuesday, February 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, Jenny Sykes, no later than 48 hours prior to the proceeding, at (863) 834-8444, Email: Jennifer.Sykes@lakelandgov.net. If hearing impaired, please contact the TDD numbers: Local - (863) 834-8333 or 1-800-955-8771 (TDD-Telecommunications Device for the Deaf) or the Florida Relay Service Number 1-800-955-8770 (VOICE), for assistance.

THIS IS A COURTESY LETTER NOT REQUIRED BY LAW



Planning & Zoning Board General Application

General Information:

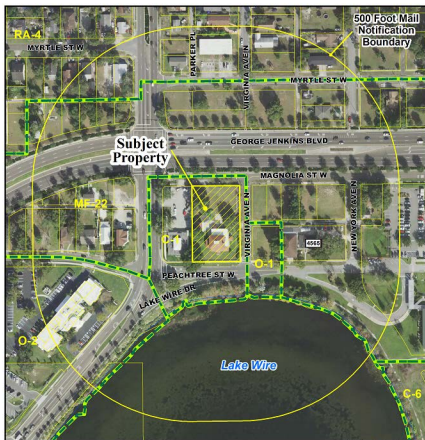
Project No:	ZON22-014	Application Date:	12/21/2022		
Project Name:	LAKE WIRE APARTMENTS_401 W PEACHTREE ST				
Subject Property Address:	401 W PEACHTREE ST				
Parcel ID:	232813061500013010	Total Acreage:	0.82		
Applicant Name:	THE LUNZ GROUP				
Applicant Address:	58 LAKE MORTON DR	LAKELAND	FL	33801	
Owner Name:	401 W PEACHTREE LLC				
Owner Address:	1526 COMMERCIAL PARK DR STE 2	LAKELAND	FL	338016568	

Request:

Application Type:	ZONING	STANDARD
Proposed		Current
Zoning:	MF-22 (Multi-Family)	(C-1) Pedestrian Commercial
Land Use:	RH-Residential High	Residential High (RH)
Context:	UCO-Urban Corridor	Urban Corridor (UCO)
Explanation of Request:	Change the zoning from Commercial to Residential High	
Justification:	As the Future Land Use for the are is Residential High and there is a future multifamily project to the east of the site with 80+ units, it would more beneficial to the downtown CRA core.	

Concurrency:

Proposed Dwelling Units:	32	Project Floor Area:	45000	Square feet	
Type of Use:	Apartment	Phase	1	Year	2023
Estimate of Public Service Demand					
Roadways	Daily Trips:	0	PM Peak Hour Trips:	0	
Potable Water		GPD	Wastewater	GPD	Solid Waste
					PPD



File Number: ZON22-014

Present Zoning: C-1

Present Context: Urban Corridor

Proposed Zoning: Change in Zoning
from C-1 to MF-22

February 2023

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





File Number: ZON22-014

Present Zoning: C-1

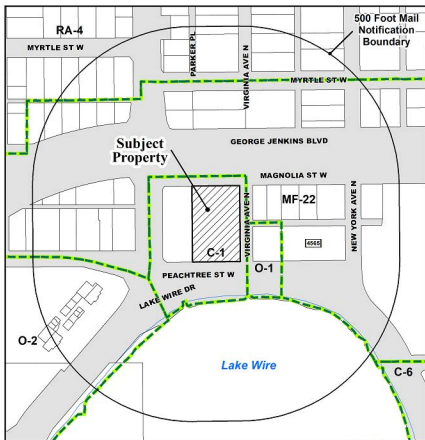
Present Context: Urban Corridor

Proposed Zoning: Change in Zoning
from C-1 to MF-22

February 2023

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





File Number: ZON22-014

Present Zoning: C-1

Present Context: Urban Corridor

Proposed Zoning: Change in Zoning
from C-1 to MF-22

February 2023

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





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

February 3, 2023

RE: 401 W. Peachtree Street - Project No. ZON22-014

Dear Property Owner:

This letter is to advise you that The Lunz Group requests a change in zoning from C-1 (Pedestrian Commercial) to MF-22 (Multi-Family Residential) on property located at 401 W. Peachtree Street. The subject property is legally described as:

MCRAE & BRYANTS ADD RESUB PB 1 PG 44A & PB 2 PG 64 BLK 13 E 150 FT. (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 21, 2023**, in the City Commission Room, City Hall, 228 S. Massachusetts Avenue. As an owner of property within 500 feet of this request, as indicated on the attached map, you will be given an opportunity to express your opinion at the public hearing *or* you may submit your views to the Community Development Department, 863-834-6011 or planning@lakelandgov.net, prior to the Tuesday, February 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, Jenny Sykes, no later than 48 hours prior to the proceeding, at (863) 834-8444, Email: Jennifer.Sykes@lakelandgov.net. If hearing impaired, please contact the TDD numbers: Local - (863) 834-8333 or 1-800-955-8771 (TDD-Telecommunications Device for the Deaf) or the Florida Relay Service Number 1-800-955-8770 (VOICE), for assistance.

THIS IS A COURTESY LETTER NOT REQUIRED BY LAW

MINUTES

Planning & Zoning Board

City Commission Chambers

Wednesday, January 18, 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, Ronald Roberts, Susan Seitz and Jeri Thom were present. Community & Economic Development staff Chuck Barnby, Planning & Transportation Manager; Phillip Searce, Principal Planner; Damaris Stull, Senior Planner; Todd Vargo, Senior Planner and Christelle Burrola, Planning Assistant, were present. Assistant City Attorney Jerrod Simpson was also present.

PUBLIC HEARING

ITEM 1: Compatibility review to allow for the construction of an accessory dwelling unit on property located at 317 E. Palm Drive. Owner/Applicant: Glenda Venable. (ADU22-010)

Damaris Stull stated the proposed dwelling unit will be towards the rear of the subject property. She also stated no public comment was received in opposition to the request.

Glenda Venable, 317 E. Palm Drive, was present in support of the request.

In response to Silvana Knight, Ms. Venable stated the proposed accessory dwelling unit's height is not higher than the existing single-family home.

Ms. Stull presented the recommended conditions for approval.

In response to Jerrod Simpson, Ms. Venable stated she agrees to staff's conditions.

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

ITEM 2: Conditional use to allow for the conversion of a portion of an existing detached garage into a detached, secondary residential dwelling on property located at 841 Johnson Avenue. Owner: Melissa Kaye McIntosh. Applicant: McDonough Construction, LLC. (CUP22-018)

Phillip Searce the subject property is located within the South Lake Morton Historic District and the South Lake Morton SPI (Special Public Interest) zoning overlay district. The purpose of this request is to obtain conditional use approval to allow for the conversion of a portion of the existing detached garage to a secondary residential dwelling unit.

Mr. Searce presented the recommended conditions for approval.

Shawn McDonough, 2000 E. Edgewood Drive, stated he agrees to the conditions recommended by staff.

Ronald Roberts made a motion for approval of staff's recommendation. Joseph Lauk seconded the motion and it passed 7—0.

ITEM 3: Conditional use to recognize an existing school/daycare and allow for the placement of three modular classroom buildings as part of a school expansion on property located at 1836 Kathleen Road. Owner: Ryan & Selena LLC. Applicant: Sarah Case, Next Level Planning Permitting. (CUP22-019)

Damaris Stull stated the purpose of this request is to obtain a conditional use approval which will recognize the existing school and daycare and allow for the placement of three new modular classroom buildings.

Sarah Case, 3825 S. Florida Avenue, stated the three modular buildings will be installed in three separate phases.

In response to Lyle Philipson, Ms. Case stated the addition of the three buildings will increase the maximum enrollment of students from 150 to 174.

Ms. Stull presented the recommended conditions for approval.

In response to Chuck Barmby, Ms. Case stated the applicant is also requesting to expand the school to include grades six through eight.

In response to Mr. Philipson, Ms. Case stated she agrees to the conditions recommended by staff as long as it is noted that the development will occur in three phases.

Discussion ensued.

In response to Mr. Barmby, Ms. Case stated with the expansion of grades six through eight, the hours of operation for the school will not be changing.

Joseph Lauk made a motion to approve staff's recommendation with the amended conditions as discussed. Silvana Knight seconded the motion. The motion passed 7—0.

ITEM 4: Small-scale map amendment to change the future land use designation from Residential Medium (RM) to Residential High (RH), and a change in zoning from RA-3 (Single-Family) to PUD (Planned Unit Development), to allow an 88-unit multi-family residential development on property located at 1205 Neville Avenue. Owner: All Inclusive Handyman Service. Applicant: Tom Wodrich, TDW Land Planning. (LUS22-009/PUD22-024)

Phillip Searce stated the request is to obtain a land use amendment and zoning change to allow for the redevelopment of the property as an three-story, 88-unit multi-family residential use. Mr. Searce stated letters of notification were mailed to 87 property owners within 500 feet of the subject property. Staff received three phone calls in opposition to the request. Concerns expressed were related to compatibility and traffic.

Tom Wodrich, 218 E. Pine Street, the applicant, made a presentation that provided an overview of the proposed development. The project will be marketed as affordable, workforce housing. Access points for vehicles will be provided on Neville Avenue, Crestview Avenue, and W. 7th Street.

Victor Prebor, 130 S. Massachusetts Avenue, stated the project is located directly to the east of 7th Street Park and the applicant is currently working with the Parks and Recreation Department to obtain a pedestrian connection that would provide direct access for tenants to the park.

In response to Susan Seitz, Mr. Prebor stated that the an eight-foot high precast concrete fence would be constructed along the east property boundary to address noise from the adjacent CSX rail line.

In response to Silvana Knight, Mr. Wodrich stated there will be 61 two-bedroom units, 13 one-bedroom units, and 13 three-bedroom units.

In response to Leigh Ann Lunz, Mr. Wodrich stated there will be 131 parking spaces.

Ms. Lunz stated she is concerned about the compatibility of having a three-story apartment building adjacent to single-family development located to the south.

Mr. Wodrich stated the adjacent lot to the south is vacant.

Discussion ensued.

In response to Ms. Lunz, Chuck Barmby stated the nearest public transit stop is located on Brunnell Parkway approximately 800 feet west of the northern tip of the development site.

Joe Clayton, 1351 W. 9th Street, stated the proposed development will cause problems in traffic.

ITEM 5: Major modification of PUD (Planned Unit Development) zoning to allow a two-story, 94,000 sq. ft. mini warehouse/self-storage facility on property located at 2575 Harden Boulevard. Owner: New Heritage, LLC. Applicant: Timothy Campbell, Clark, Campbell, Lancaster, Workman & Airth, P.A. (PUD22-023)

Todd Vargo stated the current request, which represents a revision of to an application which was previously heard by the Board, is for a two-story, mini-warehouse/self-storage facility with no outdoor storage area. The previous application was recommended for approval by the Planning and Zoning Board on March 15, 2022 and subsequently denied by the City Commission without prejudice on April 18, 2022. Under the current PUD zoning, the subject property has entitlements for a 100-bed assisted living facility. Mr. Vargo presented photo-simulation images of the subject property.

Tim Campbell, 500 S. Florida Avenue, and Brian Coninx, 2136 Kenton Lane, Libertyville, Illinois, the applicants, made a presentation which provided an overview of the proposed development and the changes from the previous application.

In response to Lyle Philipson, Mr. Campbell stated there will be direct access to the facility from Harden Boulevard.

In response to Leigh Ann Lunz, Mr. Coninx stated the facility will be open from 6:00am to 10:00pm. Customers will not be permitted to access storage units outside of these hours. The hours of operation for the office will be from 9:00am to 6:00pm.

In response to Ms. Lunz, Mr. Coninx stated every individual client will have their own unique access pin.

In response to Joseph Lauk, Mr. Campbell stated there will be signage in accordance with the City's Land Development Code.

Tony Hudson, president of Beacon Terrace HOA, stated that the facility does not fit the current surrounding communities. He read a letter into the record that listed concerns for safety, noise, and traffic.

David Carr, 2425 Harden Boulevard, stated he is concerned about the impacts to the nature trail and wildlife located within the Beacon Terrace mobile home park.

Ed Cetrangolo, 3032 Shoal Creek Village Drive, stated he is concerned with the massive amounts of exiting traffic.

Kevin Branham, 2600 Harden Boulevard, stated he is concerned that the entrance to the Mas Verde Estates community will be affected.

Jill Manka, 610 Grasslands Village Circle, stated she is opposed to the project.

GENERAL MEETING

ITEM 6: Review minutes of the December meeting.

Joseph Lauk made a motion for approval of the minutes from the previous meeting. Susan Seitz seconded the motion and it passed 7—0.

ITEM 7: Change in zoning from I-2 (Medium Industrial) and LD (Limited Development), and a major modification of existing PUD (Planned Unit Development) zoning to allow an 820,300 sq. ft. warehouse distribution center on approximately 66.68 acres generally located west of Airport

Road and north of Drane Field Road (3805 Drane Field Road). Owner: Woods Family Management, LLC. Applicant: Jim Studiale. (PUD22-020) **Note: Continued from a previous meeting. Applicant requests an additional one-month continuance.**

Phillip Searce stated staff requests an additional one-month continuance.

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

ITEM 8: Changes to Article 2 (Use Standards), and Article 5 (Standards for Specific Uses), to allow for the development of affordable multi-family residential projects within certain non-residential zoning districts subject to certain location criteria, development standards and an approval process. Applicant: City of Lakeland. (LDC22-001)

Chuck Barmby summarized the proposed changes to the Land Development Code (LDC). In 2022, the Florida Legislature amended Chapter 166 of the Florida Statutes to provide municipalities with the ability to approve the development of affordable housing projects on any parcel zoned for commercial or industrial uses provided that a minimum percentage of the units are leased or sold as affordable housing. The proposed changes will allow for the development of multi-family affordable housing projects within certain nonresidential zoning districts subject to certain location criteria, development standards and an approval process.

Mr. Barmby stated the intent of the changes is to incentivize the development of affordable housing on underutilized commercial and light industrial properties. The first part of the proposed changes, amend Table 2.3-1 (Permitted Principal Uses) to allow for affordable, multi-family residential uses on properties located in C-1, C-2, C-3, C-4, C-5, and I-1 zoning districts subject to the development standards outlined in a new Section 5.26 and a compatibility review before the Planning & Zoning Board. The second part of the proposed changes, included as Attachment “B,” includes the draft language for a new Section 5.26 which establishes the definitions, location criteria, development standards and process for the approval of affordable, multi-family projects in non-residential zoning districts. To qualify for the use, a minimum of twenty-five percent of the units will need to be offered as affordable housing to qualified buyers or renters who earn 120 percent (120%) of the Area Median Income (AMI) or less for a minimum time of thirty (30) years.

Discussion ensued.

Silvana Knight made a motion to approve staff’s recommendation. Susan Seitz seconded the motion. The motion passed 7—0.

ITEM 9: Annexation, a small-scale land use amendment to apply a future land use designation of Residential Medium (RM), and the application of PUD (Planned Unit Development) zoning, concurrent with a City-initiated request to apply a Urban Neighborhood (UNH) context sub-district designation, to allow for the development of 92 single-family attached dwelling units on approximately 10.6 acres located at the southeast corner of W. 10th Street and Saratoga Avenue. Owner: Lakeland Housing Authority. Applicant: Boggs Engineering, LLC. (ANX22-003/LUS22-008/PUD22-021)

Phillip Searce stated the request is to obtain annexation approval and the application of City land use and zoning to allow for the development of a 92-unit single-family attached (townhome) subdivision. At the public hearing, one comment was received and expressed concern that the project would result in overcrowding. Mr. Searce presented the staff report and the recommended conditions for approval.

In response to Silvana Knight, Susan Swift, Boggs Engineering, stated there will be bicycle racks throughout the development.

Ms. Swift stated she agrees to staff’s conditions.

In response to Lyle Philipson, Ms. Swift stated the units will be for sale.

In response to Joseph Lauk, Benjamin Stevenson, 430 Hartsell Avenue, stated there will be a primary residence requirement for buyers.

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

ITEM 10: 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 11: Audience.

There were no comments from the audience.

ITEM 12: Adjourn.

There being no further discussion, the meeting was adjourned at 12:20 PM.

Respectfully Submitted,

Lyle Philipson, Chair

Ronald Roberts, Secretary



Community & Economic Development Staff Request for Delay

Date:	February 21, 2023	Reviewer:	Phillip Searce
Project No:	PUD22-020	Location:	3805 Drane Field Road
Owner:	Woods Family Management, LLC.		
Applicant:	Jim Studiale		
Current Zoning:	PUD (Planned Unit Development) 5653, I-2 (Medium-Industrial), LD (Limited Development)	Future Land Use:	Business Park (BP)
Context District:	Suburban Special Purpose (SSP)		
P&Z Hearing:	February 21, 2023	P&Z Final Decision:	
Request:	Change in zoning from I-2 (Medium Industrial) and LD (Limited Development), and a major modification of existing PUD (Planned Unit Development) zoning to allow an 820,300 sq. ft. warehouse distribution center on approximately 66.68 acres generally located west of Airport Road and north of Drane Field Road (3805 Drane Field Road).		

Request for Continuance

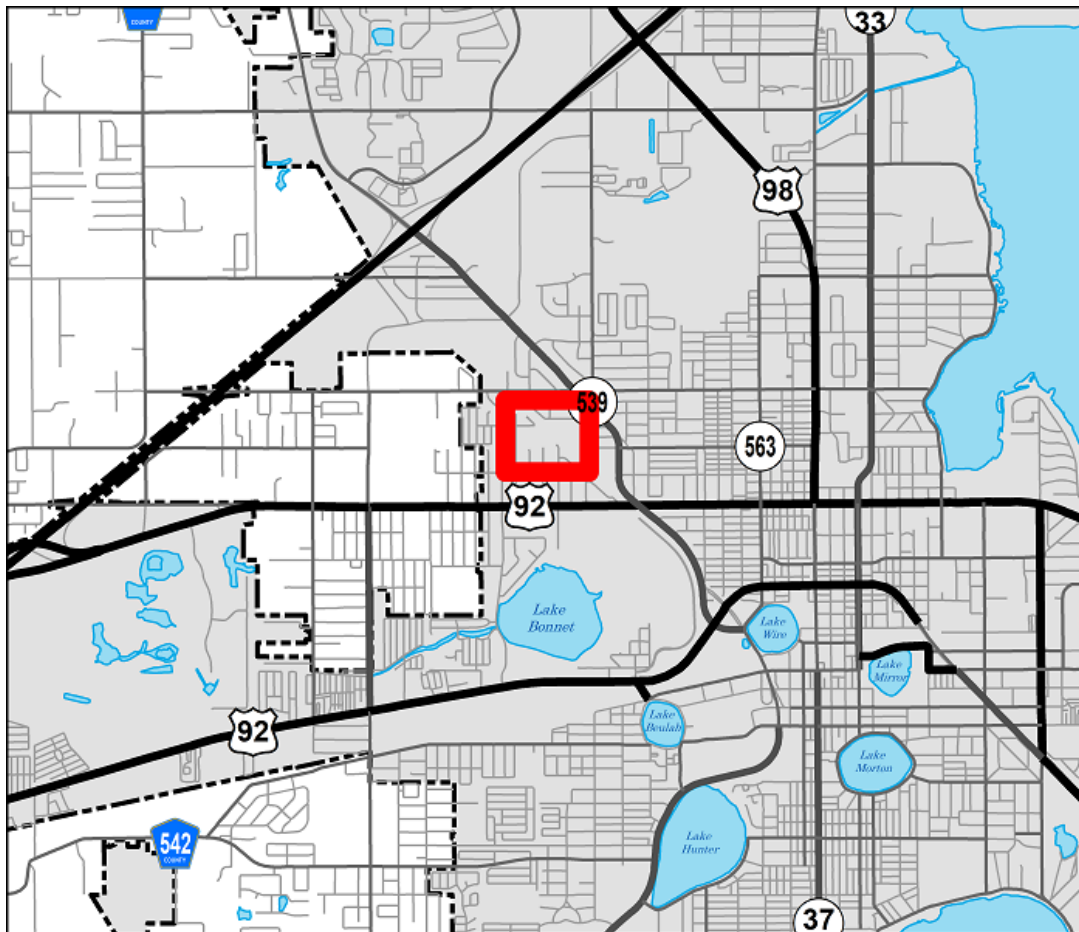
Staff requests an indefinite continuance of this case. There are many outstanding issues to be resolved as well as potential new uses which may require a new public hearing. Staff will continue to work with the applicant to address the access issues and determine the best development options going forward. When the case is ready to come back to the Planning and Zoning Board, staff will re-notice adjacent property owners and re-post signage.

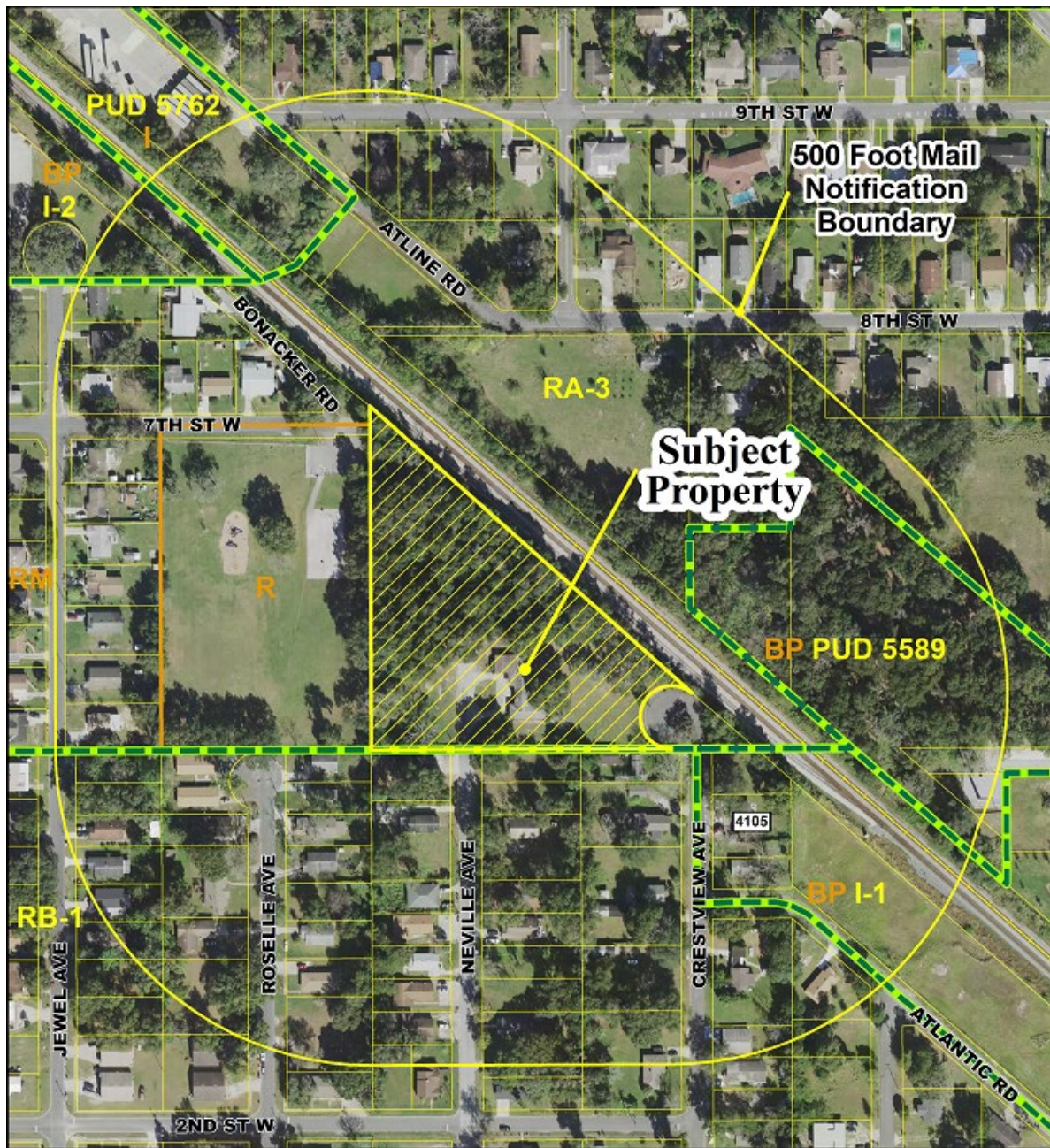


Community & Economic Development Staff Recommendation

Date:	February 21, 2023	Reviewer:	Phillip Searce
Project No:	LUS22-009/PUD22-024	Location:	1205 Neville Avenue
Owner:	All Inclusive Handyman Services Inc		
Applicant:	Tom Wodrich, TDW Land Planning, LLC		
Current Zoning:	RA-3 (Single-Family)	Future Land Use:	Residential Medium (RM)
Context District:	Urban Neighborhood (UNH)		
P&Z Hearing:	January 18, 2023	P&Z Final Decision:	February 21, 2023
Request:	Small-scale map amendment to change the future land use designation from Residential Medium (RM) to Residential High (RH), and a change in zoning from RA-3 (Single-Family) to PUD (Planned Unit Development), to allow an 88-unit multi-family residential development on property located at 1205 Neville Avenue.		

1.0 Location Maps





2.0 Background

2.1 Summary

Tom Wodrich, TDW Land Planning, LLC, requests a small-scale map amendment to change the future land use designation from Residential Medium (RM) to Residential High (RH), and a change in zoning from RA-3 (Single-Family) to PUD (Planned Unit Development), to allow for the development of an 88-unit multi-family residential development on property located at 1205 Neville Avenue. A map of the subject property is included as Attachment “B.”

2.2 Subject Property

The subject property is approximately 3.53 acres in area and located in the center of the Jewel Avenue Neighborhood at the north end of Neville Avenue, south and west of the CSX “S” line, and east of 7th Street Park. The subject property is currently zoned RA-3 (Single-Family) with a future land use designation of Residential Medium (RM). The subject property is currently improved with a one-story, 3,347 single-family home which was constructed in 1965 according to the Polk County Property Appraiser. The remainder of the property is heavily wooded and undeveloped.

Adjacent land uses consist of single-family dwellings to the south along Neville Avenue and Crestview Avenue, rail right-of-way for the CSX corporation which immediately abuts the property to the north and east, and the 7th Street Park, a City owned park facility which provides a playground, basketball court and open space for the Jewel Avenue Neighborhood.

2.3 Project Background

The purpose of this request is to obtain land use and zoning approval to allow for the redevelopment of the property as an 88-unit multi-family residential use. A site development plan showing the location of proposed building footprints, off-street parking, driveways and stormwater retention facilities is included as Attachment “C.”

2.4 Existing Uses of Adjacent Properties

Boundary	Existing Land Use	FLUM	Zoning	Context
North	CSX Right-of-Way	RM	RA-3	N/A
South	Single-Family & Two-Family Residential	RM	RA-3	UNH
East	CSX Right-of-Way	RM	RA-3	N/A
West	Park/Recreation	R	RA-3	UNH

2.5 Attachments

Attachment A: Legal Description

Attachment B: Base Map of Subject Property

Attachment C: Site Development Plan

Attachment D: Building D Elevations

3.0 Discussion

The current RM future land use designation allows for residential development at a maximum density of 12 DU/acre. The proposed multi-family residential use consists of 88 dwelling units on 3.53 acres, which translates to a density of approximately 25 DU/acre. To allow for the density increase, the applicant is requesting a small-scale map amendment to change the future land use designation from RM to Residential High (RH). In accordance with the Comprehensive Plan, the RH future land use designation allows for high density residential development at densities greater than 12 units per acre contingent upon natural and physical limitations of the proposed development site. The RH future land use designation is intended to promote compact development and infill redevelopment through a variety of housing types which support transit and walkable communities.

The existing RA-3 zoning designation is intended for single-family residential development. By right, it would allow for the development of a subdivision with single-family detached dwelling subdivision or through a conditional use, single-family attached dwellings (townhomes). Prior to applying for the land use amendment and PUD, the applicant did not explore any alternative development scenarios which could be permitted by right or through a conditional use under the current land use and zoning entitlements.

The applicant's justification for the small-scale map amendment and rezoning to PUD pertains to proximity of the property to the existing rail line and 7th Street Park, and more intense two-family residential uses located to the south. On October 28, 2021, the applicant presented the project to a small number of residents at the Jewel Avenue Neighborhood Association's regular monthly meeting. Reception to the proposal was mixed. While new investment in the neighborhood was welcomed, concerns were expressed about the large number of rental units in the neighborhood.

The proposed multi-family project consists of four, three-story apartment buildings with amenities such as clubhouse, playground and outdoor grill area. A variety of one-bedroom, two-bedroom, and three-bedroom units are proposed. As previously discussed, the project is located directly to the east of 7th Street Park and the applicant is currently working with the Parks and Recreation Department to obtain a pedestrian connection that would provide direct access to the park for residents. Based on the unit count and unit type mix, the Land Development Code will require a minimum of 125 parking spaces to support the proposed use. The Land Development Code, however, does allow for up to a 10% reduction in the required number of spaces if bicycle parking is provided at the ratio of one parking space for each two bicycle parking spaces. The proposed site development plan depicts 124 motor vehicle parking spaces and 24 bicycle parking spaces, which translates to a net reduction of 0.8%.

To address noise from the adjacent CSX rail line, the applicant proposes to construct an 8-foot-high precast concrete fence with a 7.5-foot-wide landscape buffer along the eastern boundary. The precast concrete fence material will help mitigate noise generated by passing train traffic. As a condition for approval, staff recommends that this buffer is supplemented through the installation of a six-foot high chain link fence along the eastern right-of-way line for Crestview Avenue, abutting the CSX property to discourage residents and visitors from trespassing on railroad property.

Along the south property boundary, buffering will consist of either a six-foot-high wrought iron fence or a six-foot-high privacy fence and a five-foot-wide landscape buffer when adjacent to residential uses located along either Neville Avenue or Crestview Avenue. Adjacent to 7th Street Park, buffering will consist of a six-foot-high black vinyl coated chain link fence. As a condition of approval, staff will recommend that the applicant work with Parks and Recreation to obtain a pedestrian access point for residents. If access is not available, an ADA-accessible sidewalk connection will be required to connect the development with the park entrance on W. 7th Street.

At the January 18th public hearing, the applicant stated that the project will be marketed as “affordable, workforce housing.” While State housing programs generally limit workforce housing to households earning at or below 140% of the area median income, there are no financing or other affordable housing incentives being sought that would ensure this occurs.

The subject property is somewhat unique due to its relatively large size and location within the center of the Jewel Avenue Neighborhood. Historically, the neighborhood was platted and zoned for a mixture of single-family and two-family residential uses. The proximity of the subject property to the CSX railroad and industrial uses located to the southeast, however, makes development at single-family densities less attractive due to the perception that such land uses are a nuisance.

Comments were received from nearby residents during the public hearing expressing concern about the compatibility of three-story apartment buildings with the adjacent single-family and two-family residential located to the south along Neville Avenue and Crestview Avenue. Prior to the hearing, five phone calls were received in opposition to the request based on traffic impacts, crime, and property values.

To address concerns about compatibility, the applicant revised the design of Building D to reduce the south elevation of the building from three-stories to two-stories in height as illustrated in Attachment “D.” To accommodate the lower building height without a corresponding reduction in units, the building footprint was lengthened by approximately 30 feet to allow for the reallocation of units previously located on the south half of the third floor. The north half of Building D will remain three stories in height. No changes were made to the design of Buildings A, B and C which are located further north on the development site. Traffic impacts will be addressed in the following section. Perceived impacts pertaining to either an increase in crime or a decrease in property values are speculative.

3.1 Transportation and Concurrency

Transportation: The subject property is located approximately one-quarter mile north of US 92 (W. Memorial Boulevard), 820 feet east of N. Brunnell Parkway, and 1,800 feet south of W. 10th Street. US 92 (W. Memorial Boulevard) is a Principal Arterial Roadway operated by the Florida Department of Transportation (FDOT), W. 10th Street is an Urban Collector Roadway operated

by Polk County and N. Brunnell Parkway is a Collector Roadway operated by the City of Lakeland. The proposed 88 multi-family dwelling units will generate approximately 400 Daily, 33 A.M. Peak Hour (of Adjacent Street Traffic, 7 AM to 9 AM) and 35 P.M. Peak Hour (of Adjacent Street Traffic, 4 PM to 6PM) trips, using rates and equations published for Land Use Code 221 (Mid-Rise Apartment) in the Institute of Transportation Engineers' *Trip Generation Manual* (11th Edition). Access points will be provided on Neville Avenue, Crestview Avenue, and W. 7th Street, which are classified as local streets.

Traffic counts on N. Brunnell Parkway, W. 7th Street, Neville Avenue and Crestview Avenue are not tracked for transportation concurrency purposes. Per the Polk Transportation Planning Organization's (TPO) Roadway Network Database (dated April 8, 2022), US 92 (W. Memorial Boulevard) between N. Wabash Avenue and Florida Avenue has an Annual Average Daily Traffic (AADT) volume of 26,000 vehicles, with an acceptable level-of-service (LOS C) and a two-hour average volume during the P.M. Peak of 945 eastbound vehicles and 905 westbound vehicles. In addition, W. 10th Street has a two-hour average volume of 116 eastbound and 178 westbound trips and is currently operating at an acceptable LOS C.

The Lakeland Area Mass Transit District (LAMTD, Citrus Connection) operates fixed-route bus service with hour frequencies along Brunnell Parkway via its Yellow Line. Sidewalks do not currently exist along W. 7th Street, Neville Avenue or Crestview Avenue.

Schools: In terms of School Concurrency, the Polk County School District issued a Finding of Adequate Capacity for the proposed 88 multi-family dwelling units on June 2, 2022.

Utilities: While Water and Wastewater Treatment Plant capacity is available to accommodate this development proposal, the subject property is located in the Westside Area of Concern, where wastewater transmission capacity is limited and mitigation will be required prior to capacity approval being granted by the City Water Utilities Department. A replacement of the Westside Wastewater Trunk Line is being planned at this time; however, construction not expected to be complete until Year 2027.

3.2 Comprehensive Plan Compliance

The Community and Economic Development Department reviewed this request for compliance with the Lakeland Comprehensive Plan: Our Community 2030 and it is our opinion that the request is consistent with the Comprehensive Plan. Actual construction is subject to final concurrency determinations at the time of subdivision plat and construction plan review.

4.0 Recommendation

4.1 Community and Economic Development Staff

The Community & Economic Development Department reviewed this request and recommends the approval of the land use and zoning change. Letters of notification were mailed to 87 property owners within 500 feet of the subject property. Five calls were received in opposition of the request. The concerns expressed were related to compatibility, traffic, crime, and property values.

4.2 The Planning & Zoning Board

It is recommended that the small-scale land use amendment to change the future land use designation from Residential Medium (RM) to Residential High (RH) and change in zoning from RA-3 (Single-Family Residential) to PUD (Planned Unit Development) zoning, on approximately 3.53 acres as described above and in Attachments "A", "B," and "C," be approved subject to the following conditions.

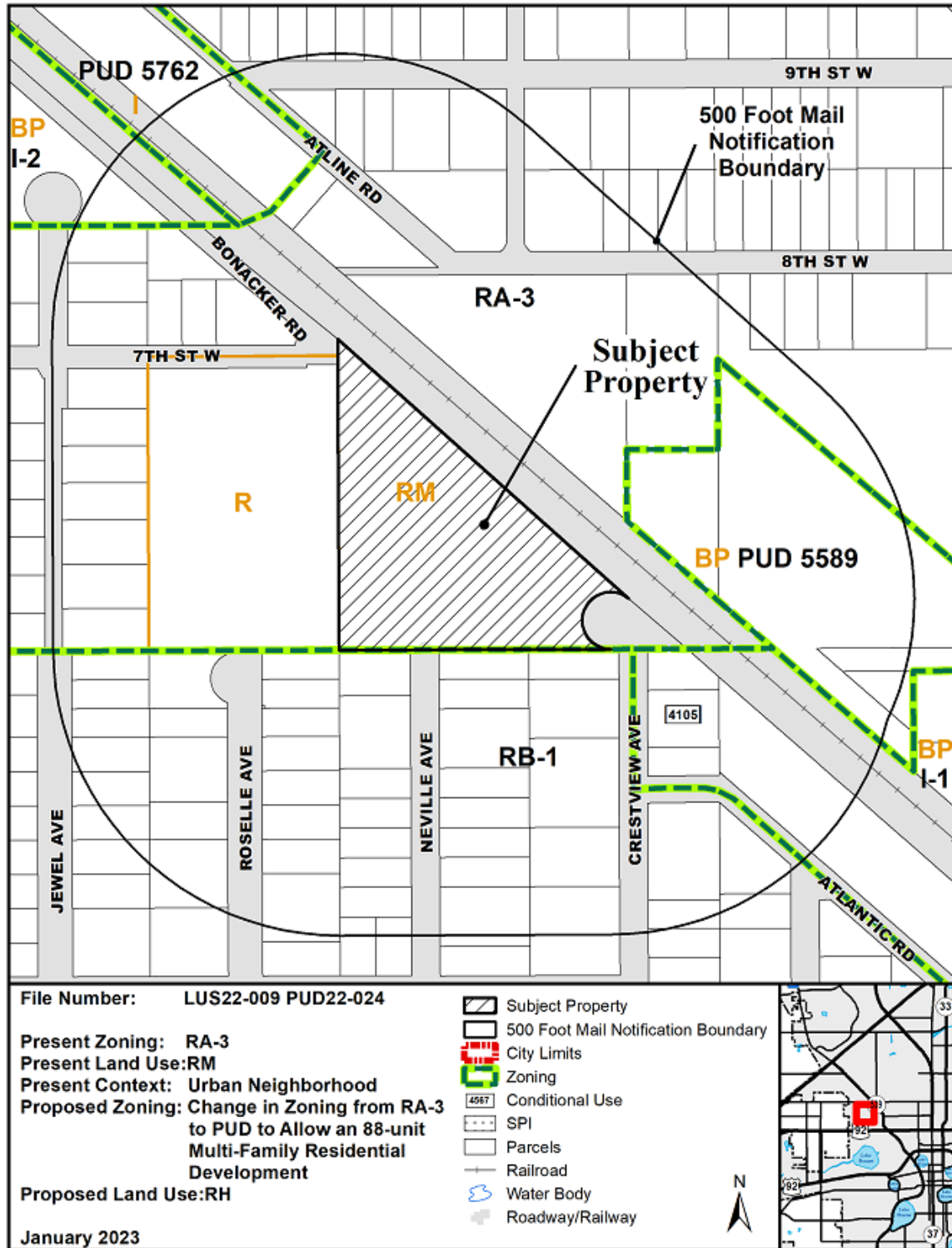
- A. Permitted Uses: Multi-family residential dwellings with customary accessory uses such as a clubhouse, and other similar recreation facilities.
- B. Maximum Intensity of Use: 88 dwelling units
- C. Unit Mix: One-bedroom, two-bedroom and three-bedroom units shall be allocated as specified on the site development plan, Attachment "C."
- D. Development Standards: In accordance with the MF-22/Urban Neighborhood (UNH) context sub-district standards and the site development plan, Attachment "C."
- E. Site Development Plan: The project shall be developed in substantial accordance with the site development plan shown in Attachment "C." With the approval off the Director of Community & Economic Development, minor changes may be made at the time of site plan review without requiring a modification to the PUD.
- F. Landscaping & Buffering: In accordance with the Land Development Code, except as follows.
 - 1. Along the south project boundary, a Type A buffer shall be constructed consisting of a six-foot high view blockage fence or wall with a minimum of four B (Medium) trees and 16 shrubs per 100 linear feet or fraction thereof.
 - 2. Along the eastern project boundary, a Type A buffer shall be constructed consisting of an eight-foot-high precast concrete fence with a minimum of four B (Medium) trees and 16 shrubs per 100 linear feet or fraction thereof.
 - 3. Along the western project boundary and 7th Street Park, a Type A buffer consisting of a six-foot black vinyl fence with a minimum of four B (Medium) trees and 16 shrubs per 100 linear feet or fraction thereof shall be constructed.
 - 4. The specific tree/shrub species used, and width of the above buffers shall be subject to review and approval by the Parks & Recreation Department at the time of site plan review. The buffers shall be in place prior to the issuance of any Certificate of Occupancy. All fences, walls and landscaping within the buffers shall be maintained by a property management company or other similar entity.
 - 5. A six-foot high chain link fence shall be installed along the eastern right-of-way line for Crestview Avenue, abutting to CSX property, to prevent trespass from the development's residents or visitors.
- G. Outdoor Lighting: Any outdoor lighting used shall be shielded in accordance with Section 4.6 of the Land Development Code

- H. Utility Capacity: Prior to site plan approval the applicant shall coordinate with the Water Utilities Department to contribute to an Infiltration and Intrusion project(s) in order to achieve the wastewater capacity prior to scheduled capacity upgrades.
- I. Maintenance: All open space, common areas, amenities, fences, walls, landscape buffers, off-street parking and stormwater retention areas shall be maintained by a property management company or similar entity.
- J. Transportation
 - 1. Binding Concurrency Determinations shall be made at the time of commercial site plan review and approval.
 - 2. An ADA-compliant pedestrian network is required between each residential building, on-site amenity and accessible from each connecting roadway.
 - 3. The applicant shall coordinate with the Parks & Recreation Department to provide a direct access point to 7th Street Park. If a direct access point cannot be granted, the applicant shall provide an ADA accessible sidewalk to the park entrance. The sidewalk shall connect to the internal sidewalk network.
 - 4. Bicycle parking shall be provided at each on-site amenity in compliance with Section 4.11.6 of the Land Development Code and Index 900 of the City Engineering Standards Manual.
 - 5. The developer shall establish a student school bus stop at a location determined to be acceptable by the Polk County School District.
 - 6. All internal roadways and drive aisles shall be privately maintained by a shall be constructed and maintained by a property management company or property owner association or similar entity.

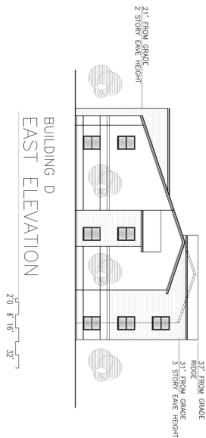
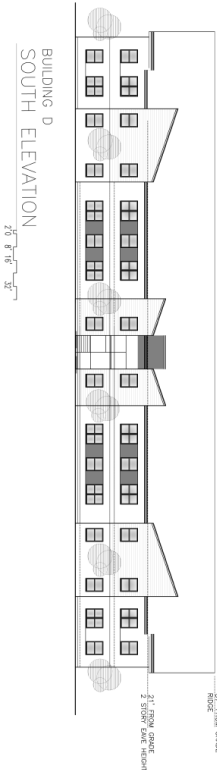
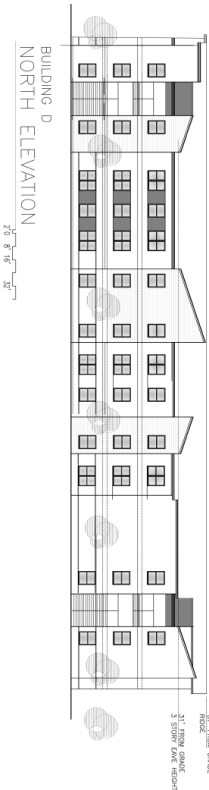
ATTACHMENT "A"

SW1/4 OF NE1/4 OF SE1/4 LYING S & W OF ACL RR R/W OF SECTION 11, TOWNSHIP 28 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, LESS R/W PER OR 1692 PG 1437 & OR 1661 PG 1543

ATTACHMENT "B"







NEVILLE AVE APARTMENTS
SITE CONCEPT STUDY

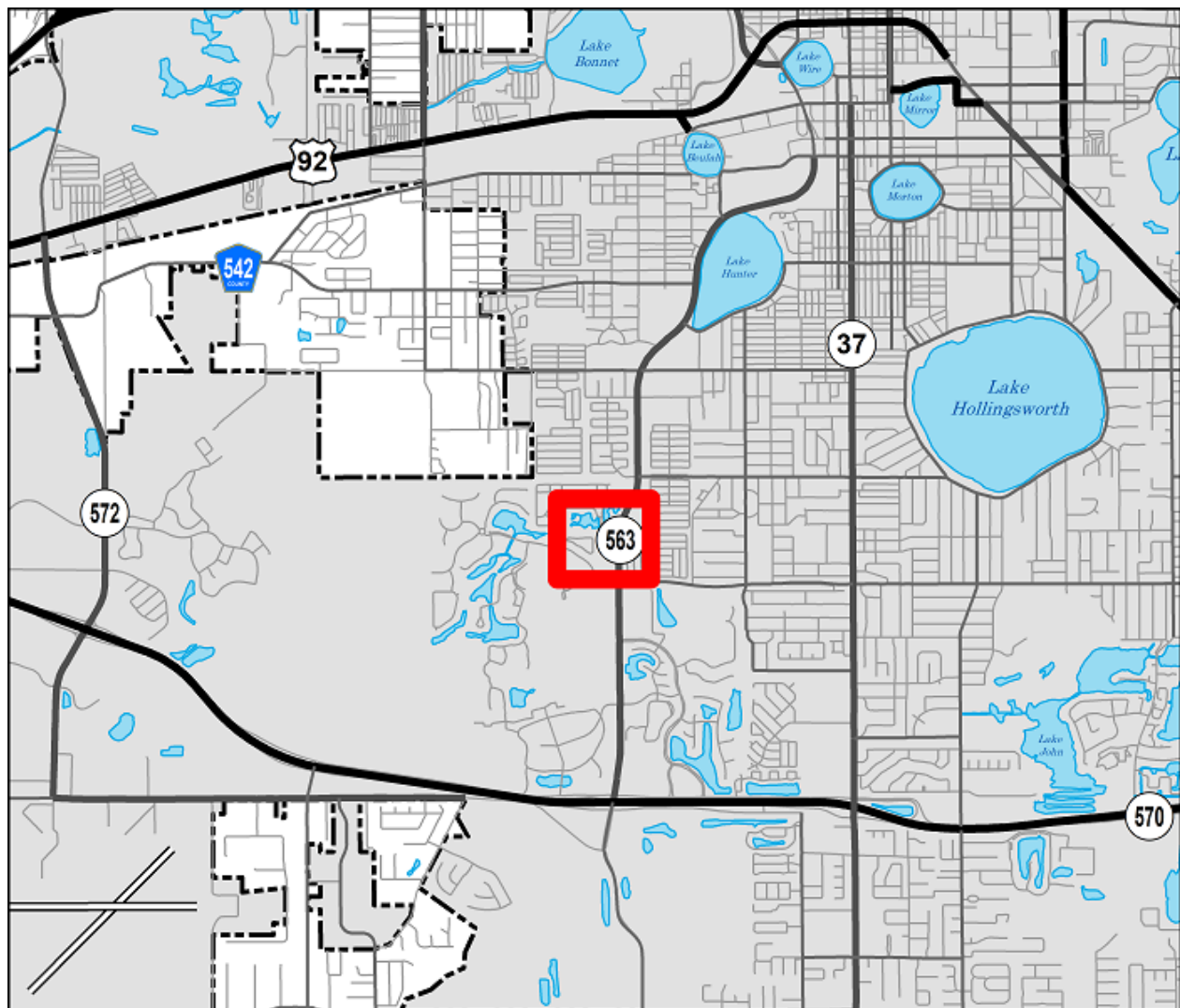
WORK PROVIDED BY
130 S WASHINGTON AVE SUITE 212 LAKELAND, FL 33801
888.664.6414 (888) 225-7033 www.pjcd.com
LAKELAND, FL 33801



Community & Economic Development Staff Recommendation

Date:	February 21, 2023	Reviewer:	Todd Vargo
Project No:	PUD22-023	Location:	2575 Harden Boulevard
Owner:	New Heritage, LLC.		
Applicant:	Tim Campbell, Clark, Campbell, Lancaster, Workman & Airth, P.A.		
Current Zoning:	PUD (Planned Unit Development) 5693	Future Land Use:	Residential High (RH)
Context District:	Urban Corridor (UCO)		
P&Z Hearing:	January 18, 2023	P&Z Final Decision:	February 21, 2023
Request:	Major modification of PUD (Planned Unit Development) zoning to allow a two-story 94,000 sq. ft. mini-warehouse/self-storage facility on property located at 2575 Harden Boulevard.		

1.0 Location Maps





2.0 Background

2.1 Summary

Tim Campbell, Clark, Campbell, Lancaster, Workman, & Airth, P.A., on behalf of New Heritage, LLC, requests a major modification of PUD (Planned Unit Development) zoning to allow a two-story 94,000 sq. ft. mini-warehouse/self-storage facility on property located at 2575 Harden Boulevard. A map of the subject property is included as Attachment “B.”

2.2 Subject Property

The subject property, presently vacant, consists of an approximately 4.33-acre parcel located on the west side of Harden Boulevard, north of the Azalea Park retirement community, south of the Beacon Terrace mobile home park, and east of the Grasslands Muirfield Village condominiums. The subject property has a future land use designation of Residential High (RH) and is zoned PUD as specified by Area “A” within Ordinance 3432, as amended by Ordinance 5693. The subject property is located within the Oakbridge Development of Regional Impact (DRI).

The current PUD zoning, last amended in 2018, allows for 6,790 sq. ft. of C-2 (Highway Commercial) uses in the former Grasslands sales office located on property at the northwest corner of Harden Boulevard and Grasslands Boulevard; a three-story, 114-unit adult congregate living facility (ACLF) on the adjacent property to the south where the Azalea Park senior living community is currently located; and a two-story, 100-bed Adult Congregate Living Facility (ACLF) on the subject property.

2.3 Project Background

In 2022, the applicant requested a major modification of the PUD zoning to allow for the construction of a three-story, 102,675 sq. ft. mini-warehouse/self-storage facility with an outdoor storage area for boats and recreational vehicles in lieu of the current entitlements for a 100-bed ACLF. This application was recommended for approval by the Planning and Zoning Board on March 15, 2022 and subsequently denied by the City Commission without prejudice by a 6-1 vote on April 18, 2022 due to concerns about impacts related to the building height, size and design, and incompatibility with adjacent residential land uses.

The current request, which represents a revision of the previous application, is for a two-story 94,000 sq. ft. mini-warehouse/self-storage facility with no outdoor storage area. A site development plan which shows the proposed building footprint, off-street parking, internal driveways, and storm water retention is included as revised Exhibit “F-1.”

2.4 Existing Uses of Adjacent Properties

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

2.5 Attachments

Attachment A: Legal Description

Attachment B: Location Map

Exhibit F: Previously Approved Overall Site Development Plan

Exhibit F-1: Proposed Site Plan for Self-Storage Facility

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

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

3.0 Discussion

The revised application includes changes that were made in response to comments received at the April 18, 2022 City Commission meeting. To address concerns about the visual compatibility of the building, the revised application reduces the overall floor area from 102,675 sq. ft. to 94,000 sq. ft. and the overall height from three-stories (40 feet) to two-stories (28 feet). The outdoor storage area for boats and recreational vehicles which was part of the previous application has also been removed. As a result, the setback distance from the adjacent residential use to the west (Muirfield Village at Grasslands condominiums) has increased from 130 feet to 200 feet. In addition to these changes, the architectural façade of the structure has been revised to resemble a contemporary office building rather than the modern industrial style of the previous proposal.

As shown in Exhibit “F-1,” the proposed mini-warehouse/self-storage facility will be set back a minimum of 40 feet from the Harden Boulevard right-of-way with employee and customer parking located on the south side of the building. The stormwater retention area will be located to the west of the proposed mini-warehouse/self-storage facility. Primary access to the site will be from a new driveway constructed on Harden Boulevard. Secondary emergency access, however, will be provided through an internal gated driveway connection to Azalea Park to the south which will allow vehicles to exit onto Harden Boulevard via Grasslands Boulevard. All loading and unloading activities will occur inside the building through a drive-in vehicle bay.

The Oakbridge DRI Development Order (Resolution 5447) includes a provision allowing land use re-allocation and modifications with de minimis increases through land use map amendments and/or zoning action, without requiring the filing of a Notice of Proposed Change (NOPC) under Chapter 380 Florida Statutes. However, the changes must result in an equivalent number of trips as proposed in the DRI Master Plan (Map H of the Development Order) and the land use change must be of less intensity or density than what is allowed by the 2018 Amended and Restated Development Order.

Prior to the January 2023 public hearing, staff received several emails, phone calls and a petition with 261 signatures from property owners that reside within the Beacon Terrace mobile home park to the north and Muirfield Village condominiums to the west. Muirfield Village is a residential neighborhood within the Grasslands master planned residential golf community and shares a property line with the proposed self storage facility.

The comments received object to the request based on concerns about compatibility with adjacent uses, impacts on adjacent properties, potential increases in traffic and noise, and perceived impacts on a nature trail and wildlife sanctuary located within Beacon Terrace mobile home park community to the north. At the public hearing, additional comments were received regarding the hours of operation,

landscaping/buffering, the height of the facility, and the need for a self-storage facility within the Grasslands/Oakbridge area.

Consistent with the previous recommendation, to minimize impacts on adjacent residential land uses, staff is recommending that the hours of operation for the self-storage facility be limited to between 8:00 AM and 9:00 PM. In response to comments received at the January 18, 2023 meeting, staff is recommending that a Type C landscape buffer be required south of an existing drainage ditch which runs parallel to the entrance for the Beacon Terrace mobile home park community. As previously discussed, the revised application reduces the overall floor area by 8,675 sq. ft. and the maximum building height from three-stories (40 feet) to two-stories (28 feet) and eliminates an outdoor storage area for boats and recreational vehicles. Since all loading and unloading activities will occur inside the building, outdoor noise will be minimized. The revised architectural elevations which depict a contemporary office building will be adopted as Exhibits “F-2” and “F-3” and part of the binding conditions for approval.

3.1 Transportation and Concurrency

The subject property is located on the west side of State Road 563 (Harden Boulevard), a designated Type I roadway per the City Land Development Code. Type I designation places a greater emphasis on access management to preserve roadway capacity and enhance safety on this main route between Downtown Lakeland and State Road 570 (Polk Parkway). Driveway access on Harden Boulevard is further controlled through the Oakbridge Development of Regional Impact. The current PUD requires the conversion of the existing median opening on Harden Boulevard at the site driveway to allow only southbound left turning movements into the Mas Verde mobile home community on the opposite side of the street. The development team and City staff participated in a February 2022 pre-application meeting with the Florida Department of Transportation (FDOT) at which time the requirement for this median modification was re-affirmed. A southbound right-turn lane on Harden Boulevard may be required subject to a traffic study that is submitted to FDOT for review. Using data published in the Institute of Transportation Engineers *Trip Generation Manual* (11th Edition), the proposed mini-warehouse/self-storage facility (Land Use Code 151) is expected to generate approximately 14 P.M. Peak Hour (of Adjacent Street Traffic, 4-6 P.M.) trips compared to the 24 P.M. Peak Hour trips that are estimated for a 100-bed Assisted Living Facility (Land Use Code 254).

3.2 Comprehensive Plan Compliance

The Community and Economic Development Department and the Planning & Zoning Board reviewed this request for compliance with Lakeland Comprehensive Plan: Our Community 2030 and it is our opinion that the request as conditioned is consistent with the Comprehensive Plan. All roadway levels of service are acceptable with mitigation as recommended in this PUD modification. Other essential services are presently available to provide concurrency for the proposed use. Actual construction is subject to final concurrency determinations at the time of site plan review.

4.0 Recommendation

4.1 Community and Economic Development Staff

The Community Development Department reviewed this request and recommends approval of the major modification to PUD zoning. Letters of notification were mailed to one hundred and fifty (150) property owners within 500 feet of the subject property. In addition to the comments expressed at the public hearing, several calls and emails were received also expressing concerns

about impacts on adjacent properties, compatibility, potential increases in traffic, and an increase in noise due to the mini-warehouse/self-storage facility as described above.

4.2 The Planning & Zoning Board

It is recommended that the request for a major modification of PUD zoning, as described above and in Attachments "A" and "B", Exhibits "F," "F-1," "F-2," and "F-3," be approved, subject to the following amended conditions:

A. Area A. Commercial and Retirement Residential

1. Permitted Uses: Those uses permitted by right in the C-2 zoning district classification, and Group Homes, Level III and a 94,000 sq. ft. mini-warehouse/self-storage facility.
2. Maximum Floor Area and Density:
 - a. C-2 Commercial Uses (former Grasslands sales office): 6,790 square feet
 - b. ~~Group Homes~~
 - 1) ~~One Adult Congregate Living Facility with a maximum floor area of 94,080 square feet and 114 beds~~
 - 2) ~~One Adult Congregate Living Facility with a maximum floor area of 34,000 square feet and 100 beds~~
 - b. Assisted Living Facility (currently Azalea Park ACLF): 94,080 sq. ft. and 114 beds.
 - c. Mini-Warehouse/Self-Storage Facility (4.33-acre parcel located north of Azalea Park): 94,000 sq. ft.
3. Maximum Building Height: ~~Three (3) stories~~
 - a. Assisted Living Facility: Three (3) stories
 - b. Mini-Warehouse/Self-Storage Facility: Two (2) stories/28 feet
4. Minimum Setbacks:
 - a. Buildings: From perimeter property lines: Fifty (50) feet; however, this may be reduced if development proceeds in accordance with the site development plan included as Exhibit "F-1."
 - b. Parking or Internal Drives: Ten (10) feet from public right-of-way or other perimeter property lines.
5. Transportation Improvements:
 - a. All parcels shall be provided with access to Grasslands Boulevard. This access shall be restricted to emergency-only operations for any mini-warehouse/self-storage use.
 - b. A right-in right-out access to the ~~assisted living facility north of Azalea Park~~ mini-warehouse/self-storage site is permitted at the existing median opening on Harden Boulevard opposite the main entrance to Mas Verde Mobile Home Park.

- c. Prior to the issuance of a Certificate of Occupancy for the ~~assisted living facility north of Azalea Park~~ mini warehouse/self-storage facility, the existing median opening on Harden Boulevard at the main entrance to Mas Verde Mobile Home Park shall be directionalized to permit only southbound left turning movements in accordance with a design approved and permitted by the Florida Department of Transportation.
 - d. Prior to the issuance of a Certificate of Occupancy for the ~~assisted living facility located north of Azalea Park~~ mini-warehouse/self-storage facility, a southbound right turn lane (~~estimated 290-foot lane~~) shall be constructed on Harden Boulevard at the right-in right-out entrance unless an alternative design is approved and permitted by the Florida Department of Transportation.
 - e. An Americans with Disabilities Act (ADA) compliant pedestrian route shall be constructed to the sidewalk located along the Harden Boulevard frontage.
 - f. Bicycle parking shall be installed in compliance with Sub-Section 4.11.6 (Bicycle Parking Regulations) of the Land Development Code. Bicycle parking design shall be in compliance with Index 900 of the City Engineering Standards Manual.
6. Site Plan: Development shall be in accordance with the site development plan included as Exhibit "F" and "F-1." With the approval of the Director of Community Development, minor adjustments may be made at the time of site plan review without requiring a change to this PUD.
7. Design and Performance Standards Specific to the Mini-Warehouse/Self-Storage Facility
- a. Architectural Design: The mini-warehouse/self-storage facility shall be designed in accordance with Exhibits "F-2 and "F-3 and the architectural material and ground floor transparency requirements specified by Sub-Sections .3.3.7.3 and 3.4.7.4 of the Land Development Code.
 - b. Hours of Operation: Hours of operation shall be limited to the time period between 8:00 AM to 9:00 PM. Customers shall not be permitted to access storage units outside of these hours.
 - c. Landscaping & Buffering: In accordance with the Land Development Code except that a Type "C" landscape buffer shall be installed following an imaginary line that runs parallel to the north property line. The imaginary line shall be located between the drainage ditch that follows the north property line and the north face of the mini-warehouse/self-storage facility.
 - d. Signage: In accordance with the Retail Commercial and Large Lot Office Zoning District Regulations (C-2, C-3, C-4, C-5, C-6, C-7 and O-3) as specified in Sub-Section 4.9.4.4 of the Land Development Code except that electronic message signs shall be prohibited.
 - e. Outdoor, sales, display and storage shall be prohibited.

ATTACHMENT "A"

LEGAL DESCRIPTION:

Self-Storage Facility

A PARCEL OF LAND BEING A PORTION OF PARCEL 1, GRASSLANDS ONE, RECORDED IN PLAT BOOK 90, PAGES 7 THROUGH 9, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID PARCEL 1 FOR THE POINT OF BEGINNING; THENCE SOUTH 01°23'47" EAST ALONG THE WEST LINE OF SAID PARCEL 1, A DISTANCE OF 351.00 FEET TO THE SOUTH LINE OF THE NORTH 351.00 FEET OF SAID PARCEL 1; THENCE NORTH 88°36'13" EAST, ALONG SAID SOUTH LINE, 356.05 FEET TO THE WEST LINE OF THE EAST 146.00 FEET OF SAID PARCEL 1; THENCE SOUTH 01°44'33" EAST ALONG SAID WEST LINE, 79.00 FEET TO THE SOUTH LINE OF THE NORTH 430.00 FEET OF SAID PARCEL 1; THENCE NORTH 88°36'13" EAST, ALONG SAID SOUTH LINE, 146.00 FEET TO THE EAST LINE OF SAID PARCEL 1; THENCE NORTH 01°44'33" WEST, ALONG SAID EAST LINE, 212.40 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1562.39 FEET, A CENTRAL ANGLE OF 08°00'10", A CHORD BEARING OF NORTH 02°15'32" EAST, AND A CHORD DISTANCE OF 218.05 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND SAID EAST LINE, 218.22 FEET TO THE NORTH LINE OF SAID PARCEL 1; THENCE SOUTH 88°36'13" WEST, ALONG SAID NORTH LINE, 515.14 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 4.33 ACRES, MORE OR LESS.

Group Home

A PARCEL OF LAND BEING A PORTION OF PARCEL 1, GRASSLANDS ONE, RECORDED IN PLAT BOOK 90, PAGES 7 THROUGH 9, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

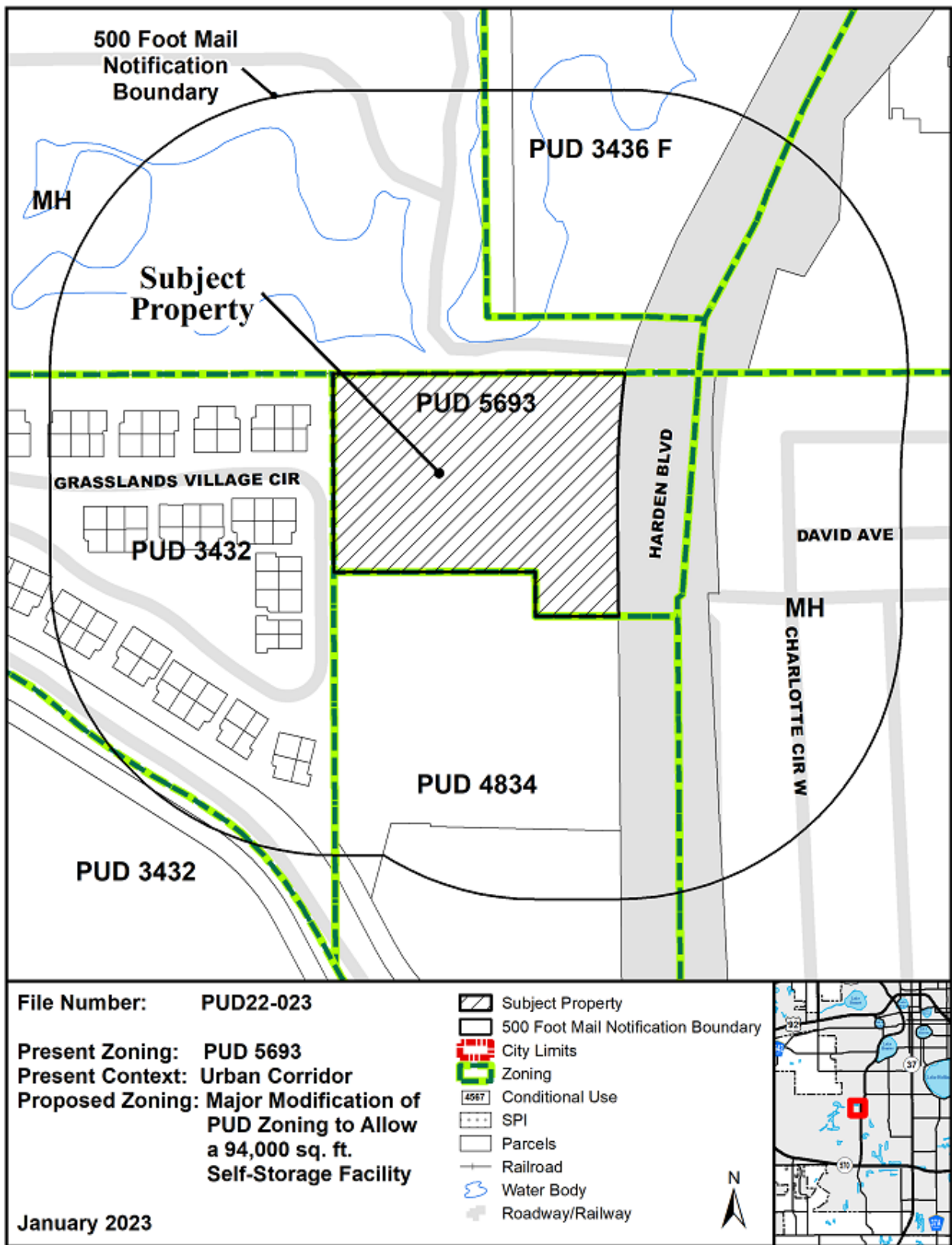
GRASSLANDS ONE PB 90 PGS 7 THRU 9 LYING & BEING IN SECS 26 & 35 T28 R23 PT PCL 1 BEING DESC AS: COMM AT NW COR OF PCL 1 S 01 DEG 23 MIN 47 SEC E 351 FT TO POB N 88 DEG 36 MIN 13 SEC E 356.05 FT S 01 DEG 44 MIN 33 SEC E 79 FT N 88 DEG 36 MIN 13 SEC E 146 FT S 01 DEG 44 MIN 33 SEC E 378.96 FT W 335.45 FT N 5 FT W 69 FT S 13 DEG 45 MIN 36 SEC W 138.64 FT N 29 DEG 06 MIN 55 SEC W 40.47 FT NWLY ALONG CURVE 85.5 FT N 01 DEG 23 MIN 47 SEC W 468.82 FT TO PO

Former Grasslands Sales Office

A PARCEL OF LAND BEING A PORTION OF PARCEL 1, GRASSLANDS ONE, RECORDED IN PLAT BOOK 90, PAGES 7 THROUGH 9, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

GRASSLANDS ONE PB 90 PGS 7 THRU 9 LYING & BEING IN SECS 26 & 35 T28 R23 PARCEL 1 THAT PART DESC AS COMM SE COR S 88 DEG 15 MIN 27 SEC W 73.86 FT NWLY ALONG CURVE 86.52 FT N 67 DEG 33 MIN 36 SEC W 47.09 FT N 22 DEG 26 MIN 24 SEC E 35 FT TO POB N 67 DEG 33 MIN 36 SEC W 46.39 FT NWLY ALONG CURVE 241.56 FT N 29 DEG 06 MIN 55 SEC W 87.39 FT N 13 DEG 45 MIN 36 SEC E 138.64 FT E 69 FT S 5 FT E 335.45 FT TO E LINE PARCEL 1 S 01 DEG 44 MIN 33 SEC E ALONG SAID E LINE 270.35 FT S 88 DEG 15 MIN

ATTACHMENT "B"



Dr. Walding Medical Office

8000 Harben Boulevard Lakeland, FL

Conceptual Site Plan

1" = 50'

CHASTAIN SKILLMAN

engineers architects surveyors scientists

10-10-18 TLR

EXHIBIT "F-1"



EXHIBIT "F-1"

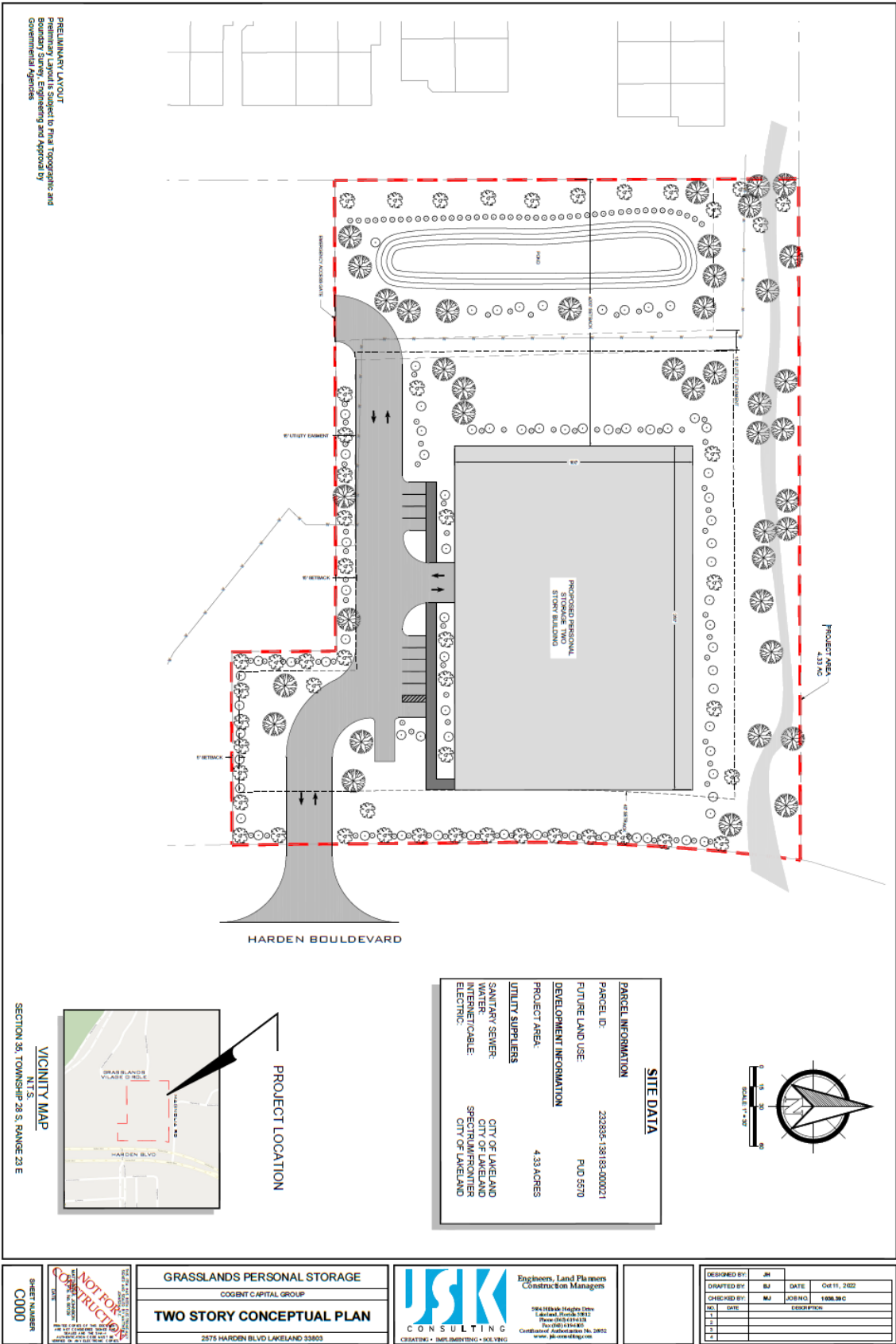
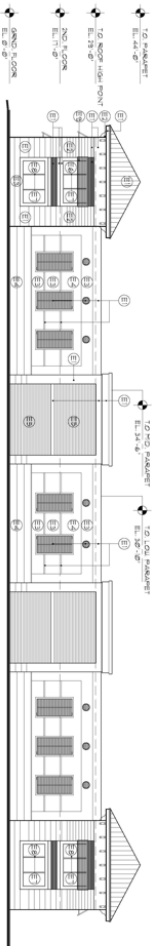
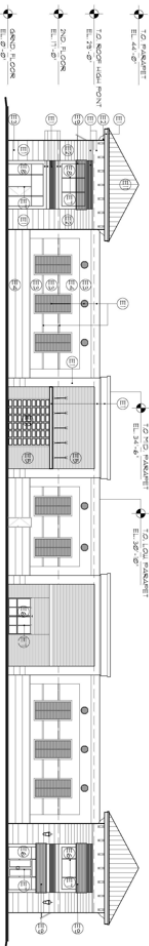


EXHIBIT "F-2"



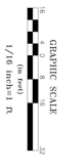
1 NORTH ELEVATION



2 SOUTH ELEVATION

MARK	DESCRIPTION	SECTION	SECTION NO.	COL. LINE	TYPE	FINISH	DETAIL	NOTES	COMMENTS
1	PAINTED STEEL BRACE	STEEL BRACE	EL. 34'-0"	10' 0"	PAINTED STEEL BRACE	PAINTED STEEL BRACE	PAINTED STEEL BRACE	PAINTED STEEL BRACE	PAINTED STEEL BRACE
2	PAINTED STEEL BRACE	STEEL BRACE	EL. 34'-0"	10' 0"	PAINTED STEEL BRACE	PAINTED STEEL BRACE	PAINTED STEEL BRACE	PAINTED STEEL BRACE	PAINTED STEEL BRACE
3	PAINTED STEEL BRACE	STEEL BRACE	EL. 34'-0"	10' 0"	PAINTED STEEL BRACE	PAINTED STEEL BRACE	PAINTED STEEL BRACE	PAINTED STEEL BRACE	PAINTED STEEL BRACE
4	PAINTED STEEL BRACE	STEEL BRACE	EL. 34'-0"	10' 0"	PAINTED STEEL BRACE	PAINTED STEEL BRACE	PAINTED STEEL BRACE	PAINTED STEEL BRACE	PAINTED STEEL BRACE
5	PAINTED STEEL BRACE	STEEL BRACE	EL. 34'-0"	10' 0"	PAINTED STEEL BRACE	PAINTED STEEL BRACE	PAINTED STEEL BRACE	PAINTED STEEL BRACE	PAINTED STEEL BRACE
6	PAINTED STEEL BRACE	STEEL BRACE	EL. 34'-0"	10' 0"	PAINTED STEEL BRACE	PAINTED STEEL BRACE	PAINTED STEEL BRACE	PAINTED STEEL BRACE	PAINTED STEEL BRACE
7	PAINTED STEEL BRACE	STEEL BRACE	EL. 34'-0"	10' 0"	PAINTED STEEL BRACE	PAINTED STEEL BRACE	PAINTED STEEL BRACE	PAINTED STEEL BRACE	PAINTED STEEL BRACE
8	PAINTED STEEL BRACE	STEEL BRACE	EL. 34'-0"	10' 0"	PAINTED STEEL BRACE	PAINTED STEEL BRACE	PAINTED STEEL BRACE	PAINTED STEEL BRACE	PAINTED STEEL BRACE
9	PAINTED STEEL BRACE	STEEL BRACE	EL. 34'-0"	10' 0"	PAINTED STEEL BRACE	PAINTED STEEL BRACE	PAINTED STEEL BRACE	PAINTED STEEL BRACE	PAINTED STEEL BRACE
10	PAINTED STEEL BRACE	STEEL BRACE	EL. 34'-0"	10' 0"	PAINTED STEEL BRACE	PAINTED STEEL BRACE	PAINTED STEEL BRACE	PAINTED STEEL BRACE	PAINTED STEEL BRACE
11	PAINTED STEEL BRACE	STEEL BRACE	EL. 34'-0"	10' 0"	PAINTED STEEL BRACE	PAINTED STEEL BRACE	PAINTED STEEL BRACE	PAINTED STEEL BRACE	PAINTED STEEL BRACE
12	PAINTED STEEL BRACE	STEEL BRACE	EL. 34'-0"	10' 0"	PAINTED STEEL BRACE	PAINTED STEEL BRACE	PAINTED STEEL BRACE	PAINTED STEEL BRACE	PAINTED STEEL BRACE
13	PAINTED STEEL BRACE	STEEL BRACE	EL. 34'-0"	10' 0"	PAINTED STEEL BRACE	PAINTED STEEL BRACE	PAINTED STEEL BRACE	PAINTED STEEL BRACE	PAINTED STEEL BRACE
14	PAINTED STEEL BRACE	STEEL BRACE	EL. 34'-0"	10' 0"	PAINTED STEEL BRACE	PAINTED STEEL BRACE	PAINTED STEEL BRACE	PAINTED STEEL BRACE	PAINTED STEEL BRACE
15	PAINTED STEEL BRACE	STEEL BRACE	EL. 34'-0"	10' 0"	PAINTED STEEL BRACE	PAINTED STEEL BRACE	PAINTED STEEL BRACE	PAINTED STEEL BRACE	PAINTED STEEL BRACE
16	PAINTED STEEL BRACE	STEEL BRACE	EL. 34'-0"	10' 0"	PAINTED STEEL BRACE	PAINTED STEEL BRACE	PAINTED STEEL BRACE	PAINTED STEEL BRACE	PAINTED STEEL BRACE
17	PAINTED STEEL BRACE	STEEL BRACE	EL. 34'-0"	10' 0"	PAINTED STEEL BRACE	PAINTED STEEL BRACE	PAINTED STEEL BRACE	PAINTED STEEL BRACE	PAINTED STEEL BRACE
18	PAINTED STEEL BRACE	STEEL BRACE	EL. 34'-0"	10' 0"	PAINTED STEEL BRACE	PAINTED STEEL BRACE	PAINTED STEEL BRACE	PAINTED STEEL BRACE	PAINTED STEEL BRACE
19	PAINTED STEEL BRACE	STEEL BRACE	EL. 34'-0"	10' 0"	PAINTED STEEL BRACE	PAINTED STEEL BRACE	PAINTED STEEL BRACE	PAINTED STEEL BRACE	PAINTED STEEL BRACE
20	PAINTED STEEL BRACE	STEEL BRACE	EL. 34'-0"	10' 0"	PAINTED STEEL BRACE	PAINTED STEEL BRACE	PAINTED STEEL BRACE	PAINTED STEEL BRACE	PAINTED STEEL BRACE

3 FINISH SCHEDULE



SHEET 01
A5.0
PAGE 01

KENNETH R. CARLSON

DRAWN BY: KC
CHECKED BY: KC
DATE: 01/08/01
PROJECT: 101
CAD FILE: 101.DWG

Revisions:
1
2
3
4
5
6
7
8
9
10

KENNETH R. CARLSON - ARCHITECT, P.A.
1646 W. NEWPORT CENTER DR., SUITE 311
DEERFIELD BEACH, FLORIDA 33442
PH. (888) 421-8646 FAX (888) 421-9829
e-mail: krc@krcarchitect.com

HARDEN BOULEVARD SELF-STORAGE
2575 HARDEN BLVD.
LAKELAND 33803

Architectural drawing of the East Elevation of a building. The drawing shows a symmetrical facade with a central entrance and two side wings. The central entrance features a large, arched window above the door. The side wings have multiple windows and doors. The drawing includes a section line labeled '1' and '1/2' and a title 'EAST ELEVATION'.

2 WEST ELEVATION
[A5] 1/8" x 1" - 0"

[illegible]

GRAPHIC SCALE
(in Feet)
1/16 inch=1 ft



Report of City Commission Action on Planning and Zoning Board Recommendations

Tuesday, February 21, 2023

Meeting of February 6, 2023

Ordinances (Second Reading)

Proposed 23-002; Amending Ordinance 4773, as Amended; Major Modification of PUD (Planned Unit Development) Zoning to Allow up to 320 Multi-Family Dwelling Units, as an Alternative Development Scenario to the Existing Approval for 558 Multi-Family Dwelling Units for the Elderly, on Property Located at 777 Carpenters Way. (PUD22-019) **Approved 7—0, Ordinance 5968**

Ordinances (First Reading)

Proposed 23-003; Voluntary Annexation of Approximately 10.6 Acres Located at the Southeast Corner of W. 10th Street and Saratoga Avenue. (ANX22-003)

Proposed 23-005; Small Scale Amendment #LUS22-008 to the Future Land Use Map to Apply Residential Medium (RM) Land Use on Approximately 10.6 Acres Located at the Southeast Corner of W. 10th Street and Saratoga Avenue. (LUS22-008)

Proposed 23-006; Application of PUD (Planned Unit Development) Zoning to Allow for the Development of 92 Single-Family Attached Dwelling Units, and Application of Urban Neighborhood (UNH) Context District on Approximately 10.6 Acres Located at the Southeast Corner of W. 10th Street and Saratoga Avenue. (PUD22-021)

Proposed 23-007; Approving a Conditional Use to Recognize an Existing School/Daycare and Allow for the Placement of Three Modular Classroom Buildings as Part of a School Expansion on Property Located at 1836 Kathleen Road. (CUP22-019)

Proposed 23-008; Approving a Conditional Use to Allow for the Conversion of a Portion of an Existing Detached Garage into a Detached, Secondary Residential. (CUP22-018)

Meeting of January 17, 2023

Ordinances (Second Reading)

Proposed 23-001; Approving a Conditional Use to Allow a Bar and Special Event Venue on Property Located at 417 N. Massachusetts Avenue. (CUP22-015) **Denied 5—2**

Proposed 23-002; Amending Ordinance 4773, as Amended; Major Modification of PUD (Planned Unit Development) Zoning to Allow up to 320 Multi-Family Dwelling Units, as an Alternative Development Scenario to the Existing Approval for 558 Multi-Family Dwelling Units for the Elderly, on Property Located at 777 Carpenters Way. (PUD22-019) **Delayed to 02/06/23**