

## AGENDA

Planning & Zoning Board  
City Commission Chambers  
March 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:**
- Compatibility review to allow for the construction of an accessory dwelling unit on property located at 319 E. Maxwell Street. Owner/Applicant: Deborah Cheyne. (ADU22-006)
  - Consideration of final decision.
- ITEM 2:**
- Compatibility review to allow for the construction of an accessory dwelling unit on property located at 809 Osceola Street. Owner: Gregory Neely. Applicant: Sharrett Construction. (ADU23-001)
  - Consideration of final decision.
- ITEM 3:**
- Major modification of a conditional use to increase the height of an existing ground-mounted personal wireless facility (cell tower) from 112.8' to 127.8' on property located south of E. Edgewood Drive, east of Buckingham Avenue, west of Oxford Avenue, and northwest of Ashling Drive (Cleveland Heights Golf Course). Owner: City of Lakeland. Applicant: Harrison Frye, Tower Engineering Professionals, Inc. (CUP22-016)
  - Consideration of final decision.
- ITEM 4:**
- Conditional use to allow for a child daycare facility on property located at 1350 E. Main Street. Owner: Shawn Scarborough. Applicant: Patrick Panton. (CUP23-001)
  - Consideration of final decision.
- ITEM 5:**
- Conditional use to recognize an existing used car dealership and allow for the expansion of the vehicle parking/storage area on property located at 1200 W. Memorial Boulevard (OkCarz Lakeland). Owner: OkCarz. Applicant: Susan Swift, Boggs Engineering, LLC. (CUP23-002)
  - Consideration of final decision.
- ITEM 6:**
- Major modification of a conditional use to allow for the expansion of an existing bar into ground floor retail space located at 201 E. Main Street. Owner: Hi Shabnam LLC. Applicant: Soloman Wasseff. (CUP23-003)
  - Consideration of final decision.

- ITEM 7:** Application of PUD (Planned Unit Development) zoning to allow for the development of 19,600 sq. ft. of professional office, office-type research and development, warehouse/storage and limited industrial service/wholesale trade uses on property located at 2815 W. Pipkin Road. Owner: KP Patel. Applicant: JSK Consulting. (PUD22-025)
- ITEM 8:** Change in zoning from O-2 (Limited Impact Office) to PUD (Planned Unit Development) to allow for professional office and limited office support retail and personal services uses on property located at 2330 Commerce Point Drive. Owner: Tymar Capital LLC. Applicant: James Edwards. (PUD23-001)

## **GENERAL MEETING**

- ITEM 9:** Review minutes of the February meeting.
- ITEM 10:** 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 11:** 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)
- ITEM 12:** Report of City Commission action on Planning and Zoning Board recommendations along with Planning & Transportation Manager's Report.

ITEM 13: Audience.

ITEM 14: Adjourn.



# Planning & Zoning Board General Application

## General Information:

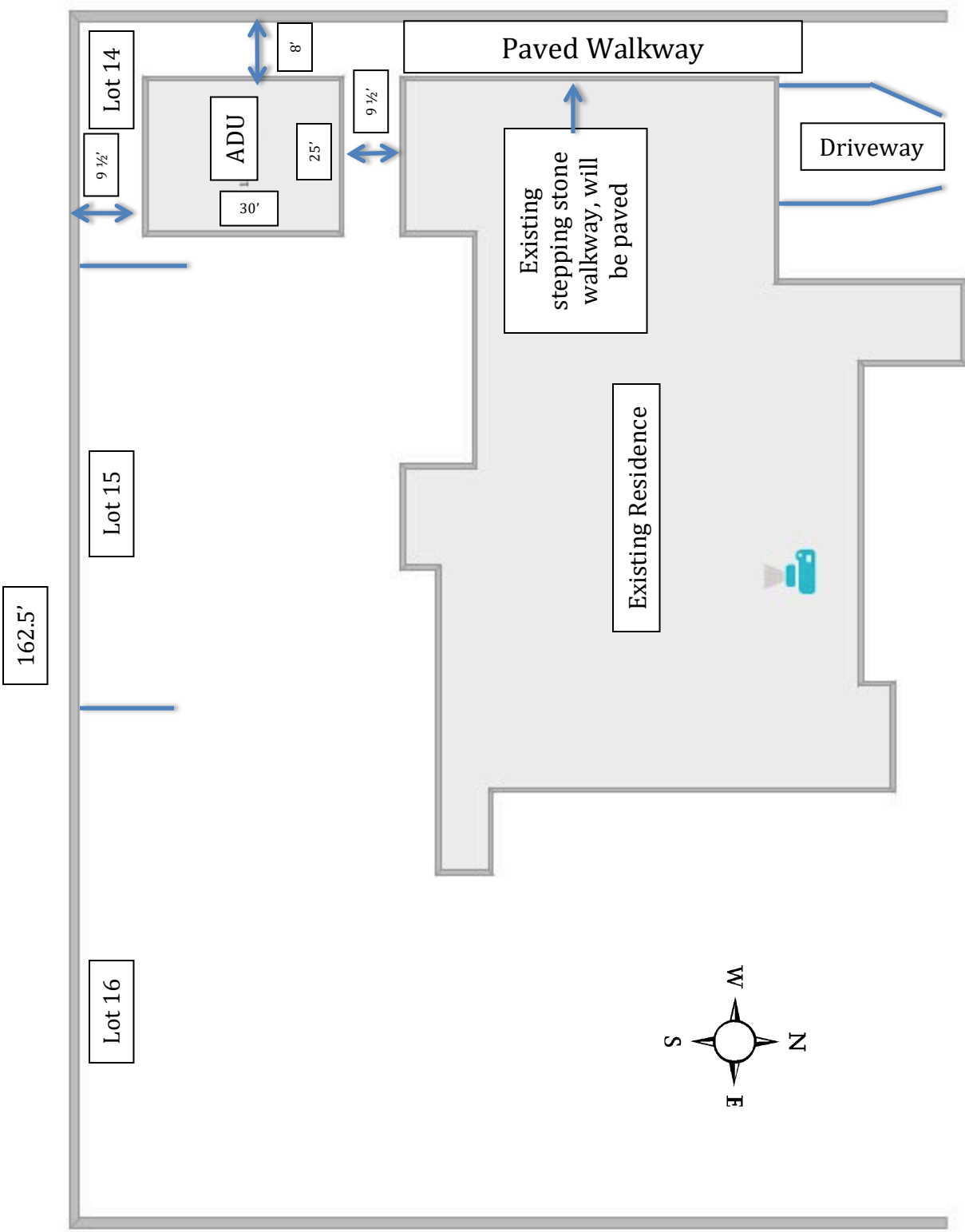
Project No:	ADU22-006	Application Date:	8/9/2022		
Project Name:	319 E MAXWELL ST_UNATTACHED MIL				
Subject Property Address:	319 E MAXWELL ST				
Parcel ID:	242830258000002140	Total Acreage:	0.53		
Applicant Name:	DEBORAH CHEYNE				
Applicant Address:	319 E MAXWELL ST	LAKELAND	FL	33803	
Owner Name:	DEBORAH CHEYNE				
Owner Address:	319 E MAXWELL ST	LAKELAND	FL	33803	

## Request:

<b>Application Type:</b>	<b>ACCESSORY DWELLING UNIT</b>	
<b>Proposed</b>		<b>Current</b>
<b>Zoning:</b>	Not Applicable	(RA-1) Single Family
<b>Land Use:</b>	Not Applicable	Residential Medium (RM)
<b>Context:</b>	Not Applicable	Urban Neighborhood (UNH)
<b>Explanation of Request:</b>	Building an ADU in backyard	
<b>Justification:</b>	For elderly father to live close to us.	

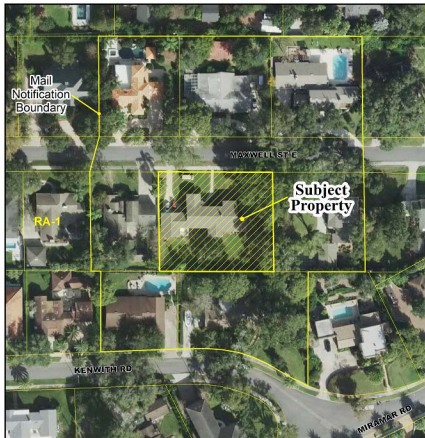
## Concurrency:

<b>Proposed Dwelling Units:</b>	1	<b>Project Floor Area:</b>	700	Square feet	
<b>Type of Use:</b>		Phase		Year	
<b>Estimate of Public Service Demand</b>					
<b>Roadways</b>	<b>Daily Trips:</b>	0	<b>PM Peak Hour Trips:</b>	0	
<b>Potable Water</b>		GPD	<b>Wastewater</b>	GPD	<b>Solid Waste</b>
					PPD









**File Number:** ADU22-006

**Present Zoning:** RA-1

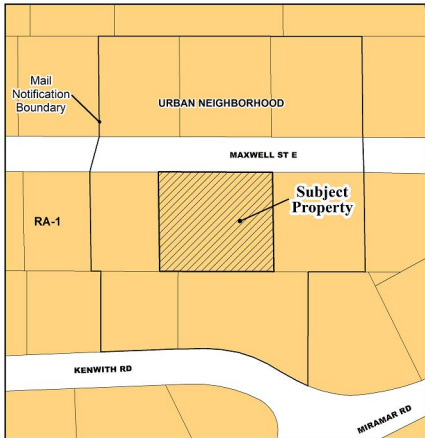
**Context:** Urban Neighborhood

**Proposed Zoning:** Compatibility Review  
for an Accessory  
Dwelling Unit

March 2023

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





**File Number:** ADU22-006

**Present Zoning:** RA-1

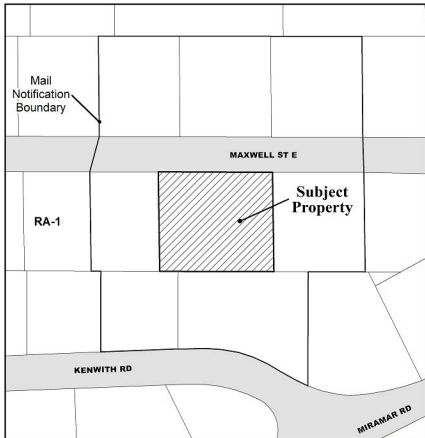
**Context:** Urban Neighborhood

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**File Number:** ADU22-006

**Present Zoning:** RA-1

**Context:** Urban Neighborhood

**Proposed Zoning:** Compatibility Review  
for an Accessory  
Dwelling Unit

March 2023

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-  Roadway/Railway





228 S Massachusetts Avenue  
Lakeland FL 33801  
[planning@lakelandgov.net](mailto:planning@lakelandgov.net)

March 3, 2023

RE: 319 E. Maxwell Street - Project No. ADU22-006

Dear Property Owner:

This letter is to advise you that Deborah Cheyne requests a compatibility review to allow for the construction of an accessory dwelling unit on property located at 319 E. Maxwell Street. The subject property is legally described as:

The East ½ of Lot 14 and ALL of Lots 15 and 16, Block 2, EVERHART & BARNES SUBDIVISION, Lakeland, FL, according to the map or plat thereof as recorded in Plat Book 6, Page 19, Public Records of Polk County, Florida. (A complete legal description is available in the Community & Economic Development Department.)

The public hearing to consider this request will be held before the Lakeland Planning and Zoning Board at **8:30 a.m., on Tuesday, March 21, 2023**, in the City Commission Room, City Hall, 228 S. Massachusetts Avenue. As an owner of property adjacent to this request, as indicated on the attached map, you will be given an opportunity to express your opinion at the public hearing *or* you may submit your views to the Community Development Department, 863-834-6011 or [planning@lakelandgov.net](mailto:planning@lakelandgov.net), prior to the Tuesday, March 21<sup>st</sup> meeting.

**Anyone deciding to appeal a decision by the Board on any matter considered at this or any subsequent meeting will need a record of the proceedings, and for purposes of that appeal, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.**

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THIS IS A COURTESY LETTER NOT REQUIRED BY LAW



# Planning & Zoning Board General Application

## General Information:

Project No:	ADU23-001	Application Date:	2/3/2023		
Project Name:	809 OSCEOLA ST_MIL				
Subject Property Address:	809 OSCEOLA ST				
Parcel ID:	242819224500001180	Total Acreage:	0		
Applicant Name:	SHARRETT CONSTRUCTION				
Applicant Address:	P O BOX 8725	LAKELAND	FL	33806	
Owner Name:	NEELY GREGORY B				
Owner Address:	809 OSCEOLA ST	LAKELAND	FL	338015559	

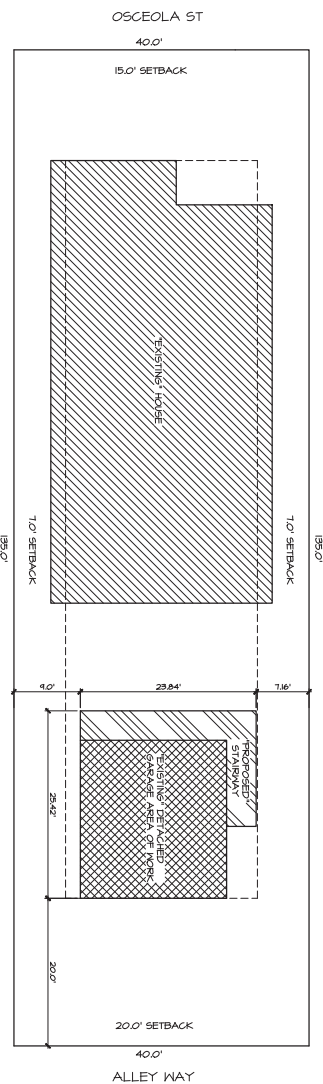
## Request:

<b>Application Type:</b>	<b>ACCESSORY DWELLING UNIT</b>	
<b>Proposed</b>		<b>Current</b>
<b>Zoning:</b>	Not Applicable	Single Family (RA-4)
<b>Land Use:</b>	Not Applicable	Residential Medium (RM)
<b>Context:</b>	Not Applicable	Urban Neighborhood (UNH)
<b>Explanation of Request:</b>	2nd floor garage apartment.	
<b>Justification:</b>	Apartment for in laws.	

## Concurrency:

<b>Proposed Dwelling Units:</b>	1	<b>Project Floor Area:</b>	400	Square feet	
<b>Type of Use:</b>		Phase		Year	
<b>Estimate of Public Service Demand</b>					
<b>Roadways</b>	<b>Daily Trips:</b>	0	<b>PM Peak Hour Trips:</b>	0	
<b>Potable Water</b>		GPD	<b>Wastewater</b>	GPD	<b>Solid Waste</b>
					PPD

**SITE PLAN**  
1/8" = 1'-0"



THIS DOCUMENT IS A PRELIMINARY DESIGN AND NOT A CONTRACT. IT IS THE RESPONSIBILITY OF THE CLIENT TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE ENGINEER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS DOCUMENT. THIS DOCUMENT IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. THE ENGINEER'S LIABILITY IS LIMITED TO THE SERVICES PROVIDED IN THE AGREEMENT. THE ENGINEER'S LIABILITY IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. THE ENGINEER'S LIABILITY IS LIMITED TO THE SERVICES PROVIDED IN THE AGREEMENT.

PRELIM SET

**S** SHEET

DATE: 01-23-23  
SCALE: AS NOTED  
JOB # 2023-01

**SHARRETT CONSTRUCTION**  
122 E MAIN ST  
LAKELAND, FLORIDA 33801  
Phone: (863) 840-9781

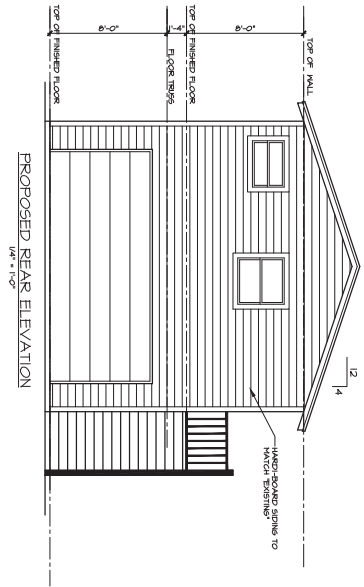
**NEELY RESIDENCE**  
809 OSCEOLA ST  
LAKELAND, FL

ENGINEER OF RECORD:

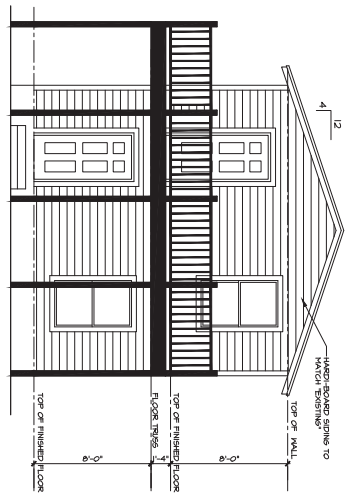
**ARKAY ENGINEERING INC.**

STRUCTURAL ENGINEERS

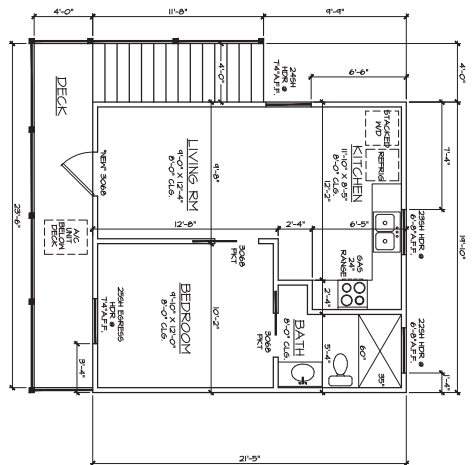
1456 E. EDGEWOOD DR., LAKELAND, FLORIDA 33808  
PHONE: (863) 688-6500 FAX: (863) 688-6501  
STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION # EB6647  
RICHARD L. KIDDEY, P.E. - FLORIDA LICENSE # 31246



PROPOSED REAR ELEVATION  
1/4" = 1'-0"



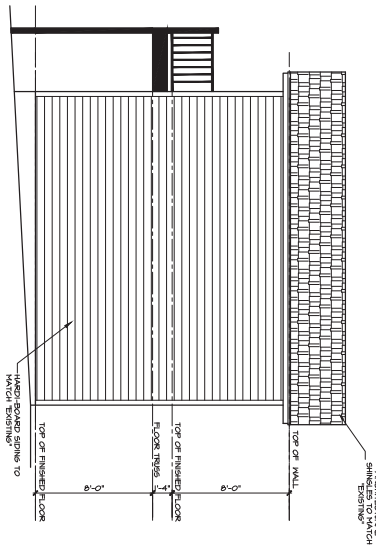
PROPOSED FRONT ELEVATION  
1/4" = 1'-0"



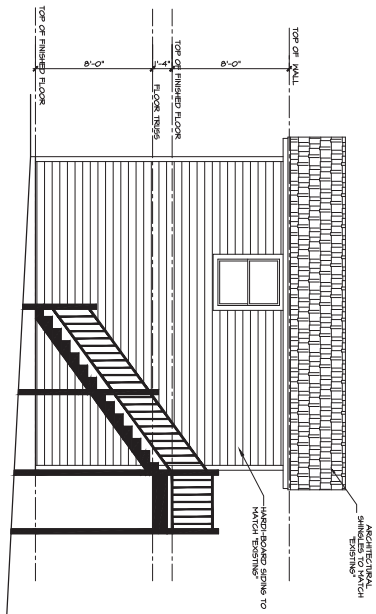
PROPOSED SECOND FLOOR PLAN  
1/4" = 1'-0"

STAIR DATA  
FLOOR TO FLOOR RISE: 8'-0" (8'-0")  
FLOOR TO FLOOR RUN: 11'-0" (11'-0")  
FLOOR TO FLOOR DEPTH: 1'-0" (1'-0")  
FLOOR TO FLOOR WIDTH: 1'-0" (1'-0")

AREA	SQ. FT.
GARAGE	425
LIVING	425
STAIRS/LANDING	155
TOTAL	1,005



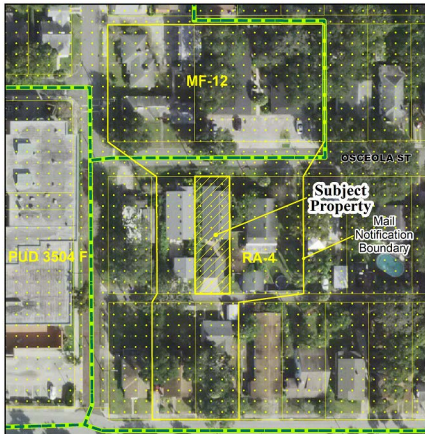
PROPOSED RIGHT ELEVATION  
1/4" = 1'-0"



PROPOSED LEFT ELEVATION  
1/4" = 1'-0"

NOTES:  
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2020 FLORIDA BUILDING CODE, 7TH EDITION FOR RESIDENTIAL BUILDINGS.  
2. THIS ADDITION SHALL COMPLY WITH THE REQUIREMENTS IN THE 2020 FLORIDA BUILDING CODE - EXISTING BUILDING, 7TH EDITION CHAPTER 1, ADDITIONS.





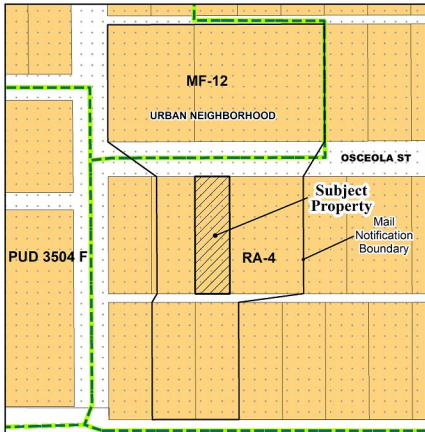
**File Number:** ADU23-001

**Present Zoning:** RA-4 with SPI  
**Context:** Urban Neighborhood  
**Proposed Zoning:** Compatibility Review  
 for an Accessory  
 Dwelling Unit

March 2023

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





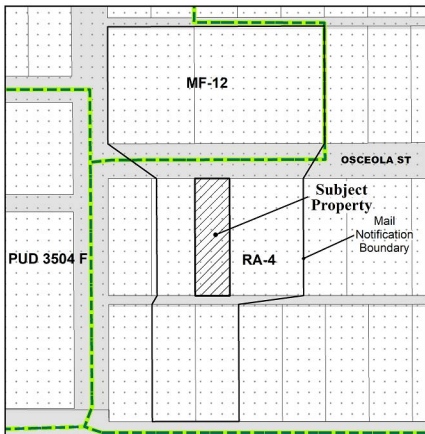
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March 2023

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**File Number:** ADU23-001

**Present Zoning:** RA-4 with SPI  
**Context:** Urban Neighborhood  
**Proposed Zoning:** Compatibility Review  
 for an Accessory  
 Dwelling Unit

March 2023

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228 S Massachusetts Avenue  
Lakeland FL 33801  
[planning@lakelandgov.net](mailto:planning@lakelandgov.net)

March 3, 2023

RE: 809 Osceola Street - Project No. ADU23-001

Dear Property Owner:

This letter is to advise you that Sharrett Construction requests a compatibility review to allow for the construction of an accessory dwelling unit on property located at 809 Osceola Street. The subject property is legally described as:

THE WEST 40 FEET OF LOT 18 BLOCK A ROSEDALE ADDITION PB 2 PG 84 POLK COUNTY FL (A complete legal description is available in the Community & Economic Development Department.)

The public hearing to consider this request will be held before the Lakeland Planning and Zoning Board at **8:30 a.m., on Tuesday, March 21, 2023**, in the City Commission Room, City Hall, 228 S. Massachusetts Avenue. As an owner of property adjacent to this request, as indicated on the attached map, you will be given an opportunity to express your opinion at the public hearing *or* you may submit your views to the Community Development Department, 863-834-6011 or [planning@lakelandgov.net](mailto:planning@lakelandgov.net), prior to the Tuesday, March 21<sup>st</sup> meeting.

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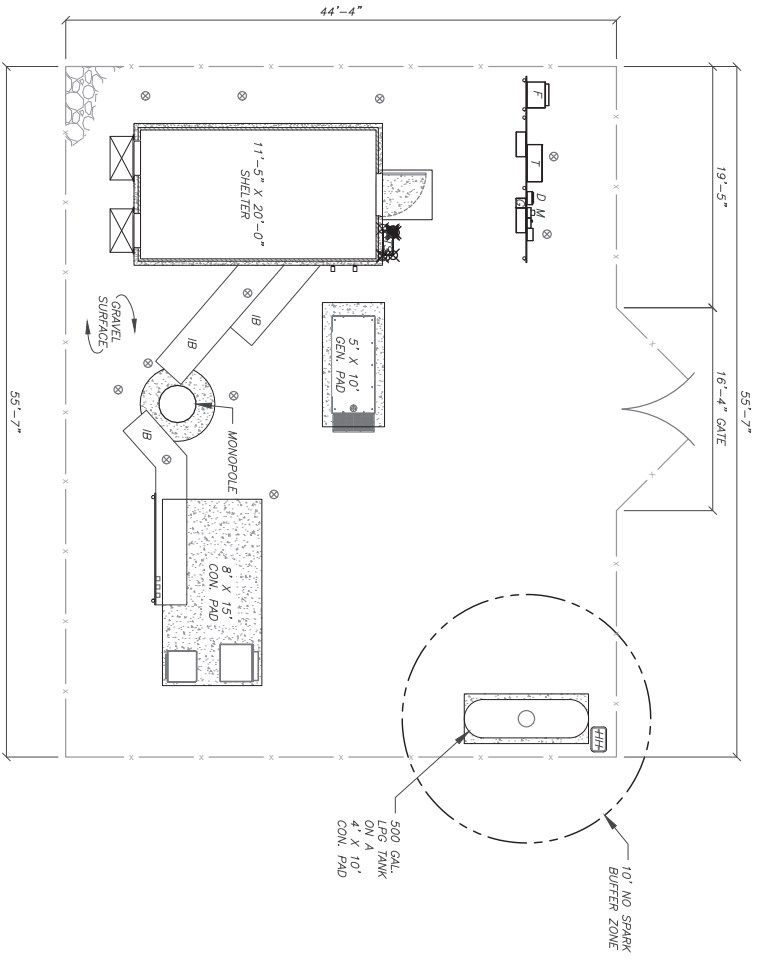
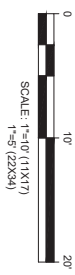
# Planning & Zoning Board General Application

General Information:				
<b>Project No:</b>	CUP22-016	<b>Application Date:</b>	11/7/2022	
<b>Project Name:</b>	CLEVELAND HEIGHTS GOLF FL			
<b>Subject Property Address:</b>	1019 CHATFIELD ST #2-ANTENNA			
<b>Parcel ID:</b>	242831261490011000	<b>Total Acreage:</b>	127.5859	
<b>Applicant Name:</b>	HARRISON FRYE			
<b>Applicant Address:</b>	10700 SIKES PLACE	CHARLOTTE	NC	28277
<b>Owner Name:</b>	LAKELAND CITY OF			
<b>Owner Address:</b>	228 S MASSACHUSETTS AVE	LAKELAND	FL	338015012

Request:		
<b>Application Type:</b>	<b>CONDITIONAL USE</b>	<b>MAJOR MODIFICATION</b>
<b>Proposed</b>		<b>Current</b>
<b>Zoning:</b>	RA-3 (Single-Family)	(RA-3) Single Family
<b>Land Use:</b>	R-Recreation	Residential Medium (RM), Recreation (R)
<b>Context:</b>	PCR-Preservation/Conservation/Recreation	Preservation, Conservation, Recreation(PCR)
<b>Explanation of Request:</b>	Property expansion for cell tower facility	
<b>Justification:</b>	We need 15 ft increase in property for antenna addition.	

Concurrency:						
<b>Proposed Dwelling Units:</b>	0	<b>Project Floor Area:</b>	0	Square feet		
<b>Type of Use:</b>	Other	<b>Phase</b>	11	<b>Year</b>	2022	
<b>Estimate of Public Service Demand</b>						
<b>Roadways</b>	<b>Daily Trips:</b>	0	<b>PM Peak Hour Trips:</b>	0		
<b>Potable Water</b>		GPD	<b>Wastewater</b>	GPD	<b>Solid Waste</b>	PPD

LEGEND	
⊗	GROUNDING TEST WELL
AV, AV	AIR VENT
ATS	AUTOMATIC TRANSFER SWITCH
B	BOLLARD
C	CANISTER
CS	COAX SHROUD
CSC	CELL SITE CABINET
D	DISCONNECT
E	ELECTRICAL
GEN	GENERATOR
G	GENERATOR RECEPTACLE
H, V	HAND HOLE, VALT
HSM	HYDROGEN STORAGE MATERIAL
IB	ICE BRIDGE
LC	LIGHTING CONTROL
LOG	METER
M	OVERHEAD WIRE
OW	PULL BOX
P	POWER
PT	TELECOM
T	TELCO
TFN	TRANSFORMER
---	PROPERTY LINE
---	LEASE AREA
---	EASEMENT
---	WIRE FENCE
---	WOOD FENCE
---	CHAIN LINK FENCE
---	ROAD (DIRT)
---	ROAD (STONE)
---	ROAD (PAVED)



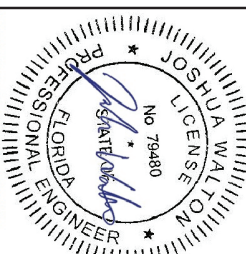



**AMERICAN TOWER**  
**ATC TOWER SERVICES, LLC**  
 3500 ROSENBERG PARKWAY  
 SUITE 100  
 CARY, NC 27513  
 PHONE: 919.440.0112  
 COA: 3953

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION  
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 SYSTEMS, WITHOUT PERMISSION IN WRITING FROM AMERICAN  
 TOWER.

REV.	DESCRIPTION	BY	DATE
1	FIRST ISSUE	LFG	04/11/22

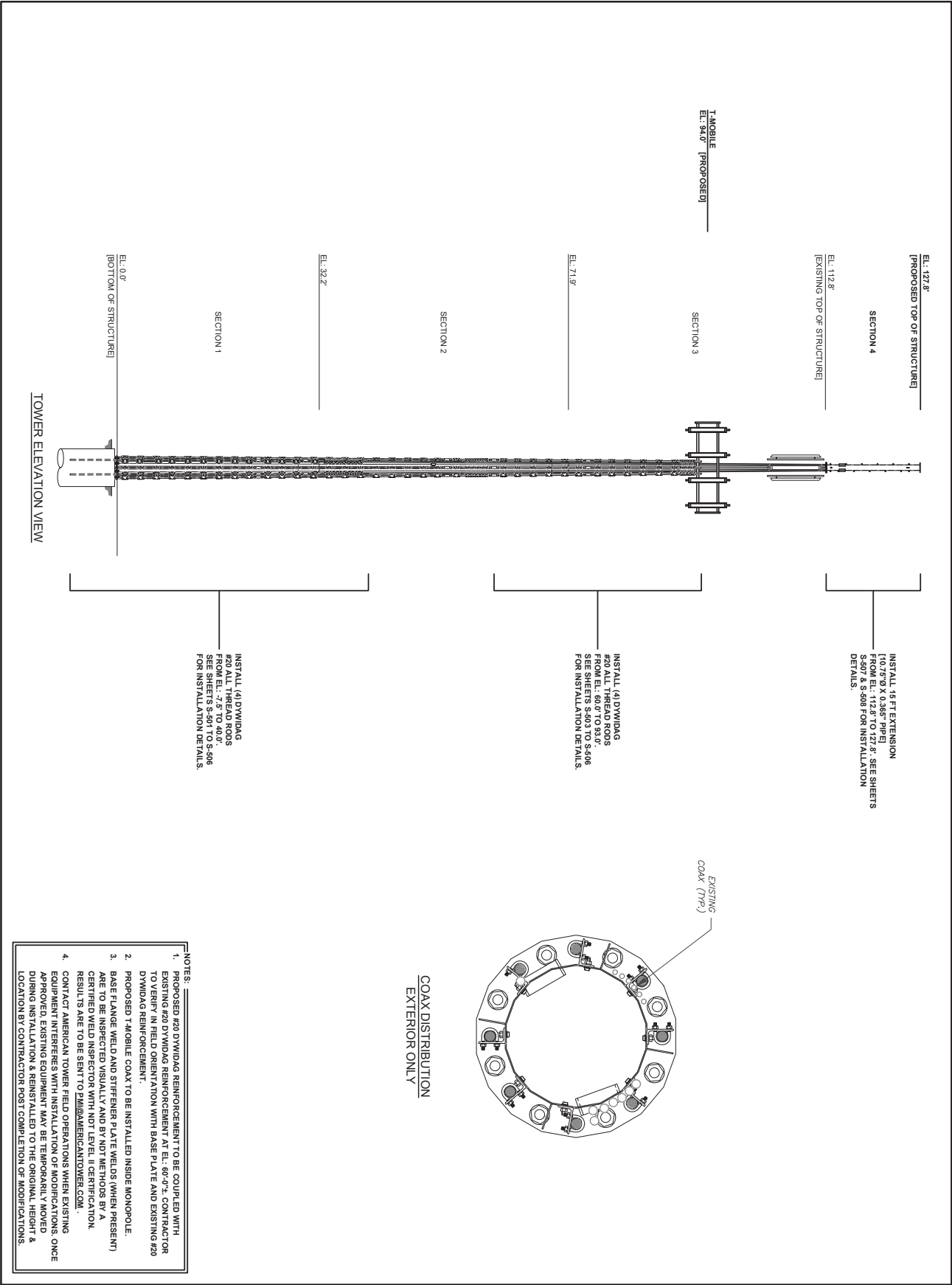
ATC SITE NUMBER:  
 418565  
 ATC SITE NAME:  
 CLEVELAND HEIGHTS GOLF FL  
 FLORIDA  
 SITE ADDRESS:  
 2900 BUCKINGHAM AVE  
 LAKELAND, FL 33803




This item has been electronically signed and sealed by  
 Joshua Walton, P.E., on the date shown in the signature.  
 Printed copies of this item may be obtained by contacting the  
 signatory and by verifying any electronic codes.  
 Authorized by "EOR"  
 17 Apr 2022 10:19:28  


DRAWN BY:	LFG
APPROVED BY:	CJ
DATE DRAWN:	04/11/22
ATC JOB NO.:	13876119_06_04

DETAILED SITE PLAN	
SHEET NUMBER:	REVISION:
C-101	0





**AMERICAN TOWER**  
ATC TOWER SERVICES, LLC  
3500 REGENCY PARKWAY  
SUITE 100  
CARY, NC 27518  
PH: 919.400.5012  
COA: 3953

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REV	DESCRIPTION	BY	DATE
1	FIRST ISSUE	LPJ	04/11/22

ATC SITE NUMBER:  
418565

ATC SITE NAME:  
CLEVELAND HEIGHTS GOLF FL  
FLORIDA

SITE ADDRESS:  
2500 BUCKINGHAM AVE  
LAKELAND, FL 33803

This item has been electronically signed and sealed by  
Joshua Walton, a duly licensed Professional Engineer in the State of Florida.  
The seal of the Professional Engineer is hereby acknowledged and the  
signature must be verified on any electronic copies.  
Authorized by "EOR"  
17 Apr 2022 10:19:28

cosign

DRAWN BY: LPJ  
APPROVED BY: CJJ  
DATE DRAWN: 04/11/22  
ATC JOB NO: 13676119\_06\_04

MODIFICATION PROFILE

SHEET NUMBER:	REVISION:
S-201	0



**File Number:** CUP22-016

**Present Zoning:** RA-3 with Conditional Use

**Present Context:** Preservation/Conservation /Recreation

**Proposed Zoning:** Major Modification of Conditional Use to Increase Height of Existing Cell Tower

March 2023

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







**File Number:** CUP22-016

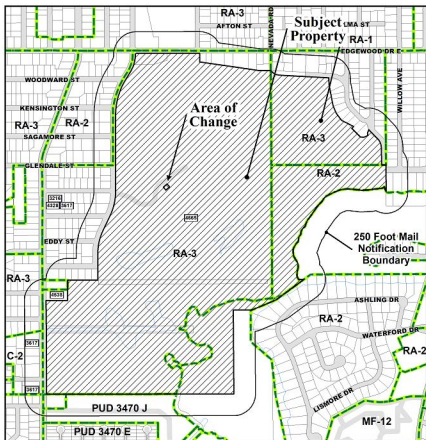
**Present Zoning:** RA-3 with Conditional Use  
**Present Context:** Preservation/Conservation /Recreation

**Proposed Zoning:** Major Modification of Conditional Use to Increase Height of Existing Cell Tower

**March 2023**

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





**File Number:** CUP22-016

**Present Zoning:** RA-3 with Conditional Use  
**Present Context:** Preservation/Conservation /Recreation

**Proposed Zoning:** Major Modification of Conditional Use to Increase Height of Existing Cell Tower

March 2023

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





228 S Massachusetts Avenue  
Lakeland FL 33801  
[planning@lakelandgov.net](mailto:planning@lakelandgov.net)

March 3, 2023

RE: 1019 Chatfield Street - Project No. CUP22-016

Dear Property Owner:

This is to advise you that Harrison Frye, Tower Engineering Professionals, Inc., requests a major modification of a conditional use to increase the height of an existing ground-mounted personal wireless facility (cell tower) from 112.8' to 127.8' on property located south of E. Edgewood Drive, east of Buckingham Avenue, west of Oxford Avenue, and northwest of Ashling Drive (Cleveland Heights Golf Course). The property is legally described as:

CLEVELAND HTS UNIT #2 PB 8 PGS 36 & 37 BLK K LESS BEG SWLY COR LOT 1059 S45-51-20W ALONG SWLY EXTENSION OF SELY LINE OF LOT 1059 29.82 FT TO NWLY COR OF PCL DESC IN OR 8938-1463 N41-53-13W 80.06 FT TO NWLY COR OF LOT 1059 S62-34-45E 84.33 FT ALONG SWLY LINE OF LOT 1059 TO POB & LESS TRACTS A & B OF UNRE SURVEY. (A complete legal description is available in the Community & Economic Development Department.)

The public hearing to consider this request will be held before the Lakeland Planning and Zoning Board at **8:30 a.m., on Tuesday, March 21, 2023** in the City Commission Room, City Hall, 228 S. Massachusetts Avenue. As an owner of property within 250 feet of this request, as indicated on the attached map, you will be given an opportunity to express your opinion at the public hearing *or* you may submit your views to the Community Development Department, 863-834-6011 or [planning@lakelandgov.net](mailto:planning@lakelandgov.net), prior to the Tuesday, March 21<sup>st</sup> meeting.

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THIS IS A COURTESY LETTER NOT REQUIRED BY LAW

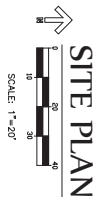


# Planning & Zoning Board General Application

General Information:				
Project No:	CUP23-001	Application Date:	1/19/2023	
Project Name:	FAMILY WORSHIP CENTER			
Subject Property Address:	1350 E MAIN ST #PRAYER			
Parcel ID:	242817000000043030	Total Acreage:	8.01	
Applicant Name:	PATRICK PANTON			
Applicant Address:	1707 E ELM ROAD	LAKELAND	FL	33801
Owner Name:	SHAWN SCARBOROUGH			
Owner Address:	1350 E MAIN ST	LAKELAND	FL	33801

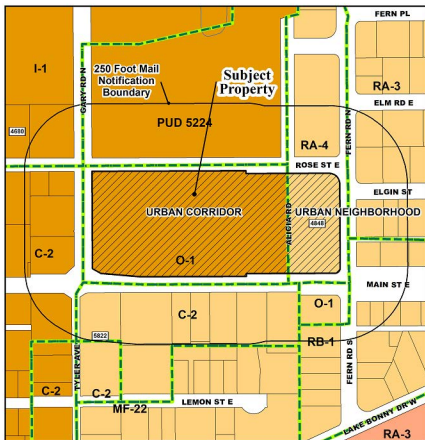
Request:		
<b>Application Type:</b>	<b>CONDITIONAL USE</b>	<b>NEW</b>
<b>Proposed</b>		<b>Current</b>
<b>Zoning:</b>	Not Applicable	(RA-4) Single Family,(O-1) Low Impact Office
<b>Land Use:</b>	Not Applicable	Residential Medium (RM)
<b>Context:</b>	Not Applicable	Urban Corridor (UCO), Urban Neighborhood (UNH)
<b>Explanation of Request:</b>	<p>The Family Worship Center is considering converting the west section of the facility into a daycare/preschool. The west section is an addition added some years after the original structure, referred to as "the Sanctuary". The daycare will be confined to strictly utilizing the west section of the facility and have approximately 149 children occupying the space. Drop-off/pick-up will use the existing openings from Main Street and Rose Street. The west side covered canopy will be the entrance into the building for drop-off and pick-up. Following drop-off and pick-up, cars will be directed to exit to Rose Street for better traffic circulation.</p>	
<b>Justification:</b>	see attached	

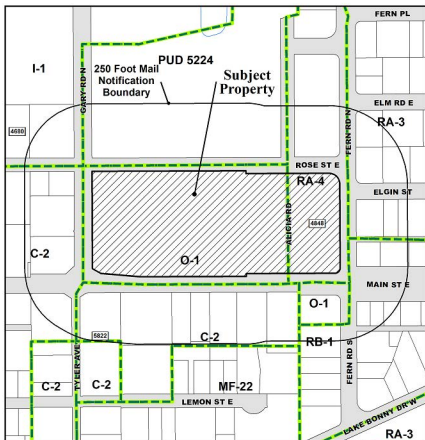
Concurrency:						
<b>Proposed Dwelling Units:</b>	0	<b>Project Floor Area:</b>	0	Square feet		
<b>Type of Use:</b>		<b>Phase</b>		<b>Year</b>		
<b>Estimate of Public Service Demand</b>						
<b>Roadways</b>	<b>Daily Trips:</b>	0	<b>PM Peak Hour Trips:</b>	0		
<b>Potable Water</b>		GPD	<b>Wastewater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















228 S Massachusetts Avenue  
Lakeland FL 33801  
[planning@lakelandgov.net](mailto:planning@lakelandgov.net)

March 3, 2023

RE: 1350 E. Main Street - Project No. CUP23-001

Dear Property Owner:

This is to advise you that Patrick Panton requests a conditional use to allow for a child daycare facility on property located at 1350 E. Main Street.

The property is legally described as:

THE EAST 764 FEET +/- OF THE SOUTH 412 FEET OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, SECTION 17, TOWNSHIP 28 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA; AND; LOTS 1 THROUGH 14, BLOCK 4, SHORE ACRES SUBDIVISION. (A complete legal description is available in the Community & Economic Development Department.)

The public hearing to consider this request will be held before the Lakeland Planning and Zoning Board at **8:30 a.m., on Tuesday, March 21, 2023** in the City Commission Room, City Hall, 228 S. Massachusetts Avenue. As an owner of property within 250 feet of this request, as indicated on the attached map, you will be given an opportunity to express your opinion at the public hearing *or* you may submit your views to the Community Development Department, 863-834-6011 or [planning@lakelandgov.net](mailto:planning@lakelandgov.net), prior to the Tuesday, March 21<sup>st</sup> meeting.

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THIS IS A COURTESY LETTER NOT REQUIRED BY LAW



# Planning & Zoning Board General Application

## General Information:

Project No:	CUP23-002	Application Date:	1/30/2023		
Project Name:	OK CARZ_1200 W MEMORIAL BL				
Subject Property Address:	1200 W MEMORIAL BL				
Parcel ID:	232814000000011010	Total Acreage:	17.46		
Applicant Name:	BOGGS ENGINEERING, LLC				
Applicant Address:	607 S. ALEXANDER ST. #101	PLANT CITY	FL	33563	
Owner Name:	OK CARZ				
Owner Address:	1200 W. MEMORIAL BLVD.	LAKELAND	FL	33815	

## Request:

<b>Application Type:</b>	<b>CONDITIONAL USE</b>	<b>NEW</b>
<b>Proposed</b>		<b>Current</b>
<b>Zoning:</b>	C-2 (Highway Commercial)	(C-2) Highway Commercial
<b>Land Use:</b>	BP-Business Park	Business Park (BP), Mixed Commercial Corridor (MCC)
<b>Context:</b>	UCO-Urban Corridor	Urban Corridor (UCO)
<b>Explanation of Request:</b>	Conditional Use for used car dealership and a mall expansion of parking area.	
<b>Justification:</b>	See attached Justification Report	

## Concurrency:

<b>Proposed Dwelling Units:</b>	0	<b>Project Floor Area:</b>	24809	Square feet	
<b>Type of Use:</b>	Other	<b>Phase</b>	1	<b>Year</b>	2023
<b>Estimate of Public Service Demand</b>					
<b>Roadways</b>	<b>Daily Trips:</b>	0	<b>PM Peak Hour Trips:</b>	0	
<b>Potable Water</b>		GPD	<b>Wastewater</b>	GPD	<b>Solid Waste</b>
					PPD





**File Number:** CUP23-002

**Present Zoning:** C-2

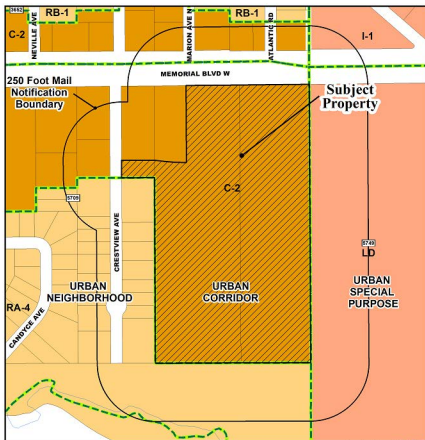
**Present Context:** Urban Corridor

**Proposed Zoning:** Conditional Use to Recognize Existing Used Car Dealership and Allow for Expansion of Vehicle Storage Area

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



March 2023



File Number: CUP23-002

Present Zoning: C-2

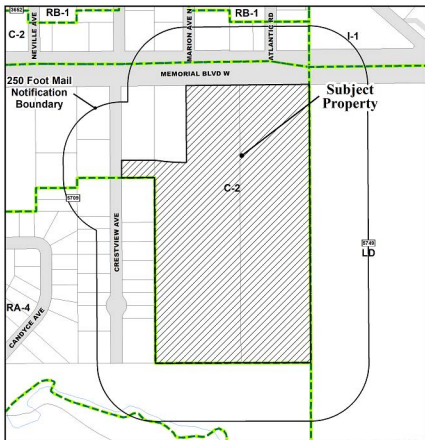
Present Context: Urban Corridor

Proposed Zoning: Conditional Use to Recognize Existing Used Car Dealership and Allow for Expansion of Vehicle Storage Area

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

March 2023





**File Number:** CUP23-002

**Present Zoning:** C-2

**Present Context:** Urban Corridor

**Proposed Zoning:** Conditional Use to Recognize Existing Used Car Dealership and Allow for Expansion of Vehicle Storage Area

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

March 2023





228 S Massachusetts Avenue  
Lakeland FL 33801  
[planning@lakelandgov.net](mailto:planning@lakelandgov.net)

March 3, 2023

RE: 1200 W. Memorial Boulevard - Project No. CUP23-002

Dear Property Owner:

This is to advise you that Susan Swift, Boggs Engineering, LLC, requests a conditional use to recognize an existing used car dealership and allow for the expansion of the vehicle parking/storage area on property located at 1200 W. Memorial Blvd (OkCarz Lakeland). The property is legally described as:

AN AREA OF LAND IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14 TOWNSHIP 28 SOUTH RANGE 23 EAST, BEGIN AT THE NORTHEAST CORNER OF SAID SECTION, THENCE SOUTH 1314 FEET, WEST 667 FEET, NORTH 795 FEET, WEST 141 FEET, NORTH 75 FEET, EAST 278 FEET, NORTH 452 FEET, EAST 528 FEET, LESS RIGHT OF WAY, POLK COUNTY, FLORIDA. (A complete legal description is available in the Community & Economic Development Department.)

The public hearing to consider this request will be held before the Lakeland Planning and Zoning Board at **8:30 a.m., on Tuesday, March 21, 2023** in the City Commission Room, City Hall, 228 S. Massachusetts Avenue. As an owner of property within 250 feet of this request, as indicated on the attached map, you will be given an opportunity to express your opinion at the public hearing *or* you may submit your views to the Community Development Department, 863-834-6011 or [planning@lakelandgov.net](mailto:planning@lakelandgov.net), prior to the Tuesday, March 21<sup>st</sup> meeting.

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# Planning & Zoning Board General Application

## General Information:

Project No:	CUP23-003	Application Date:	2/1/2023		
Project Name:	LOFT EXPANSION_201 E MAIN ST				
Subject Property Address:	201 E MAIN ST				
Parcel ID:	242818201000018070	Total Acreage:	0.1		
Applicant Name:	SOLOMAN WASSEFF				
Applicant Address:	1512 MARINER ROAD	LAKELAND	FL	33803	
Owner Name:	HI SHABNAM LLC				
Owner Address:	108 S TENNESSEE AVE	LAKELAND	FL	338014614	

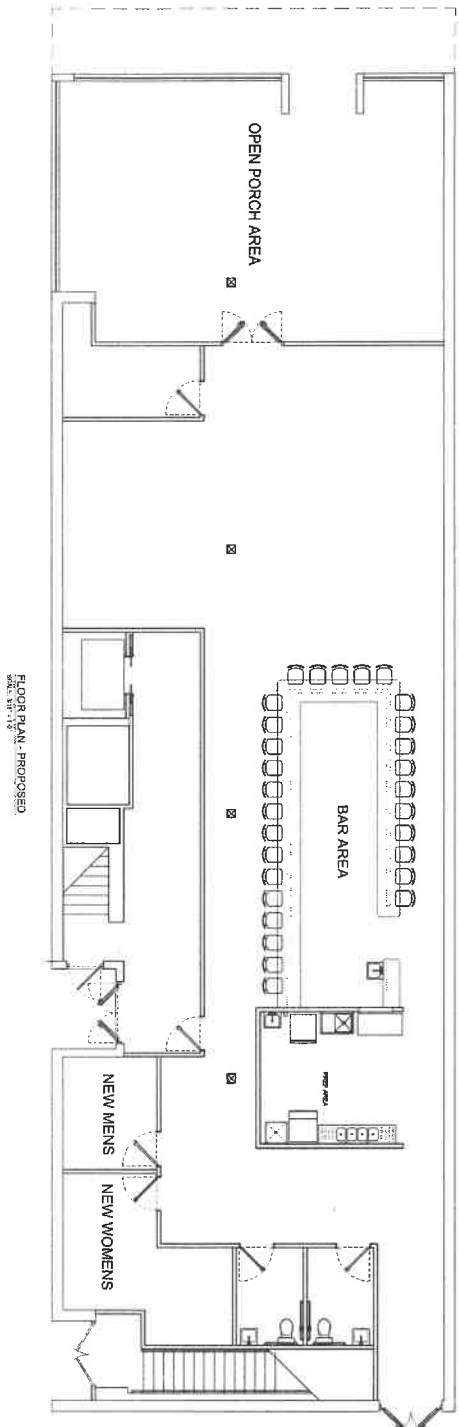
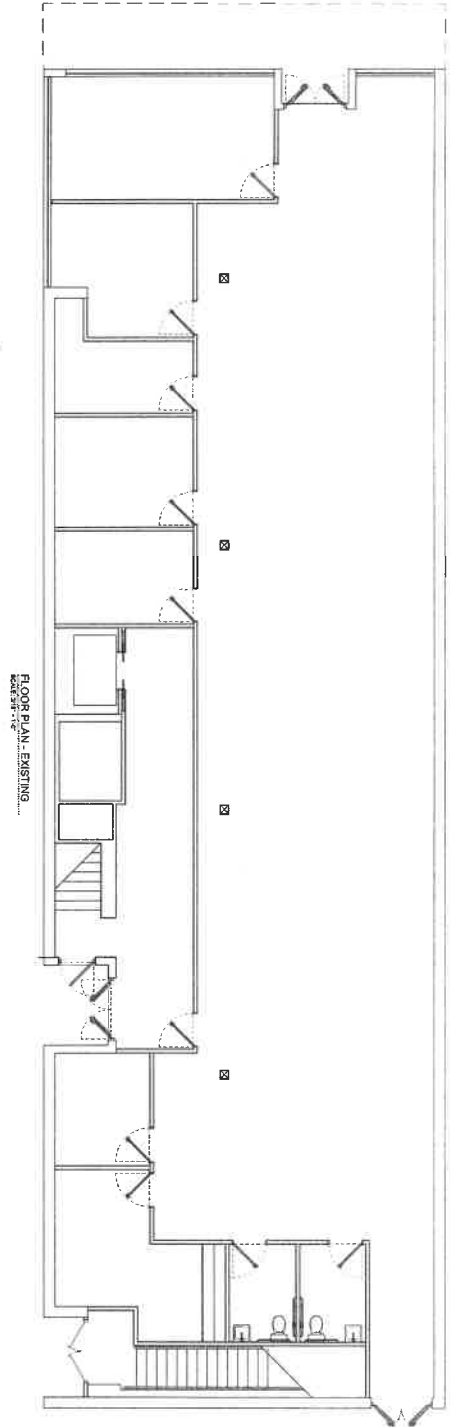
## Request:

<b>Application Type:</b>	<b>CONDITIONAL USE</b>	<b>MAJOR MODIFICATION</b>
<b>Proposed</b>		<b>Current</b>
<b>Zoning:</b>	C-6 (Downtown Commercial)	(C-7) Munn Park District
<b>Land Use:</b>	Not Applicable	Regional Activity Center (RAC)
<b>Context:</b>	Not Applicable	Urban Center (UCT)
<b>Explanation of Request:</b>	Expanded Lakeland loft to downstairs	
<b>Justification:</b>	I have been in downtown Lakeland for the last eig 13 years I'm responsible citizen, and business person	

## Concurrency:

<b>Proposed Dwelling Units:</b>	0	<b>Project Floor Area:</b>	4000	Square feet	
<b>Type of Use:</b>	Other	<b>Phase</b>	0	<b>Year</b>	0
<b>Estimate of Public Service Demand</b>					
<b>Roadways</b>	<b>Daily Trips:</b>	0	<b>PM Peak Hour Trips:</b>	0	
<b>Potable Water</b>		GPD	<b>Wastewater</b>	GPD	<b>Solid Waste</b>
					PPD





PROJECT FOR  
**LAKELAND ISLAND BREEZE**  
 RENNOVATION  
 201 E MAIN STREET  
 LAKELAND, FL  
 PROPOSED FLOOR PLAN

CONSULTING ENGINEER  
 ROBERT T. JALIC  
 P.E. LICENSE NO. 12587  
 2594 EDENWOOD DR #1  
 LAKELAND, FL 33803

**element**  
 VISUALIZATION STUDIO  
 RANDY@ELEMENTSTUDIOFL.COM  
 4289 BALT SPRINGS LANE  
 LAKELAND, FL 33609  
 863 258 1268

REVISIONS: \_\_\_\_\_

DRAWN	CHECK
DATE	R.T.O.
07-29-2023	
PROJECT	
07-29-2023	
SHEET	

**A10**



**File Number:** CUP23-003

**Present Zoning:** C-7 with Conditional Use

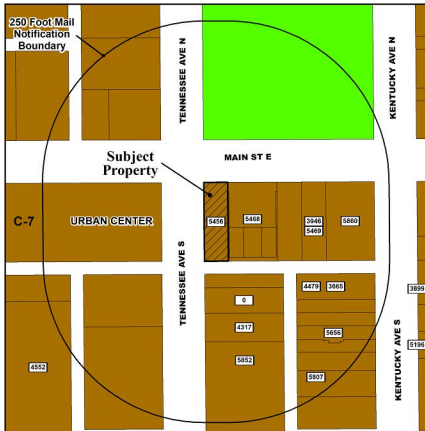
**Present Context:** Urban Center

**Proposed Zoning:** Major Modification of Conditional Use to Allow for Expansion of Existing Bar into Ground Floor Retail Space

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

**March 2023**





**File Number:** CUP23-003

**Present Zoning:** C-7 with Conditional Use

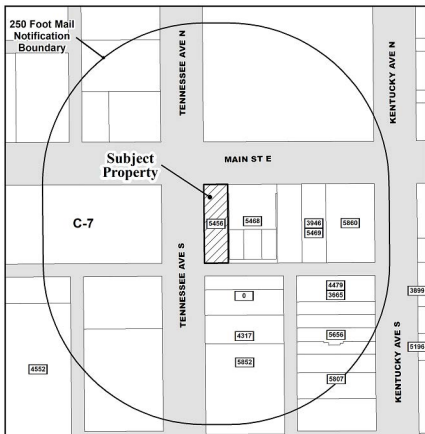
**Present Context:** Urban Center

**Proposed Zoning:** Major Modification of Conditional Use to Allow for Expansion of Existing Bar into Ground Floor Retail Space

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

March 2023





**File Number:** CUP23-003

**Present Zoning:** C-7 with Conditional Use

**Present Context:** Urban Center

**Proposed Zoning:** Major Modification of Conditional Use to Allow for Expansion of Existing Bar into Ground Floor Retail Space

**March 2023**

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





228 S Massachusetts Avenue  
Lakeland FL 33801  
[planning@lakelandgov.net](mailto:planning@lakelandgov.net)

March 3, 2023

RE: 201 E. Main Street - Project No. CUP23-003

Dear Property Owner:

This is to advise you that Soloman Wassef requests a major modification of a conditional use to allow for the expansion of an existing bar into ground floor retail space located at 201 E. Main Street. The property is legally described as:

MUNNS SURVEY DB G PG 392 BLK 18 LOT G. (A complete legal description is available in the Community & Economic Development Department.)

The public hearing to consider this request will be held before the Lakeland Planning and Zoning Board at **8:30 a.m., on Tuesday, March 21, 2023** in the City Commission Room, City Hall, 228 S. Massachusetts Avenue. As an owner of property within 250 feet of this request, as indicated on the attached map, you will be given an opportunity to express your opinion at the public hearing or you may submit your views to the Community Development Department, 863-834-6011 or [planning@lakelandgov.net](mailto:planning@lakelandgov.net), prior to the Tuesday, March 21<sup>st</sup> meeting.

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THIS IS A COURTESY LETTER NOT REQUIRED BY LAW



# Planning & Zoning Board General Application

## General Information:

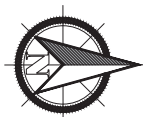
<b>Project No:</b>	PUD22-025	<b>Application Date:</b>	12/20/2022
<b>Project Name:</b>	PIPKIN COMMERCIAL_2815 W PIPKIN RD		
<b>Subject Property Address:</b>	2815 W PIPKIN RD		
<b>Parcel ID:</b>	232910000000033060	<b>Total Acreage:</b>	2.46
<b>Applicant Name:</b>	JSK CONSULTING		
<b>Applicant Address:</b>	5904 HILLSIDE HEIGHTS DR	LAKELAND	FL 33812
<b>Owner Name:</b>	KP PATEL		
<b>Owner Address:</b>	2844 VINTAGE VIEW LANE	LAKELAND	FL 33812

## Request:

<b>Application Type:</b>	<b>PLANNED UNIT DEVELOPMENT</b>	<b>NEW</b>
<b>Proposed</b>		<b>Current</b>
<b>Zoning:</b>	PUD (Planned Unit Development)	
<b>Land Use:</b>	BP-Business Park	Business Park (BP)
<b>Context:</b>	SSP-Suburban Special Purpose	Suburban Special Purpose (SSP)
<b>Explanation of Request:</b>	This parcel does not have a current zoning designation. During the concept review, staff recommended a PUD zoning designation.	
<b>Justification:</b>	This parcel does not have a current zoning designation. During the concept review, staff recommended a PUD zoning designation.	

## Concurrency:

Proposed Dwelling Units:		0	Project Floor Area:		19600		Square feet	
Type of Use:	Warehouse				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



## SITE DATA

**PROJECT AREA:** ±2.5 ACRES

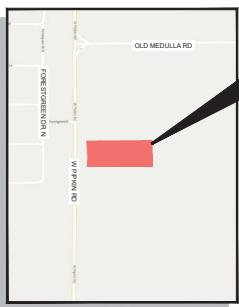
### PARCEL INFORMATION

PARCEL ID: 232910-000000-033060  
LAND USE: BP - Suburban Special Purpose

**SETBACKS:**

FRONT SETBACK: 50 FEET  
REAR SETBACK: 30 FEET  
SIDE SETBACK: 20 FEET

## PROJECT LOCATION



### VICINITY MAP

SECTION 10, TOWNSHIP 29 S, RANGE 23 E

PIPKIN COMMERCIAL  
KP AND ASHISH PATEL

## COMMERCIAL PUD PLAN

2815 PIPKIN ROAD W LAKELAND 33811



Engineers, Land Planners  
Construction Managers

5904 Hillside Heights Drive  
Lakeland, Florida 33812  
Phone (863) 619-6131  
Fax (863) 619-6103  
Certificate of Authorization No. 26932  
[www.jsk-consulting.com](http://www.jsk-consulting.com)

DESIGNED BY:		AH			
DRAFTED BY:		DR		DATE	Feb 24, 2023
CHECKED BY:		MJ		JOB NO.	1389.06
NO.	DATE	DESCRIPTION			
1					
2					
3					
4					



**File Number:** PUD22-025

**Present Zoning:** None

**Present Land Use:** BP

**Present Context:** Suburban Special Purpose

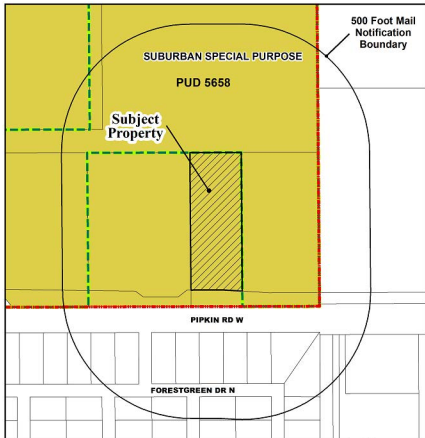
**Proposed Zoning:** PUD Zoning to Allow Office, Warehouse, and Limited Industrial Service/Wholesale Trade Uses

March 2023

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







**File Number:** PUD22-025








**Present Zoning:** None

**Present Land Use:** BP

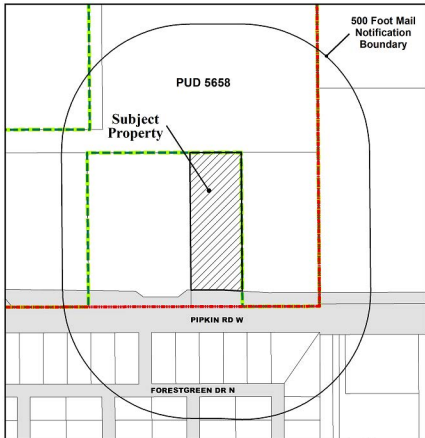
**Present Context:** Suburban Special Purpose

**Proposed Zoning:** PUD Zoning to Allow Office, Warehouse, and Limited Industrial Service/Wholesale Trade Uses

March 2023

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





**File Number:** PUD22-025

**Present Zoning:** None

**Present Land Use:** BP

**Present Context:** Suburban Special Purpose

**Proposed Zoning:** PUD Zoning to Allow Office, Warehouse, and Limited Industrial Service/Wholesale Trade Uses

March 2023

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





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

March 3, 2023

RE: 2815 W. Pipkin Road - Project No. PUD22-025

Dear Property Owner:

This is to advise you that JSK Consulting requests the application of PUD (Planned Unit Development) zoning to allow for the development of 19,600 sq. ft. of professional office, office-type research and development, warehouse/storage and limited industrial service/wholesale trade uses on property located at 2815 W. Pipkin Road. The subject property is legally described as:

The South 650.00 feet of the West 200.00 feet of the East 500.00 feet of the West 1/2 of the Northwest 1/4 of Section 10, Township 29 South, Range 23 East, Polk County, Florida, Less Right of Way for West Pipkin Road. (A complete legal description is available in the Community & Economic Development Department.)

The public hearing to consider this request will be held before the Lakeland Planning and Zoning Board at **8:30 a.m., on Tuesday, March 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](mailto:planning@lakelandgov.net), prior to the Tuesday, March 21<sup>st</sup> 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](mailto: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:	PUD23-001	Application Date:	1/3/2023		
Project Name:	TALL OAKS_2330 COMMERCE POINT DR				
Subject Property Address:	2330 COMMERCE POINT DR				
Parcel ID:	242828246980000021	Total Acreage:	8.55		
Applicant Name:	JAMES EDWARDS				
Applicant Address:	1304ALMA STREET	LAKELAND	FL	33803	
Owner Name:	TYMAR CAPITAL LLC				
Owner Address:	PO BOX 61	GLADSTONE	NJ	07934-0061	

## Request:

<b>Application Type:</b>	<b>PLANNED UNIT DEVELOPMENT</b>	<b>MAJOR MODIFICATION</b>
<b>Proposed</b>		<b>Current</b>
<b>Zoning:</b>	PUD (Planned Unit Development)	(O-2) Limited Impact Office
<b>Land Use:</b>	OC-Office Center	Business Park (BP)
<b>Context:</b>	SSP-Suburban Special Purpose	Urban Corridor (UCO)
<b>Explanation of Request:</b>	Change in zoning from O-2 (Limited Impact Office) to PUD (Planned Unit Development) to allow professional office and limited office support retail and personal services uses on property located at 2330 Commerce Point Drive.	
<b>Justification:</b>		

## Concurrency:

<b>Proposed Dwelling Units:</b>	0	<b>Project Floor Area:</b>	1000	Square feet	
<b>Type of Use:</b>	General Office-Multi tenant	<b>Phase</b>	2	<b>Year</b>	2023
<b>Estimate of Public Service Demand</b>					
<b>Roadways</b>	<b>Daily Trips:</b>	0	<b>PM Peak Hour Trips:</b>	0	
<b>Potable Water</b>		GPD	<b>Wastewater</b>	GPD	<b>Solid Waste</b>
					PPD

## **Tall Oaks Business Park – Proposed Uses for PUD rezoning**

### **Office Uses**

Office Uses, Medical

Office Uses, Non-Medical

Office Uses, Research & Development

### **Office-Support Retail Uses**

Business equipment and computer stores

Drug Stores and Pharmacies

Office furniture and office supply stores

Sandwich shops and snack bars

### **Personal Services Uses**

Barber shops, hair salons and day spas

Business service centers, including pack and ship stores

Delivery services

Exercise, fitness and martial arts studios

Music and dance studios

Photocopying, offset printing and similar reproduction services

Tailor and dressmaker shops

Tax return preparation services

Travel agencies

Veterinary clinics and hospitals, but not kennels

Other uses whose operating characteristics are similar to the above and are deemed compatible with surrounding land uses, as determined by Community & Economic Development Department.

### **Community Facilities**

Churches, Synagogues and Other Houses of Worship

Adult Day Care Centers

Child Day Care Centers

Schools, including elementary, intermediate and secondary schools offering courses in general education

Vocational Training for Activities Permitted in the District where Located

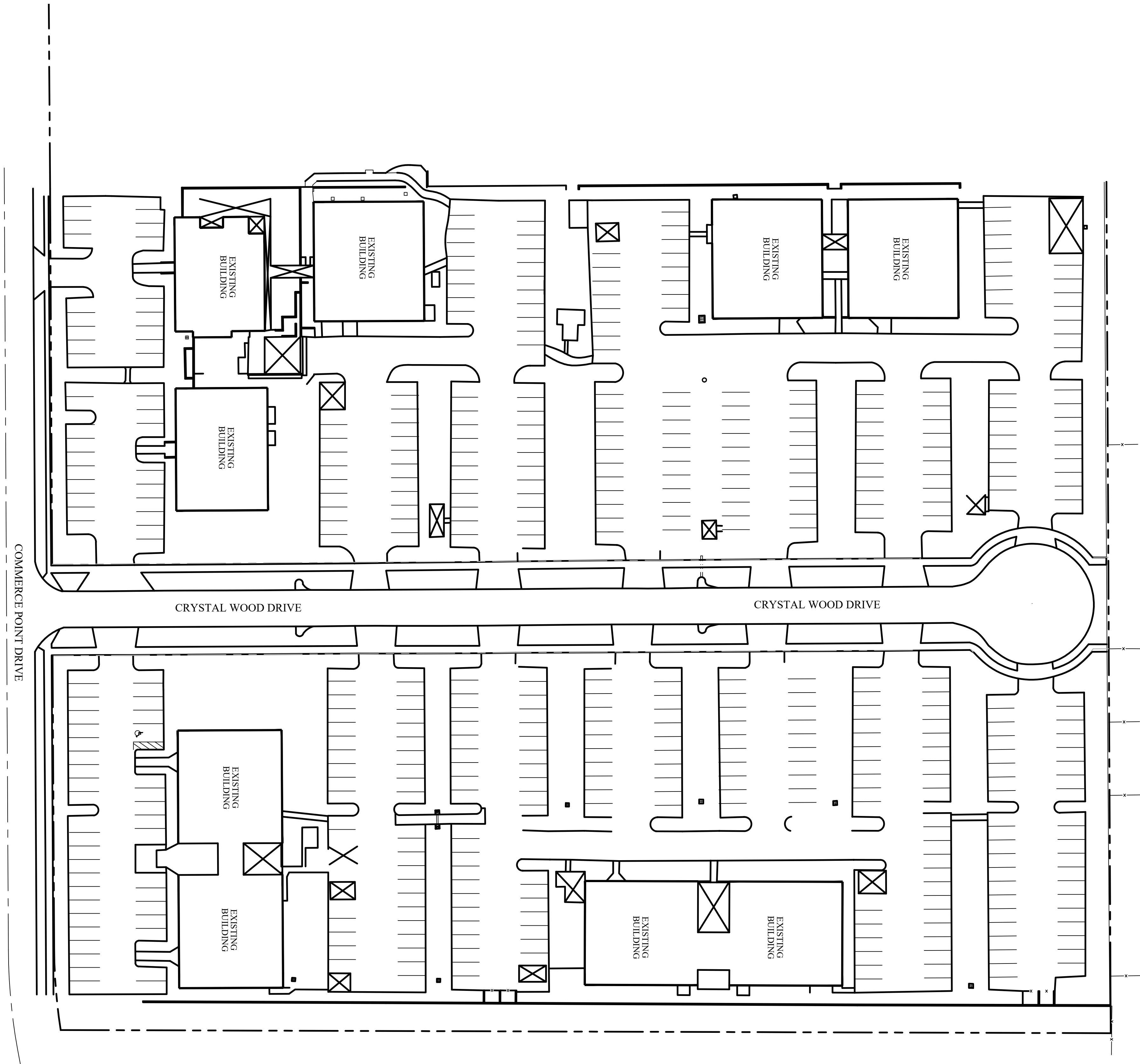
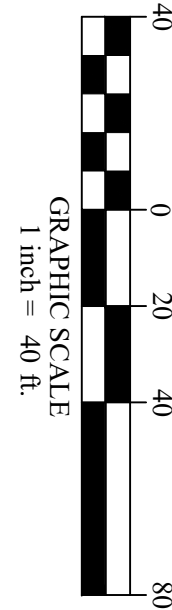
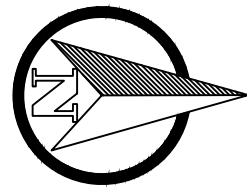
### **Healthcare & Social Services Uses**

Blood Banks and Plasma Collection Facilities

### **Infrastructure & Transportation**

Communication Studios

Utility and Essential Service Facilities, Level I



**SITE DATA:**

1. The proposed development shall be constructed in accordance with the requirements of City of Lakeland.

2. Owner/Developer: TYMAR CAPITAL LLC  
PO BOX 61  
GLADSTONE, NJ 07934-0061

3. Property Location Information

Address: CRYSTAL WOOD DR.  
LAKELAND, POLK COUNTY, FLORIDA 33801  
Section 28, Township 28 South, Range 24 East, Polk County  
Property Tax ID #: 24-28-28-246980-000010  
24-28-28-246980-000021  
24-28-28-246980-000030  
24-28-28-246980-000040  
24-28-28-246980-000050  
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24-28-28-246980-000100  
24-28-28-246980-000110  
24-28-28-246980-000120  
24-28-28-246980-000131  
24-28-28-246980-000141  
24-28-28-246980-000150  
24-28-28-246980-000160

5. Future Land Use:

Current Use: Office  
Proposed Use: Office / Retail

BP - Business Park

**SITE PLAN**

PROPOSED SITE DEVELOPMENT:

**TALL OAKS BUSINESS PARK**

CRYSTAL WOOD DRIVE  
LAKELAND, FLORIDA 33801



**STITZEL Engineering  
& Construction, Inc.**

317 West Highland Dr, Suite #101  
Lakeland, Florida 33813  
Fax: (863) 607-4550  
Phone: (863) 607-4455

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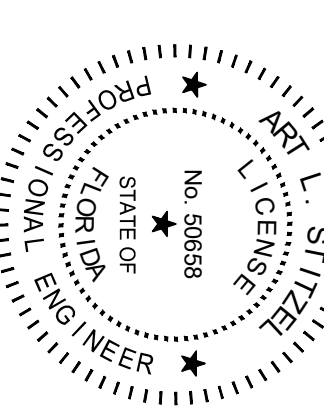
DESIGNED	SEG	
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CHECKED	AS	

FILE NAME:	Master File
DATE:	02-20-2023

PLAN SCALE
NOTED

NO.	REVISION	BY	DATE
1			
2			

CONTRACTOR SHALL FIELD VERIFY ALL CONSTRUCTION PRIOR TO BIDDING AND IS RESPONSIBLE FOR VERIFICATION OF EXISTING UTILITY SIZE & LOCATION. THIS PLAN MAY NOT REFLECT ALL CONSTRUCTION OBSTACLES, ACCESS, DEWATERING, LOCAL PERMITTING, ETC. THAT MAY BE REQUIRED.



ART STITZEL, P.E. #50658 CA#27473  
Certification not valid without  
original signature and date.

DATE: \_\_\_\_\_

**C3.0**



File Number: PUD23-001

Present Zoning: O-2

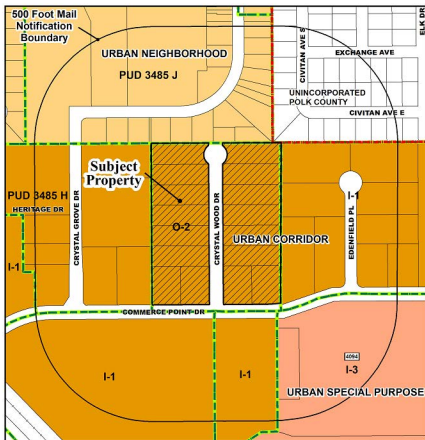
Present Context: Urban Corridor

Proposed Zoning: Change in Zoning from O-2 to PUD to Allow Office Uses and Limited Retail/Personal Services Uses

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



March 2023



**File Number:** PUD23-001

**Present Zoning:** O-2

**Present Context:** Urban Corridor

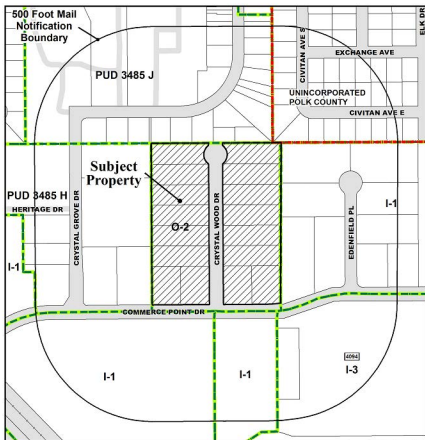
**Proposed Zoning:** Change in Zoning from O-2 to PUD to Allow Office Uses and Limited Retail/Personal Services Uses

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

March 2023







File Number: PUD23-001

Present Zoning: O-2

Present Context: Urban Corridor

Proposed Zoning: Change in Zoning from O-2 to PUD to Allow Office Uses and Limited Retail/Personal Services Uses

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

March 2023





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

March 3, 2023

RE: 2330 Commerce Point Drive - Project No. PUD23-001

Dear Property Owner:

This is to advise you that James Edwards requests a change in zoning from O-2 (Limited Impact Office) to PUD (Planned Unit Development) to allow for professional office and limited office support retail and personal services uses on property located at 2330 Commerce Point Drive. The subject property is legally described as:

Lots 5, 6, 7, and 8, CRYSTAL WOOD AND Lot 6, HERITAGE CENTER AND Lots 1, 2, 3, 4, 11 and 12, CRYSTAL WOOD AND Lots 1, 2, and 5, HERITAGE CENTER AND Lots 9, 10, 13, 14, 15 and 16, CRYSTAL WOOD, Polk County, Florida. (A complete legal description is available in the Community & Economic Development Department.)

The public hearing to consider this request will be held before the Lakeland Planning and Zoning Board at **8:30 a.m., on Tuesday, March 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](mailto:planning@lakelandgov.net), prior to the Tuesday, March 21<sup>st</sup> meeting.

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THIS IS A COURTESY LETTER NOT REQUIRED BY LAW

## MINUTES

Planning & Zoning Board

City Commission Chambers

Tuesday, February 21, 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, Ronald Roberts, Susan Seitz and Jeri Thom were present. Community & Economic Development staff Chuck Barnby, Planning & Transportation Manager Matthew Lyons, Chief Planner; 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:** 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)

Damaris Stull summarized the proposed changes to the Land Development Code. 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. 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.

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

**ITEM 2:** 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)

Todd Vargo stated the request is to allow for the construction of three single-family homes under the development standards for the Cottage (COT) special building type. Mr. Vargo presented photo-simulation images of the proposed development.

Franklin Cruz, 1945 Via Largo Drive, was present in support of the request.

In response to Silvana Knight, Mr. Cruz stated the proposed square footage of the cottages is 1,280 sq. ft. under roof.

In response to Matthew Lyons, Mr. Vargo stated staff did not receive any objections to the request.

In response to Ms. Knight, Mr. Cruz stated the price point for the cottages will meet the Area Median Income (AMI) ratio.

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

**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)

Phillip Searce stated the purpose of this request is to amend the PUD zoning to allow for the construction of a new 41,000 sq. ft. field house and a 4,000 sq. ft. expansion to the existing childcare building as part of a large renovation project which will update both the existing wellness center and childcare facility.

Bart Allen, 225 E. Lemon Street, the applicant, made a presentation that provided an overview of the proposed development. Mr. Allen stated the parking number of spaces will be increased with the expansion.

In response to Ronald Roberts, Elaine Thompson, CEO of YMCA of West Central Florida, Inc., stated the YMCA would be considered a mid-sized facility after the expansion is completed.

In response to Mr. Roberts, Ms. Thompson stated there is no current plan to increase the membership fees.

Discussion ensued.

In response to Joseph Lauk, Mr. Allen stated the overall amount of parking provided will increase from 158 to 285 spaces.

**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)

Damaris Stull stated the request is a change in zoning from C-1 (Pedestrian Commercial) to MF-22 (Multi-Family Residential). The subject property is currently improved with a former two-story single-family dwelling that was previously used as a restaurant and a two-story accessory building. The subject property has a future land use designation of Residential High (RH) and is located within the Urban Neighborhood context sub-district. The change in zoning is being requested to allow for the development of a four-story multi-family project on the subject property with a maximum of 32 dwelling units.

Brittany Prevatt, 58 Lake Morton Drive, the applicant, presented photo-simulation imagery of the proposed development.

## **GENERAL MEETING**

**ITEM 5:** Review minutes of the January meeting.

Joseph Lauk made a motion for approval of the minutes from the previous meeting. Susan Knight seconded the motion and it passed 6—0.

**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.**

Phillip Searce stated staff requests an indefinite continuance. There are many outstanding issues to be resolved as well as potential new uses which may require a new public hearing.

Joseph Lauk made a motion for approval of an indefinite continuance. Susan Seitz seconded the motion and it passed 6—0.

**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)

Phillip Searce stated the intent of the requested map amendment and zoning change is to allow for the redevelopment of the property as a three-story, 88-unit multi-family residential use. Mr. Searce stated 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.

Mr. Searce presented the recommended conditions for approval.

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

**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)

The Planning & Zoning Board previously recommended approval for a three-story self-storage facility on the subject property on 15, 2022. The application, however, was subsequently denied by the City Commission. Mr. Vargo presented a summary of the changes that were made to the application in response to the comments and concerns that were expressed at the 2022 City Commission meeting. 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.

Mr. Vargo presented the recommended conditions for approval.

Mr. Vargo stated 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.

In response to Joseph Lauk, Mr. Vargo stated consistent with the previous recommendation, staff is recommending that the hours of operation for the self-storage facility be limited to between 8:00 AM and 9:00 PM.

Silvana Knight made a motion for approval of staff's recommendation. Joseph Lauk seconded the motion and it passed 5—0. Jeri Thom abstained from voting on the item without any explanation.

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

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

**ITEM 10:** Audience.

There were no comments from the audience.

**ITEM 11:** Adjourn.

There being no further discussion, the meeting was adjourned at 10:06 AM.

Respectfully Submitted,

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Leigh Ann Lunz, Vice-Chair

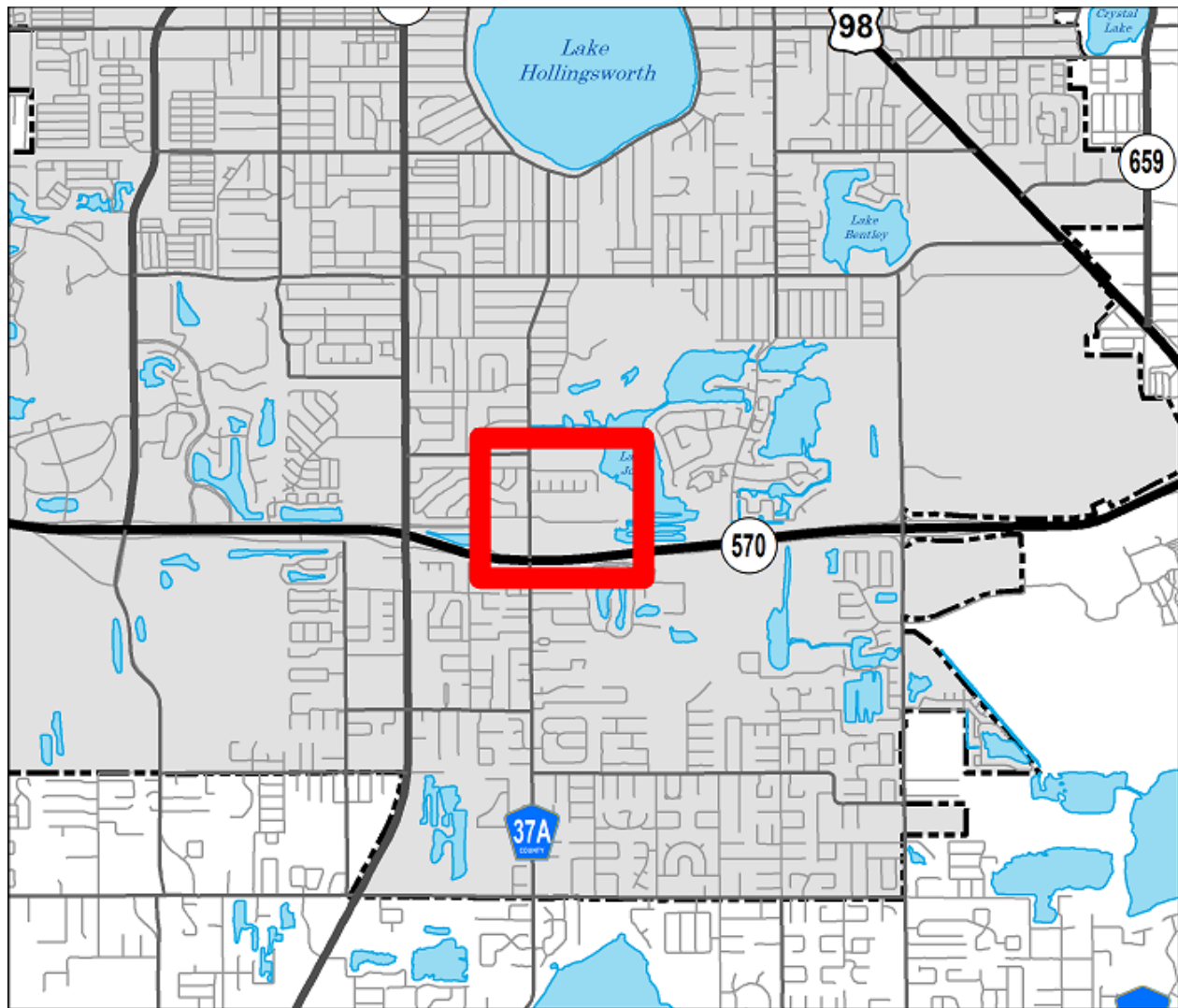
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Ronald Roberts, Secretary

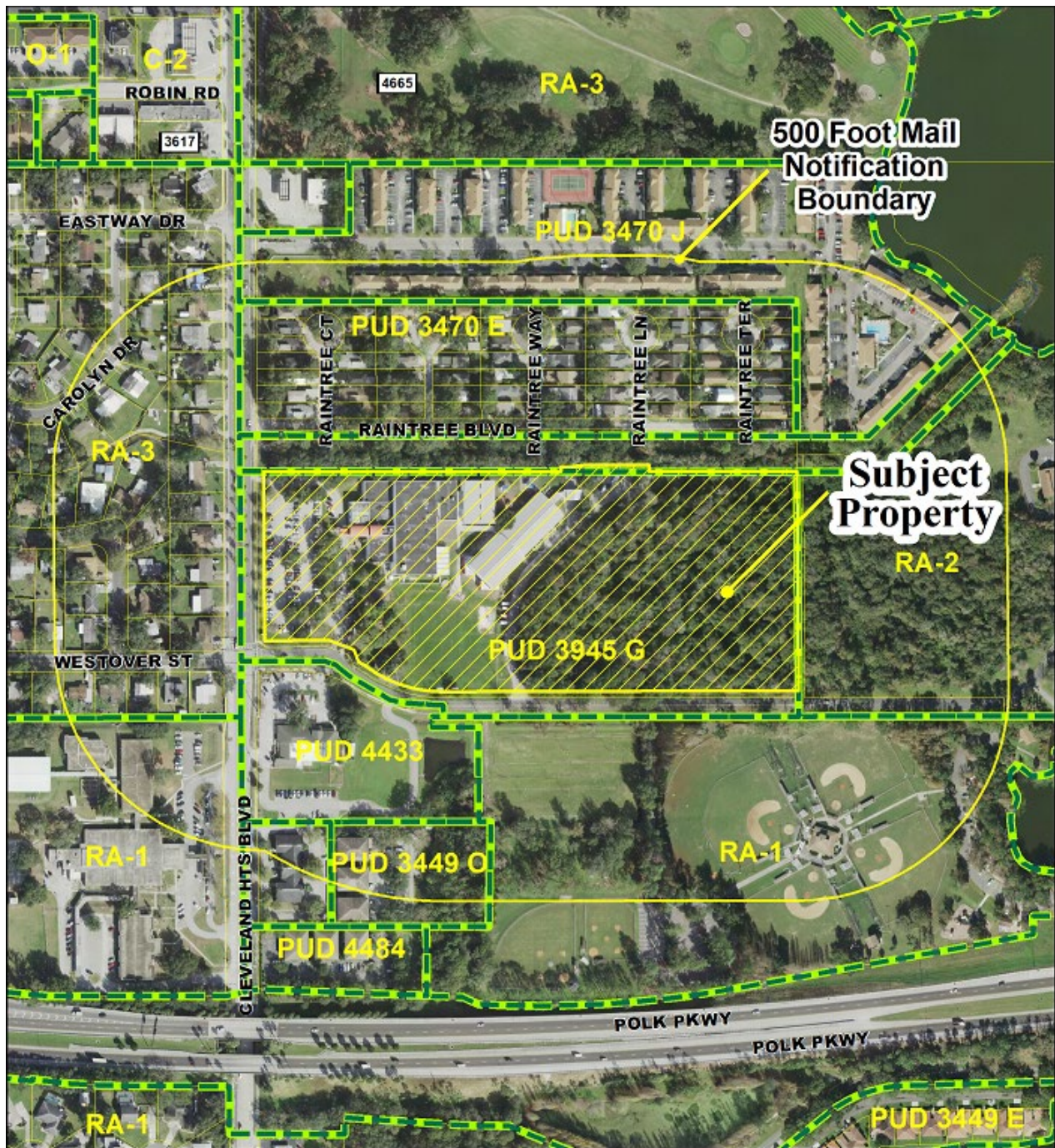
# Community & Economic Development Staff Recommendation

Date:	March 21, 2023	Reviewer:	Phillip Searce
Project No:	PUD23-002	Location:	3620 Cleveland Heights Boulevard
Owner:	Young Men's Christian Association of West Central Florida, Inc		
Applicant:	Shelton Rice, Peterson & Myers, P.A.		
Current Zoning:	PUD (Planned Unit Development)	Future Land Use:	Residential Medium (RM)
Context District:	Urban Neighborhood (UNH)		
P&Z Hearing:	February 21, 2023	P&Z Final Decision:	March 21, 2023
Request:	Major modification of 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).		

## 1.0 Location Maps









## 2.0 Background

### 2.1 Summary

Shelton Rice, Peterson & Myers, P.A., requests a major modification of 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). A map of the subject property is included as Attachment “B.”

### 2.2 Subject Property

The subject property, approximately 14.68 acres in area, is located at the northeast corner of Cleveland Heights Blvd. and Westover St., north of Curtis Peterson Park. The subject property has a future land use designation of Residential Medium (RM) and is zoned PUD (Planned Unit Development) as specified by Attachment “G” of Ordinance 3470, as amended by Ordinance 3945.

Adjacent land uses to the south, consist of a veterinary clinic and outdoor recreational uses associated with Peterson Park. Adjacent land uses to the west, across Cleveland Heights Boulevard, consist of single-family residential dwellings. To the north, the property is bounded by a city-owned and maintained drainage canal. The canal, which is located within a strip of land 75 feet wide, is heavily wooded and serves as a buffer between the YMCA and adjacent single-family residential uses located to the north in the Raintree Village subdivision. The eastern half of the property, which is heavily wooded, consists of approximately 6.21 acres of jurisdiction wetlands which will not be impacted by the proposed PUD modification.

Last amended in 1998, the current PUD zoning allows for the existing YMCA facility which consists of a 59,941 sq. ft. wellness center, a 5,308 sq. ft. childcare building, associated off-street parking and outdoor recreation facilities.

### 2.3 Project Background

The purpose of this request is to amend the PUD zoning to allow for the construction of a new 41,000 sq. ft. field house and a 4,000 sq. ft. expansion to the existing childcare building as part of a large renovation project which will update both the existing wellness center and childcare facility. To account for the field house addition, existing off-street parking spaces located in the northwest corner of the site adjacent to Cleveland Heights Boulevard will be relocated to the south side of the property along with additional parking adjacent to Westover Street. A revised overall site plan which shows the location of the proposed field house, childcare building expansion, and relocated off-street parking facilities is included as Exhibit “1.”

### 2.4 Existing Uses of Adjacent Properties

Boundary	Existing Land Use	FLUM	Zoning	Context
North	Single-Family Residential	RM	PUD	UNH
South	Office / Recreation	RH	PUD/RA-1	UCO
East	Recreation	RM	RA-3	PCR
West	Single-Family Residential	RH	RA-2	UNH

## 2.5 Attachments

Exhibit A: Legal Description

Exhibit B: Location Map

Exhibit 1: Revised Site Development Plan

Exhibit 2: Previously Approved Ground Sign

Exhibits 3 and 4: Architectural Elevations for Fieldhouse Building

## 3.0 Discussion

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The proposed fieldhouse building, which will house an indoor basketball court and soccer field, will have a maximum height of 34 feet which is consistent with the maximum building height allowed in the adjacent office and residential zoning districts. Architectural elevations, which depict the building height, façade treatment and sign placement for the fieldhouse, are included as Exhibit “3” and will be adopted as part of the binding conditions for approval. The proposed 4,000 sq. ft. expansion of the childcare facility will be located within a portion of the existing building that is currently underroof and functions as an outdoor, open-air pavilion. The finishing materials used will match those of the existing, but the overall footprint and massing of the building which is 34 feet high will not change since the expansion will be located entirely under the existing roofline.

A portion of the existing parking lot will be relocated along the southern portion of the site which is currently used for outdoor recreation activities. The redesigned parking area includes a total of 267 parking spaces and relocates an existing driveway connection on Westover Street further east to improve vehicle access and queuing at the intersection of Cleveland Heights Boulevard. Including an additional 18 parking spaces which already exist on site, a total of 285 parking spaces will be provided for YMCA employees and patrons. To preserve existing trees located on the site, an underground stormwater system will be used to account for the additional runoff generated by the fieldhouse building and relocated parking. Since the YMCA will remain open during the construction of the new facilities, these improvements will be completed as part of a phased approach to maintain access for existing users throughout the redevelopment process.

Prior to the February 21, 2023 public hearing, staff receive one phone call which expressed concern about the impact of the project on an adjacent drainage canal located to the north, between the YMCA and Raintree Village residential subdivision. As previously stated, the drainage canal is owned and maintained by the City and will not be impacted by the proposed expansion to the YMCA campus. Because the drainage canal serves as a buffer to the adjacent single-family uses to the north, no additional buffering is proposed.

### 3.1 Transportation and Concurrency

The existing YMCA facility has 59,941 sq. ft. of Recreation Community Center space and a 15,308 sq. ft. Day Care Center. The Applicant is requesting an expansion of 41,000 sq. ft. of Recreation Community Center and 4,000 additional sq. ft. of Day Care Center uses. The total at build out would be 116,249 sq. ft. of Recreation Community Center and 19,308 sq. ft. of Day Care Center uses.

The proposed expansion project is expected to generate 1,372 new Daily, 122 new AM Peak Hour (7-9 AM) and 147 new PM Peak Hour (4-6 PM) Trips, using trip generation estimates provided for Land Use Code 495 (Recreational Community Center) and Land Use Code 565 (Day Care Center) as published in the Institute of Transportation Engineers' *Trip Generation Manual 11<sup>th</sup> Edition*. The cumulative trip

generation of the existing facility and proposed expansion will generate an estimated 3,828 Daily, 404 AM Peak, and 467 PM Peak trips. According to the latest Roadway Network Database published by the Polk Transportation Planning Organization (dated 2022), the adjacent segment of Cleveland Heights Blvd. is currently a Level of Service (LOS) C, with an LOS standard of E. The traffic analysis prepared by VHB, Inc. on behalf of the applicant by shows that the project traffic is significant on the segment of Cleveland Heights Boulevard from Westover St. to Hallam Dr., meaning that the project traffic consumes more than five percent of the adopted capacity for that segment of Cleveland Heights Blvd. The traffic analysis does not show that the additional traffic will cause this section of Cleveland Heights Boulevard to operate at a failing level of service.

With the proposed expansion project, the existing exit-only access onto Cleveland Heights Boulevard will be removed, with the existing western driveway on Westover Street being shifted east to provide greater separation from the Cleveland Heights/Westover intersection and to enhance on-site circulation. All access to the site will be from a full access driveway on Westover Street. Since access will be restricted to Westover Street once the expansion plan is completed, City staff focused on the operations of the Cleveland Heights/Westover intersection. The applicant's analysis shows that project traffic will impact the southbound left turn lane on Cleveland Heights Boulevard, causing volumes to slightly exceed the existing turn lane length at this location. Staff recommends that the applicant lengthen the southbound left turn lane at Cleveland Heights Boulevard and Westover Street to a sufficient length to accommodate future left turn queuing. To minimize impacts to an existing residential driveway on the west side of Cleveland Heights Boulevard north of this intersection, staff recommends a turn lane extension of approximately 40 feet, with final length being determined at the time of permitting.

The YMCA site is adjacent to the Three Parks Trail West project area, which is scheduled for construction later in 2023. Three Parks Trail is an approximately 3.5-mile loop that connects Woodlake Park, The Heights Golf Course, Publix Charities (Common Ground) Park, Dog Leg Woods Park and of course, the YMCA. The site is also located near Carlton Palmore Elementary School. The applicant's traffic study counted seventeen (17) pedestrians in the AM peak hour and sixteen (16) pedestrians in the PM peak hour crossing the intersection at Cleveland Heights Boulevard and Westover Street. The recreational land use located to the southeast (Peterson Park) attracts both pedestrians and bicycle riders, many of them under 18. Therefore, staff recommends that the applicant provide lighting for the Cleveland Heights Boulevard and Westover Street intersection and upgrade the crosswalks on all four approaches to be high emphasis crosswalks. Internal pedestrian routes which connect to the local sidewalk network and bicycle parking will also be required in accordance with the Land Development Code.

The site is located within the Central City Transit Supportive Area as defined in the Comprehensive Plan. However, fixed-route transit service does not currently operate on Cleveland Heights Boulevard. Therefore, the recommended conditions do not address transit facilities.

### **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

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### 4.1 Community and Economic Development Staff

The Community and Economic Development Department reviewed this request and recommends approval of the major modification of the PUD zoning. Letters of notification were mailed to one hundred and nine (109) property owners within 500 feet of the subject property and no objections were received aside from a question pertaining to drainage as noted 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 Exhibits "A," and "B," "1," "2," "3," and "4," be approved, subject to the following amended conditions:

*Attachment "G" of Ordinance 3470, as reamended.*

- A. Land Use Intensity: PUD-30.
- B. Permitted Uses: Indoor and outdoor recreational uses operated in conjunction with the YMCA.
- ~~C. Minimum Building Setbacks: Building construction shall be limited to the north two hundred eighty three (283) feet of the subject property. The south three hundred (300) feet of the subject property shall be utilized for various sports activities such as ball diamonds, ballfields and other outdoor recreational activities. No building construction shall be permitted on this southern portion of the property. The minimum setback for the main structure shall be one hundred forty five (145) feet from the east right-of-way line of Cleveland Heights Boulevard.~~
- C. Minimum Building Setbacks: Minimum building setbacks shall be as shown on the revised site development plan, Exhibit "1."
- D. Access: The main point of access to this property shall be from the entrance road to Curtis Peterson Park. ~~Once point of access shall be permitted to Cleveland Heights Boulevard along the northern property line which may be used for egress only.~~
- E. Landscaped Buffer: An earthen berm shall be constructed at the perimeter of the parking area on the west, north and south.
- F. Signage: A double-faced, prime identification sign may be located at the northeast corner of Cleveland heights Boulevard and the entrance road to Curtis Peterson Park in accordance with the attached sign site plan and proposed sign drawing, Exhibit "2," subject to a maximum sign area of seventy-two (72) square feet per sign face.
- G. The site shall be developed in accordance with the site development plan submitted with the application, a copy of which is included as Exhibit 1. With the approval of 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.
- H. Architectural Elevations: The fieldhouse building located adjacent to Cleveland Heights Blvd shall be designed in accordance with the architectural elevations included as Exhibits "3" and "4." With the approval of the Director of Community & Economic Development, minor changes may be made at the time of building permit review without requiring a modification to the PUD.

I. Transportation Improvements:

1. The southbound left turn lane at Cleveland Heights Boulevard and Westover Street shall be lengthened to accommodate future left turn vehicle queuing. To minimize impacts on an existing residential driveway located on the west side of Cleveland Heights Boulevard, north of the intersection, the turn lane shall be extended for an approximate length of 40 feet with the final length being determined at the time of site plan review.
2. Outdoor lighting shall be furnished and installed adjacent to the Cleveland Heights Boulevard/Westover Street intersection. The specific location and type of lighting fixtures used shall be determined at the time of site plan review.
3. The crosswalks located at all four approaches to the Cleveland Heights Boulevard/Westover Street intersection shall be upgraded to be high emphasis crosswalks.
4. Internal ADA-compliant pedestrian routes shall be provided which connect to the local sidewalk network.
5. Bicycle parking shall be provided in accordance with Section 4.11.6 of the Land Development Code and Index 900 of the Public Works Engineering Standards Manual.
6. At the time of site plan review, the new driveway connection shall be designed to ensure adequate throat lengths from Westover Street.

EXHIBIT "A"

**LEGAL DESCRIPTION:**

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, THE SAME BEING EQUIVALENT TO THE SOUTH HALF (S - 1/2) OF THE SOUTHWEST QUARTER (SW - 1/4) OF THE SOUTHEAST QUARTER (SE - 1/4) OF SAID SECTION, TOWNSHIP AND RANGE, LESS ROAD RIGHT-OF-WAY, LESS AND EXCEPT THAT PORTION CONVEYED BY DEEDS RECORDED IN OFFICIAL RECORDS BOOK 2453, PAGE 1204, AND CORRECTED IN OFFICIAL RECORDS BOOK 2491, PAGE 1379 AND OFFICIAL RECORDS BOOK 2453, PAGE 1206, AND CORRECTED IN OFFICIAL RECORDS BOOK 2491, PAGE 1381 AND OFFICIAL RECORDS BOOK 10092, PAGE 75, OF THE PUBLIC RECORDS OF POLK COUNTY.

# EXHIBIT "B"

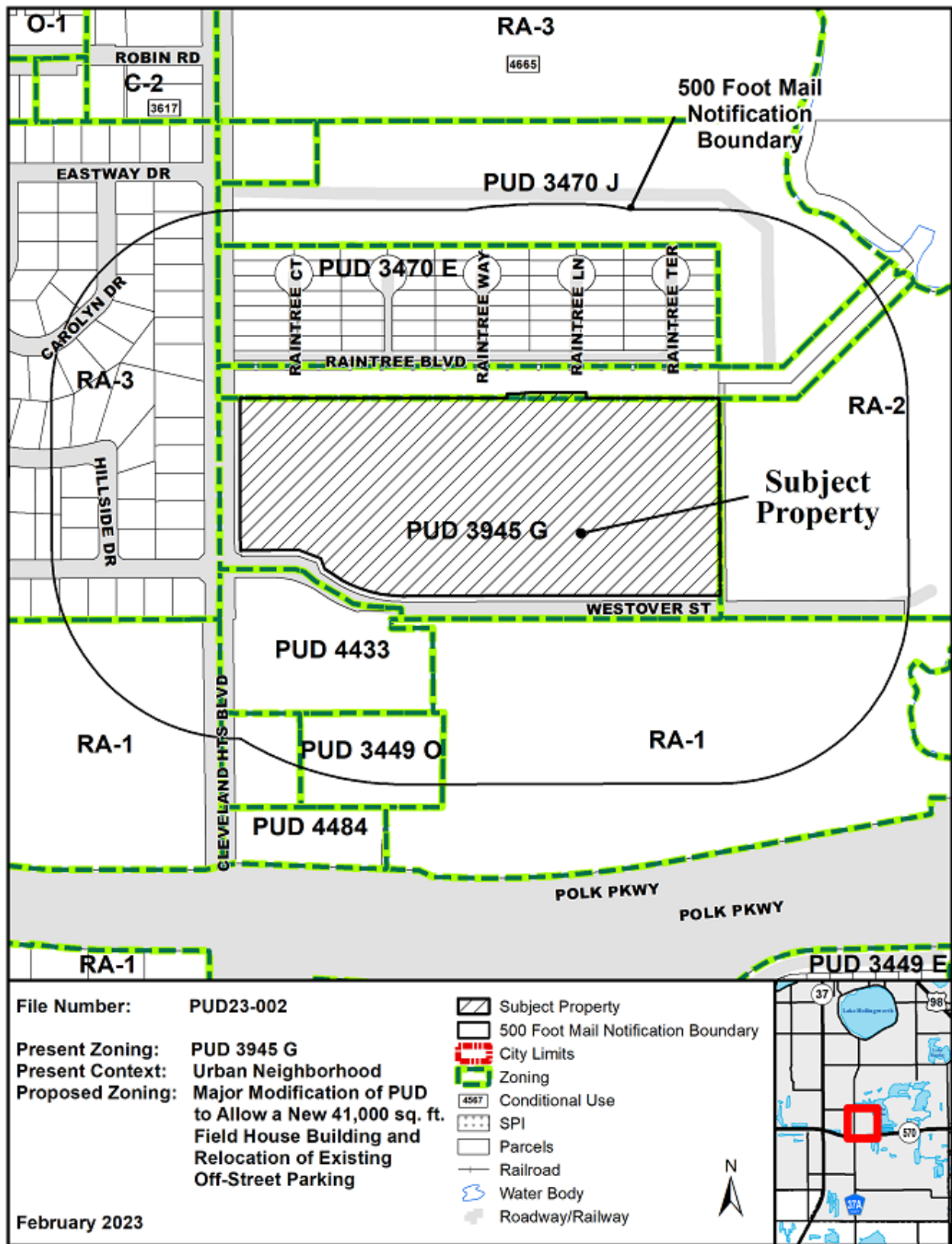
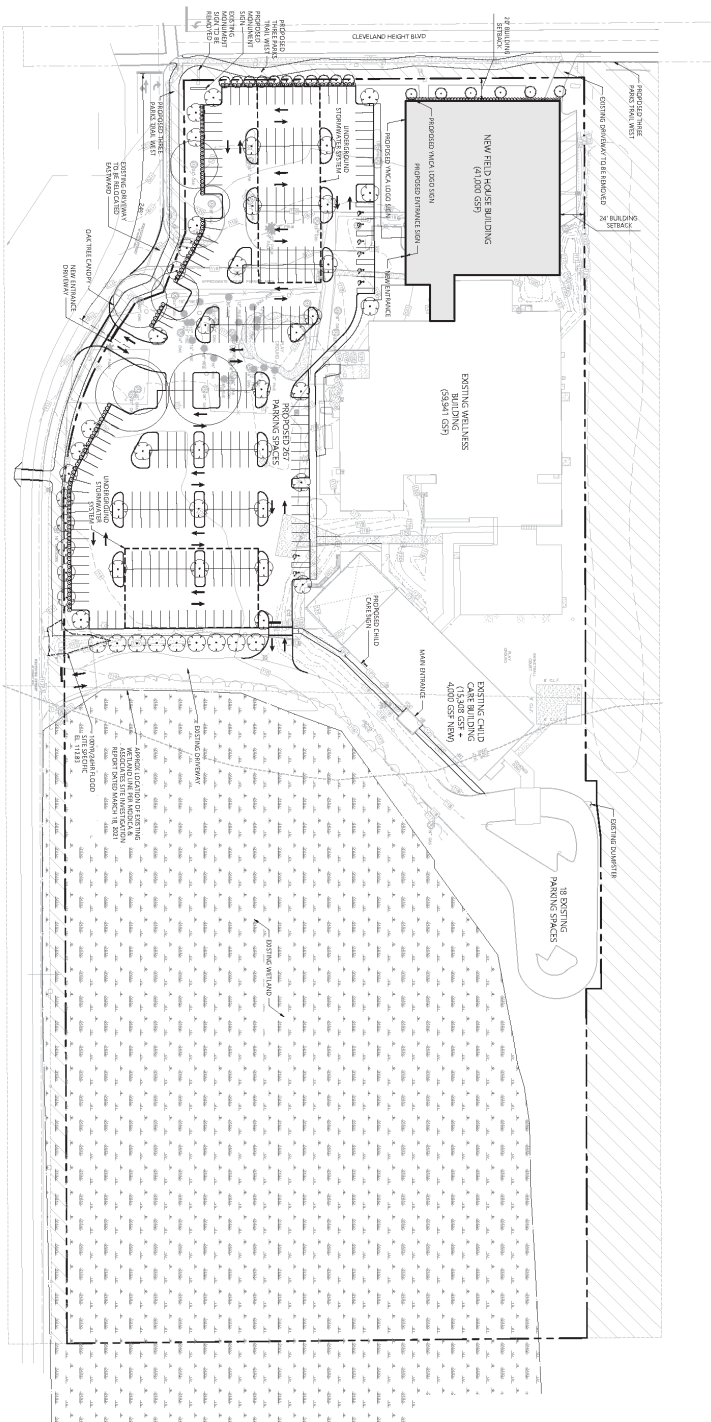








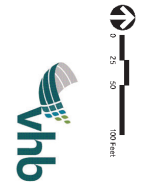
EXHIBIT "1"



Site Development Plan  
Lakeland Family YMCA  
NE Corner Cleveland Heights Blvd. & Westover Street

Prepared by: VHB Engineering, Inc.  
Date: December 28, 2023





LEGAL DESCRIPTION:  
LOT 10, TRACT 1, TOWNSHIP 4 NORTH, RANGE 10 WEST, COUNTY OF CUYAHOGA, OHIO, AS SHOWN ON THE PLAT OF THE LAKELAND FAMILY YMCA, NE CORNER CLEVELAND HEIGHTS BLVD. & WESTOVER STREET, DATED 12/28/23, RECORDED IN THE PUBLIC RECORDS OF CUYAHOGA COUNTY, OHIO, BOOK 100, PAGE 100.



Site Data Table

SITE DATA TABLE	
PROJECT NAME:	1448 ADAMS STREET, CLEVELAND, OHIO 44115
OWNER:	1448 ADAMS STREET, CLEVELAND, OHIO 44115
DESIGNER:	1448 ADAMS STREET, CLEVELAND, OHIO 44115
CONTRACT NO.:	1448 ADAMS STREET, CLEVELAND, OHIO 44115
PROJECT NO.:	1448 ADAMS STREET, CLEVELAND, OHIO 44115
DATE:	1448 ADAMS STREET, CLEVELAND, OHIO 44115
PROJECT TYPE:	1448 ADAMS STREET, CLEVELAND, OHIO 44115
PROJECT SIZE:	1448 ADAMS STREET, CLEVELAND, OHIO 44115
PROJECT COST:	1448 ADAMS STREET, CLEVELAND, OHIO 44115
PROJECT STATUS:	1448 ADAMS STREET, CLEVELAND, OHIO 44115
PROJECT LOCATION:	1448 ADAMS STREET, CLEVELAND, OHIO 44115
PROJECT ZONE:	1448 ADAMS STREET, CLEVELAND, OHIO 44115
PROJECT PHASE:	1448 ADAMS STREET, CLEVELAND, OHIO 44115
PROJECT DESCRIPTION:	1448 ADAMS STREET, CLEVELAND, OHIO 44115
PROJECT NOTES:	1448 ADAMS STREET, CLEVELAND, OHIO 44115

PLANT LEGEND

	TYPE B TREE 1' CAN. MIN.
	TYPE C TREE 1' CAN. MIN.
	TYPE A HEDGE 1' HOT MIN.
	FOUNDATION PLANTING SPERM. ACCENT PLANT. OR ORNAMENTAL

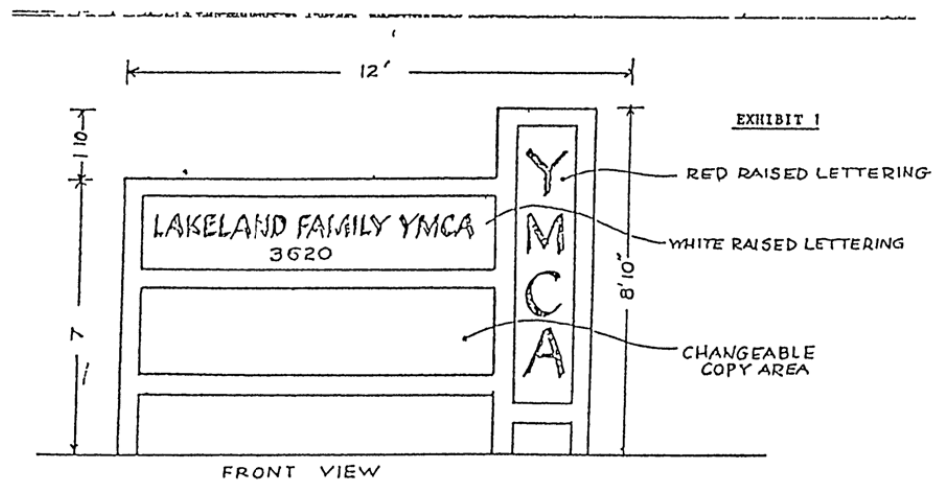
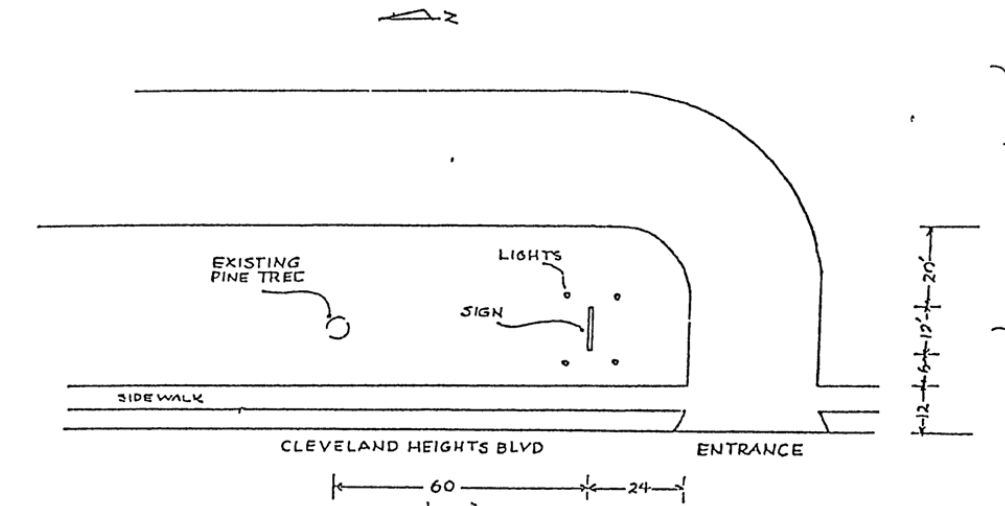
NOTE: ALL DISTANCED PLANTS TO BE PLANTED  
WITH 500 GAL/500 GALLONS OR MORE NOTED

# EXHIBIT "2"

## SITE PLAN - SIGN

LAKELAND FAMILY YMCA  
January 17 1984

EXHIBIT 2



ROUGH CUT CEDAR CONSTRUCTION  
CHANGEABLE  
SITE AREA ATTRACTIVELY LANDSCAPED  
LIGHTING 4 FLOOD LAMPS PLACED AT EACH CORNER - 4'-6" FROM SIGN

## PROPOSED SIGN

LAKELAND FAMILY YMCA

January 17, 1984

EXHIBIT "3"

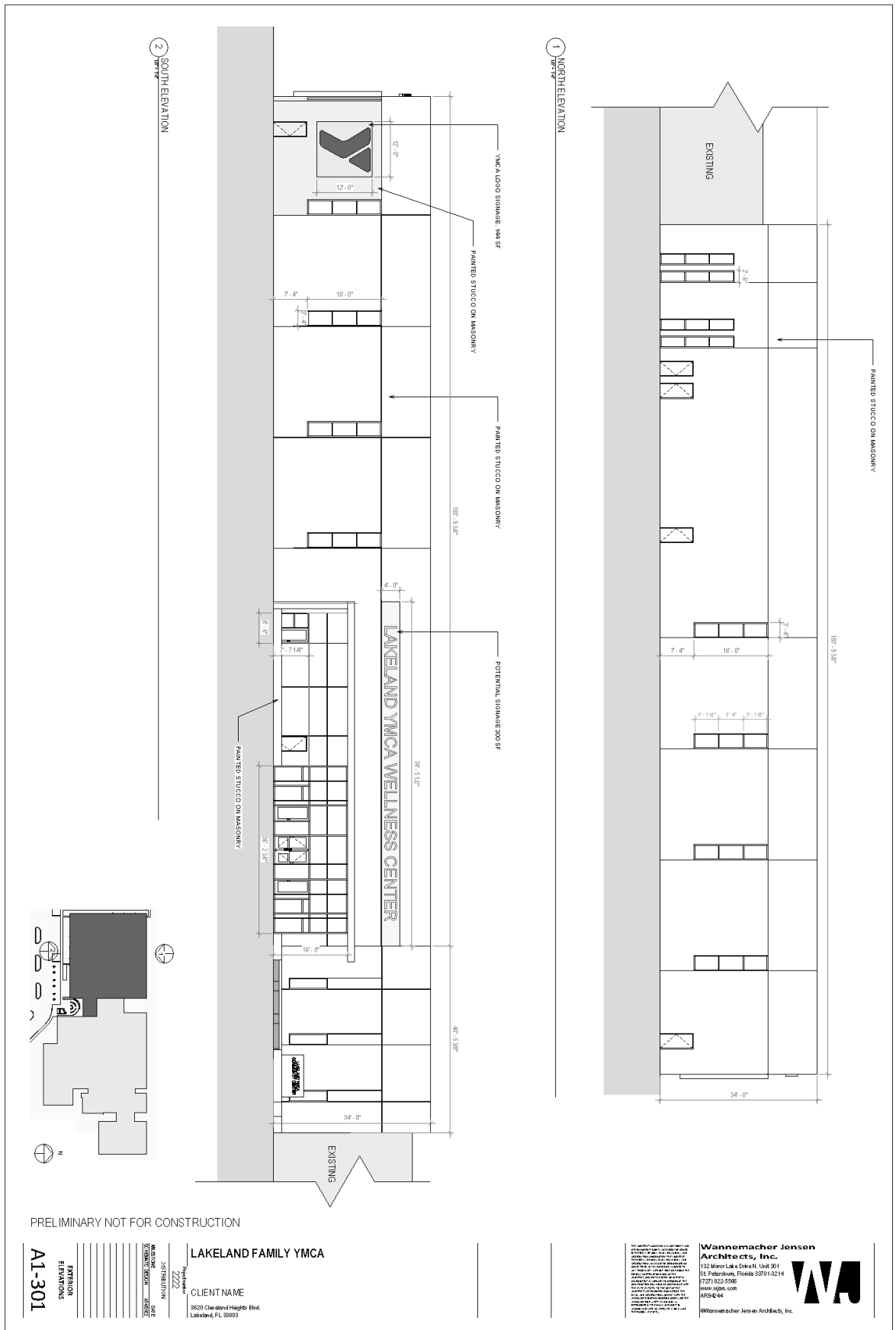
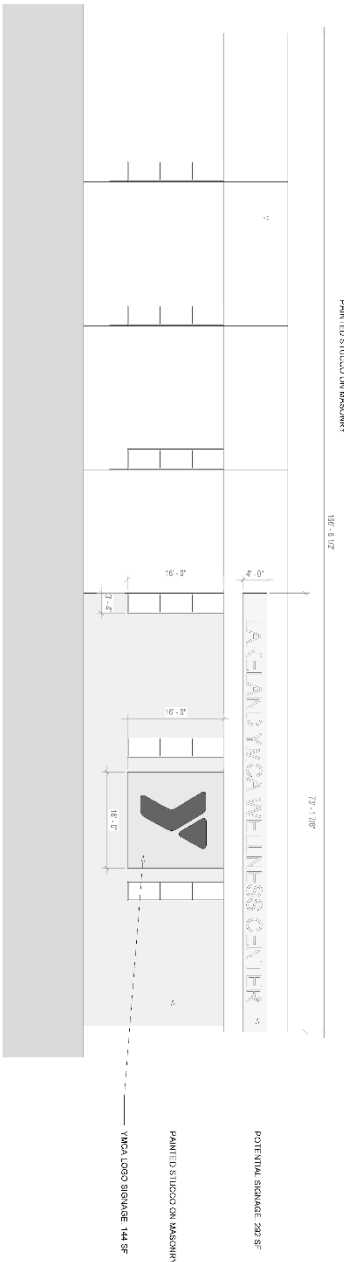
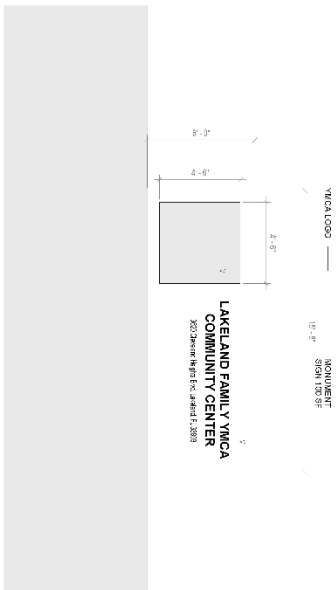


EXHIBIT "4"

1 WEST ELEVATION



2 MONUMENT SIGN - WEST ELEVATION



PRELIMINARY NOT FOR CONSTRUCTION

A1-302

EXTERIOR  
ELEVATIONS

DATE  
DRAWN BY  
CHECKED BY

PROJECT  
LOCATION  
SHEET NO.

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

Wannemacher Jensen  
Architects, Inc.  
132 Minor Lake Drive N, Unit 201  
St. Petersburg, Florida 33701-5271  
(727) 822-5566  
www.wjarch.com  
A180434  
©Wannemacher Jensen Architects, Inc.

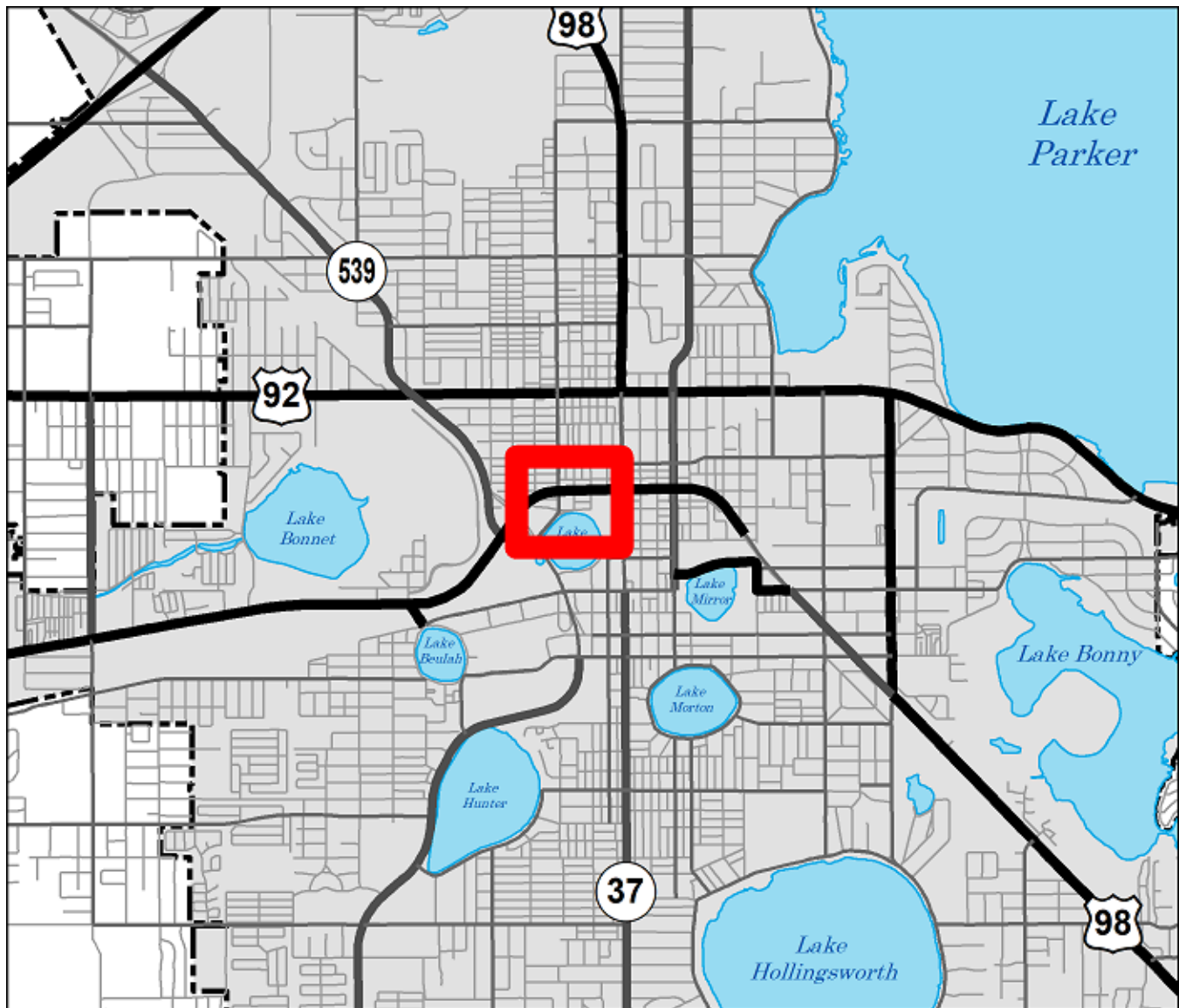




# Community & Economic Development Staff Recommendation

Date:	March 21, 2023	Reviewer:	Damaris Stull
Project No:	ZON22-014	Location:	401 W Peachtree Street
Owners:	401 W Peachtree LLC		
Applicant:	The Lunz Group		
Current Zoning:	C-1 (Pedestrian Commercial)	Future Land Use:	RH (Residential High)
Context District:	UCO (Urban Corridor)		
P&Z Hearing:	February 21, 2023	P&Z Final Decision:	March 21, 2023
Request:	A change in zoning from C-1 (Pedestrian Commercial) to MF-22 (Multi-Family Residential) on property located at 401 W. Peachtree Street.		

## 1.0 Location Maps







## **2.0 Background**

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### **2.1 Summary**

The Lunz Group, on behalf of 401 W Peachtree LLC, requests a change in zoning from C-1 (Pedestrian Commercial) to MF-22 (Multi-family Residential) on approximately 0.82 acres located at 401 W. Peachtree Street. A map of the subject property is included as Attachment “B.”

### **2.2 Subject Property**

The subject property consists of Lots 1, Lot 2 and Lot 4 within Block 13 of the McRae & Bryants Addition and is currently improved with two structures. The first structure consists of a 3,344 sq. ft., two-story single-family dwelling that was constructed in 1925 according to the Polk County Property Appraiser and is known as the Emory Bryant House. On May 20, 2002, the property was rezoned from O-1 (Low Impact Office) to C-1 (Pedestrian Commercial) to allow for the conversion of the former single-family home into a restaurant. From 2006 until January 2011, the property operated as Zohra’s Restaurant. The building has been vacant since that time.

The second structure consists of a 1,150 sq. ft., two-story accessory building which was also constructed in 1925 according to the Polk County Property Appraiser. The building, which is currently assessed as a single-family dwelling, appears to have been constructed as an accessory dwelling/guest house for the former single-family home on the property. The northern half of the property is presently vacant and was previously used as off-street parking in support of the restaurant use.

The subject property has a future land use designation of Residential High (RH) and is located within the Urban Neighborhood context sub-district. The subject property is located within the boundaries of both the Lakeland Downtown Development Authority (LDDA) and the Downtown Community Redevelopment Agency (CRA).

### **2.3 Project Background**

The purpose of this request to obtain zoning which will allow for the redevelopment of the property for multi-family residential uses in accordance with the development standards for the MF-22/Urban Neighborhood context sub-district. If approved by the City Commission, the former single-family home and accessory building will either be relocated or demolished. A conceptual site plan for the proposed multi-family development is included as Attachment “C” for information purposes only as the requested MF-22 zoning does not require a binding site plan. However, since the property is located within the LDDA boundaries, design review will be required by the LDDA’s Board before a building permit can be issued.

## 2.4 Existing Uses of Adjacent Properties

Boundary	Existing Land Use	FLUM	Zoning	Context
North	George Jenkins Blvd/ Multi-Family Residential	RH	MF-22	UNH
South	Lake Wire			
East	Vacant	RH	MF-22/ O-1	UNH
West	Commercial	RH	C-1	UNH

## 2.5 Attachments

Attachment A: Legal Description

Attachment B: Base Map of Subject Property

Attachment C: Conceptual Site Plan for Lake Wire Apartments

## 3.0 Discussion

The C-1 zoning classification is intended for small-scale, neighborhood-oriented office, restaurant, retail, and personal service uses. Permitted uses do not include either single-family or multi-family residential uses. As previously discussed, the current C-1 zoning classification dates to 2002 and was approved largely to allow for the adaptive reuse of the former two-story single-family home as a restaurant. While the restaurant use was successful for a few years, the property has been vacant since 2011 which suggests there is little or no market demand for development of the property for C-1 commercial uses.

The subject property is located within the Downtown West area. This area, which includes Bonnet Springs Park, the former Florida Tile site, Lake Beulah and Lake Wire is currently the subject of a strategic action plan by the Downtown CRA. The final plan, which is expected to be completed by early summer 2023, will establish a unified redevelopment vision for the area and make specific recommendations pertaining to infrastructure, access and land use going forward.

Due to rapid population growth in the Lakeland-Winter Haven Metropolitan Statistical Area (MSA) over the last few years and recent investment and new development in Downtown Lakeland, private developers have begun moving forward with several multi-family projects located around Lake Wire. Prospect Lake Wire, located on the former Florida Tile Brownfield site, broke ground in early February and consists of a mixed-use development with 630 multi-family dwelling units and 30,000 sq. ft. of restaurant and retail space that will be constructed over three development phases. East of the subject property, in the block located north of Lake Wire, east of N. Virginia Ave., west of N. New York Ave., and south of W. Magnolia St., a four-story multi-family project with 84 dwelling units and a two-story parking garage is currently under site plan review.

The requested MF-22 zoning will allow for development of the property for multi-family residential uses by right. In accordance with the Comprehensive Plan, the current Residential High future land use designation would allow for multi-family residential development at a maximum density of 75 dwelling units per acre (DU/acre). Currently, there is a development proposal to construct a four-story multi-family project on the subject property with a maximum of 32 dwelling units. For the 0.82 parcel, this translates to a net density of 39 DU/acre.



The proposed development consists of 24 one-bedroom units and eight two-bedroom units. The building itself would be located on the south half of the property, oriented towards Lake Wire, with the primary building frontage located along W. Peachtree St. The north half of the property would be used for off-street parking to support the use. The Land Development Code requires a minimum of one parking space for each one-bedroom unit and 1.5 parking space for each two-bedroom units, or a total of 36 parking spaces to support the proposed use. The conceptual site plan provided by the applicant is provides a total of 42 parking spaces.

### **3.1 Transportation and Concurrency**

The subject property is located within the Central City Transit Supportive Area and is within one-quarter mile of Transit Oriented Corridors along State Road 539/563 (Kathleen Rd. and Sikes Blvd.) and State Road 37 (Florida Ave.) as designated in the Comprehensive Plan. The development site is also located approximately 1,900 feet from the Citrus Connection's current main terminal; however, a new modern transportation hub is being planned immediately north of the RP Funding Center, between Main St. and Lemon St.

While conventional zoning is requested for this site, the conceptual 32-unit multi-family development would generate an estimated 145 Daily, 12 AM Peak Hour (7-9 AM) and 13 PM Peak Hour (4-6 PM) trips using data published for Land Use Code 221 (Multi-Family Housing, Mid-Rise) published in the institute of Transportation Engineers' *Trip Generation Manual* 11<sup>th</sup> Edition. The site borders Peachtree St., Magnolia St., and Virginia Ave., which are local streets that are not tracked by the Polk Transportation Planning Organization's Roadway Network Database.

The subject property is located adjacent to the sidewalk encircling Lake Wire, which is a component of the City's Lake-to-Lake Bikeway Network and part of a future connection to northwestern Lakeland via the State Road 563 (Dr. Martin Luther King, Jr. Ave.) corridor.

School concurrency determinations will be made by the Polk County School District once a final development program is established and submitted for site plan review.

### **3.2 Comprehensive Plan Compliance**

The proposed MF-22 is consistent with the current Residential High (RH) future land use designation. The intent of the RH future land use designation is to promote compact, walkable development and infill redevelopment at residential densities greater than 12 DU/acre through mixed use land uses, office, or commercial uses per the policies of the Comprehensive Plan. The subject property is located within one-quarter mile of two transit-oriented corridors and less than one-half mile from the Central Business District. The subject property is an ideal redevelopment site for multi-family residential uses due to existing infrastructure, proximity to transit services and Downtown Lakeland.

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

## 4.0 Recommendation

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### 4.1 Community and Economic Development Staff

The Community and Economic Development Department reviewed this request and recommends the approval of the change in zoning from C-1 (Pedestrian Commercial) to MF-22 (Multi-Family Residential). Letters of notification were mailed to 39 property owners within 500 feet of the subject property.

### 4.2 The Planning & Zoning Board

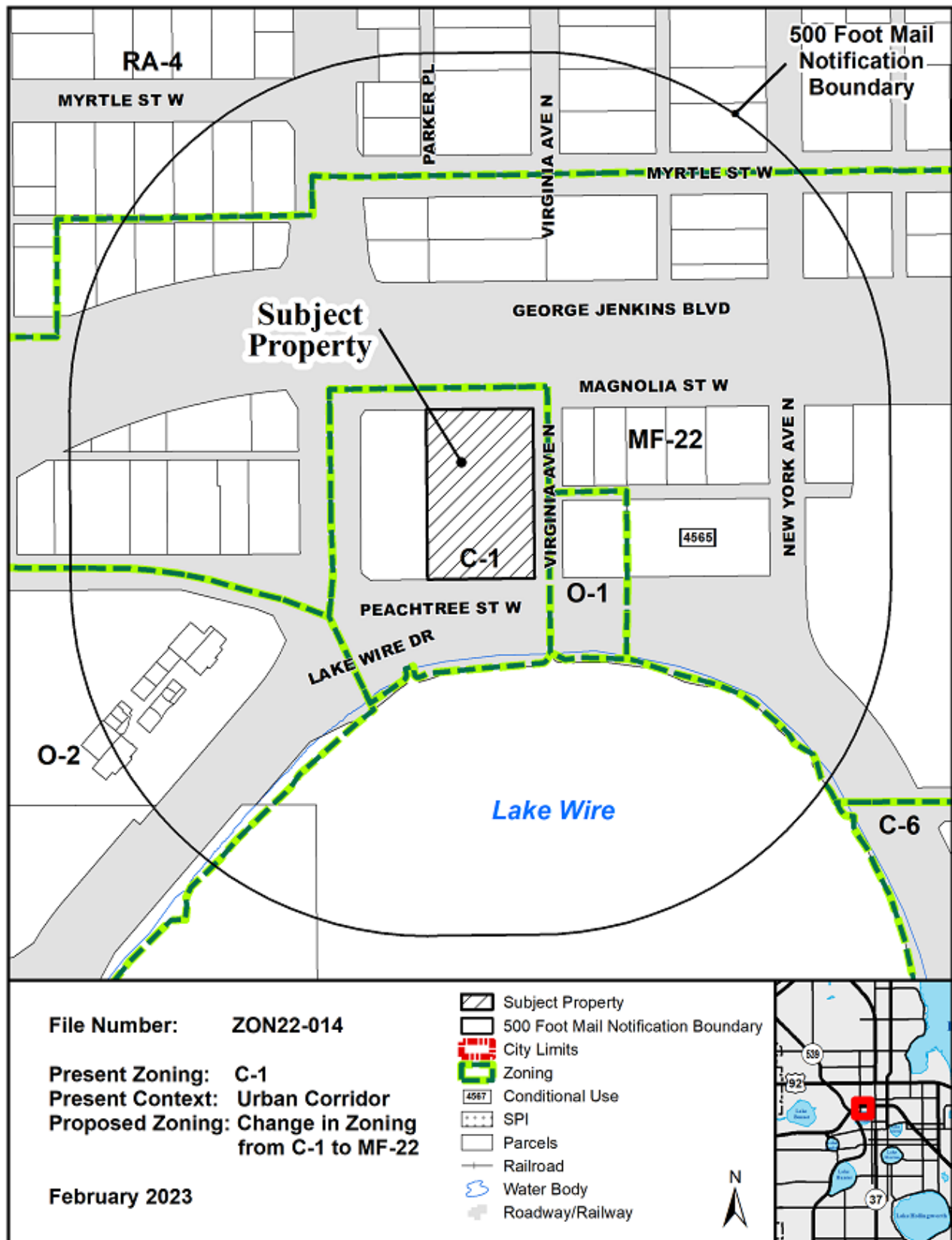
It is recommended that the request for change in zoning from C-1 to MF-22, as described above and in Attachments "A," "B" and "C," be approved.

ATTACHMENT "A"

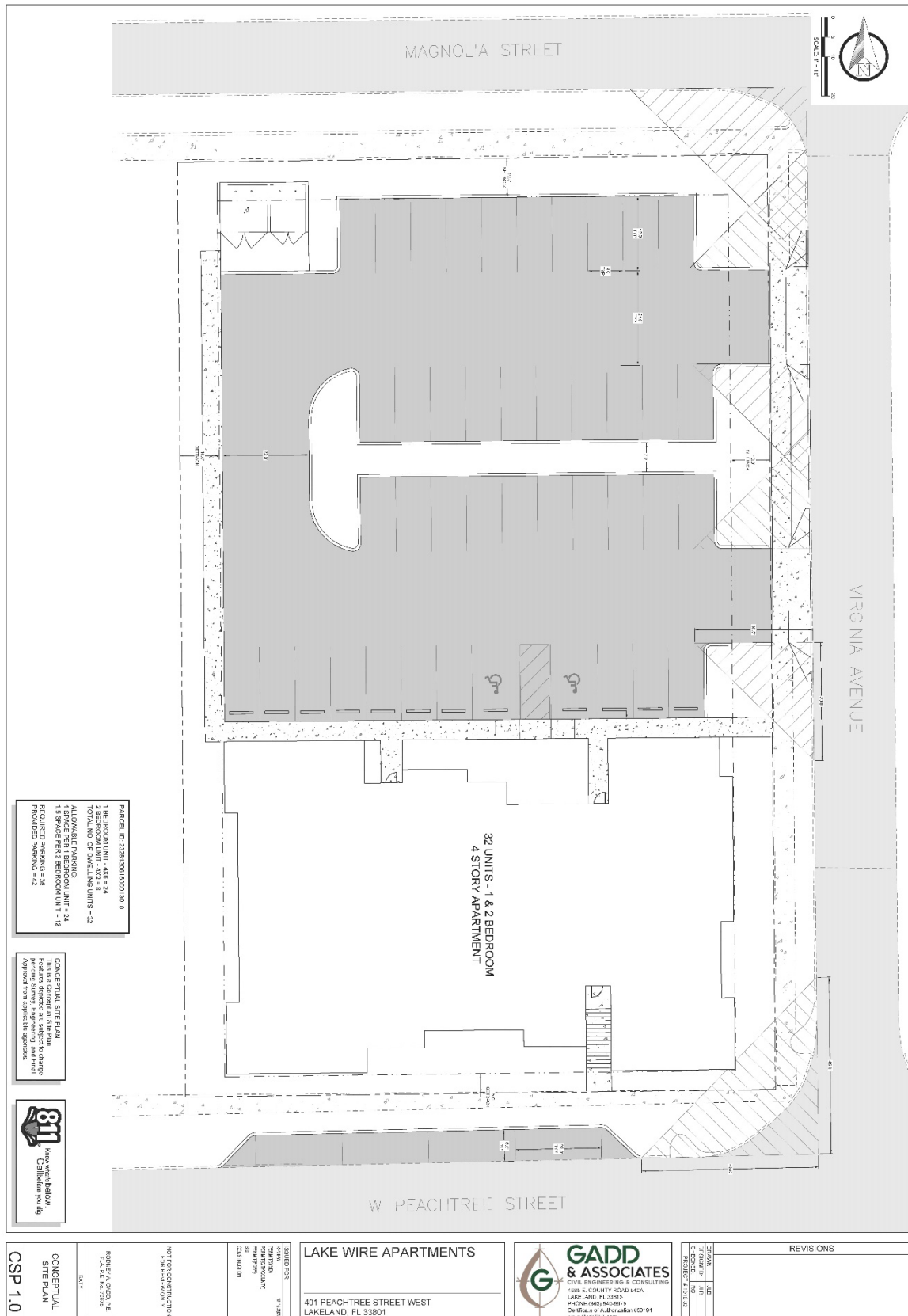
**Legal Description:**

MCRAE & BRYANTS ADD RESUB PB 1 PG 44A & PB 2 PG 64 BLK 13 E 150 FT

# ATTACHMENT "B"



FILENAME: E:\PROJECTS\101232 - L. NG - Lake Wre Appearances\J0000402\J0000402\J0000402\101232\_000 - 1019 - WP.doc  
 7/27/2012 2:26:16 PM





# Report of City Commission Action on Planning and Zoning Board Recommendations

Tuesday, March 21, 2023

## Meeting of March 6, 2023

### **Ordinances (First Reading)**

**Proposed 23-004;** Changes to the Land Development Code (LDC); 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 Location Criteria, Development Standards, and an Approval Process. (LDC22-001)

**Proposed 23-011;** Changes to the Land Development Code (LDC); 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. (LDC23-001)

**Proposed 23-012;** Small Scale Amendment #LUS22-009 to the Future Land Use Map to Change Future Land Use from Residential Medium (RM) to Residential High (RH) on Approximately 3.53 Acres Located at 1205 Neville Avenue. (LUS22-009)

**Proposed 23-013;** Change in Zoning from RA-3 (Single-Family Residential) to PUD (Planned Unit Development) to Allow an 88-Unit Multi-Family Residential Development on Approximately 3.53 Acres Located at 1205 Neville Avenue. (PUD22-024)

**Proposed 23-014;** Amending Ordinance 3432, as Amended; Major Modification of PUD (Planned Unit Development) Zoning to Allow a Two-Story 94,000 Sq. Ft. Mini Warehouse/SelfStorage Facility on Approximately 4.33 Acres Located at 2575 Harden Boulevard. (PUD22-023)

## Meeting of February 20, 2023

### **Ordinances (Second 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) **Approved 6—0, Ordinance 5969**

**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) **Approved 6—0, Ordinance 5970**

**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) **Approved 6—0, Ordinance 5971**

**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) **Approved 6—0, Ordinance 5972**

**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)  
**Approved 6—0, Ordinance 5973**