

AGENDA

Planning & Zoning Board
Lakeland Electric Building rooms 1A/B
May 21, 2024 8:30 a.m.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this proceeding, or those requiring language assistance (free of charge) should contact the City of Lakeland ADA Specialist, Kristin Meador, no later than 48 hours prior to the proceeding, at (863) 834-8444, Email: ADASpecialist@lakelandgov.net. **If hearing impaired**, please contact the **TDD numbers**: Local – (863) 834-8333 or 1-800-955- 8771 (TDD-Telecommunications Device for the Deaf) or the **Florida Relay Service** Number 1-800-955-8770 (VOICE), for assistance.

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

PUBLIC HEARING

NO NEW PUBLIC HEARING ITEMS

GENERAL MEETING

ITEM 1: Review minutes of the April meeting.

ITEM 2: Small-scale land use map amendment, to change the future land use designation from Business Park (BP) to Residential Medium (RM), and a major modification of PUD (Planned Unit Development) zoning concurrent with a City-initiated application to change the context sub-district from Urban Special Purpose (USP) to Urban Neighborhood (UNH), on approximately 4.49 acres; and change in zoning from RA-3 (Single-Family Residential) to PUD on approximately 4.80 acres to allow for the development of an 87-unit single-family attached (townhome) subdivision on approximately 9.3 acres located northwest of the intersection of W. 5th Street and Providence Road (1175 W. 5th Street). Owner: Providence Townhomes LLC. Applicant: Vasu Persaud. (LUS24-001/PUD24-004/ZON24-005)

ITEM 3: Annexation, a small-scale land use map amendment to apply a future land use designation of Business Park (BP), and the application of PUD (Planned Unit Development) zoning, concurrent with a City-initiated request to apply a Suburban Special Purpose (SSP) context sub-district designation, to allow for the development of 117,000 square feet of limited I-1 (Light-Industrial— Limited Commercial) and I-2 (Medium Industrial) warehousing and industrial uses on approximately 11.5 acres located north of the intersection of Airport Road and Gay Road. Owner: Sunshine Lakeland, LLC. Applicant: Jeffrey Rivera, Kimley-Horn and Associates, Inc. (ANX24-001/LUS24-002/PUD24-007/ZON24-006)

ITEM 4: Plat approval for The Row at Lake Hollingsworth subdivision on approximately 0.32 acres located at the northwest corner of Lake Hollingsworth Drive and Mississippi Avenue. Owner: The Row at Lake Hollingsworth, LLC. Applicant: Steven Godfrey, Stitzel Engineering. (SUB22-008)

ITEM 5: Plat approval for the Cypress Point at Lake Parker subdivision on approximately 43.3 acres located at the northeast corner of U.S. Highway 92 East and E. Lake Parker Drive (2150 E. Road 92). Owner: AG EHC II (LEN) Multi State 4 LLC. Applicant: Kenneth Thompson, Platinum Surveying. (SUB23-004)

ITEM 6: Report of City Commission action on Planning and Zoning Board recommendations along with Planning & Transportation Manager's Report.

ITEM 7: Audience.

ITEM 8: Adjourn.

MINUTES

Planning & Zoning Board

Lakeland Electric Building rooms 1A/B

Tuesday, April 16, 2024

8:30 a.m.

The City of Lakeland Planning and Zoning Board met in Regular Session. Board Members, Terry Dennis, Silvana Knight, Joseph Lauk, Veronica Rountree, Susan Seitz and Jeri Thom were present. Community & Economic Development staff Chuck Barmby, Urban Planning & Transportation Manager; Matthew Lyons, Executive Planner; Phillip Searce, Executive Planner; Damaris Stull, Senior Planner; Todd Vargo, Senior Planner; and Christelle Burrola, Planning Assistant, were present. Assistant City Attorney Alex Landback was also present.

PUBLIC HEARING

ITEM 1: Conditional use to allow for the parking and storage of semi-trucks/trailers (Warehousing and Motor Freight Transportation Uses, Level II) on property located at 1121 Atlantic Road. Owner: Premier Parking U S LLC. Applicant: Jeff Waters. (CUP24-001)

Damaris Stull stated the request is to obtain conditional use approval to allow for the parking and storage of semi-truck/trailers on the subject property as a principal use. To the north and east, the subject property abuts a CSX rail line. To the west, across Atlantic Road, the subject property is adjacent to single-family and two-family residential uses. Ms. Stull pointed to photos on the overhead screen of the subject property.

Ms. Stull stated one letter was received in opposition to the project based on concerns related to the potential increase in crime and noise.

Marvin Sheets, 610 N. Chestnut Road, representing the applicant was present in support of the request.

In response to Silvana Knight, Mr. Sheets stated to minimize impacts on adjacent residential uses, staff is recommending several conditions of approval pertaining to buffering.

In response to Chuck Barmby, Mr. Sheets stated the proposed truck parking and storage facility is expected to generate between ten and eleven trips per day.

Discussion ensued.

Ms. Stull presented the recommended conditions for approval.

In response to Susan Seitz, Mr. Sheets stated he agrees to staff's recommended conditions.

Susan Seitz made a motion for approval of staff's recommendation. Veronica Rountree seconded the motion and it passed 5—1. Silvana Knight voted against the motion.

ITEM 2: Conditional use to allow a school for grades K – 8 on property located at 1945 Florida Avenue North. Owner: Casa De Amor y Fe Inc. Applicant: Alexandre Trein, Ameristar Group, Inc. (CUP24-004)

Todd Vargo stated the request involves the expansion of an existing motor vehicle fuel sales use within the Sam's Club parking lot on the subject property. In 1985, a conditional use was approved by the City Commission to allow for the construction of a classroom/multipurpose facility as an accessory use to Calvary Baptist Church. In 1995, a conditional use was approved by the City Commission which recognized the existing church use as a conforming use. Mr. Vargo pointed to photos on the overhead screen of the subject property and proposed site plan.

Mr. Vargo stated staff received two telephone calls and five e-mails in support of the request.

Alexandre Trein, 9849 Clear Cloud Aly, Winter Garden, stated the church has held meetings with the neighborhood to explain the project and accommodate any concerns. Some minor pavement repair within vehicular use areas may occur to improve drop-off/pick-up areas. Teachers, staff, and visitors will park in the parking lot on the south side of Miami Street.

In response to Terry Dennis, Mr. Trein stated it is not yet set in stone how many students will be in grades 6th through 8th grade.

In response to Mr. Dennis, Chuck Barmby stated should the traffic management plan result in any operational issues following buildout of the school, the conditions of approval will allow city staff to work with the school to make adjustments/identify solutions without needing to amend the conditional use permit.

In response to Mr. Dennis, Mr. Barmby stated any proposed crosswalk(s) shall be subject to City approval and permitting requirements.

Brittany Lewis, 124 Swannanoa Street, stated she has concerns about stacking of vehicles on Swannanoa Street. She also asked if there would be any issues if she carried a concealed weapon for self-defense (via a concealed carry permit) while walking on the sidewalk adjacent to the school property on Swannanoa Street.

Mr. Barmby stated based on the specified enrollment, the proposed traffic circulation plan should provide ample room for queueing without traffic backing up on Swannanoa Street.

Suheily Martinez, 5665 Arlington River Drive, was present in support of the request.

As far as the concealed carry permit, Assistant City Attorney Alex Landback determined after reading the applicable State Statute that as long as the weapon is not being carelessly brandished or handled in a public manner, there should be no issues with walking in the area.

Mr. Vargo presented the recommended conditions for approval.

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

Silvana Knight made a motion for approval of staff's recommendation. Jeri Thom seconded the motion and it passed 6—0.

ITEM 3: Small-scale land use map amendment, to change the future land use designation from Business Park (BP) to Residential Medium (RM), and a major modification of PUD (Planned Unit Development) zoning concurrent with a City-initiated application to change the context sub-district from Urban Special Purpose (USP) to Urban Neighborhood (UNH), on approximately 4.49 acres; and change in zoning from RA-3 (Single-Family Residential) to PUD on approximately 4.80 acres to allow for the development of an 87-unit single-family attached (townhome) subdivision on approximately 9.3 acres located northwest of the intersection of W. 5th Street and Providence Road. Owner: Providence Townhomes LLC. Applicant: Vasu Persaud. (LUS24-001/PUD24-004/ZON24-005)

Phillip Scarce stated the subject property is approximately 9.3 acres in area and located along the west side of Providence Road between W. 5th Street and W. 7th Street approximately 500 feet west of Kathleen Road. To the north and east, the subject property abuts single-family residential uses. The south, the subject property abuts a property zoned for I-1 (Light Industrial-Limited Commercial) uses. The subject property consists of multiple parcels with two different land use and zoning classifications. Approximately 4.8 acres of the subject property has a future land use designation of Residential Medium (RM) with RA-3 (Single-Family Residential) zoning classification and an Urban Neighborhood (UNH) context sub-district designation. The remainder of the property, approximately 4.49 acres in area, has a future land use designation of Business Park (BP) with a PUD (Planned Unit Development)

zoning classification and an Urban Special Purpose (USP) context sub-district designation. In 2018, the PUD zoning was amended through a minor modification to allow for the development of a ground-mount personal wireless service facility (cell tower).

Mr. Scarce pointed to photos on the overhead screen of the subject property and proposed site plan.

Vasu Persaud, 13066 Social Lane, Winter Garden, the applicant summarized the proposed request.

In response to Silvana Knight, Mr. Persaud stated the development is intended to be marketed for workforce housing.

Benjamin Jones, 1315 W. 8th Street, inquired about the timeline for development of the project.

In response to Reverend Rottice Stancil, 1150 W. 7th Street, Chuck Barmby stated the requested land use and zoning change would not impact the zoning on his property.

Rev. Stancil stated he is concerned with the increase of traffic and inquired about traffic calming measures.

There were also questions and concerns regarding the existing C-2 zoning applied to the adjacent neighborhood on W. 5th, 6th, and 7th Streets.

Matthew Lyons informed the Board that they are considering solutions for this zoning oversight, but this request does not affect the adjacent zoning.

Discussion ensued.

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

In response to Mr. Jones, Mr. Barmby stated staff will contact the Traffic Operations Department to assist with his request for traffic calming measures along W. 8th Street.

Mr. Persaud stated the subdivision will be maintained by a Homeowner's Association (HOA).

In response to Veronica Rountree, Mr. Scarce stated no emails or letters were received in opposition.

Mr. Lyons stated notification letters were sent to representatives of the Gladys Leggett Neighborhood Association.

In response to Joseph Lauk, Mr. Lyons stated there are two different types of units proposed but both have the same amount of living area.

In response to Mr. Lauk, Mr. Persaud stated the square footage of the units is approximately 1520 sq. feet.

In response to Mr. Lauk, Mr. Persaud stated the garages will be for single vehicles.

In response to Mr. Lauk, Mr. Barmby stated the intent for the street system is for it to be private.

In response to Mr. Lauk, Mr. Lyons stated staff will likely recommend a condition for a buffer directly next to the CSX rail right-of-way to mitigate any impacts.

Mr. Persaud stated there will be a fence along the CSX rail right-of-way.

In response to Mr. Lauk, Mr. Persaud stated there is no current plan for signage.

Mr. Scarce stated staff will present a written recommendation for the request at the next regular meeting of the Board.

ITEM 4: Annexation, a small-scale land use map amendment to apply a future land use designation of Business Park (BP), and the application of PUD (Planned Unit Development) zoning, concurrent with a City-initiated request to apply a Suburban Special Purpose (SSP) context

sub-district designation, to allow for the development of 117,000 square feet of limited I-1 (Light-Industrial—Limited Commercial) and I-2 (Medium Industrial) warehousing and industrial uses on approximately 11.5 acres located north of the intersection of Airport Road and Gay Road. Owner: Sunshine Lakeland, LLC. Applicant: Jeffrey Rivera, Kimley-Horn and Associates, Inc. (ANX24-001/LUS24-002/PUD24-007/ZON24-006)

Todd Vargo stated the subject property, approximately 11.6 acres in area, has a Polk County Future Land Use designation of BPC-1 (Business Park Center-1) which allows for the development of business park uses. The proposed 117,000 sq. ft. development consists of three, one-story buildings with associated parking and loading facilities, two stormwater retention ponds, and a laydown area adjacent to Gay Road for the outdoor storage of goods and materials. Vehicle access to the development site will be limited to a single driveway off of Airport Road with no access from Gay Road. Mr. Vargo pointed to photos on the overhead screen of the subject property and proposed site plan.

Mr. Vargo stated staff received comments from one resident on Gay Road which expressed concern about the project bringing truck traffic onto Gay Road, the proximity of the dumpster and lay-down yard to Gay Road, the potential for stormwater runoff to seep into the groundwater and contaminate the drinking water provided by private wells, wildlife relocating to adjacent residential properties once clearing and grubbing of the site is underway.

Adam Wonus and Emma Maury, 201 S. Bumby Avenue, Orlando, representing the applicant, were present in support of the request. Jeff Rivera was also present in support of the request.

Mr. Wonus made a brief presentation which summarized the proposed request.

Mr. Vargo stated staff will present a written recommendation for the request at the next regular meeting of the Board.

GENERAL MEETING

ITEM 5: Review minutes of the March meeting.

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

ITEM 6: Major modification of an existing conditional use for Parkway Baptist Church to allow for the placement of two modular classroom buildings as a temporary use and increase the maximum school enrollment from 225 to 500 students on property located at 4210 Lakeland Highlands Road. Owner: Parkway Baptist Church of Lakeland, Inc. Applicant: Lanieve Imig, JSK Consulting of Lakeland, Inc. (CUP23-025) **Note: Continued from a previous meeting.**

Phillip Scarce stated staff is unable to make a recommendation at this time due to a lack of sufficient detail in the traffic study and requests an indefinite continuance. Due to the amount of time that has passed since the application was first heard, the request will be readvertised with a new public hearing before the Planning & Zoning Board with consideration for final decision when the applicant is ready to move forward.

ITEM 7: Plat approval for Orlando Health Lakeland Highlands Subdivision on 77.28 acres located at the northeast corner of Lakeland Highlands Road and Winter Lake Road (Sanlan Golf Drive). Owner: Orlando Health, Inc. Applicant: Marisa Blackwood, P.E., Vanasse Hangen Brustlin, Inc. (SUB23-003)

Phillip Scarce stated the request is for a plat approval for the Orlando Health Lakeland Highlands subdivision. The proposed plat consists of three lots on approximately 77.28 acres located at the northeast corner of Lakeland Highland Road and Winter Lake Road (Sanlan Golf Drive). The purpose of the proposed plat is to create two out-parcels (lots B1 and B2) for supportive medical uses within the Orlando Health hospital complex. Plats are reviewed by the City's Subdivision Review Team for

compliance with Article 9 (Subdivision Standards) of the Land Development Code (LDC). Staff recommended approval of the plat.

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

ITEM 8: 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 May hearing.

ITEM 9: Audience.

There were no comments from the audience.

ITEM 10: Adjourn.

There being no further discussion, the meeting was adjourned at 10:44 AM.

Respectfully Submitted,

Joseph Lauk, Chair

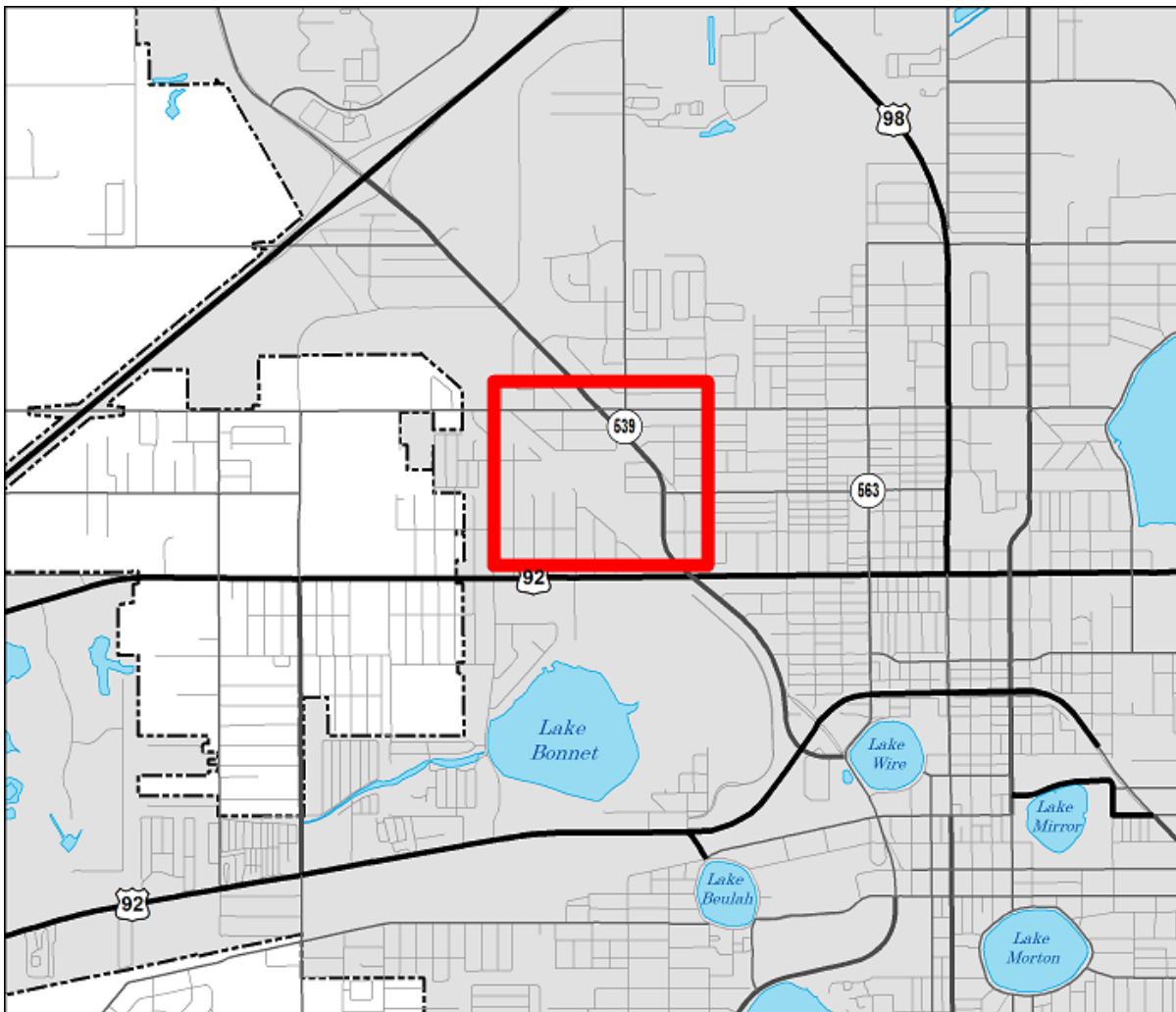
Silvana Knight, Secretary

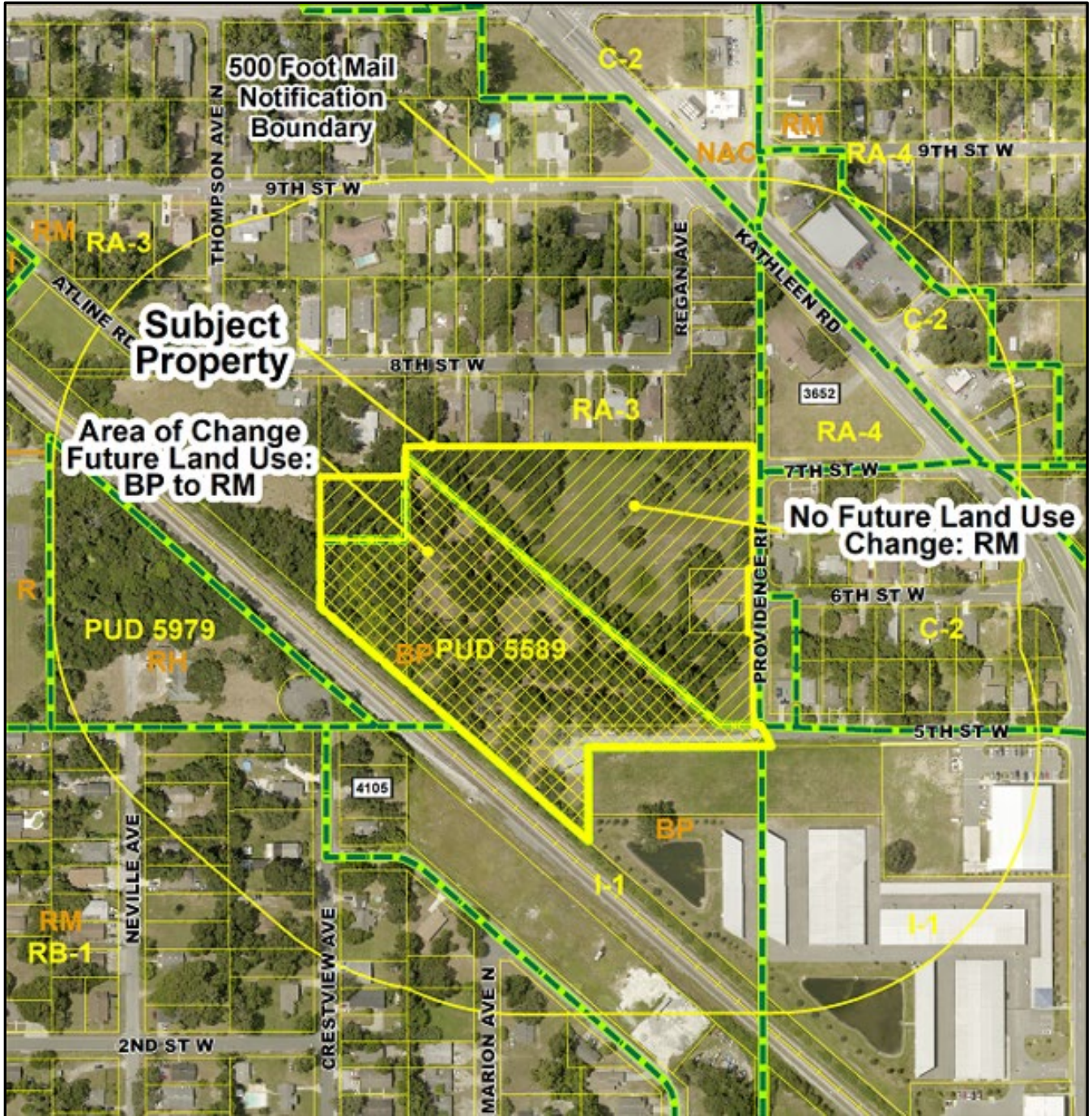


Community & Economic Development Staff Recommendation

Date:	May 21, 2024	Reviewer:	Phillip Searce
Project No:	LUS24-001/ PUD24-004/ZON24-005	Location:	1175 W. 5th Street
Owner:	Providence Townhomes LLC.		
Applicant:	Vasu Persaud		
Current Zoning:	PUD (Planned Unit Development) 5589	Future Land Use:	Business Park (BP)
Context District:	Urban Special Purpose (USP)		
P&Z Hearing:	April 16, 2024	P&Z Final Decision:	May 21, 2024
Request:	<p>Small-scale land use map amendment, to change the future land use designation from Business Park (BP) to Residential Medium (RM), and a major modification of PUD (Planned Unit Development) zoning concurrent with a City-initiated application to change the context sub-district from Urban Special Purpose (USP) to Urban Neighborhood (UNH), on approximately 4.49 acres; and change in zoning from RA-3 (Single-Family Residential) to PUD on approximately 4.80 acres to allow for the development of an 87-unit single-family attached (townhome) subdivision on approximately 9.3 acres located northwest of the intersection of W. 5th Street and Providence Road.</p>		

1.0 Location Maps





2.0 Background

2.1 Summary

Vasu Persaud requests a small-scale land use map amendment, to change the future land use designation from Business Park (BP) to Residential Medium (RM), and a major modification of PUD (Planned Unit Development) zoning concurrent with a City-initiated application to change the context sub-district from Urban Special Purpose (USP) to Urban Neighborhood (UNH), on approximately 4.49 acres; and a change in zoning from RA-3 (Single-Family Residential) to PUD on approximately 4.8 acres to allow for the development of an 87-unit single-family attached (townhome) subdivision on approximately 9.3 acres located northwest of the intersection of W. 5th Street and Providence Road (1175 W. 5th Street). A map of the subject property is included as Attachment “B.”

2.2 Subject Property

The subject property, located in the Gladys Leggett neighborhood, is approximately 9.3 acres in area and located along the west side of Providence Road between W. 5th Street and W. 7th Street , approximately 500 feet west of Kathleen Road. To the north and east, the subject property abuts single-family residential uses. To the south the subject property abuts a parcel zoned for I-1 (Light Industrial-Limited Commercial) uses which is currently improved as a self-storage facility. To the west the property abuts CSX Transportation’s Vitis Subdivision, a freight rail line which serves as a connection between the CSX S Line (the former Seaboard Air Line Railroad Main Line) and the CSX A Line (the former Atlantic Coast Line Railroad Main Line).

The subject property consists of multiple parcels with two different land use and zoning classifications. Approximately 4.8 acres of the subject property has a future land use designation of Residential Medium (RM) with RA-3 (Single-Family Residential) zoning classification and an Urban Neighborhood (UNH) context sub-district designation. The remainder of the property, approximately 4.49 acres in area, has a future land use designation of Business Park (BP) with a PUD (Planned Unit Development) zoning classification and an Urban Special Purpose (USP) context sub-district designation.

The 4.8-acre portion of the property with RA-3 zoning is largely vacant and undeveloped with the exception of a 1,714 sq. ft. single-family detached home located at 1214 Providence Road which was constructed in 1969 according to the Polk County Property Appraiser. If the request for a land amendment and rezoning is approved, the single-family home will be demolished and the underlying land incorporated as part of the townhome project.

The remainder of the property with PUD zoning (Ordinance 5589, as amended) has entitlements which would allow for the development of office uses, both medical and non-medical, and warehousing and motor freight transportation uses, Levels I and II. In 2018, the PUD zoning was amended through a minor modification to allow for the development of a ground-mount personal wireless service facility (cell tower) with a maximum height of 135 feet in the southernmost portion of the property adjacent to the CSX rail line. With the exception of the cell tower, which was constructed in 2020, the portion of the property with PUD zoning remains vacant and undeveloped.

2.3 Project Background

The purpose of this request is to obtain land use and zoning to allow for the development of an 87-lot single-family attached (townhouse) subdivision. An overall site development plan which depicts the design of the proposed townhome subdivision including off-street parking, internal streets, and stormwater retention facilities is included as Attachment “C.”

2.4 Existing Uses of Adjacent Properties

Boundary	Existing Land Use	FLUM	Zoning	Context
North	Single-family Residential	RM	RA-3	UNH
South	Industrial	BP	I-1	USP
East	Single-family Residential	RM	C-2	UCO
West	Multi-Family Residential	RH	PUD	UNH

2.5 Attachments

Attachment A: Legal Description

Attachment B: Base Map of Subject Property

Attachment C: Site Development Plan

Attachment C-1: Previously Approved Site Development Plan for Existing Cell Tower

Attachment D: Architectural Elevations, Front-Loaded Townhomes

Attachment E: Architectural Elevations, Rear-Loaded Townhomes

3.0 Discussion

A single-family attached dwelling unit is defined by the Land Development Code as “a building containing a one-family dwelling on its own lot or parcel attached by common vertical walls to one or more other one-family dwellings located on other lots or parcels.” Each single-family attached dwelling unit has at least one or more at-grade entrances and at least 40% of its living area at grade. Single-family attached dwelling units, unlike rental apartments, are intended for fee simple ownership in which each unit is constructed on its own platted lot or parcel and can be bought or sold individually. As such, they serve as an affordable way for first time homebuyers to buy a home and build equity similar to conventional single-family detached dwellings.

According to the applicant, the development will be marketed as environmentally sustainable “workforce-affordable” housing with the target market being a middle-income price point rather than low income or luxury. Each dwelling unit will be two-stories in height with a minimum of 1,280 sq. ft. of living area and finished in a modern, contemporary style as shown on the architectural elevations, Attachments “D” and “E.”

To accommodate the proposed development the applicant has applied for a small-scale future land use map amendment for the 4.49-acre portion of the site designated Business Park (BP) to change the future land use designation to Residential Medium (RM) consistent with the remainder of the site. The residential Medium (RM) land use designation allows for residential development at densities ranging from 5.01 to 12 dwelling units per acre (DU/AC). For the 9.3-acre development site, the proposed 87-unit townhome project translates to a gross density of 9.35 dwelling units per acre which is well below the maximum density of 12 DU/acre allowed under the Comprehensive Plan.

The proposed single-family attached subdivision is designed to be integrated as part of the surrounding neighborhood. A total of 15 single-family attached units, located along the easternmost portion of the site, will be oriented towards Providence Road with parking located in the rear and

accessed via a privately maintained alley. Another 48 units will be oriented towards a system of courtyard common areas with parking located in the rear and accessed via a private-maintained alley. The courtyard areas, through the dedication of a landscape maintenance easement, will be required to have uniform landscaping, consisting of ornamental trees and a small hedge, which is irrigated and maintained by an HOA, property management company or other similar entity. The remaining 24 units will be oriented towards the internal street system with parking located either in front with direct street access or in the rear with access from a private alley.

To address the civic open space requirements in the Land Development Code, the site development plan shows an area set aside for a 14,900 sq. ft. mini park. The specific park amenities and site features such as walkways and landscaping will need to be addressed at the time of subdivision construction plan review. Additional parking for visitors, contractors and delivery services is provided through parallel parking spaces located on internal streets and the perimeter of the development. ADA-accessible sidewalks will provide pedestrian connectivity for both visitor and residents.

To address adjacent single-family residential land uses to the north, a Type A buffer consisting of a six-foot-high view blockage fence or wall with a minimum of four B (Medium) trees and 16 shrubs per 100 linear feet of length will be required along the north project boundary. To mitigate impacts from the adjacent CSX Transportation rail line to the west, a Type A buffer will be required consisting of an eight-foot-high precast concrete fence or wall with a minimum of four B (Medium) trees and 16 shrubs per 100 linear feet. In lieu of precast concrete, alternative noise barrier system comprised of different materials may be considered at the time of site plan review.

As previously discussed, a small portion of the property is currently improved with an existing 135-foot cell tower located in the southern corner of the site. Through the placement of the stormwater retention area in the southern portion of the site, the developer of the townhome project will be able to maintain a minimum horizontal separation distance from any single-family attached dwelling units consistent with the development standard for personal wireless services facilities.

At the public hearing there were neighboring residents who expressed concerns about existing traffic and inquired about traffic calming measures for W. 8th Street. In addition to the recommended conditions to address this project, the City's Traffic Calming Program may be pursued by the residents. There were also questions and concerns regarding the existing C-2 zoning applied to the adjacent neighborhood on W. 5th, 6th, and 7th Streets. Staff informed the Board that they are pursuing solutions for this zoning oversight, but this request does not affect the adjacent zoning. Other concerns addressed by staff include buffering along the norther property line and along the CSX rail right-of-way.

3.1 Transportation and Concurrency

The subject property is accessed from adjacent local neighborhood streets operated by the City of Lakeland extending west of State Road 539/Kathleen Road, including 7th, 6th and 5th Streets and a short road segment called "Providence Road" that is not connected to the collector road with the same name between Kathleen Road and Griffin Road. The internal streets within the proposed development align with 7th and 6th Streets, with an emergency access point aligning with 5th Street that is shared with an existing cell tower located near the southwest corner of the adjacent property. The streets used for ingress and egress only provide direct access to Kathleen Road. The traffic impact analysis provided by the applicant from Premier Traffic Group estimates that the proposed 87 units will generate 633 Daily, 58 PM Peak and 50 AM Peak Hour Trips based on data published for Land Use Code 220 (Multi-Family, Low-Rise) in the Institute of Transportation Engineers' *Trip Generation Manual*, 11th Edition.

Per the Polk Transportation Planning Organization's 2023 Roadway Network Database, published on October 13, 2023, the nearby segment of Kathleen Road between State Road 563/Dr. Martin Luther King Jr. Avenue and Interstate 4 has an Annual Average Daily Traffic Volume of 30,500 vehicles, operating at an acceptable Level-of-Service (LOS) "C" during the PM Peak with a two-hour average volume of 1,108 northbound and 1,065 southbound vehicles. The applicant's traffic impact analysis estimates that with project traffic in a 2025 buildout year, service volume (capacity) of the Kathleen Road will exceed available capacity with the addition of project traffic.

The development site is located within the Central City Transit Supportive Area (CCTSA) and is within a one-quarter mile buffer from a Transit Oriented Corridor as defined in the Comprehensive Plan, which allows segment volumes to exceed capacity with provisions for multi-modal mitigation. The closest transit route operated by the Citrus Connection is Blue Line 1, approximately one quarter mile to the east on Webster Avenue (across Kathleen Road) via 5th Street. The development site is approximately 2,000 feet from the Blue Line 1 and Yellow Line in the vicinity of the Kathleen Road/10th Street intersection. Sidewalks do not currently exist along 6th or 7th Streets and only exist along the south side of 5th Street on the frontage of a warehouse development approaching the Kathleen Road intersection.

Traffic safety is a major concern in the Kathleen Road corridor, particularly at the 5th and 7th Street full median openings due to the vehicular volumes, speeds and roadway curves adjacent to these intersections. A median opening does not exist at 6th Street, restricting access at this intersection to right-in/right-out movements. In 2022, the Florida Department of Transportation conducted a safety study of these locations, which resulted in recommendations for median modifications to restrict left turns from the side streets. The draft transportation mitigation conditions are intended to also help address safety needs along this portion of Kathleen Road.

Schools: In terms of School Concurrency, on April 15, 2024 the Polk County School District issued a non-binding determination confirming that capacity is currently available at the zoned elementary, middle and high schools to serve the proposed 87-unit townhome project.

3.2 Comprehensive Plan Compliance

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

4.0 Recommendation

4.1 Community and Economic Development Staff

The Community & Economic Development Department reviewed this request and recommends approval of the change in future land use designation from Business Park (BP) to Residential Medium (RM), and a major modification of PUD (Planned Unit Development) zoning concurrent with a City-initiated application to change the context sub-district from Urban Special Purpose (USP) to Urban Neighborhood (UNH), on approximately 4.49 acres; and change in zoning from RA-3 (Single-Family Residential) to PUD on approximately 4.80 acres. Letters of notification were mailed to 111 property owners within 500 feet of the subject property. There were no calls or emails received in objection of the request.

4.2 Recommendation

It is recommended that the request for a small-scale land use map amendment, to change the future land use designation from Business Park (BP) to Residential Medium (RM), and a major modification of PUD

zoning concurrent with a City-initiated application to change the context sub-district from Urban Special Purpose (USP) to Urban Neighborhood (UNH), on approximately 4.49 acres; and a change in zoning from RA-3 (Single-Family Residential) to PUD on approximately 4.80 acres to allow for the development of an 87-unit single-family attached (townhome) subdivision as described above and in Attachments “A”, “B,” “C,” “C-1,” “D,” and “E” be approved subject to the following conditions.

Ordinance 5589, as amended.

- A. ~~Permitted Uses: Office Uses, Warehousing and Motor Freight Transportation Uses, Levels I and II; Ground and Structure Mounted Personal Wireless Service Facilities.~~
- B. ~~Development Standards: In accordance with the I-2/Urban Special Purpose sub-district standards, and Section 5.18 of the Land Development Code unless otherwise provided by this Ordinance.~~
- C. ~~Landscape and Buffering: In addition to the requirements of the Land Development Code, the developer of any warehousing and motor freight transportation uses shall construct a Type “C” landscape buffer along the perimeter property boundary when abutting parcels that are zoned for residential development, as shown on Attachment “C.”~~
- D. ~~Truck Parking and Loading Bays: Buildings shall be designed such that truck parking and loading bays are located facing away from adjacent residential parcels. Building footprints shall be placed such that they act as an additional buffer between truck parking/loading areas and residentially zoned properties to the north and east.~~
- F. ~~Outdoor Lighting: In accordance with the Land Development Code.~~
- G. ~~Site Access: In accordance with Attachment “C,” access to the site will be limited to a single drive located at the intersection of W. 5th Street and Providence Road.~~
- H. ~~Maximum Height for Ground Mounted Personal Wireless Service Facilities: 135 feet.~~
- I. ~~Transportation:~~
 - 1. ~~Binding Concurrency determinations will be made at the time of each site plan submittal for the project site.~~
 - 2. ~~Prior to the first site plan submittal, the owner shall dedicate sufficient right-of-way along the site’s 5th Street/Providence Road frontage to include the existing street and required frontage sidewalk at the project driveway.~~
 - 3. ~~The project driveway shall include an ADA-compliant sidewalk connection between the public right of way and each principal building on the project site.~~
 - 4. ~~Bicycle parking shall be installed in accordance with the City’s Land Development Code and Engineering Standards Manual.~~
 - 5. ~~The project driveway shall include signage requiring exiting traffic to turn left onto Providence Road to access SR 539/Kathleen Road via 7th Street. Exiting traffic shall not be allowed to access SR 539/Kathleen Road via 5th Street.~~
 - 6. ~~An apron shall be installed at the site’s connection to 5th Street/Providence Road, accommodating the future larger access road to the PUD and to minimize the off-tracking of gravel into the public right of way. This apron shall be reviewed and approved by the City Public Works Department.~~

A. Permitted Uses: Single-family attached dwellings and one (1) ground-mounted personal wireless service facility.

B. Maximum Intensity of Use:

1. Single-Family Attached Dwellings: 87 dwelling units

2. Ground-Mounted Personal Wireless Service Facility: Maximum height of 135 feet

C. Development Standards: In accordance with the Single-Family Attached Special Building Type Standards as specified within Table 3.4-11 of the Land Development Code, except as follows.

1. Front-Loaded Townhomes

Lot Width: 19 feet

Lot Depth: 80 feet

Front Setback: 25 feet

Rear Setback: 15 feet

Driveway Width: 10 feet

Off-Street Parking: One-Car Front-Loaded Garage/10-Foot-Wide Driveway

Building Height: Two-Stories

Min. Living Area: 1,280 sq. ft.

Entrance Feature: Porch or Stoop

2. Rear-Loaded Townhomes (Providence Road or Internal Streets)

Lot Width: 19 feet

Lot Depth: 72 feet

Front Setback: 10 feet from Providence Road right-of-way

Rear Setback: 22 feet

Driveway Width: 15 feet

Off-Street Parking: One-Car Rear-Loaded Garage/15-Foot-Wide Driveway

Building Height: Two-Stories

Min. Living Area: 1,280 sq. ft.

Entrance Feature: Porch or Stoop

3. Rear-loaded Townhomes (Courtyard)

Lot Width: 19 feet

Lot Depth: 80 feet

Front Setback: 18 feet*

Rear Setback: 22 feet

Driveway Width: 15 feet

Off-Street Parking: One-Car Rear-Loaded Garage/15-Foot-Wide Driveway

Building Height: Two-Stories

Min. Living Area: 1,280 sq. ft.

Entrance Feature: Porch or Stoop

*Front yards of units oriented towards the courtyard common areas shall be subject to a landscape maintenance easement as specified below.

- D. Architectural Design: The exterior design of the front-loaded and rear-loaded townhome units shall be in substantial accordance with the architectural elevations included as Attachments “D” and “E.” With the approval off the Director of Community & Economic Development, minor changes may be made at the time of building plan review without requiring a modification to the PUD.
- E. Subdivision Plan: The project shall be developed in substantial accordance with the subdivision plan shown in Attachment “C.” With the approval off the Director of Community & Economic Development, minor changes may be made at the time of subdivision review without requiring a modification to the PUD.
- F. Landscaping & Buffering: In accordance with the Land Development Code, except as follows.
1. Adjacent to the northern project boundary, a Type A buffer shall be constructed consisting of a six-foot high view blockage fence or wall with a minimum of four B (Medium) trees and 16 shrubs per 100 linear feet or fraction thereof.
 2. Adjacent to the CSX Transportation right-of-way, a Type A buffer shall be constructed consisting of an eight-foot high precast concrete fence or wall with a minimum of four B (Medium) trees and 16 shrubs per 100 linear feet or fraction thereof. In lieu of precast concrete, noise barrier systems constructed from alternative materials such a preserved treated wood (e.g. Plywall) may be considered at the time of site plan review.
 3. The lift station shown on Attachment “C” shall be screened from public view through the construction of a Type A buffer consisting of a six-foot high view blockage fence or wall with a minimum of four B (Medium) trees and 16 shrubs per 100 linear feet or fraction thereof.
 4. The specific tree/shrub species used and the width of the above buffers shall be subject to review and approval by the Parks & Recreation Department at the time of site plan review. The buffers shall be in place prior to the issuance of any Certificate of Occupancy. All fences, walls and landscaping within the buffers shall be maintained by an homeowners association, property management company or other similar entity.
 5. At the time of subdivision review, a landscape maintenance easement shall be dedicated for the front yard of those dwelling units in which the front of the building is oriented towards either a courtyard common area or any adjacent public or private streets. This easement, which shall be dedicated to an HOA, property management company or other similar entity, shall be planted, irrigated and maintained with uniform landscaping consisting of a minimum of five C (Small) trees per 100 linear feet or fraction thereof and a Type A hedge with the specific tree and hedge plantings identified on a landscaping plan at the time of subdivision review. Maintenance of landscaping within the easement shall be the responsibility of the HOA, property management company, or other similar entity.
- G. Outdoor Lighting: Any outdoor lighting used shall be shielded in accordance with Section 4.6 of the Land Development Code.
- H. Maintenance Provisions: All open space, common areas, amenities, fences, walls, landscape buffers, off-street parking and stormwater retention areas shall be maintained by a homeowner association (HOA), property management company or other similar entity.
- I. Accessory Structures: The construction and placement of accessory structures and appurtenances such as detached garages, carports, sheds, pergolas, playground equipment,

screen rooms, sunrooms and screen enclosures on individual townhome lots shall be prohibited.

- J. Fences and Walls: The construction and placement of fences or walls on individual townhome lots shall be prohibited.
- K. Garage Conversions: The conversion of attached garages integral to the single-family attached dwelling units to living area or uses other than vehicle parking shall be prohibited.
- L. Civic Open Space: In accordance with Section 3.4.6 of the Land Development Code.
- M. Railroad Agreement: Prior to first plat submittal for the project, the developer shall sign a railroad agreement with the City of Lakeland with respect to the neighboring railroad right-of-way owned by CSX Transportation and operating adjacent to the subject property. Developer shall record the agreement in the public records of Polk County and provide a copy of the recorded agreement to the City prior to the issuance of a first building permit for the project.
- N. Transportation
1. Binding Concurrency Determinations shall be made at the time of subdivision plat submittal.
 2. In addition to complying with all Florida Department of Transportation permitting requirements, the following intersection modifications shall be completed on State Road 539/Kathleen Road prior to first Certificate of Occupancy issuance:
 - a. The existing full median opening at 5th Street shall be modified to allow only northbound and southbound left turns. The northbound left turn lane shall be extended to comply with FDOT requirements.
 - b. The existing full median opening at 7th Street shall be modified to allow only northbound left turns, with a new turn lane being constructed in compliance with FDOT requirements.
 3. All internal roadways and drive aisles shall be privately maintained by a shall be constructed and maintained by a property management company or property owner association or similar entity.
 4. A sidewalk shall be constructed along the site's Providence Road frontage. Sidewalks shall be constructed along each internal private roadway as depicted in Attachment "C".
 5. An ADA-compliant pedestrian network is required between each residential building, on-site amenity and shall connect to each internal roadway and Providence Road. These sidewalk connections shall facilitate future sidewalk extensions along 7th and 5th Streets.
 6. Bicycle parking shall be provided at each on-site amenity in compliance with Section 4.11.6 of the Land Development Code and Index 900 of the City Engineering Standards Manual.
 7. The developer shall establish a student school bus stop at a location determined to be acceptable by the Polk County School District.
 8. The existing driveway apron and gravel driveway located at the intersection of W. 5th Street and Providence Road shall be paved east of Road E and may be operated as an emergency access point with a fully operational sidewalk connection. This driveway

shall allow for access to and maintenance of the existing cell tower, formalized through a recorded cross-access easement agreement in the public records of Polk County.

ATTACHMENT "A"

Legal Description:

Parcel 2 - Back Parcel 021040

Property Description:

BEG SW COR SE1/4 OF NE1/4 OF SE1/4 RUN E 587 FT N 49 DEG W 646 FT CONT N 49 DEG W 131.78 FT M/L TO W LINE SE1/4 OF NE1/4 OF SE1/4 S 510.27 FT M/L TO POB LESS SWLY 50 FT FOR RR R/W & BEG E-LINE OF SEC & NELY R/W RR RUN NWLY ALONG R/W 770 FT M/L E 76 FT M/L SELY 672 FT M/L S 66 FT M/L TO POB LESS FOLL DESC PROP: COMM NE COR OF SE1/4 OF SE1/4 OF SEC 11 TWN 28 S RNG 23 E RUN S21-03-00E 42.86 FT TO POB S89-42-00W 343.85 FT S00-18-00E 180.63 FT TO NELY R/W LINE OF CSX RR S48-44-00E 799.88 FT N00-04-00E 70.87 FT N89-56-00E 300 FT TO PT ON WLY R/W LINE OF SR S35A N00-04-00W 623.78 FT N60-12-54W 30.20 FT TO PT ON S R/W LINE OF FIFTH ST W ALONG SAID R/W LINE 531.31 FT TO POB

Parcel 3 - Roadway - 008003

Property Description:

FRUIT GROWERS EXPRESS CO SUB PB 29 PG 29 BLK H THAT PT LYING W OF SR S-35-A LESS COMM AT INT OF W BNDRY SEC 12 & N R/W LN OF CSX RR RUN S 48 DEG 44'00"E ALONG SAID N RR R/W LN 364.16 FT TO POB CONT S 48 DEG 44'00"E 426.77 FT TO W R/W OF ASHLAND AVE ACCORDING TO PLAT RUN N 176.55 FT TO INT WITH W R/W OF KATHLEEN RD RUN NLY ALONG CURVE OF R/W 167.88 FT RUN N 10 FT RUN W 300 FT RUN S 70.87 FT TO POB & LESS FOLL DESC PROP: COMM NE COR OF SE1/4 OF SE1/4 OF SEC 11 TWN 28 S RNG 23 E RUN S21-03-00E 42.86 FT TO POB S89-42-00W 343.85 FT S00-18-00E 180.63 FT TO NELY R/W LINE OF CSX RR S48-44-00E 799.88 FT N00-04-00E 70.87 FT N89-56-00E 300 FT TO PT ON WLY R/W LINE OF SR S-35A N00-04-00W 623.78 FT N60-12-54W 30.20 FT TO PT ON S R/W LINE OF FIFTH ST W ALONG SAID R/W LINE 531.31 FT TO POB & LESS THE FOLL DESC: COMM NE COR SE1/4 OF SE1/4 SEC 11 RUN S21-03-00E 42.86 FT S89-42-00W 343.85 FT TO POB S00-18-00E 113.85 FT N48-45-58W 171.7 FT N89-42-00E 128.53 FT TO POB & LESS RD R/W FOR SR 539 (KATHLEEN RD) PER FDOT R/W MAP MB 21 PG 74 SECTION 16550-2601

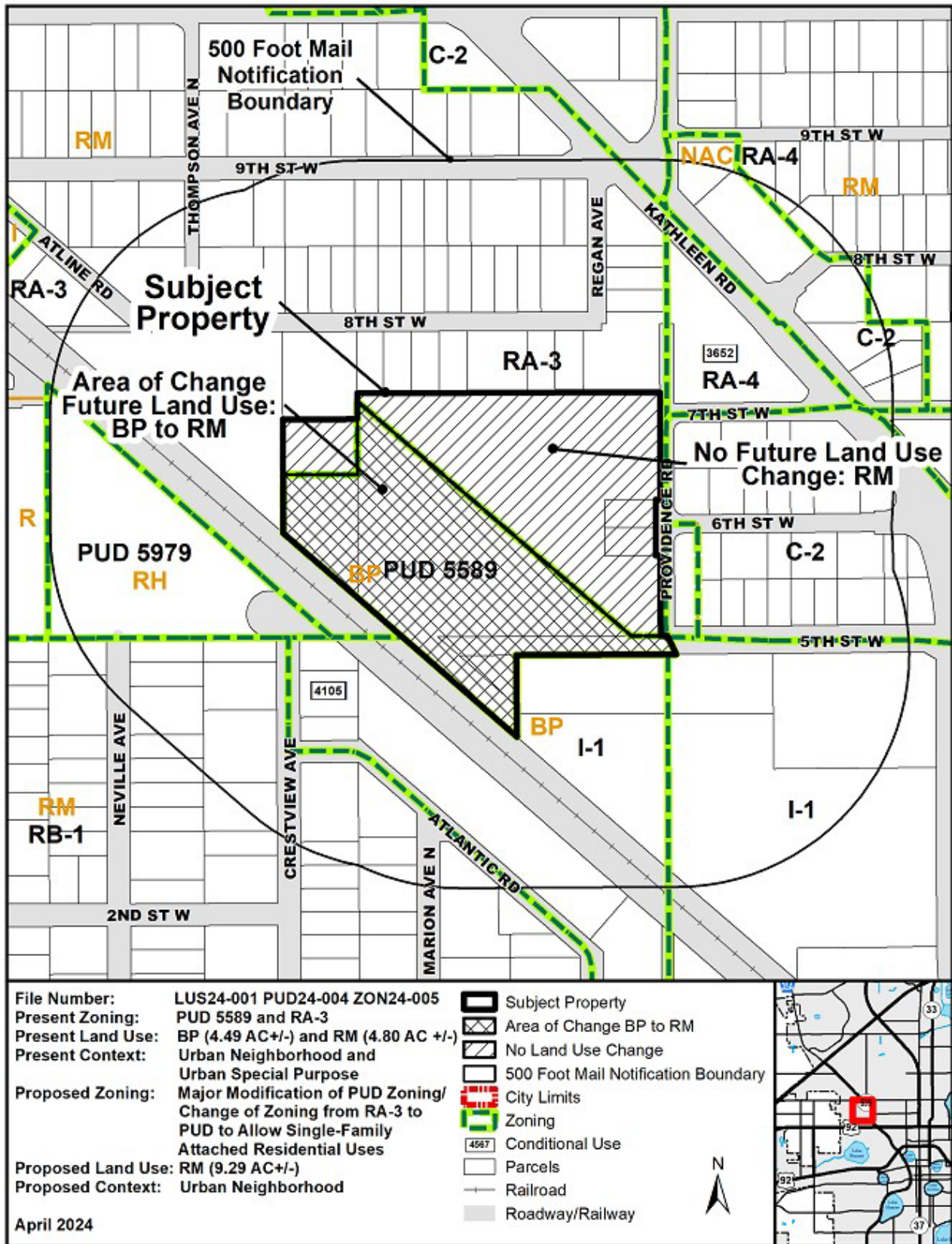
Parcel 4 - back/bottom - 0211090

Property Description:

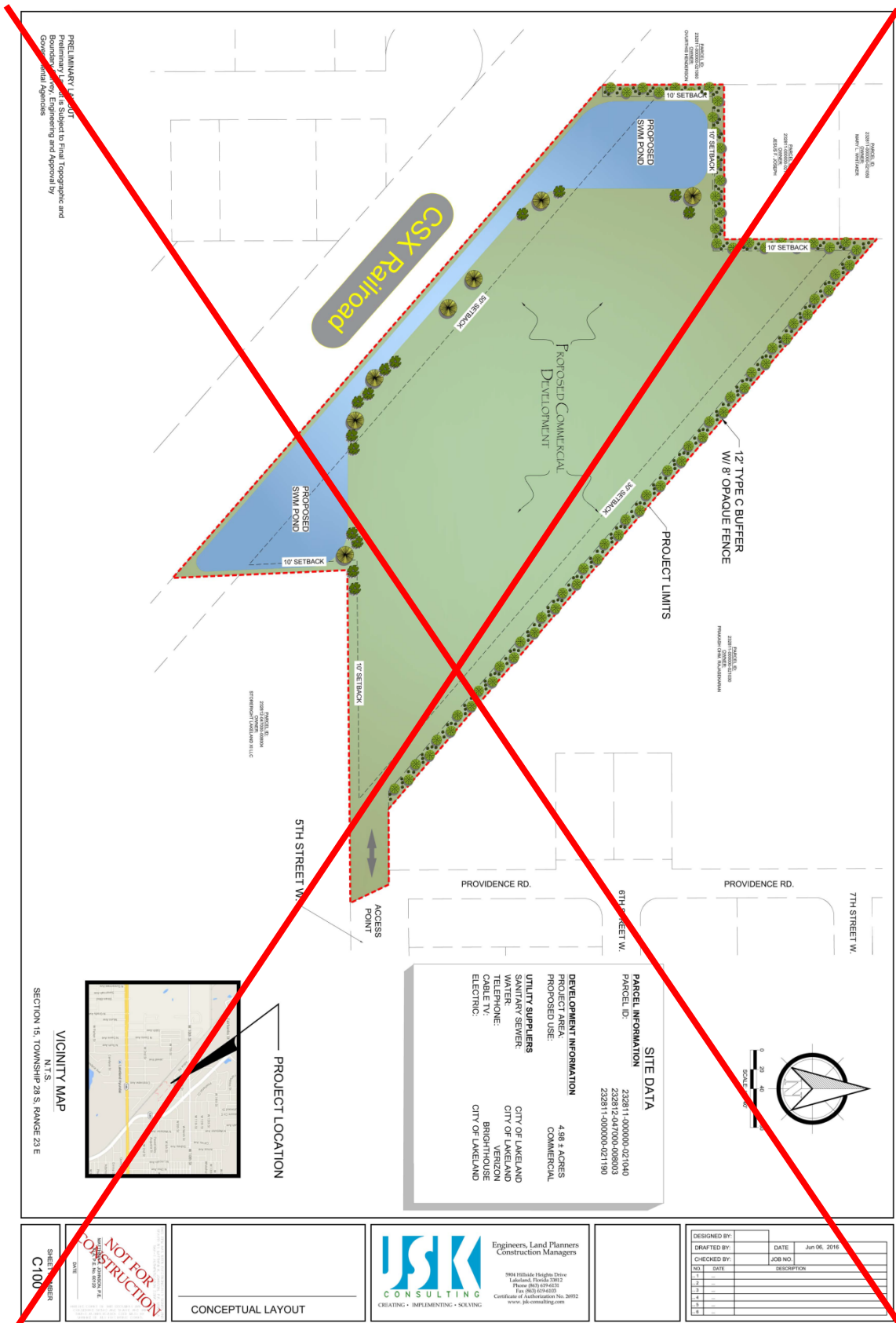
E 160 FT OF SW1/4 OF NE1/4 OF SE1/4 LYING N OF SCL RR LESS N 324.85 FT

Parcel 5 - Cell Tower Compound

ATTACHMENT "B"



ATTACHMENT "C"



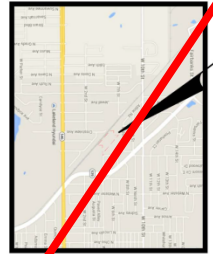
PRELIMINARY LAYOUT
 Preliminary Layout and is Subject to Final Topographic and
 Survey, Engineering and Approval by
 City and State Agencies

SITE DATA

PARCEL INFORMATION
 232811-000000-021040
 2328112-047000-009003
 232811-000000-021190

DEVELOPMENT INFORMATION
 PROJECT AREA: 4.88 ± ACRES
 PROPOSED USE: COMMERCIAL

UTILITY SUPPLIERS
 CITY OF LAVELAND
 WATER: CITY OF LAVELAND
 TELEPHONE: BRIGHTHOUSE
 CABLE TV: CITY OF LAVELAND
 ELECTRIC: BRIGHTHOUSE



VICINITY MAP
 N.T.S.
 SECTION 15, TOWNSHIP 28 S, RANGE 23 E

PROJECT LOCATION

CONCEPTUAL LAYOUT

USK CONSULTING
 Engineers, Land Planners
 Construction Managers

904 Hillside Heights Drive
 Lakeland, Florida 33812
 Phone (813) 674-2312
 Fax (813) 674-2075
 Certificate of Authorization No. 20952
 www.uskconsulting.com

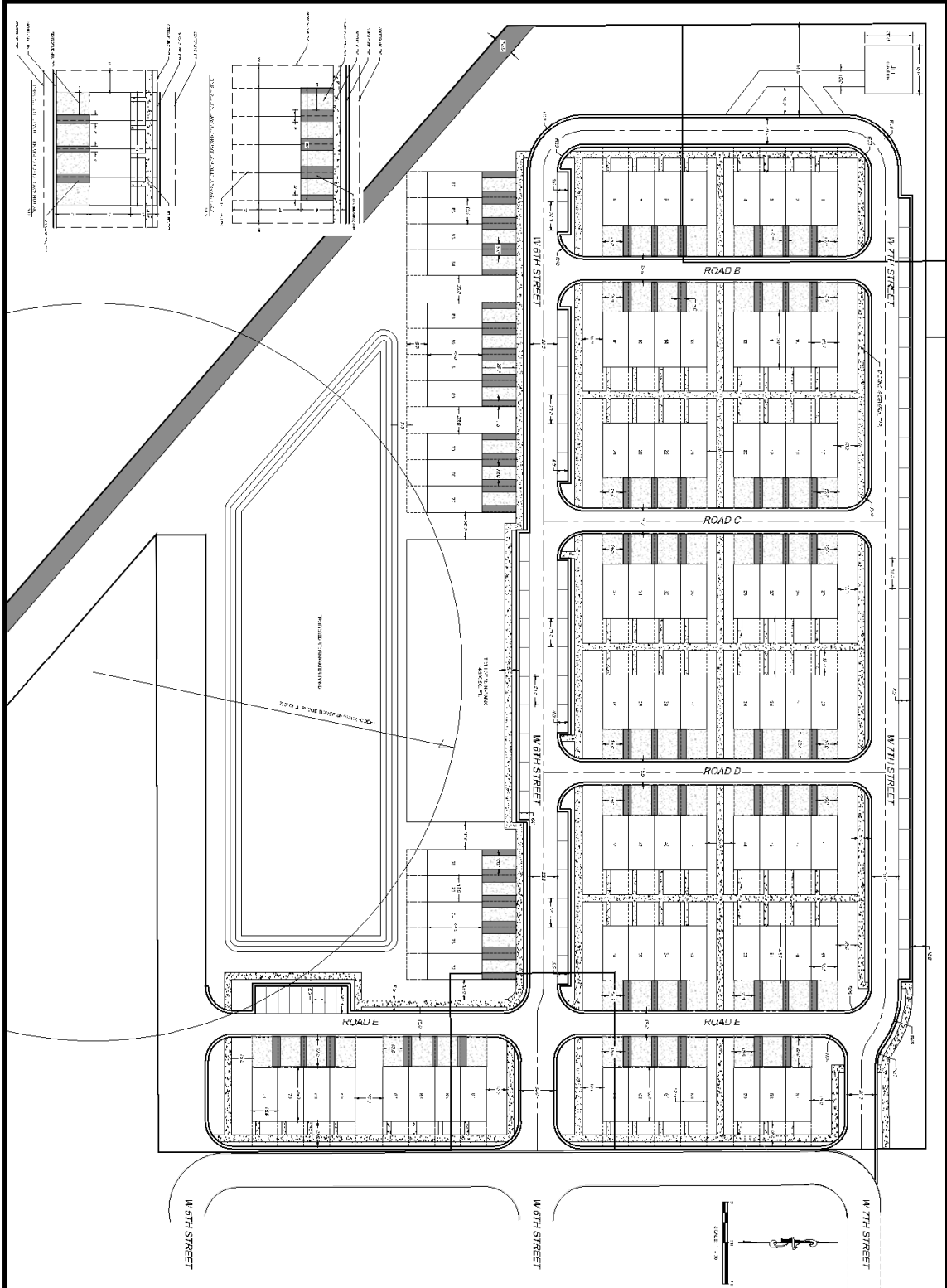
CREATING • IMPLEMENTING • SERVING

DESIGNED BY:	DATE:	Jun 06, 2016
DRAFTED BY:	JOB NO:	
CHECKED BY:		
NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

SHEET NUMBER
C100

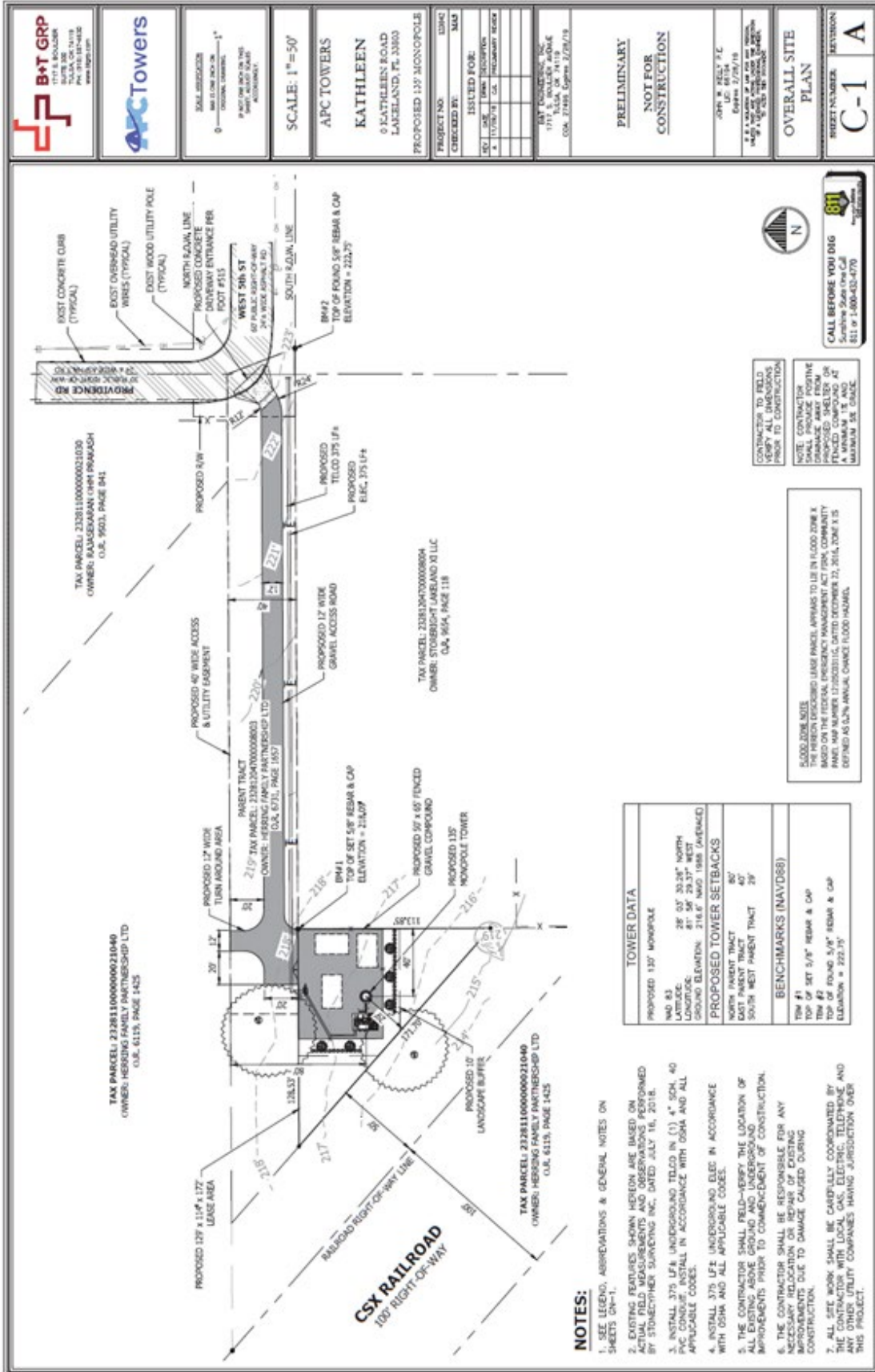
NOT FOR CONSTRUCTION

ATTACHMENT "C"



<p>OWNER</p> <p>PROVIDENCE TOWNHOMES, LLC</p>	<p>DESIGNER</p> <p>KAMA KAMA ARCHITECTS, LLC</p>	<p>DATE</p> <p>10/15/2014</p>	<p>SCALE</p> <p>AS SHOWN</p>	<p>PROJECT NO.</p> <p>14-001</p>	<p>DATE</p> <p>10/15/2014</p>
<p>PROVIDENCE TOWNHOMES, 1250 Providence Road, Lakeland, FL 33805</p>					

ATTACHMENT "C-1"



SCALE: 1" = 50'

APC TOWERS
KATHLEEN
0 KATHLEEN ROAD
LAKELAND, FL 33603

PROPOSED 137' MONOPOLE
PROJECT NO: 1588
CHECKED BY: MAF
ISSUED FOR: ELEC, TOWER & FOUNDING

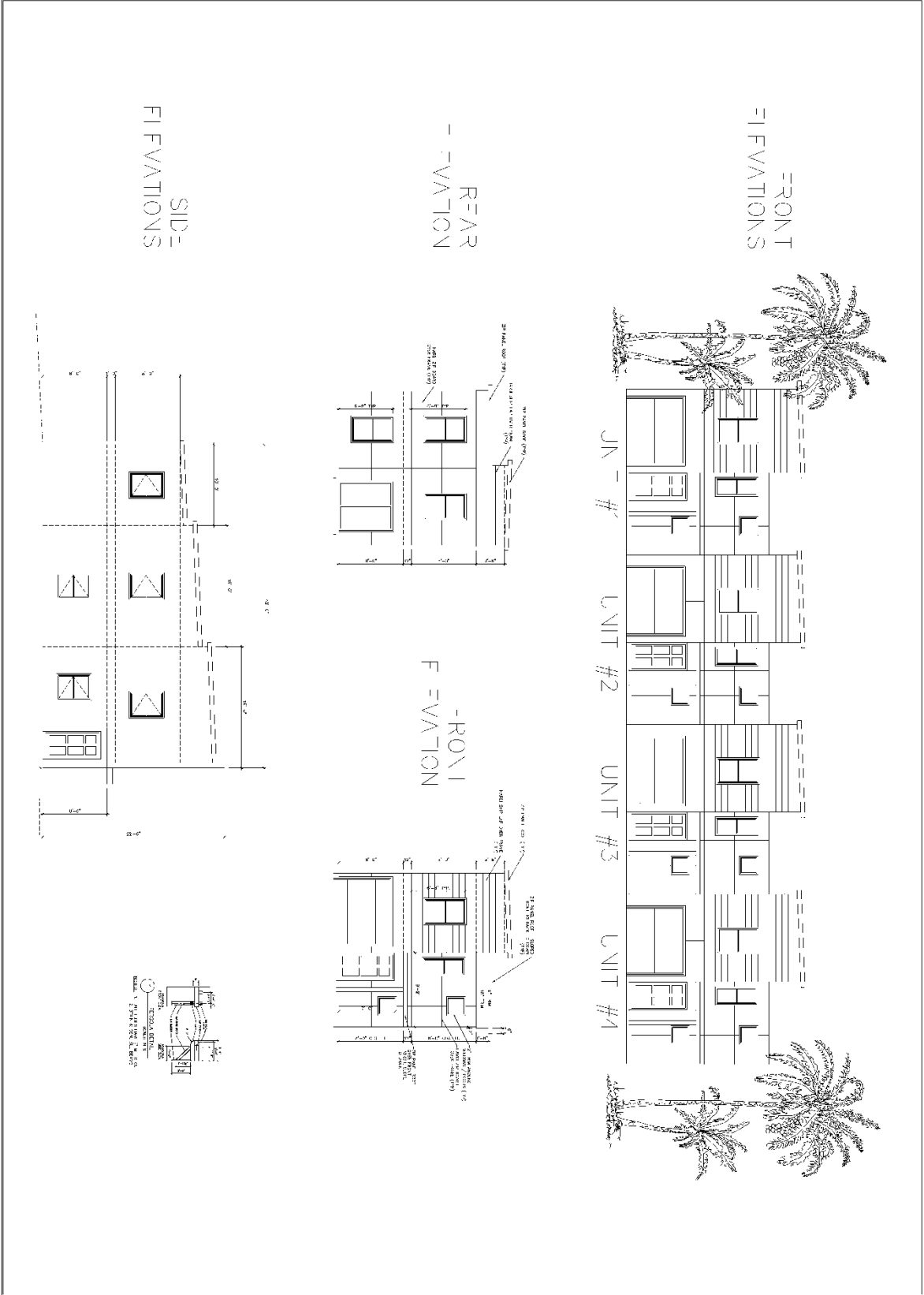
PRELIMINARY
NOT FOR CONSTRUCTION

DATE: 7/27/18
BY: J. KELLY, P.E.
ELECTRIC: 7/27/18

OVERALL SITE PLAN
SHEET NUMBER: 811
C-1 A

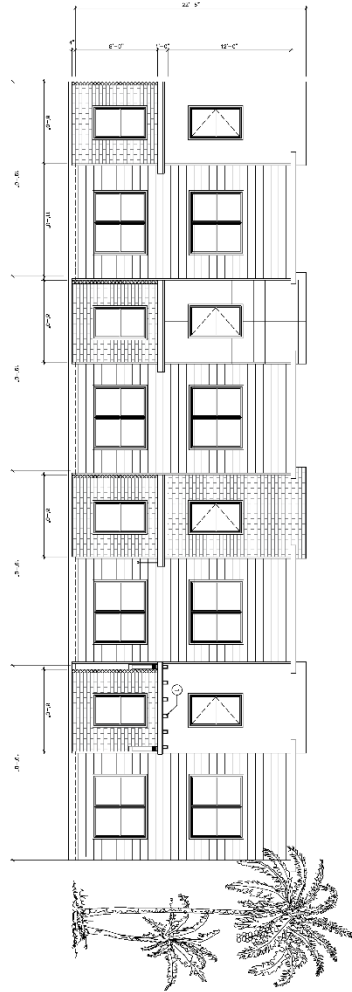
811
CALL BEFORE YOU DIG
Sunshine State One Call
811 or 1-800-433-4770

ATTACHMENT "D"

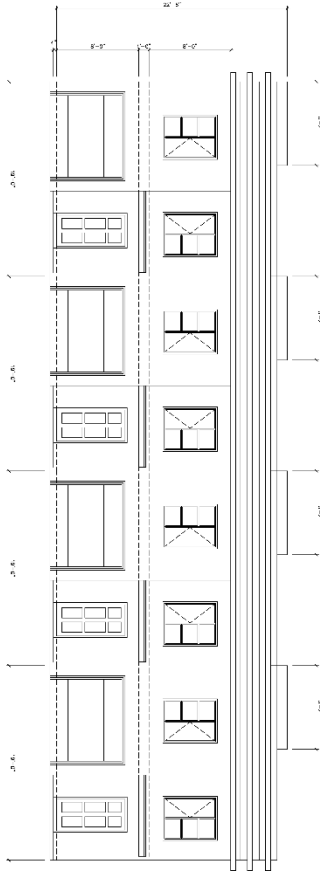


ATTACHMENT "E"

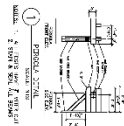
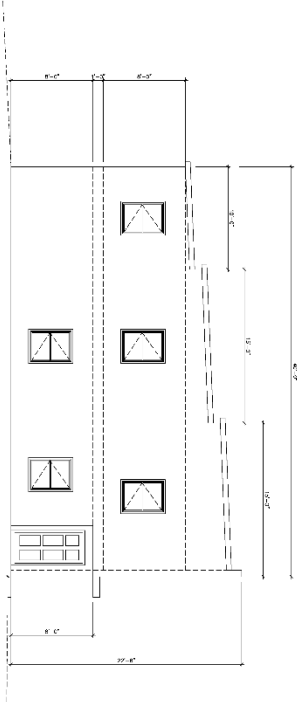
FRONT
ELEVATIONS



REAR
ELEVATIONS



SIDE
ELEVATIONS



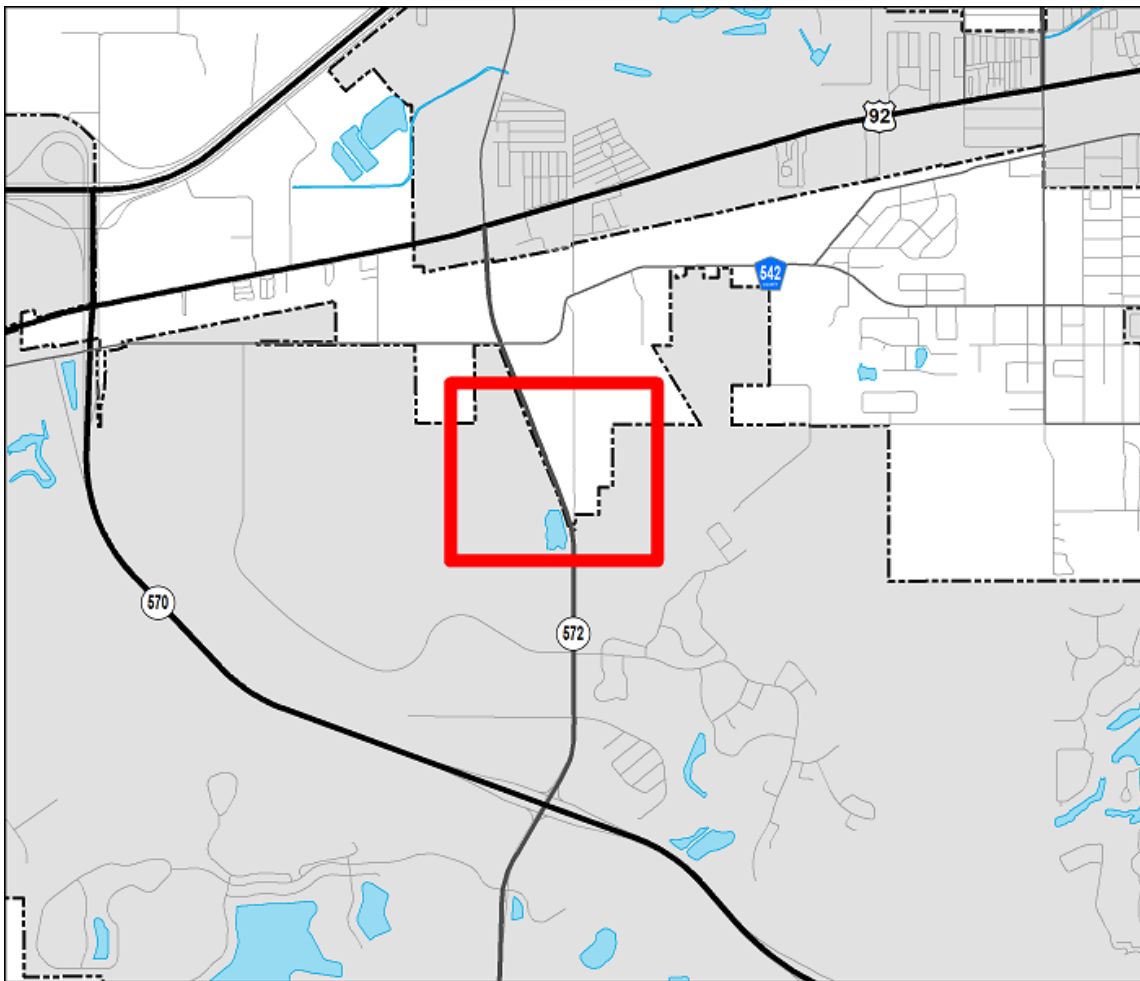
PROJECT NO. 1250 SHEET NO. 110 DATE 11/10/10	DRAWN BY [Name] CHECKED BY [Name]	PROJECT NO. 1250 SHEET NO. 110	SCALE: AS SHOWN	SHEET TITLE: ELEVATIONS	ADDRESS: 1250 PROVIDENCE ROAD, LAKELAND, FL 33805

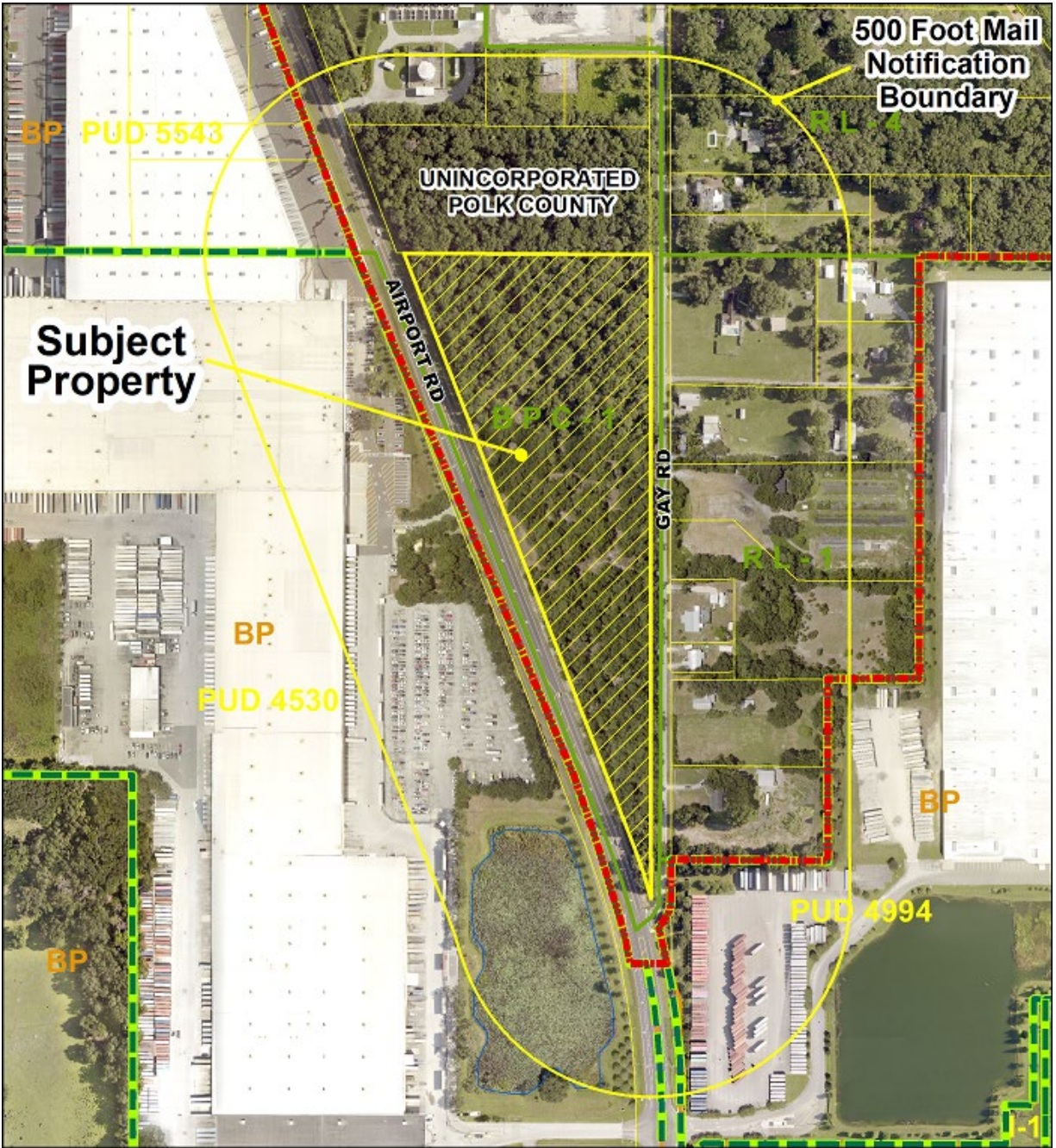


Community & Economic Development Staff Recommendation

Date:	May 21, 2024	Reviewer:	Todd Vargo
Project No:	ANX24-001/LUS24-002/ PUD24-007/ZON24-006	Location:	1512 Airport Road
Owners:	Sunshine Lakeland LLC		
Applicant:	Jeffrey Rivera, Kimley Horn and Associates, Inc.		
Current Zoning:	None	Future Land Use:	Business Park Center-1 (Polk County)
Context District:	None		
P&Z Hearing:	April 16, 2024	P&Z Final Decision:	May 21, 2024
Request:	Annexation, a small-scale land use map amendment to apply a future land use designation of Business Park (BP), and the application of PUD (Planned Unit Development) zoning, concurrent with a City-initiated request to apply a Suburban Special Purpose (SSP) context sub-district designation, to allow for the development of 117,000 square feet of limited I-1 (Light-Industrial—Limited Commercial) and I-2 (Medium Industrial) warehousing and industrial uses on approximately 11.5 acres located north of the intersection of Airport Road and Gay Road.		

1.0 Location Maps





2.0 Background

2.1 Summary

Jeffrey Rivera, Kimley-Horn and Associates, Inc., on behalf of Sunshine Lakeland, LLC, requests annexation, a small-scale land use amendment to apply a future land use designation of Business Park (BP), and the application of PUD (Planned Unit Development) zoning, concurrent with a City-initiated request to apply a Suburban Special Purpose (SSP) context sub-district designation, to allow for the development of 117,000 square feet of limited I-1 and I-2 warehousing and industrial uses on approximately 11.6 acres located north of the intersection of Airport Road and Gay Road (1512 Airport Road). A map of the subject property is included as Attachment “B.”

2.2 Subject Property

The subject property, approximately 11.6 acres in area, has a Polk County Future Land Use designation of BPC-1 (Business Park Center-1) which allows for the development of business park uses. The subject property, currently undeveloped, is comprised of heavily wooded uplands with no environmentally sensitive areas such as wetlands or floodplains. Adjacent land uses to the east, across Gay Road, consist of single-family dwellings located in unincorporated Polk County. To the north, the subject property abuts an undeveloped 5.2-acre parcel which is heavily wooded and shares the County BPC-1 FLU designation. To the south and west, the subject property abuts a Rooms To Go furniture warehouse distribution center and outdoor semi-trailer storage area, both of which have City PUD zoning.

2.3 Project Background

The purpose of this request is to obtain annexation, land use and zoning approval to allow for the development of 117,000 sq. ft. of limited I-1 and I-2 warehousing and industrial uses. A site development plan, which depicts the location of building footprints, off-street parking areas, solid waste collection facilities, outdoor storage area, and stormwater retention areas, is included as Attachment “C.”

2.4 Existing Uses of Adjacent Properties

Boundary	Existing Land Use	FLUM	Zoning	Context
North	Undeveloped/wooded	Polk County BPC-1	NA	NA
South	Warehouse	BP	PUD4994	SSP and SNH
East	Single-Family Residential	Polk County RL-1	NA	NA
West	Warehousing/Industrial	BP	PUD4530	SSP

2.5 Attachments

Attachment A: Legal Description

Attachment B: Base Map of Subject Property

Attachment C: Site Plan

Attachment D: Landscape Buffer Exhibit

3.0 Discussion

The subject property, located just north of the intersection of State Road 572/Airport Road and Gay Road, was identified for the future development of business park uses as part of the 2008 Southwest Lakeland Sector Plan. The proposed development will utilize City water and wastewater services; therefore, per the City's Comprehensive Plan, a voluntary annexation agreement will be required to connect to these services. Because the subject property is immediately adjacent to and contiguous with the City limits, annexation of the property and application of City land use and zoning, as well as a context district, will be required before the project can move forward. As depicted in Attachment "C," the proposed 117,000 sq. ft. development consists of three one-story buildings with associated parking and loading facilities, two stormwater retention ponds, and a laydown area adjacent to Gay Road for the outdoor storage of goods and materials. To provide flexibility in response to market demand, buildings will be subdivided into individual tenant spaces to be leased for either warehouse/storage or industrial flex space.

Prior to the public hearing, staff received comments from one resident on Gay Road which expressed concern about the project bringing truck traffic onto Gay Road, the proximity of the dumpster and lay-down yard to Gay Road, the potential for stormwater runoff to seep into the groundwater and contaminate the drinking water provided by private wells, wildlife relocating to adjacent residential properties once clearing and grubbing of the site is underway.

Polk County, which is responsible for maintaining Gay Road, currently limits thru truck traffic along the roadway to trucks with a carrying capacity of 1.5 tons or less. Vehicle access to the development site will be limited to a single driveway off of Airport Road with no access from Gay Road. To mitigate impacts on the residential uses along Gay Road, the applicant has agreed to construct a buffer consisting of an eight-foot-high view blockage wall with a 12-foot-wide landscape buffer consisting of four medium "B" trees and sixteen shrubs per 100 linear feet or fraction thereof. The buffer will extend from the northeast corner of the site, along the west side of Gay Road, terminating where the southern retention pond begins.

To further mitigate impacts, staff is recommending that a limited range of I-1 and I-2 uses be permitted along with standards for outdoor storage of goods and materials. The permitted uses include motor vehicle and service and repair, major, micro-breweries, micro-wineries, and distilleries, industrial-type service establishments, levels I and II, warehousing and motor freight transportation and whole sales trade uses, levels I and II, pest control services, mini-warehousing/self-storage, vocational training for activities permitted in the district, veterinary clinic and animal hospitals, building material sales, retail, levels I and II, office support retail and service uses, and accessory retail to a permitted principal uses. Certain high impact uses, such as automotive towing services and the sales, rental and service of commercial vehicles, construction equipment, trailers, motor homes, boats, and RVs, will not be permitted. Outdoor storage of good and material will only be permitted as an accessory use to another permitted principal use located inside one of the buildings on the premises and limited to a maximum height of 10 feet.

3.1 Transportation and Concurrency

The subject property is located along the east side of State Road 572/Airport Road, a Minor Arterial roadway operated by the Florida Department of Transportation, and along the west side of Gay Road, an Urban Collector roadway operated by Polk County. Both roadways intersect at the southern tip of the subject property. The property is located within the Urban Development Area as designated in the Comprehensive Plan.

Per the Polk Transportation Planning Organization's 2023 Roadway Network Database, published on October 13, 2023, the segment of Airport Road between SR 572/Drane Field Road and US 92/New Tampa Highway has an Annual Average Daily Traffic volume of 11,500 vehicles with a two-hour average volume of 401 northbound and 418 southbound vehicles during the PM Peak Period. This road segment is currently operating at an acceptable Level-of-Service "C"; however, significant nearby development activity is currently underway such as the 729-acre Lakeland Central Park business park on the west side of Airport Road south of the Rooms-to-Go Distribution Center.

Based on the Non-Binding Concurrency Application provided by the applicant, the proposed 117,000 square feet (gross floor area) of the buildings is expected to generate 570 Daily, 87 AM Peak (of Adjacent Street Traffic, 7-9 AM) and 76 PM Peak (of Adjacent Street Traffic, 4-6 PM) Trips based on data for Land Use Code 110 (General Light Industrial) as published in the Institute of Transportation Engineers' Trip Generation Manual, 11th Edition.

Sidewalks exist along the east side of Airport Road from Gay Road to Drane Field Road and along the frontage of Lakeland Electric's Winston Peaking Station site north of the subject property. Sidewalks only exist along the west side of Airport Road on a portion of Rooms-to-Go frontage with additional eight-foot-wide sidewalks required with the nearby Lakeland Central Park development. Sidewalks do not currently exist on Gay Road. Paved shoulders exist along much of Airport Road, but they are not designated bicycle lanes. The closest transit line to the subject property is the Citrus Connection's Lemon Line, which operates in the northbound direction on Airport Road north of CR 542/Old Tampa Highway. Existing transit routes are expected to be realigned to operate on southbound Airport Road once a planned apartment community is completed within Lakeland Central Park, south of Rooms-to-Go.

3.2 Comprehensive Plan Compliance

The subject property is currently located within unincorporated Polk County. Concurrent with the request for annexation and the application of PUD zoning, a future land use designation of Business Park (BP) will be assigned to the property. The Business Park (BP) future land use category is similar to the existing Polk County Business Park Center-1 (BPC-1) designation as both categories allow warehousing and low to medium intensity industrial uses. It is important to note that Polk County does not have zoning districts. The Polk County Future Land Use categories act as both land use districts as enforced by the Polk County Comprehensive Plan and zoning districts as outlined in the Polk County Land Development Code.

The Polk County Land Development Code describes BPC-1 as "The purpose of the BPC-1 district is to provide areas for office and business park development. The BPC-1 district permits office, research and development parks, distribution centers and wholesaling activities. Some retail uses are also permitted to support the businesses and activities within the Business Park Center." Likewise, the Polk County Comprehensive plan describes Business Park Centers as "Business-Park Centers are intended to promote employment opportunities within the region by allowing for the establishment of office parks, research and development parks, areas for light-industrial facilities, distribution centers, and mixed-use employment parks. Business-Park Centers are intended for land use activities that are

conducted entirely within enclosed structures with the exception of loading and un-loading. These centers are not intended to accommodate major commercial or other similar high-traffic producing facilities. However, these centers often contain other minor commercial facilities, and wholesale facilities, within the Business-Park Center to support the businesses located there.”

The application of I-1 and I-2 uses through the PUD zoning is well within the parameters and policies of the BP Land Use classification, which allows I-2 zoning by right. The proposed project is consistent with the comprehensive plans of both jurisdictions and located in close proximity to similar uses to the south and west. The Community and Economic Development Department reviewed this request for compliance with the Lakeland Comprehensive Plan: Our Community 2030 and it is our opinion that the request is consistent with the Comprehensive Plan.

4.0 Recommendation

4.1 Community & Economic Development Staff

The Community and Economic Development Staff reviewed this request and recommends approval of the request for annexation, the application of a Business Park (BP) future land use designation, PUD (Planned Unit Development) zoning, and a Suburban Special Purpose (SSP) context sub-district designation to the subject property. Letters of notification were mailed to twenty (20) property owners within 500 feet of the subject property. Prior to the public hearing, one resident of Gay Road called with concerns stated above. No resident spoke for or against the project at the public hearing.

4.2 The Planning & Zoning Board

It is recommended that the request for annexation, a small-scale land use amendment to apply a future land use designation of Business Park (BP) and the application of PUD (Planned Unit Development) zoning, concurrent with a City-initiated request to apply a Suburban Special Purpose (SSP) context sub-district designation, on approximately 11.6 acres as described above and in Attachments “A”, “B,” “C”, and “D” be approved subject to the following conditions:

A. Permitted Uses:

- Motor Vehicle Service & Repair, Major
- Accessory Retail to a Permitted Use within I-2
- Micro-Breweries, Micro-Wineries, Micro-Distilleries
- Industrial-Type Service Establishments, Level I & II, but not Automobile Towing Services
- Industrial Uses, Level I & II
- Warehousing & Motor Freight Transportation Uses, Level I & II
- Wholesale Trade Uses, Level I & II
- Pest Control Services
- Mini-Warehouse & Storage
- Vocational Training for Activities Permitted in the District where Located
- Veterinary Clinics & Animal Hospitals
- Building Material Sales, Retail Level I
- Building Material Sales, Retail, Level II
- Office Support Retail & Service Uses

B. Outdoor Storage: Outdoor Storage may be permitted subject to certain conditions specified below:

1. Outdoor storage of goods and materials shall only be permitted as an accessory use to another permitted principal use located inside one of the buildings on the premises.
2. As illustrated in Attachment “D,” off-street parking areas, stormwater retention areas and outdoor storage yards along Gay Road shall be screened and buffered from public view from any adjacent streets through the use of a Type C buffer consisting of a 12-foot-wide landscape buffer with of four medium “B” trees and sixteen shrubs, per 100 lineal feet or fraction thereof. Between the two retention ponds shown on Attachment “C,” the buffer will be supplemented with an eight-foot-high view blockage wall constructed of either precast concrete, masonry or pre-engineered, preservative treated wood materials such as the “Plywall” noise barrier system. All landscaping within the buffer shall be irrigated and located on the Gay Road side of the wall, as shown on Attachment “D.”
3. The height of goods and materials stored outside shall not exceed ten (10) feet.
4. No outdoor storage shall be located forward of the front façade of a principal building facing any public street.
5. All areas of outdoor storage shall be kept in a neat, orderly condition, free of weeds, litter and debris, odor and vermin.
6. No movement or arranging of materials stored outdoors shall occur between the hours of 10:00 PM and 6:00 AM.

C. Maximum Intensity of Use: 117,000 square feet of warehouse/industrial space

- D. Development Standards: In accordance with the I-2/Suburban Special Purpose (SSP) context sub-district standards except as provided herein and as shown in the site development plan, Attachment "C."
- E. Site Development Plan: The project shall be developed in substantial accordance with the site development plan shown in Attachment "C." With the approval off the Director of Community & Economic Development, minor changes may be made at the time of site plan review without requiring a modification to the PUD.
- F. Landscaping & Buffering: In accordance with the Land Development Code, except as follows:
 - 1. Where the retention ponds are adjacent to Gay Road, a frontage buffer in accordance with Table 4.5-1 shall be planted and maintained. This frontage buffer shall be irrigated.
 - 2. Along the western project boundary, a frontage buffer in accordance with Table 4.5-1 shall be planted and maintained. The frontage buffer shall be irrigated.
 - 3. The specific tree/shrub species used and width of the above buffers shall be subject to review and approval by the Parks & Recreation Department at the time of site plan review. The buffers shall be in place prior to the issuance of any Certificate of Occupancy.
- G. Outdoor Lighting: Any outdoor lighting used shall be shielded in accordance with Section 4.6 of the Land Development Code
- H. Transportation
 - 1. Binding Concurrency Determinations shall be made at the time of site plan review and approval.
 - 2. A frontage sidewalk shall be constructed along the site's State Road 572/Airport Road frontage, connecting to the existing sidewalk at the north side of the Gay Road intersection.
 - 3. Americans with Disabilities Act- (ADA-) compliant pedestrian routes shall connect the Airport Road frontage sidewalk with each building.
 - 4. The site's Airport Road driveway shall align with the closest existing Rooms-to-Go driveway on the west side of the road. Driveway throat length shall comply with City Land Development Code requirements.
 - 5. Bicycle parking shall be provided in compliance with Section 4.11.6 of the Land Development Code and Index 900 of the City Engineering Standards Manual.
 - 6. The development shall comply with all Florida Department of Transportation and Polk County permitting requirements.

ATTACHMENT "A"

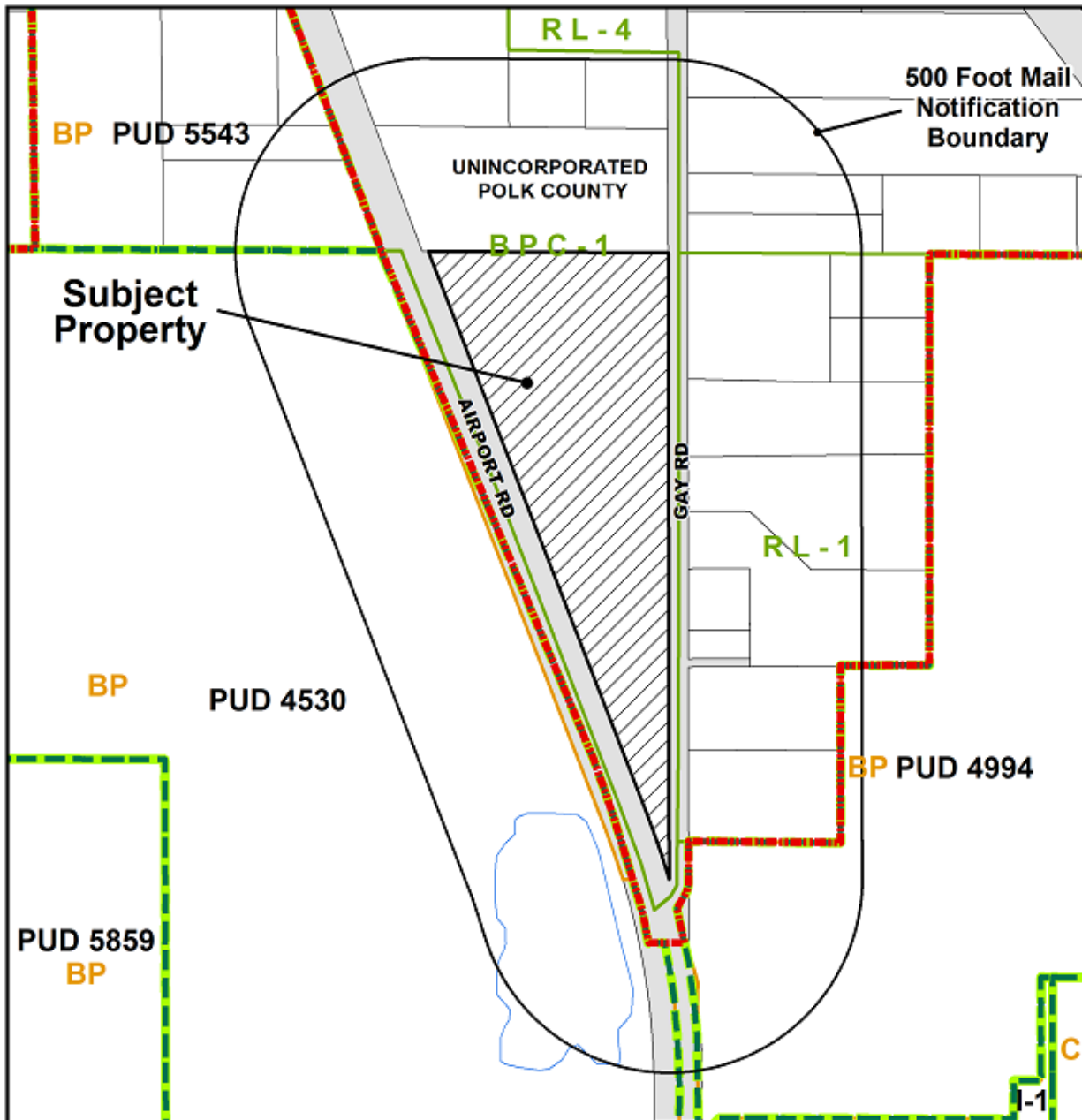
LEGAL DESCRIPTION:

THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, OF SECTION 28, TOWNSHIP 28 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA; LYING EAST OF THE WEST RIGHT-OF-WAY OF STATE ROAD 572 (AIRPORT RD) AND LYING WEST OF THE WEST RIGHT-OF-WAY LINE OF GAY ROAD

AND

THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, OF SECTION 28, TOWNSHIP 28 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA; LYING EAST OF THE WEST RIGHT-OF-WAY OF STATE ROAD 572 (AIRPORT RD) AND LYING WEST OF THE WEST RIGHT-OF-WAY LINE OF GAY ROAD

ATTACHMENT "B"

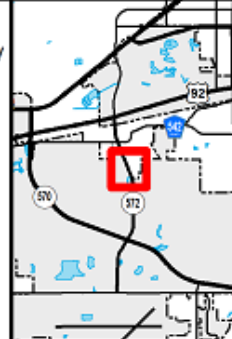


File Number: ANX24-001 LUS24-002 PUD24-007
ZON24-006

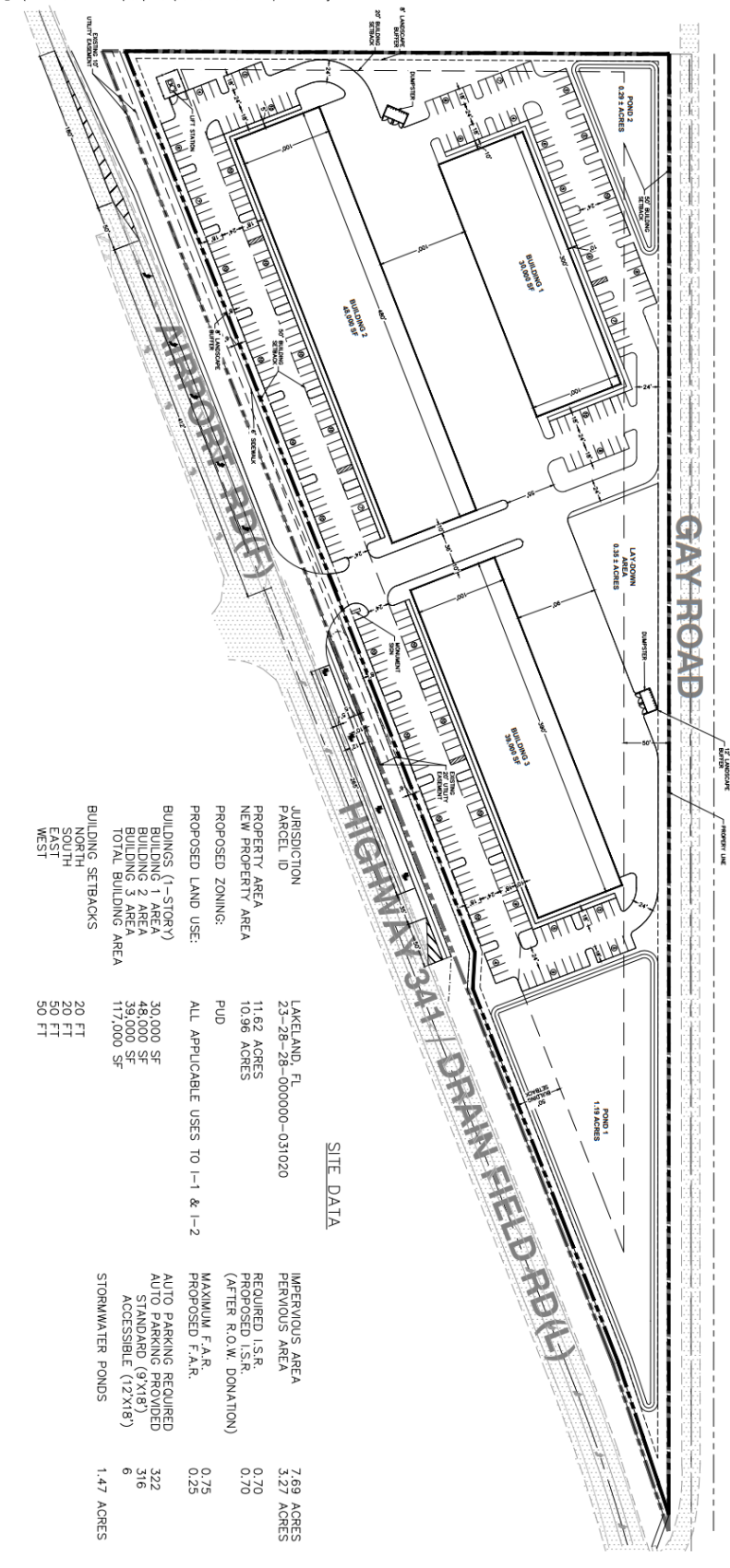
Present Land Use: County BPC-1 (16.07 AC+/-)
Proposed Land Use: BP (16.07 AC+/-)
Present Zoning: None
Proposed Zoning: PUD Zoning to Allow Limited I-1 and I-2 Industrial-Type Services, Wholesale Trade, Uses
Present Context: None
Proposed Context: Suburban Special Purpose

April 2024

- Subject Property
- 500 Foot Mail Notification Boundary
- City Limits
- Zoning
- Lakeland Future Land Use
- Polk County Future Land Use
- Conditional Use
- SPI
- Parcels
- Water Body
- Roadway/Railway



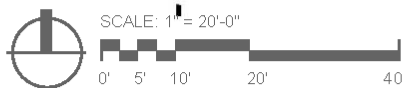
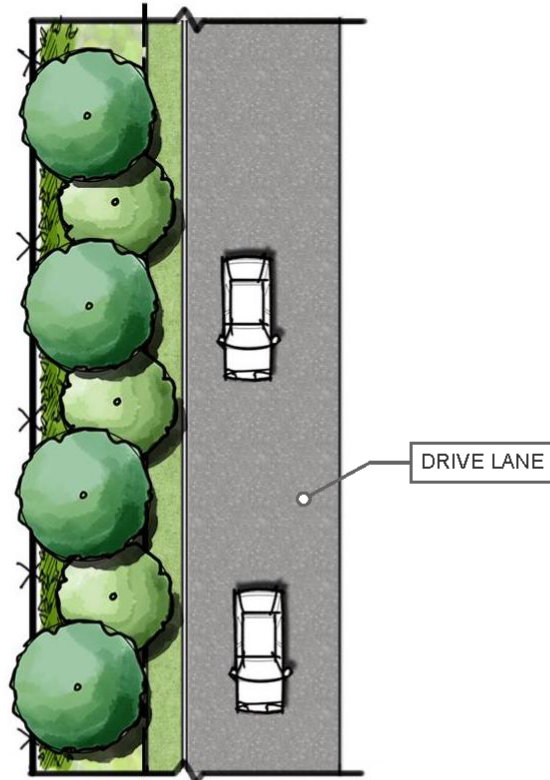
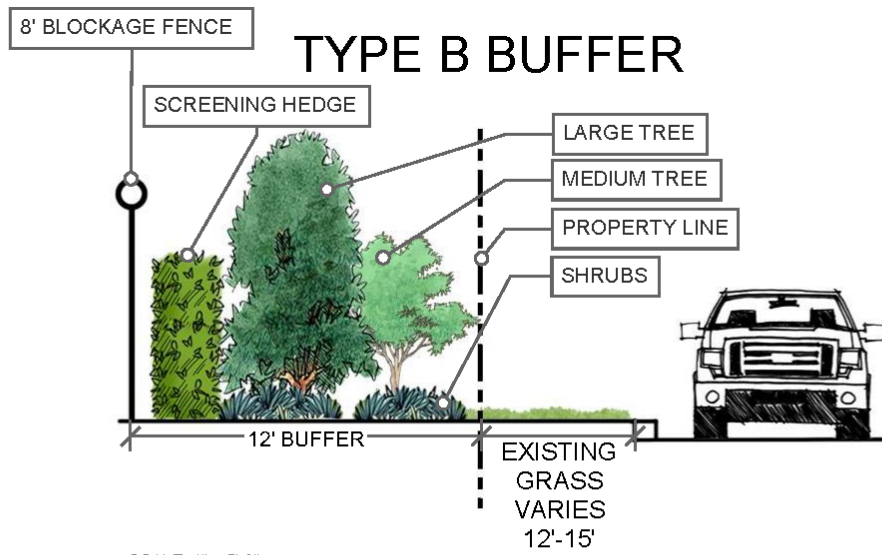
ATTACHMENT "C"



SITE DATA

JURISDICTION	LAVELAND, FL	IMPERVIOUS AREA	7.69 ACRES
PARCEL ID	23-28-28-000000-031020	PERVIOUS AREA	3.27 ACRES
PROPERTY AREA	11.62 ACRES	REQUIRED I.S.R.	0.70
NEW PROPERTY AREA	10.96 ACRES	PROPOSED I.S.R.	0.70
PROPOSED ZONING:	PUD	(AFTER R.O.W. DONATION)	
PROPOSED LAND USE:	ALL APPLICABLE USES TO I-1 & I-2	MAINTENANCE F.A.R.	0.75
BUILDINGS (1-STORY)	30,000 SF	PROPOSED F.A.R.	0.25
BUILDING 1 AREA	48,000 SF	AUTO PARKING REQUIRED	322
BUILDING 2 AREA	39,000 SF	AUTO PARKING PROVIDED	316
BUILDING 3 AREA	117,000 SF	STANDARD (9'X18')	6
TOTAL BUILDING AREA		ACCESSIBLE (12'X18')	
BUILDING SETBACKS		STORMWATER PONDS	1.47 ACRES
NORTH	20 FT		
SOUTH	20 FT		
EAST	50 FT		
WEST	50 FT		

ATTACHMENT "D"



LAKELAND INDUSTRIAL

Kimley»Horn

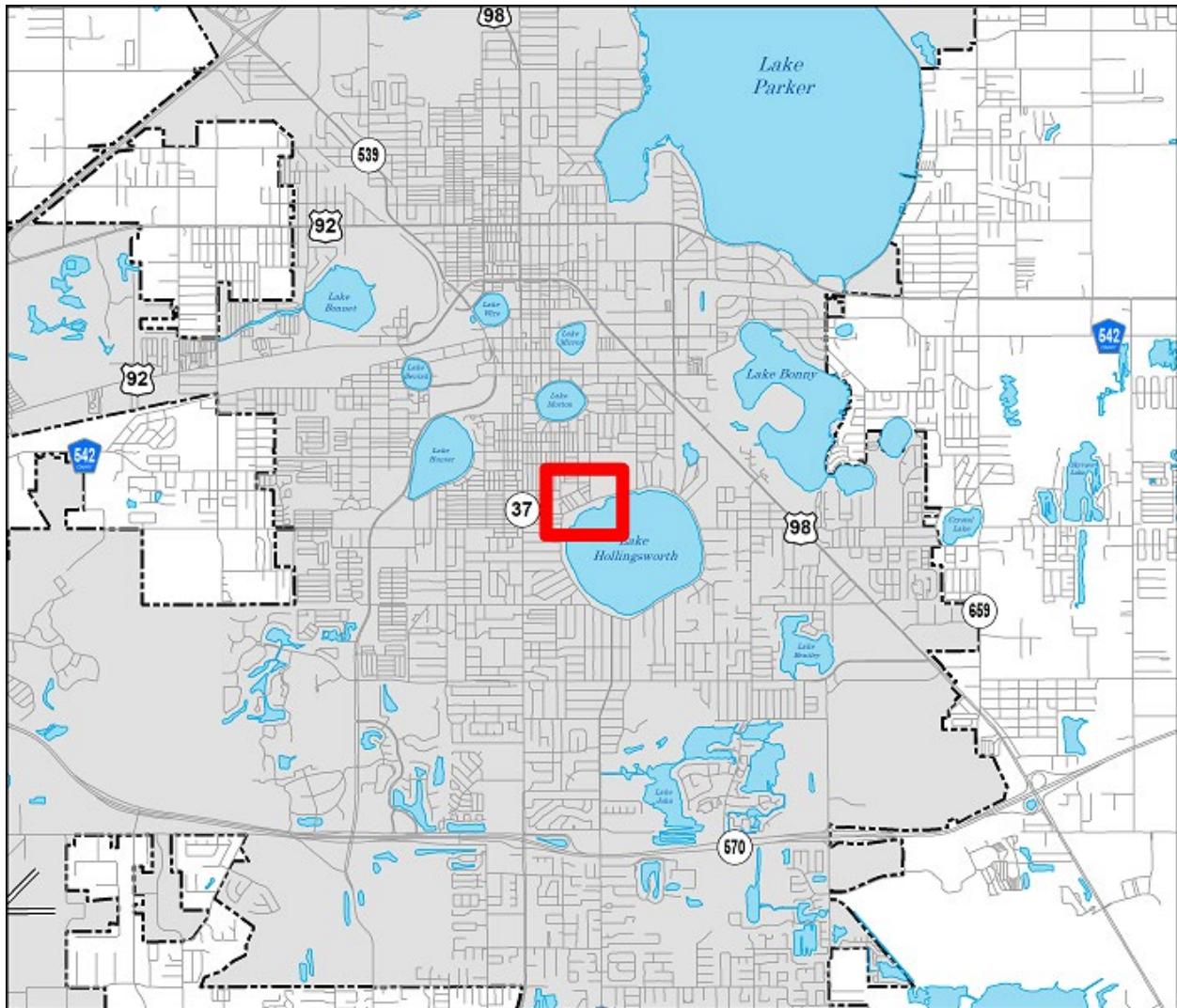
APRIL, 2024

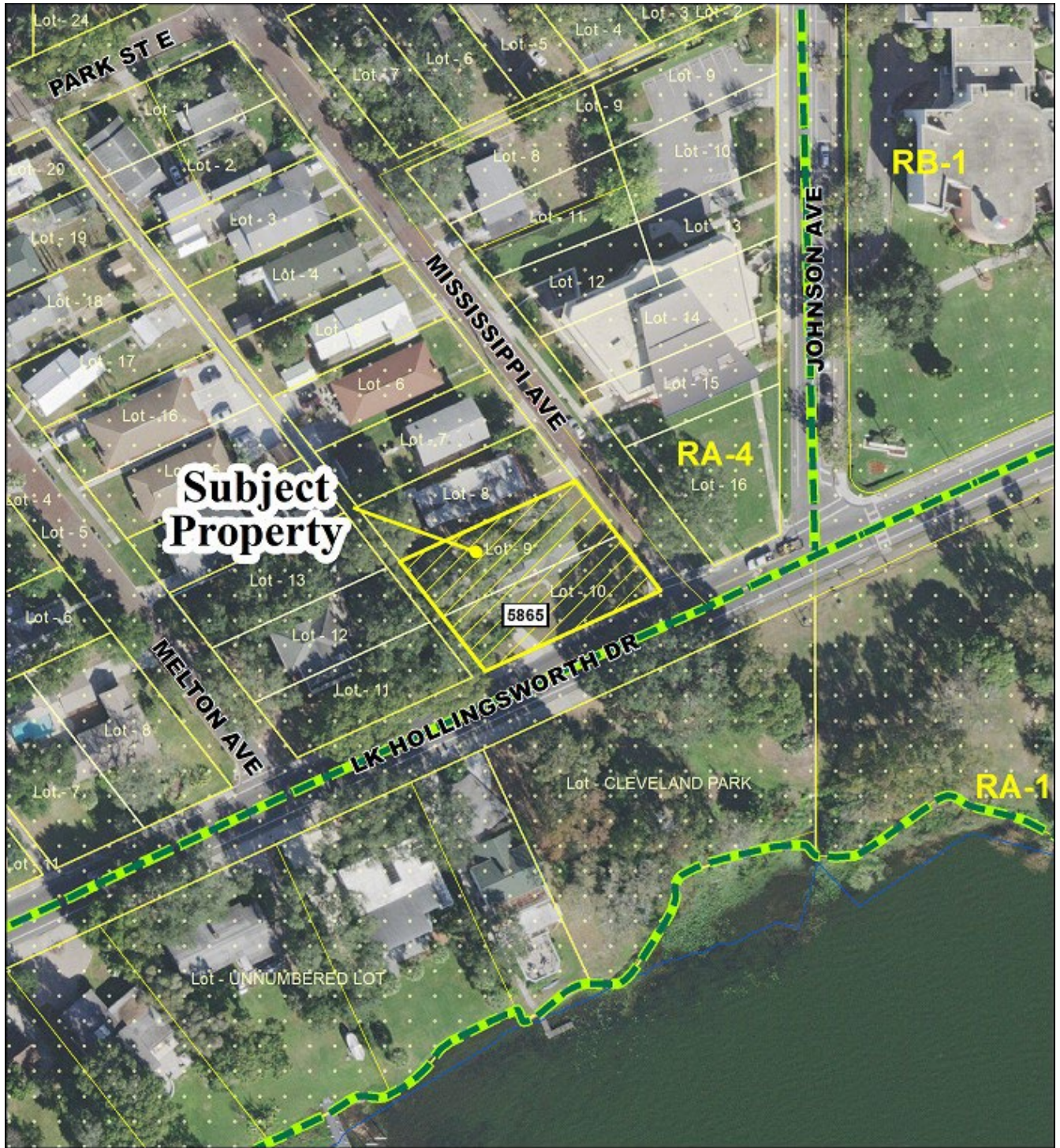


Community & Economic Development Staff Recommendation

Date:	May 21, 2024	Reviewer:	Phillip Searce
Project No:	SUB22-008	Location:	24 Lake Hollingsworth Drive
Owner:	The Row at Lake Hollingsworth, LLC		
Applicant:	Steven Godfrey, Stitzel Engineering		
Current Zoning:	RA-4 (Single-Family)	Future Land Use:	Residential Medium (RM)
Context District:	Urban Neighborhood (UNH)		
P&Z Hearing:	May 21, 2024	P&Z Final Decision:	May 21, 2024
Request:	Plat approval for the Row at Lake Hollingsworth townhome subdivision on approximately 0.32 acres located at the northwest corner of Lake Hollingsworth Drive and Mississippi Avenue.		

1.0 Location Maps





2.0 Background

2.1 Summary

Steven Godfrey, of Stitzel Engineering, on behalf of The Row at Lake Hollingsworth, LLC, has submitted a plat for The Row at Lake Hollingsworth subdivision on approximately 0.32 acres located at the northwest corner of Lake Hollingsworth Drive and Mississippi Avenue. The four-lot, single-family attached (townhome) project, which will be developed through a conditional use permit, was recommended for approval by the Planning and Zoning Board on January 20, 2021, and approved by the City Commission on February 16, 2021 (Ordinance 5865). Single-family attached dwelling units are a special building type which are defined by the Land Development Code as a building containing a single-family dwelling on its own lot or parcel attached by common vertical walls to one or more other single-family dwellings located on other lots or parcels with one or more at-grade entrances and at least 40 percent of its living area at grade. Plats are reviewed by the City's Subdivision Review Team for compliance with Article 9 (Subdivision Standards) of the Land Development Code.

The final plat has been reviewed and approved by the Director of Community Development, Director of Public Works, General Manager of Lakeland Electric, Director of Water Utilities and Director of Parks and Recreation, the city's consulting surveyor and has been found to be in compliance with Article 9, Subdivision Standards, Engineering Standards Manual, and Chapter 177 of the Florida Statutes pertaining to subdivisions.

Attachments

Plat Sheets for The Row on Lake Hollingsworth

3.0 Recommendation

3.1 Community & Economic Development Staff

It is recommended that the Planning and Zoning Board approve the plat as conforming to Article 9 (Subdivision Standards) of the Land Development Code.

ROW AT LAKE HOLLINGSWORTH

PLAT BOOK PAGE
SHEET 1 OF 2

APPROVAL: CITY SURVEYOR CONSULTANT

CITY OF JARVISLAND
COUNTY OF POLK
STATE OF FLORIDA

APPROVAL: CITY MANAGER

CITY OF JARVISLAND
COUNTY OF POLK
STATE OF FLORIDA

APPROVAL: PLANNING AND ZONING

CITY OF JARVISLAND
COUNTY OF POLK
STATE OF FLORIDA

APPROVAL: CERTIFICATION

CITY OF JARVISLAND
COUNTY OF POLK
STATE OF FLORIDA

APPROVAL: MORTGAGEE APPROVAL

CITY OF JARVISLAND
COUNTY OF POLK
STATE OF FLORIDA

APPROVAL: ACKNOWLEDGEMENT

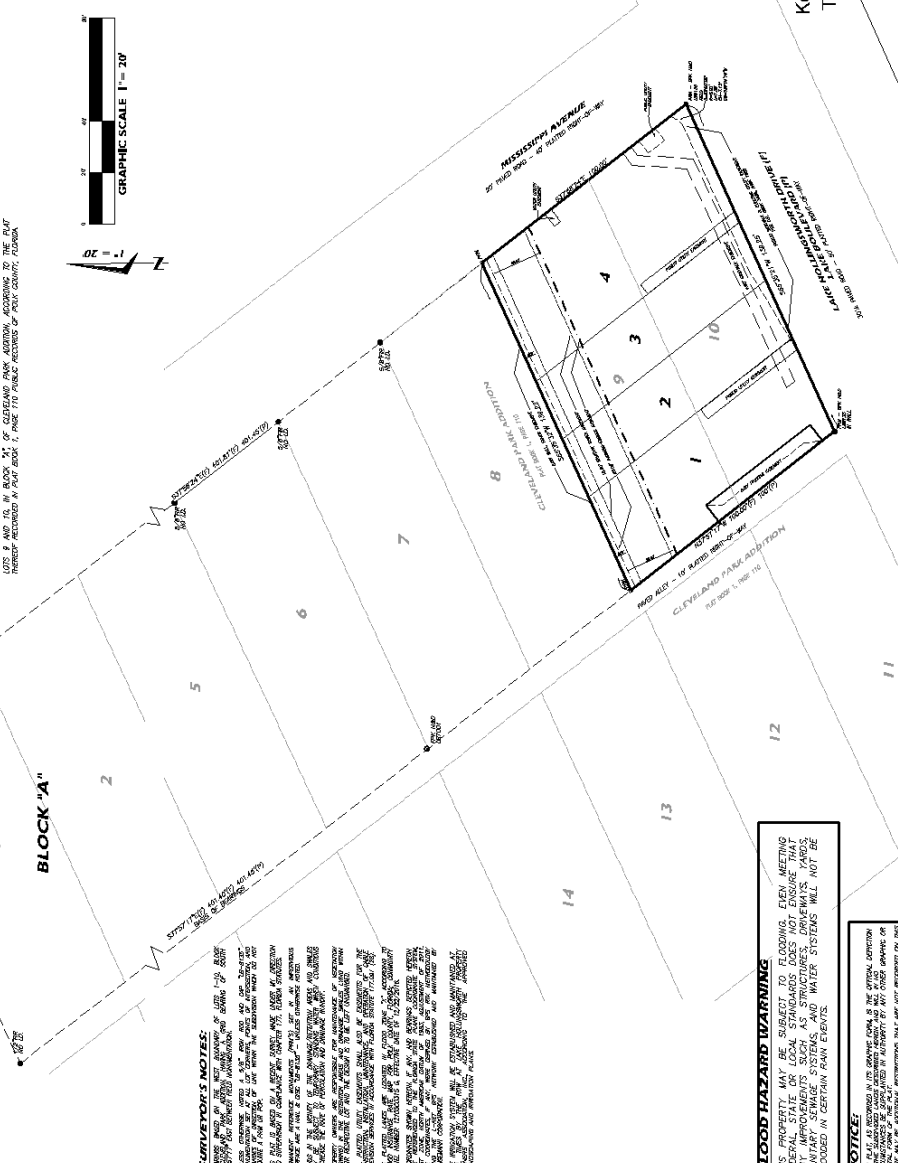
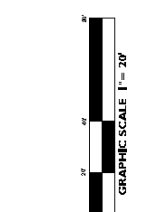
CITY OF JARVISLAND
COUNTY OF POLK
STATE OF FLORIDA

APPROVAL: DEDICATION

CITY OF JARVISLAND
COUNTY OF POLK
STATE OF FLORIDA

THE PURPOSE OF THIS SHEET IS TO SHOW THE OVERALL OF BLOCK "A", CLEVELAND PARK ADDITION, AND THE MONUMENTATION FOUND. SEE SHEET 2 OF 2 FOR DETAILED INFORMATION OF THE PROPOSED LOTS

LEGAL DESCRIPTION
LOTS 9 AND 10, IN BLOCK "A", CLEVELAND PARK ADDITION, ACCORDING TO THE PLAT HEREBY RECORDED IN PLAT BOOK 1, PAGE 110 PUBLIC RECORDS OF POLK COUNTY, FLORIDA



- NOTES AND LEGEND**
- 1. ROW - RIGHT OF WAY
 - 2. ROW - RIGHT OF WAY
 - 3. ROW - RIGHT OF WAY
 - 4. ROW - RIGHT OF WAY
 - 5. ROW - RIGHT OF WAY
 - 6. ROW - RIGHT OF WAY
 - 7. ROW - RIGHT OF WAY
 - 8. ROW - RIGHT OF WAY
 - 9. ROW - RIGHT OF WAY
 - 10. ROW - RIGHT OF WAY
 - 11. ROW - RIGHT OF WAY
 - 12. ROW - RIGHT OF WAY
 - 13. ROW - RIGHT OF WAY
 - 14. ROW - RIGHT OF WAY

SURVEYOR'S NOTES:

1. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE PROPERTY IS IN ACCORDANCE WITH THE PLAT.
2. THE SURVEYOR HAS FOUND THAT THE PROPERTY IS IN ACCORDANCE WITH THE PLAT.
3. THE SURVEYOR HAS FOUND THAT THE PROPERTY IS IN ACCORDANCE WITH THE PLAT.
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14. THE SURVEYOR HAS FOUND THAT THE PROPERTY IS IN ACCORDANCE WITH THE PLAT.

FLOOD HAZARD WARNING

THIS PROPERTY MAY BE SUBJECT TO FLOODING, EVEN DURING DRY WEATHER. ANY STRUCTURES, DRIVEWAYS, SANITARY SEWER SYSTEMS, AND WATER SYSTEMS WILL NOT BE FLOODED IN CERTAIN RAIN EVENTS.

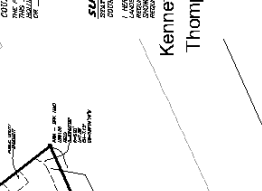
NOTICE:

THE PLAT IS RECORDED IN ITS ENTIRETY IN THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE PROPERTY IS IN ACCORDANCE WITH THE PLAT.

ACKNOWLEDGEMENT:
I, the undersigned, hereby acknowledge the execution of this instrument by me and the authority of the signers hereon to execute the same.

DEDICATION:
I, the undersigned, hereby dedicate the above described premises to the use of the City of Jarvisland, Polk County, Florida, for the purpose of a park.

STATEMENTS:
I, the undersigned, hereby state that the above described premises are not subject to any liens, mortgages, or other encumbrances.



BY: KENNETH W. THOMPSON, SURVEYOR
KENNETH W. THOMPSON
12345 W. JARVISLAND AVENUE
JARVISLAND, FLORIDA 32043

BY: JARVISLAND CITY MANAGER
JARVISLAND CITY MANAGER
12345 W. JARVISLAND AVENUE
JARVISLAND, FLORIDA 32043

BY: JARVISLAND CITY SURVEYOR CONSULTANT
JARVISLAND CITY SURVEYOR CONSULTANT
12345 W. JARVISLAND AVENUE
JARVISLAND, FLORIDA 32043

BY: JARVISLAND PLANNING AND ZONING
JARVISLAND PLANNING AND ZONING
12345 W. JARVISLAND AVENUE
JARVISLAND, FLORIDA 32043

BY: JARVISLAND CERTIFICATION
JARVISLAND CERTIFICATION
12345 W. JARVISLAND AVENUE
JARVISLAND, FLORIDA 32043

BY: JARVISLAND MORTGAGEE APPROVAL
JARVISLAND MORTGAGEE APPROVAL
12345 W. JARVISLAND AVENUE
JARVISLAND, FLORIDA 32043

ROW AT LAKE HOLLINGSWORTH

PLAT BOOK PAGE
SHEET 2 OF 2

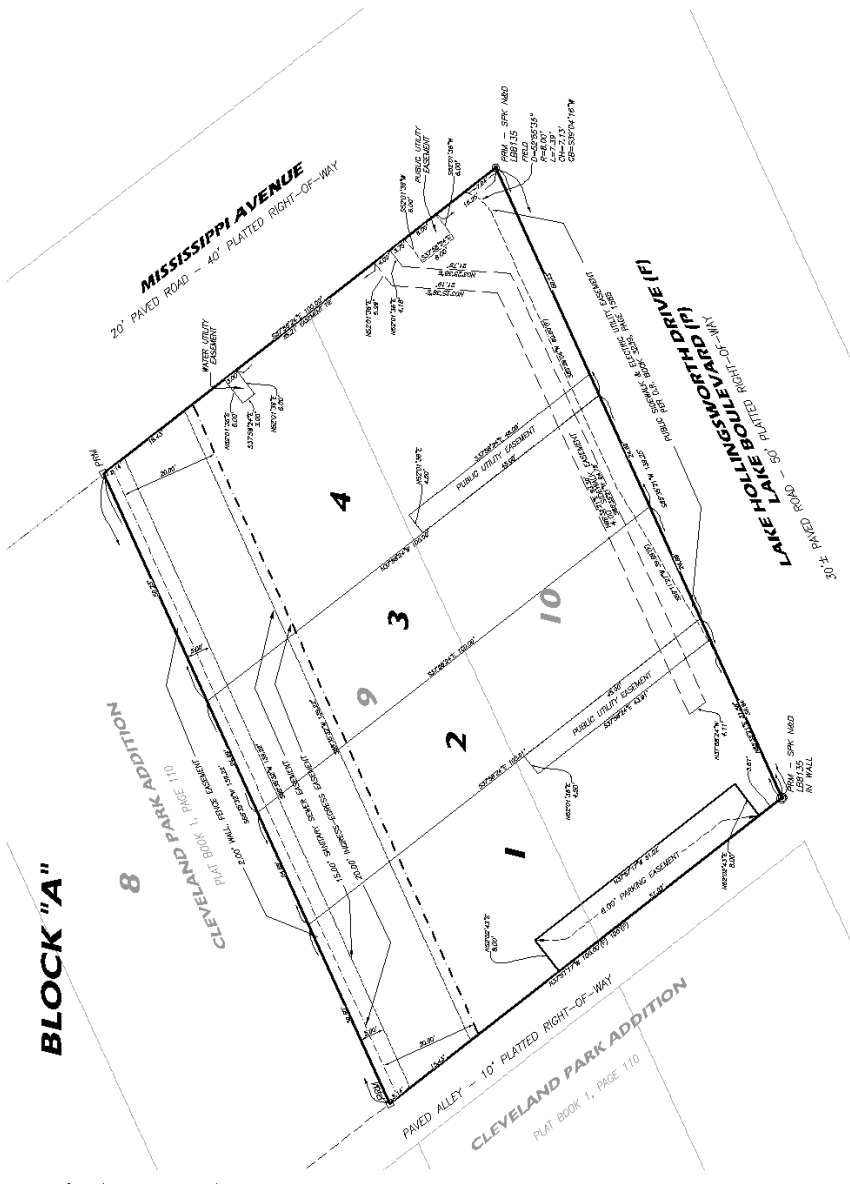
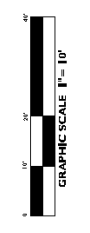
A REPLAT OF LOTS 9 AND 10, BLOCK "A", CLEVELAND PARK ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 110 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA LYING IN SECTION 19, TOWNSHIP 28 SOUTH RANGE 24 EAST, CITY OF LAKELAND, POLK COUNTY, STATE OF FLORIDA

NOTES AND LEGEND

1. LOT - CONVEYANCE
2. ROW - RIGHT-OF-WAY
3. PAV - PAVED ROAD
4. UNPAV - UNPAVED ROAD
5. ASP - ASPHALT DRIVE
6. CON - CONCRETE DRIVE
7. GR - GRAVEL DRIVE
8. ST - STONE DRIVE
9. S - SAND DRIVE
10. C - CLAY DRIVE
11. M - MUD DRIVE
12. W - WATER DRIVE
13. O - OIL DRIVE
14. G - GAS DRIVE
15. E - ELECTRIC DRIVE
16. T - TELEPHONE DRIVE
17. C - CABLE DRIVE
18. S - SLOPE DRIVE
19. L - LEVEL DRIVE
20. H - HILL DRIVE
21. V - VALLEY DRIVE
22. P - PLATEAU DRIVE
23. M - MOUNTAIN DRIVE
24. R - RIVER DRIVE
25. L - LAKE DRIVE
26. S - SEA DRIVE
27. O - OCEAN DRIVE
28. D - DUNE DRIVE
29. B - BEACH DRIVE
30. I - ISLAND DRIVE
31. P - PENINSULA DRIVE
32. T - TIBET DRIVE
33. A - ALPS DRIVE
34. M - MOUNTAINS DRIVE
35. H - HILLS DRIVE
36. P - PLAINS DRIVE
37. V - VALLEY DRIVE
38. R - RANGE DRIVE
39. M - MOUNTAIN DRIVE
40. S - SEA DRIVE
41. O - OCEAN DRIVE
42. D - DUNE DRIVE
43. B - BEACH DRIVE
44. I - ISLAND DRIVE
45. P - PENINSULA DRIVE
46. T - TIBET DRIVE
47. A - ALPS DRIVE
48. M - MOUNTAINS DRIVE
49. H - HILLS DRIVE
50. P - PLAINS DRIVE

EXHIBITOR'S NOTES:

1. THE PROPERTY IS BEING REPLATED TO CORRECT A MISTAKE IN THE ORIGINAL PLAT.
2. THE PROPERTY IS BEING REPLATED TO CORRECT A MISTAKE IN THE ORIGINAL PLAT.
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FLOOD HAZARD WARNING

THIS PROPERTY MAY BE SUBJECT TO FLOODING. EVEN MEETING FEDERAL, STATE OR LOCAL STANDARDS DOES NOT ENSURE THAT SANITARY SEWER SYSTEMS AND WATER SYSTEMS WILL NOT BE FLOODED IN CERTAIN RAIN EVENTS.

NOTICE

THIS PLAT AS RECORDED IN THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA IS SUBJECT TO THE FLOODING HAZARD WARNING. THE PROPERTY IS BEING REPLATED TO CORRECT A MISTAKE IN THE ORIGINAL PLAT. THE PROPERTY IS BEING REPLATED TO CORRECT A MISTAKE IN THE ORIGINAL PLAT.

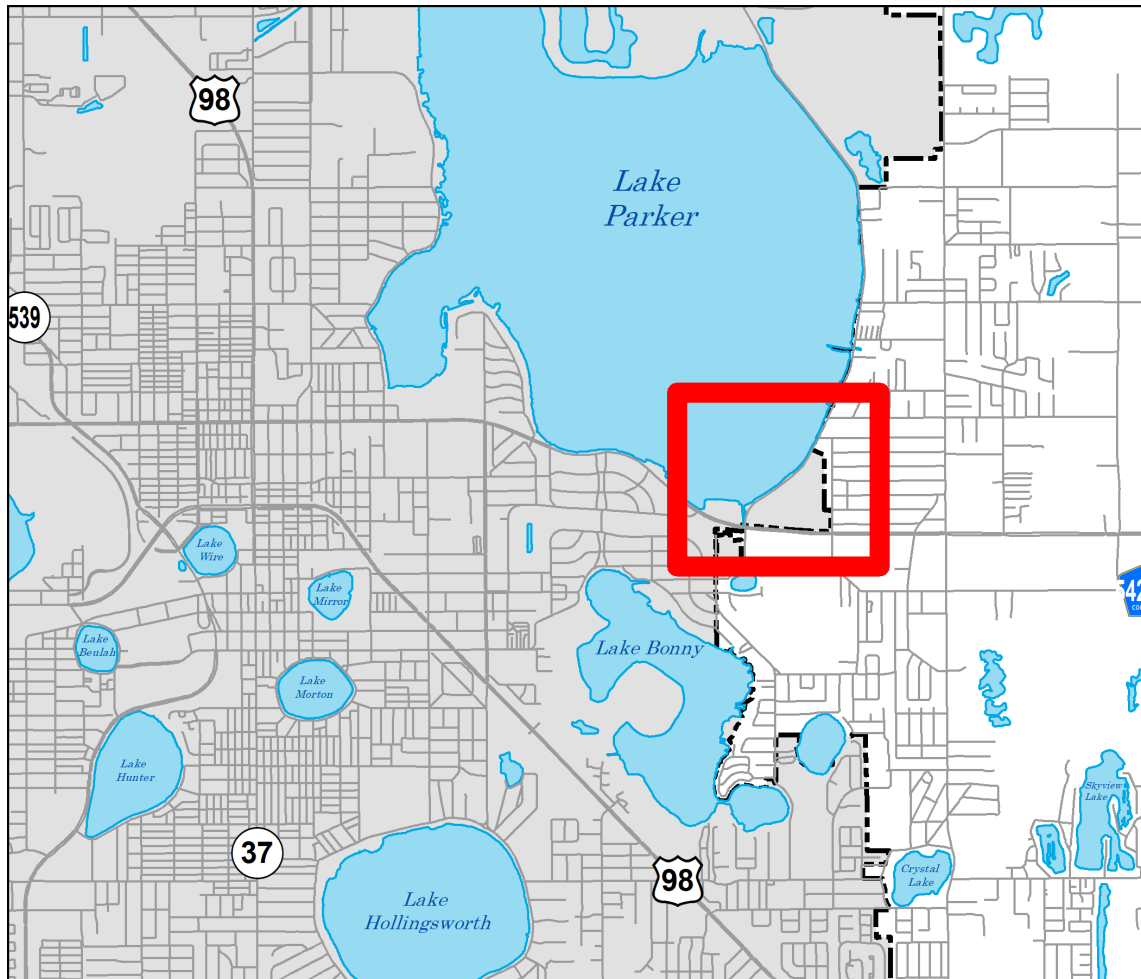


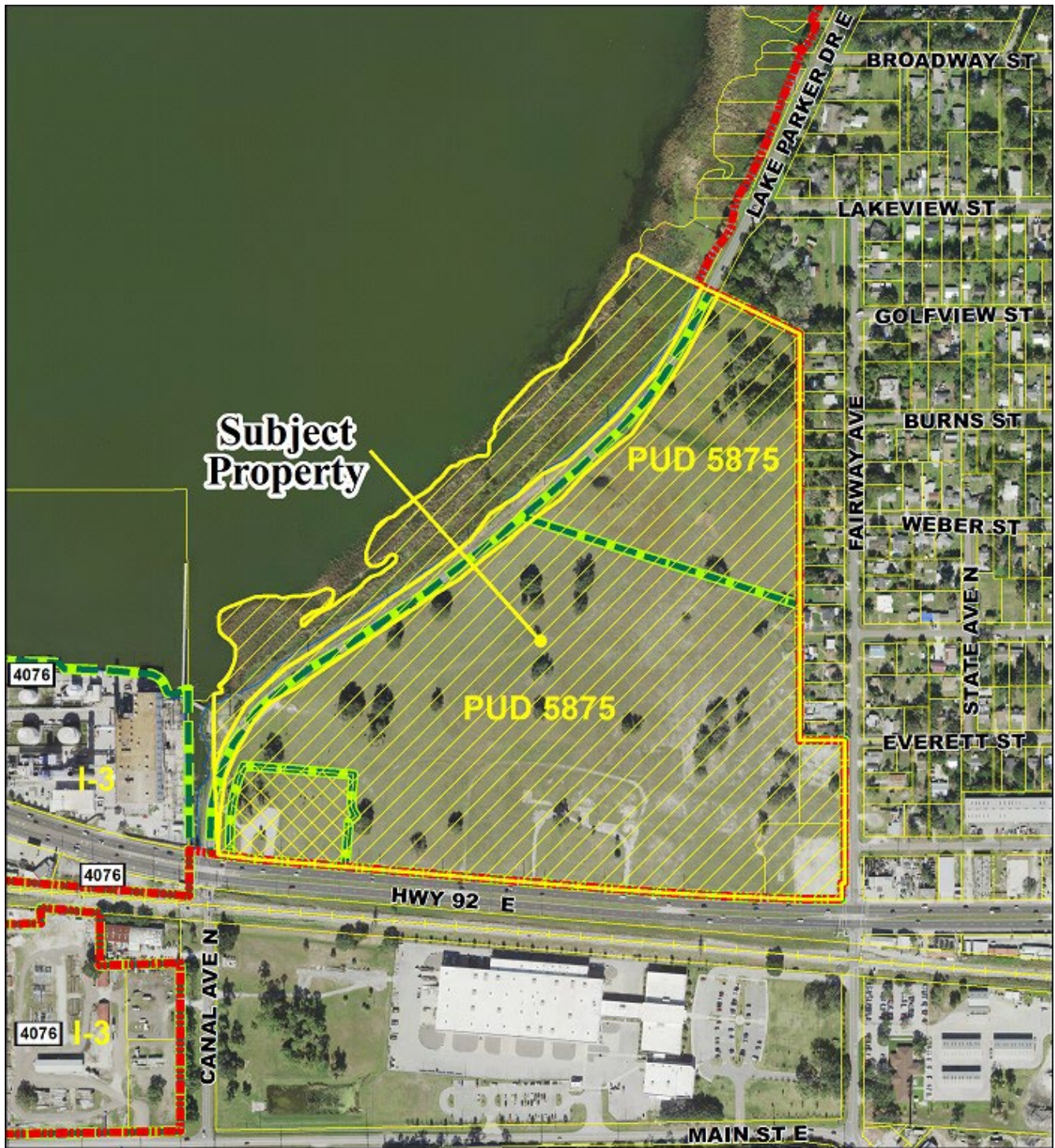


Community & Economic Development Staff Recommendation

Date:	May 21, 2024	Reviewer:	Phillip Searce
Project No:	SUB23-004	Location:	2150 E. Road 92
Owner:	AG EHC II (LEN) Multi State 4 LLC		
Applicant:	Kenneth Thompson, Platinum Surveying		
Current Zoning:	PUD (Planned Unit Development) 5875	Future Land Use:	Residential Medium (RM)
Context District:	Suburban Neighborhood (SNH)		
P&Z Hearing:	May 21, 2024	P&Z Final Decision:	May 21, 2024
Request:	Plat approval for the Cypress Point at Lake Parker subdivision on approximately 43.3 acres located at the northeast corner of U.S. Highway 92 East and E. Lake Parker Drive (2150 E. Road 92).		

1.0 Location Maps





2.0 Background

2.1 Summary

Kenneth Thompson, Platinum Surveying, on behalf of AG EHC II (LEN) Multi State 4 LLC, has submitted a plat for the Cypress Point at Lake Parker subdivision on approximately 43.3 acres located at the northeast corner of U.S. Highway 92 East and E. Lake Parker Drive (2150 E. Road 92). The 199-lot subdivision, which will be developed for single-family detached residential uses as a Planned Unit Development (PUD), was recommended for approval by the Planning and Zoning Board on May 18, 2021 and approved by the City Commission on June 21, 2021 (Ordinance 5875, as amended).

Plats are reviewed by the City's Subdivision Review Team for compliance with Article 9 (Subdivision Standards) of the Land Development Code. The final plat has been reviewed and approved by the Director of Community Development, Director of Public Works, General Manager of Lakeland Electric, Director of Water Utilities and Director of Parks and Recreation, the city's consulting surveyor and has been found to be in compliance with Article 9, Subdivision Standards, Engineering Standards Manual, and Chapter 177 of the Florida Statutes pertaining to subdivisions.

Attachments

Plat Sheets for Cypress Point at Lake Parker

3.0 Recommendation

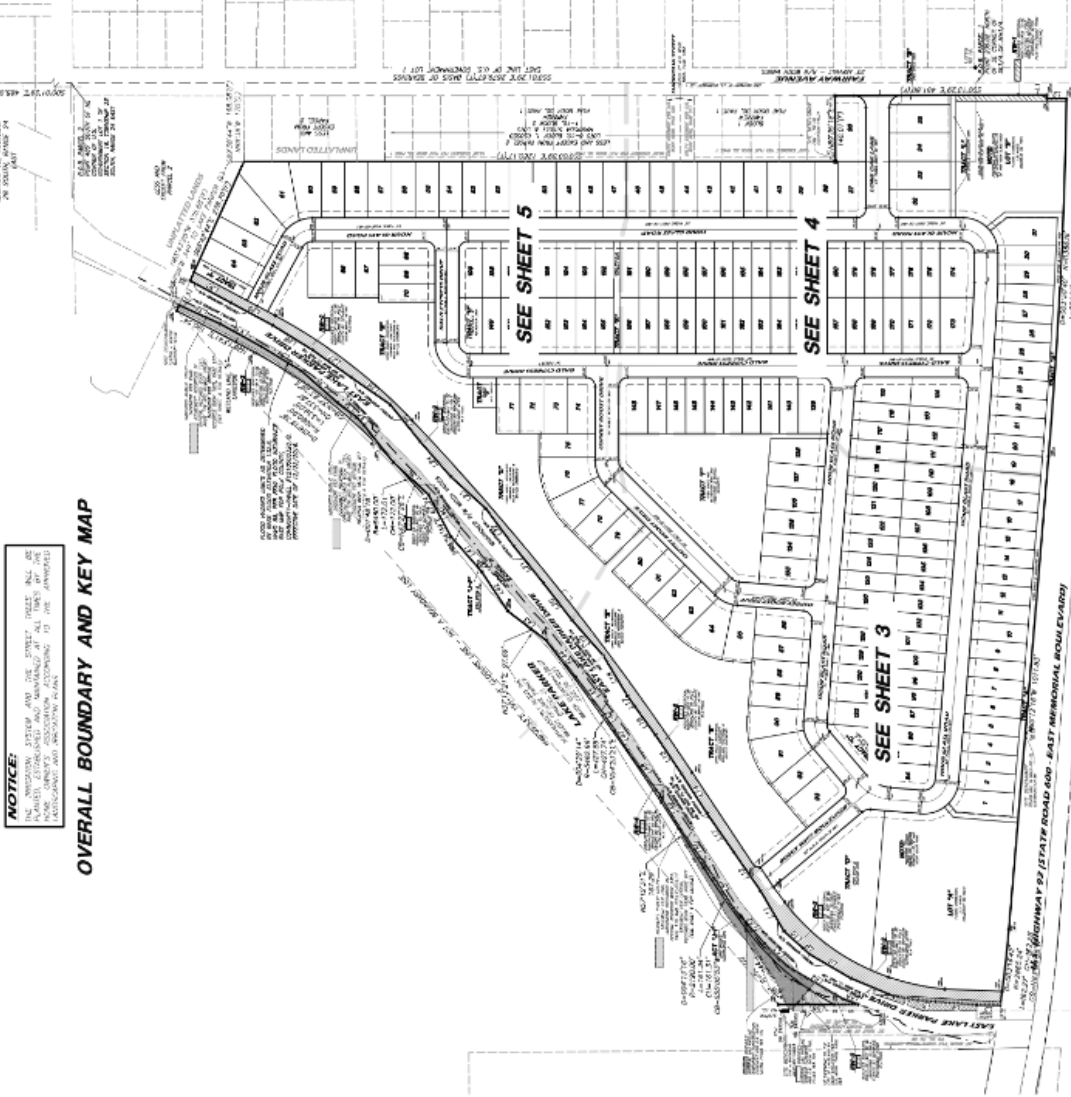
3.1 Community & Economic Development Staff

It is recommended that the Planning and Zoning Board approve the plat as conforming to Article 9 (Subdivision Standards) of the Land Development Code.

CYPRESS POINT AT LAKE PARKER

A REPEAT OF LOTS 1 THROUGH 5, BLOCK 1, FAIRVIEW SUBDIVISION AS RECORDED IN PLAT BOOK 32, PAGE 1, PUBLIC RECORDS OF POLK COUNTY, FLORIDA AND A PORTION OF U.S. GOVERNMENT LOTS 1 AND 2 IN THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 28 SOUTH, RANGE 24 EAST, CITY OF LAKELAND, POLK COUNTY, STATE OF FLORIDA

PLAT BOOK SHEET 2 OF 5 PAGE



- NOTES AND LEGEND**
- 1. CONVEYANCE TO BE HAD BY THE STATE OF FLORIDA TO THE CITY OF LAKELAND, FLORIDA.
 - 2. THE CITY OF LAKELAND, FLORIDA, IS THE GRANTEE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT.
 - 3. THE CITY OF LAKELAND, FLORIDA, IS THE GRANTEE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT.
 - 4. THE CITY OF LAKELAND, FLORIDA, IS THE GRANTEE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT.
 - 5. THE CITY OF LAKELAND, FLORIDA, IS THE GRANTEE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT.
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 - 8. THE CITY OF LAKELAND, FLORIDA, IS THE GRANTEE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT.
 - 9. THE CITY OF LAKELAND, FLORIDA, IS THE GRANTEE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT.
 - 10. THE CITY OF LAKELAND, FLORIDA, IS THE GRANTEE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT.

OVERALL BOUNDARY AND KEY MAP

NOTICE: THE SUBDIVISION SYSTEM AND THE STREET LAYOUT ARE AS SHOWN ON THESE PLANS, ESTABLISHED AND MAINTAINED AT ALL TIMES BY THE CITY OF LAKELAND, FLORIDA, AND NO OTHER PARTY.

- SURVEYOR'S NOTES:**
1. THE SURVEY WAS MADE BY THE SURVEYOR ON THE 15th DAY OF MARCH, 2024, AT LAKELAND, FLORIDA.
 2. THE SURVEY WAS MADE BY THE SURVEYOR ON THE 15th DAY OF MARCH, 2024, AT LAKELAND, FLORIDA.
 3. THE SURVEY WAS MADE BY THE SURVEYOR ON THE 15th DAY OF MARCH, 2024, AT LAKELAND, FLORIDA.
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 5. THE SURVEY WAS MADE BY THE SURVEYOR ON THE 15th DAY OF MARCH, 2024, AT LAKELAND, FLORIDA.
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 7. THE SURVEY WAS MADE BY THE SURVEYOR ON THE 15th DAY OF MARCH, 2024, AT LAKELAND, FLORIDA.
 8. THE SURVEY WAS MADE BY THE SURVEYOR ON THE 15th DAY OF MARCH, 2024, AT LAKELAND, FLORIDA.
 9. THE SURVEY WAS MADE BY THE SURVEYOR ON THE 15th DAY OF MARCH, 2024, AT LAKELAND, FLORIDA.
 10. THE SURVEY WAS MADE BY THE SURVEYOR ON THE 15th DAY OF MARCH, 2024, AT LAKELAND, FLORIDA.

LOT NO.	AREA (SQ. FT.)	AREA (SQ. FT.)
1	10,000.00	10,000.00
2	10,000.00	10,000.00
3	10,000.00	10,000.00
4	10,000.00	10,000.00
5	10,000.00	10,000.00
6	10,000.00	10,000.00
7	10,000.00	10,000.00
8	10,000.00	10,000.00
9	10,000.00	10,000.00
10	10,000.00	10,000.00
11	10,000.00	10,000.00
12	10,000.00	10,000.00
13	10,000.00	10,000.00
14	10,000.00	10,000.00
15	10,000.00	10,000.00
16	10,000.00	10,000.00
17	10,000.00	10,000.00
18	10,000.00	10,000.00
19	10,000.00	10,000.00
20	10,000.00	10,000.00
21	10,000.00	10,000.00
22	10,000.00	10,000.00
23	10,000.00	10,000.00
24	10,000.00	10,000.00
25	10,000.00	10,000.00
26	10,000.00	10,000.00
27	10,000.00	10,000.00
28	10,000.00	10,000.00
29	10,000.00	10,000.00
30	10,000.00	10,000.00
31	10,000.00	10,000.00
32	10,000.00	10,000.00
33	10,000.00	10,000.00
34	10,000.00	10,000.00
35	10,000.00	10,000.00
36	10,000.00	10,000.00
37	10,000.00	10,000.00
38	10,000.00	10,000.00
39	10,000.00	10,000.00
40	10,000.00	10,000.00
41	10,000.00	10,000.00
42	10,000.00	10,000.00
43	10,000.00	10,000.00
44	10,000.00	10,000.00
45	10,000.00	10,000.00
46	10,000.00	10,000.00
47	10,000.00	10,000.00
48	10,000.00	10,000.00
49	10,000.00	10,000.00
50	10,000.00	10,000.00

NOTICE: THIS PLAN IS SUBMITTED TO THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, FOR RECORDATION. THE GRANTEE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IS THE CITY OF LAKELAND, FLORIDA. THE GRANTEE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IS THE CITY OF LAKELAND, FLORIDA.





Report of City Commission Action on Planning and Zoning Board Recommendations

Tuesday, May 21, 2024

Meeting of May 6, 2024

Ordinances (First Reading)

Proposed 24-013; Approving a Conditional Use to Allow a School for Grades K-8 on Property Located at 1945 N. Florida Avenue. (CUP24-004)

Proposed 24-014; Approving a Conditional Use to Allow for the Parking and Storage of Semi-Trucks/Trailers on Property Located at 1121 Atlantic Road. (CUP24-001)

Meeting of April 15, 2024

Ordinances (Second Reading)

Proposed 24-012; Approving a Conditional Use to Allow Motor Fuel Sales, Major, as an Accessory Use for the Sam's Club Retail Store on Property Located at 4600 Highway 98 N. (CUP24-003) **Approved 7—0, Ordinance 6031**