

AGENDA

Planning & Zoning Board
Lakeland Electric Building rooms 1A/B
June 18, 2024 8:30 a.m.

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

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

PUBLIC HEARING

- ITEM 1:**
- a. Compatibility review to allow for the construction of an accessory dwelling unit on property located at 1412 Edgewater Beach Drive. Owner: Wardell and Yolonda Williams. Applicant: Wardell Williams. (ADU24-007)
 - b. Consideration of final decision.
- ITEM 2:**
- a. Conditional use to allow a special event venue/banquet hall on property located at 112 E. Pine Street. Owner/Applicant: Dorcas and Darrian Crumbley. (CUP24-006)
 - b. Consideration of final decision.
- ITEM 3:**
- a. Minor modification of PUD (Planned Unit Development) zoning to allow for the development of 166 single-family attached (townhome) dwelling units as an alternative development option within Tracts 10 and 11 of the Wedgewood Golf Course Redevelopment on approximately 24.19 acres generally located north and east of Carpenters Way, south of Heatherpoint Drive, and west of Audubon Oaks Apartments (401 Carpenters Way). Owner: SJD Development LLC. Applicant: John B. Allen, Peterson & Myers P.A. (PUD24-009)
 - b. Consideration of final decision.
- ITEM 4:**
- a. 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)
 - b. Consideration of final decision.
- ITEM 5:** A small-scale land use amendment, to change the future land use designation from Business Park (BP) to Neighborhood Activity Center (NAC), concurrent with a City-initiated context sub-district change from Suburban Special Purpose (SSP) to Suburban Center (SCT) on approximately 7.97 acres (Parcel A1); a change of zoning on approximately 65.50 acres from I-2 (Medium Industrial) to PUD (Planned Unit Development); application of PUD (Planned Unit Development) zoning on approximately 16.9 acres of unzoned property; and a major modification of PUD zoning to incorporate additional acreage and allow for a mix of office, commercial and industrial uses on

approximately 127.38 acres generally located north of W. Pipkin Road and east of Airside Center Drive. Owner: RRL Airpark, LLC. Applicant: John B. Allen, Peterson & Myers, P.A. (LUS24-005/PUD24-005/ZON24-008)

GENERAL MEETING

ITEM 6: Review minutes of the May meeting.

ITEM 7: Plat approval for Hawthorne, Phases 2A and 2B, a 190-lot residential subdivision on 91.28 acres generally located south of W. Pipkin Road, north of Ewell Road and west of Busy Bee Lane. Owner: Forestar USA Real Estate Group. Applicant: Dewberry Engineers, Inc. (SUB22-007)

ITEM 8: Election of new officers.

Current officers: Joseph Lauk, Chair
 Lyle Philipson, Vice-Chair
 Silvana Knight, Secretary

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

ITEM 10: Audience.

ITEM 11: Adjourn.



Planning & Zoning Board General Application

General Information:

Project No:	ADU24-007	Application Date:	5/15/2024		
Associated Projects:					
Project Name:	1412 Edgewater Beach Dr				
Subject Property Address:	1412 EDGEWATER BEACH DR				
Parcel ID:	242808175000001090	Total Acreage:			
Applicant Name:	WILLIAMS WARDELL R				
Applicant Address:	1412 EDGEWATER BEACH DR	LAKELAND	FL	33805	
Owner Name:	WILLIAMS WARDELL R				
Owner Address:	1412 EDGEWATER BEACH DR	LAKELAND	FL	33805	

Request:

Application Type:	Accessory Dwelling Unit				
Land Use					
Current	Residential Low				(RL)
Proposed	Not Applicable				
Zoning					
Current	Single Family				(RA-2)
Proposed	Not Applicable				
Sub Context District					
Current	(UNH)				Urban Neighborhood
Proposed					
Explanation of Request:	Add a ADU on right side of the home, to add an extra room for family visits and possible elderly care				
Justification:					

Concurrency:

Proposed Dwelling Units:	0	Project Floor Area:		Square feet
Type of Use:		Phase		Year

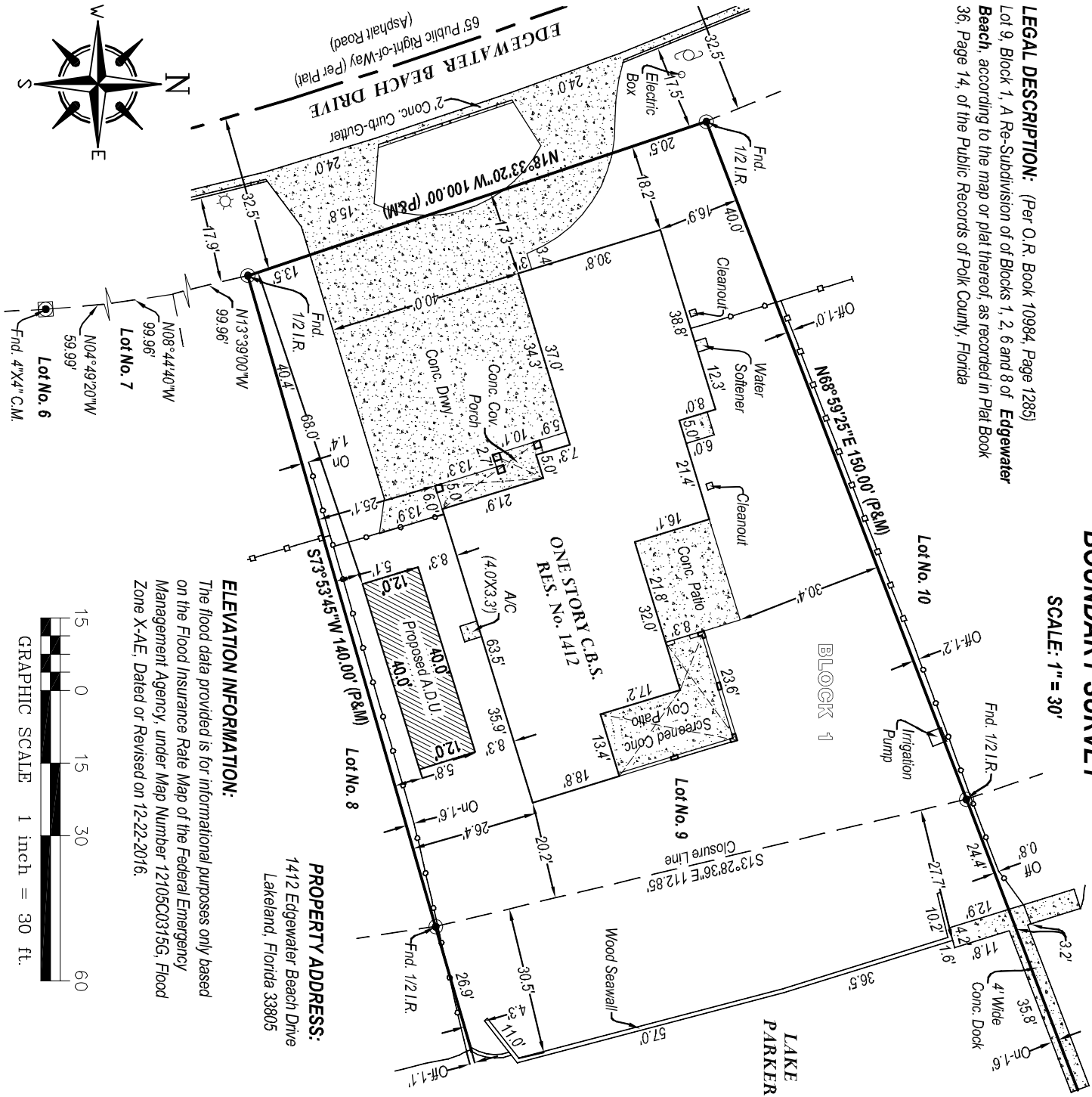
Estimate of Public Service Demand

Roadways	Daily Trips:	#Error		PM Peak Hour Trips:		
Potable Water		GPD	Wastewater	GPD	Solid Waste	PPD

BOUNDARY SURVEY

SCALE: 1" = 30'

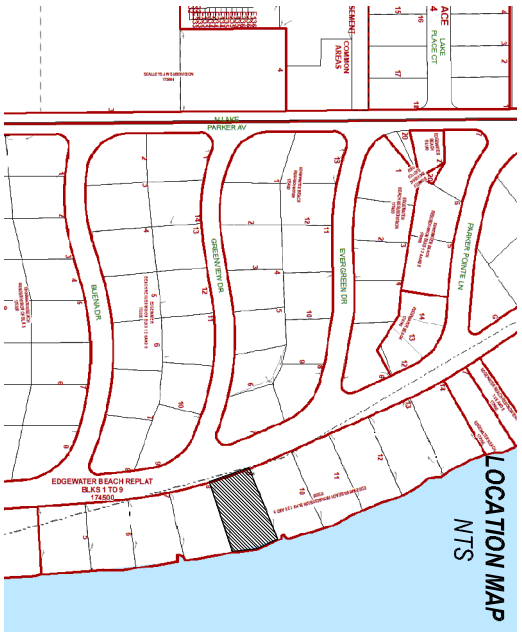
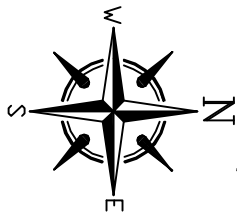
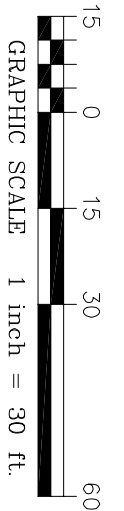
LEGAL DESCRIPTION: (Per O.R. Book 10984, Page 1285)
 Lot 9, Block 1, A Re-Subdivision of Blocks 1, 2, 6 and 8 of Edgewater Beach, according to the map or plat thereof, as recorded in Plat Book 36, Page 14, of the Public Records of Polk County, Florida



PROPERTY ADDRESS:
 1412 Edgewater Beach Drive
 Lakeland, Florida 33805

ELEVATION INFORMATION:

The flood data provided is for informational purposes only based on the Flood Insurance Rate Map of the Federal Emergency Management Agency, under Map Number 1210500315G, Flood Zone X-AE, Dated or Revised on 12-22-2016.



SURVEYOR'S NOTES:

- Bearings as shown on the Survey Map refer to a platted bearing of S73°53'45"W, along the Southerly line of the surveyed property.
- Examination of abstract of Title will have to be made to delineate recorded instruments, if any, affecting the property.
- This Survey is subject to Deductions, Limitations, Restrictions, Reservation or Easements of Records.
- Legal Descriptions provided by client.
- Underground Encroachments, if any, are not shown.
- This Firm has not attempted to locate footing and/or foundations and/or underground improvements of any nature.
- If shown Bearings are referred to an assumed meridian.
- Fence ownership not determined.

CERTIFY TO:

-Wardell R. Williams

CERTIFICATION: I, Wardell R. Williams, Surveyor, made under my direction and that it is the true and correct plat of the project forth by the Board of Professionals Land Surveyors and Mappers in Chapter 54-17, Florida Administrative Code, subject to Section 479.07, Florida Statutes, 5820

Wardell R. Williams
 Surveyor and Mapper
 License No. 8822
 State of Florida
 Electronic Seal of a Florida Land Surveyor and Mapper

Not valid without the Signature and Electronic Seal of a Florida Land Surveyor and Mapper 042324 1915

L.S.M.
LAND SURVEYORS & MAPPERS, INC.
 3833 COVINGTON LANE
 LAKELAND, FL 33810
 PHONE: (863) 673-1705 FAX: (863) 859-3570

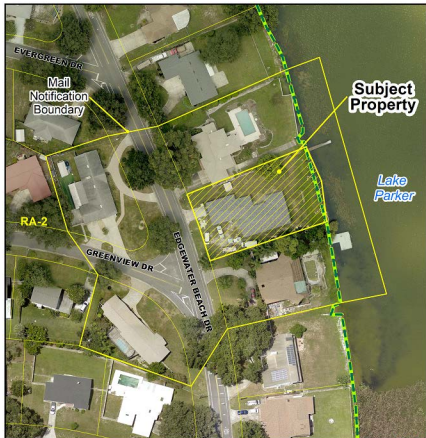
LEGEND AND ABBREVIATIONS

- (P) = Platted
- (M) = Measured
- (P&M) = Platted & Measured
- A/C = Air Conditioning Pad
- CONC. = Concrete
- C.B.S. = Concrete Block Structure
- COV. = Covered
- DRWY. = Driveway
- ESMT = Easement
- FND. = Found
- I.R. = Iron Rod
- P.B. = Plat Book
- PG. = Page
- RES. = Residence
- NTS = Not to Scale
- O.R. = Official Record
- STO. = Storage
- SWK. = Sidewalk
- A.D.U. = Accessory Dwelling Unit

- ☉ = Light Pole
- = Utility Pole
- = Vinyl Fence (6' High)
- = Chain Link Fence (4' High)
- = CENTERLINE
- = LOT LINE
- = COVERED LINE

Job No.: 23-2071-A
 LB No.: 7790
 Field Date: 04-11-2023
 Revised: C.P.

A.D.U. Date: 04-23-2024



File Number: ADU24-007

Present Zoning: RA-2

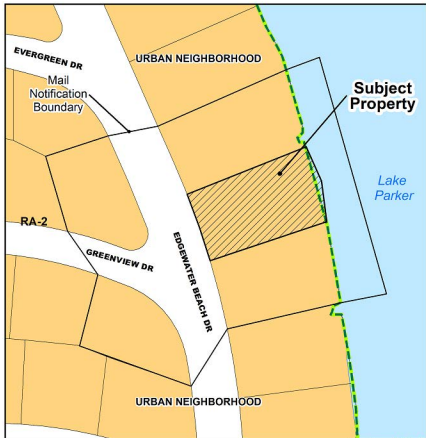
Context: Urban Neighborhood

Proposed Zoning: Compatibility Review for an Accessory Dwelling Unit

June 2024

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





File Number: ADU24-007

Present Zoning: RA-2

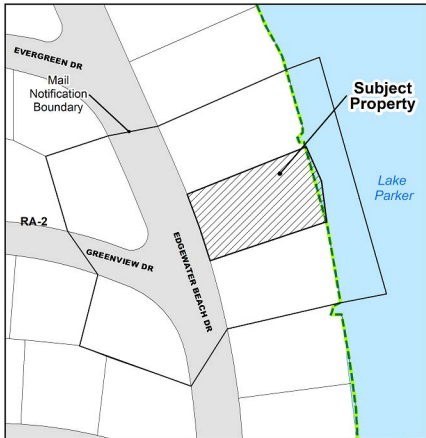
Context: Urban Neighborhood

Proposed Zoning: Compatibility Review for an Accessory Dwelling Unit

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



June 2024



File Number: ADU24-007

Present Zoning: RA-2

Context: Urban Neighborhood

Proposed Zoning: Compatibility Review for an Accessory Dwelling Unit

June 2024

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





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

June 4, 2024

RE: 1412 Edgewater Beach Drive - Project No. ADU24-007

Dear Property Owner:

This letter is to advise you that Wardell R. Williams, requests a compatibility review to allow for the construction of an accessory dwelling unit on property located at 1412 Edgewater Beach Drive. The subject property is legally described as follows:

Lot 9, Block 1, A Re-Subdivision of Blocks 1,2,6 and 8 of Edgewater Beach, according to the map or plat thereof, as recorded in Plat Book 36, Page(s) 14, of the 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, June 18, 2024**, in the Lakeland Electric Building rooms 1A/B, 501 E. Lemon Street. As an owner of property adjacent to this request, as indicated on the attached map, you will be given an opportunity to express your opinion at the public hearing or you may submit your views to the Community Development Department, 863-834-6011 or planning@lakelandgov.net, prior to the Tuesday, June 18th meeting.

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

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THIS IS A COURTESY LETTER NOT REQUIRED BY LAW



Planning & Zoning Board General Application

General Information:

Project No:	CUP24-006 / CPT24-032	Application Date:	4/8/2024		
Associated Projects:	CPT24-032				
Project Name:	BLACK SWAN VENUE				
Subject Property Address:	112 PINE ST E				
Parcel ID:	242818201000005060	Total Acreage:	0.2		
Applicant Name:	DORCAS OR DARRIAN CRUMBLEY				
Applicant Address:	112 E PINE STREET	LAKELAND	FL	33801	
Owner Name:	CAFFEY GROUP LLP				
Owner Address:	110 E PINE ST	LAKELAND	FL	33801	

Request:

Application Type:	Conditional Use Permit				
Land Use					
Current	Regional Activity Center			(RAC)	
Proposed	Not Applicable				
Zoning					
Current	Munn Park District			(C-7)	
Proposed	Not Applicable				
Sub Context District					
Current	(UCT)			Urban Center	
Proposed					
Explanation of Request:	Black Swan Venue will serve as a dynamic space for community gatherings, private events, and charitable initiatives in downtown Lakeland. Our mission is to enhance community engagement and contribute to the area's growth and vibrancy.				
Justification:					

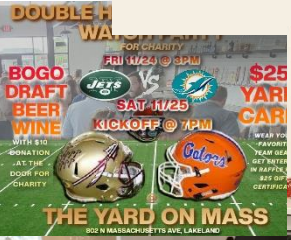
Concurrency:

Proposed Dwelling Units:	0	Project Floor Area:	1,113	Square feet	
Type of Use:		Phase		Year	
Estimate of Public Service Demand					
Roadways	Daily Trips:	#Error		PM Peak Hour Trips:	
Potable Water		GPD	Wastewater	GPD	Solid Waste PPD

112 E PINE ST (BLACK SWAN VENUE) PROJECT NARRATIVE



TOP PRO
2021



112 E PINE ST (BLACK SWAN VENUE) PROJECT NARRATIVE

Essential Catering Solutions, Inc., a conglomerate, currently rebranding into DARC Brands, helmed by Dorcas and Darrian, boasts over 30 years of collective corporate experience. They've navigated diverse sectors, aiding entities like Keiser University and Lakeland Regional Health in enhancing customer experiences and achieving strategic goals.

With a focus on capital campaign fundraising, transformative leadership, and strategic partnerships, ECS Inc. has thrived, generating substantial revenue despite pandemic challenges. Dorcas and Darrian's backgrounds in education, social work, and business management have fueled their success, earning them numerous accolades, including "Small Business of the Year" honors.

In just seven years, ECS Inc. has grown exponentially, now comprising three thriving businesses with 28 dedicated team members. Their commitment to community service is exemplified by over 768,000 hours of volunteerism and extensive support for local businesses.

Their proposed event venue reflects this dedication to excellence, promising a versatile space suitable for weddings, corporate events, and community gatherings. Located centrally, it aims to become a premier destination for diverse events, catering to a wide range of clientele.

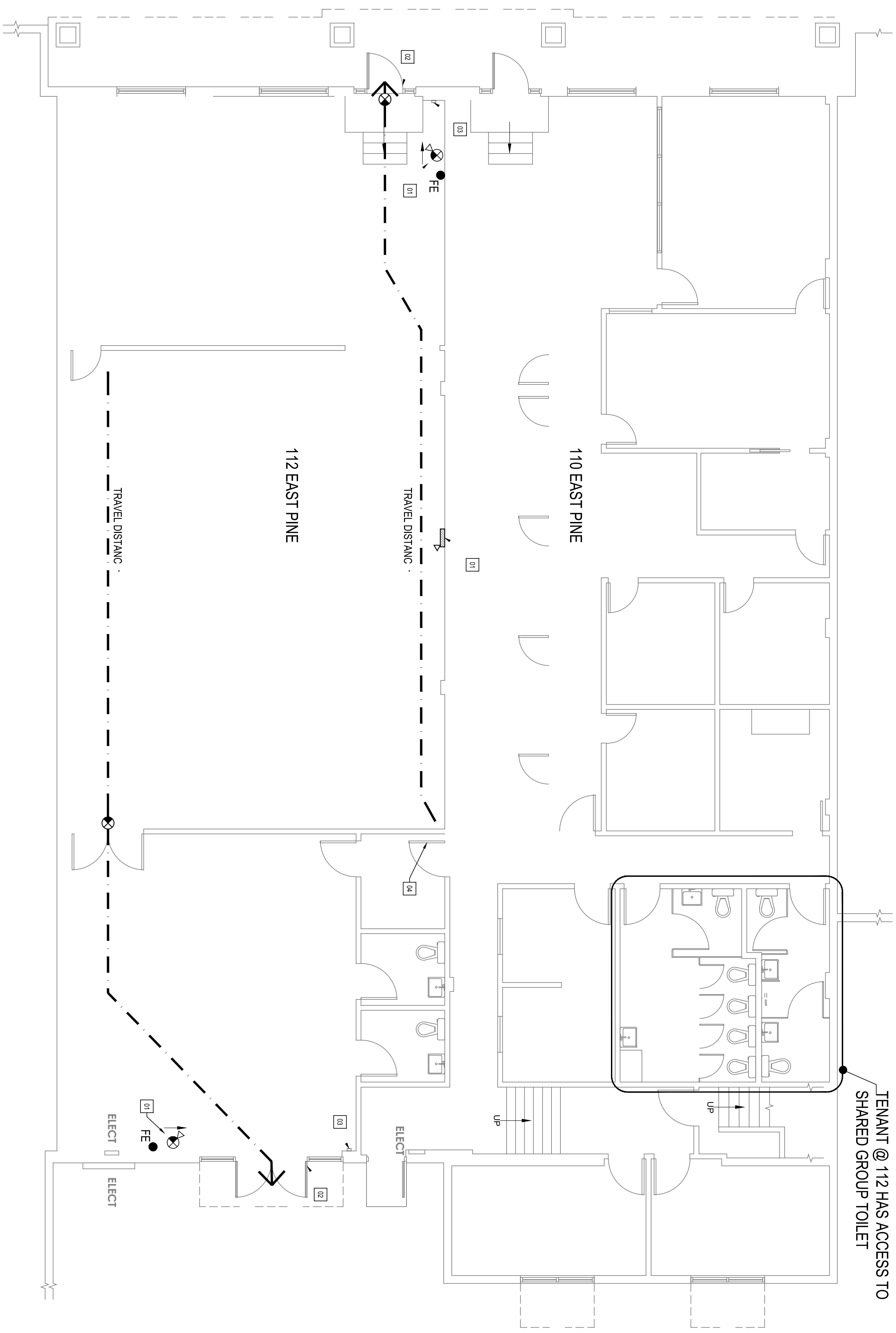
We invite you to explore our track record and reputation online, as we continue to strive for excellence in serving our community and beyond.

Our venue will be equipped with audiovisual systems and can be flexibly configured to accommodate various event setups. One of our key features will be the ability to seamlessly connect all three rooms, allowing attendees in adjoining spaces to view and hear events simultaneously. The versatility of our space is further enhanced by the option to host intimate gatherings or larger cocktail receptions in our lounge areas, while the main ballroom can be transformed to suit different event requirements. For instance, we can easily transition from a wedding ceremony in one of the rooms to a dinner reception setup in the main ballroom, while guests are comfortably accommodated in the remaining spaces.

Furthermore, in addition to our venue, our company offers comprehensive event services. This includes everything from event planning and coordination to catering, special entertainment, and technical support. We have established partnerships with a diverse range of vendors to ensure that our clients have access to a wide array of products and services to enhance their event experience. Our commitment to partnering with local vendors not only benefits our business but also contributes to the growth of our community by fostering business-to-business referrals and lead generation.

We are dedicated to ensuring that our venue meets all building code requirements while providing a seamless and memorable experience for our clients and their guests.

In summary, our event venue business is primed for success, capitalizing on increasing demand for diverse event experiences, backed by our unparalleled team expertise, and versatile facilities and services. This business plan lays out a robust strategy to attract customers, drive revenue, and provide exceptional value to our community and beyond. We appreciate your consideration of our venture. Thank you for the opportunity.



LIFE SAFETY PLAN
SCALE: 3/16" = 1'-0"

- KEYNOTES**
01. EXISTING EMERGENCY LIGHT. REPAIR OR REPLACE AS NEEDED.
 02. PANIC HARDWARE SHALL BE INSTALLED ON ALL EXIT DOORS.
 03. SIGNAGE SHALL BE POSTED STATING THAT MAXIMUM LOAD IS 255.
 04. 20-MINUTE LABELED RATED DOOR.

LIFE SAFETY SYMBOLS LEGEND

	PATH OF TRAVEL
	EXIT LIGHT FIXTURE
	SURFACE MOUNTED FIRE EXTINGUISHER
	EMERGENCY LIGHT
	COMBO EXIT LIGHT / EMERGENCY LIGHT

DATE	REVISION DESCRIPTION - THIS SHEET ONLY
1	
2	
3	
4	
5	
6	
7	

LIFE SAFETY PLAN
CHANGE OF USE FOR
BLACK SWAN EVENTS

112 E. PINE STREET
LAKELAND, FL 33801

PHASE: CHANGE OF USE FOR CITY OF LAKELAND

DATE: 04/01/2024

PROJ MGR: OKG
CND BY: PDW

JOB NUMBER: 24-17
SHEET NUMBER: LS101

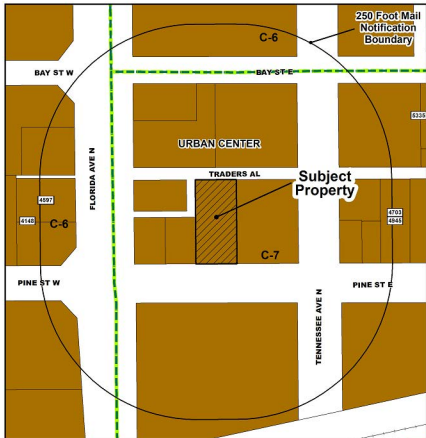


File Number: CUP24-006
Present Zoning: C-7
Present Context: Urban Center
Proposed Zoning: Conditional Use to Allow a Special Event Venue/Banquet Hall

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



June 2024



File Number: CUP24-006

Present Zoning: C-7

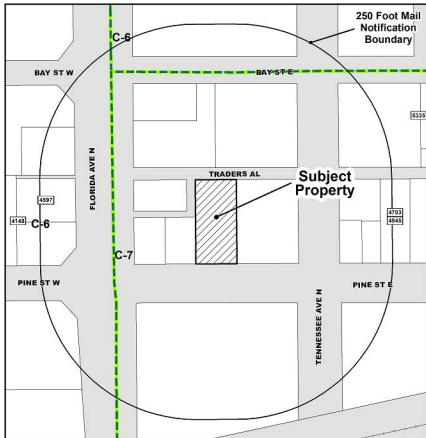
Present Context: Urban Center

Proposed Zoning: Conditional Use to Allow
a Special Event
Venue/Banquet Hall

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



June 2024



File Number: CUP24-006

Present Zoning: C-7

Present Context: Urban Center

Proposed Zoning: Conditional Use to Allow
a Special Event
Venue/Banquet Hall

June 2024

-  Subject Property
-  250 Foot Mail Notification Boundary
-  City Limits
-  Zoning
-  Conditional Use
-  SP1
-  Parcels
-  Railroad
-  Water Body
-  Roadway/Railway





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

June 4, 2024

RE: 112 E. Pine Street - Project No. CUP24-006

Dear Property Owner:

This letter is to advise you that Dorcas and Darrian Crumbley request a conditional use to allow a special event venue/banquet hall on property located at 112 E. Pine Street. The subject property is legally described as follows:

MUNNS SURVEY DB G PB 392 BLK 5 LOT F & 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, June 18, 2024**, in the Lakeland Electric Building rooms 1A/B, 501 E. Lemon Street. As an owner of property within 250 feet of this request, as indicated on the attached map, you will be given an opportunity to express your opinion at the public hearing *or* you may submit your views to the Community Development Department, 863-834-6011 or planning@lakelandgov.net, prior to the Tuesday, June 18th meeting.

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THIS IS A COURTESY LETTER NOT REQUIRED BY LAW



Planning & Zoning Board General Application

General Information:

Project No:	<u>PUD24-009</u>	Application Date:	5/18/2024	
Associated Projects:				
Project Name:	WEDGEWOOD REDEVELOPMENT MINOR MODIFICATION			
Subject Property Address:	401 CARPENTERS WAY			
Parcel ID:	232736000000011020	Total Acreage:	25	
Applicant Name:	JOHN ALLEN			
Applicant Address:	225 E. LEMON STREET, SUITE 300	LAKELAND	FL	33803
Owner Name:	SJD DEVELOPMENT LLC			
Owner Address:	3425 TURNBERRY DR	LAKELAND	FL	33803

Request:

Application Type:	Planned Unit Development	Minor Modification
Land Use		
Current	Residential Medium, Residential High	RM,RH
Proposed	Not Applicable	
Zoning		
Current	Planned Unit Development	PUD 4773 W,PUD 5962
Proposed	Not Applicable	
Sub Context District		
Current	(SNH)	Suburban Neighborhood
Proposed		
Explanation of Request:	This request is for a minor modification to the existing PUD to allow for a townhome development plan in lieu of the approved apartment development plan for Tract 10/11.	
Justification:	The request included in this PUD Minor Modification is related specifically to the portions identified as Tract 10/11 of Parcel ID No.: 232736-000000-011020. In addition, this request is similar to the previous minor modification in that Property Owner requests an alternative development plan for townhomes	

Concurrency:

Proposed Dwelling Units:	0	Project Floor Area:		Square feet
Type of Use:		Phase		Year

Estimate of Public Service Demand

Roadways	Daily Trips:	#Error		PM Peak Hour Trips:	83		
Potable Water	57000	GPD	Wastewater	49000	GPD	Solid Waste	
						1900	PPD



PETERSON & MYERS, P.A.

ATTORNEYS AT LAW • SINCE 1948

TELEPHONE
(863) 683-6511

P.O. BOX 24628
LAKELAND, FLORIDA 33802-4628

FAX
(863) 904-1335

HERITAGE PLAZA
225 EAST LEMON STREET, SUITE 300
LAKELAND, FLORIDA 33801

www.PetersonMyers.com

May 18, 2024

City of Lakeland Planning and Zoning Office
Planning Division
228 S. Massachusetts Avenue
Lakeland, Florida 33801

RE: Wedgewood Redevelopment PUD Minor Modification

To Whom It May Concern:

On behalf of the Property owner, Peterson & Myers, P.A. is pleased to submit the enclosed Planned Unit Development Minor Modification for the Wedgewood Redevelopment, which was originally approved on December 5th, 2022, as Ordinance No. 5962, and subsequently amended as a minor modification on December 19, 2023.

The request included in this PUD Minor Modification is related specifically to the portions identified as Tract 10/11 of Parcel ID No.: 232736-000000-011020. In addition, this request is similar to the previous minor modification in that Property Owner requests an alternative development plan for townhomes. Specifically, including the following changes to the existing PUD:

- Tract #10/11 – addition of Single-family attached (Townhomes) as a permitted use in addition to existing permitted uses (Multi-family) on the Tract to allow for flexibility. Townhomes may be developed in lieu of multi-family units on Tract #10/11.

Included in this submittal package are the following documents:

- PUD Master Site Plan dated October 25th, 2023.
- Sketch and Legal Description (PDF and WORD) for Tract 10/11
- Property Owner's Authorization

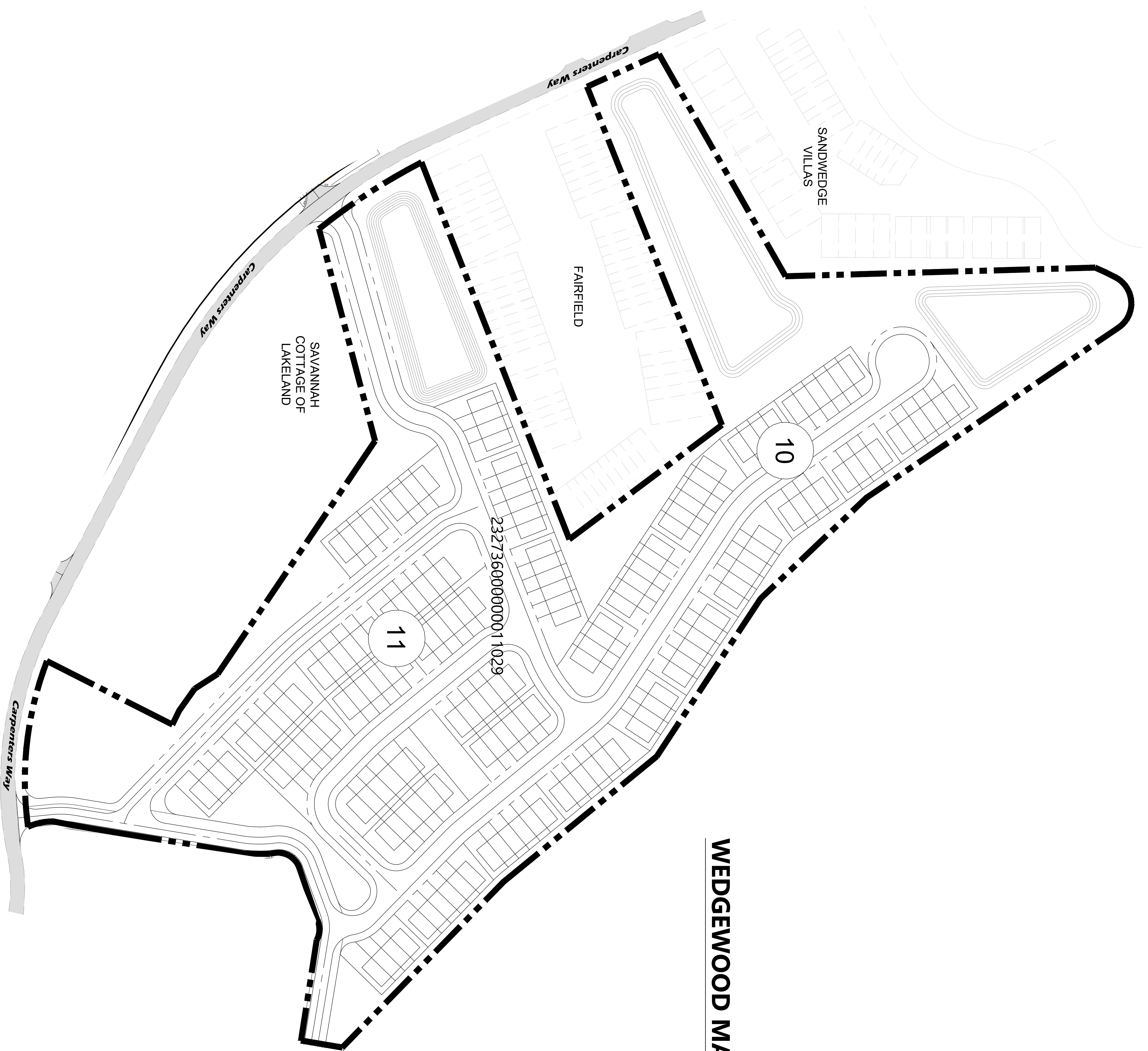
If you have any questions, please do not hesitate to contact our office or email me at ballen@petersonmyers.com.

Regards,

Bart Allen

John B. (Bart) Allen

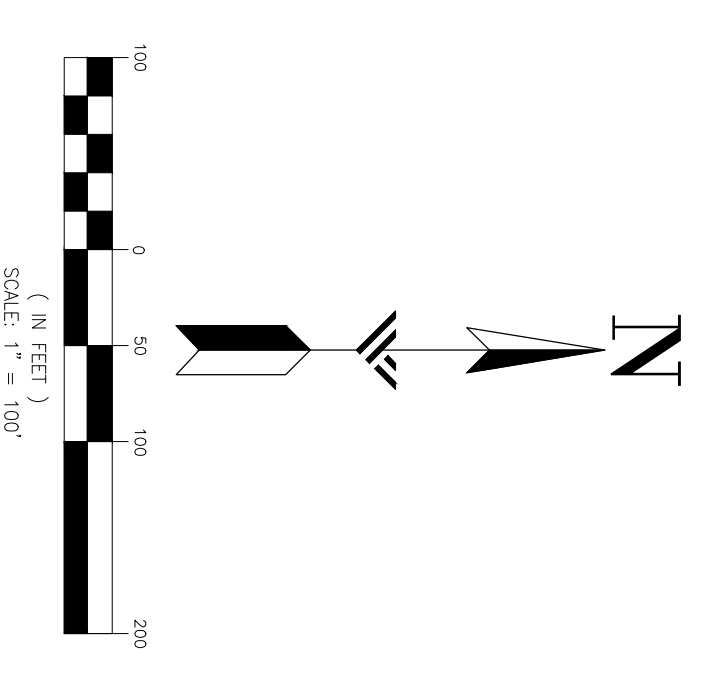
Enclosures



WEDGEWOOD MASTER PLAN - DEVELOPMENT AREA 10 & 11

SINGLE FAMILY PARCELS

	EXISTING FLU RM	PROPOSED FLU RM	PHASE II
DEVELOPMENT AREA 10 & 11:			
DEVELOPABLE AREA:		± 24.19 AC	
TOTAL UNITS:		± 166 UNITS	
(24' X 83')		** UNITS	
(22' X 76')		** UNITS	
(19' X 77')		** UNITS	
DENSITY:		± 696 DU/AC	





File Number: PUD24-009

Present Zoning: PUD 5962

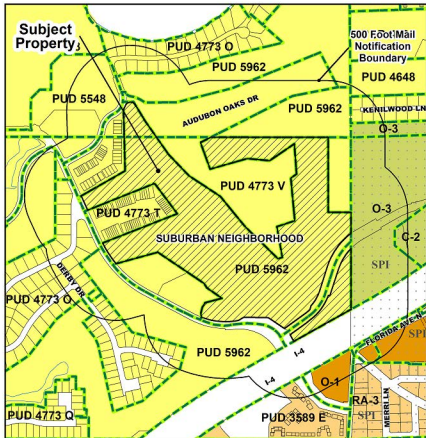
Present Context: Suburban Neighborhood

Proposed Zoning: Minor Modification of PUD Zoning to Allow Single-Family Attached Dwellings (Townhomes) as an Alternative Development Scenario

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



June 2024



File Number: PUD24-009

Present Zoning: PUD 5962

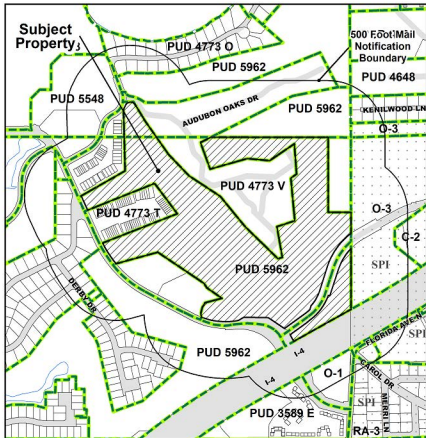
Present Context: Suburban Neighborhood

Proposed Zoning: Minor Modification of PUD
Zoning to Allow Single-Family
Attached Dwellings (Townhomes)
as an Alternative Development
Scenario

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



June 2024



File Number: PUD24-009

Present Zoning: PUD 5962

Present Context: Suburban Neighborhood

Proposed Zoning: Minor Modification of PUD Zoning to Allow Single-Family Attached Dwellings (Townhomes) as an Alternative Development Scenario

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



June 2024





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

June 4, 2024

RE: 401 Carpenters Way - Project No. PUD24-009

Dear Property Owner:

This is to advise you that Bart Allen, Peterson & Myers P.A., requests a minor modification of PUD (Planned Unit Development) zoning to allow for the development of 166 single-family attached (townhome) dwelling units as an alternative development option within Tracts 10 and 11 of the Wedgewood Golf Course Redevelopment on approximately 24.19 acres generally located north and east of Carpenters Way, south of Heatherpoint Drive, and west of Audubon Oaks Apartments (401 Carpenters Way). The subject property is legally described as:

AN AREA OF LAND IN SECTION 36 TOWNSHIP 27 SOUTH RANGE 23 EAST
FURTHER DESCRIBED AS PARCEL 23273600000011020, POLK COUNTY,
FLORIDA. (A COMPLETE LEGAL DESCRIPTION IS AVAILABLE IN THE COMMUNITY
AND 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, June 18, 2024**, in the Lakeland Electric Building rooms 1A/B, 501 E. Lemon Street. As an owner of property within 500 feet of this request, as indicated on the attached map, you will be given an opportunity to express your opinion at the public hearing or you may submit your views to the Community Development Department, 863-834-6011 or planning@lakelandgov.net, prior to the Tuesday, June 18th meeting.

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

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

THIS IS A COURTESY LETTER NOT REQUIRED BY LAW



Planning & Zoning Board General Application

General Information:

Project No:	CUP23-025	Application Date:	10/2/2023		
Project Name:	BAPTIST CHURCH_4210 LAKELAND HIGHLANDS RD				
Subject Property Address:	4210 LAKELAND HIGHLANDS RD				
Parcel ID:	242904273500000251	Total Acreage:	7.35		
Applicant Name:	JSK CONSULTING				
Applicant Address:	5904 HILLSIDE HEIGHTS DR	LAKELAND	FL	33812	
Owner Name:	PARKWAY BAPTIST CHURCH OF LAKE				
Owner Address:	4210 LAKELAND HIGHLANDS RD	LAKELAND	FL	338133113	

Request:

Application Type:	CONDITIONAL USE	MAJOR MODIFICATION
Proposed		Current
Zoning:	RA-3 (Single-Family)	RA-3 (Single Family)
Land Use:	RM-Residential Medium	Residential Medium (RM)
Context:	SNH-Suburban Neighborhood	Suburban Neighborhood (SNH)
Explanation of Request:	We are proposing adding 2 new portable classrooms in the back southeast corner of the property. This will not disturb traffic flow as it is out of the way and can only be accessed on foot.	
Justification:	The two new classrooms will allow the school to be able to enroll more students than they can currently facilitate. The school is growing quickly, and the staff expect enrollment to be at 500 in the next few years.	

Concurrency:

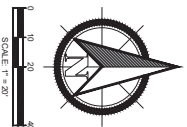
Proposed Dwelling Units:	0	Project Floor Area:	1920	Square feet		
Type of Use:	Church	Phase	1	Year	2023	
Estimate of Public Service Demand						
Roadways	Daily Trips:	0	PM Peak Hour Trips:	0		
Potable Water		GPD	Wastewater	GPD	Solid Waste	PPD

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



PARCEL
 24290-4273500-000391
 OWNER
 ECLIPSE OPS RE HIGHLANDS LLC
 OWNER ADDRESS
 4240 LAKELAND HIGHLANDS RD
 LAKELAND, FL 33811

PROJECT AREA
 1.00 AC



SHEET NUMBER
C000

NOT FOR CONSTRUCTION

PARKWAY BAPTIST
 PARKWAY BAPTIST CHURCH OF LAKELAND INC
CONCEPTUAL PLAN
 4210 LAKELAND HIGHLANDS RD, LAKELAND, FL 33813

USK CONSULTING
 Engineers, Land Planners
 Construction Managers

5904 Hillside Heights Drive
 Lakeland, Florida 33812
 Phone: (888) 618-6124
 Fax: (863) 618-6123
 Certificate of Authorization No. 26932
 www.usk-consulting.com

CREATING • IMPLEMENTING • SOLVING

DESIGNED BY: JH
 DRAFTED BY: BJ DATE: Jun 16, 2023
 CHECKED BY: MJ JOB NO: 1156.21B

NO.	DATE	DESCRIPTION
1		
2		
3		
4		



File Number: CUP23-025

Present Zoning: RA-4 with Conditional Use

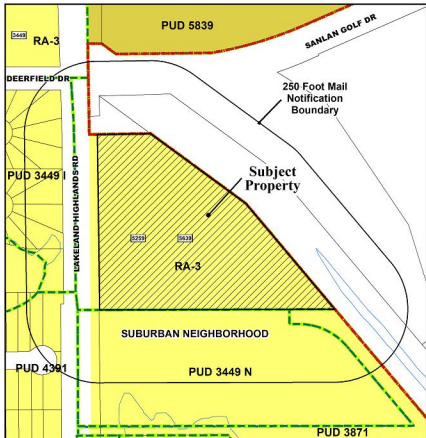
Present Context: Urban Neighborhood

Proposed Zoning: Major Modification of Conditional Use to Allow Temporary Use of Two Portable Classrooms and Increase Maximum School Enrollment from 225 to 500 Students

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



June 2024



File Number: CUP23-025

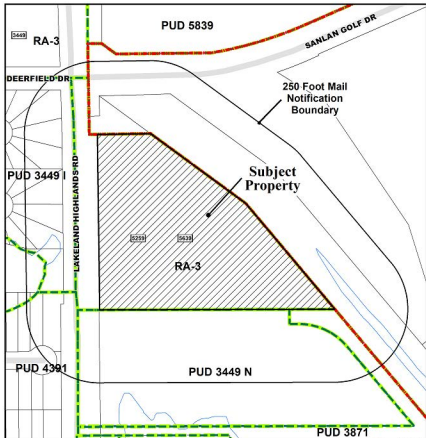
Present Zoning: RA-4 with Conditional Use

Present Context: Urban Neighborhood

Proposed Zoning: Major Modification of Conditional Use to Allow Temporary Use of Two Portable Classrooms and Increase Maximum School Enrollment from 225 to 500 Students

-  Subject Property
-  250 Foot Mail Notification Boundary
-  City Limits
-  Zoning
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-  Parcels
-  Railroad
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File Number: CUP23-025

Present Zoning: RA-4 with Conditional Use

Present Context: Urban Neighborhood

Proposed Zoning: Major Modification of Conditional Use to Allow Temporary Use of Two Portable Classrooms and Increase Maximum School Enrollment from 225 to 500 Students

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



June 2024



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

June 4, 2024

RE: 4210 Lakeland Highlands Road - Project No. CUP23-025

Dear Property Owner:

This is to advise you that Lanieve Imig, JSK Consulting of Lakeland, Inc., requests a 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. The property is legally described as:

A PORTION OF LAND IN THE WEST QUARTER OF SECTION 4, TOWNSHIP 29 S, RANGE 24 E, FURTHER DEFINED AS PARCEL 242904-273500-000251. (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, June 18, 2024**, in the Lakeland Electric Building rooms 1A/B, 501 E. Lemon Street. As an owner of property within 250 feet of this request, as indicated on the attached map, you will be given an opportunity to express your opinion at the public hearing *or* you may submit your views to the Community Development Department, 863-834-6011 or planning@lakelandgov.net, prior to the Tuesday, June 18th meeting.

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

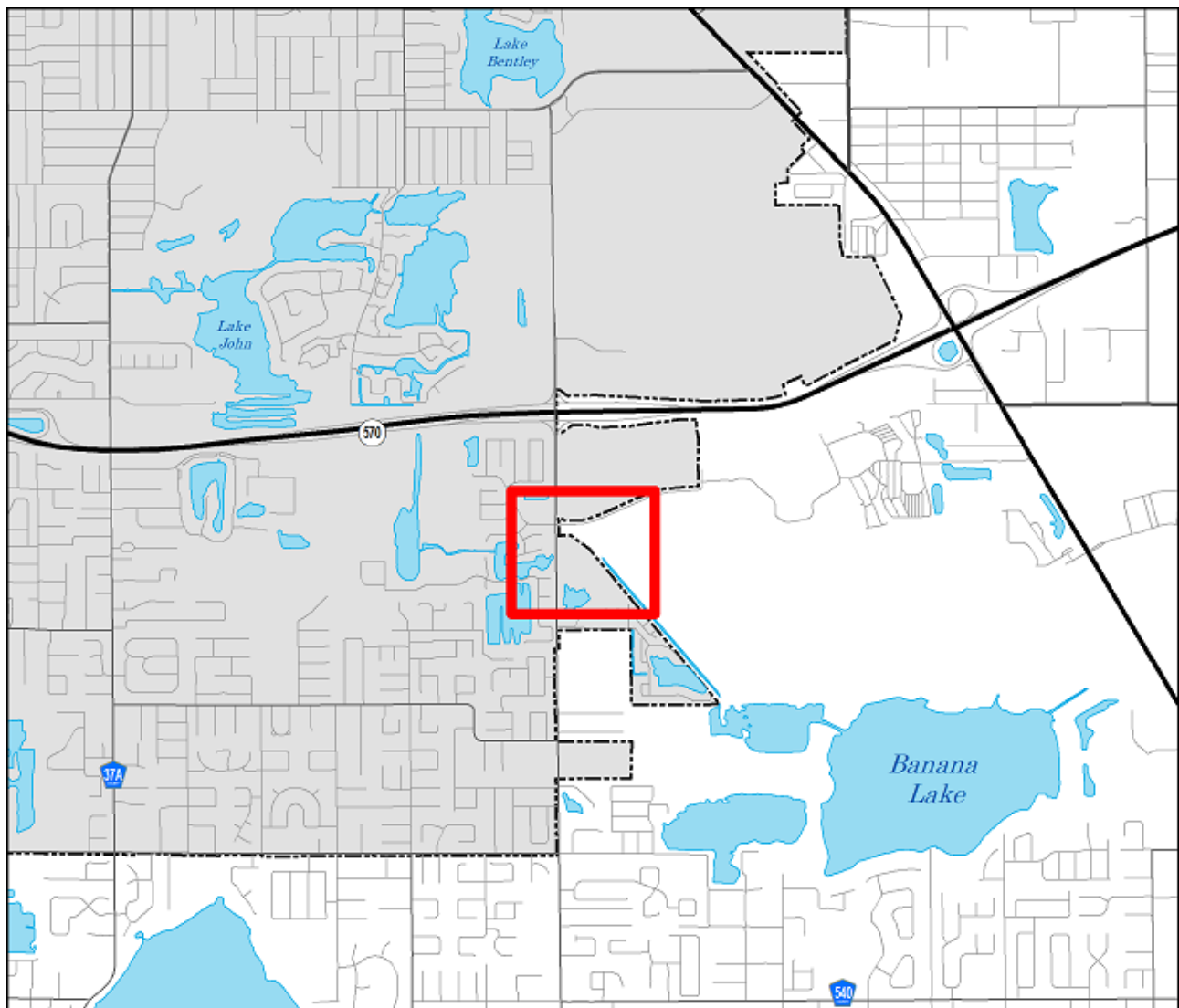
THIS IS A COURTESY LETTER NOT REQUIRED BY LAW

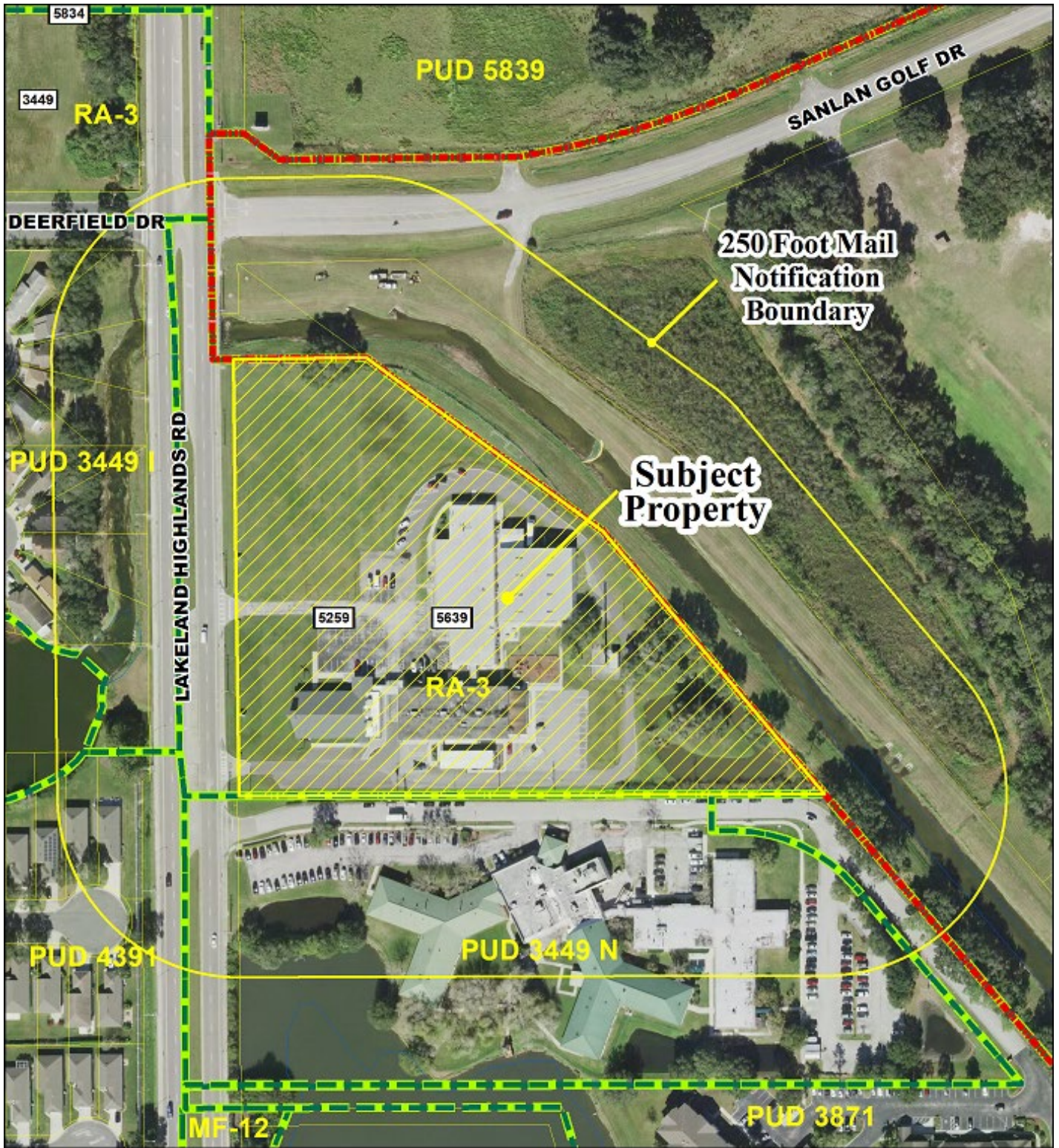


Community & Economic Development Staff Recommendation

Date:	June 18, 2024	Reviewer:	Phillip Searce
Project No:	CUP23-025	Location:	4210 Lakeland Highlands Road
Owner:	Parkway Baptist Church of Lakeland Inc		
Applicant:	Lanieve Imig, JSK Consulting		
Current Zoning:	RA-3 (Single-Family)	Future Land Use:	Residential Medium (RM)
Context District:	Suburban Neighborhood (SNH)		
P&Z Hearing:	January 17, 2024	P&Z Final Decision:	June 18, 2024
Request:	Major modification of an existing conditional use for Parkway Baptist Church to allow for the placement of two temporary 960 sq. ft. modular classroom buildings and an increase in the maximum school enrollment from 225 to 500 students on property located at 4210 Lakeland Highlands Road.		

1.0 Location Maps





2.0 Background

2.1 Summary

Lanieve Emig, JSK Consulting of Lakeland, Inc., on behalf of Parkway Baptist Church of Lakeland, Inc. requests a 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. A map of the subject property is included as Exhibit “B.”

2.2 Subject Property

The subject property, approximately 7.72 acres in area, is located on the east side Lakeland Highlands Road, south of Sanlan Golf Drive. According to information on the Polk County Property Appraiser website, existing improvements on the property include a one-story, 16,450 sq. ft. building constructed in 1980, and a 7,025 sq. ft. church sanctuary, a two-story 26,250 sq. ft. building, and a 10,000 sq. ft. steel gymnasium building constructed in 1985.

The subject property was annexed into the City on February 21, 2011. On July 18, 2011, the City Commission adopted Ordinance 5259 which provided for a change in future land use designation, from County Institutional-1 (INST-1) to City Residential Medium (RM), and the application of City RA-3 (Single-Family Residential) zoning along with a conditional use to recognize an existing church (Highlands Baptist Church) and a school for students in grades K4 – 12. On May 15, 2017, the conditional use was amended through a major modification (Ordinance 5639) which adopted a new site development plan, to allow for the expansion of the existing church and school facilities, and to establish a maximum enrollment of 225 students.

At the time of annexation, two schools (Highlands Christian Academy and Geneva Classical Academy) were in operation on the property. In 2017, at the time when the maximum enrollment was capped at 225 students, Geneva Classical Academy had an enrollment of approximately 160 students with 65 students being allocated to Highland Christian Academy. In 2019, following the relocation of Geneva Classical Academy to its current location on New Jersey Road, Highlands Baptist Church was rebranded as Parkway Baptist church and the school was renamed to Parkway Christian Academy.

2.3 Project Background

The purpose of this request is to amend the conditional use to allow for the temporary placement of two modular classroom buildings and increase the maximum enrollment for the school from 225 to 500 students. A site development plan is included as Attachment “C.”

2.4 Existing Uses of Adjacent Properties

Boundary	Existing Land Use	FLUM	Zoning	Context
North	Undeveloped Land (Drainage)	County RL-1	N/A	N/A
South	Institutional (Nursing, Rehabilitation and ACLF)	RM	PUD	SNH
East	Undeveloped (Drainage, Outdoor Recreation)	County RL-1/LR	N/A	N/A
West	Single-Family Residential	RM	PUD	SNH

2.5 Attachments

Attachment A: Legal Description

Attachment B: Base Map of Subject Property

Attachment C: Site Plan

Attachment C-1: Modular Classrooms Location

Attachment D: Internal Traffic Queuing Plan

3.0 Discussion

Parkway Christian Academy provides for the private religious education of students in grades K4 – 12. In recent years, the school has seen a rapid growth in enrollment mirroring the population growth in Lakeland and Polk County. To accommodate this growth, the school is requesting approval to install two 24' x 40' (960 sq. ft.) modular buildings for temporary classroom space and increase the maximum enrollment from 225 to 500 students.

The modular classroom buildings, as shown on the site plan Attachment “C,” will be located in the southeast corner of the property on the west site of the existing parking lot. Under the requested changes to the conditional use, the modular classroom may be used for a period of time not to exceed five years from the date of approval. Based on the location shown on the site plan, the placement of the modular classrooms should be visually unobtrusive with minimal impacts on adjacent property owners. Should the school need to extend this time period, a subsequent application to amend the conditional use will be required with a public hearing held before the Planning & Zoning Board.

According to the applicant, the enrollment for the most recent school year (2023-2024) was 440 students which represents a 95% increase beyond the enrollment cap of 225 students established in 2017. With this unplanned growth, traffic generated by the school has increased substantially with the vehicle queuing area backing into Lakeland Highlands Road during the morning and afternoon drop off and pick up times. At the initial Planning & Zoning Board public hearing on January 17, 2024, staff presented photographic evidence which showed multiple vehicles trying to enter the school site backing up onto Lakeland Highlands Road, blocking the rightmost, northbound travel lane and a bike lane while vehicles on the southbound side of the road were waiting in a left turn lane to turn into the school. The application has been on hold since the initial hearing due to the lack of a detailed traffic study and mitigation plan prepared by a licensed engineer. The results of the traffic study were received on June 4, 2024 and proposed improvements to mitigate impacts are discussed below in the Transportation and Concurrency section of this memo.

Staff received one public comment which requested a traffic light at the Lakeland Highlands Road/Sanlan Golf Drive-Deerfield Drive intersection due to an increase in the number of vehicles making U-turn turning movements.

3.1 Transportation and Concurrency

The City of Lakeland is a designated Transportation Concurrency Exception Area (TCEA) with locally adopted level-of-service and transportation mitigation standards. The development site is located within the Urban Development Area on CR 37B/Lakeland Highlands Road, a County urban collector roadway with an annual average daily volume of 25,500 vehicles as shown in the Polk Transportation Planning Organization’s 2023 Roadway Network Database (RND) for the segment between Lake Miriam Drive and State Road 570/Polk Parkway. During the peak-hour, this segment operates at and acceptable LOS “C”, with a two-hour average volume of 890 northbound and 927 southbound vehicles. Significant growth is underway in the surrounding area with the construction of Orlando Health’s new hospital campus (opening in 2026), Lakeland VA Clinic (opening in summer 2024) as well as continued residential development within the larger unincorporated Lakeland Highlands area.

Sidewalks and bicycle lanes exist on both sides of Lakeland Highlands Road; however, the closest transit route operated by the Lakeland Area Mass Transit District (Citrus Connection) is the Eastside Circulator on Edgewood Drive. The Lakeland VA Clinic and Orlando Health developments are required to purchase transit vehicles and fund operations of transit services to their sites, with the VA Clinic's bus already being delivered in September 2023 and transit service expected to begin in late 2024 or early 2025.

The subject property is served by two driveways on Lakeland Highlands Road. The southern driveway operates as a one-way inbound driveway to accommodate student drop-off and pick-up activities. The northern driveway is configured as a two-way driveway; however, it operates as a one-way exit only connection during student drop-off and pick-up periods as well. A full median opening on Lakeland Highlands Road is located at the southern driveway, while an outbound left-turn directional median opening exists at the northern driveway. Nearby, the Lakeland Highlands Road/Sanlan Golf Drive-Deerfield Drive intersection is being signalized as part of the on-going Orlando Health hospital campus construction, with installation required prior to the first Certificate of Occupancy for that development.

A Conditional Use Permit (CUP) has been adopted by the City Commission through Ordinance No. 5639 for subject property, which currently allows a church and two private schools, Pre-K through 12th Grade, with a combined enrollment of 225 students. Per school staff, the current enrollment is 440 students, well exceeding what was approved through the CUP. As documented at the January 17, 2024, Planning & Zoning Board meeting, parent pick-up traffic currently queues into Lakeland Highlands Road right-of-way, creating safety and operational concerns for the motoring public.

The applicant commissioned a traffic study to evaluate existing conditions and to quantify cumulative impacts through buildout of 500 students. In the Technical Memorandum, prepared by Kady Dearing, P.E. with LTG Engineering & Planning, the 60 additional students are expected to generate 60 additional A.M. Peak and 10 P.M. Peak Hour Trips based on trip generation data for Land Use Code 532 (Private School (K-12)) published in the Institute of Transportation Engineers' Trip Generation Manual, 11th Edition. At buildout, the subject inbound and outbound driveway volumes on Lakeland are estimated to total 551 A.M. Peak and 291 P.M. Peak trips.

The Technical Memorandum includes a site access evaluation with a safety analysis that documents six crashes occurring in the vicinity of the site driveways between January 2019 through December 2023. Four of these crashes were rear-end collisions at the project driveways with two left-turn angle collisions occurring at the Highlands Lake Center driveway, approximately 50 feet south of the subject property's southern driveway. The queue length analysis for the southbound left-turn lane serving the southern driveway shows that the existing length (including 50-foot taper) is 175 feet and that the recommended deceleration length is 545 feet to serve inbound AM Peak traffic based on the posted speed on Lakeland Highlands Road and requirements in the County Land Development Code. The analysis recommends a 160-foot extension of the turn lane to achieve a total turn lane length of 335 feet. This recommended turn lane length was developed using Florida Department of Transportation criteria and would avoid conflict with the northbound left turn lane at Sanlan Golf Drive-Deerfield Drive. This turn lane extension will also require the closure of the existing directional median opening that allows vehicles to turn left from the subject property.

The Technical Memorandum also verified that during the afternoon pick-up peak, traffic extends approximately 135-150 feet into Lakeland Highlands Road. The analysis recommends that an additional lane be provided on the subject property to allow for double-stacking of traffic along with moving the drop-off/pick-up location to the east or northeast part of the school campus. Attachment "D" actually shows a larger traffic queuing area, with drop-off and pick-up activities occurring on the west side of the existing school building, with a total queuing distance of approximately 1,850 feet. It was also recommended that the school consider staggering arrival and dismissal times to reduce queuing and improve on-site traffic circulation.

Once signalized and with Year 2025 background traffic, the east- and westbound approaches to the Lakeland Highlands Road/Sanlan Golf Drive intersection are expected to operate at Level-of-Service (LOS) "F" and the Technical Memorandum recommends the optimization of the signal timing to address this issue.

3.2 Comprehensive Plan Compliance

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

4.1 Community and Economic Development Staff

The Community and Economic Development Department and the Board reviewed this request and recommends approval of the conditional use. Letters of notification were mailed to twenty-one (21) property owners within 250 feet of the subject property and no objections were received. One comment was received as noted above regarding the need for a traffic signal at the Lakeland Highlands Road/Sanlan Golf Drive-Deerfield Drive intersection.

4.2 The Planning & Zoning Board

Recommendation

It is recommended that the request for a major modification of the conditional use, as described above and in Attachments "A," "B," "C," "C-1," and "D," be approved, subject to the following conditions:

1. Permitted Uses:

Permitted uses shall include a church and two private schools, grades prekindergarten through twelfth, consisting of no more than a combined total of 225 500 students.

2. Site Development Plan:

The subject property shall remain in substantial conformance with the Site Development Plan which is included as Attachment "C." Each new building and modification to site layout shall require the submittal of a site plan for review and approval by City staff.

3. ~~No drop-off area shall be established between the buildings of the Future Phase and Lakeland Highlands Road. Directional signage to the drop-off area shall be posted near the project driveways. These signs shall be no larger than two square feet in area and shall not exceed thirty inches in height. These signs shall not count against the square footage for church signs as outlined in Section 4.9.4.1.a.6. Vehicular Access and Circulation:~~

a. Prior to the enrollment of the 441st student:

i. An additional lane shall be added to increase on-site student drop-off/pick-up queuing, with the student drop-off/pick-up location being relocated to the west side of the site as depicted in Attachment "D".

ii. The applicant shall provide a financial guarantee to extend the southbound left-turn lane on Lakeland Highlands Road to a 335-foot length, including the closures of the existing left-out directional median opening at the northern driveway.

- iii. The applicant shall develop and implement a plan to stagger student arrival and dismissal times to reduce the amount of vehicular queuing occurring on-site during peak periods.
 - b. During the first summer break following the enrollment of the 441st student, construction of the southbound left-turn lane extension and modifications shall be completed as described in Condition 3.a.ii
 - c. In the event that operational deficiencies arise following buildout, the applicant shall work with City and County staff to identify and implement programmatic solutions and/or adjustments to the traffic management plan that is implemented by the applicant.
- 4. An ADA-compliant pedestrian route shall be constructed between the Lakeland Highlands Road sidewalk and each principal building on the development site.
- 5. The driveway throat length from Lakeland Highlands Road shall be at least 55 feet.
- 6. ~~Prior to each site plan approval on the development site,~~ Polk County shall review and approve any driveway and median modifications on Lakeland Highlands Road as the permitting authority for this road.
- 7. As shown on Attachment 'C-1', two 960 sq. ft. modular classrooms shall be permitted as a temporary use for a period not to exceed five (5) years from the effective date of this modification. Upon expiration of the five-year period, the modular classroom buildings shall be removed from the premises. Modular classrooms shall only be installed in accordance with an approved building permit issued by the Building Inspection Division.

ATTACHMENT "A"

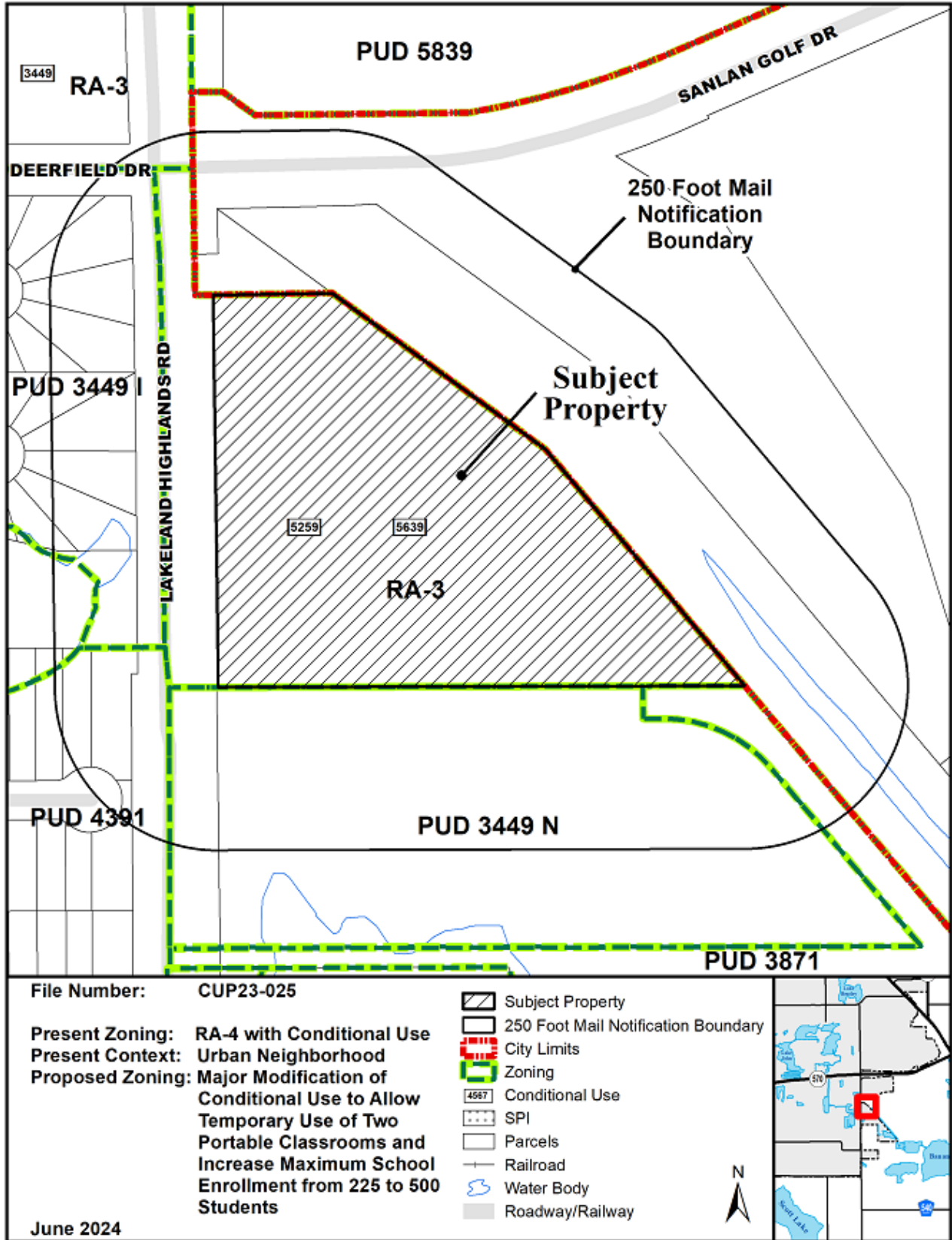
Legal Description:

A PARCEL OF LAND IN THE WEST 1/2 OF SECTION 4, TOWNSHIP 29 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SECTION 4, TOWNSHIP 29 SOUTH, RANGE 24 EAST, RUN THENCE SOUTH 00°23'17" EAST ALONG THE WEST LINE OF SAID SECTION 4 A DISTANCE OF 2305 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION, CONTINUE THENCE SOUTH 00°23'17" EAST ALONG SAID SECTION LINE A DISTANCE OF 600.0 FEET, RUN THENCE NORTH 89°36'43" EAST A DISTANCE OF 880.39 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY OF STAHL CANAL, RUN THENCE NORTH 40°35'17" WEST ALONG SAID CANAL RIGHT-OF-WAY LINE A DISTANCE OF 460.48 FEET, RUN THENCE NORTH 53°23'17" WEST ALONG SAID CANAL RIGHT-OF-WAY LINE A DISTANCE OF 412.55 FEET, RUN THENCE SOUTH 89°36'43" WEST A DISTANCE OF 253.69 FEET TO THE POINT OF BEGINNING BEING SUBJECT TO RIGHT-OF-WAY OFF THE WEST SIDE THEREOF FOR LAKELAND HIGHLANDS ROAD, STATE ROAD 37-B.

CONTAINING 7.72 ACRES, MORE OR LESS.

ATTACHMENT "B"

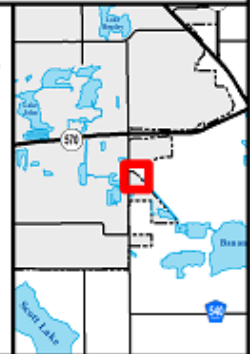


File Number: CUP23-025

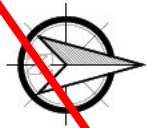
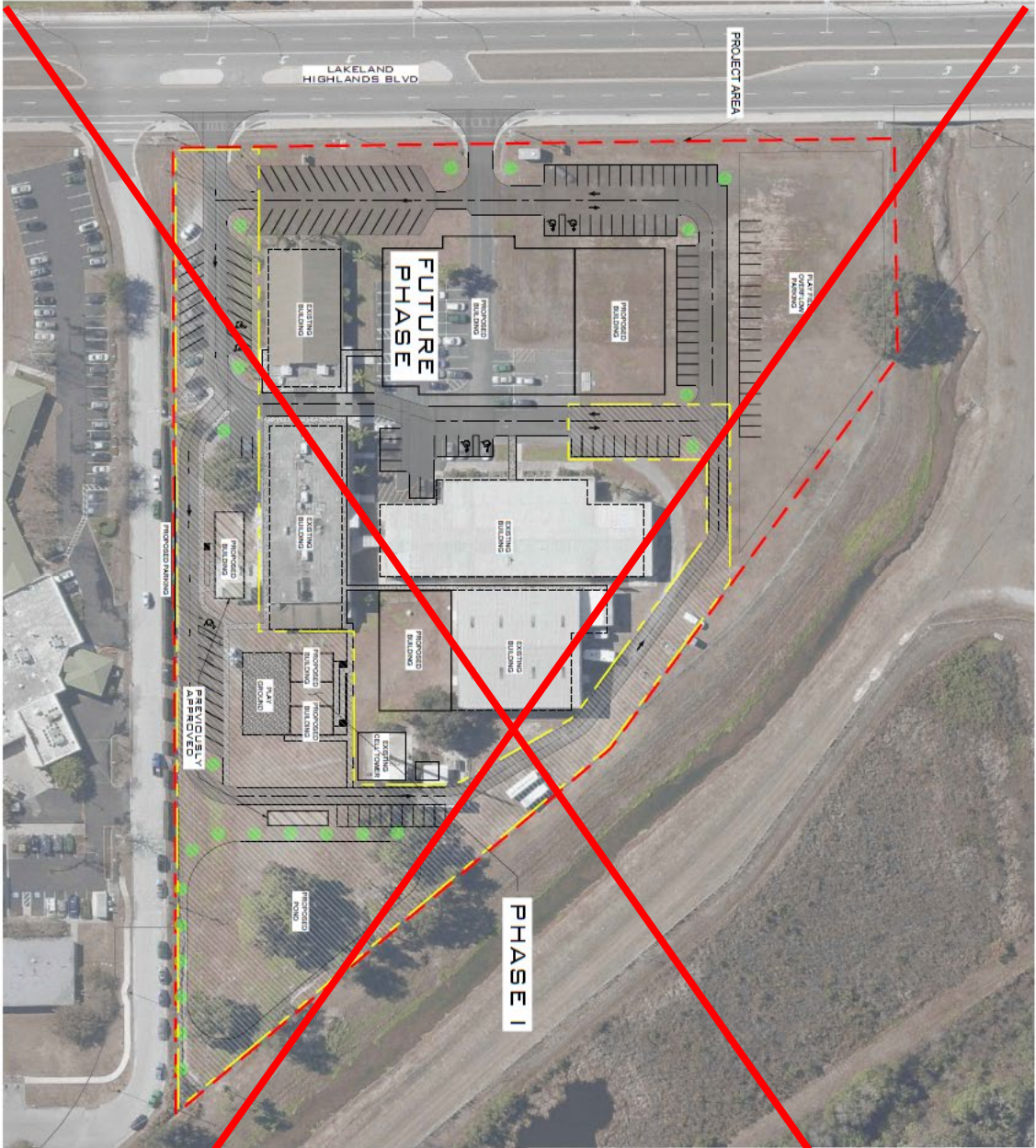
Present Zoning: RA-4 with Conditional Use
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 Proposed Zoning: Major Modification of Conditional Use to Allow Temporary Use of Two Portable Classrooms and Increase Maximum School Enrollment from 225 to 500 Students

June 2024

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



ATTACHMENT "C"



SITE DATA
Ordinance 5233 Modification

PARCEL INFORMATION

PROJECT AREA: 7.38 AC
 PARCEL ID: 240390-27350-000251
 ZONING: RA-3
 LAND USE: RW

PROJECT DESCRIPTION:

PHASE I
 # 2,500 S.F. CLASSROOM ADDITION

FUTURE PHASE:
 #50 SEAT SANCTUARY
 # 9,000 S.F. MULTIPURPOSE BUILDING

PARKING:
 1 SPACE PER 4 FIXED SEATS - 150 REQUIRED
 150 PROPOSED

UTILITY SUPPLIERS:

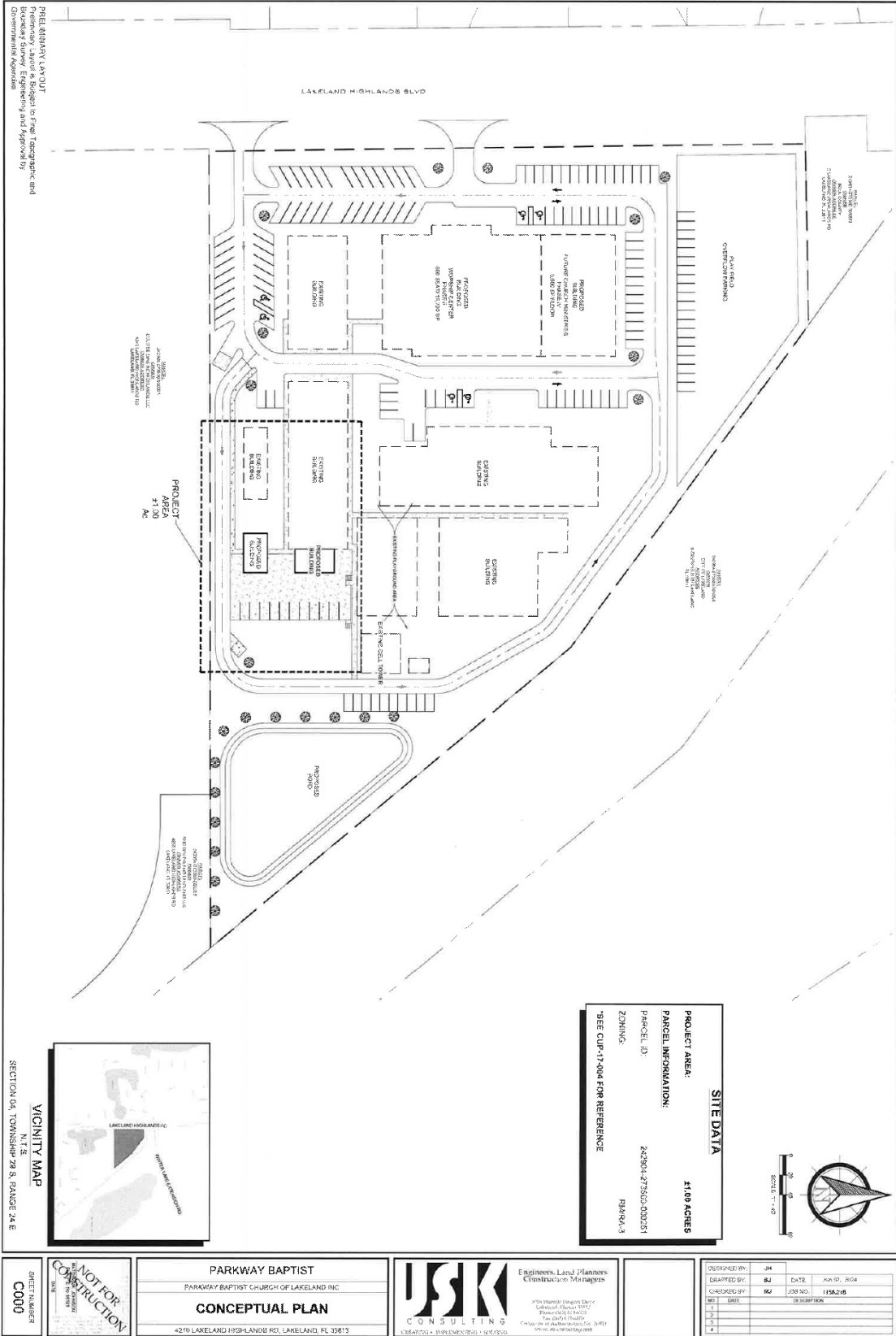
WATER: CITY OF LAKELAND
 SEWER: CITY OF LAKELAND
 ELECTRIC: CITY OF LAKELAND



VICINITY MAP
N.T.S.
SECTION 04, TOWNSHIP 29 S, RANGE 24 E

PROJECT LOCATION

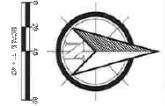
ATTACHMENT "C"



PRELIMINARY LAYOUT
 Preliminary Layout is Subject to Final Topographic and
 Governmental Approvals

SITE DATA

PROJECT AREA: 41.00 ACRES
PARCEL INFORMATION: 202984-273500-000251
PARCEL ID: PARKVA-3
ZONING: -SEE CUR-17-004 FOR REFERENCE



VICINITY MAP
 SECTION 04, TOWNSHIP 29 S, RANGE 24 E

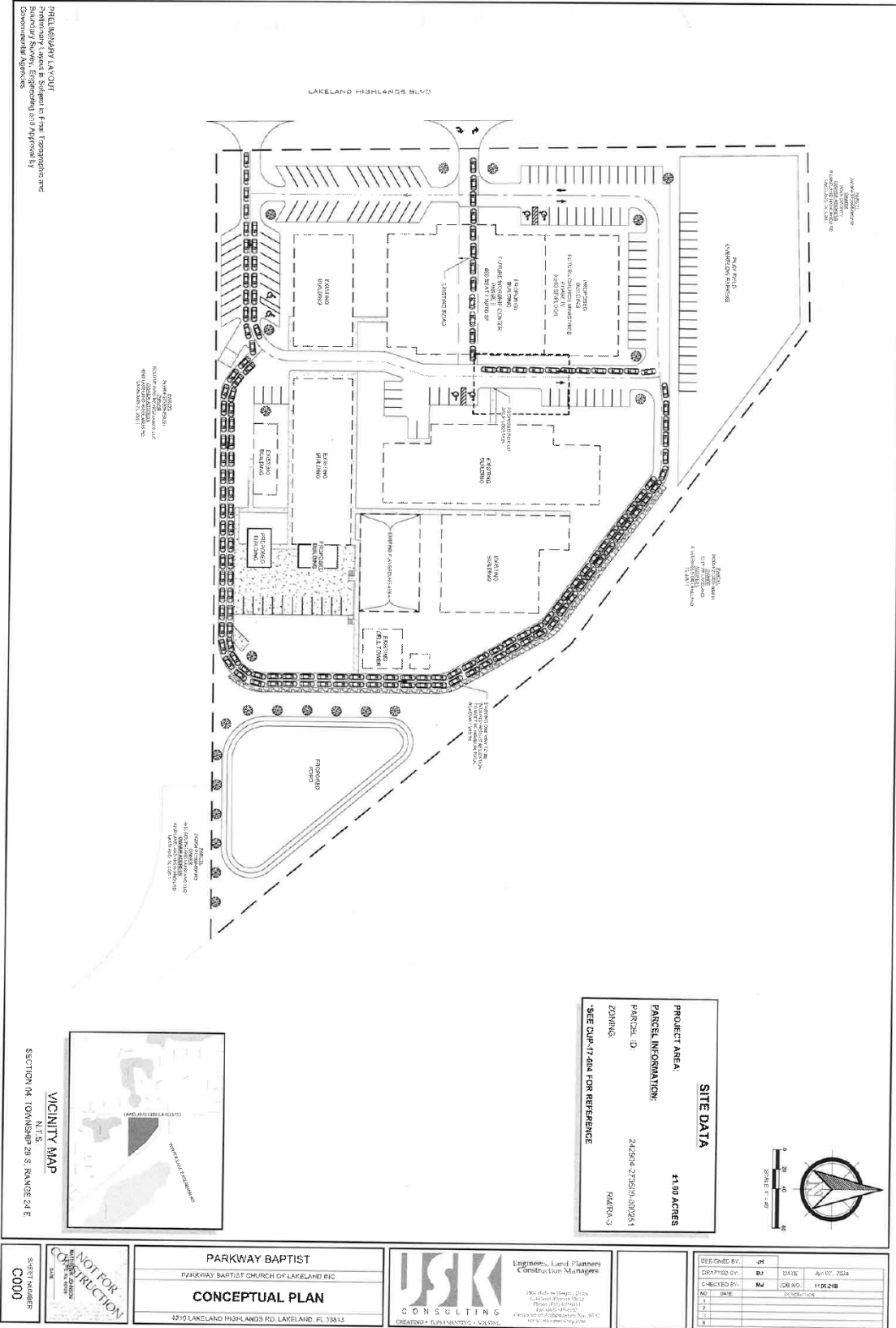
NOT FOR CONSTRUCTION
 DIRECT DRAWING
C000

PARKWAY BAPTIST
 PARKWAY BAPTIST CHURCH OF LAKELAND INC
CONCEPTUAL PLAN
 4210 LAKELAND HIGHLANDS RD, LAKELAND, FL 33813

USK CONSULTING
 Engineers, Land Planners
 & Constructors Managers
2700 Parkway Boulevard, Suite 200
 Lakeland, Florida 33813
 Phone: (813) 942-3333
 Fax: (813) 942-3334
 Email: info@uskconsulting.com
 www.uskconsulting.com

DESIGNED BY:	JH	DATE:	Jun 09, 2024
DRAWN BY:	BJ	JOB NO.:	158218
CHECKED BY:	RJ	DESCRIPTION:	
NO.	DATE		
1			
2			
3			
4			

ATTACHMENT "D"



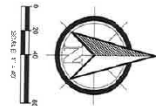
PRELIMINARY LAYOUT
 Preliminary Plans & Schematic to Final Topographic and
 Zoning Review, Engineering and Approval by
 Environmental Agencies

DATE: 04/07/2024
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: AS SHOWN



VICINITY MAP
 N.T.S.
 SECTION 04, TOWNSHIP 20 S, RANGE 24 E

SITE DATA	
PROJECT AREA:	41.00 ACRES
PARCEL INFORMATION:	
PARCEL ID:	242944-270250-00261
ZONING:	EMDR-3
*SEE CUP-17-214 FOR REFERENCE	



NOT FOR CONSTRUCTION
 SHEET NUMBER
C000

PARKWAY BAPTIST
 PARKWAY BAPTIST CHURCH OF LAKELAND, INC.
CONCEPTUAL PLAN
 4210 LAKELAND HIGHLANDS RD, LAKELAND, FL 33513

USK CONSULTING
 Engineers, Land Planners
 Construction Managers
 2701 E. 14th Street, Suite 200
 Lakeland, Florida 33801
 Phone: (813) 941-1111
 Fax: (813) 941-1112
 Email: info@uskconsulting.com
 Version of AutoCAD: 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023
 CREATING • BUILDING • IMPROVING

DESIGNED BY:	PH
CHECKED BY:	BJ
DATE:	Apr 07, 2024
DATE:	11/02/18
SCALE:	AS SHOWN

NO.	DATE	DESCRIPTION
1		
2		
3		
4		



Planning & Zoning Board General Application

General Information:

Project No:	LUS24-005		Application Date:	4/12/2024	
Associated Projects:	PUD24-005	CPT24-033	ZON24-008		
Project Name:	AIRPARK NAC FLUM AMENDMENT				
Subject Property Address:	3130 AIRSIDE CENTER DR				
Parcel ID:	232909000000011010		Total Acreage:	126.6	
Applicant Name:	JOHN ALLEN				
Applicant Address:	225 E. LEMON STREET, SUITE 300		LAKELAND	FL	33803
Owner Name:	RRL AIRPARK LLC				
Owner Address:	PO BOX 230		HENRIETTA	NY	14467

Request:

Application Type:	Comprehensive Plan Amendment		Future Land Use Map		
Land Use					
Current	Business Park		(BP)		
Proposed	Not Applicable				
Zoning					
Current	Medium Industrial		(I-2)		
Proposed	PUD (Planned Unit Development)				
Sub Context District					
Current	(SSP)		Suburban Special Purpose		
Proposed					
Explanation of Request:	<p>A small-scale land use amendment, to change the future land use designation from Business Park (BP) to Neighborhood Activity Center (NAC), concurrent with a City-initiated context sub-district change from Suburban Special Purpose (SSP) to Suburban Center (SCT) on approximately 7.97 acres (Parcel A1); a change of zoning on approximately 65.50 acres from I-2 (Medium Industrial) to PUD (Planned Unit Development); application of PUD (Planned Unit Development) zoning on approximately 16.9 acres of unzoned property; and a major modification of PUD zoning to incorporate additional acreage and allow for a mix of office, commercial and industrial uses on approximately 127.38 acres generally located north of W. Pipkin Road and east of Airside Center Drive.</p>				
Justification:	<p>Finally, the total impact of the proposed modification is to master plan a 126 acre area. The master plan provides for a broad mix of commercial, retail, restaurant, office, and industrial uses in this area. The proposed conditions ensure compatibility is maintained with neighboring properties of different types as well as visual impacts from road right of way.</p>				

Concurrency:

Proposed Dwelling Units:	0	Project Floor Area:			Square feet
Type of Use:			Phase		Year
Estimate of Public Service Demand					
Roadways	Daily Trips:	#Error	PM Peak Hour Trips:		611
Potable Water	8000	GPD	Wastewater	6900	GPD
			Solid Waste	280	PPD



PETERSON & MYERS, P.A.

ATTORNEYS AT LAW • SINCE 1948

TELEPHONE
(863) 683-6511

P.O. BOX 24628
LAKELAND, FLORIDA 33802-4628

FAX
(863) 904-1335

HERITAGE PLAZA
225 EAST LEMON STREET, SUITE 300
LAKELAND, FLORIDA 33801

www.PetersonMyers.com

March 1, 2024

City of Lakeland
Planning and Zoning Office Planning Division
228 S. Massachusetts Avenue
Lakeland, Florida 33801

**Re:: Air Park PUD Modification Project
PUD 17-005/Ordinance No. 5658**

To Whom It May Concern:

On behalf of the Property owner and contract purchaser of the HSW Associates, LLC property, Peterson & Myers, P.A, is pleased to submit the enclosed major modification to the existing Air Park PUD (Planned Unit Development), which was previously approved on August 21, 2017, as Ordinance No. 5658.

The request of this PUD Modification includes the following changes to the existing PUD:

- Addition of Parcels A1, A2, and B1 (Parcel ID: 232909-000000-011010), which is currently undeveloped property identified as I-2 on the City's Zoning Map.
- Addition of the existing office development (Parcel ID: 23-29-09-000000-012020), which is currently zoned as I-2,
- Addition of acreage into Parcels B2 and C (Parcel IDs: 23-29-10-000000-033030, 23-29-10-000000-033040, and 23-29-10-000000-034010) as shown in the revised PUD Master Site Plan
- Modification of existing Conditions of approval to create a master development plan with a mix of uses to provide non-residential services to the area.

Included in this submittal package are the following documents:

- Project Description
- Revised PUD Master Site Plan dated February 28, 2024.
- Sketch and Legal Description for the Property
- Exhibits
- Legal Description of all PUD Tracts in Word .docx

If you have any questions, please do not hesitate to contact our office or email me at (863) 683-6511 or at ballen@petersonmyers.com.

Sincerely,

Bart Allen

John B. ("Bart") Allen

Enclosures (as stated)

c: Client

Air Park FLUM Amendment

Project Narrative

The purpose of this application is to request a small-scale future land use amendment on acres from Business Park (BP) to Neighborhood Activity Center (NAC). This request is a companion request to a major modification of PUD (Planned Unit Development) zoning, PUD 17-005, to allow for commercial, office and industrial uses on a total of 126.56 acres generally located north of West Pipkin Road, and west and east of Old Medulla Road. A map of the overall “Air Park” property is included with this application.

The subject property was previously annexed into the City and assigned a future land use designation of Business Park (BP), which was consistent with the previous County BPC (Business Park Center) future land use designation. Subsequently, the PUD zoning was established on 45.61 acres of the 126.56 acres contemplated as part of this major modification. The additional acreage can be classified into two distinct areas. First, approximately 65.50 acres of property located north of W. Pipkin Road, east of Airside Center Drive, and west of Old Medulla Road, is being incorporated into the PUD. Currently, these parcels have BP future land use and Industrial (I-2) zoning. They are otherwise not restricted or conditioned at this time. Currently, the request is to change portions of the property the BP future land use to NAC to allow for the development of some commercial land.

To the north, the Property is adjacent to the boundary of Lakeland Linder Airport and to existing residential development in the County. Further to the east, approximately 700 feet, there is a proposed multi-family development in Polk County, which is developing adjacent to BPC future land use areas on three (3) sides. A conceptual site development plan showing access, retention and the location of various development pods is included as part of this application.

The proposed FLUM amendment is appropriate at this time given the significant investment in public infrastructure in the area. As the City is aware, there have been major transportation network changes, both implemented and programmed. These changes are made considering the County’s expansion and reconstruction of W. Pipkin Road and the applicant’s facilitation of new transportation connections through the property to Airside Center Drive, which encouraged the Count to signalize the intersection of the new project entrance and W. Pipkin Road.

In addition, the purpose of the NAC is to promote walkable neighborhoods with access to healthy foods and other services. The site shall be governed by PUD zoning, employ site design that maximizes walkability and compatibility, and exclude uses that are primarily auto-oriented. The subject property meets the location criteria and intents of the City of Lakeland’s Comprehensive Plan policies related to access population support. See Table FLU-4 of the Comprehensive Plan.

Finally, the total impact of the proposed modification is to master plan a 126 acre area. The master plan provides for a broad mix of commercial, retail, restaurant, office, and industrial uses in this area. The proposed conditions ensure compatibility is maintained with neighboring properties of different types as well as visual impacts from road right of way.

Air Park PUD Major Modification

Project Narrative

The purpose of this application is to request a major modification of PUD (Planned Unit Development) zoning, PUD 17-005, to allow for commercial, office and industrial uses on a total of 126.56 acres generally located north of West Pipkin Road, and west and east of Old Medulla Road. A map of the subject property is included with this application.

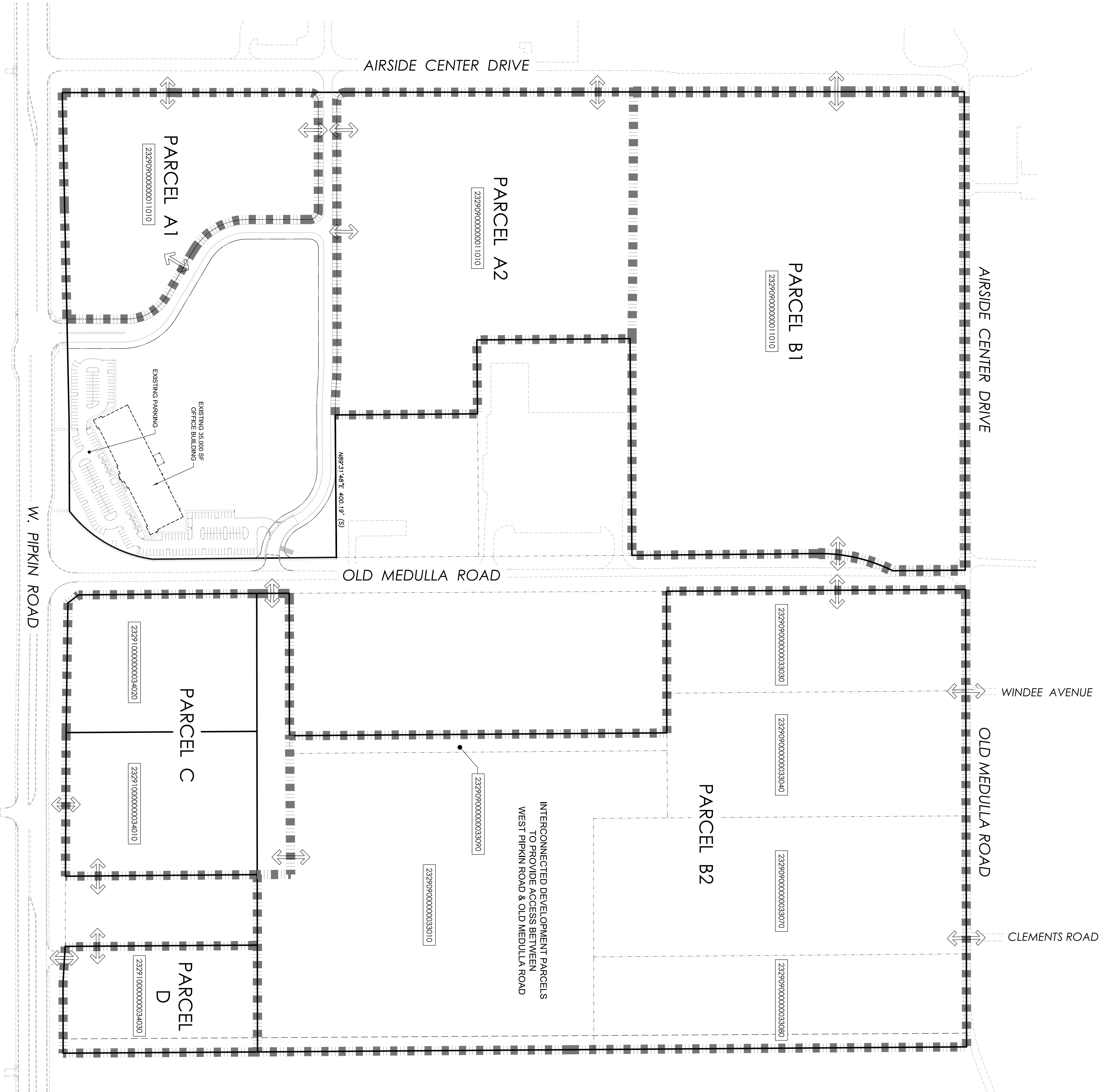
The subject property was previously annexed into the City and assigned a future land use designation of Business Park (BP), which was consistent with the previous County BPC (Business Park Center) future land use designation. Subsequently, the PUD zoning was established on 45.61 acres of the 126.56 acres contemplated as part of this major modification. The additional acreage can be classified into two distinct areas. First, approximately 65.50 acres of property located north of W. Pipkin Road, east of Airside Center Drive, and west of Old Medulla Road, is being incorporated into the PUD. Currently, these parcels have BP future land use and Industrial (I-2) zoning. They are otherwise not restricted or conditioned. Second, Airpark is contracted to purchase an additional 17 acres (MOL) adjacent and contiguous to the boundary of PUD 17-005. The current zoning maps of the Property and adjacent properties are included with this application.

Interestingly, the Property is immediately adjacent to property which is not currently in the City limits. But the property to the east also carries the County BPC future land use designation. To the north, the Property is adjacent to the boundary of Lakeland Linder Airport and to existing residential development in the County. Further to the east, approximately 700 feet, there is a proposed multi-family development in Polk County, which is developing adjacent to BPC future land use areas on three (3) sides.

In addition to expanding the boundary of this PUD is proposing several modifications to the conditions of approval to allow for a more flexible PUD zoning for the marketing of the property for future development as a business park with a mix of commercial, office and light industrial uses. A conceptual site development plan showing access, retention and the location of various development pods is included as part of this application.

The proposed modifications also encompass changes to proposed access points based on initial communication from the City Staff. In addition, there have been major transportation network changes, both implemented and programmed, since the original approval of the PUD in 2017. These changes are made considering the County's expansion and reconstruction of W. Pipkin Road and the applicant's facilitation of new transportation connections through the property to Airside Center Drive, which encouraged the Count to signalize the intersection of the new project entrance and W. Pipkin Road. When the updated traffic study is finalized, we will provide this to the Staff for review.

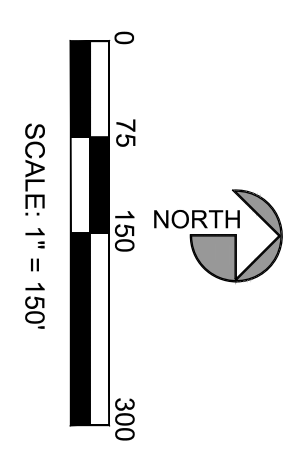
Finally, the total impact of the proposed modification is to master plan a 126 acre area. The master plan provides for a broad mix of commercial, retail, restaurant, office, and industrial uses in this area. The proposed conditions ensure compatibility is maintained with neighboring properties of different types as well as visual impacts from road right of way.



LEGEND

- PROPERTY LINE
- PARCEL LINE
- PARCEL DESIGNATION
- POLK COUNTY PARCEL I.D.
- INGRESS / EGRESS AND CROSS-ACCESS POINTS

PARCEL A1



1
1

LANDMARK
Engineering & Surveying Corporation

8515 Palm River Road
(813) 621-7841
www.lesc.com

Tampa, Florida 33619
(813) 621-6761 (fax)
C.A. # 28014

CENTRAL FLORIDA DEVELOPMENT
P.O. BOX 230
HENRIETTA, NY 14467-0230
PHONE (877) 523-1647

AIR PARK SITE
CITY OF LAKELAND, FLORIDA

REZONING PLAN

DATE :
2024-02-28

DRAWN BY:
JEF

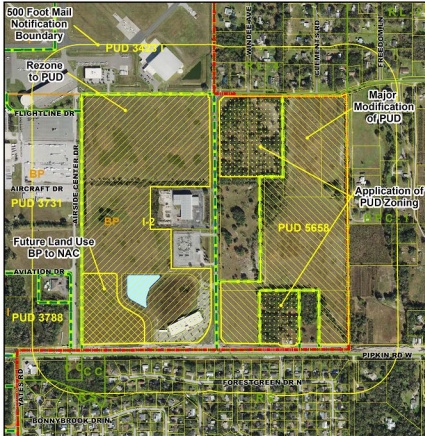
CHECKED BY:
EEM

JOB NO.:
2230060

REVISIONS:

Elevations based on
NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88)
Conversion from NAVD88 to NGVD29 = +0.86 Feet

E. EVERETT MORROW No. 30693
PROFESSIONAL ENGINEER



File Number: LUS24-005 PUD24-005 ZON24-008

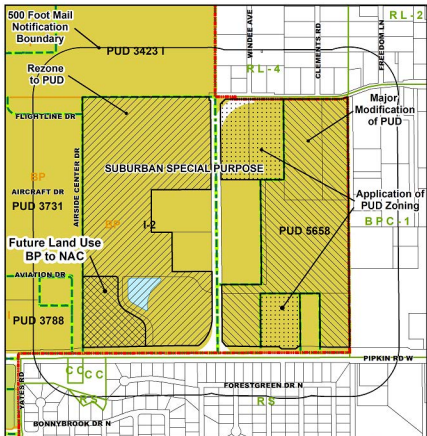
Present Zoning: I-2, PUD 5658 and None
 Present Land Use: BP (127.44 AC+/-)
 Present Context: Suburban Special Purpose
 Proposed Zoning: Application of PUD Zoning/Change in Zoning from I-2 to PUD and Major Modification of PUD Zoning to Allow Office, Commercial and Industrial Uses

Proposed Land Use: NAC (7.97 AC+/-) and BP (119.47 AC+/-)
 Proposed Context: Suburban Center (7.97 AC+/-) and Suburban Special Purpose (119.47 AC+/-)

June 2024

-  Application of PUD Zoning
-  Major Modification of PUD
-  Rezone to PUD
-  Future Land Use BP to NAC
-  500 Foot Mail Notification Buffer
-  City Limits
-  Zoning
-  Lakeland Future Land Use
-  Polk County Future Land Use
-  Conditional Use
-  Parcels





File Number: LUS24-005 PUD24-005 ZON24-008

Present Zoning: I-2, PUD 5658 and None

Present Land Use: BP (127.44 AC+/-)

Present Context: Suburban Special Purpose

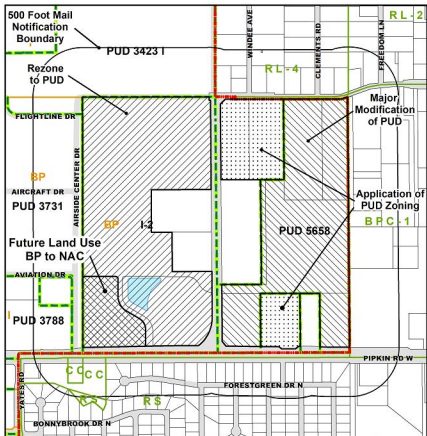
Proposed Zoning: Application of PUD Zoning/Change in Zoning from I-2 to PUD and Major Modification of PUD Zoning to Allow Office, Commercial and Industrial Uses

Proposed Land Use: NAC (7.97 AC+/-) and BP (119.47 AC+/-)

Proposed Context: Suburban Center (7.97 AC+/-) and Suburban Special Purpose (119.47 AC+/-)

- Application of PUD Zoning
- Major Modification of PUD
- Rezone to PUD
- Future Land Use BP to NAC
- 500 Foot Mail Notification Buffer
- City Limits
- Zoning
- Lakeland Future Land Use
- Polk County Future Land Use
- Conditional Use
- Parcels





File Number: LUS24-005 PUD24-005 ZON24-008

Present Zoning: I-2, PUD 5658 and None
 Present Land Use: BP (127.44 AC+/-)
 Present Context: Suburban Special Purpose
 Proposed Zoning: Application of PUD Zoning/Change in Zoning from I-2 to PUD and Major Modification of PUD Zoning to Allow Office, Commercial and Industrial Uses
 Proposed Land Use: NAC (7.97 AC+/-) and BP (119.47 AC+/-)
 Proposed Context: Suburban Center (7.97 AC+/-) and Suburban Special Purpose (119.47 AC+/-)

- Application of PUD Zoning
- Major Modification of PUD
- Rezone to PUD
- Future Land Use BP to NAC
- 500 Foot Mail Notification Buffer
- City Limits
- Zoning
- Lakeland Future Land Use
- Polk County Future Land Use
- Conditional Use
- Parcels





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

June 4, 2024

RE: 3130 Airside Center Drive - Project No. LUS24-005/PUD24-005/ZON24-008

Dear Property Owner:

This letter is to advise you that John B. Allen, Peterson & Myers, P.A., on behalf of RRL Airpark, LLC, requests a small-scale land use amendment, to change the future land use designation from Business Park (BP) to Neighborhood Activity Center (NAC), concurrent with a City-initiated context sub-district change from Suburban Special Purpose (SSP) to Suburban Center (SCT) on approximately 7.97 acres (Parcel A1); a change of zoning on approximately 65.50 acres from I-2 (Medium Industrial) to PUD (Planned Unit Development); application of PUD (Planned Unit Development) zoning on approximately 16.9 acres of unzoned property; and a major modification of PUD zoning to incorporate additional acreage and allow for a mix of office, commercial and industrial uses on approximately 127.38 acres generally located north of W. Pipkin Road and east of Airside Center Drive. The subject property is legally described as:

AN AREA OF LAND IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 9 TOWNSHIP 29 SOUTH RANGE 23 EAST AND THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 10 TOWNSHIP 29 SOUTH RANGE 23 EAST, POLK COUNTY, FLORIDA. (A COMPLETE LEGAL DESCRIPTION IS AVAILABLE IN THE COMMUNITY AND 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, June 18, 2024**, in the Lakeland Electric Building rooms 1A/B, 501 E. Lemon Street. As an owner of property within 500 feet of this request, as indicated on the attached map, you will be given an opportunity to express your opinion at the public hearing or you may submit your views to the Community Development Department, 863-834-6011 or planning@lakelandgov.net, prior to the Tuesday, June 18th meeting.

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

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

THIS IS A COURTESY LETTER NOT REQUIRED BY LAW

MINUTES

Planning & Zoning Board

Lakeland Electric Building rooms 1A/B

Tuesday, May 21, 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, Lyle Philipson, Veronica Rountree, Susan Seitz and Jeri Thom were present. Community & Economic Development staff Chuck Barmby, Urban Planning & Transportation Manager; Matthew Lyons, Executive Planner; Phillip Searce, Executive Planner; Todd Vargo, Senior Planner; and Christelle Burrola, Planning Assistant, were present. Assistant City Attorney Alex Landback was also present.

PUBLIC HEARING

NO NEW PUBLIC HEARING ITEMS

GENERAL MEETING

ITEM 1: Review minutes of the April meeting.

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

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)

Phillip Searce stated 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 on approximately 9.76 acres.

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

Mr. Searce stated 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.

Mr. Searce presented the recommended conditions for approval.

Vasu Persaud, 15155 W. Colonial Drive, Winter Garden, was present in support of the request.

In response to Silvana Knight, Mr. Persaud stated that while the project will initially be a rental only community it will be platted as a subdivision so that units can eventually be sold for individual ownership.

In response to Joseph Lauk, Chuck Barmby stated the road on the south side of the property which is used for maintenance of the cell tower on the property will remain with gated access only from Providence Road.

In response to Mr. Barmby, Mr. Persaud stated he agrees to staff's recommended conditions.

Terry Dennis made a motion for approval of staff's recommendation. Jeri Thom seconded the motion and it passed 7—0.

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)

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 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. 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.

Mr. Vargo stated 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.

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

Mr. Vargo stated 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 landscape buffer will be installed along the entire Gay Road frontage. The view blockage wall will not be required where stormwater retention ponds abut Gay Road. 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. 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 goods and materials 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.

Mr. Vargo presented the recommended conditions for approval.

In response to Chuck Barmby, Adam Wonus, 201 S. Bumby Avenue, Orlando, representing the applicant, stated he agrees to staff's recommended conditions.

In response to Joseph Lauk, Jeff Rivera, 200 S. Orange Avenue, Orlando, stated they have not done the preliminary engineering work to determine what the finished elevation of the property will be when development is completed.

Lyle Philipson made a motion for approval of staff's recommendation. Veronica Rountree seconded the motion and it passed 7—0.

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)

Terry Dennis recused himself from the vote for this item due to the proximity of the property to his employer.

Phillip Scearce stated the request is for a 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. 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. 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.

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

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)

Phillip Scearce stated the request is for 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. The 199-lot subdivision, which will be developed for single-family detached residential uses. 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 7—0.

ITEM 6: 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 June hearing.

ITEM 7: Audience.

There were no comments from the audience.

ITEM 8: Adjourn.

There being no further discussion, the meeting was adjourned at 9:30 AM.

Respectfully Submitted,

Joseph Lauk, Chair

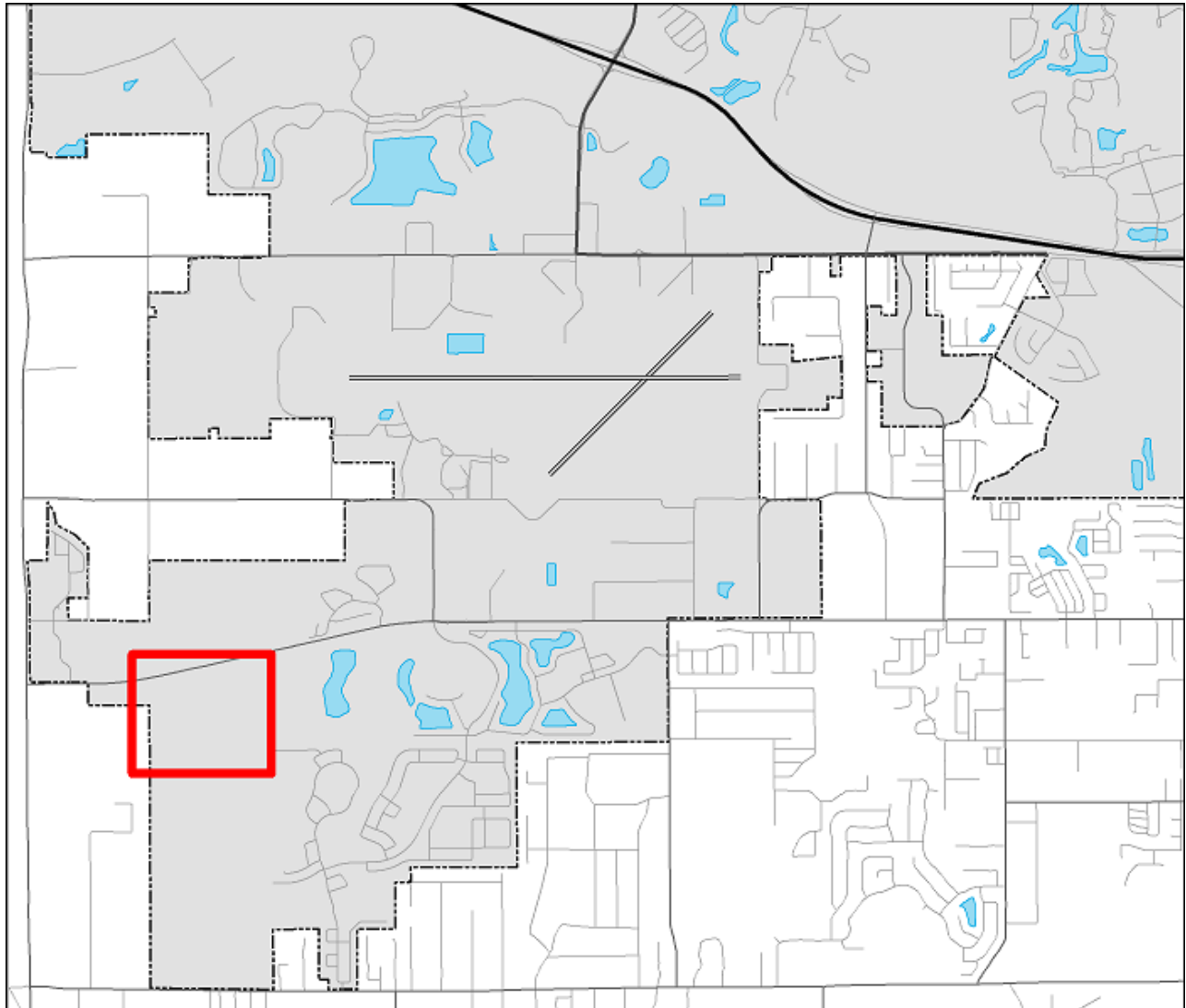
Silvana Knight, Secretary

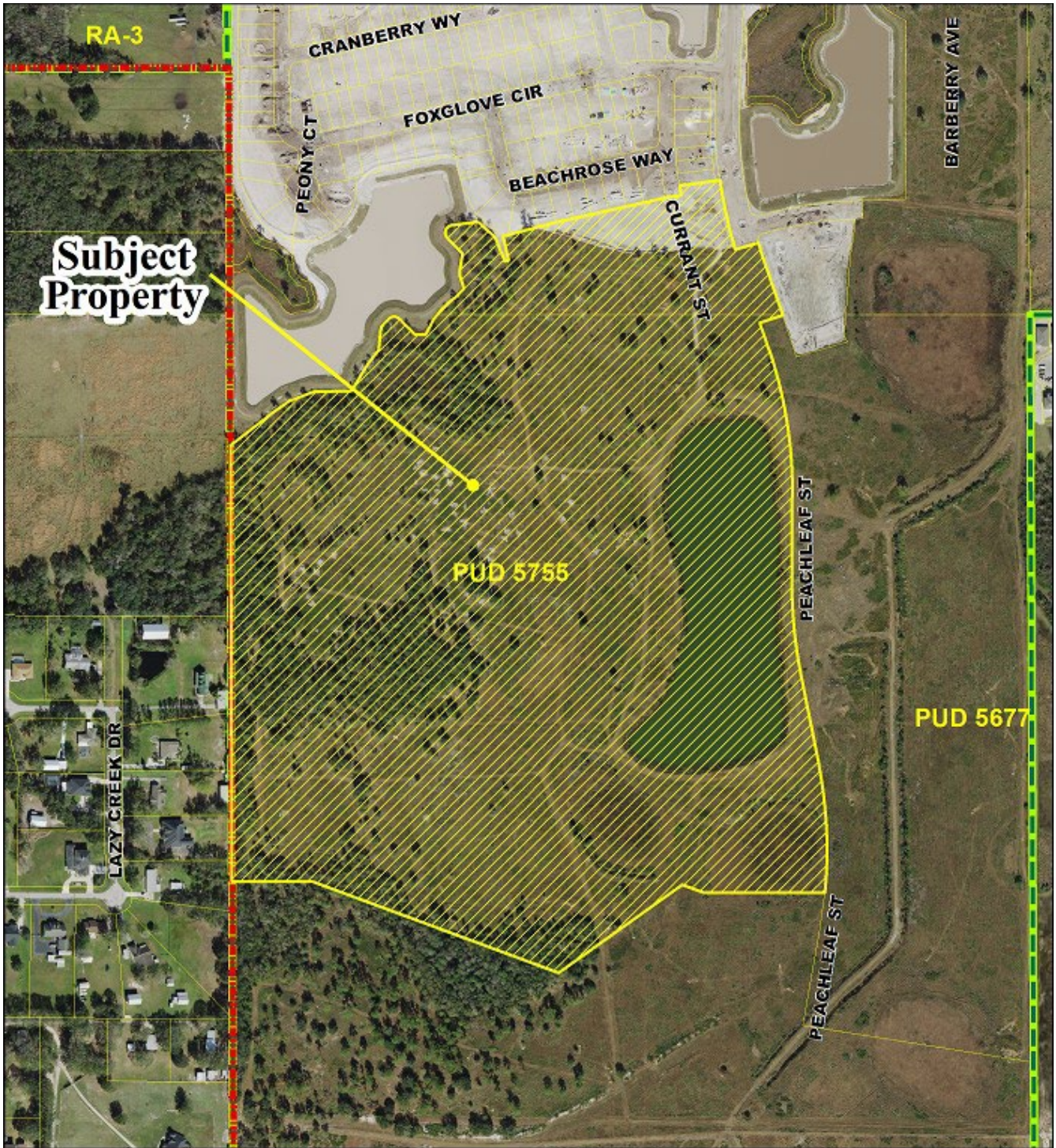


Community & Economic Development Staff Recommendation

Date:	June 18, 2024	Reviewer:	Phillip Searce
Project No:	SUB22-007	Location:	4770 W. Pipkin Road
Owner:	Forestar USA Real Estate Group Inc.		
Applicant:	Chris Tyree, Forestar USA Real Estate Group Inc.		
Current Zoning:	PUD (Planned Unit Development) 5755	Future Land Use:	Conservation (C)/ Residential Low (RL)
Context District:	Suburban Neighborhood (SNH)		
P&Z Hearing:	June 18, 2024	P&Z Final Decision:	June 18, 2024
Request:	Plat approval for Hawthorne, Phases 2A and 2B, a 190-lot residential subdivision on 91.28 acres generally located south of W. Pipkin Road, north of Ewell Road and west of Busy Bee Lane.		

1.0 Location Maps





2.0 Background

2.1 Summary

Chris Tyree, Forestar USA Real Estate Group, Inc., has submitted a plat for the Hawthorne subdivision, Phases 2A and 2B. The proposed 91.28-acre plat consists of 190 single-family detached residential lots with 85 lots in Phase 2A and 105 lots in Phase 2B. Plats are reviewed by the City's Subdivision Review Team for compliance with Article 9 (Subdivision Standards) of the Land Development Code. The PUD (Planned Unit Development) zoning for the Hawthorne Ranch residential development (Ordinance 4832, as amended) allows for 1,329 single-family detached dwellings and 180 single-family attached (townhouse) dwellings.

2.2 Attachments

Plat Sheets for Hawthorne Phases 2A and 2B

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.

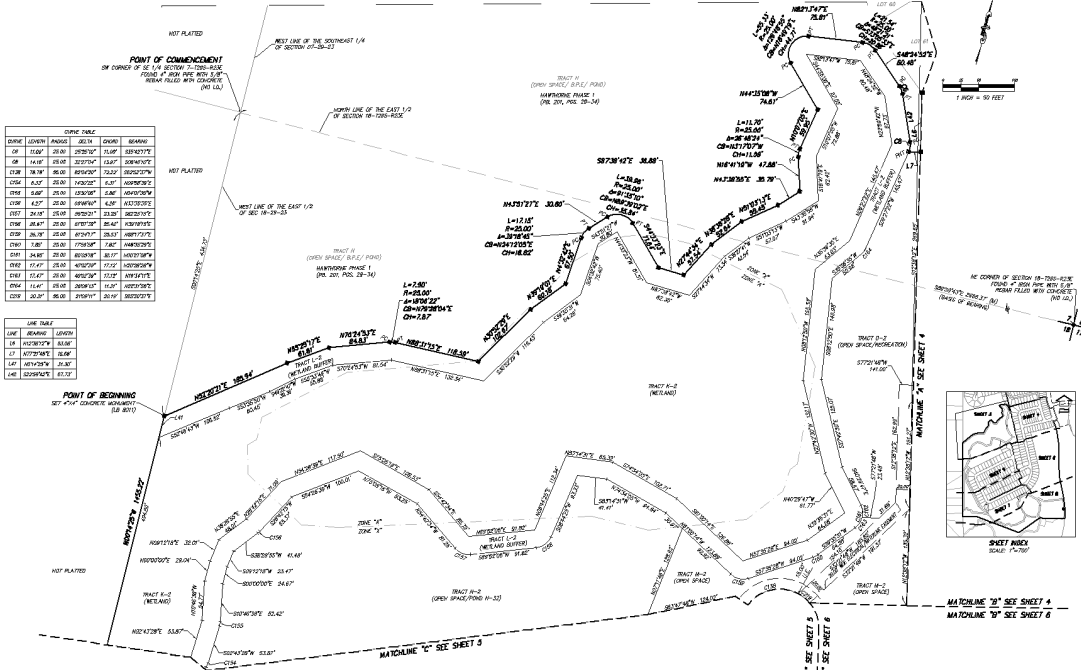
HAWTHORNE PHASE 2A-2B

SITUATED IN SECTIONS 7 AND 18, TOWNSHIP 29 SOUTH, RANGE 23 EAST
CITY OF LAKELAND, POLK COUNTY, FLORIDA

SHEET 3 OF 8

PLAT BOOK:

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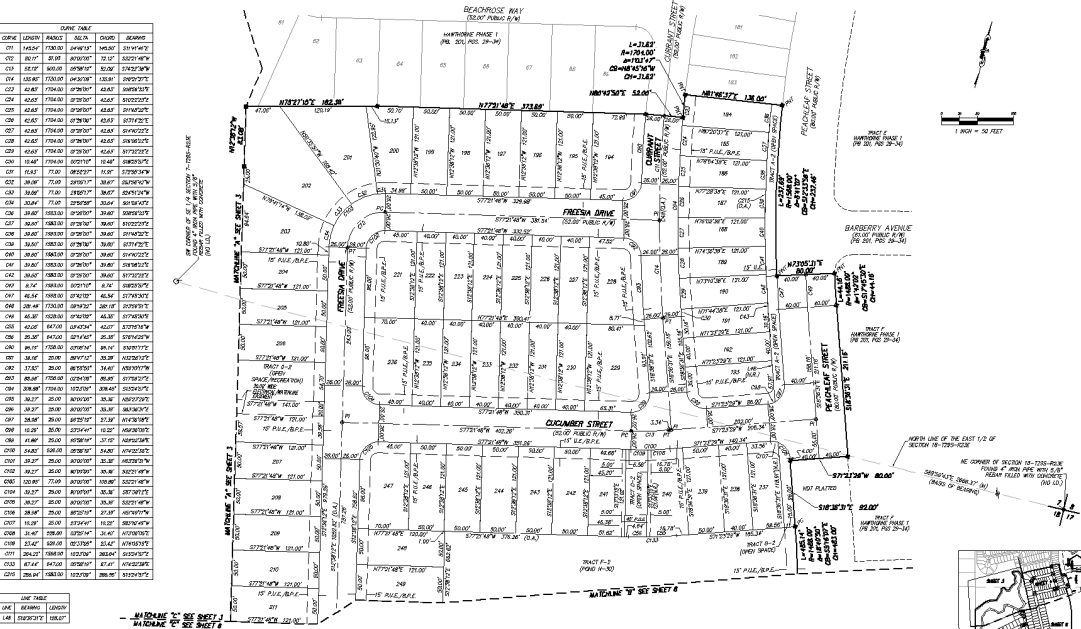
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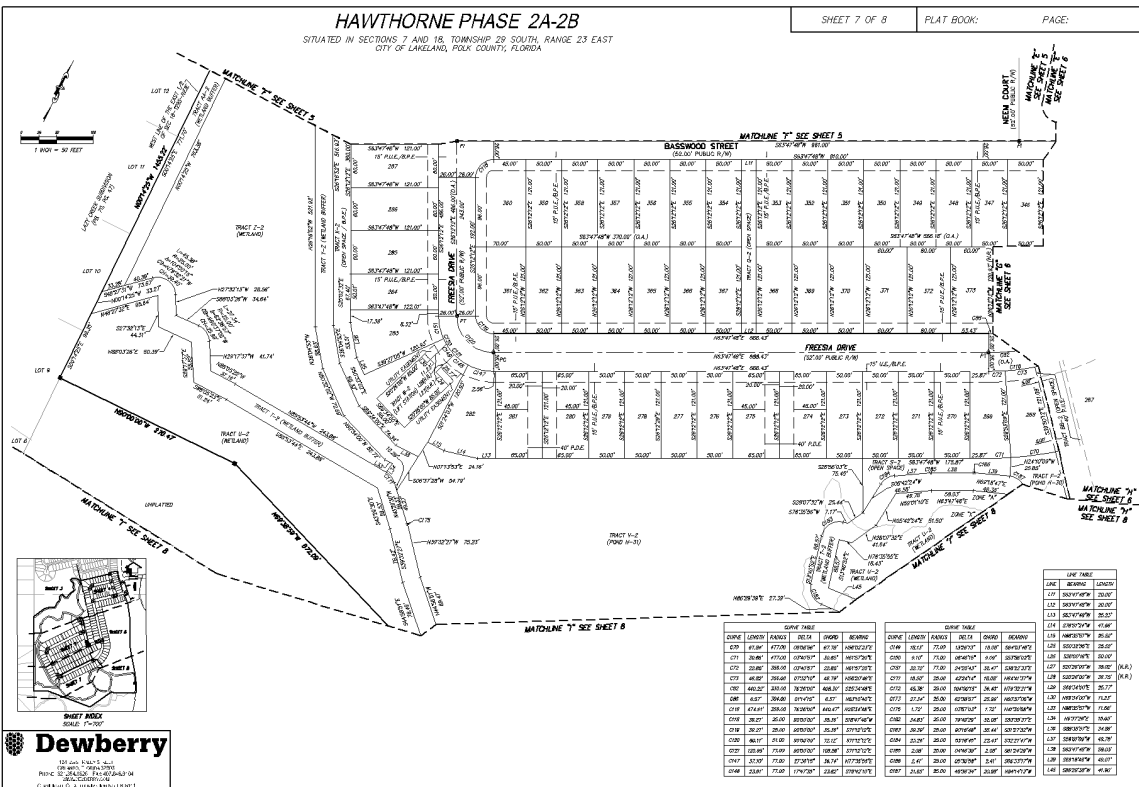
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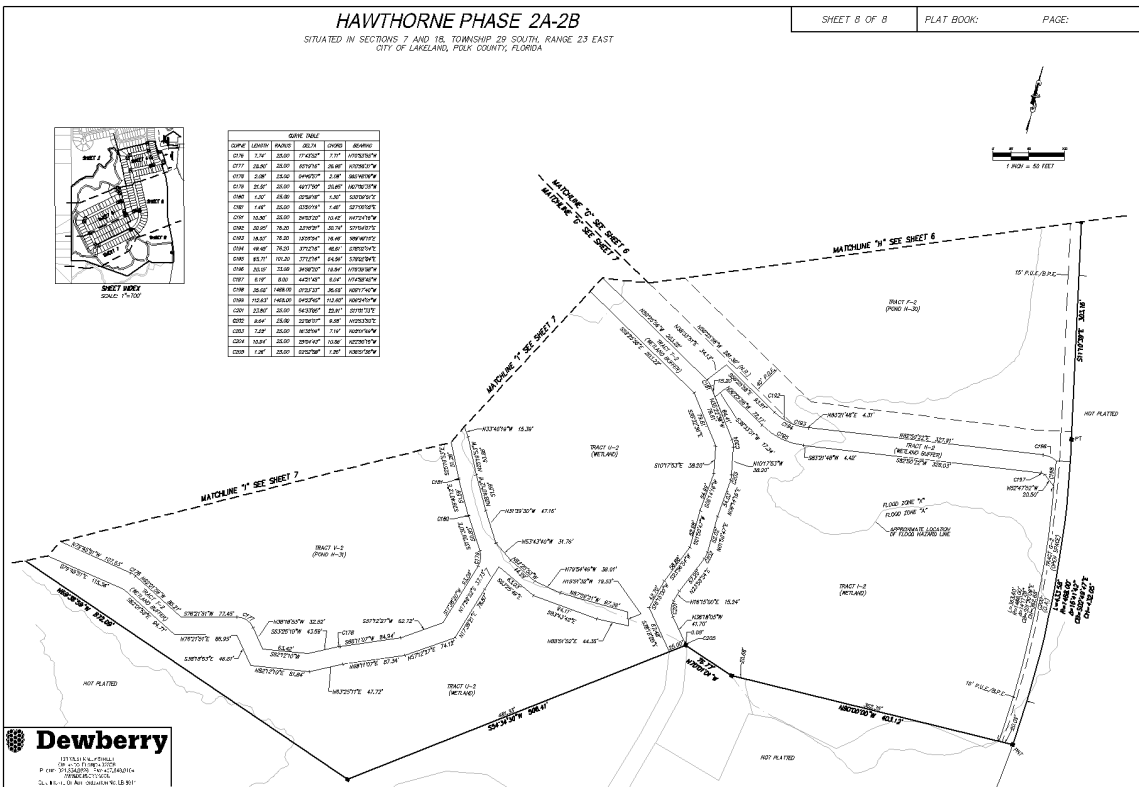
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SHEET 8 OF 8

PLAT BOOK:

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Report of City Commission Action on Planning and Zoning Board Recommendations

Tuesday, June 18, 2024

Meeting of June 3, 2024

Ordinances (First Reading)

Proposed 24-015; Small Scale Amendment #LUS24-001 to the Future Land Use Map to Change Future Land Use from Business Park (BP) to Residential Medium (RM) on Approximately 4.96 Acres Located Northwest of the Intersection of W. 5th Street and Providence Road. (LUS24-001)

Proposed 24-016; Amending Ordinance 5589; Major Modification of PUD Zoning to Allow for the Development of an 87-Unit Single-Family Attached (Townhome) Subdivision on Approximately 9.76 Acres; Change to Context District from Urban Special Purpose (USP) to Urban Neighborhood (UNH) on Approximately 4.96 Acres and a Change in Zoning from RA3 (Single-Family Residential) to PUD on Approximately 4.80 Acres Located Northwest of the Intersection of W. 5th Street and Providence Road. (PUD24-004/ZON24-005)

Meeting of May 20, 2024

Ordinances (Second 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) **Approved 7—0, Ordinance 6032**

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) **Approved 7—0, Ordinance 6033**