

## AGENDA

Planning & Zoning Board  
City Commission Chambers  
10/15/2024 8:30 a.m.

In accordance with the Americans with Disabilities Act 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](mailto: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. Minor modification of PUD (Planned Unit Development) zoning to increase the maximum buildable floor area on Outparcel B within the Lakeland Highland Plaza Shopping Center from 5,000 to 5,500 sq. ft. to allow for the construction of a 5,500 sq. ft. medical office building. The subject property is located east of Lakeland Highlands Road and south of S. Edgewood Drive (2027 S. Edgewood Drive). Owner: Lakeland Highlands Holdings LLC. Applicant: Excel 4 LLC. (PUD24-014)
  - b. Consideration of final decision.

## GENERAL MEETING

- ITEM 2:** Review minutes of the September meeting.

- ITEM 3:** Change in zoning from RA-1 (Single-Family Residential) to LD (Limited Development), and a conditional use to allow for the placement of accessory buildings and structures on a vacant, non-residential parcel used for private recreation purposes on approximately 3.44 acres generally located north of Lake Miriam Drive, south of E. Alamo Drive, east of Lake Miriam and west of Highlands Place Circle. Owner: James and Trena Middleton. Applicant: James Middleton. (CUP24-009/ZON24-010) **Note: Continued from a previous meeting.**

- ITEM 4:**
- a. A change in zoning from RA-4 (Single-Family Residential) to C-1 (Pedestrian Commercial) on approximately 0.13 acres located at 109 W. 7<sup>th</sup> Street;
  - b. A change in zoning from O-1 (Low Impact Office) to C-1 (Pedestrian Commercial) on approximately 0.24 acres located at 103 W. 7<sup>th</sup> Street; and
  - c. A conditional use to allow for the future development of C-1 (Pedestrian Commercial) uses on approximately 0.37 acres located at 103 and 109 W. 7<sup>th</sup> Street. Owner/Applicant: Lakeland Community Redevelopment Agency. (CUP24-011/ZON24-012)

- ITEM 5:** Plat approval for Hawthorne, Phases 3A and 3B, a 347-lot residential subdivision on 184.08 acres generally located south of W. Pipkin Road, north of Ewell Road and west of Medulla Road. Owner: Forestar USA Real Estate Group. Applicant: Dewberry Engineers, Inc. (SUB22-009)

**ITEM 6:** Plat approval for Lakeside Preserve Phase 2, a 182-lot residential subdivision, on 160.84 acres generally located south of the Polk Parkway (SR 570) and east of Pipkin Creek Road and west of Harden Boulevard. Owner: Pipkin Creek Properties, LLC. Applicant: Kenneth Thompson, Platinum Surveying and Mapping, LLC (SUB24-001)

**ITEM 7:** Report of City Commission action on Planning and Zoning Board recommendations along with Planning & Transportation Manager's Report.

ITEM 8: Audience.

ITEM 9: Adjourn.



# Planning & Zoning Board General Application

## General Information:

<b>Project No:</b>	<a href="#">PUD24-014</a>	<b>Application Date:</b>	9/3/2024		
<b>Associated Projects:</b>	CPT24-063				
<b>Project Name:</b>	CHEST PAIN CENTER				
<b>Subject Property Address:</b>	2017 EDGEWOOD DR S				
<b>Parcel ID:</b>	242833000000033100	<b>Total Acreage:</b>	1.17		
<b>Applicant Name:</b>	EXCEL4 LLC (CGC1520462)				
<b>Applicant Address:</b>	750 S ORANGE BLOSSOM TRAIL	ORLANDO	FL	32805	
<b>Owner Name:</b>	LAKELAND HIGHLANDS HOLDINGS LLC				
<b>Owner Address:</b>	341 N MAITLAND AVE STE 315	MAITLAND	FL	32751	

## Request:

<b>Application Type:</b>	<b>Planned Unit Development</b>	<b>Minor Modification</b>
<b>Land Use</b>		
<b>Current</b>	Neighborhood Activity Center	(NAC)
<b>Proposed</b>	Not Applicable	
<b>Zoning</b>		
<b>Current</b>	Planned Unit Development	(PUD) 3470 F
<b>Proposed</b>	Not Applicable	
<b>Sub Context District</b>		
<b>Current</b>	(UCO)	Urban Corridor
<b>Proposed</b>		
<b>Explanation of Request:</b>	New 5,500 sf Medical Outpatient Building	
<b>Justification:</b>		

## Concurrency:

<b>Proposed Dwelling Units:</b>	0	<b>Project Floor Area:</b>		Square feet
<b>Type of Use:</b>		Phase		Year

## Estimate of Public Service Demand

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

# CHEST PAIN CENTER

HIGHLAND PLAZA  
LAKELAND, FLORIDA

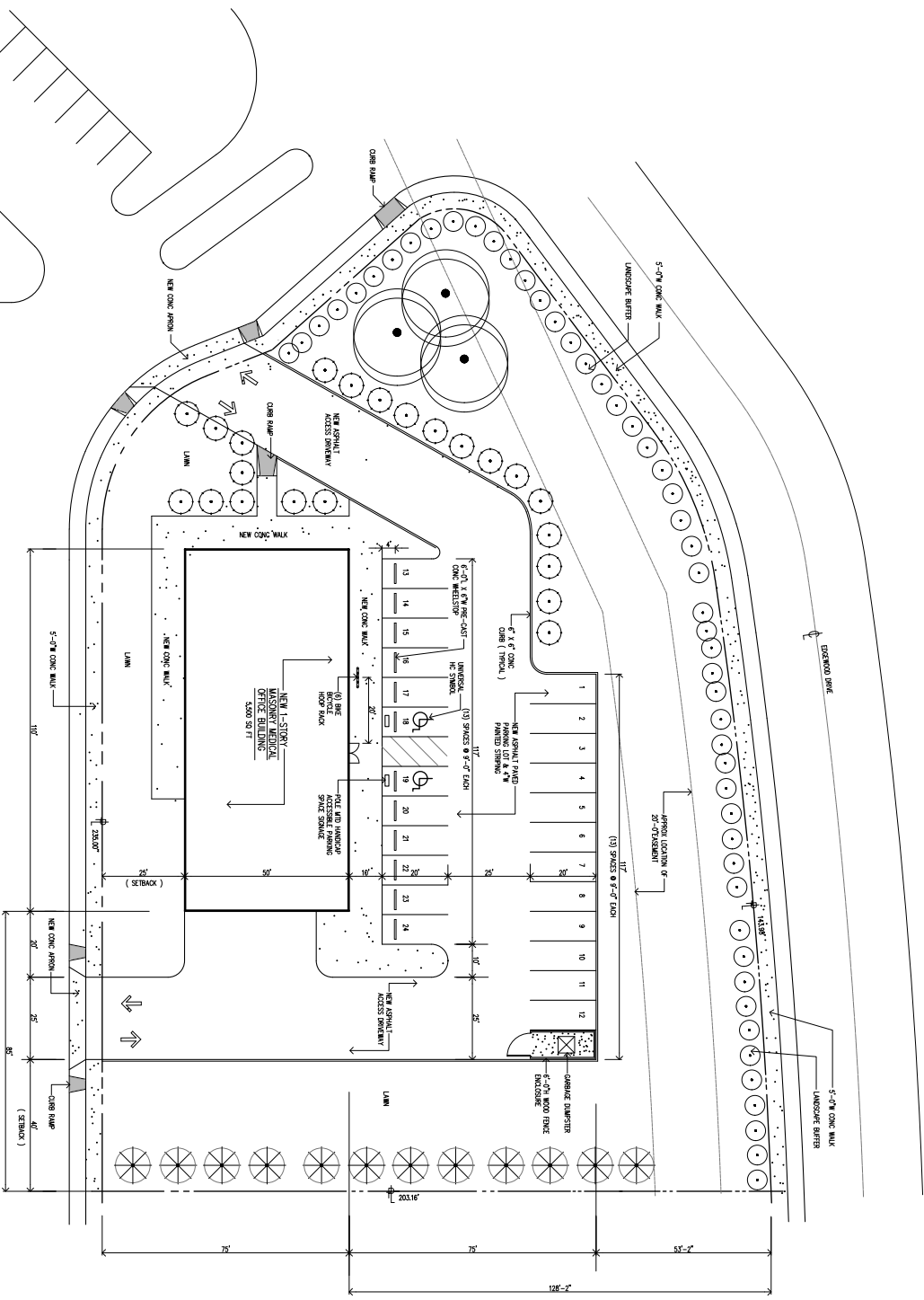
SCOPE OF WORK  
PRELIMINARY DESIGN FOR THE CONSTRUCTION  
OF A NEW 1-STORY MEDICAL OFFICE BUILDING  
DESIGN LOADS

FLOOR LIVE LOAD = 75 PSF  
WIND LOAD = 140 PSF  
WIND SPEED = 115 MPH  
(SEE GROUP 15) = 6 (BUSINESS)

MANIFEST CREATIONS LLC  
ARCHITECTURAL DRAFTING & DESIGN  
SOUTH EUCLID, OHIO  
HARLAN BERRHARDT  
216-899-5518

DRAWING INDEX	
SHEET NO.	DESCRIPTION
A-1	TITLE / SITE PLAN
A-2	FLOOR PLAN
A-3	EXTERIOR ELEVATIONS
A-4	EXTERIOR ELEVATIONS

Construction of this new 1-story medical structure has been approved by the City of Lakeland, Florida. The project is located at 2000 Highland Blvd, Lakeland, FL 34601. The project is subject to the following conditions: 1. The project must be completed within 180 days of the start of construction. 2. The project must be completed within 180 days of the start of construction. 3. The project must be completed within 180 days of the start of construction.



PRELIMINARY SITE PLAN  
SCALE: 1/4" = 1'-0"



REVISIONS

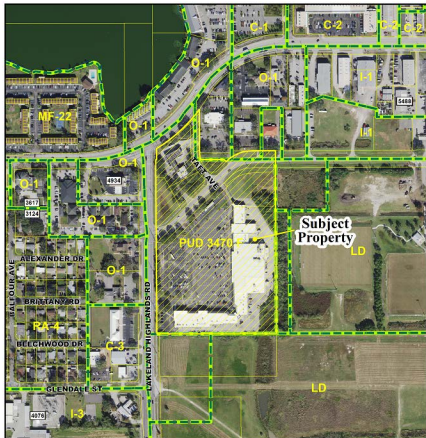
SITEWORK: OWNER SHALL OBTAIN & SUBMIT ALL NECESSARY PERMITS AND APPROVALS FOR THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR THE CONSTRUCTION OF THIS PROJECT.

MANIFEST CREATIONS LLC  
3001 BROADWAY  
LAKELAND, FLORIDA 34601

CHEST PAIN CENTER  
HIGHLAND PLAZA  
LAKELAND, FLORIDA

TITLE / SITE PLAN

DATE: 8-2-24  
SCALE: 1/4" = 1'-0"  
DRAWN: H.E.L.K.  
CHECKED: M.R.  
A-1



File Number: PUD24-014

Present Zoning: PUD 3470F

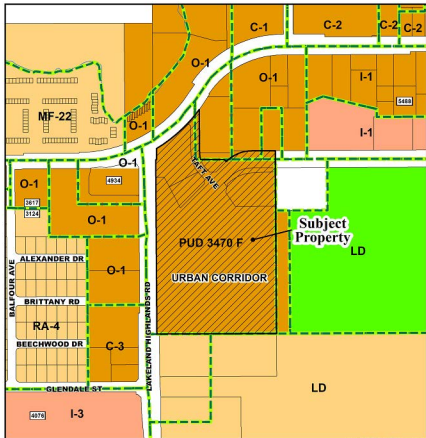
Present Context: Urban Corridor

Proposed Zoning: Minor Modification of PUD  
 Zoning to Increase Maximum  
 Buildable Floor Area on  
 Outparcel B

-  Subject Property
-  City Limits
-  Zoning
-  Conditional Use
-  SPI
-  Parcels
-  Railroad
-  Water Body



October 2024



File Number: PUD24-014

Present Zoning: PUD 3470F

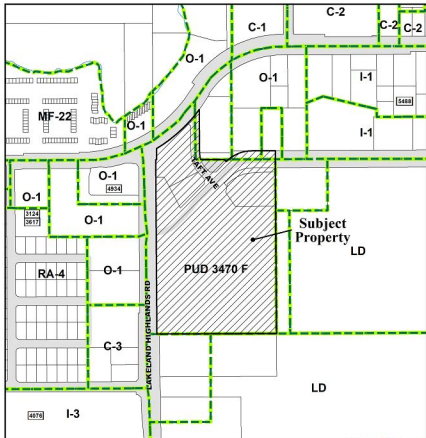
Present Context: Urban Corridor

Proposed Zoning: Minor Modification of PUD  
Zoning to Increase Maximum  
Buildable Floor Area on  
Outparcel B

-  Subject Property
-  City Limits
-  Zoning
-  Conditional Use
-  SPI
-  Parcels
-  Railroad
-  Water Body



October 2024



File Number: PUD24-014

Present Zoning: PUD 3470F

Present Context: Urban Corridor

Proposed Zoning: Minor Modification of PUD  
Zoning to Increase Maximum  
Buildable Floor Area on  
Outparcel B

October 2024

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



## MINUTES

Planning & Zoning Board

Lakeland Electric Building rooms 1A/B

Tuesday, September 17, 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, Bessie Reina, Susan Seitz and Jeri Thom were present. Community & Economic Development staff Chuck Barmby, Urban Planning & Transportation Manager; Matthew Lyons, Executive Planner; Phillip Searce, Executive Planner; Audrey McGuire, Senior Planner; 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:**
- a. A change in zoning from RA-4 (Single-Family Residential) to C-1 (Pedestrian Commercial) on approximately 0.13 acres located at 109 W. 7th Street;
  - b. A change in zoning from O-1 (Low Impact Office) to C-1 (Pedestrian Commercial) on approximately 0.24 acres located at 103 W. 7th Street; and
  - c. A conditional use to allow for the future development of C-1 (Pedestrian Commercial) uses on approximately 0.37 acres located at 103 and 109 W. 7th Street. Owner/Applicant: Lakeland Community Redevelopment Agency. (CUP24-011/ZON24-012)

Todd Vargo stated the purpose of the request is to change the zoning from R-4 (Single Family Residential) to C-1 (Pedestrian Commercial) on property located at 109 W. 7th Street and a change in zoning from O-1 (Low Impact Office) to C-1 (Pedestrian Commercial) on property located at 103 W. 7<sup>th</sup> Street. Mr. Vargo pointed to photos on the overhead screen of the subject property.

Shelley Guiseppi, Lakeland Community Redevelopment Agency, representing the applicant, was present in support of the request.

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

Shelly Guiseppi, representing the applicant, was present in support of the request.

- ITEM 2:** Major modification of PUD (Planned Unit Development) zoning to amend the boundaries to include the former Mass Market commercial property located at 802 N. Massachusetts Avenue, change the permitted uses from C-2 (Highway Commercial) to C-1 (Pedestrian Commercial), recognize certain nonconforming uses, and include parcels located on N. Kentucky Avenue and N. Tennessee Avenue, north and south of Plum Street which are currently zoned O-1 (Low Impact Office) to be dedicated as off-street parking in support of existing commercial and residential uses located at 820/830 N. Massachusetts Avenue, 835 N. Kentucky Avenue and 310 E. Plum Street. Owner/Applicant: Lakeland Community Redevelopment Agency. (PUD24-010) **Note: Continued from a previous meeting.**

Todd Vargo stated the current PUD zoning was adopted to address properties owned by the CRA within the block located north of E. Parker Street, south of Plum Street, east of N. Kentucky Avenue and west of N. Massachusetts Avenue. The primary purpose of the request is to bring the former Yard on Mass site and the three parcels located between N. Kentucky Avenue and N. Tennessee Avenue into the current PUD. Mr. Vargo pointed to photos on the overhead screen of the subject property and proposed PUD plan. As a secondary request, for the portion of the PUD located between N.



Massachusetts Avenue and N. Kentucky Avenue, proposed changes would limit commercial uses to C-1 (Pedestrian Commercial) uses in lieu of the current C-2 (Highway Commercial) entitlements.

Mr. Vargo stated no comments were received during the public hearing which were held on July 16<sup>th</sup>. Prior to the public hearings, staff did receive a few inquiries to learn more about the proposed changes, but no comments or objections were otherwise received.

Jonathan Rodriguez, Lakeland Community Redevelopment Agency, representing the applicant, made a presentation that provided an overview of the proposed request.

Mr. Vargo presented the recommended conditions for approval.

Mr. Vargo stated that staff received about five calls from residents who wanted to learn more about the proposed changes to the PUD, but none had any objections.

Jonathan Rodriguez, Lakeland Community Redevelopment Agency, representing the applicant, provided an overview of the proposed request. Discussion ensued on parking requirements/management.

Terry Dennis made a motion for approval of staff's recommendation. Bessie Reina seconded the motion and it passed 6—0.

## **GENERAL MEETING**

**ITEM 3:** Review minutes of the August meeting.

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

**ITEM 4:** 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) **Note: Continued from previous meeting.**

Joseph Lauk recused himself from the vote for this item.

Audrey McGuire stated the subject property is generally located north of W. Pipkin Road and southeast of Lakeland-Linder International Airport. The existing PUD was approved in 2017. The purpose of this request is to amend and expand the boundaries of the existing PUD to allow for future development as a mixed-use industrial office park and commercial center. Ms. McGuire pointed to photos on the overhead screen of the subject property and proposed PUD plan.

Ms. McGuire presented the recommended conditions for approval.

Bart Allen, 225 E. Lemon Street, made a presentation that provided an overview of the proposed request as well as some of the history of the PUD.

Mr. Allen stated he has discomfort with some of staff's recommended conditions. Mr. Allen handed out printed copies with the developer's requested condition revisions to the Board and staff.

Mr. Allen summarized the requested revisions.

A lengthy discussion ensued among staff, the Board and the applicant regarding the requested revisions to staff's recommended conditions.

Chuck Barmby summarized the new recommended language to the Board based on the revisions to the conditions provided by the applicant.

In response to Susan Seitz, Mr. Allen stated he agrees to the language on the revised conditions summarized by Mr. Barmby.

Jeri Thom made a motion for approval of staff's recommendation with the amended conditions as summarized by staff. Jeri Thom seconded the motion and it passed 5—0.

**ITEM 5:** Change in zoning from RA-1 (Single-Family Residential) to LD (Limited Development), and a conditional use to allow for the placement of accessory buildings and structures on a vacant, non-residential parcel used for private recreation purposes on approximately 3.44 acres generally located north of Lake Miriam Drive, south of E. Alamo Drive, east of Lake Miriam and west of Highlands Place Circle. Owner: James and Trena Middleton. Applicant: James Middleton. (CUP24-009/ZON24-010)

Philip Scarce stated the subject property, approximately 3.44-acres in area, is located along the east shore of Lake Miriam immediately to the west of the One Highlands Place subdivision. The applicant presently owns the two adjacent single-family residential properties located to the east. The subject property is currently zoned RA-1 (Single-Family Residential). The applicant and his family presently utilize the subject property for outdoor recreational purposes as an extension of the rear yard of their home. Mr. Scarce pointed to photos on the overhead screen of the subject property. The applicant wishes to construct limited improvements such as a barn/storage building, a greenhouse and two small docks.

Mr. Scarce presented the recommended conditions for approval.

James Middleton, 4749 Highlands Place Circle, stated he is satisfied with most of the conditions however he would like the greenhouse not to be limited to 12.5 feet. Mr. Middleton stated the height requirement limits what he can do with the roof and width of the building. Mr. Middleton also stated that he wants the buildings tall enough to block commercial development located on E. Alamo Drive that is visible from his property.

A lengthy discussion was ensued regarding the height of the proposed greenhouse.

The Board suggested the applicant return with drawings for the proposed structures.

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

In response to Joseph Lauk, Mr. Middleton agrees to return with proposed drawings.

Jeri Thom made a motion for a one-month continuance so that the applicant can provide drawings of the proposed structures as requested by staff. Susan Seitz seconded the motion and it passed 6—0.

**ITEM 6:** Change in zoning from RA-4 (Single-Family Residential) to O-1 (Low Impact Office) and a conditional use for a Group Home, Level I to provide communal housing for veterans on property located at 1149 Parkhurst Avenue. Owner: New Life Outreach Ministry Inc. Applicant: Larry Mitchell. (CUP24-010/ZON24-011)

Damaris Stull stated the subject property is currently zoned RA-4 (Single-Family Residential). The subject property is currently improved with a new single-family home which was constructed by New Life Outreach Ministry. New Life Outreach Ministry was founded by Larry Mitchell in 1989 to provide transitional and permanent housing for men with mental and physical disabilities or suffering from substance abuse. The proposed group home will provide communal housing for up to six veterans on a permanent basis. Communal living refers to shared housing arrangements in which residents live

independently but share common areas and are jointly responsible for maintenance of the household. Such living arrangements emphasize cooperation and community but lack the formal supervision and custodial care found in traditional group homes. Ms. Stull pointed to photos on the overhead screen of the subject property.

Ms. Stull stated at the Planning and Zoning Board hearing on August 20, 2024, there were two phone calls and one e-mail from nearby residents opposing this request. Since then, there has not been any additional public comment.

Larry Mitchell, New Life Ministry, was present in support of the request.

Guy Lalonde, 640 Howard Avenue, was present in support of the request.

Ms. Stull presented the recommended conditions for approval.

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

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

**ITEM 7:** 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 October hearing.

**ITEM 8:** Audience.

Lorenzo Robinson, 1929 Providence Road, asked the Board what the request was for Item 1 on the agenda. Staff provided Mr. Robinson with a summary of the proposed request. There were no additional comments from the audience.

**ITEM 9:** Adjourn.

There being no further discussion, the meeting was adjourned at 11:36 AM.

Respectfully Submitted,

---

Joseph Lauk, Chair

---

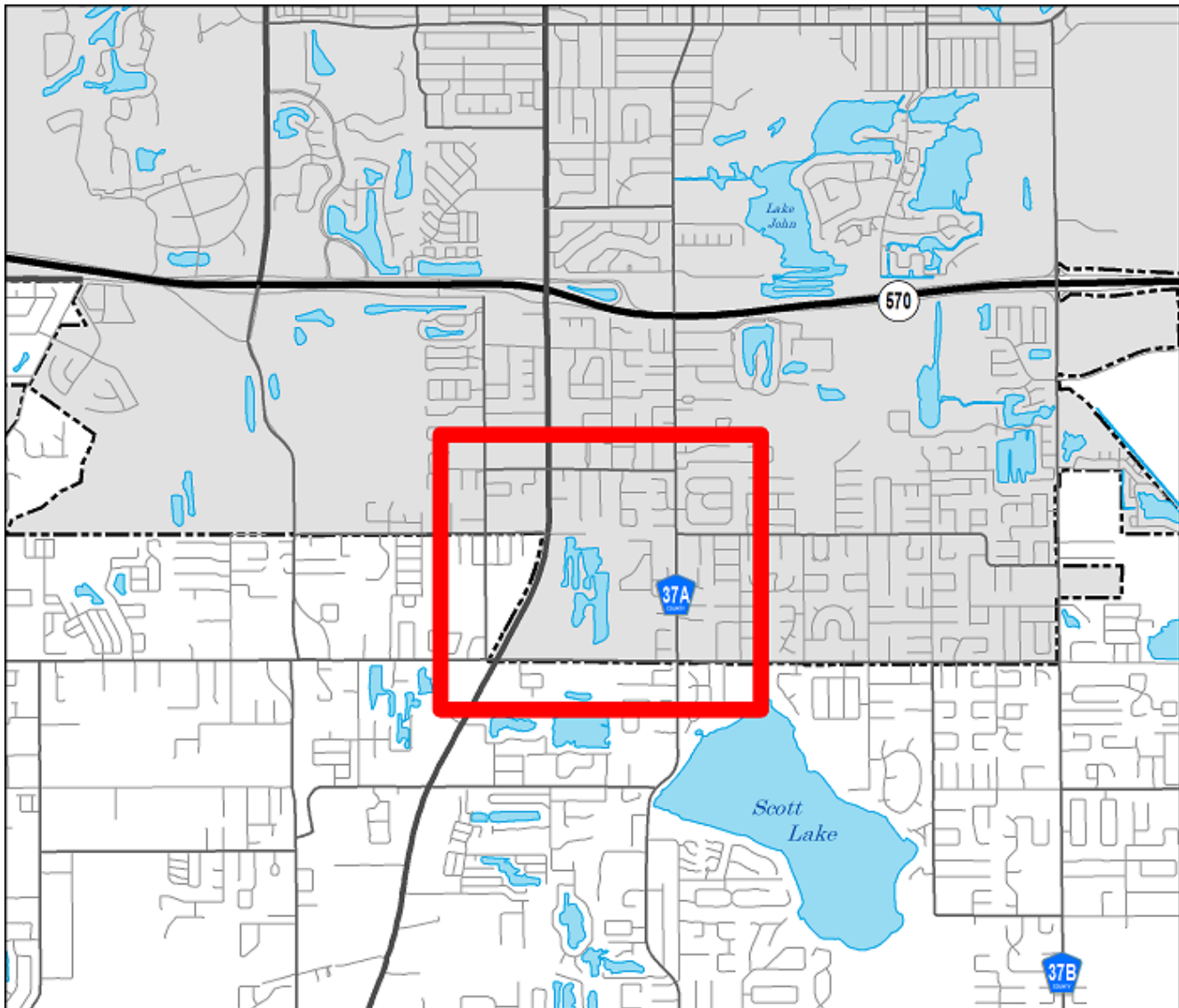
Silvana Knight, Secretary

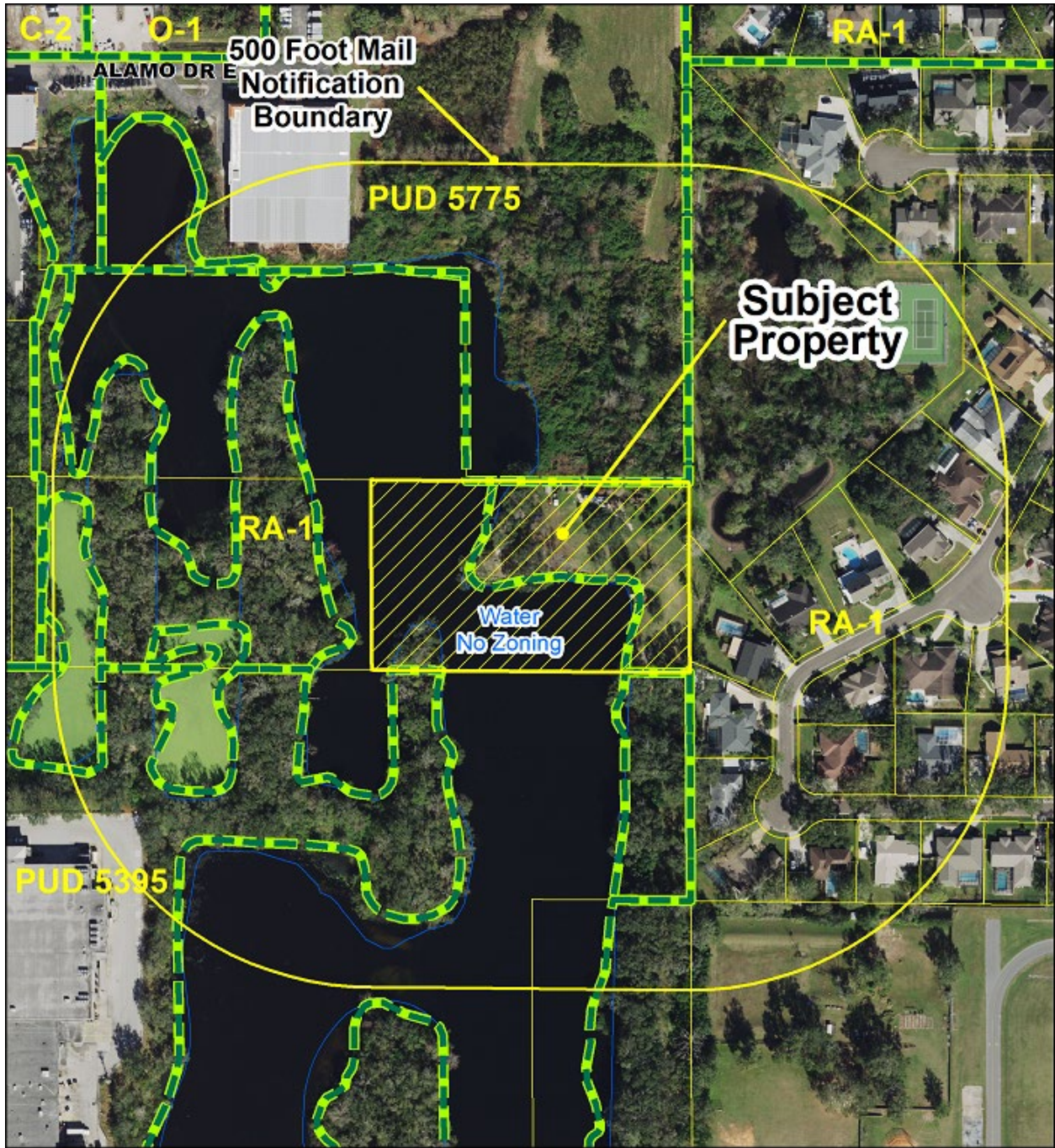


# Community & Economic Development Staff Recommendation

Date:	October 15, 2024	Reviewer:	Phillip Scarce
Project No:	CUP24-009 ZON24-010	Location:	4749 Highlands Place Circle
Owners:	James and Trena Middleton		
Applicant:	James Middleton		
Current Zoning:	RA-1 (Single-Family Residential)	Future Land Use:	Residential Low (RL)
Context District:	SNH (Suburban Neighborhood)		
P&Z Hearing:	August 20, 2024	P&Z Final Decision:	October 15, 2024
Request:	Change in zoning from RA-1 (Single-Family Residential) to LD (Limited Development), and a conditional use to allow for the placement of accessory buildings and structures on a vacant, non-residential parcel used for private recreational purposes on approximately 3.44 acres generally located north of Lake Miriam Drive, south of E. Alamo Drive, east of Lake Miriam and west of Highlands Place Circle.		

## 1.0 Location Maps





## 2.0 Background

---

### 2.1 Summary

James Middleton requests a change in zoning from RA-1 (Single-Family Residential) to LD (Limited Development), and a conditional use to allow for the placement of accessory buildings and structures on a vacant, non-residential parcel used for private recreational purposes on approximately 3.44 acres generally located north of Lake Miriam Drive, south of E. Alamo Drive, east of Lake Miriam and west of Highlands Place Circle. A legal description is included as Attachment “A” and a map of the subject property is included as Attachment “B.”

### 2.2 Subject Property

The subject property, approximately 3.44-acres in area, is located along the east shore of Lake Miriam immediately to the west of the One Highlands Place single-family residential subdivision. Of this amount, approximately 1.5 acres consists of uplands suitable for development. The remainder of the property, approximately 1.9 acres in area, is underwater and unsuitable for development.

The subject property has a future land use designation of Residential Low (RL) and is currently zoned RA-1 (Single-Family Residential). While the subject property is located immediately to the west of the One Highland Place Subdivision, it is landlocked and does not presently have road access or other infrastructure which would allow for the development of single-family residential uses.

The applicant presently owns the two adjacent single-family residential properties located to the east at 4745 and 4749 Highland Place Circle. To the south and west, the subject property abuts Lake Miriam, a 23-acre private lake that is a remnant of phosphate mining activities which took place in the early 20<sup>th</sup> Century. To the north, the subject property abuts a 14.41-acre parcel of the South Florida Ave. Mini-Storage facility which has a PUD zoning designation. The portion of the PUD immediately adjacent to the applicant’s property is a conservation area. North of the conservation area, the PUD allows for seven (7) single-family detached lots.

### 2.3 Project Background

The applicant and his family presently utilize the subject property for outdoor recreational purposes as an extension of the rear yard of their home. The applicant wishes to construct limited improvements such as a barn/storage building, a greenhouse and two small docks which will support outdoor recreation activities. A site plan, which shows the footprint and location of the proposed improvements, is included as Attachment “C”.

### 2.4 Existing Uses of Adjacent Properties

Boundary	Existing Land Use	FLUM	Zoning	Context
North	Commercial, Undeveloped Former Mine Lands	RL	PUD	SNH
South	Lake Miriam, Undeveloped Former Mine Lands	RL	RA-1	SNH
East	Single-Family Residential	RL	RA-1	SNH
West	Lake Miriam, Undeveloped Former Mine Lands	RL	RA-1	SNH

## 2.5 Attachments

Attachment A: Legal Description

Attachment B: Base Map of Subject Property

Attachment C: Site Development Plan

Attachment D: Barn Elevations

Attachment E: Greenhouse Elevations

## 3.0 Discussion

---

The LD (Limited Development) zoning classification provides for rural, agricultural, conservation and recreation land uses where appropriate and where consistent with the existing and desirable future pattern of development. The LD district may be utilized to conserve rural, agricultural and undeveloped land where development at suburban or urban intensities is not desirable, or it may be utilized as a holding zone where development at suburban or urban intensities is not presently feasible due to an inability to provide urban services or for other reasons.

Pursuant to Section 4.3.1.c. of the Land Development Code, Accessory Structures, *no accessory structure shall be constructed prior to the construction of a principal structure*. Since the subject property is currently landlocked and lacks the infrastructure required for development, a principal dwelling cannot be constructed on the parcel as otherwise permitted under the RA-1 zoning. The requested change of zoning from RA-1 to LD will limit the principal use of the property to recreational activities. Under the LD zoning, buildings and structures which are accessory to a non-residential principal use may be permitted through the conditional process.

Proposed structures include a 3,000 sq. ft. barn/storage building, a 320 sq. ft. greenhouse, and two small docks with a maximum length of 20 feet over water. The applicant stated that the structures will only be used for private recreational activities which are typically incidental to a single-family dwelling such as boating, fishing, gardening. At the public hearing on August 21<sup>st</sup>, the applicant stated that the storage building, which will have a maximum height of 20 feet, will have a rustic barn-style exterior and function as a workshop, storage building and gathering space for private family events.

Since the site is isolated and naturally buffered from other uses, impacts to adjacent land uses will be limited. The parcel to the north is associated with South Florida Avenue Mini-Storage which is located to the northwest on E. Alamo Drive. This parcel is largely undeveloped except for the self-storage facility and with additional development limited due to the property's Planned Unit Development (PUD) zoning designation. To the south and west the subject property is buffered by heavily wooded, former phosphate mine lands which are associated with the Publix-owned Lake Miriam Square shopping center located on S. Florida Avenue. Additionally, the parcel is buffered from the single-family uses to the east by a 4.6-acre conservation tract (Tract "A") owned by the One Highland Place HOA. This tract is mostly wooded and contains two large drainage easements as well as tennis and pickleball courts.

At the September 17<sup>th</sup> meeting of the Planning & Zoning Board, the applicant requested that the Board allow a maximum height of 20 feet for both the barn/storage building and the greenhouse. As requested by staff, the applicant has provided conceptual architectural drawings, included as Attachments "D" and "E," which depict the overall height, roof pitch, and massing of each structure.

While both structures are very tall when compared to typical accessory buildings which are limited to a maximum height of 12.5 feet, the subject property is well buffered by natural vegetation and the applicant has provided documentation from the One Highlands Place Property Owners Association which states they have reviewed the drawings for both structures and do not have any objections.

### **3.1 Transportation and Concurrency**

The proposed conditional use is not anticipated to have any significant impacts on the surrounding road network.

### **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.

## **4.0 Recommendation**

---

### **4.1 Community and Economic Development Staff**

Letters of notification were mailed to 29 property owners within 500 feet of the subject property and no comments were received. The Community and Economic Development Department reviewed this request and recommends the approval of the change in zoning from RA-1 (Single-Family Residential) to LD (Limited Development) and a Conditional Use Permit to allow for the placement of accessory buildings and structures on a vacant, non-residential parcel used for natural recreational purposes with the following conditions:

### **4.2 The Planning & Zoning Board**

It is recommended that the request for a small-scale map amendment and major modification to the PUD, as described above and in Attachments "A," "B," and "C," be approved with the following conditions:

- A. Permitted Uses: Accessory structures such as a barn/storage building, greenhouse and two small water access structures in support of private, recreational activities which are typically incidental to a single-family residential dwelling.
- B. Site Development Plan: The project shall be developed in substantial accordance with the site development plan, Attachment "C".
- C. Maximum Intensity of Use:
  - 1. One (1) barn/storage building with a maximum floor area of 3,000 sq. ft.
  - 2. One (1) greenhouse with a maximum floor area of 320 sq. ft.
  - 3. Two (2) water access structures (docks) with a maximum length of 20 feet over water.
- D. Maximum Building Height: 20 feet
- E. Outdoor Lighting: Any outdoor lighting used shall be shielded in accordance with Section 4.6 of the Land Development Code.
- F. Architectural Design Standards: In substantial accordance with the architectural elevations included as Attachments "D" and "E." Accessory buildings shall be finished with wood siding or



similar materials such as Hardie board fibrous cement siding. The use of metal or vinyl siding shall be prohibited. With the approval of the Director of Community and Economic, minor design changes may be made at the time of building permit review without requiring a modification to this conditional use.

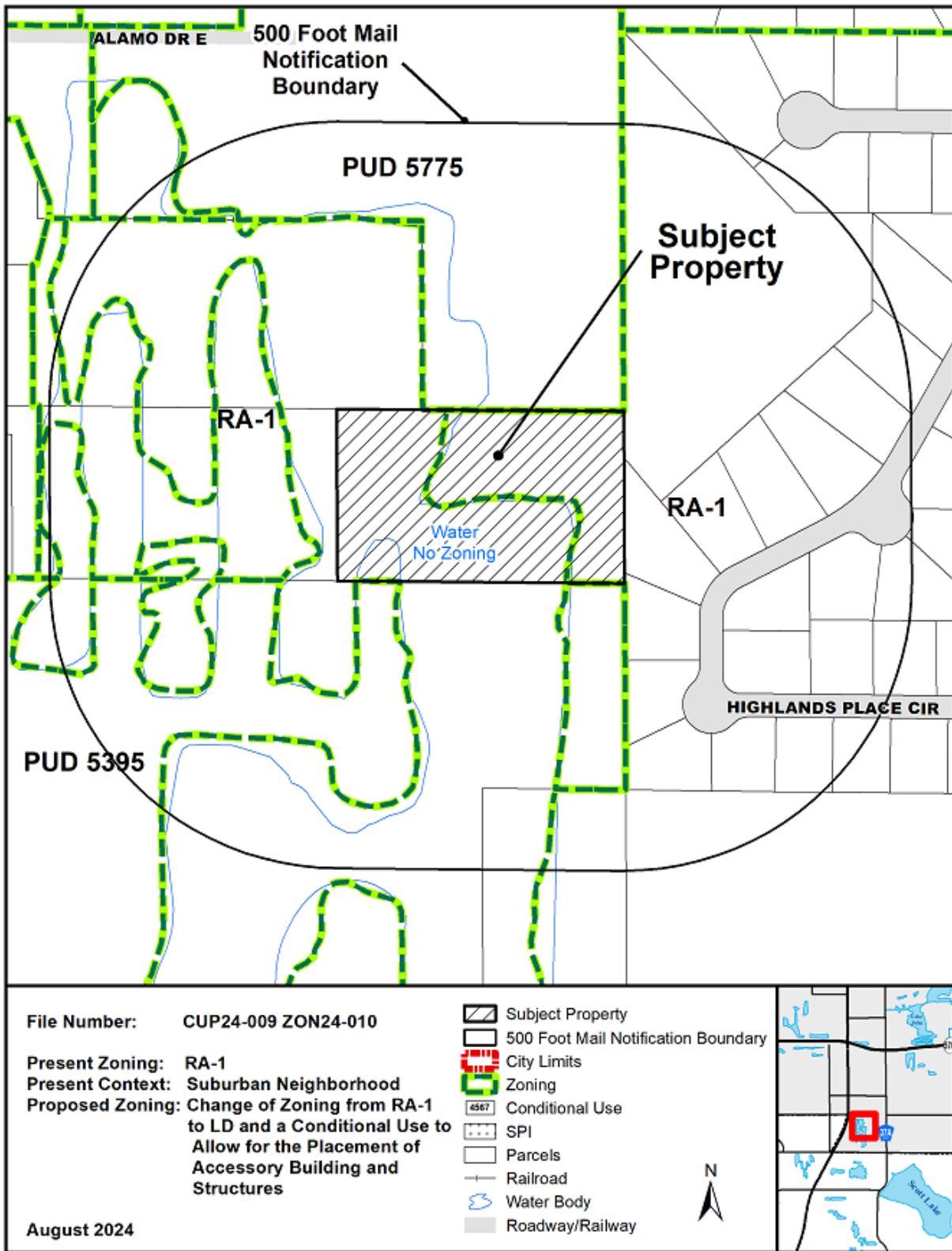
- G. This conditional use shall be for the benefit of the applicant only. Should the ownership of the property change, the Conditional Use Permit shall not be transferred or re-established without the approval of the City Commission.

ATTACHMENT "A"

**LEGAL DESCRIPTION:**

HALLAM & CO SUB CLUB COLONY TRACT PB 1 PG 102-A LOT 10 THAT PART DESC AS E 500  
FT OF N 300 FT OF S 659.16 FT OF NW1/4 OF NW1/4 OF SEC

ATTACHMENT "B"



ATTACHMENT "C"

N00°22'49"W 300.00' - CALCULATED



LAKE  
MIRIAM

PROPOSED  
DOCK  
20.0'

10.0'  
SETBACK

PROPOSED 50'X60' SHED  
HEIGHT = 20''

N89°25'57"W 244.46'

10.0'  
SETBACK

PROPOSED  
GREENHOUSE

4' WIRE FENCE

4' CHAINLINK FENCE

30.0'  
SETBACK

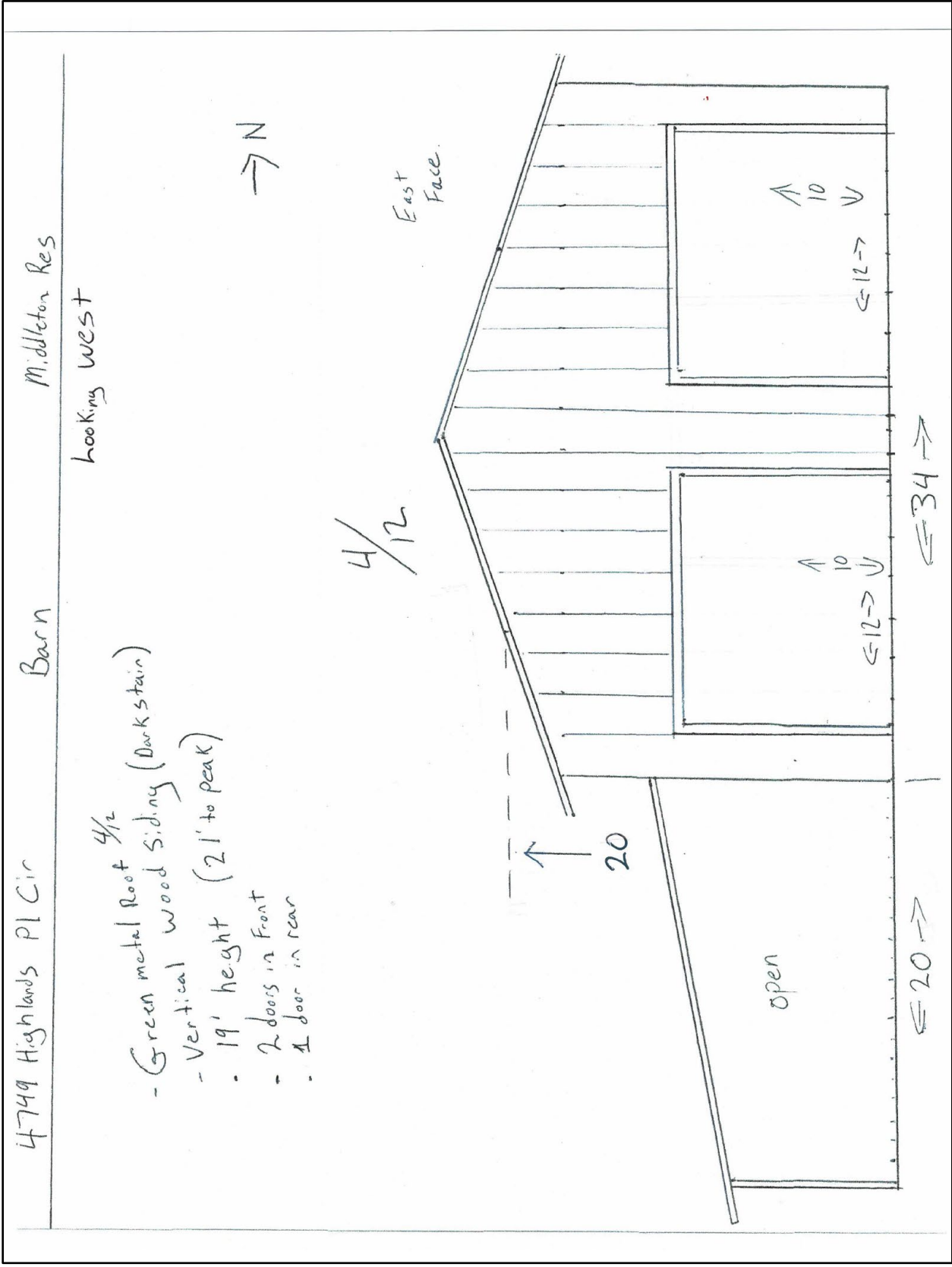
N00°25'22"W 199.98'

N89°25'10"W 500.00' - CALCULATED

N89°25'57"W 500.00' - CALCULATED

±3.35' TO  
WATER'S EDGE

ATTACHMENT "D"

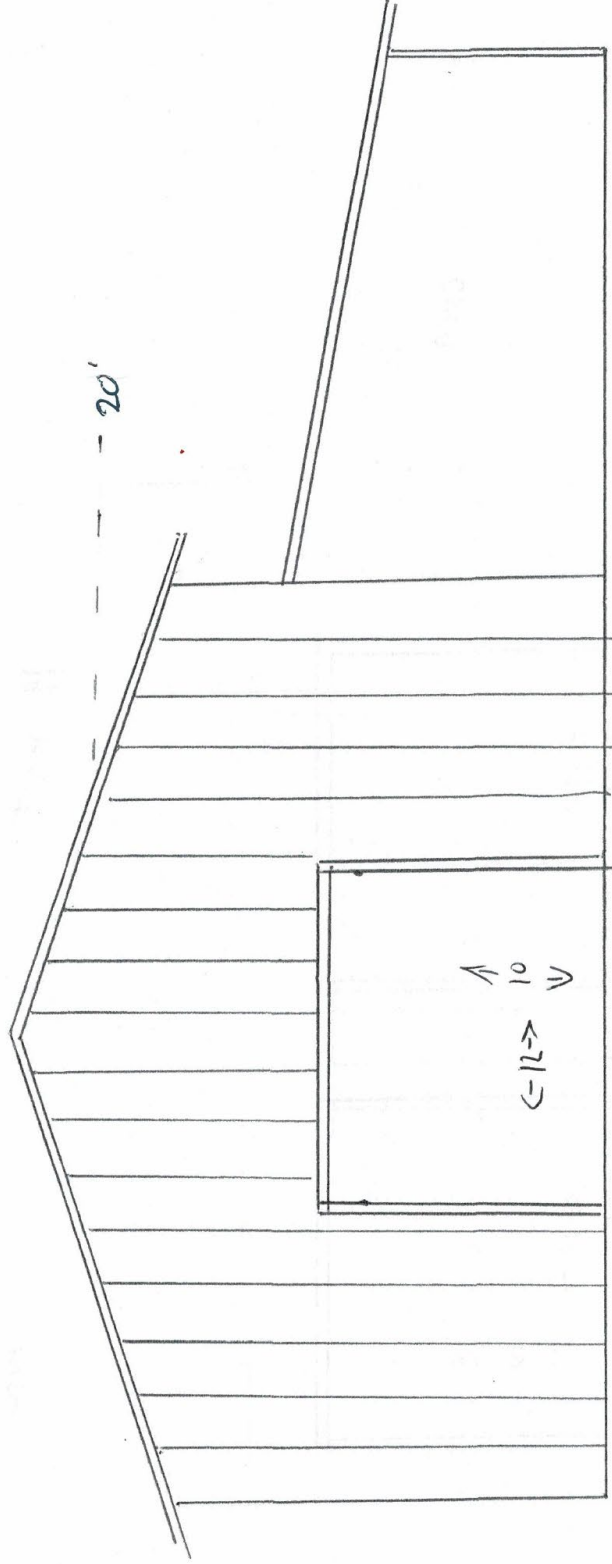


Looking East

← N

$\frac{4}{12}$

- 20'

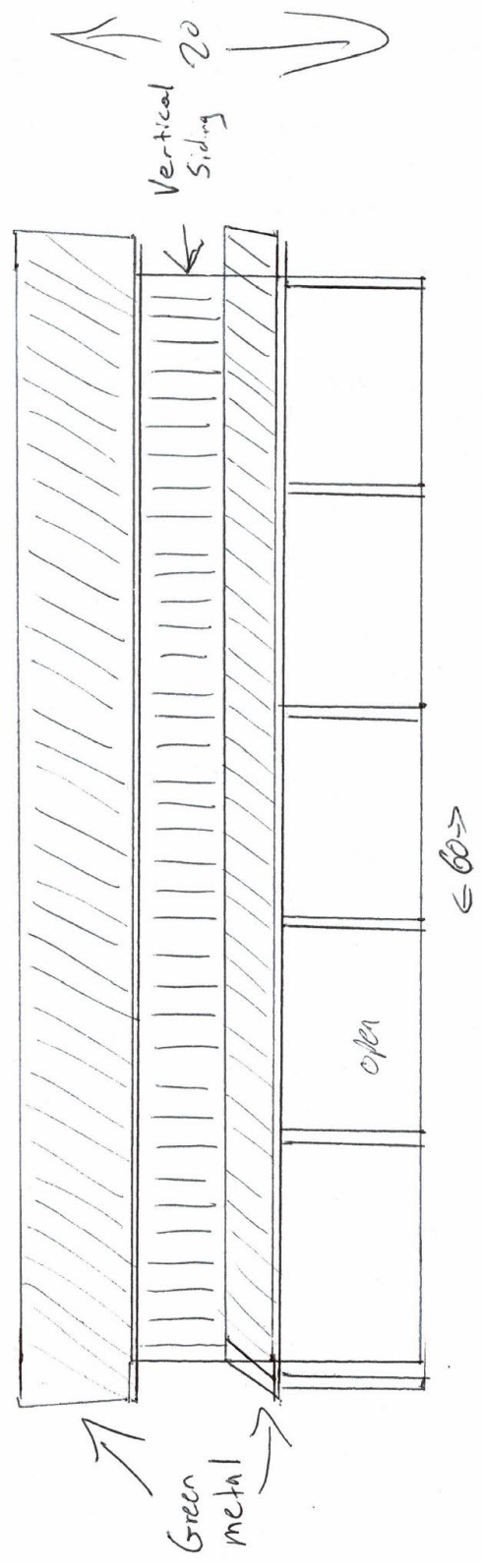


← 20' →

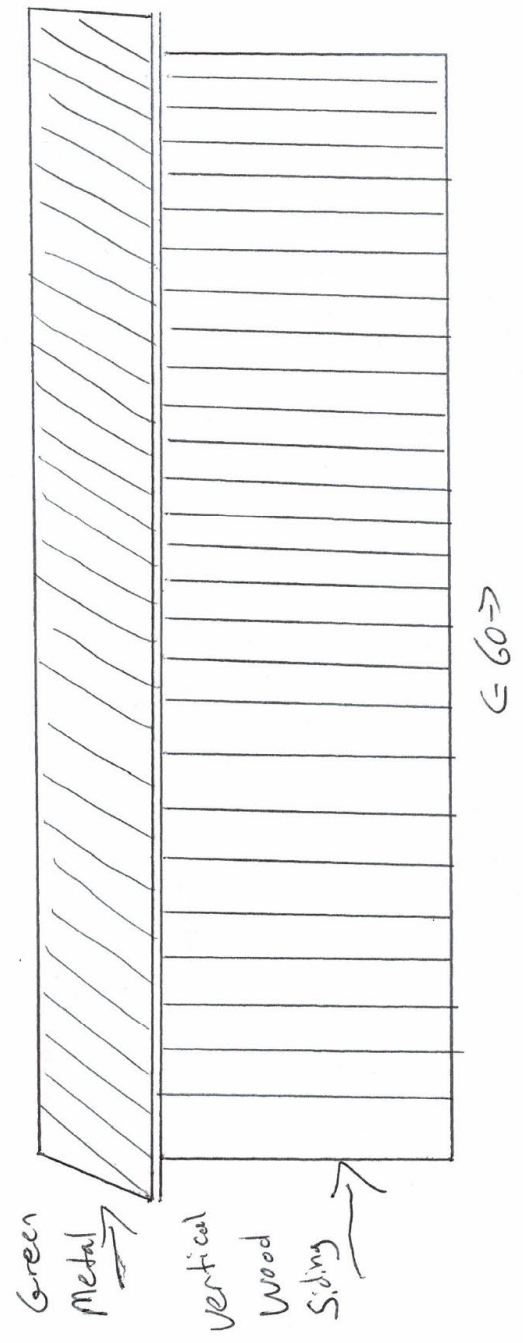
← 34' →

↑ 10 ↓  
← 12 →

Looking North



Looking South





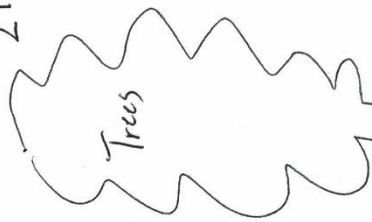
ATTACHMENT "E"

Middleton Res

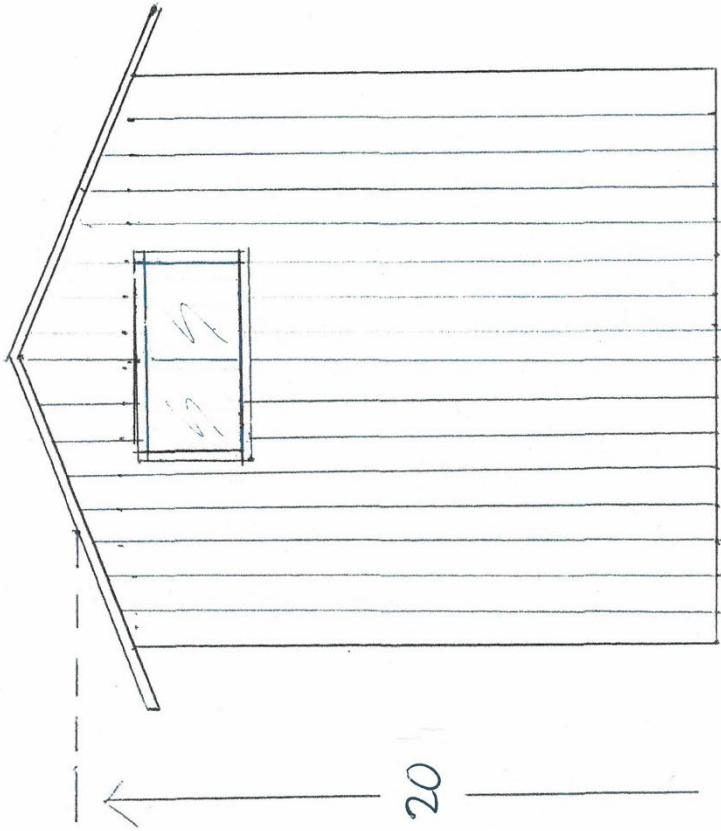
Green house

4749 Highlands Pl. Cir

21'

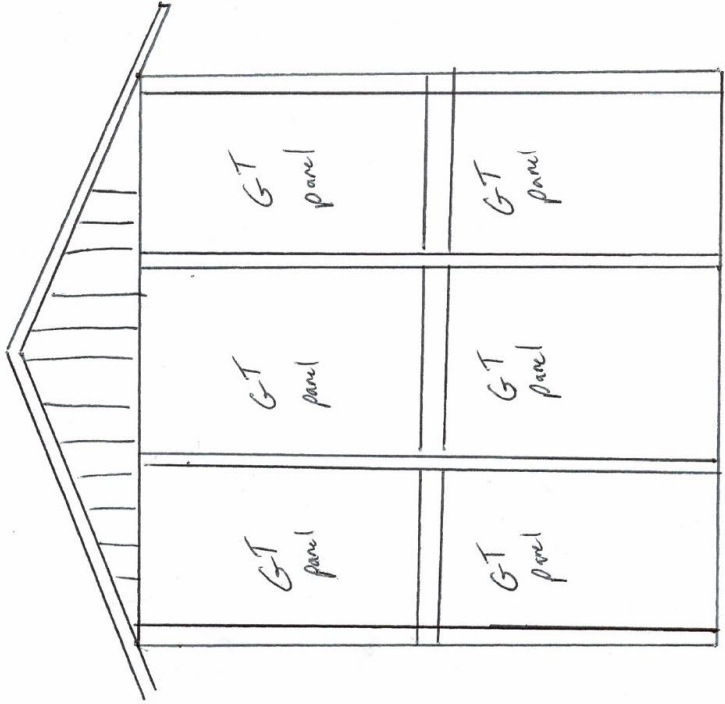
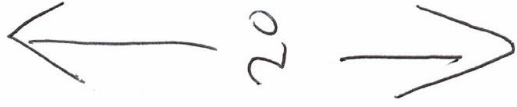


East  
Face



← 16' →

Looking East



4749 Highland Pl Cir

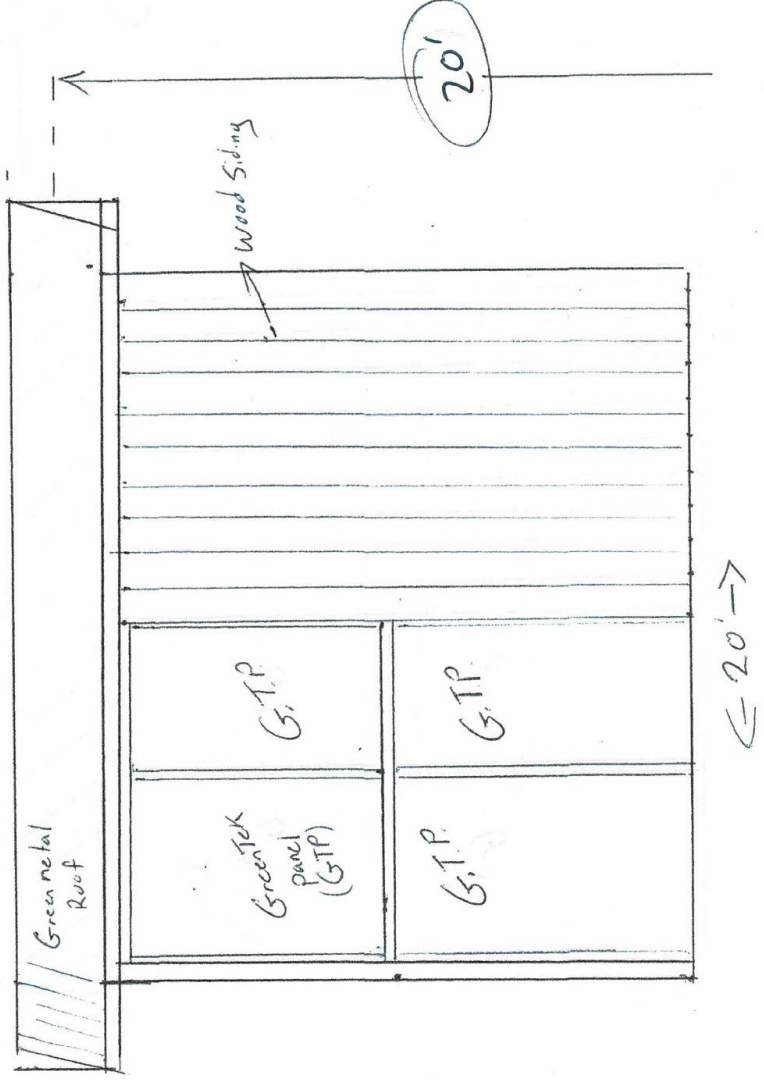
Green house

Middleton Res

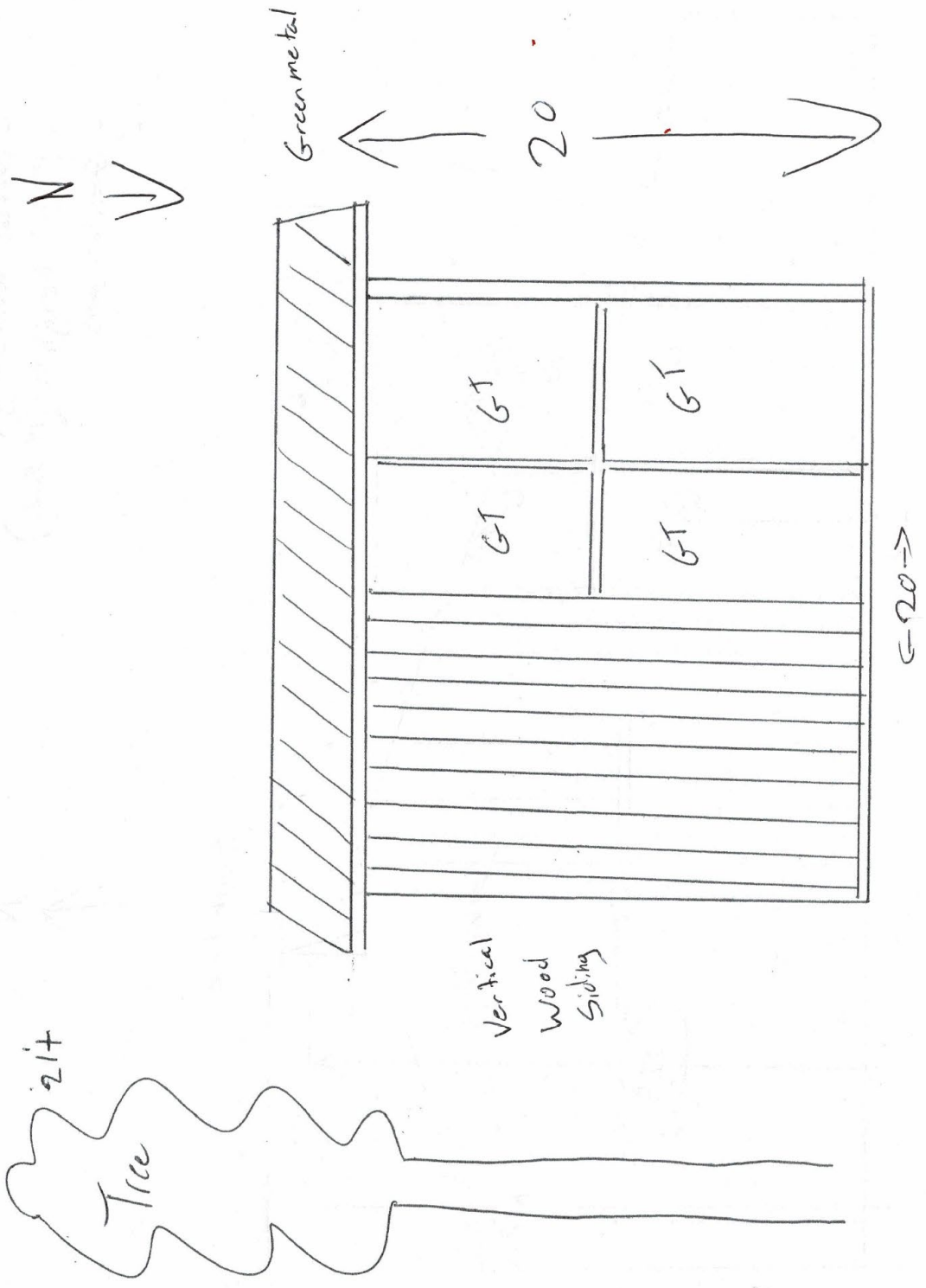
- Green Metal Roof
- Vertical wood Siding (Dark stain)
- 17.5' height + (19' peak)
- Green house panels



South Face



Looking South

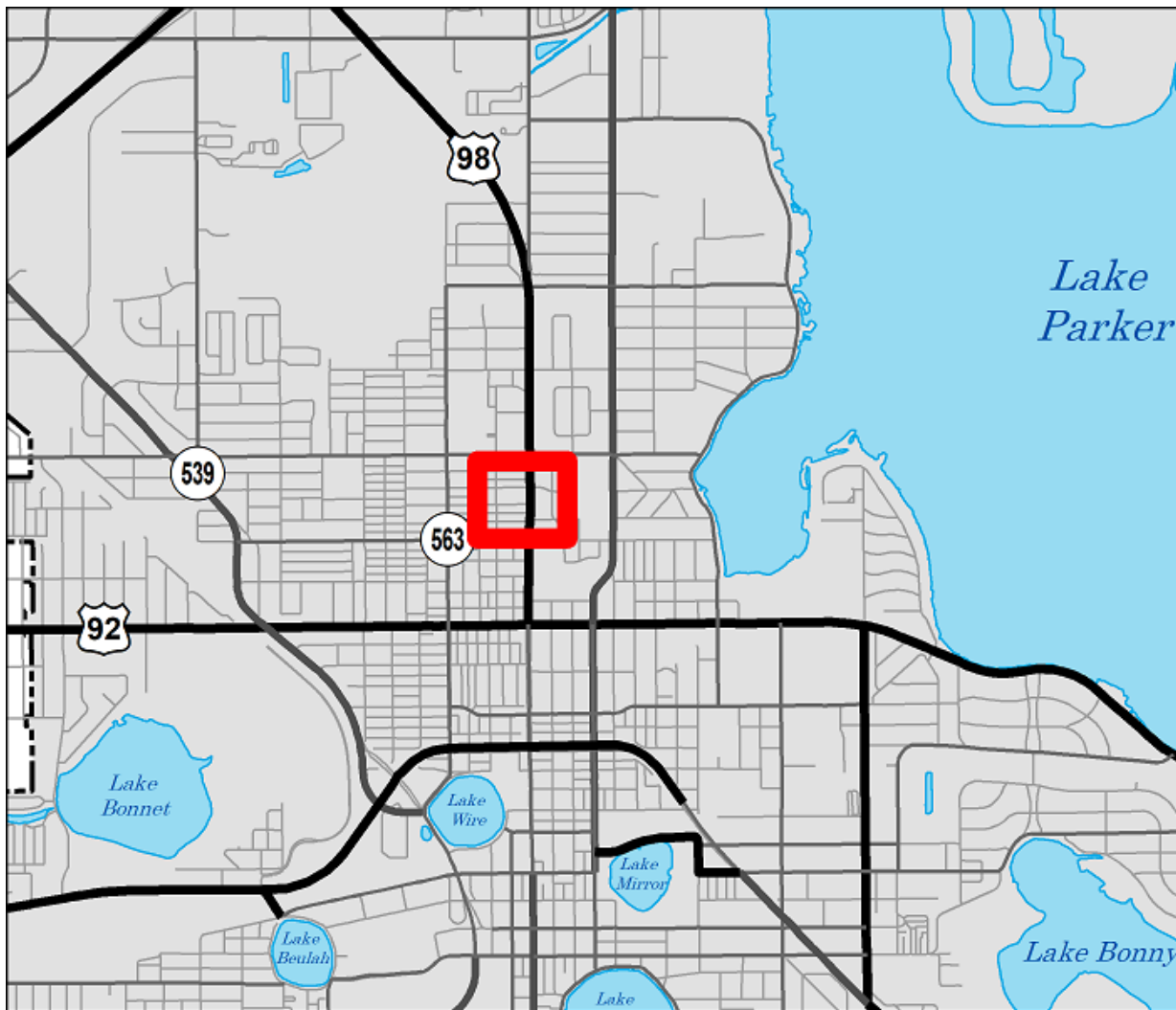


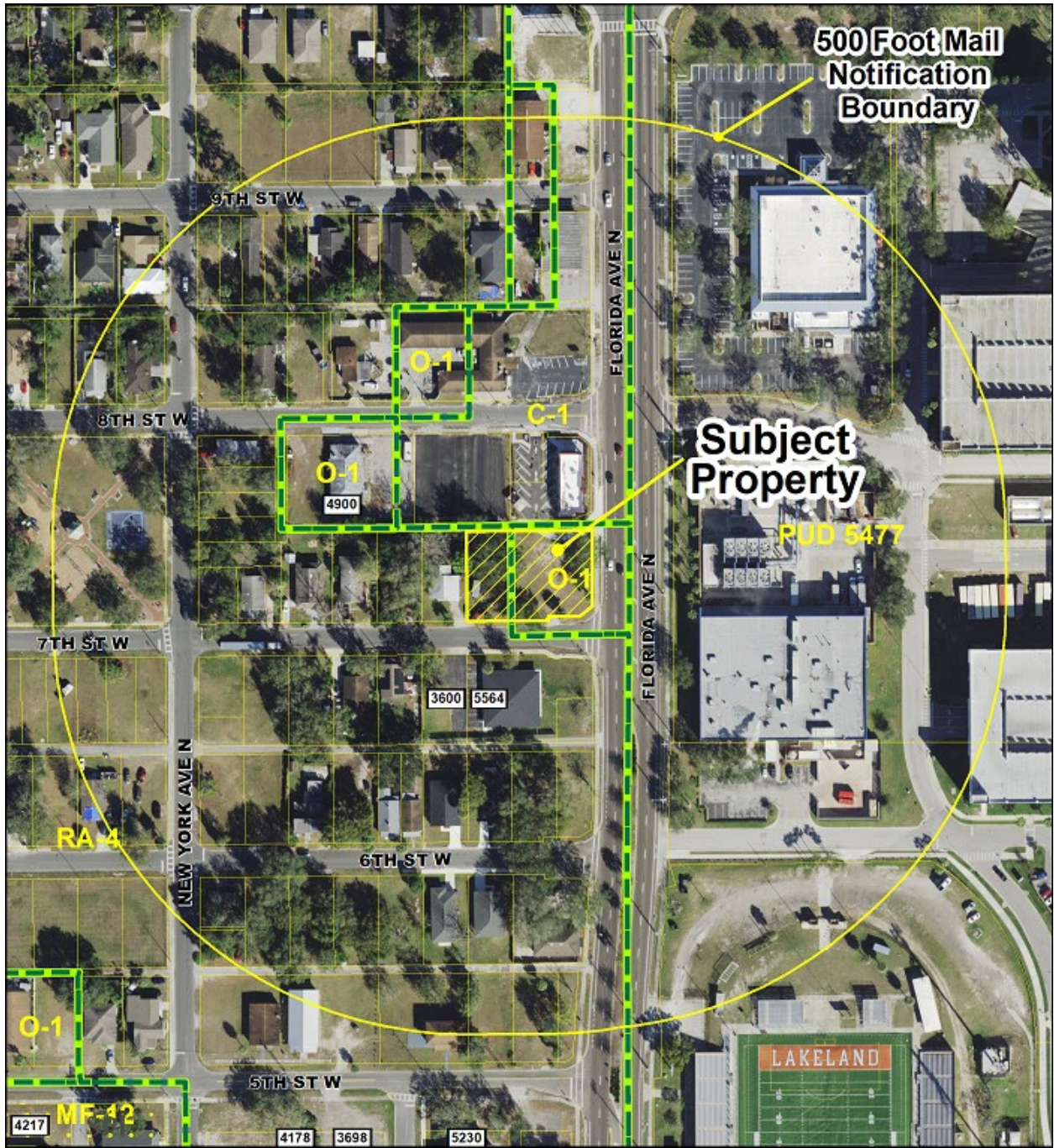


# Community & Economic Development Staff Recommendation

Date:	October 15, 2024	Reviewer:	Todd Vargo
Project No:	CUP24-011 ZON24-012	Location:	103/109 W. 7th Street
Owner:	Lakeland Community Redevelopment Agency		
Applicant:	Lakeland Community Redevelopment Agency		
Current Zoning:	O-1 (Low Impact Office) RA-4 (Single-Family)	Future Land Use:	Residential Medium (RM)
Context District:	Urban Neighborhood (UNH)		
P&Z Hearing:	September 17, 2024	P&Z Final Decision:	October 15, 2024
Request:	<p>A change in zoning from R-4 (Single Family Residential) to C-1 (Pedestrian Commercial) on approximately 0.13 acres on property located at 109 W. 7th Street; a change in zoning from O-1 (Low Impact Office) to C-1 (Pedestrian Commercial) on approximately 0.24 acres located at 103 W 7th Street; and a conditional use to allow for future development of C-1 uses within the Residential Medium Future Land Use Designation on approximately 0.37 acres on property located at 103 and 109 W. 7th Street.</p>		

## 1.0 Location Maps





## 2.0 Background

---

### 2.1 Summary

The Lakeland Community Redevelopment Agency (CRA), requests a change in zoning from R-4 (Single Family Residential) to C-1 (Pedestrian Commercial) on approximately 0.13 acres on property located at 109 W. 7th Street; a change in zoning from O-1 (Low Impact Office) to C-1 (Pedestrian Commercial) on approximately 0.24 acres located at 103 W. 7th Street; and a conditional use to allow for future development of C-1 uses within the Residential Medium Future Land Use Designation on approximately 0.37 acres on property located at 103 and 109 W. 7th Street. A map of the subject property is included as Attachment “B.”

### 2.2 Subject Property

The subject property, located at the northwest corner of N. Florida Avenue and W. 7<sup>th</sup> Street, consists of Lots 19, 20 and 21 within Block 7 of the Washington Park subdivision. The subject property, currently vacant, has a future land use designation of Residential Medium (RM) and an Urban Neighborhood (UNH) context sub-district designation. Adjacent land uses consist of C-1 commercial uses to the north, single-family residential uses to the west and a counseling center to the south. Adjacent land uses to the east, across N. Florida Avenue, consist of facilities associated with the Lakeland Regional Health medical campus.

In 2021, the City Commission approved a request by the CRA to rezone Lots 20 and 21 from RA-4 to O-1 to allow for the development of professional office uses. Due to a lack of market demand, the CRA is now seeking approval to rezone Lots 20 and 21, along with the adjacent Lot 19, to C-1 to market the property for future neighborhood-scale commercial uses.

### 2.3 Project Background

The purpose of this request is to change the zoning on the subject property from O-1 and RA-4 to C-1 (Pedestrian Commercial) and to establish a list of permitted uses and conditions of approval for commercial development through a Conditional Use Permit (CUP) pursuant to Policy FLU-1.2A in the City’s Comprehensive Plan. While no new commercial development is proposed at this time, a conceptual site plan which shows the future development footprint, off-street parking and traffic circulation is included as Attachment “C.”

### 2.4 Existing Uses of Adjacent Properties

Boundary	Existing Land Use	FLUM	Zoning	Context
North	Restaurant	MCC	C-1	UCO
South	Counseling Center	RM	RA-4	UNH
East	Regional Medical Center	RAC	PUD 5477	USP
West	Single-Family Residential	RM	RA-4	UNH

## 2.5 Attachments

Attachment A: Legal Description

Attachment B: Base Map of Subject Property

Attachment C: Conceptual Site Development Plan

## 3.0 Discussion

---

The C-1 zoning district allows for office uses and a limited range of retail uses primarily oriented toward pedestrians. Permitted uses do not include motor-vehicle-oriented uses and certain retail and personal services uses which have characteristics more appropriate for more intense areas. The proposed C-1 zoning will mirror the current zoning on adjacent properties to the north along W. 8<sup>th</sup> Street (Mary's Bagel Café and adjacent parking lot to the west).

Policy FLU-1.2A of the City's Comprehensive Plan (Our Community 2030) states that up to 20% of the land located within the Residential Medium (RM) Future Land Use designation may be developed for small-scale office and commercial uses when comprised primarily of non-auto-oriented uses. Such commercial uses, however, shall require either Planned Unit Development zoning or a Conditional Use and may only be located along a collector or higher functional classification roadway. Within the Central City Transit Supportive Area, transit friendly site design is also required.

To comply with this policy, staff has worked with the CRA to propose a list of permitted uses and conditions of approval which will support the CRA's development vision along the N. Florida Avenue corridor while minimizing impacts on adjacent residential uses to the west. Any future development of the site will require the principal building to be oriented towards N. Florida Avenue with off-street parking located to the west, behind the building. To minimize impacts on the single-family home to the west, the vehicle use area will be buffered by a Type A landscape buffer consisting of six-foot-high view blockage fence or wall and a 7.5-foot-wide planting strip with four "B" (medium) trees and 16 shrubs per 100 linear feet or portion thereof.

### 3.1 Transportation and Concurrency

The subject property is located within the Central City Transit Supportive Area and on US 98/N. Florida Avenue, a designated Transit Oriented Corridor in the Comprehensive Plan. It is also located within a "Development Corridor" defined in the *Mid-Town Redevelopment Plan* approved by the Lakeland Community Redevelopment Agency. The Lakeland Area Mass Transit District (Citrus Connection) operates fixed-route transit service along N. Florida Avenue via its Gold Line with 30-minute frequencies and long-term, the Florida Department of Transportation has evaluated the staged implementation of premium transit service along US 98 between Downtown Lakeland and Interstate 4 through its *US 98 Bus Rapid Transit Feasibility Study*. This feasibility study identifies a potential future transit station location on N. Florida Avenue in the vicinity of 6<sup>th</sup> Street. Sidewalks and bicycle lanes exist on N. Florida Avenue with a short sidewalk segment existing on the opposite side of 7<sup>th</sup> Street along the frontage of a commercial site located at N. Florida Avenue. US 98/N. Florida Avenue is a designated Type I roadway in the City Land Development Code, which requires cross-access between adjacent properties to minimize local traffic and improve corridor efficiency and safety on these important routes.

The rezoning and conditional use requests are expected to have a de minimis impact on traffic with sidewalk and cross-access mitigation measures being required per the Land Development Code.



## 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 reviewed this request and recommends the approval of the change in zoning from RA-4 (Single-Family Residential) and O-1 (Low Impact Office) to C-1 (Pedestrian Commercial) and a conditional use to allow for future development of C-1 commercial uses within the RM Future Land Use designation.

### 4.2 The Planning & Zoning Board

It is recommended that the request for a change in zoning from RA-4 and O-1 to C-1 and a conditional use to allow for future development of C-1 uses within the Residential Medium Future Land Use Designation, as described above and in Attachments "A," "B," and "C," be approved with the following conditions:

A. Permitted Uses:

1. The following C-1 uses shall be allowed by right:
  - Residential, Above 1st floor fronting TOC
  - Office Uses, Medical
  - Office Uses, Non-Medical
  - Office Uses, R&D
  - Barber Shops, Hair Salons & Day Spas
  - Exercise, Fitness & Martial Arts Studios
  - Music & Dance Studios
  - Pet Grooming & Pet Day Care
  - Repair-Oriented Services
  - All Other Personal Services Uses, Not Specified
  - Artisan Oriented Retail
  - Office Support Retail & Services Uses
  - All Other Retail Uses, Not Specified, Indoors
  - Restaurant, Carry Out/Delivery
  - Restaurant, Low Turn-Over
  - Communication Studios
2. The following uses may be allowed subject to the approval of a separate Conditional Use Permit (CUP):
  - Restaurants, High Turn-Over
  - Banks, Credit Unions and Savings & Loan Associations
3. Prohibited Uses: Any C-1 uses not specified above shall be prohibited.

- B. Site Development Plan: The subject property shall be developed in general accordance with the conceptual site development plan, Attachment "C." With the approval of the Director of Community & Economic Development, minor changes may be made at the time of site plan review without requiring a modification to this conditional use.
- C. Site Design: In accordance with Policy FLU1.2A of the Comprehensive Plan, the subject property shall be developed with a transit-friendly site design such that the principal building is oriented towards N. Florida Avenue with off-street parking located to the west, behind the building.
- D. Principal Building Design: Design of the principal building shall be in accordance with Sections 3.4.5 and 3.4.7 of the Land Development Code.
- E. Landscape and Buffering:
  - a. The principal building and vehicle use areas shall be landscaped in accordance with Sections 4.5.5 and 4.5.7 of the Land Development Code.
  - b. In accordance with Table 4.5-2 and Figure 4.5.9 of the Land Development Code, a Type A buffer consisting of a six-foot high view blockage fence or wall and a minimum 7.5-foot-wide planting strip with four "B" (medium) trees and 16 shrubs per 100 linear feet or portion thereof shall be planted and maintained along the western property boundary.
- F. Outdoor Lighting: Any outdoor lighting used shall be shielded in accordance with Section 4.6 of the Land Development Code.
- G. Transportation:
  - a. A Binding Concurrency Determination shall be made at the time of site plan submittal.
  - b. ADA-compliant pedestrian connections shall be provided between the principal building and the vehicle use areas and between the principal building and the sidewalk located along the N. Florida Avenue frontage.
  - c. The site shall provide a cross-access connection to the existing inbound driveway access from N. Florida Avenue, formalized through an easement agreement that is recorded with the Polk County Clerk of Circuit Court.
  - d. Prior to issuance of a Certificate of Occupancy, an easement shall be dedicated for those portions of the shared driveway from N. Florida Avenue which are located on the subject property.
  - e. 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.
  - f. Site development shall comply with all Florida Department of Transportation permitting requirements.

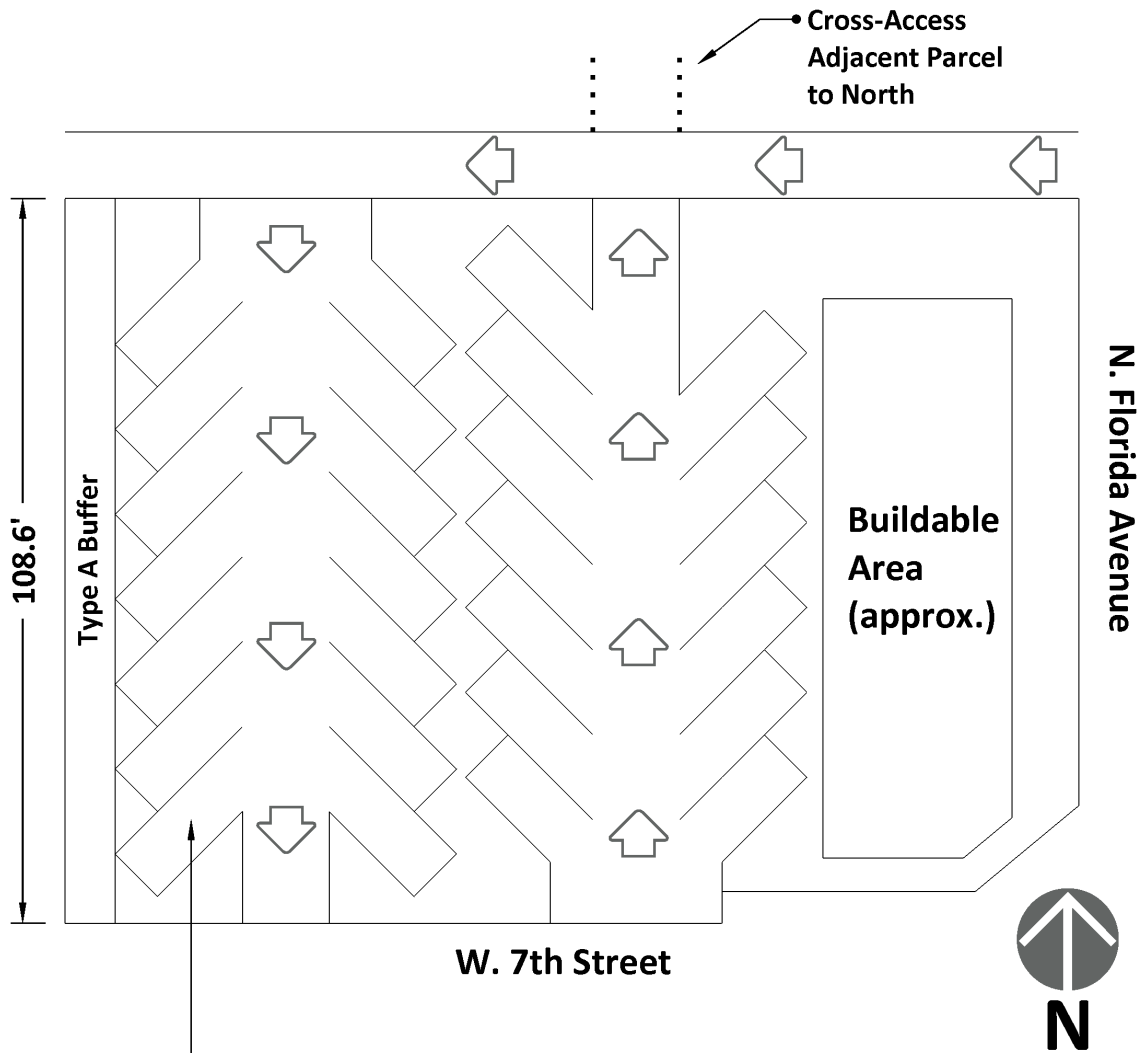
ATTACHMENT "A"

**Legal Description:**

WASHINGTON PARK PB 1 PG 99 BLK 7 LOTS 20 & 21 LESS R/W FOR SR 700; AND;  
WASHINGTON PARK PB 1 PG 99 BLK 7 LOT 19



# CRA Conceptual Site Plan 103/109 W. 7th Street



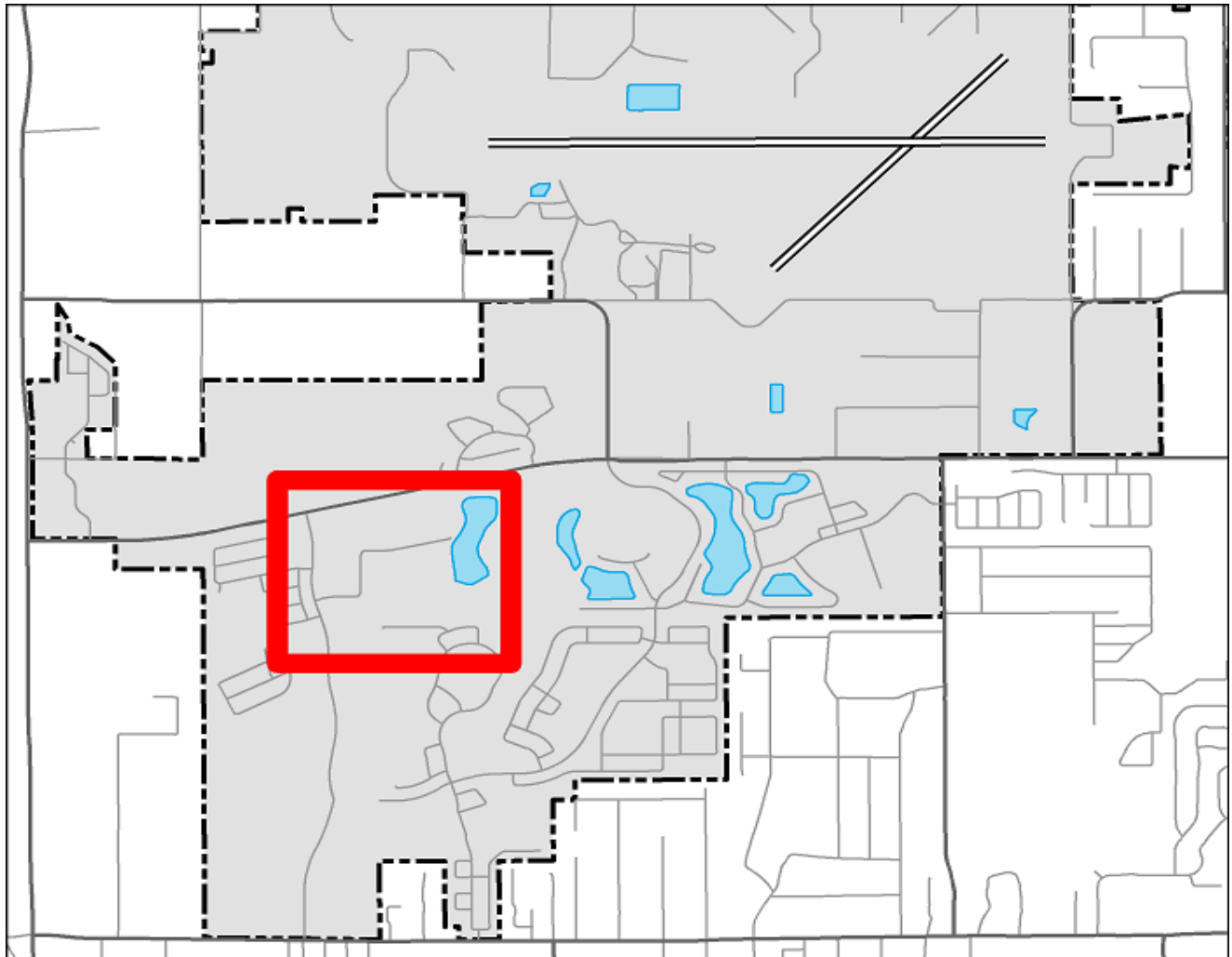
• Note: The proposed parking layout is for conceptual design purposes only. The west side of site may be designed for internal circulation as shown or for additional building area and infrastructure to support an allowable development program.



# Community & Economic Development Staff Recommendation

Date:	October 15, 2024	Reviewer:	Audrey McGuire
Project No:	SUB22-009	Location:	4770 W Pipkin Road
Owner:	Forestar USA Real Estate Group		
Applicant:	Dewberry Engineers, Inc.		
Current Zoning:	PUD (Planned Unit Development) 5755	Future Land Use:	Residential Low (RL)/ Conservation (C)
Context District:	Suburban Neighborhood (SNH)		
P&Z Hearing:	October 15, 2024	P&Z Final Decision:	October 15, 2024
Request:	Plat approval for Hawthorne, Phases 3A and 3B, a 347-lot residential subdivision on 184.08 acres generally located south of W. Pipkin Road, north of Ewell Road and west of Medulla Road.		

## 1.0 Location Maps





## **2.0 Background**

---

### **2.1 Summary**

Dewberry Engineers, Inc., on behalf of Forestar USA Real Estate Group, has submitted a plat for the Hawthorne subdivision, phases 3A and 3B. The proposed 184.08-acre plat consists of 347 single-family residential lots with 167 single-family detached lots in Phase 3A and 180 single-family attached (townhome) lots in Phase 3B. 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).

### **Attachments**

Plat Sheets for Hawthorne Phases 3A and 3B

## **3.0 Recommendation**

---

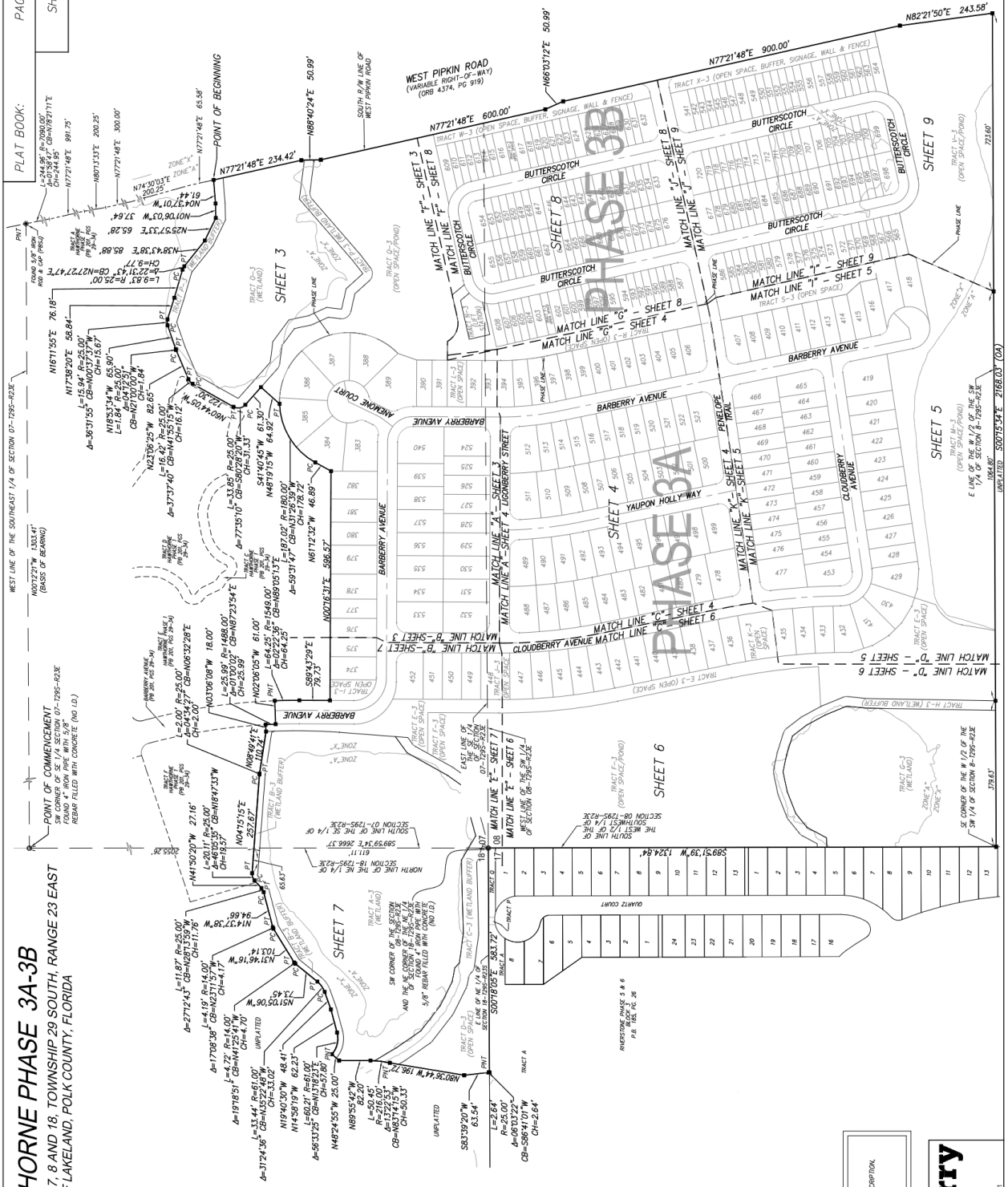
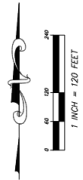
### **3.1 Community & Economic Development Staff**

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 3A-3B**  
SITUATED IN SECTIONS 7, 8 AND 18, TOWNSHIP 29 SOUTH, RANGE 23 EAST  
CITY OF LAKELAND, POLK COUNTY, FLORIDA



**SHEET INDEX**

SHEET 1	COVER SHEET, LEGAL DESCRIPTION,
SHEET 2	NOTES, LEGEND, BOUNDARY
SHEET 3-9	PLAT DETAIL SHEETS

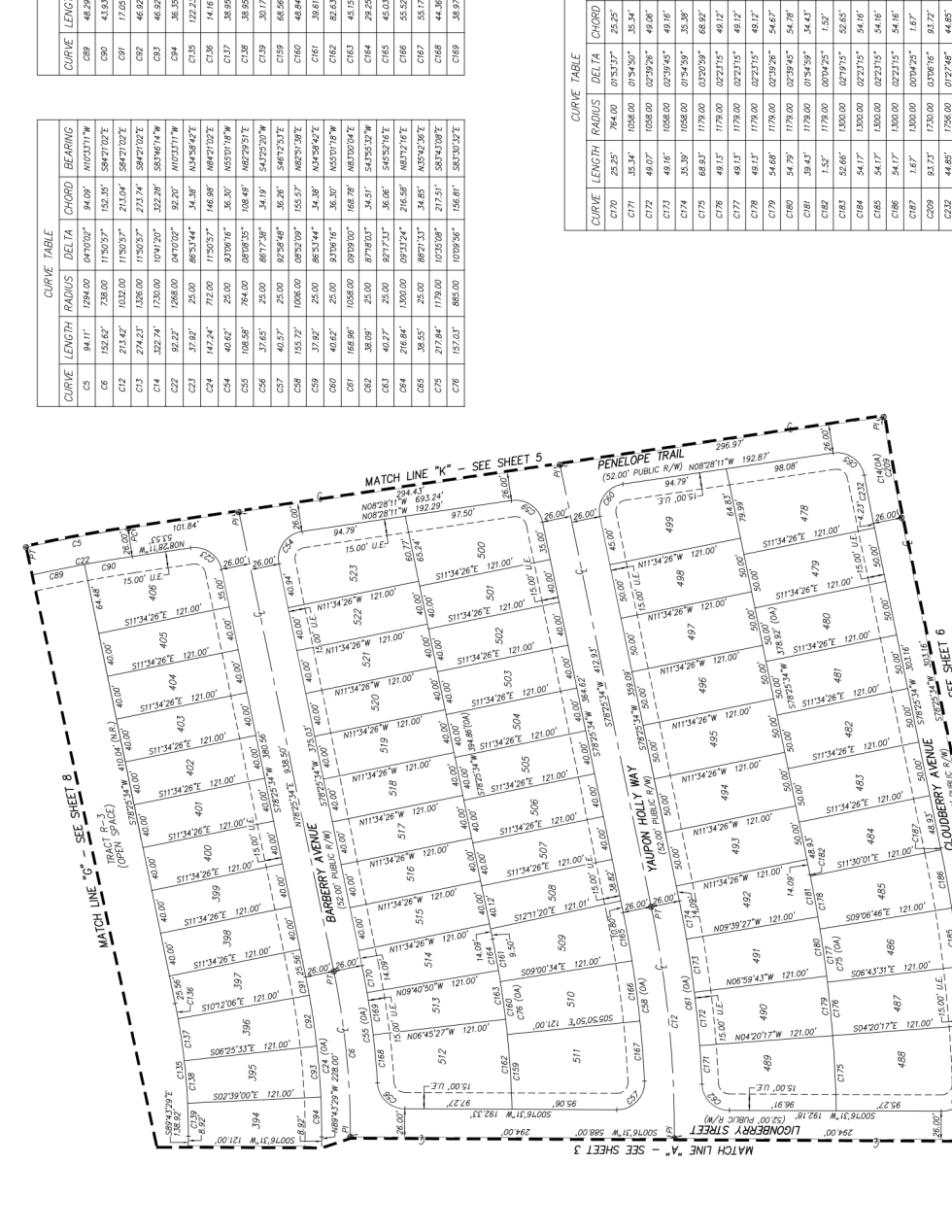
**Dewberry**

131 WEST KALEY STREET  
LAKELAND, FLORIDA 33853  
PHONE: 352.564.8800 FAX: 407.848.9104  
CERTIFICATE OF AUTHORIZATION NO. LB 9011



# HAWTHORNE PHASE 3A-3B

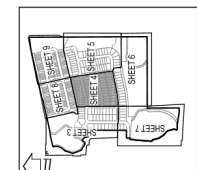
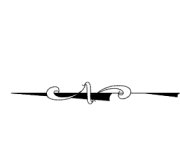
SITUATED IN SECTIONS 7, 8 AND 18, TOWNSHIP 29 SOUTH, RANGE 23 EAST  
CITY OF LAKELAND, POLK COUNTY, FLORIDA



CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C89	48.98'	1268.00	0.70357°	48.98'	S113°45'E
C90	43.03'	1268.00	0.79207°	43.03'	S092°44'E
C91	17.05'	712.00	0.22220°	17.05'	N092°44'E
C92	46.92'	712.00	0.94633°	46.91'	N091°17'E
C93	46.92'	712.00	0.94633°	46.91'	N087°44'E
C94	36.35'	712.00	0.72537°	36.35'	N087°44'E
C105	122.23'	591.00	1.19037°	122.00'	S047°10'E
C106	14.46'	591.00	0.12220°	14.45'	N092°44'E
C107	38.95'	591.00	0.94633°	38.94'	N091°17'E
C108	38.95'	591.00	0.94633°	38.94'	N087°44'E
C109	68.36'	885.00	0.42920°	68.35'	S087°20'W
C160	48.84'	885.00	0.70944°	48.84'	S02°34'18"W
C161	48.84'	885.00	0.70944°	48.84'	S02°34'18"W
C162	82.63'	885.00	0.22037°	82.60'	N085°50'30"E
C163	48.45'	885.00	0.22037°	48.44'	N085°50'30"E
C164	29.25'	885.00	0.13537°	29.25'	N092°22'E
C165	45.03'	1006.00	0.22159°	45.03'	S094°23'00"W
C166	55.52'	1006.00	0.30944°	55.51'	S087°24'30"W
C167	55.17'	1006.00	0.30944°	55.17'	S087°24'30"W
C168	44.36'	784.00	0.17926°	44.35'	S087°42'26"W
C169	38.97'	784.00	0.22522°	38.97'	S087°42'26"W

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C5	84.11'	1294.00	0.47037°	84.09'	N033°11'W
C6	152.62'	738.00	1.12037°	152.35'	S042°10'E
C12	214.42'	1032.00	1.12037°	213.04'	S042°10'E
C13	214.42'	1032.00	1.12037°	213.04'	S042°10'E
C14	322.74'	1730.00	0.47037°	322.38'	S042°10'E
C22	92.27'	1268.00	0.70357°	92.20'	N073°31'W
C23	37.92'	25.00	86°53'44"	34.38'	N24°50'42"E
C24	147.24'	712.00	1.19037°	146.98'	N042°10'E
C24	40.62'	25.00	87°30'16"	38.30'	N053°18'W
C25	108.58'	784.00	0.67138°	108.49'	N022°51'E
C26	37.65'	25.00	86°17'38"	34.18'	S47°25'20"W
C27	40.57'	25.00	92°39'48"	36.26'	S46°72'51"E
C28	153.72'	25.00	86°53'44"	144.38'	N24°50'42"E
C29	40.62'	25.00	87°30'16"	36.30'	N053°18'W
C30	168.84'	1032.00	0.97930°	168.98'	N033°10'30"E
C31	38.09'	25.00	87°18'03"	34.51'	S47°35'32"W
C32	40.27'	25.00	87°17'33"	36.08'	S45°52'16"E
C34	216.84'	1300.00	0.91334°	216.58'	N032°42'36"E
C35	38.55'	25.00	86°21'33"	34.85'	N052°42'36"E
C36	212.84'	1179.00	1.03508°	212.91'	S074°10'08"E
C38	157.03'	885.00	1.00936°	156.81'	S033°30'32"E

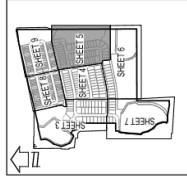
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C70	25.95'	784.00	0.15317°	25.95'	S092°22'W
C71	35.34'	1068.00	0.15430°	35.34'	S092°10'W
C72	49.16'	1068.00	0.23226°	49.06'	S087°20'W
C73	49.16'	1068.00	0.23226°	49.06'	S087°20'W
C74	35.39'	1068.00	0.15430°	35.38'	S092°10'W
C75	68.83'	1179.00	0.32059°	68.82'	S072°10'W
C76	49.13'	1179.00	0.22115°	49.12'	S087°20'06"W
C77	49.13'	1179.00	0.22115°	49.12'	S087°20'06"W
C78	49.13'	1179.00	0.22115°	49.12'	S087°20'06"W
C79	54.68'	1179.00	0.23226°	54.67'	S087°20'06"W
C80	54.79'	1179.00	0.23226°	54.78'	S087°20'06"W
C81	39.43'	1179.00	0.15430°	39.43'	S092°10'W
C82	1.52'	1179.00	0.00725°	1.52'	S092°10'W
C83	52.66'	1300.00	0.70915°	52.65'	S087°42'W
C84	54.17'	1300.00	0.22115°	54.16'	S087°20'06"W
C85	54.17'	1300.00	0.22115°	54.16'	S087°20'06"W
C86	54.17'	1300.00	0.22115°	54.16'	S087°20'06"W
C87	1.67'	1300.00	0.00425°	1.67'	S087°42'W
C89	81.33'	1300.00	0.30944°	81.32'	S093°42'W
C22	44.45'	1756.00	0.172748°	44.45'	N093°29'E



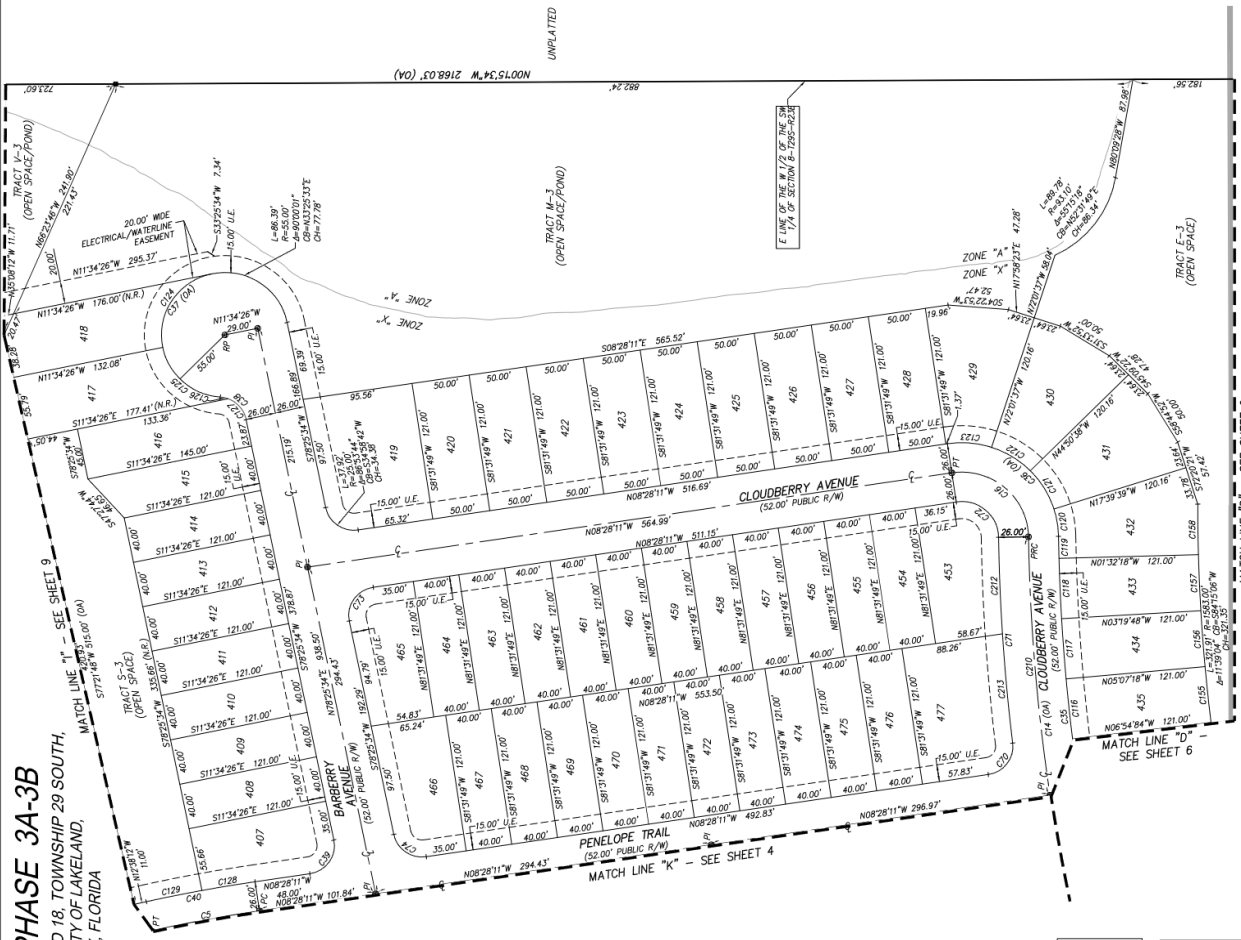
**SHEET INDEX**  
 SHEET 1 COVER SHEET, LEGAL DESCRIPTION  
 SHEET 2 OVERALL PLAT BOUNDARY  
 SHEET 3-9 PLAT DETAIL SHEETS

31 WEST PALM STREET  
 LAKELAND, FLORIDA 33853  
 PHONE: 352.358.9628 FAX: 352.348.9104  
 CERTIFICATE OF AUTHORIZATION NO. LB 8011

**HAWTHORNE PHASE 3A-3B**  
 SITUATED IN SECTIONS 7, 8 AND 18, TOWNSHIP 29 SOUTH,  
 RANGE 23 EAST, CITY OF LAKELAND,  
 POLK COUNTY, FLORIDA



CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C5	94.11'	1294.00	04°10'32"	84.09'	N033117°W
C4	522.24'	1710.00	104°12'00"	522.28'	S014614°W
C16	36.76'	58.00	97°35'05"	27.27'	N407222°E
C35	372.89'	1704.00	104°12'00"	373.45'	S029614°W
C36	143.06'	84.00	97°35'05"	126.19'	N407222°E
C37	243.85'	55.00	254°02'17"	87.83'	N462325°W
C38	32.31'	25.00	74°02'17"	30.10'	N412425°W
C39	49.62'	25.00	84°10'56"	36.30'	S050118°E
C40	86.00'	1320.00	04°10'32"	85.98'	N033117°W
C70	38.55'	25.00	86°27'13"	34.65'	S022837°E
C71	162.16'	1756.00	02°56'37"	162.08'	S082835°W
C72	54.50'	32.00	97°35'05"	48.15'	N407222°E
C73	46.62'	25.00	84°10'56"	36.30'	N050118°W
C74	37.92'	25.00	86°53'44"	34.38'	S3439642°W
C116	51.26'	1704.00	01°47'30"	51.26'	S0135037°W
C117	51.26'	1704.00	01°47'30"	51.26'	S0596277°W
C118	51.26'	1704.00	02°39'12"	51.26'	S073157°W
C119	18.43'	1704.00	00°39'12"	18.43'	S089778°W
C120	24.59'	84.00	19°56'33"	24.51'	N087439°E
C121	39.85'	84.00	27°10'59"	39.48'	N084432°E
C122	39.85'	84.00	27°10'59"	39.48'	N013330°E
C123	38.77'	84.00	26°26'31"	38.67'	N054430°E
C124	86.39'	55.00	89°29'36"	77.78'	N052427°W
C125	71.07'	55.00	74°02'17"	66.25'	S072425°W
C126	71.3'	25.00	16°20'21"	7.11'	N023239°E
C127	25.18'	25.00	57°41'36"	24.13'	N493436°E
C128	46.75'	1520.00	02°01'45"	46.75'	N0222037°W
C129	49.25'	1520.00	02°09'16"	49.25'	N015404°W
C135	49.50'	1583.00	01°47'30"	49.50'	S0135037°W
C136	49.50'	1583.00	01°47'30"	49.50'	S0596277°W
C137	49.50'	1583.00	01°47'30"	49.50'	S073157°W
C138	44.64'	1583.00	01°35'56"	44.63'	S081610°W
C210	229.01'	1720.00	07°35'05"	228.85'	S051922°W
C212	85.28'	1756.00	02°46'38"	85.27'	N074325°E
C213	96.88'	1756.00	01°09'40"	96.87'	N044430°E



**SHEET INDEX**  
 SHEET 1 COVER SHEET, LEGAL DESCRIPTION,  
 NOTES, LEGEND  
 SHEET 2 PLAT BOUNDARY  
 SHEET 3-9 PLAT DETAIL SHEETS

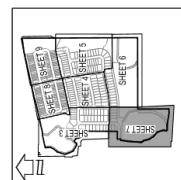
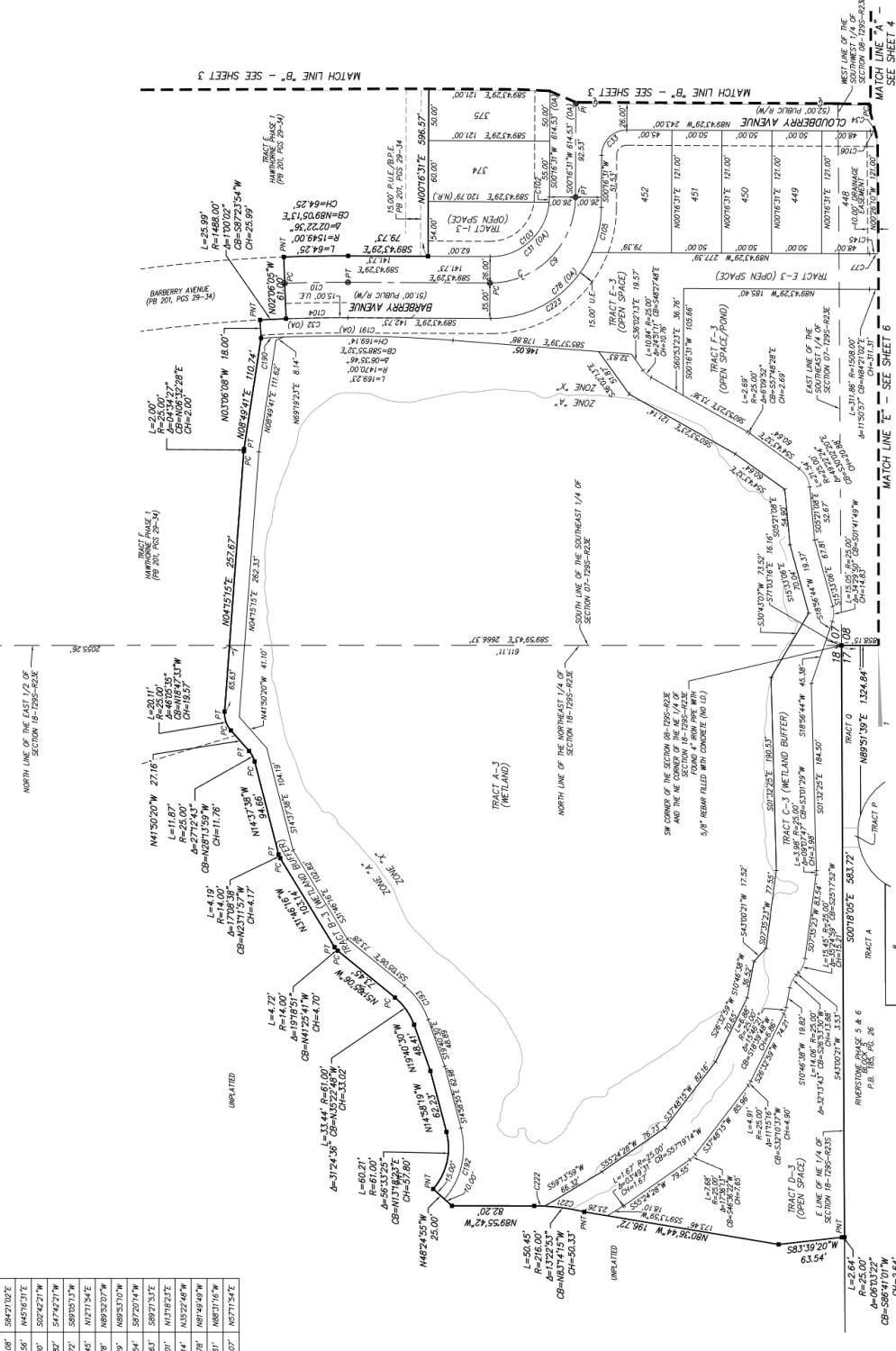
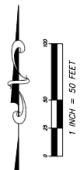
**Dewberry**  
 131 WEST WALSH STREET  
 ORLANDO, FLORIDA 32808  
 PHONE: 407.321.1111  
 WWW.DEWBERRY.COM  
 CERTIFICATE OF AUTHORIZATION NO. LB 8011



# HAWTHORNE PHASE 3A-3B

SITUATED IN SECTIONS 7, 8 AND 18, TOWNSHIP 29 SOUTH, RANGE 23 EAST  
CITY OF LAKELAND, POLK COUNTY, FLORIDA

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C9	133.57'	85.00'	90°00'00"	120.21'	S45°18'17"E
C10	63.17'	102.00'	0°22'36"	63.17'	S89°51'13"W
C11	62.68'	59.00'	90°00'00"	63.44'	N45°16'31"E
C12	67.71'	1488.00'	0°22'36"	67.70'	S88°52'52"W
C13	39.27'	25.00'	90°00'00"	35.36'	S45°16'31"W
C14	378.61'	1150.00'	1°50'57"	378.10'	N84°21'02"E
C17	304.64'	1730.00'	1°50'57"	304.06'	S84°21'02"E
C18	172.79'	110.00'	90°00'00"	155.36'	S02°42'27"W
C19	5.01'	59.00'	0°45'41"	5.00'	S02°42'27"W
C20	87.67'	59.00'	68°09'19"	79.85'	S47°42'21"W
C21	61.72'	1488.00'	0°22'36"	61.72'	S89°51'13"W
C22	45.78'	110.00'	2°30'46"	45.45'	N17°11'54"E
C23	6.78'	1352.00'	0°17'15"	6.78'	N89°52'07"W
C24	8.29'	1473.00'	0°19'20"	8.29'	N89°52'07"W
C25	22.84'	1420.00'	0°32'43"	22.84'	S87°29'14"W
C26	191.37'	1420.00'	0°28'28"	191.83'	S89°21'33"E
C27	75.02'	75.00'	58°34'36"	72.01'	N15°22'21"E
C28	41.66'	76.00'	37°24'36"	41.14'	N35°22'48"W
C29	39.84'	216.00'	10°34'01"	39.78'	N81°49'49"W
C30	10.61'	216.00'	0°24'52"	10.61'	N88°21'16"W
C31	127.01'	110.00'	68°09'14"	120.07'	N57°11'54"E



SHEET INDEX

SHEET 1	COVER SHEET, LEGAL DESCRIPTION
SHEET 2	OVERALL PLAT BOUNDARY
SHEET 3-9	PLAT DETAIL SHEETS

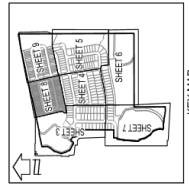
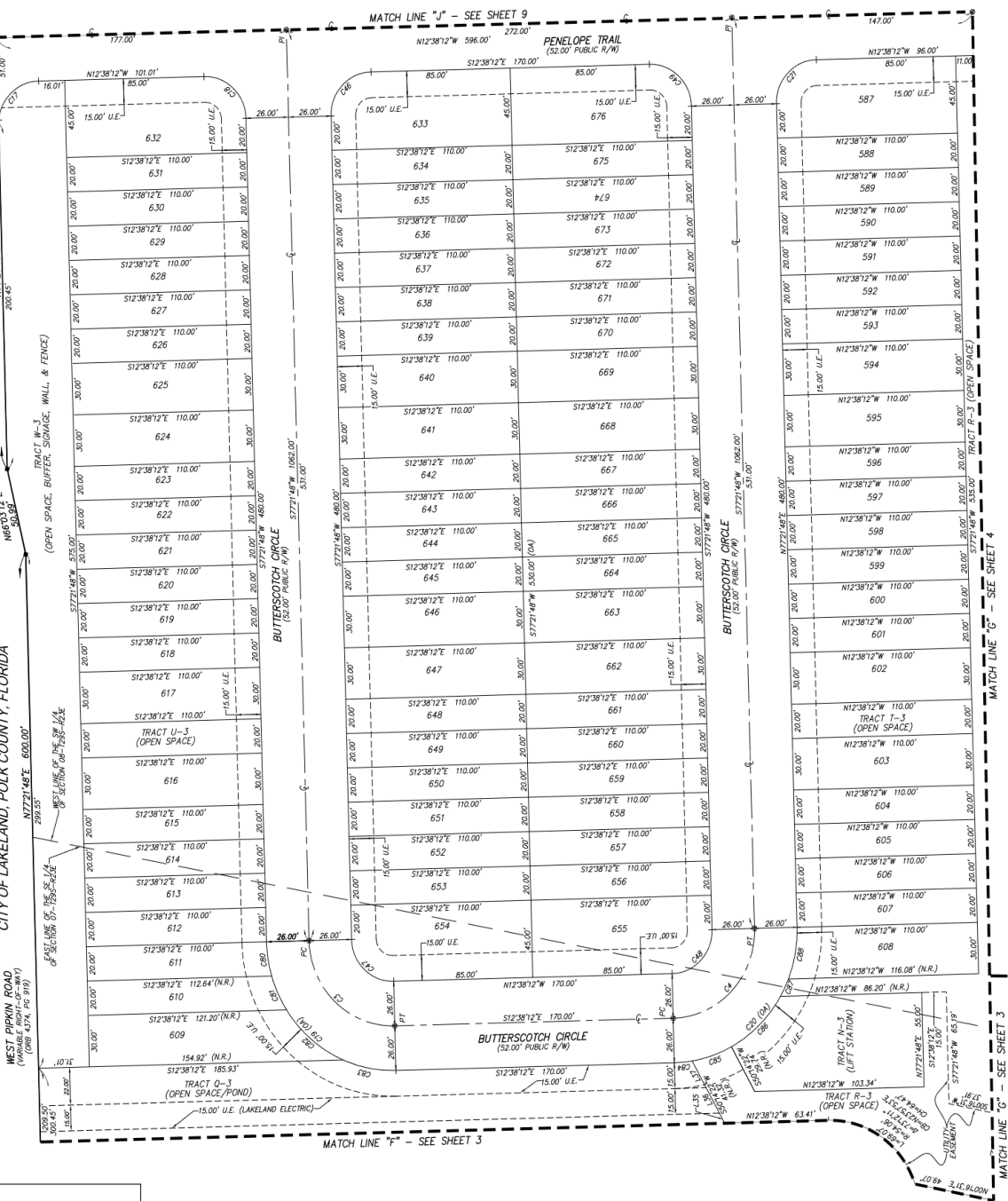
**Dewberry**

131 WEST KALEB STREET  
ONE AND A HALF FLOORS ABOVE GROUND  
POLK COUNTY, FLORIDA 32909  
PHONE: 813.486.1000  
WWW.DEBERRY.COM

CERTIFICATE OF ADMINISTRATION NO. 18-8011

**HAWTHORNE PHASE 3A-3B**

SITUATED IN SECTIONS 7, 8 AND 18, TOWNSHIP 29 SOUTH, RANGE 23 EAST  
CITY OF LAKELAND, POLK COUNTY, FLORIDA



LINE BEARING LENGTH

L15	S50°14'22"W	6.74
L16	S50°14'22"W	16.85
L17	S50°14'22"W	17.73

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C3	80.11'	51.00'	90°00'00"	72.12'	S32°21'48"W
C4	80.11'	51.00'	90°00'00"	72.12'	S57°38'12"E
C7	39.27'	25.00'	90°00'00"	35.36'	N67°38'12"W
C8	39.27'	25.00'	90°00'00"	35.36'	N32°21'48"E
C9	39.27'	25.00'	90°00'00"	35.36'	S32°21'48"W
C10	39.27'	25.00'	90°00'00"	35.36'	N67°38'12"W
C11	39.27'	25.00'	90°00'00"	35.36'	S57°38'12"E
C12	39.27'	25.00'	90°00'00"	35.36'	N32°21'48"E
C13	39.27'	25.00'	90°00'00"	35.36'	S32°21'48"W
C14	39.27'	25.00'	90°00'00"	35.36'	N67°38'12"W
C15	39.27'	25.00'	90°00'00"	35.36'	S57°38'12"E
C16	39.27'	25.00'	90°00'00"	35.36'	N32°21'48"E
C17	39.27'	25.00'	90°00'00"	35.36'	S32°21'48"W
C18	39.27'	25.00'	90°00'00"	35.36'	N67°38'12"W
C19	39.27'	25.00'	90°00'00"	35.36'	S57°38'12"E
C20	39.27'	25.00'	90°00'00"	35.36'	N32°21'48"E
C21	39.27'	25.00'	90°00'00"	35.36'	S32°21'48"W
C22	39.27'	25.00'	90°00'00"	35.36'	N67°38'12"W
C23	39.27'	25.00'	90°00'00"	35.36'	S57°38'12"E
C24	39.27'	25.00'	90°00'00"	35.36'	N32°21'48"E
C25	39.27'	25.00'	90°00'00"	35.36'	S32°21'48"W
C26	39.27'	25.00'	90°00'00"	35.36'	N67°38'12"W
C27	39.27'	25.00'	90°00'00"	35.36'	S57°38'12"E
C28	39.27'	25.00'	90°00'00"	35.36'	N32°21'48"E
C29	39.27'	25.00'	90°00'00"	35.36'	S32°21'48"W
C30	39.27'	25.00'	90°00'00"	35.36'	N67°38'12"W
C31	39.27'	25.00'	90°00'00"	35.36'	S57°38'12"E
C32	39.27'	25.00'	90°00'00"	35.36'	N32°21'48"E
C33	39.27'	25.00'	90°00'00"	35.36'	S32°21'48"W
C34	39.27'	25.00'	90°00'00"	35.36'	N67°38'12"W
C35	39.27'	25.00'	90°00'00"	35.36'	S57°38'12"E
C36	39.27'	25.00'	90°00'00"	35.36'	N32°21'48"E
C37	39.27'	25.00'	90°00'00"	35.36'	S32°21'48"W
C38	39.27'	25.00'	90°00'00"	35.36'	N67°38'12"W
C39	39.27'	25.00'	90°00'00"	35.36'	S57°38'12"E
C40	39.27'	25.00'	90°00'00"	35.36'	N32°21'48"E
C41	39.27'	25.00'	90°00'00"	35.36'	S32°21'48"W
C42	39.27'	25.00'	90°00'00"	35.36'	N67°38'12"W
C43	39.27'	25.00'	90°00'00"	35.36'	S57°38'12"E
C44	39.27'	25.00'	90°00'00"	35.36'	N32°21'48"E
C45	39.27'	25.00'	90°00'00"	35.36'	S32°21'48"W
C46	39.27'	25.00'	90°00'00"	35.36'	N67°38'12"W
C47	39.27'	25.00'	90°00'00"	35.36'	S57°38'12"E
C48	39.27'	25.00'	90°00'00"	35.36'	N32°21'48"E
C49	39.27'	25.00'	90°00'00"	35.36'	S32°21'48"W
C50	39.27'	25.00'	90°00'00"	35.36'	N67°38'12"W
C51	39.27'	25.00'	90°00'00"	35.36'	S57°38'12"E
C52	39.27'	25.00'	90°00'00"	35.36'	N32°21'48"E
C53	39.27'	25.00'	90°00'00"	35.36'	S32°21'48"W
C54	39.27'	25.00'	90°00'00"	35.36'	N67°38'12"W
C55	39.27'	25.00'	90°00'00"	35.36'	S57°38'12"E
C56	39.27'	25.00'	90°00'00"	35.36'	N32°21'48"E
C57	39.27'	25.00'	90°00'00"	35.36'	S32°21'48"W
C58	39.27'	25.00'	90°00'00"	35.36'	N67°38'12"W
C59	39.27'	25.00'	90°00'00"	35.36'	S57°38'12"E
C60	39.27'	25.00'	90°00'00"	35.36'	N32°21'48"E
C61	39.27'	25.00'	90°00'00"	35.36'	S32°21'48"W
C62	39.27'	25.00'	90°00'00"	35.36'	N67°38'12"W
C63	39.27'	25.00'	90°00'00"	35.36'	S57°38'12"E
C64	39.27'	25.00'	90°00'00"	35.36'	N32°21'48"E
C65	39.27'	25.00'	90°00'00"	35.36'	S32°21'48"W
C66	39.27'	25.00'	90°00'00"	35.36'	N67°38'12"W
C67	39.27'	25.00'	90°00'00"	35.36'	S57°38'12"E
C68	39.27'	25.00'	90°00'00"	35.36'	N32°21'48"E
C69	39.27'	25.00'	90°00'00"	35.36'	S32°21'48"W
C70	39.27'	25.00'	90°00'00"	35.36'	N67°38'12"W
C71	39.27'	25.00'	90°00'00"	35.36'	S57°38'12"E
C72	39.27'	25.00'	90°00'00"	35.36'	N32°21'48"E
C73	39.27'	25.00'	90°00'00"	35.36'	S32°21'48"W
C74	39.27'	25.00'	90°00'00"	35.36'	N67°38'12"W
C75	39.27'	25.00'	90°00'00"	35.36'	S57°38'12"E
C76	39.27'	25.00'	90°00'00"	35.36'	N32°21'48"E
C77	39.27'	25.00'	90°00'00"	35.36'	S32°21'48"W
C78	39.27'	25.00'	90°00'00"	35.36'	N67°38'12"W
C79	39.27'	25.00'	90°00'00"	35.36'	S57°38'12"E
C80	39.27'	25.00'	90°00'00"	35.36'	N32°21'48"E
C81	39.27'	25.00'	90°00'00"	35.36'	S32°21'48"W
C82	39.27'	25.00'	90°00'00"	35.36'	N67°38'12"W
C83	39.27'	25.00'	90°00'00"	35.36'	S57°38'12"E
C84	39.27'	25.00'	90°00'00"	35.36'	N32°21'48"E
C85	39.27'	25.00'	90°00'00"	35.36'	S32°21'48"W
C86	39.27'	25.00'	90°00'00"	35.36'	N67°38'12"W
C87	39.27'	25.00'	90°00'00"	35.36'	S57°38'12"E
C88	39.27'	25.00'	90°00'00"	35.36'	N32°21'48"E
C89	39.27'	25.00'	90°00'00"	35.36'	S32°21'48"W
C90	39.27'	25.00'	90°00'00"	35.36'	N67°38'12"W
C91	39.27'	25.00'	90°00'00"	35.36'	S57°38'12"E
C92	39.27'	25.00'	90°00'00"	35.36'	N32°21'48"E
C93	39.27'	25.00'	90°00'00"	35.36'	S32°21'48"W
C94	39.27'	25.00'	90°00'00"	35.36'	N67°38'12"W
C95	39.27'	25.00'	90°00'00"	35.36'	S57°38'12"E
C96	39.27'	25.00'	90°00'00"	35.36'	N32°21'48"E
C97	39.27'	25.00'	90°00'00"	35.36'	S32°21'48"W
C98	39.27'	25.00'	90°00'00"	35.36'	N67°38'12"W
C99	39.27'	25.00'	90°00'00"	35.36'	S57°38'12"E
C100	39.27'	25.00'	90°00'00"	35.36'	N32°21'48"E

**SHEET INDEX**

SHEET 1 COVER SHEET, LEGAL DESCRIPTION,  
SHEET 2 OVERALL PLAT BOUNDARY,  
SHEET 3-9 PLAT OF LOTS SHEETS

**Dewberry**

131 WEST PALM STREET  
ORLANDO, FLORIDA 32806-5464  
PHONE: 321.329.1000  
WWW.DEBERRY.COM

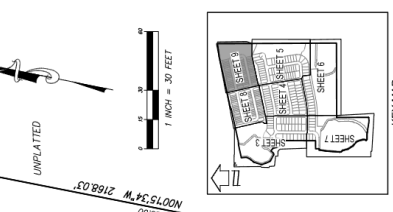
CERTIFICATE OF AUTHORIZATION: N.L.B.8911



# HAWTHORNE PHASE 3A-3B

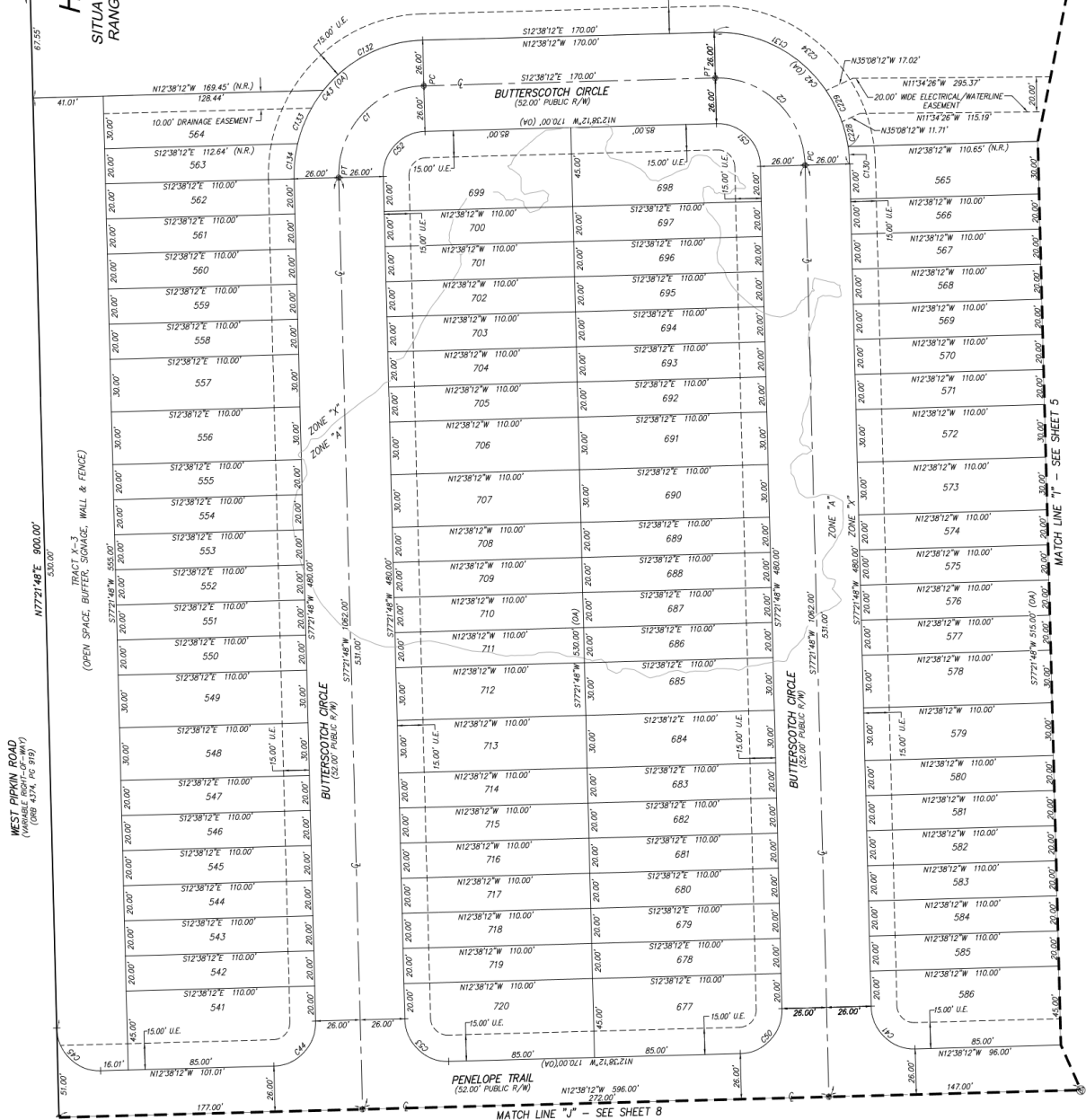
SITUATED IN SECTIONS 7, 8 AND 18, TOWNSHIP 29 SOUTH, RANGE 23 EAST, CITY OF LAKELAND, POLK COUNTY, FLORIDA

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	60.11'	80700.00'	72.12'	152.2912' W	N12°38'12" W
C2	60.11'	80700.00'	72.12'	152.2912' W	N12°38'12" W
C3	39.27'	25.00'	80700.00'	35.35'	S32°21'48" W
C4	120.84'	77.00'	80700.00'	108.89'	N42°21'48" W
C5	120.84'	77.00'	80700.00'	108.89'	N42°21'48" W
C6	39.27'	25.00'	80700.00'	35.35'	S57°28'12" E
C7	39.27'	25.00'	80700.00'	35.35'	S57°28'12" E
C8	39.27'	25.00'	80700.00'	35.35'	S57°28'12" E
C9	39.27'	25.00'	80700.00'	35.35'	S57°28'12" E
C10	39.27'	25.00'	80700.00'	35.35'	S57°28'12" E
C11	10.03'	77.00'	077°24" W	10.03'	N12°38'12" W
C12	78.28'	77.00'	56°45'40" W	72.20'	N15°44'37" E
C13	66.53'	77.00'	49°02'56" W	64.46'	S72°22'26" E
C14	34.19'	77.00'	25°26'17" W	33.91'	S74°51'47" E
C15	20.23'	77.00'	15°03'17" W	20.17'	N68°32'29" E
C16	14.55'	77.00'	10°49'42" W	14.53'	N64°29'17" E
C17	20.09'	77.00'	14°46'53" W	20.03'	N61°50'50" E
C18	110.92'	77.00'	82°12'06" W	101.58'	N58°37'56" E



**SHEET INDEX**  
 SHEET 1 COVER SHEET, LEGAL DESCRIPTION  
 SHEET 2 NOTES, LEGEND  
 SHEET 3-9 PLAT, DETAIL SHEETS

**Dewberry**  
 131 WEST KALEY STREET  
 SUITE 200  
 LAKELAND, FLORIDA 33853  
 PHONE: 352.354.8828 FAX: 352.748.9104  
 WWW.DEBERRY.COM  
 GERRITSE@DEBERRYENGINEERS.COM, LB.9811



MATCH LINE "J" - SEE SHEET 8

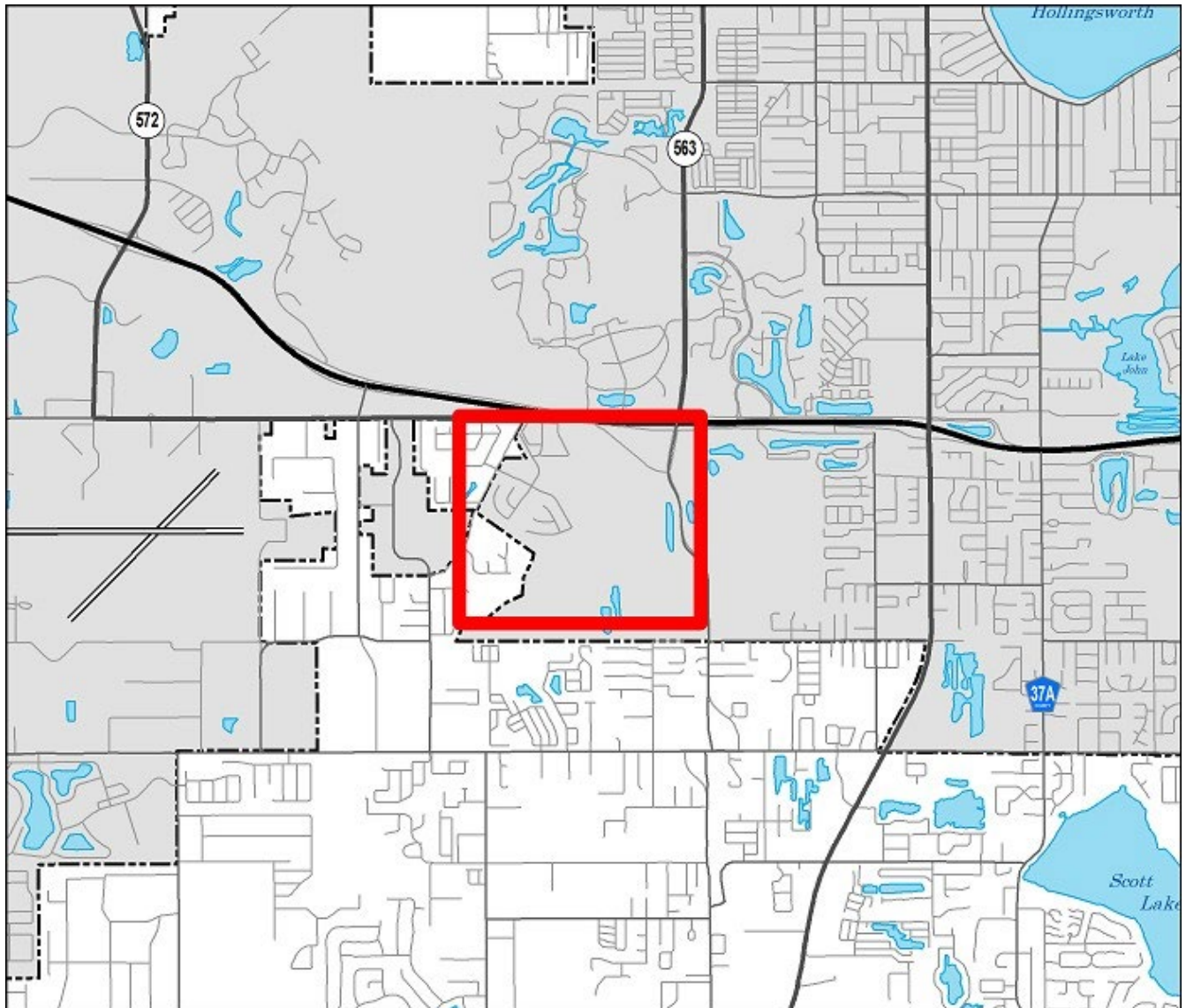
MATCH LINE "K" - SEE SHEET 5

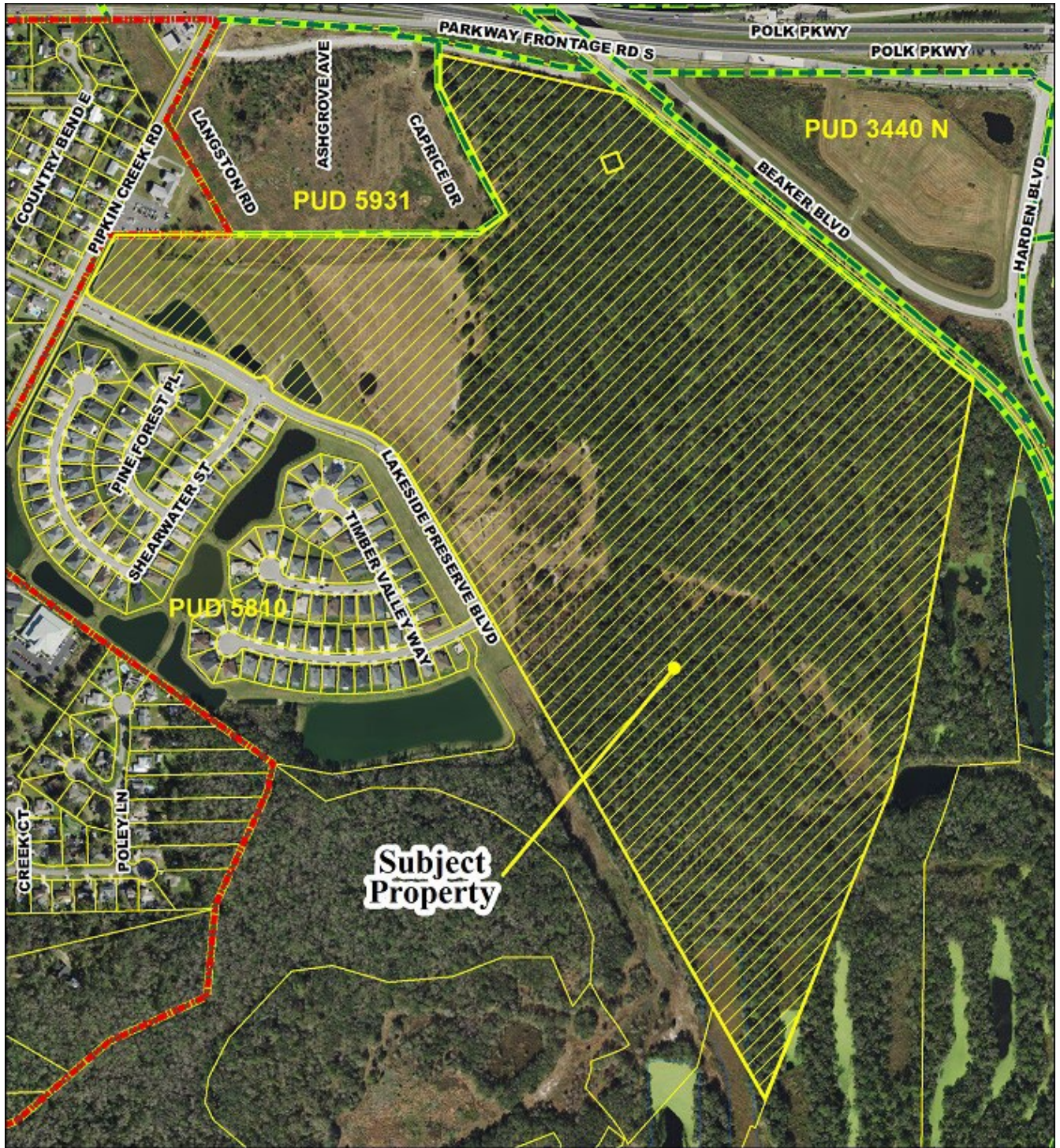


# Community & Economic Development Staff Recommendation

Date:	October 15, 2024	Reviewer:	Phillip Searce
Project No:	SUB24-001	Location:	4010 Lakeside Preserve Blvd
Owner:	Pipkin Creek Properties, LLC		
Applicant:	Kenneth Thompson, Platinum Surveying and Mapping, LLC		
Current Zoning:	PUD (Planned Unit Development) 5810	Future Land Use:	Residential Medium (RM)
Context District:	Suburban Neighborhood (SNH)		
P&Z Hearing:	October 15, 2024	P&Z Final Decision:	October 15, 2024
Request:	Plat approval for Lakeside Preserve Phase 2, a 182-lot residential subdivision, on 160.84 acres generally located south of the Polk Parkway (SR 570) and east of Pipkin Creek Road and west of Harden Boulevard.		

## 1.0 Location Maps





## **2.0 Background**

---

### **2.1 Summary**

Kenneth Thompson, Platinum Surveying and Mapping, LLC, on behalf of Pipkin Creek Properties, LLC, has submitted a subdivision plat for the Lakeside Preserve Phase 2. The proposed 160.84-acre plat consists of 182 single-family detached residential lots with an average lot size of 6,000 square feet (50' x 120'). 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 Lakeside Preserve residential development (Ord. 4382 as amended by Ord. 5810) allows for 461 single-family detached dwellings.

### **2.2 Attachments**

Plat Sheets for Lakeside Preserve Phase 2

## **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.



# LAKESIDE PRESERVE PHASE 2

A REPEAT OF TRACTS 9<sup>th</sup>, 10<sup>th</sup>, 11<sup>th</sup> AND 12<sup>th</sup> LAKESIDE PRESERVE PHASE ONE AS RECORDED IN PLAT BOOK 974, PAGE 16 OF THE PUBLIC RECORDS OF PALM COUNTY AND A PORTION OF SECTION 2, TOWNSHIP 28 SOUTH, RANGE 23 EAST, CITY OF LAKEHURST, PALM COUNTY, STATE OF FLORIDA.



- NOTES AND LEGEND**
- 1. PERMITS - ALL PERMITS SHALL BE OBTAINED FROM THE PALM COUNTY ENGINEERING DEPARTMENT.
  - 2. UTILITIES - ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
  - 3. EROSION CONTROL - EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
  - 4. TREE PROTECTION - ALL TREES TO BE REMOVED SHALL BE IDENTIFIED AND PROTECTED PRIOR TO CONSTRUCTION.
  - 5. WETLANDS - ALL WETLANDS SHALL BE IDENTIFIED AND PROTECTED PRIOR TO CONSTRUCTION.
  - 6. FLOODING - ALL FLOODING SHALL BE IDENTIFIED AND PROTECTED PRIOR TO CONSTRUCTION.
  - 7. UTILITIES - ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
  - 8. EROSION CONTROL - EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
  - 9. TREE PROTECTION - ALL TREES TO BE REMOVED SHALL BE IDENTIFIED AND PROTECTED PRIOR TO CONSTRUCTION.
  - 10. WETLANDS - ALL WETLANDS SHALL BE IDENTIFIED AND PROTECTED PRIOR TO CONSTRUCTION.
  - 11. FLOODING - ALL FLOODING SHALL BE IDENTIFIED AND PROTECTED PRIOR TO CONSTRUCTION.

**SURVEYOR'S NOTES:**

1. SURVEY BASED ON THE SURVEY REPORT OF THE SURVEYOR, J. W. SMITH, DATED 10/15/10.
2. ALL DIMENSIONS ARE IN FEET AND INCHES.
3. ALL CORNERS ARE TO BE SET BY THE SURVEYOR.
4. ALL UTILITIES ARE TO BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
5. ALL EROSION CONTROL MEASURES ARE TO BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
6. ALL TREE PROTECTION MEASURES ARE TO BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
7. ALL WETLANDS ARE TO BE IDENTIFIED AND PROTECTED PRIOR TO CONSTRUCTION.
8. ALL FLOODING IS TO BE IDENTIFIED AND PROTECTED PRIOR TO CONSTRUCTION.

**OVERALL BOUNDARY AND KEY MAP**

**NOTICE:**

THIS PLAN IS A REPRODUCTION OF THE ORIGINAL SURVEY AND IS NOT TO BE USED AS A SUBSTITUTE FOR THE ORIGINAL SURVEY. THE SURVEYOR'S OFFICE IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAN. THE SURVEYOR'S OFFICE IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAN.

**PLANNING**

PLANNING AND DESIGN SERVICES, INC.

10000 W. US HWY 1, SUITE 100, PALM BEACH, FL 33411

TEL: 561-833-1111 FAX: 561-833-1112

WWW.PLANDESIGN.COM

**PLANNING**

PLANNING AND DESIGN SERVICES, INC.

10000 W. US HWY 1, SUITE 100, PALM BEACH, FL 33411

TEL: 561-833-1111 FAX: 561-833-1112

WWW.PLANDESIGN.COM

**PLANNING**

PLANNING AND DESIGN SERVICES, INC.

10000 W. US HWY 1, SUITE 100, PALM BEACH, FL 33411

TEL: 561-833-1111 FAX: 561-833-1112

WWW.PLANDESIGN.COM

**PLANNING**

PLANNING AND DESIGN SERVICES, INC.

10000 W. US HWY 1, SUITE 100, PALM BEACH, FL 33411

TEL: 561-833-1111 FAX: 561-833-1112

WWW.PLANDESIGN.COM

**PLANNING**

PLANNING AND DESIGN SERVICES, INC.

10000 W. US HWY 1, SUITE 100, PALM BEACH, FL 33411

TEL: 561-833-1111 FAX: 561-833-1112

WWW.PLANDESIGN.COM

**PLANNING**

PLANNING AND DESIGN SERVICES, INC.

10000 W. US HWY 1, SUITE 100, PALM BEACH, FL 33411

TEL: 561-833-1111 FAX: 561-833-1112

WWW.PLANDESIGN.COM

**PLANNING**

PLANNING AND DESIGN SERVICES, INC.

10000 W. US HWY 1, SUITE 100, PALM BEACH, FL 33411

TEL: 561-833-1111 FAX: 561-833-1112

WWW.PLANDESIGN.COM

**PLANNING**

PLANNING AND DESIGN SERVICES, INC.

10000 W. US HWY 1, SUITE 100, PALM BEACH, FL 33411

TEL: 561-833-1111 FAX: 561-833-1112

WWW.PLANDESIGN.COM

**PLANNING**

PLANNING AND DESIGN SERVICES, INC.

10000 W. US HWY 1, SUITE 100, PALM BEACH, FL 33411

TEL: 561-833-1111 FAX: 561-833-1112

WWW.PLANDESIGN.COM

**PLANNING**

PLANNING AND DESIGN SERVICES, INC.

10000 W. US HWY 1, SUITE 100, PALM BEACH, FL 33411

TEL: 561-833-1111 FAX: 561-833-1112

WWW.PLANDESIGN.COM

**PLANNING**

PLANNING AND DESIGN SERVICES, INC.

10000 W. US HWY 1, SUITE 100, PALM BEACH, FL 33411

TEL: 561-833-1111 FAX: 561-833-1112

WWW.PLANDESIGN.COM

**PLANNING**

PLANNING AND DESIGN SERVICES, INC.

10000 W. US HWY 1, SUITE 100, PALM BEACH, FL 33411

TEL: 561-833-1111 FAX: 561-833-1112

WWW.PLANDESIGN.COM

**PLANNING**

PLANNING AND DESIGN SERVICES, INC.

10000 W. US HWY 1, SUITE 100, PALM BEACH, FL 33411

TEL: 561-833-1111 FAX: 561-833-1112

WWW.PLANDESIGN.COM

**PLANNING**

PLANNING AND DESIGN SERVICES, INC.

10000 W. US HWY 1, SUITE 100, PALM BEACH, FL 33411

TEL: 561-833-1111 FAX: 561-833-1112

WWW.PLANDESIGN.COM

**PLANNING**

PLANNING AND DESIGN SERVICES, INC.

10000 W. US HWY 1, SUITE 100, PALM BEACH, FL 33411

TEL: 561-833-1111 FAX: 561-833-1112

WWW.PLANDESIGN.COM

**PLANNING**

PLANNING AND DESIGN SERVICES, INC.

10000 W. US HWY 1, SUITE 100, PALM BEACH, FL 33411

TEL: 561-833-1111 FAX: 561-833-1112

WWW.PLANDESIGN.COM

**PLANNING**

PLANNING AND DESIGN SERVICES, INC.

10000 W. US HWY 1, SUITE 100, PALM BEACH, FL 33411

TEL: 561-833-1111 FAX: 561-833-1112

WWW.PLANDESIGN.COM

**PLANNING**

PLANNING AND DESIGN SERVICES, INC.

10000 W. US HWY 1, SUITE 100, PALM BEACH, FL 33411

TEL: 561-833-1111 FAX: 561-833-1112

WWW.PLANDESIGN.COM

**PLANNING**

PLANNING AND DESIGN SERVICES, INC.

10000 W. US HWY 1, SUITE 100, PALM BEACH, FL 33411

TEL: 561-833-1111 FAX: 561-833-1112

WWW.PLANDESIGN.COM

**PLANNING**

PLANNING AND DESIGN SERVICES, INC.

10000 W. US HWY 1, SUITE 100, PALM BEACH, FL 33411

TEL: 561-833-1111 FAX: 561-833-1112

WWW.PLANDESIGN.COM

**PLANNING**

PLANNING AND DESIGN SERVICES, INC.

10000 W. US HWY 1, SUITE 100, PALM BEACH, FL 33411

TEL: 561-833-1111 FAX: 561-833-1112

WWW.PLANDESIGN.COM

**PLANNING**

PLANNING AND DESIGN SERVICES, INC.

10000 W. US HWY 1, SUITE 100, PALM BEACH, FL 33411

TEL: 561-833-1111 FAX: 561-833-1112

WWW.PLANDESIGN.COM

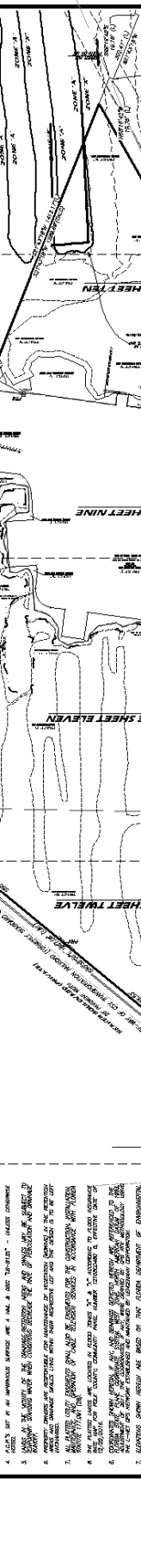
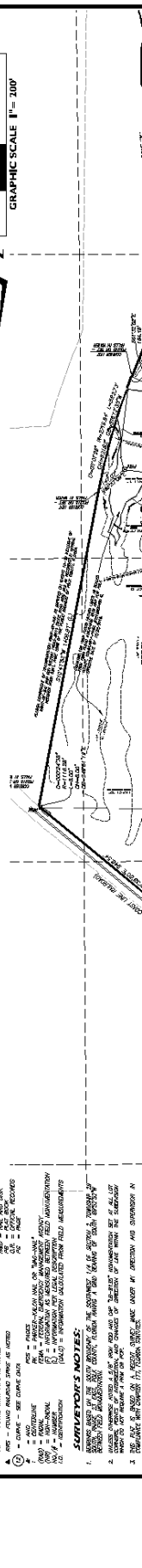
**PLANNING**

PLANNING AND DESIGN SERVICES, INC.

10000 W. US HWY 1, SUITE 100, PALM BEACH, FL 33411

TEL: 561-833-1111 FAX: 561-833-1112

WWW.PLANDESIGN.COM



PLANNING AND DESIGN SERVICES, INC. 10000 W. US HWY 1, SUITE 100, PALM BEACH, FL 33411 TEL: 561-833-1111 FAX: 561-833-1112 WWW.PLANDESIGN.COM

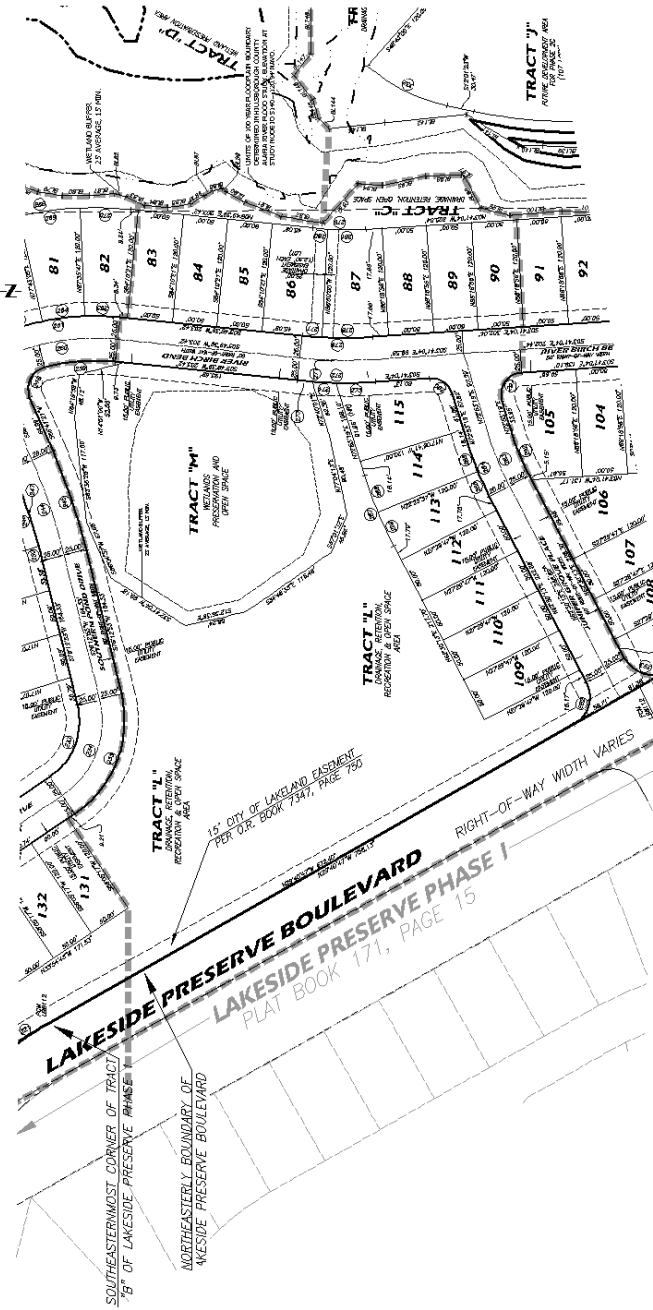
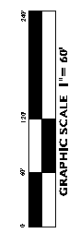












- NOTES AND LEGEND**
- 1. PERMITS - ALL PERMITS SHALL BE OBTAINED FROM THE CITY OF LAKELAND, FLORIDA.
  - 2. CONCRETE - ALL CONCRETE SHALL BE 4000 PSI STRENGTH CONCRETE.
  - 3. FINISH - ALL FINISHES SHALL BE AS SHOWN ON THE PLAN.
  - 4. EASEMENTS - ALL EASEMENTS SHALL BE AS SHOWN ON THE PLAN.
  - 5. SETBACKS - ALL SETBACKS SHALL BE AS SHOWN ON THE PLAN.
  - 6. UTILITIES - ALL UTILITIES SHALL BE AS SHOWN ON THE PLAN.
  - 7. SURVEY - ALL SURVEY DATA SHALL BE AS SHOWN ON THE PLAN.
  - 8. RECORDS - ALL RECORDS SHALL BE AS SHOWN ON THE PLAN.
  - 9. LEGALS - ALL LEGALS SHALL BE AS SHOWN ON THE PLAN.
  - 10. NOTES - ALL NOTES SHALL BE AS SHOWN ON THE PLAN.

**SURVEYOR'S NOTES:**

1. THE SURVEY WAS MADE BY THE SURVEYOR, AND THE SURVEY IS AS SHOWN ON THE PLAN.
2. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE CITY OF LAKELAND, FLORIDA, AND HAS FOUND THEM TO BE CORRECT.
3. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE STATE OF FLORIDA, AND HAS FOUND THEM TO BE CORRECT.
4. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE UNITED STATES DEPARTMENT OF THE INTERIOR, AND HAS FOUND THEM TO BE CORRECT.
5. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE UNITED STATES GEOLOGICAL SURVEY, AND HAS FOUND THEM TO BE CORRECT.
6. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE UNITED STATES BUREAU OF LAND MANAGEMENT, AND HAS FOUND THEM TO BE CORRECT.
7. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE UNITED STATES FOREST SERVICE, AND HAS FOUND THEM TO BE CORRECT.
8. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE UNITED STATES DEPARTMENT OF AGRICULTURE, AND HAS FOUND THEM TO BE CORRECT.
9. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE UNITED STATES DEPARTMENT OF COMMERCE, AND HAS FOUND THEM TO BE CORRECT.
10. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE UNITED STATES DEPARTMENT OF JUSTICE, AND HAS FOUND THEM TO BE CORRECT.

TRACT #	AREA	PERMITS	CONCRETE	FINISH	EASEMENTS	SETBACKS	UTILITIES	SURVEY	RECORDS	LEGALS	NOTES
81	...	...	...	...	...	...	...	...	...	...	...
82	...	...	...	...	...	...	...	...	...	...	...
83	...	...	...	...	...	...	...	...	...	...	...
84	...	...	...	...	...	...	...	...	...	...	...
85	...	...	...	...	...	...	...	...	...	...	...
86	...	...	...	...	...	...	...	...	...	...	...
87	...	...	...	...	...	...	...	...	...	...	...
88	...	...	...	...	...	...	...	...	...	...	...
89	...	...	...	...	...	...	...	...	...	...	...
90	...	...	...	...	...	...	...	...	...	...	...
91	...	...	...	...	...	...	...	...	...	...	...
92	...	...	...	...	...	...	...	...	...	...	...

TRACT #	AREA	PERMITS	CONCRETE	FINISH	EASEMENTS	SETBACKS	UTILITIES	SURVEY	RECORDS	LEGALS	NOTES
109	...	...	...	...	...	...	...	...	...	...	...
110	...	...	...	...	...	...	...	...	...	...	...
111	...	...	...	...	...	...	...	...	...	...	...
112	...	...	...	...	...	...	...	...	...	...	...
113	...	...	...	...	...	...	...	...	...	...	...
114	...	...	...	...	...	...	...	...	...	...	...
115	...	...	...	...	...	...	...	...	...	...	...
116	...	...	...	...	...	...	...	...	...	...	...
117	...	...	...	...	...	...	...	...	...	...	...
118	...	...	...	...	...	...	...	...	...	...	...
119	...	...	...	...	...	...	...	...	...	...	...
120	...	...	...	...	...	...	...	...	...	...	...
121	...	...	...	...	...	...	...	...	...	...	...
122	...	...	...	...	...	...	...	...	...	...	...
123	...	...	...	...	...	...	...	...	...	...	...
124	...	...	...	...	...	...	...	...	...	...	...
125	...	...	...	...	...	...	...	...	...	...	...
126	...	...	...	...	...	...	...	...	...	...	...
127	...	...	...	...	...	...	...	...	...	...	...
128	...	...	...	...	...	...	...	...	...	...	...
129	...	...	...	...	...	...	...	...	...	...	...
130	...	...	...	...	...	...	...	...	...	...	...
131	...	...	...	...	...	...	...	...	...	...	...
132	...	...	...	...	...	...	...	...	...	...	...
133	...	...	...	...	...	...	...	...	...	...	...

TRACT #	AREA	PERMITS	CONCRETE	FINISH	EASEMENTS	SETBACKS	UTILITIES	SURVEY	RECORDS	LEGALS	NOTES
104	...	...	...	...	...	...	...	...	...	...	...
105	...	...	...	...	...	...	...	...	...	...	...
106	...	...	...	...	...	...	...	...	...	...	...
107	...	...	...	...	...	...	...	...	...	...	...
108	...	...	...	...	...	...	...	...	...	...	...

TRACT #	AREA	PERMITS	CONCRETE	FINISH	EASEMENTS	SETBACKS	UTILITIES	SURVEY	RECORDS	LEGALS	NOTES
101	...	...	...	...	...	...	...	...	...	...	...
102	...	...	...	...	...	...	...	...	...	...	...
103	...	...	...	...	...	...	...	...	...	...	...
104	...	...	...	...	...	...	...	...	...	...	...
105	...	...	...	...	...	...	...	...	...	...	...
106	...	...	...	...	...	...	...	...	...	...	...
107	...	...	...	...	...	...	...	...	...	...	...
108	...	...	...	...	...	...	...	...	...	...	...
109	...	...	...	...	...	...	...	...	...	...	...
110	...	...	...	...	...	...	...	...	...	...	...
111	...	...	...	...	...	...	...	...	...	...	...
112	...	...	...	...	...	...	...	...	...	...	...
113	...	...	...	...	...	...	...	...	...	...	...
114	...	...	...	...	...	...	...	...	...	...	...
115	...	...	...	...	...	...	...	...	...	...	...
116	...	...	...	...	...	...	...	...	...	...	...
117	...	...	...	...	...	...	...	...	...	...	...
118	...	...	...	...	...	...	...	...	...	...	...
119	...	...	...	...	...	...	...	...	...	...	...
120	...	...	...	...	...	...	...	...	...	...	...
121	...	...	...	...	...	...	...	...	...	...	...
122	...	...	...	...	...	...	...	...	...	...	...
123	...	...	...	...	...	...	...	...	...	...	...
124	...	...	...	...	...	...	...	...	...	...	...
125	...	...	...	...	...	...	...	...	...	...	...
126	...	...	...	...	...	...	...	...	...	...	...
127	...	...	...	...	...	...	...	...	...	...	...
128	...	...	...	...	...	...	...	...	...	...	...
129	...	...	...	...	...	...	...	...	...	...	...
130	...	...	...	...	...	...	...	...	...	...	...
131	...	...	...	...	...	...	...	...	...	...	...
132	...	...	...	...	...	...	...	...	...	...	...
133	...	...	...	...	...	...	...	...	...	...	...



**NOTICE:**  
 THIS PLAN, AS RECORDED, IS THE OFFICIAL SURVEY OF THE CITY OF LAKELAND, FLORIDA. ANY CHANGES TO THIS PLAN SHALL BE MADE BY AN INSTRUMENT FILED IN THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.



**NOTES AND LEGEND**

- 1. PVP - POLK COUNTY VOTING PLACE
- 2. FWP - FLORIDA WATERWAY PROJECT
- 3. CWP - COUNTY WATER PROJECT
- 4. FWP - FLORIDA WATERWAY PROJECT
- 5. CWP - COUNTY WATER PROJECT
- 6. FWP - FLORIDA WATERWAY PROJECT
- 7. CWP - COUNTY WATER PROJECT
- 8. FWP - FLORIDA WATERWAY PROJECT
- 9. CWP - COUNTY WATER PROJECT

**SURVEYOR'S NOTES:**

1. THIS PLAT IS A REPLAT OF TRACTS 89, 90, 91, 92 AND 93, LAKESIDE PRESERVE PHASE ONE AS RECORDED IN PLAT BOOK 91, PAGE 88 OF THE PUBLIC RECORDS OF POLK COUNTY AND A PORTION OF SECTION 2, TOWNSHIP 29 SOUTH, RANGE 28 EAST, CITY OF LAKELAND, POLK COUNTY, STATE OF FLORIDA. THIS PLAT IS A REPLAT OF TRACTS 89, 90, 91, 92 AND 93, LAKESIDE PRESERVE PHASE ONE AS RECORDED IN PLAT BOOK 91, PAGE 88 OF THE PUBLIC RECORDS OF POLK COUNTY AND A PORTION OF SECTION 2, TOWNSHIP 29 SOUTH, RANGE 28 EAST, CITY OF LAKELAND, POLK COUNTY, STATE OF FLORIDA.

WETLAND BUFFER LINE TABLE

DATE	DIST	SECTION	WETLAND BUFFER LINE
8/20	188714010	181.57	188714010
8/20	188714010	181.57	188714010

WETLAND BUFFER LINE TABLE

DATE	DIST	SECTION	WETLAND BUFFER LINE
8/20	188714010	181.57	188714010
8/20	188714010	181.57	188714010

WETLAND BUFFER LINE TABLE

DATE	DIST	SECTION	WETLAND BUFFER LINE
8/20	188714010	181.57	188714010
8/20	188714010	181.57	188714010

WETLAND BUFFER LINE TABLE

WETLAND BUFFER LINE TABLE

WETLAND BUFFER LINE TABLE

WETLAND BUFFER LINE TABLE

WETLAND BUFFER LINE TABLE

DATE	DIST	SECTION	WETLAND BUFFER LINE
8/20	188714010	181.57	188714010
8/20	188714010	181.57	188714010

WETLAND BUFFER LINE TABLE

DATE	DIST	SECTION	WETLAND BUFFER LINE
8/20	188714010	181.57	188714010
8/20	188714010	181.57	188714010

WETLAND BUFFER LINE TABLE

DATE	DIST	SECTION	WETLAND BUFFER LINE
8/20	188714010	181.57	188714010
8/20	188714010	181.57	188714010

WETLAND BUFFER LINE TABLE

DATE	DIST	SECTION	WETLAND BUFFER LINE
8/20	188714010	181.57	188714010
8/20	188714010	181.57	188714010

WETLAND BUFFER LINE TABLE

DATE	DIST	SECTION	WETLAND BUFFER LINE
8/20	188714010	181.57	188714010
8/20	188714010	181.57	188714010

WETLAND BUFFER LINE TABLE

WETLAND BUFFER LINE TABLE

WETLAND BUFFER LINE TABLE

WETLAND BUFFER LINE TABLE

CURVE TABLE

DATE	DIST	SECTION	CHORD BEARING
8/20	188714010	181.57	188714010
8/20	188714010	181.57	188714010

CURVE TABLE

DATE	DIST	SECTION	CHORD BEARING
8/20	188714010	181.57	188714010
8/20	188714010	181.57	188714010

CURVE TABLE

DATE	DIST	SECTION	CHORD BEARING
8/20	188714010	181.57	188714010
8/20	188714010	181.57	188714010

CURVE TABLE

DATE	DIST	SECTION	CHORD BEARING
8/20	188714010	181.57	188714010
8/20	188714010	181.57	188714010

CURVE TABLE

DATE	DIST	SECTION	CHORD BEARING
8/20	188714010	181.57	188714010
8/20	188714010	181.57	188714010

CURVE TABLE

DATE	DIST	SECTION	CHORD BEARING
8/20	188714010	181.57	188714010
8/20	188714010	181.57	188714010

CURVE TABLE

DATE	DIST	SECTION	CHORD BEARING
8/20	188714010	181.57	188714010
8/20	188714010	181.57	188714010

CURVE TABLE

DATE	DIST	SECTION	CHORD BEARING
8/20	188714010	181.57	188714010
8/20	188714010	181.57	188714010

CURVE TABLE

DATE	DIST	SECTION	CHORD BEARING
8/20	188714010	181.57	188714010
8/20	188714010	181.57	188714010

CURVE TABLE

DATE	DIST	SECTION	CHORD BEARING
8/20	188714010	181.57	188714010
8/20	188714010	181.57	188714010

CURVE TABLE

DATE	DIST	SECTION	CHORD BEARING
8/20	188714010	181.57	188714010
8/20	188714010	181.57	188714010

CURVE TABLE

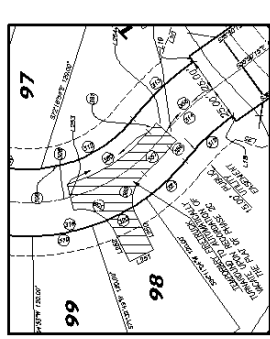
DATE	DIST	SECTION	CHORD BEARING
8/20	188714010	181.57	188714010
8/20	188714010	181.57	188714010

CURVE TABLE

CURVE TABLE

CURVE TABLE

CURVE TABLE



PLATINUM SURVEYING & MAPPING  
10100 UNIVERSITY AVENUE, SUITE 100  
LAKELAND, FLORIDA 34603  
TEL: 888-267-5444  
WWW.PLATINUMSURVEYING.COM  
REGISTERED PROFESSIONAL SURVEYOR  
STATE OF FLORIDA - LICENSE NO. 12153

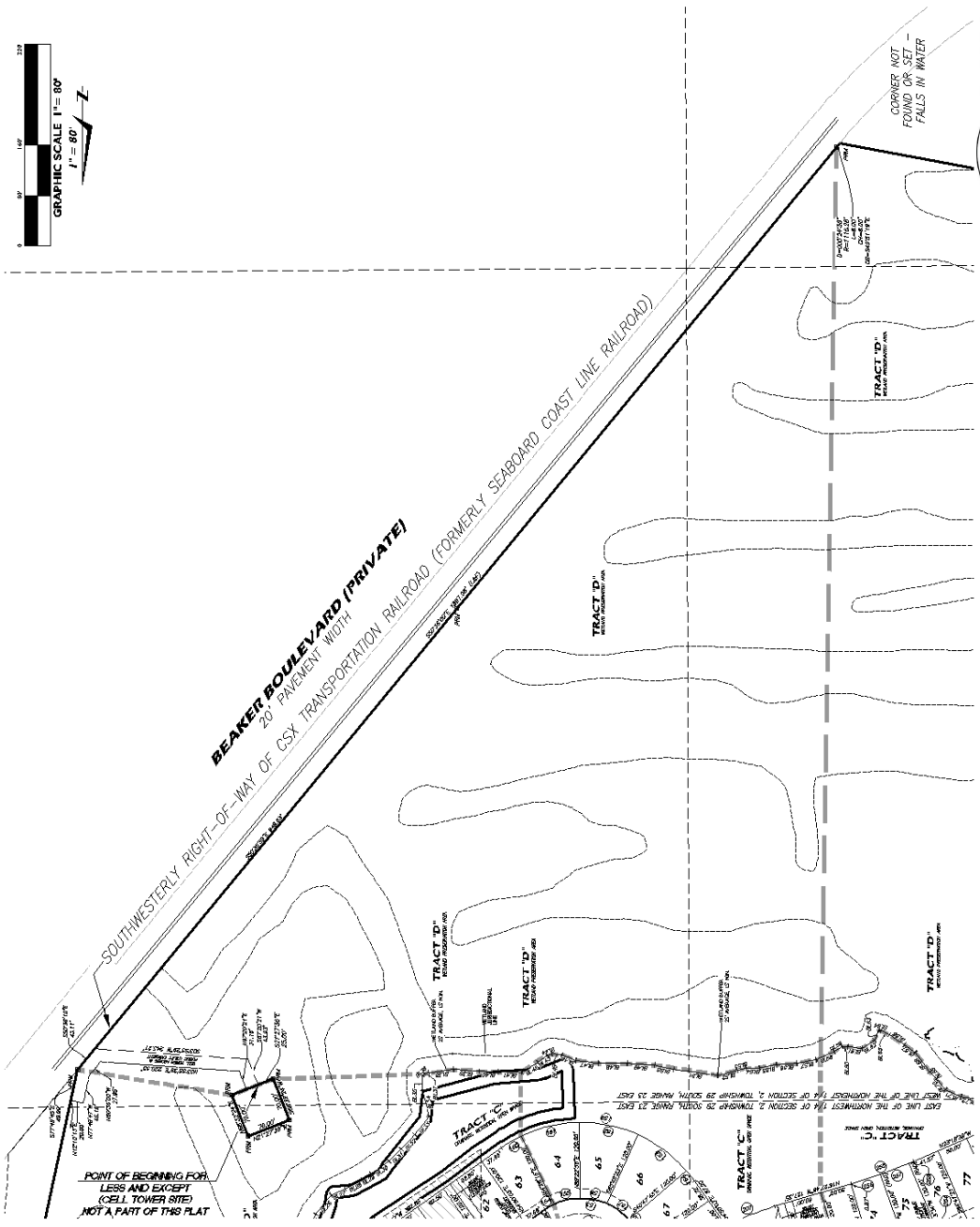
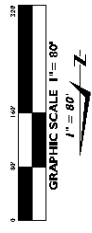






# LAKESIDE PRESERVE PHASE 2

A REPLAT OF TRACTS 99, 100, 101 AND 102, LAKESIDE PRESERVE PHASE ONE AS RECORDED IN PLAT BOOK 91, PAGE 16 OF THE PUBLIC RECORDS OF POLK COUNTY AND A PORTION OF SECTION 8, TOWNSHIP 28 SOUTH, RANGE 23 EAST, CITY OF LAKELAND, POLK COUNTY, STATE OF FLORIDA.



PSM PLATINUM  
SURVEYING AND MAPPING  
1000 South Wood Avenue, Suite 1, Lakeland, Florida 34057  
TEL: 888-888-8888  
WWW.PSMPLATINUM.COM  
SURVEYING AND MAPPING LICENSE - LP 82159  
PLAT BOOK PAGE 12 OF 12

- ### NOTES AND LEGEND
- 1. THIS PLAT IS TO BE CONSIDERED AS A PART OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
  - 2. THIS PLAT IS TO BE CONSIDERED AS A PART OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
  - 3. THIS PLAT IS TO BE CONSIDERED AS A PART OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
  - 4. THIS PLAT IS TO BE CONSIDERED AS A PART OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
  - 5. THIS PLAT IS TO BE CONSIDERED AS A PART OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
  - 6. THIS PLAT IS TO BE CONSIDERED AS A PART OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
  - 7. THIS PLAT IS TO BE CONSIDERED AS A PART OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
  - 8. THIS PLAT IS TO BE CONSIDERED AS A PART OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
  - 9. THIS PLAT IS TO BE CONSIDERED AS A PART OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
  - 10. THIS PLAT IS TO BE CONSIDERED AS A PART OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

- ### SURVEYOR'S NOTES
1. THE SURVEY WAS MADE IN ACCORDANCE WITH THE FLORIDA SURVEYING AND MAPPING ACT AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING.
  2. THE SURVEY WAS MADE IN ACCORDANCE WITH THE FLORIDA SURVEYING AND MAPPING ACT AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING.
  3. THE SURVEY WAS MADE IN ACCORDANCE WITH THE FLORIDA SURVEYING AND MAPPING ACT AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING.
  4. THE SURVEY WAS MADE IN ACCORDANCE WITH THE FLORIDA SURVEYING AND MAPPING ACT AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING.
  5. THE SURVEY WAS MADE IN ACCORDANCE WITH THE FLORIDA SURVEYING AND MAPPING ACT AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING.
  6. THE SURVEY WAS MADE IN ACCORDANCE WITH THE FLORIDA SURVEYING AND MAPPING ACT AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING.
  7. THE SURVEY WAS MADE IN ACCORDANCE WITH THE FLORIDA SURVEYING AND MAPPING ACT AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING.
  8. THE SURVEY WAS MADE IN ACCORDANCE WITH THE FLORIDA SURVEYING AND MAPPING ACT AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING.
  9. THE SURVEY WAS MADE IN ACCORDANCE WITH THE FLORIDA SURVEYING AND MAPPING ACT AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING.
  10. THE SURVEY WAS MADE IN ACCORDANCE WITH THE FLORIDA SURVEYING AND MAPPING ACT AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING.

TRACT #	SECTION	RANGE	TOWNSHIP	COUNTY	STATE	ACRES
99	28	23	28	POLK	FL	100.00
100	28	23	28	POLK	FL	100.00
101	28	23	28	POLK	FL	100.00
102	28	23	28	POLK	FL	100.00

TRACT #	SECTION	RANGE	TOWNSHIP	COUNTY	STATE	ACRES
99	28	23	28	POLK	FL	100.00
100	28	23	28	POLK	FL	100.00
101	28	23	28	POLK	FL	100.00
102	28	23	28	POLK	FL	100.00

TRACT #	SECTION	RANGE	TOWNSHIP	COUNTY	STATE	ACRES
99	28	23	28	POLK	FL	100.00
100	28	23	28	POLK	FL	100.00
101	28	23	28	POLK	FL	100.00
102	28	23	28	POLK	FL	100.00

**NOTICE**  
THIS PLAT IS TO BE CONSIDERED AS A PART OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. ANY AND ALL RIGHTS RESERVED BY THE SURVEYOR AND HIS EMPLOYERS IN THIS PLAT ARE HEREBY RELEASED TO THE PUBLIC.





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

Tuesday, October 15, 2024

## Meeting of September 16, 2024

### Ordinances (First Reading)

**Proposed 24-030;** Voluntary Annexation of Approximately 10.82 Acres Located North of Interstate 4, South of N. State Road 33, and East of Epicenter Boulevard. (ANX24-002)

**Proposed 24-045;** Large Scale Amendment #LUL24-003 to the Future Land Use Map to Apply Business Park (BP) Land Use on Approximately 10.82 Acres Located North of Interstate 4, South of N. State Road 33, and East of Epicenter Boulevard. (LUL24-003)

**Approved 6—0 For Transmittal**

### Ordinances (Second Reading)

**Proposed 24-033;** Proposed Text Amendment LDC24-001 to the Land Development Code to Allow Ground Floor Residential Uses within Existing Non-Residential Buildings in C-6 and C-7 Zoning Districts, Define Restaurant and Retail Uses and Allow within Certain Zoning Districts, and Revise Definitions Pertaining to Outdoor Storage. (LDC24-001)

**Approved 7—0, Ordinance 6049**

**Proposed 24-034;** Proposed Text Amendment LDC24-002 to the Land Development Code to Revise the Development Standards for Residential Uses in Urban Neighborhood Context Districts, Define the Minimum Front Yard Setback for Infill Properties Located within Established Residential Neighborhoods and Define the Frontage Buildout as a Percentage of the Overall Width of the Principal Structure (LDC24-002) **Approved 7—0, Ordinance 6050**

**Proposed 24-035;** Proposed Text Amendment LDC24-003 to the Land Development Code to Establish a Footprint for Accessory Structures on Single-Family or Two-Family Residential Lots, Prohibit the Installation of Secondary Electric Meters on Accessory Structures, Define Accessory Structures with Greater than 1,000 sq. ft. of Floor Area as Principal Structures and Provide Clarification Regarding Zoning Compliance for Certain Accessory Structures which do not Require a Building Permit. (LDC24-003) **Approved 6—1, Ordinance 6051**

**Proposed 24-036;** Proposed Text Amendment LDC24-004 to the Land Development Code to Establish Permitting Requirements for New and Existing Fences and Walls. (LDC24-004) **Approved 7—0, Ordinance 6052**

**Proposed 24-037;** Proposed Text Amendment LDC24-005 to the Land Development Code to Apply the Tree Preservation Requirements to Unplatted Parcels of Land which are Zoned for Single-Family or Two-Family Residential Uses of Greater than One Acre, Adopt a New list of Qualified Plantings and Incorporate Certain Florida-Friendly Landscaping Requirements for Irrigation Systems. (LDC24-005) **Approved 5—2, Ordinance 6053**

**Proposed 24-038;** Proposed Text Amendment LDC24-006 to the Land Development Code to Revise the Payment in Lieu of Construction Where a Sidewalk Network Does Not Exist on Local Streets and Where a Sidewalk Would Not be Feasible Due to Site Constraints (LDC24-006) **Approved 6—0, Ordinance 6054**

**Proposed 24-039**; Proposed Text Amendment LDC24-007 to the Land Development Code to Remove Development Standards Pertaining to Electric Vehicle Charging Facilities, Remove Application Requirements for a Business Tax Receipt for Food Trucks and Provide Clarification Regarding the Documentation of Property Owner Authorization and Access to Permanent Restroom Facilities. (LDC24-007) **Approved 6—0, Ordinance 6055**

**Proposed 24-040**; Proposed Text Amendment LDC24-008 to the Land Development Code to Adopt Changes Mandated by the Florida Department of Emergency Management (FDEM) and the Federal Emergency Management Agency (FEMA) Pertaining to the National Flood Insurance Program (NFIP). (LDC24-008) **Approved 7—0, Ordinance 6056**

**Proposed 24-041**; Proposed Text Amendment LDC24-009 to the Land Development Code to Require a Signed and Sealed Analysis Prepared by a Professional Traffic Engineer and Additional Safety Analyses that will be Required for Major Traffic Studies. (LDC24-009) **Approved 7—0, Ordinance 6057**

**Proposed 24-042**; Proposed Text Amendment LDC24-010 to the Land Development Code to Clarify Terminology and Correct Scrivener's Errors Throughout, Provide Clear Terminology and Organizational Clarity, Consistent with Historic Preservation Policies, Standards, and Design Guidelines, Add Review Criteria for the Relocation of Historic Buildings, and Add Formal Procedures for Processing Appeals of Decisions of the Historic Preservation Board and the Design Review Committee. (LDC24-010) **Approved 7—0, Ordinance 6058**

**Proposed 24-047**; Small Scale Amendment #LUS24-009 to the Future Land Use Map to Change Future Land Use from Conservation (C) to Regional Activity Center (RAC) on Approximately 5.71 Acres, from Conservation (C) to Residential Medium (RM) on Approximately 3.22 Acres, from Regional Activity Center (RAC) to Residential Medium (RM) on Approximately 0.57 Acres, from Residential Medium (RM) to Conservation (C) on Approximately 16.30 Acres, and from Residential Medium (RM) to Regional Activity Center (RAC) on Approximately 10.50 Acres Generally Located South of S. Parkway Frontage Road and East of Harden Boulevard. (LUS24-009) **Approved 6—1, Ordinance 6059**

**Proposed 24-048**; Amending Ordinance 3440, as amended, Major Modification of PUD Zoning to Allow for the Development of a 400-bed Hospital, 200,000 sq. ft. of Medical Office Uses, 204,000 sq. ft. of retail commercial uses, and 250 multi-family dwelling units on Approximately 218 Acres; Change to Context District from Suburban Corridor (SCO) and Suburban Neighborhood (SNH) to Suburban Special Purpose (SSP) on Approximately 98.21 Acres Generally Located South of S. Parkway Frontage Road and East of Harden Boulevard. (PUD24-011/ZON24-009) **Approved 5—1, Ordinance 6060**