

AGENDA

Planning & Zoning Board
City Commission Chambers
January 22, 2025, 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. **If hearing impaired**, please contact the **TDD numbers**: Local – (863) 834-8333 or 1-800-955- 8771 (TDD-Telecommunications Device for the Deaf) or the **Florida Relay Service Number** 1-800-955-8770 (VOICE), for assistance.

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

PUBLIC HEARING

- ITEM 1:**
- a. Compatibility review to allow for the conversion of an existing detached garage to an accessory dwelling unit on property located at 1830 Lake Parker Drive W. Owner/Applicant: Bailey Trotter. (ADU24-014)
 - b. Consideration of final decision.
- ITEM 2:**
- a. Major modification to an existing conditional use to allow for the expansion of a bar with indoor commercial recreation uses on property located at 202 N Massachusetts Avenue. Owner: Baron Management LLC. Applicant: Conn Oleary. (CUP24-016)
 - b. Consideration of final decision.
- ITEM 3:** Major modification to an existing conditional use for the Dream Center of Lakeland to include adjacent properties located at 637, 645, 701 and 709 W. 4th Street and 718 W. 5th Street in support of an existing community outreach center located at 635 W. 5th Street. Owner: Dream Center of Lakeland Inc. Applicant: Mike Cooper. (CUP24-019)

GENERAL MEETING

- ITEM 4:** Review minutes of the November meeting.
- ITEM 5:** Major modification of PUD (Planned Unit Development) zoning to allow two hotels with a maximum height of five-stories and a total of 245 hotel rooms as a development option on approximately 5.14 acres located south of Oakbridge Parkway and east of Harden Boulevard (1200 Oakbridge Parkway). Owner: Drummond Company, Inc. Applicant: Timothy F. Campbell, Clark, Campbell, Lancaster, Workman & Airth, P.A. (PUD24-019) **Note: Staff requests a one-month continuance.**
- ITEM 6:** Overview of Administrative Adjustments approved for January to December 2024.
- 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:

Project No:	<u>ADU24-014</u>	Application Date:	11/25/2024
Associated Projects:			
Project Name:	TROTTER_ADU_CONVERSION		
Subject Property Address:	1830 LAKE PARKER DR W		
Parcel ID:	242807169500003010	Total Acreage:	
Applicant Name:	BAILEY TROTTER		
Applicant Address:	1830 W LAKE PARKER DRIVE	LAKELAND	FL 33805
Owner Name:	BAILEY TROTTER		
Owner Address:	1830 W LAKE PARKER DRIVE	LAKELAND	FL 33805

Request:

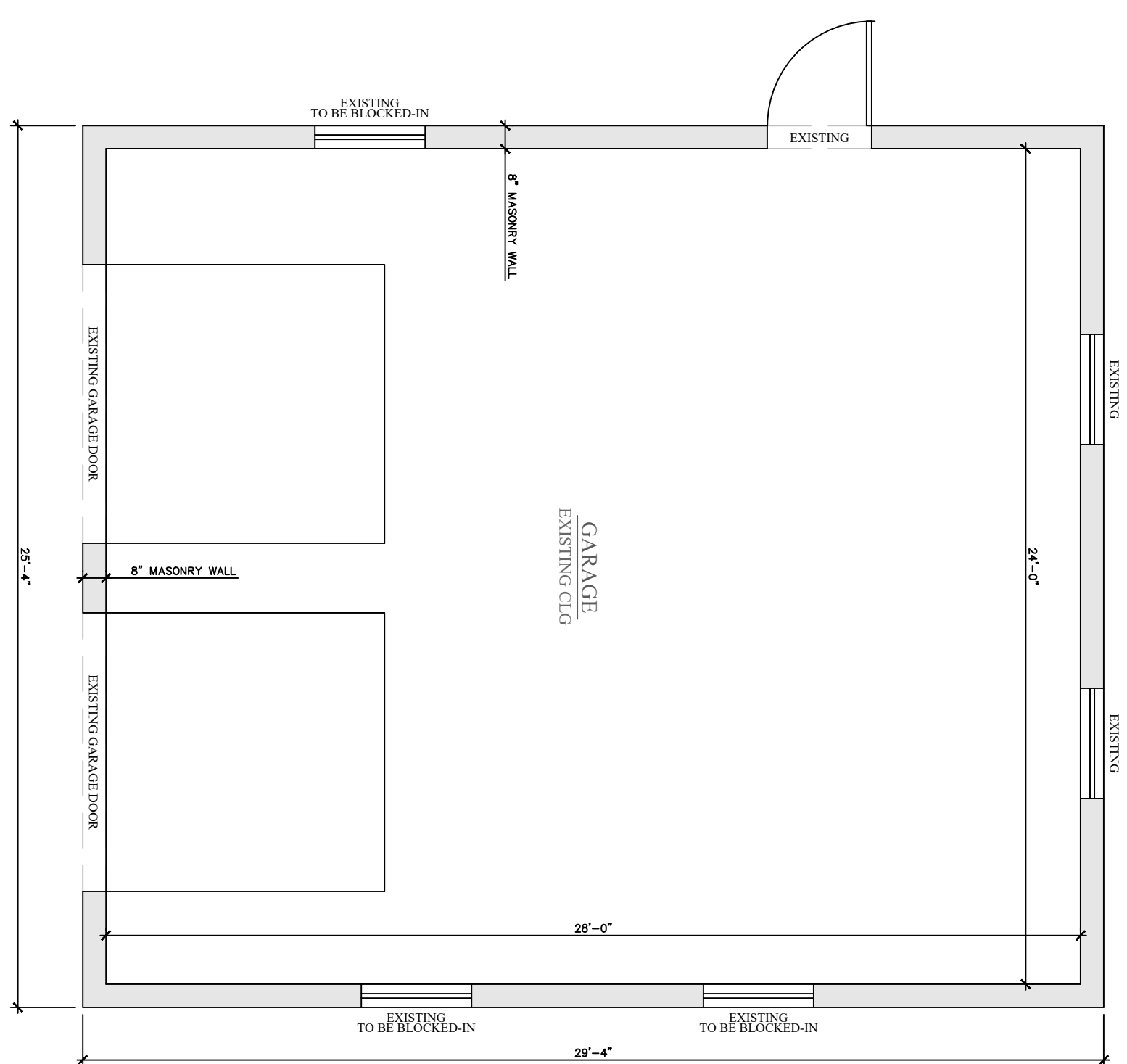
Application Type:	Accessory Dwelling Unit		
Land Use			
Current	Residential Medium, Recreation	(RM), (R)	
Proposed	Not Applicable		
Zoning			
Current	Single Family	RA-1	
Proposed	Not Applicable		
Sub Context District			
Current	(PCR), (UNH)	Preservation, Conservation, Recreation, Urban Neighborhood	
Proposed			
Explanation of Request:	<p>The detached garage sets on the lot that is 1.17 acres at the back of a long driveway that supports 6+ parked cars. The detached garage is offset from the property line by 5 feet or more for each of the surrounding parcels and the principal single family home structure. The square footage of the detached garage is 743 that is less than both ADU size requirements - less than 800 square feet and 40% of the principal structure (1062 square feet). The ADU will have windows and doors as indicated by the floor plan. One of the 2 doors currently exist; the other will be added on the north side of the structure where one of the current garage doors is to be filled in.</p>		
Justification:	<p>The purpose of the ADU is to house an elderly parent until their passing at which point the ADU will be used as a home office for remote work.</p>		

Concurrency:

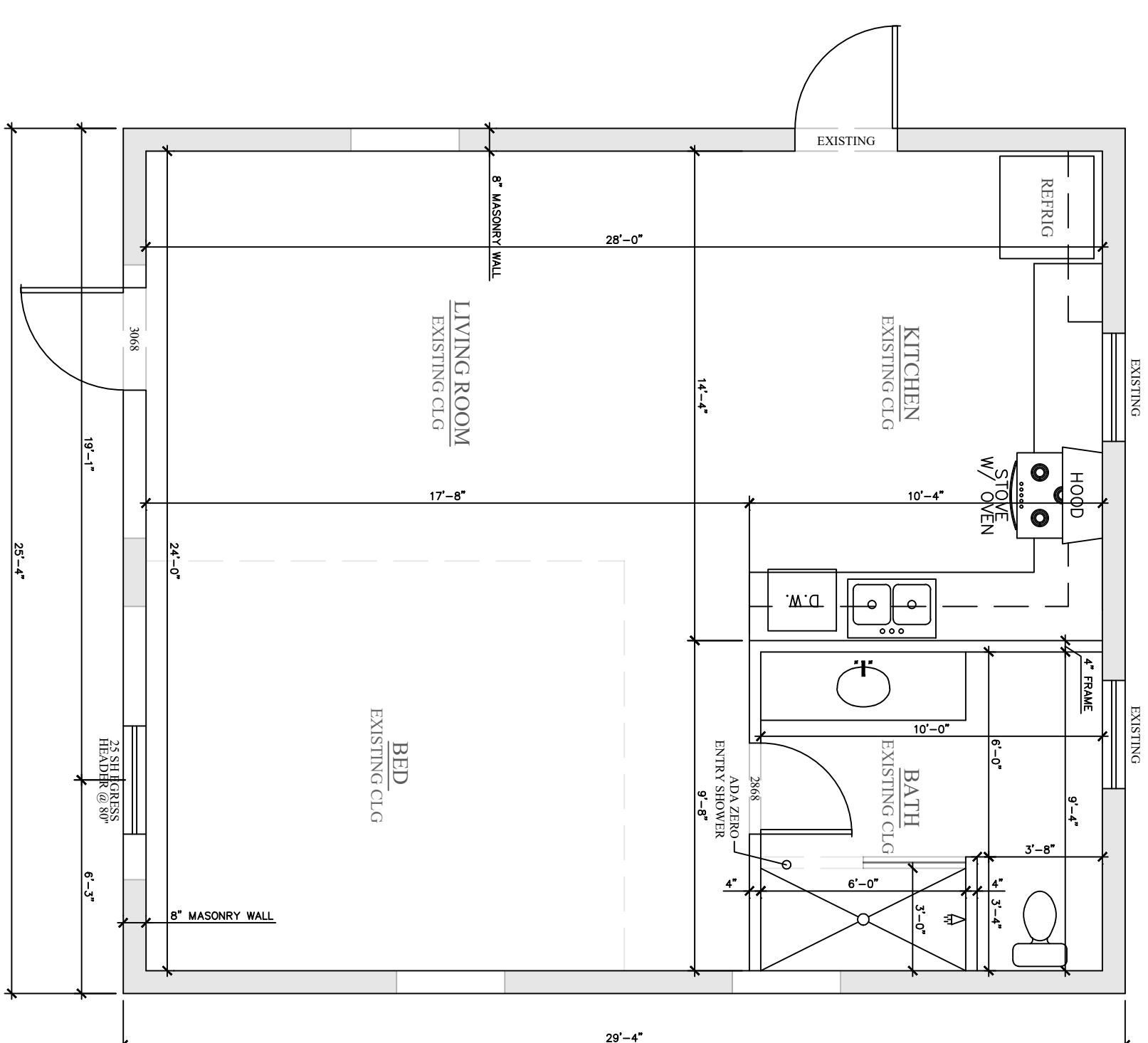
Proposed Dwelling Units:	0	Project Floor Area:	
Type of Use:		Phase	Year

Estimate of Public Service Demand

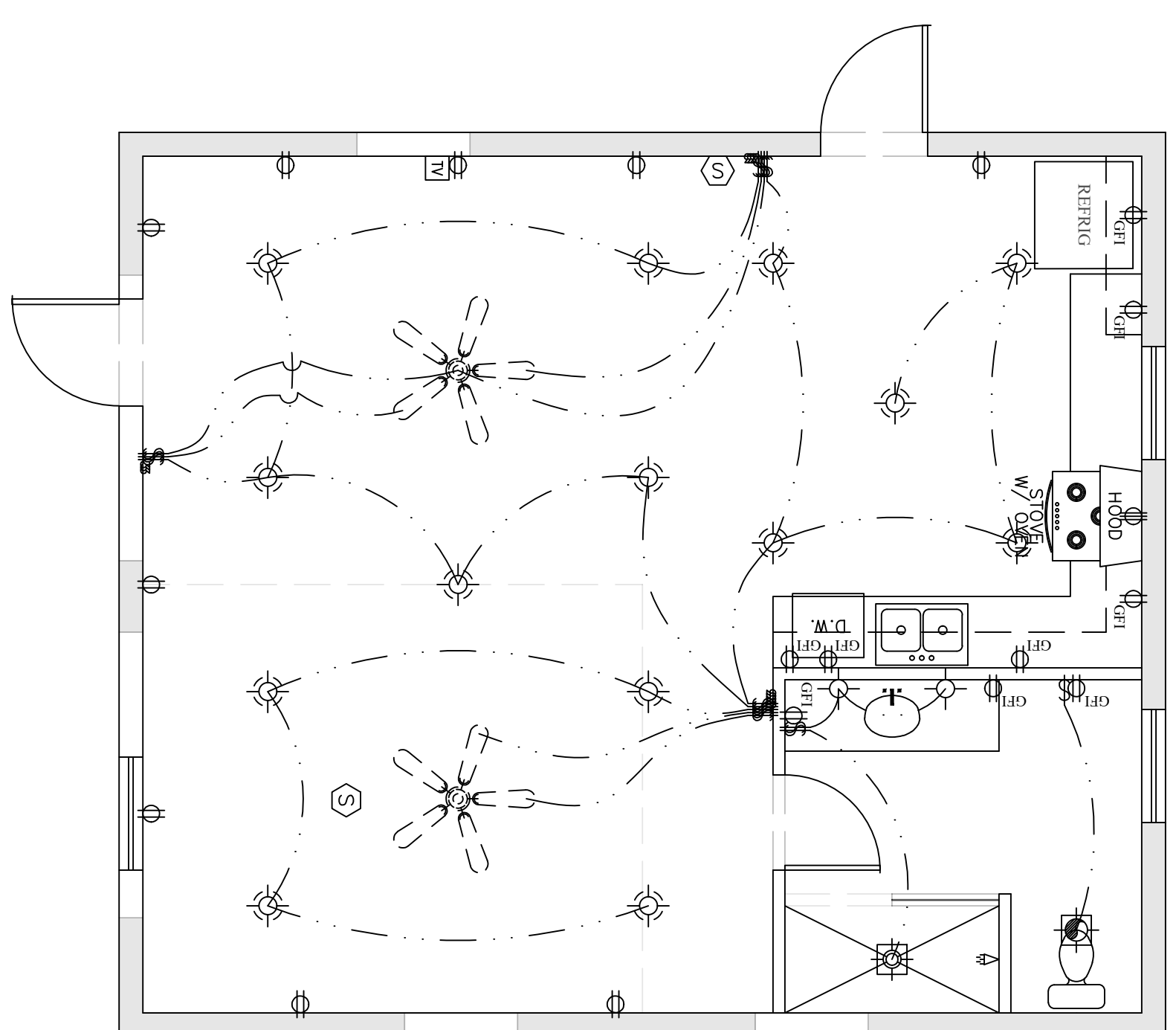
Roadways	Daily Trips:	#Error	PM Peak Hour Trips:		
Potable Water		GPD	Wastewater	GPD	Solid Waste
					PPD



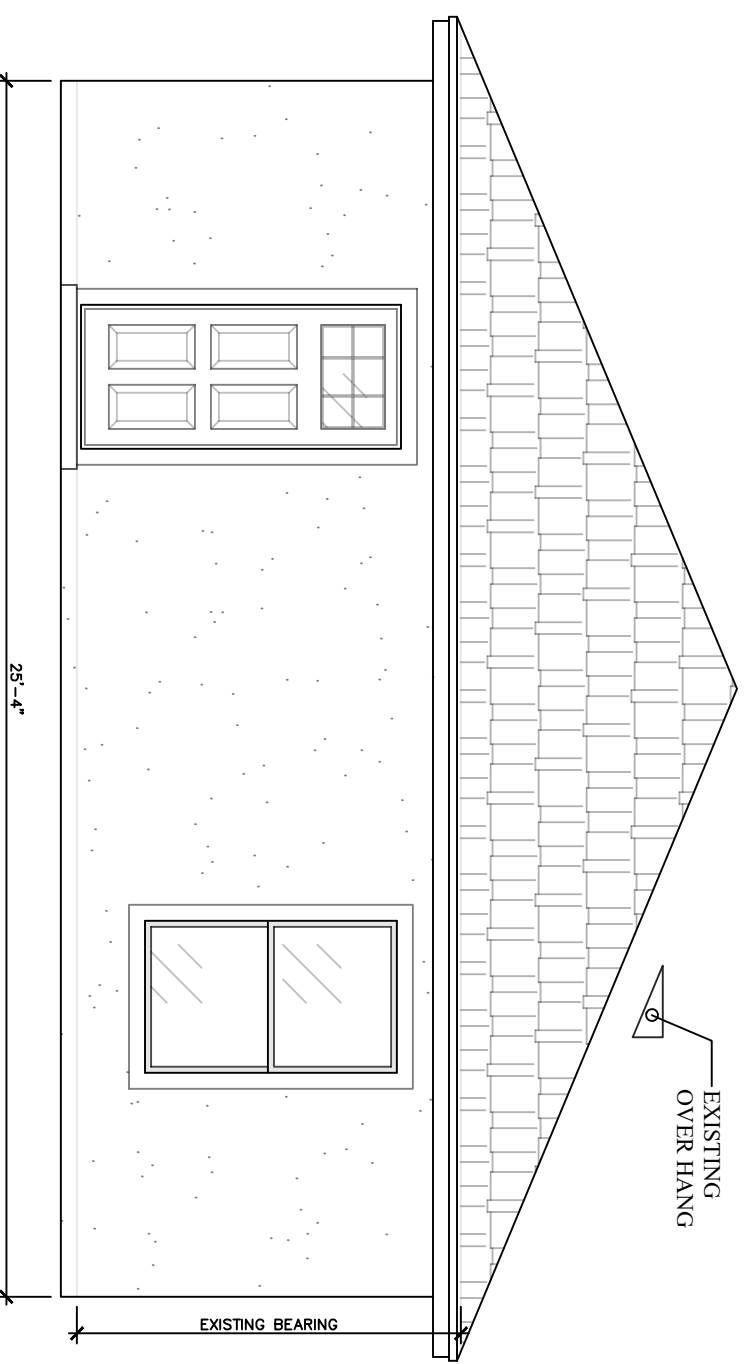
EXISTING FLOOR PLAN
1/4" = 1'-0"



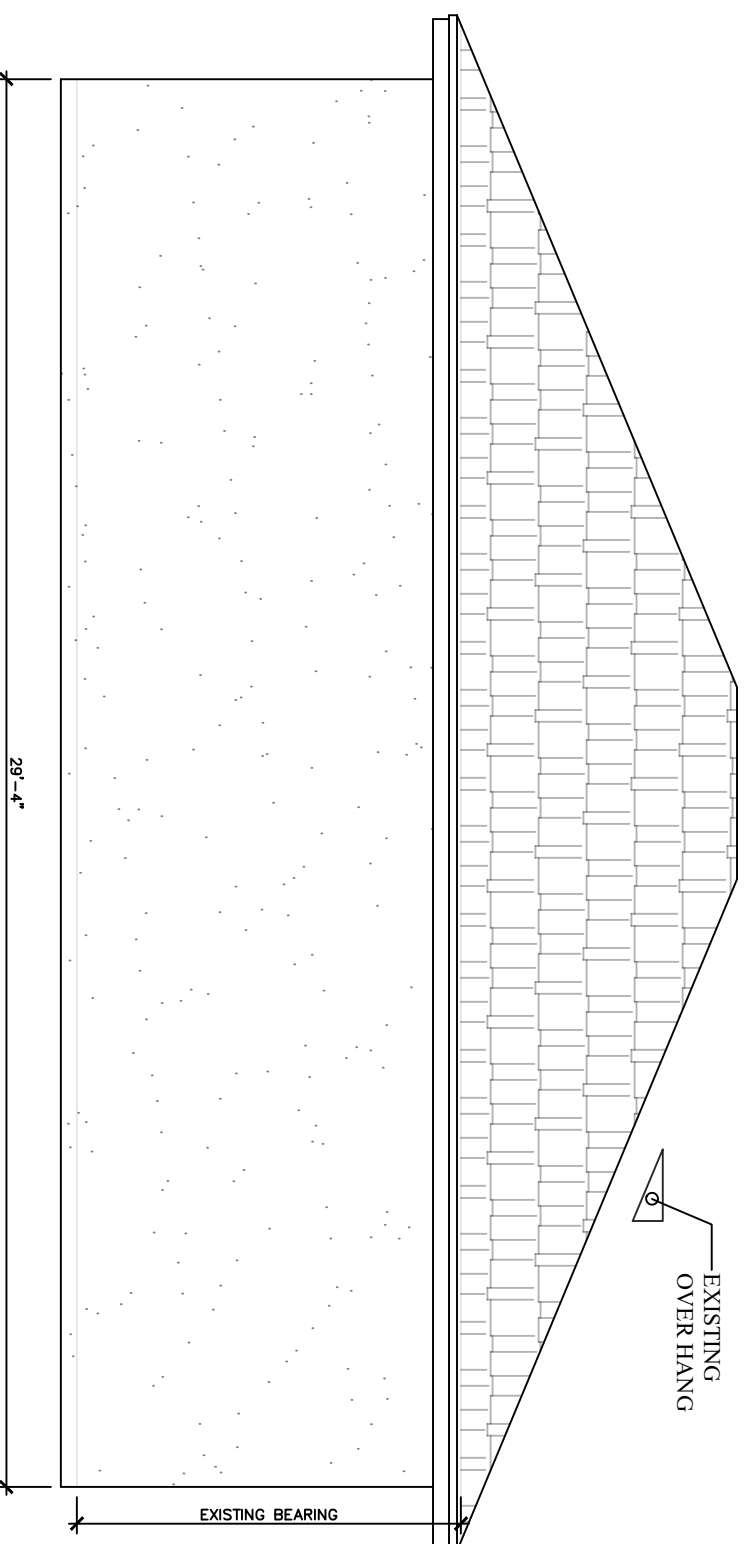
PROPOSED FLOOR PLAN
1/4" = 1'-0"



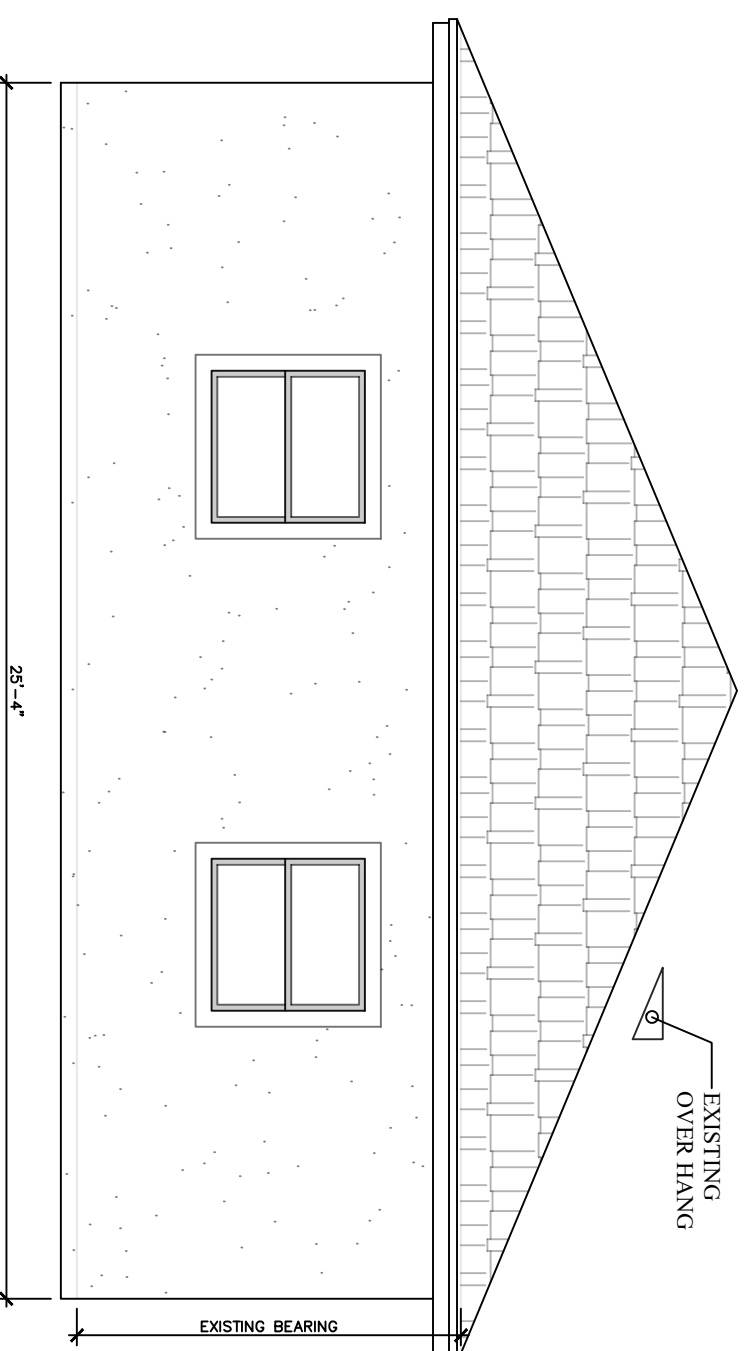
PROPOSED ELECTRICAL
1/4" = 1'-0"



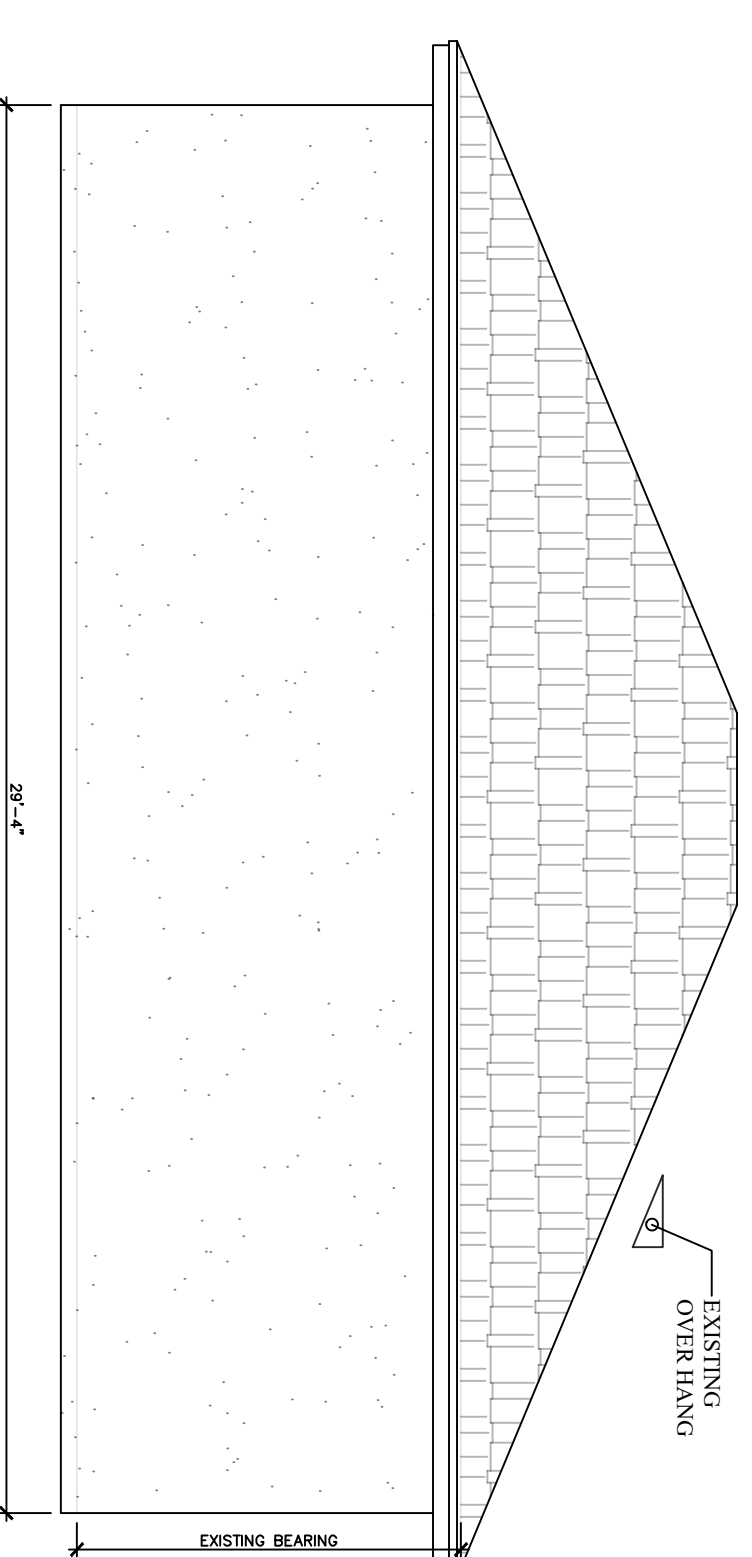
FRONT ELEVATION
1/4" = 1'-0"



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



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



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

ELECTRICAL LEGEND

- ELECTRICAL OUTLET (110 VOLT, DUPLEX)
- SWITCHED ELECTRICAL OUTLET (110 VOLT, DUPLEX)
- WEATHERPROOF ELECTRICAL OUTLET GROUND FAULT (110 VOLT, DUPLEX)
- 220V OUTLET
- SPECIAL PURPOSE CONNECTION
- TELEPHONE OUTLET
- TELEVISION OUTLET
- 3-WAY SWITCH
- SURFACE MOUNT LIGHT FIXTURE PREWIRE
- MOISTURE RESISTANT ROUND RECESS FOR TUB/SHOWER LOCATION
- ROUND RECESSED LIGHT FIXTURE

- SOFT MOUNT FLOOD LIGHTS
- EXHAUST FAN
- EXHAUST FAN / LIGHT FIXTURE COMBO
- SMOKE/CARBON MONOXIDE DETECTOR
- ELECTRICAL SERVICE PANEL
- CEILING FAN PREWIRE
- 24" CEILING MOUNT FLUORESCENT LIGHT FIXTURE
- 48" CEILING MOUNT FLUORESCENT LIGHT FIXTURE

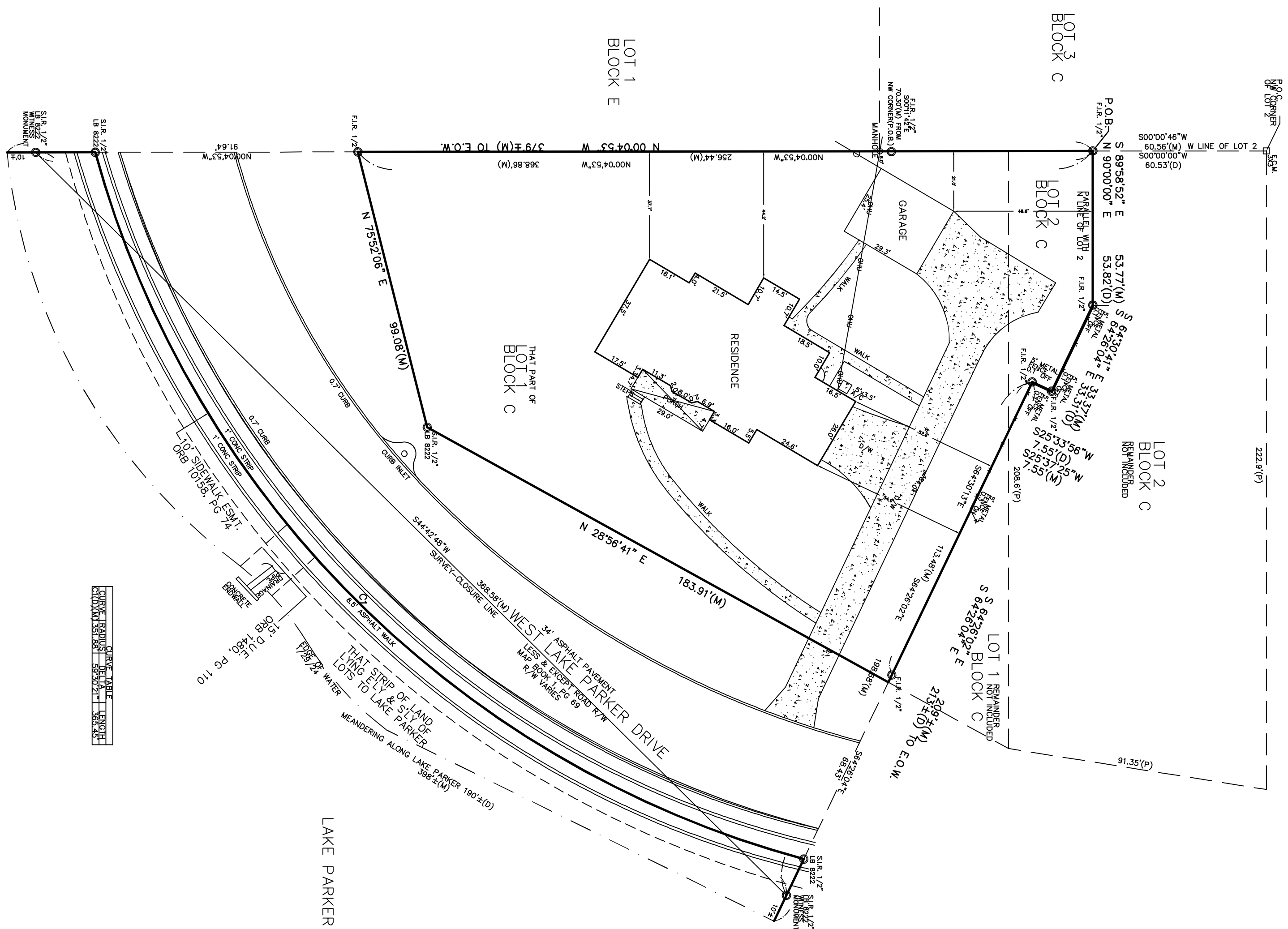
OUTLETS IN KITCHEN, BATHS, GARAGE, AND WITHIN 6'-0" OF WATER SOURCE SHALL BE GFI TYPE
ALL OTHER OUTLETS SHALL BE PROTECTED BY AN AFCI (110 VOLT) BREAKER

HATCH LEGEND

- EXISTING WALLS
- NEW WALLS

AREA	SOQ/FT
FLOOR PLAN	743
TOTAL	743

NOTE: IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL DIMENSIONS AND INFORMATION IN FIELD PRIOR TO ORDERING OR CONSTRUCTION. I HEREBY CERTIFY THAT THE CONSTRUCTION PLANS SHOWN HEREON ARE IN COMPLIANCE WITH ALL APPLICABLE CODES, ORDINANCES, AND REGULATIONS AND I AM A LICENSED PROFESSIONAL ARCHITECT WITH THE STATE OF FLORIDA. REGISTERED PROFESSIONAL ARCHITECT NO. 10143. THE ENTIRE 2023 FLORIDA BUILDING CODE, RESIDENTIAL.



THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION OR PERMITTING OF ANY KIND. CAD FILES WILL NOT BE PROVIDED. NOTE: THE SANITARY SEWER ASSESSMENT ITEM #13 CANNOT BE DRAWN.

Commonwealth number: 12037-Block, 1030
 Surveyor's License: 12121-Field Zone, X & A
 Date of field work: 1/29/2024 Completion Date: 1/30/2024

Certified to:
 Bailey Allen Tractor, Corning Forewood Tractor, Lakeland Title, LLC
 1850 West Lake Parker Drive
 Lakeland, FL 33809

Property Address:
 1850 West Lake Parker Drive
 Lakeland, FL 33809

Survey number: PS 27159

LOTS 1 AND 2, BLOCK "C", LAKESIDE ADDITION TO LAKE PARKER DRIVE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 7 PAGE 38 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AND THAT STRIP OF LAND LING EASTWARD AND SOUTHERLY OF SAID LOTS TO LAKE PARKER DRIVE, BEING THE REMAINDER OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AND LENS AND EJECTA:

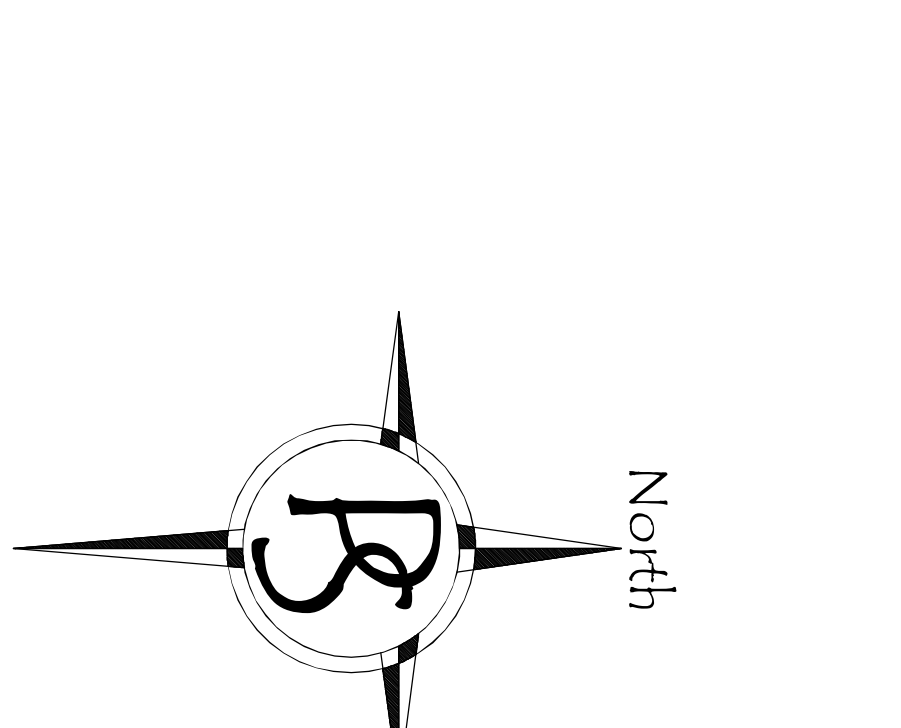
THAT PART OF LOT 1 AND LOT 2, BLOCK "C", OF LAKESIDE ADDITION TO LAKE PARKER DRIVE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 38, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:

BEING AT THE NORTHERN CORNER OF SAID LOT 2, RUN THENCE SOUTH 09° 01' 00" EAST ALONG THE WEST LINE OF SAID LOT 2 A DISTANCE OF 60.35 FEET, RUN THENCE NORTH 90° 00' 00" EAST AND PARALLEL WITH NORTH LINE OF SAID LOT 1 A DISTANCE OF 181.91 FEET, THENCE SOUTH 68° 50' WEST A DISTANCE OF 7.58 FEET, RUN THENCE SOUTH 68° 29' 04" EAST A DISTANCE OF 213 FEET MORE OR LESS TO THE SHORE LINE OF LAKE PARKER, RUN THENCE ALONG SAID SHORE LINE OF LAKE PARKER, BEING THE REMAINDER OF SAID SHORE LINE OF LAKE PARKER, AND THE EXTENDED EXTENSION OF THE NORTH LINE OF SAID LOT 2, THENCE DEPARTING SAID SHORE LINE OF LAKE PARKER RUN NORTH DISTANCE OF 198 FEET TO THE POINT OF BEGINNING, A DISTANCE OF LESS AND EXCEPT ROAD RIGHT OF WAY FOR WEST LAKE PARKER DRIVE.

LEGEND / GENERAL NOTES

—○—	Wire Fence	CBS	Conc. Block & Stucco	P.V.C.	Vinyl Fence
—□—	Wood Fence	CONC	Concrete	P.V.M.T.	Pavement
—OHU—	Overhead Utilities	C.M.	Concrete Monument	PCP	Permanent Control Point
—P.P.	Power Pole	COV	Covered	PRM	Permanent Reference Monument
—W.M.	Water Meter	D.E.	Drainage Easement	P	Plat
—E or F	Electrical Facility	D.U.E.	Drainage & Utility Easement	P.B.	Plat Book
—Asphalt	Asphalt	DW	Driveway	P.E.	Pool Equipment
—Block Wall	Block Wall	ESMT	Easement	P.O.B.	Point of Beginning
—Brick/Pavers	Brick/Pavers	E.O.P.	Edge of Pavement	P.C.C.	Point of Commencement
—Concrete/Hard Surface	Concrete/Hard Surface	E.O.W.	Edge of Water	PC	Point of Curvature
—Covered Area	Covered Area	ENCR	Encroachment	PI	Point of Intersection
—Centerline	Centerline	F	Field	PRC	Point of Reverse Curvature
—Central Angle/Delta	Central Angle/Delta	FD	Found	PT	Point of Tangency
—Line Break Not to Scale	Line Break Not to Scale	FND	Found Nail & Disc	P.O.L.	Point on Line
A/C	Air Conditioner	F.C.M.	Found Concrete Monument	P.L.	Property Line
BM	Benchmark	F.I.P.	Found Iron Pipe	R	Radial
BR	Bearing Reference	M	Field Measured	R	Record
B.O.C.	Building Occupies Corner	L	Length	R/W	Right of Way
CATV	Cable Riser	L.B.	Licensed Business	S.I.R.	Set Iron Rod & Cap
C	Calculated	M	Manhole	SND	Set Nail & Disk
C.L.F.	Chain Link Fence	M.H.	Manhole	SWK	Sidewalk
CH	Chord	M.R.	Non-Radial	TEL	Telephone Facilities
C.B.	Chord Bearing	NR	Non-Radial	TOB	Top of Bank
		O.R.B.	Official Records Book	TYP	Typical
		ONP.L.	On Property Line	U.E.	Utility Easement
		PG	Page	W.F.	Wood Fence
				WC	Witness Corner

1. Legal description provided by others.
 2. There may be additional easements and/or restrictions either recorded or unrecorded not shown hereon that may affect this property.
 3. Only visible encroachments located.
 4. This is a BOUNDARY SURVEY unless otherwise noted.
 5. This survey or the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
 6. This survey is not to be used for permitting or for construction of any kind. USE OF THIS SURVEY FOR PURPOSES OTHER THAN INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE COMPANY OR SURVEYOR.
 7. Unless otherwise noted, flood zone information provided by others.
 8. Septic tank and drainfield location shown hereon is APPROXIMATE and are based upon visual location only.
 9. Fence and/or wall locations along property line may be exaggerated for clarity. Ownership of fences is not known or determined.
 10. This survey meets or exceeds the Standards of Practice promulgated by the Florida Board of Professional Land Surveyors, 5A-17, of the Florida Administrative Code, Section 472.027, Florida Statutes.
 11. Dimensions are shown in feet and decimals thereof.



PERRY SURVEYING

370 Waymont Court • Lake Mary, FL 32746 • Voice 407.688.9727 • Fax 407.688.9727 • frontdesk@perrysurveying.com

John F. Locklin
 Gregory S. Locklin
 Professional Surveyor and Mapper No. 6673
 Professional Surveyor and Mapper No. 5619
 L.B. 8222
 L.B. 8222

I hereby certify that this survey is a true and correct representation of a survey prepared under my direction.



File Number: ADU24-014

Present Zoning: RA-4

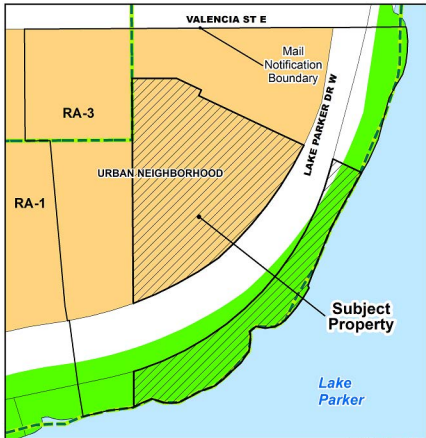
Context: Urban Neighborhood

Proposed Zoning: Compatibility Review for an Accessory Dwelling Unit

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



January 2025

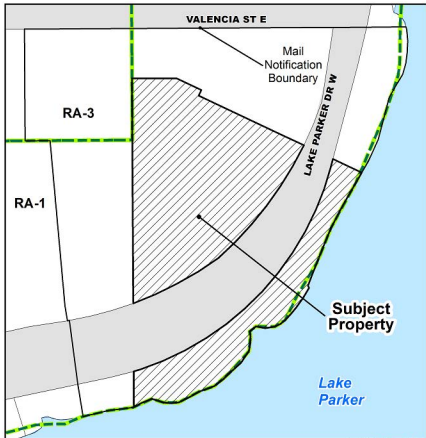


File Number: ADU24-014
 Present Zoning: RA-4
 Context: Urban Neighborhood
 Proposed Zoning: Compatibility Review
 for an Accessory Dwelling Unit

- Subject Property
- Mail Notification Boundary
- Current City Limits
- Zoning
- 4967 Conditional Use
- SPI
- Parcels
- Railroad
- Water Body



January 2025



File Number: ADU24-014

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

January 2025

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





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

January 3, 2025

RE: 1830 Lake Parker Drive W - Project No. ADU24-014

Dear Property Owner:

This letter is to advise you that Bailey Trotter requests a compatibility review to allow for the conversion of an existing detached garage to an accessory dwelling unit on property located at 1830 Lake Parker Drive W. The subject property is legally described as follows:

LAKESIDE ADD PB 7 PG 38 BLK C LOTS 1 & 2 & STRIP OF LAND ELY & SLY OF LOTS TO LK PARKER LESS LK PARKER DR LESS BEG AT NW COR LOT 2 RUN S 60.53 FT RUN E 53.82 FT RUN S 64 DEG 26'04"E 33.31 FT RUN S 25 DEG 33'56" W 7.55 FT RUN S 64 DEG 26'04"E 213 FT M/L TO SHORE LINE OF LAKE PARKER RUN ALONG SAID SHORE LINE OF LAKE 190 FT M/L TO INTERSECTION WITH ELY EXTENSION OF N LN LOT 2 RUN W ALONG N LINE SAID LOT 2 336 FT M/L TO POB & LESS MAINT R/W. (A complete legal description is available in the Community & Economic Development Department.)

The public hearing to consider this request will be held before the Lakeland Planning and Zoning Board at **8:30 a.m., on Wednesday, January 22, 2025**, in the Lakeland Electric Building rooms 1A/B, 501 E. Lemon Street. As an owner of property adjacent to this request, as indicated on the attached map, you will be given an opportunity to express your opinion at the public hearing or you may submit your views to the Community Development Department, 863-834-6011 or planning@lakelandgov.net, prior to the Wednesday, January 22nd meeting.

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

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THIS IS A COURTESY LETTER NOT REQUIRED BY LAW



Planning & Zoning Board General Application

General Information:

Project No:	CUP24-016	Application Date:	10/30/2024		
Associated Projects:	CPT24-076				
Project Name:	REC ROOM B SIDE				
Subject Property Address:	202 MASSACHUSETTS AVE N				
Parcel ID:	242818201000010021	Total Acreage:	0.068		
Applicant Name:	CONN OLEARY				
Applicant Address:	202 N MASSACHUSETTS AVE	LAKELAND	FL	33801	
Owner Name:	BARON MANAGEMENT LLC				
Owner Address:	1661 WILLIAMSBURG SQ	LAKELAND	FL	33803	

Request:

Application Type:	Conditional Use Permit				
Land Use					
Current	Regional Activity Center			(RAC)	
Proposed	Not Applicable				
Zoning					
Current	Munn Park District			(C-7)	
Proposed	Not Applicable				
Sub Context District					
Current	(UCT)			Urban Center	
Proposed					
Explanation of Request:	Expanding conditional use permit to include adjacent 300 sq ft				
Justification:					

Concurrency:

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

Estimate of Public Service Demand

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

Rec Room conditional use revision

202 N Massachusetts Ave

Lakeland FL

Project Narrative

We have acquired the former LKLD Live space and are planning on using the additional 3000 sq ft to add more gaming and recreation infrastructure to the existing 4000 sq ft at Rec Room. We have been approved by the LDDA and the site plans are undergoing a final inspection next week. We would like to add this additional space to the existing conditional use of Rec Room.

Conn Oleary

Managing Partner



THESE PLANS HAVE BEEN REVIEWED FOR CONFORMANCE WITH THE CURRENT ORDINANCES OF THE CITY OF LAKELAND, FLORIDA OR THE FLORIDA DEVELOPMENT CODE. DATE: 03/26/24

Permit Number: BLD24-007065

DESIGN SERVICES GROUP

Robert J. Hoop, P.E.

13740 EAST DORCHESTER DR

LAKELAND, FLORIDA 33801

PH: 813-947-1233

WWW.RJHGROUP.COM

REVISIONS

1. REV PLAN REVIEW

3-4-24

2.

3.

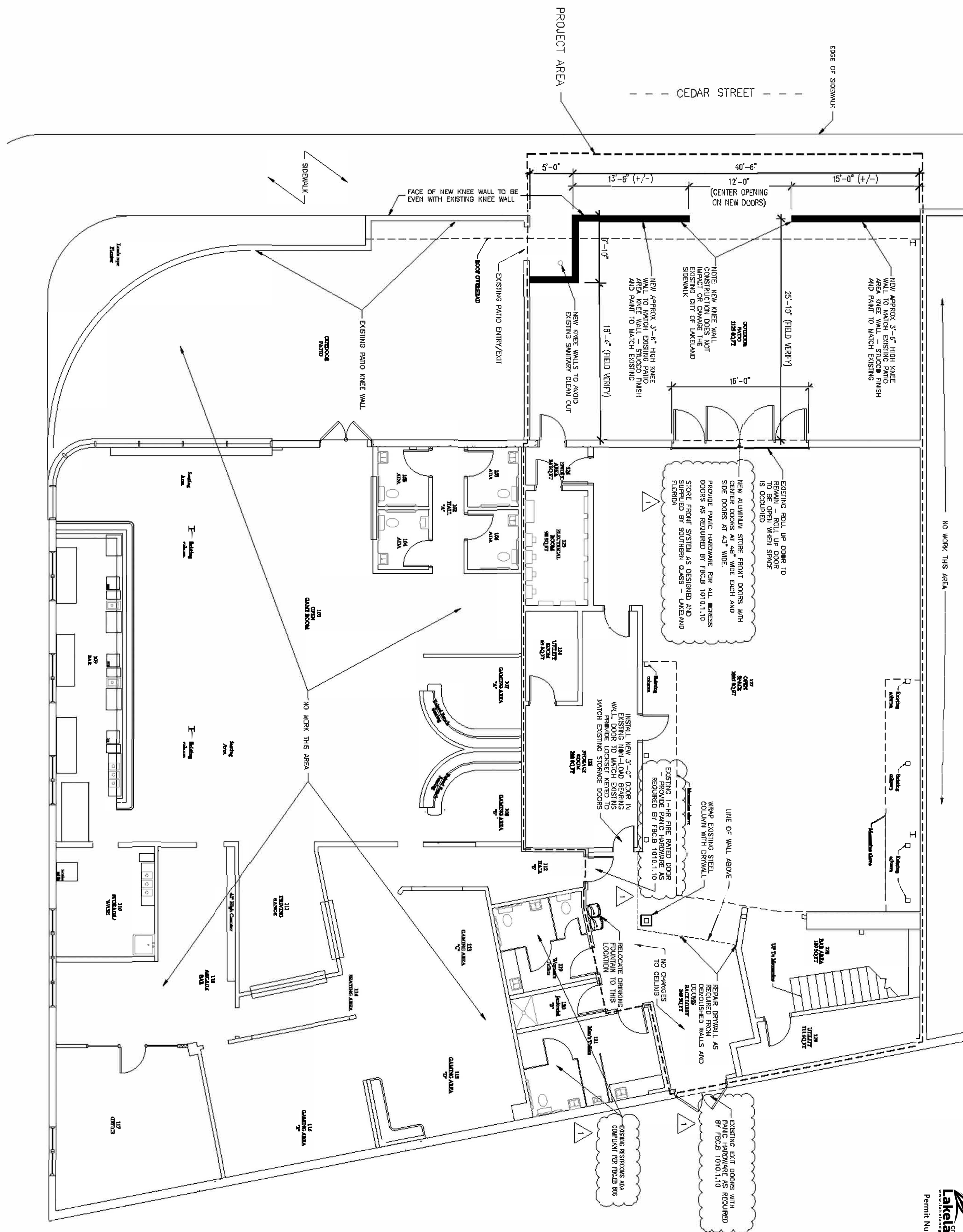
4.

TOMLINSON CONSTRUCTION
224 NORTH KENTUCKY AVE
LAKELAND, FL 33801
(863) 937-1903

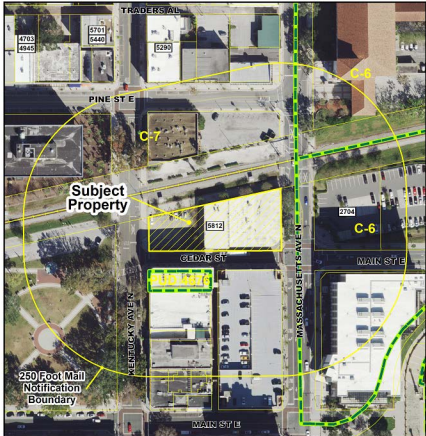
REC ROOM RENOVATIONS
202 N MASSACHUSETTS AVE
LAKELAND, POLK COUNTY, FLORIDA 33801
RENOVATION PLANS

A1.0

DATE: 1/9/2024



A1.0 FLOOR PLAN
SCALE: 3/16" = 1'-0"



Subject Property

250 Foot Mail Notification Boundary

Pub Lng

File Number: CUP24-016

Present Zoning: C-7 with Conditional Use

Present Context: Urban Center

Proposed Zoning: Major Modification of Conditional Use to Allow for Expansion of Existing Bar

January 2025

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



TRADERS AL

4703
4945

5701
5440

5290

C-6

PINE ST E

C-7

URBAN CENTER

Subject Property

5812

2704

C-6

CEDAR ST

MAIN ST E

PUD 4676

KENTUCKY AVE N

MASSACHUSETTS AVE N

250 Foot Mail Notification Boundary

MAIN ST E

File Number: CUP24-016

Present Zoning: C-7 with Conditional Use

Present Context: Urban Center

Proposed Zoning: Major Modification of Conditional Use to Allow for Expansion of Existing Bar

-  Subject Property
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January 2025

TRADERS AL

4703
4945

5701
5440

5290

C-6

PINE ST E

C-7

Subject Property

5812

2704

C-6

CEDAR ST

PUD 4676

MAIN ST E

KENTUCKY AVE N

MASSACHUSETTS AVE N

MAIN ST E

250 Foot Mail Notification Boundary

File Number: CUP24-016

Present Zoning: C-7 with Conditional Use

Present Context: Urban Center

Proposed Zoning: Major Modification of Conditional Use to Allow for Expansion of Existing Bar

January 2025

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-  Parcels
-  Railroad
-  Water Body
-  Roadway/Railway





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

January 3, 2025

RE: 202 Massachusetts Avenue N - Project No. CUP24-016

Dear Property Owner:

This is to advise you that the Conn Oleary requests a major modification to an existing conditional use to allow for the expansion of a bar with indoor commercial recreation uses on property located at 202 N Massachusetts Avenue. The property is legally described as:

MUNNS SURVEY DB G PG 392 BLK 10 LOT B

The public hearing to consider this request will be held before the Lakeland Planning and Zoning Board at **8:30 a.m., on Wednesday, January 22, 2025**, in the City Commission Room, City Hall, 228 S. Massachusetts Avenue. As an owner of property within 250 feet of this request, as indicated on the attached map, you will be given an opportunity to express your opinion at the public hearing *or* you may submit your views to the Community Development Department, 863-834-6011 or planning@lakelandgov.net, prior to the Wednesday, January 22nd meeting.

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

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Planning & Zoning Board General Application

General Information:

Project No:	<u>CUP24-019</u>	Application Date:	11/19/2024
Associated Projects:			
Project Name:	DREAM CENTER ADDITION		
Subject Property Address:	637 4TH ST W		
Parcel ID:	232812051500001030	Total Acreage:	0.07
Applicant Name:	MIKE COOPER		
Applicant Address:	637 4TH STREET WEST	LAKELAND	FL 33805
Owner Name:	DREAM CENTER OF LAKELAND INC		
Owner Address:	PO BOX 93522	LAKELAND	FL 33804

Request:

Application Type:	Conditional Use Permit		
Land Use			
Current	Residential Medium		(RM)
Proposed	Not Applicable		
Zoning			
Current	Single Family		(RA-4)
Proposed	Not Applicable		
Sub Context District			
Current	(UNH)		Urban Neighborhood
Proposed			
Explanation of Request:	One Story, Bathroom and Shower Building 766 Sq ft		
Justification:			

Concurrency:

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

Estimate of Public Service Demand

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

Dream Center of Lakeland Site Plan



W. 6th Street



N. Ohio Avenue

Community Center

W. 5th Street

Kettles Avenue

W. 4th Street

1. **632 W. 5th Street**
Offices, Meeting Rooms & Social Services
 2. **637 W. 4th Street**
Restroom Facility, Community Garden
 3. **645 W. 4th Street**
Overflow Parking & Event Area
 4. **701 W. 4th Street**
Expand Loading Area Warehouse
 5. **706 W. 5th Street**
Mercantile & Food Distribution
 6. **709 W. 4th Street**
Rolloff Dumpsters/Trash Collection
 7. **718 W. 5th Street**
Recently Obtained Right of Way
-  Existing Conditional Use
 Expansion Conditional Use



File Number: CUP24-019

Present Zoning: RA-4 and O-1 with Conditional Use

Present Context: Urban Neighborhood

Proposed Zoning: Major Modification of Conditional Use for the Dream Center to Include Additional Properties along W. 4th and W. 5th Streets

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

January 2025





File Number: CUP24-019

Present Zoning: RA-4 and O-1 with Conditional Use

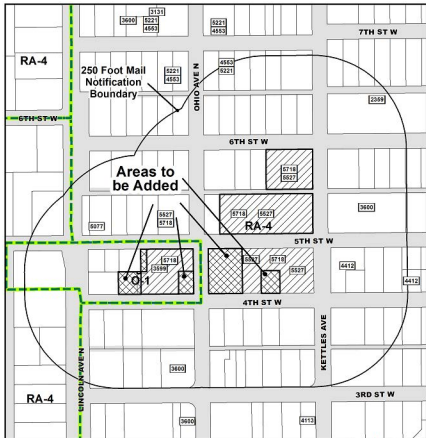
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January 2025





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January 2025

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





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

January 3, 2025

RE: 637 4TH Street W - Project No. CUP24-019

Dear Property Owner:

This is to advise you that the Mike Cooper requests a major modification to an existing conditional use for the Dream Center of Lakeland to include adjacent properties located at 637, 645, 701 and 709 W. 4th Street and 718 W. 5th Street in support of an existing community outreach center located at 635 W. 5th Street. The subject property is legally described as:

AN AREA OF LAND IN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12 TOWNSHIP 28 SOUTH RANGE 23 EAST, THOSE AREAS OWNED BY DREAM CENTER OF LAKELAND INC. (A COMPLETE LEGAL DESCRIPTION IS AVAILABLE IN THE COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT)

The public hearing to consider this request will be held before the Lakeland Planning and Zoning Board at **8:30 a.m., on Wednesday, January 22, 2025**, in the City Commission Room, City Hall, 228 S. Massachusetts Avenue. As an owner of property within 250 feet of this request, as indicated on the attached map, you will be given an opportunity to express your opinion at the public hearing *or* you may submit your views to the Community Development Department, 863-834-6011 or planning@lakelandgov.net, prior to the Wednesday, January 22nd meeting.

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

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

THIS IS A COURTESY LETTER NOT REQUIRED BY LAW

MINUTES

Planning & Zoning Board

City Commission Chambers

Tuesday, December 17, 2024

8:30 a.m.

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

PUBLIC HEARING

ITEM 1: Conditional use to recognize existing outdoor recreation and public services facilities and allow for the development of a new 156-bed dormitory and baseball training facilities within the Tigertown Sports Complex generally located east of Lakeland Hills Boulevard, south of Granada Street and west of W. Lake Parker Drive (2301 Lakeland Hills Boulevard). Owner/Applicant: City of Lakeland. (CUP24-018)

Todd Vargo stated the proposed conditional use is intended to recognize historic outdoor recreation uses and public services facilities. The property has a RA-3 (Single-Family Residential) zoning designation. In the past, outdoor public recreation facilities such as the Tigertown were permitted by right in residential zoning districts as Public Non-Commercial Principal Uses. The Tigertown Sports Complex, which was established in the 1960s, serves as the spring training home for the Detroit Tigers, a professional baseball team which competes in Major League Baseball, and as the home for the Lakeland Flying Tigers, a Minor League Baseball team which competes as a Single-A affiliate of the Detroit Tigers. Mr. Vargo pointed to photos on the overhead screen of the subject property and proposed site plan.

Lindsay Wilson, 510 Barcelona Drive, St. Petersburg, with WJ architects was present in support of the request.

Mr. Vargo presented the recommended conditions for approval.

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

ITEM 2: Minor modification of PUD (Planned Unit Development) zoning to consolidate a previously approved 20,000 sq. ft. ambulatory surgical center and 240,000 sq. ft. of medical office uses into a single use category on approximately 79.6 acres located south of SR 570 (Polk Parkway), east of Lakeland Highlands Road, and north of Sanlan Golf Drive (4000 Lakeland Highlands Road). Owner: Orlando Health, Inc. Applicant: Tara Tedrow. (PUD24-021)

Phillip Searce stated the request is a text change to the existing PUD conditions. The applicant is proposing a one-story ambulatory surgical center and a four-story medical office building. Mr. Searce pointed to photos on the overhead screen of the amended site plan.

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

Aaron Bottenhorn, Orlando Health, Inc., 1414 Kuhl Avenue, Orlando, representing the applicant, was present in support of the request.

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

ITEM 3: Minor modification of PUD (Planned Unit Development) zoning to allow Motor Vehicle Service & Repair, Minor as a permitted use on property located at 5335 W. Pipkin Road. Owner: Publix Super Markets Inc. Applicant: Bohler Engineering. (PUD24-022)

Todd Vargo stated the minor mod is to allow the use of Motor Vehicle Service & Repair, Minor as permitted on the subject property. For example, oil changes and tire services. Mr. Vargo pointed to photos on the overhead screen of the subject property and proposed site plan.

In response to Silvana Knight, Chuck Barmby stated the company would be Mavis.

Matthew Lyons briefly summarized the history of the original PUD.

Discussion ensued.

Kayla Dedrick, 1804 E. Idlewild Avenue, Tampa, representing the applicant, was present in support of the request.

In response to Silvana Knight, Ms. Dedrick stated the end user will be Mavis Tires. The footprint of the proposed motor vehicle service use will be similar to other Mavis locations.

In response to Joseph Lauk, Mr. Vargo stated staff did not receive any public comment in response to the request.

Mr. Vargo presented the recommended conditions for approval.

Stacey Bridenback, 1381 Irving Avenue, Clearwater, also representing the applicant, was present in support of the request.

In response to Mr. Lauk, Ms. Bridenback stated she agrees to staff's recommended conditions.

Terry Dennis made a motion for approval of staff's recommendation. Bessie Reina seconded the motion and it passed 6—1. Silvana Knight voted against the motion.

ITEM 4: Minor Modification of PUD (Planned Unit Development) zoning to adopt a revised site development plan for a previously approved single-family attached (townhome) subdivision on approximately 9.3 acres located northwest of the intersection of W. 5th Street and Providence Road (1250 Providence Road). Owner: Providence Townhomes LLC. Applicant: Vasu Persaud. (PUD24-020)

Audrey McGuire stated the current PUD zoning was adopted in early 2024 and allows for 87 single-family attached townhome dwelling units. Ms. McGuire pointed to photos on the overhead screen of the subject property and revised site plan. She stated the number of units allowed is not changing.

Jacqueline Johnson, 1134 W. 7th Street, stated she has concerns with traffic increasing with the proposed development.

Chuck Barmby provided a summary of the traffic analysis that was completed when the development was approved earlier this year and the required mitigation for the State Road 539/Kathleen Road intersections at 5th Street and 7th Street. These improvements will have to be permitted through the Florida Department of Transportation.

In response to Joseph Lauk, Ms. McGuire stated only the site plan is changing. The existing conditions of approval will remain the same.

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

ITEM 5: Major modification of PUD (Planned Unit Development) zoning to allow two hotels with a maximum height of five-stories and a total of 245 hotel rooms, in lieu of previously approved restaurant and retail entitlements, on approximately 5.14 acres located south of Oakbridge Parkway and east of Harden Boulevard (1200 Oakbridge Parkway). Owner: Drummond Company, Inc. Applicant: Timothy F. Campbell, Clark, Campbell, Lancaster, Workman & Airth, P.A. (PUD24-019)

Phillip Searce provided a brief summary of the previously approved PUD zoning on the subject property. Mr. Searce pointed to photos on the overhead screen of the current and revised site plan. Concurrent with the request, Mr. Searce stated that staff has also directed the applicant to apply for a land use amendment to better align with land use policies in the City's Comprehensive Plan.

Mr. Searce stated the applicant will apply for a land use amendment following the meeting and both the PUD modification and land use amendment will be presented at the January meeting. Mr. Searce pointed to photos on the overhead screen of the subject property.

Tim Campbell, 500 S. Florida Avenue, provided an overview of the proposed request.

In response to Jeri Thom, Mr. Campbell stated there are no current plans to widen Oakbridge Parkway.

Mr. Campbell stated the current request will be a less intense use than what is currently approved.

Discussion ensued.

Steve Allen, 3561 Jim Kasey Lane S, stated he represents the Homeowner's Association for Oakbridge One. He stated the association has opposition to any modification proposed to the retention pond on the subject property. He stated the association is responsible to maintain the pond as it is on their property. He stated the association needs to approve any modifications prior.

Christine Kaiser, 3528 Bridgefield Drive, stated she is opposed to the request. She stated she has concerns with traffic and safety.

In response to Joseph Lauk, Mr. Searce stated staff did not receive any public comment in response to the request.

Mr. Campbell stated the applicant will work with the association in regard to the retention pond.

Discussion ensued with the Board and staff regarding the impacts in the surrounding areas.

ITEM 6: Annual update to portions of Capital Improvement Element of Lakeland Comprehensive Plan: Our Community 2030 including the 5-year Capital Improvement Program. Applicant: City of Lakeland. (CPA24-004)

Chuck Barmby made a brief presentation which summarized the update to portions of the Capital Improvement Element of Lakeland Comprehensive Plan: Our Community 2030 including the 5-year Capital Improvement Program.

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

GENERAL MEETING

ITEM 7: Review minutes of the November meeting.

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

ITEM 8: Report of City Commission action on Planning and Zoning Board recommendations along with Planning & Transportation Manager's Report.

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

ITEM 9: Audience.

There were no comments from the audience.

ITEM 10: Adjourn.

There being no further discussion, the meeting was adjourned at 10:19 AM.

Respectfully Submitted,

Joseph Lauk, Chair

Silvana Knight, Secretary



Community & Economic Development Staff Request for Delay

Date:	January 22, 2025	Reviewer:	Phillip Searce
Project No:	PUD24-019	Location:	1200 Oakbridge Parkway
Owner:	Drummond Company, Inc.		
Applicant:	Timothy F. Campbell, Clark, Campbell, Lancaster, Workman & Airth, P.A.		
Current Zoning:	PUD (Planned Unit Development) 5823	Future Land Use:	Residential Medium (RM)
Context District:	Urban Corridor (UCO)		
P&Z Hearing:	December 17, 2024	P&Z Final Decision:	February 18, 2025
Request:	Major modification of PUD (Planned Unit Development) zoning to allow two hotels with a maximum height of five-stories and a total of 245 hotel rooms as a development option on approximately 5.14 acres located south of Oakbridge Parkway and east of Harden Boulevard (1200 Oakbridge Parkway).		

Request for Continuance

Staff requests a one-month continuance until the February 18, 2025 meeting to provide the applicant with additional time to revise the application and address concerns presented at the December public hearing by the Oakbridge Owners Association.



Administrative Adjustments

Approved between 1/1/2024 and 12/31/2024

Project No.	Planner	Location	Description	Approval Date
ADM24-005	Audrey McGuire	4641 DAKEMAN RD	Johnson Variance	4/11/2024
ADM24-006	Audrey McGuire	2319 HAWTHORNE TRL	Attached addition to include a new master suite and guest suite with attached lanai	5/10/2024
ADM24-007	Todd Vargo	1324 OLIVE ST	Central Florida Exterior accessory structure	5/13/2024
ADM24-008	Matt Lyons	629 7TH ST W	Side yard setback	5/17/2024
ADM24-009	Matt Lyons	127 LAKE MORTON DR	Whitlock Chickee Hut	8/9/2024
ADM24-012	Todd Vargo	4641 DAKEMAN RD	Johnson Detached Garage	8/9/2024
ADM24-013	Todd Vargo	1178 WINDJAMMER DR	Rear setbacks	9/5/2024
ADM24-014	Audrey McGuire	4403 LAUREL POINTE DR S	Weiss Addition	8/26/2024
ADM24-015	Audrey McGuire	6243 EGRET DR	Patio	8/15/2024
ADM24-016	Todd Vargo	1173 WINDJAMMER DR	Rear setbacks	9/9/2024
ADM24-017	Todd Vargo	1171 WINDJAMMER DR	Rear setbacks	9/9/2024
ADM24-018	Audrey McGuire	2434 HOLLINGSWORTH HILL AVE	8' Brown Matte privacy fence	12/6/2024
ADM24-019	Matt Lyons	2608 COVENTRY AVE	Gasper & Karen Kovach	10/25/2024
ADM24-021	Todd Vargo	1163 WINDJAMMER DR	Rear setbacks	12/12/2024
ADM24-022	Todd Vargo	1165 WINDJAMMER DR	Rear setbacks	12/12/2024



Report of City Commission Action on Planning and Zoning Board Recommendations

Wednesday, January 22, 2025

Meeting of January 6, 2025

Ordinances (First Reading)

Proposed 25-001; Approving a Conditional Use to Allow a Food Truck Court on Approximately 0.42 Acres Located at 1108 E. Main Street. (CUP24-014)

Proposed 25-002; Annual Update to the Capital Improvements Element of the Lakeland Comprehensive Plan: Our Community 2030, Including Updates to the Five-Year Schedule of Capital Improvements. (CPA24-004)

Meeting of December 16, 2024

Ordinances (Second Reading)

Proposed 24-060; Approving a Conditional Use to Allow a Food Truck Court on Approximately 0.42 Acres Located at 1108 E. Main Street. (CUP24-014) **Approved 7—0**
Ordinance 6079