

AGENDA

Planning & Zoning Board
City Commission Chambers
February 18, 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. Minor modification of a conditional use for a ground-mounted, personal wireless services facility, to allow a monopole-type tower with an externally mounted antenna array in lieu of a unipole-type tower with an internally mounted antenna array, and reduce the boundaries of the conditional use from approximately 25.07 acres to 1.44 acres, on property located east of Lakeland Highlands Road and north of SR 570 (Polk Parkway). Owner: Golf Course Resorts, Inc. Applicant: Mike Burkhead, Gulfstream Towers, LLC. (CUP24-020)
 - b. Consideration of final decision.
- ITEM 2:**
- a. Conditional use for a research and development facility of an industrial nature on property located at 4040 Kidron Road #3. Owner: Ruthven Airpark LLC. Applicant: Andrew Gillespie, Critical Minerals to Metals Corp. (CUP24-021)
 - b. Consideration of final decision.
- ITEM 3:**
- a. Minor modification of PUD (Planned Unit Development) zoning to allow indoor commercial recreation uses (racquet sports including pickleball) on property located at 5201 Gateway Boulevard. Owner: 1070 County Line Road LLC. Applicant: Jacob Schner, The Ruthvens, Inc. (PUD24-025)
 - b. Consideration of final decision.
- ITEM 4:**
- a. Minor modification of PUD (Planned Unit Development) zoning to allow a barber shop/hair salon/day spa on property located at 3384 Highway 98 N. Owner: Reeveestate LLC. Applicant: Chirag Kikani, Tract Engineering Services, LLC. (PUD25-001)
 - b. Consideration of final decision.
- ITEM 5:**
- a. Minor modification of PUD (Planned Unit Development) zoning for Lakeland Linder International Airport to revise the internal boundaries for Areas B and E to allow for the development of a Medevac Facility and Heavy Aircraft Maintenance Repair and Overhaul (MRO) Facility within the northeast quadrant, north and east of runway 5/23 and south of Drane Field Road. Owner: City of Lakeland. Applicant: Amy Campbell. (PUD25-002)
 - b. Consideration of final decision.

GENERAL MEETING

ITEM 6: Review minutes of the January meeting.

ITEM 7: 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 8: 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) **Note: Continued from a previous meeting.**

ITEM 9: 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) **Note: Continued from a previous meeting.**

ITEM 10: Report of City Commission action on Planning and Zoning Board recommendations along with Planning & Transportation Manager's Report.

ITEM 11: Audience.

ITEM 12: Adjourn.



Planning & Zoning Board General Application

General Information:

Project No:	<u>CUP24-020</u>	Application Date:	12/17/2024
Associated Projects:			
Project Name:	FL180 LAKELAND HIGHLANDS		
Subject Property Address:	2095 MEADOWLAND PARK BLVD # TOWER		
Parcel ID:	242833000000032040	Total Acreage:	0.13
Applicant Name:	MIKE BURKHEAD		
Applicant Address:	127 W FAIRBANKS AVENUE, #469	WINTER PARK	FL 32789
Owner Name:	GOLF COURSE RESORTS INC		
Owner Address:	2925 SANLAN RANCH DRIVE	LAKELAND	FL 33812

Request:

Application Type:	Conditional Use Permit		
Land Use			
Current	Residential Medium		(RM)
Proposed	Not Applicable		
Zoning			
Current	Limited Development		(LD)
Proposed	Not Applicable		
Sub Context District			
Current			
Proposed			
Explanation of Request:	Minor modification of a conditional use for a ground-mounted, personal wireless services facility, to allow a monopole-type tower with an externally-mounted antenna array in lieu of a unipole-type tower with an internally-mounted antenna array, and reduce the boundaries of the conditional use from approximately 25.07 acres to 1.44 acres, on property located east of Lakeland Highlands Road and north of SR 570 (Polk Parkway).		
Justification:			

Concurrency:

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

Estimate of Public Service Demand

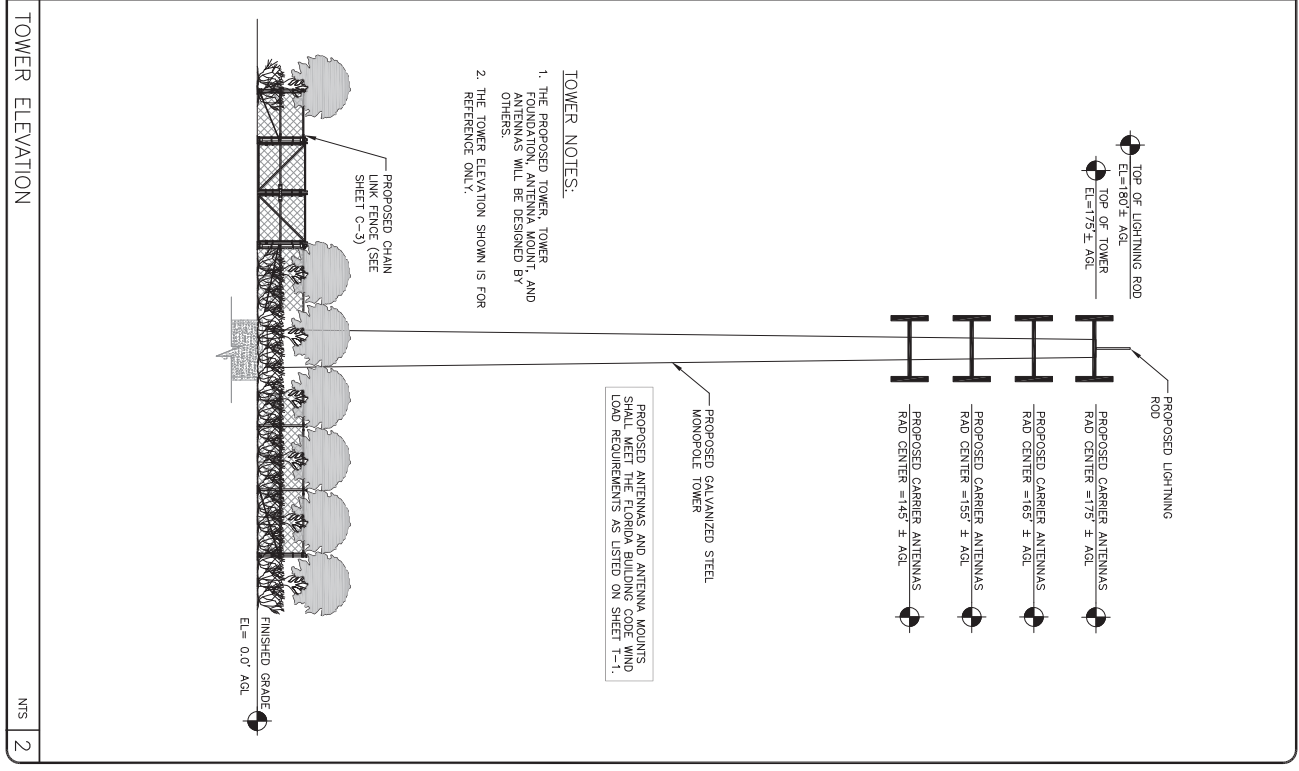
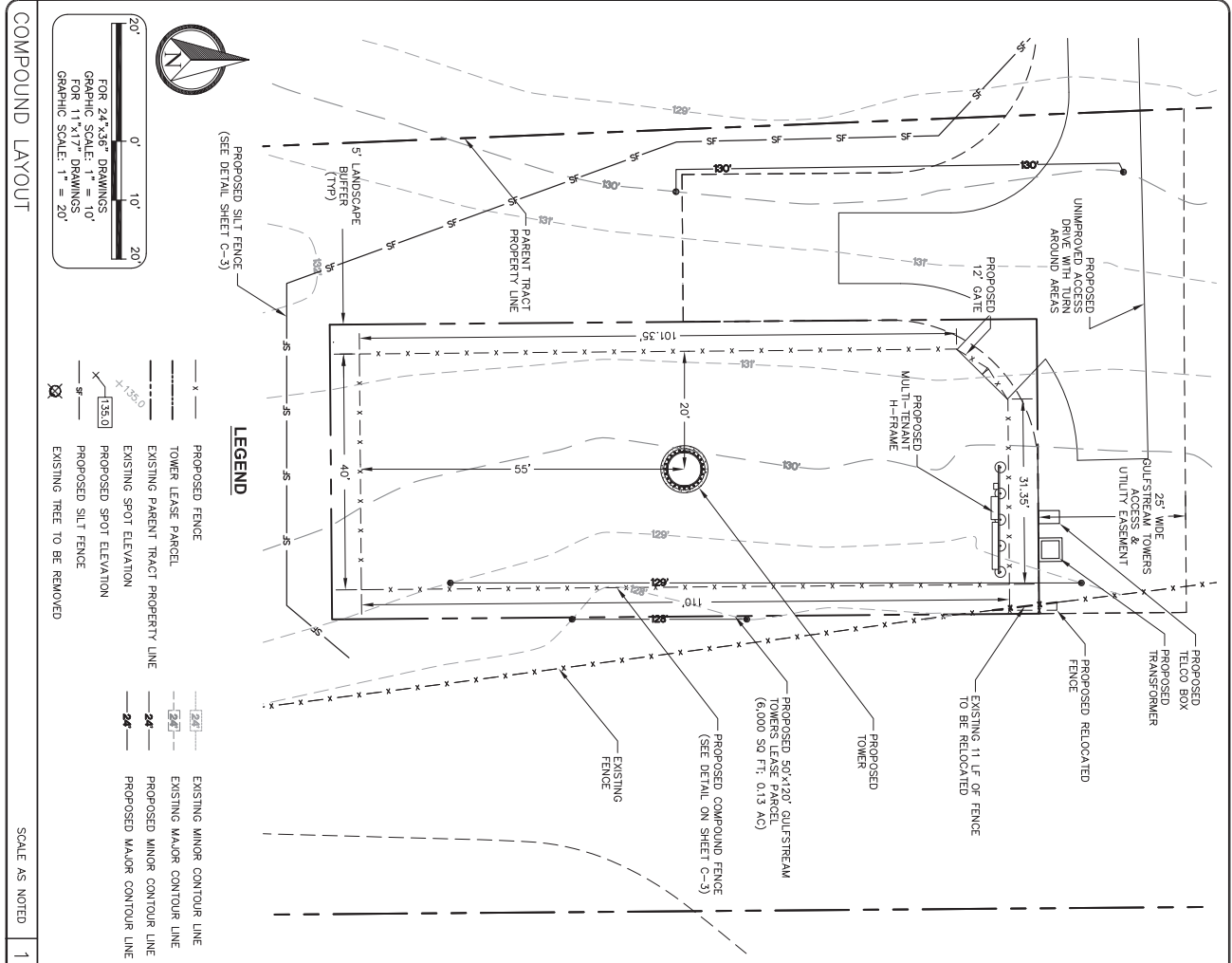
Roadways	Daily Trips:	#Error		PM Peak Hour Trips:		
Potable Water		GPD	Wastewater	GPD	Solid Waste	PPD

Narrative

GULFSTREAM TOWERS, LLC IS PROPOSING TO CONSTRUCT A UNMANNED TELECOMMUNICATIONS FACILITY CONSISTING OF THE INSTALLATION OF A 180' MONOPOLE TOWER AND COMMUNICATIONS FACILITY WITHIN A 40'x10' FENCED COMPOUND. FUTURE WIRELESS BASE STATION EQUIPMENT WILL BE INSTALLED UNDER SEPARATE PERMIT TO PROVIDE RADIO TRANSMISSION SERVICES FOR PERSONAL COMMUNICATIONS AS WELL AS EMERGENCY 911 SERVICE.

Justification of tower type change

The wireless carriers that place equipment on our communication towers, requested that we change tower type from a unipole to a monopole, so the equipment they install can cover the service area better. With a unipole, the coverage area would be reduced due to less equipment being able to fit inside the tower.



REV	DATE	DESCRIPTION
0	10/20/24	PERMIT

PROJECT NO.: 21-5640
 DRAWN BY: R. SCHWARTZ
 PROJECT MANAGER: R. SCHWARTZ
 CHECKED BY: J. SHARIT

THIS DRAWING IS COPYRIGHTED AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE OWNER.

13601 TELECOM PARKWAY SUITE 100
 TAMPA, FL 33627
 (813) 915-1424
 CERTIFICATE OF AUTHORIZATION 29787

SMI
 ENGINEERING GROUP, INC.
 THEFTHEER WALKERMAN & RETTER ENGINEERS

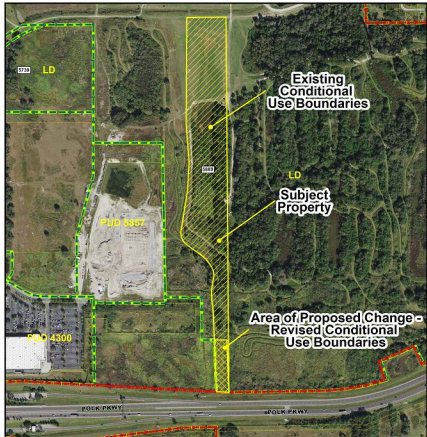
127 WEAVERMAN AVE. STE 449
 WINTER PARK, FLORIDA 32789

GULFSTREAM
 TOWERS

THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY JEREMY D. SHARIT, PE (#75137) USING A DIGITAL SIGNATURE IN ACCORDANCE WITH THE REQUIREMENTS OF THE DIGITAL CERTIFICATE ISSUED BY ENTRUST, INC. PLEASE REFER TO REFERENCE SHEET T1 TO VIEW THE SIGNATURE AND VERIFY ITS AUTHENTICITY. THESE COPIES OF THIS DOCUMENT ARE NO LONGER CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPY.
 JEREMY D. SHARIT, P.E., FL LICENSE 75137

FL 180 LAKELAND HIGHLANDS
 MEADOWLAND PARK DR
 (ADDRESS TO BE ASSIGNED)
 LAKELAND, FLORIDA 33863
 (VADA COUNTY)

SHEET NAME
 COMPOUND LAYOUT & TOWER ELEVATION
 SHEET NUMBER
 C-2



File Number: CUP24-020

Present Zoning: LD with Conditional Use

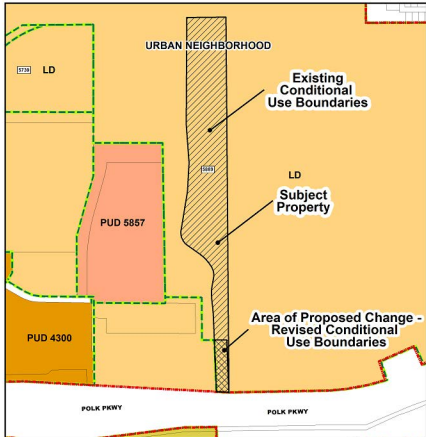
Present Context: Urban Neighborhood

Proposed Zoning: Minor Modification of Conditional Use for a Cell Tower to Change Antenna Type

-  Existing Conditional Use Boundaries
-  Area of Change
-  City Limits
-  Zoning
-  Conditional Use
-  SPI
-  Parcels
-  Water Body



February 2025



File Number: CUP24-020

Present Zoning: LD with Conditional Use

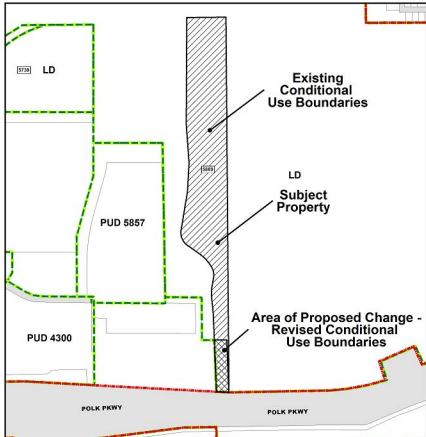
Present Context: Urban Neighborhood

Proposed Zoning: Minor Modification of Conditional Use for a Cell Tower to Change Antenna Type

-  Existing Conditional Use Boundaries
-  Area of Change
-  City Limits
-  Zoning
-  Conditional Use
-  SPI
-  Parcels
-  Water Body



February 2025



File Number: CUP24-020

Present Zoning: LD with Conditional Use
 Present Context: Urban Neighborhood
 Proposed Zoning: Minor Modification of Conditional Use for a Cell Tower to Change Antenna Type

February 2025

- Existing Conditional Use Boundaries
- Area of Change
- City Limits
- Zoning
- Conditional Use
- SPI
- Parcels
- Water Body
- Roadway/Railway





Planning & Zoning Board General Application

General Information:

Project No:	<u>CUP24-021</u>	Application Date:	12/20/2024		
Associated Projects:					
Project Name:	CMTM RESEARCH & DEVELOPMENT LABORATORY				
Subject Property Address:	4040 KIDRON RD # 3				
Parcel ID:	232905139581003030	Total Acreage:	0.99		
Applicant Name:	ANDREW GILLESPIE				
Applicant Address:	304 EAST PINE STREET	LAKELAND	FL	33801	
Owner Name:	RUTHVEN AIRPARK LLC				
Owner Address:	PO BOX 2420	LAKELAND	FL	33806	

Request:

Application Type:	Conditional Use Permit				
Land Use					
Current	Business Park	(BP)			
Proposed	Not Applicable				
Zoning					
Current	Planned Unit Development	(PUD) 4428 A-1			
Proposed	Not Applicable				
Sub Context District					
Current	(SSP)	Suburban Special Purpose			
Proposed					
Explanation of Request:	Focused on receiving client samples. Processing and analyzing the data				
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

Updated Narrative

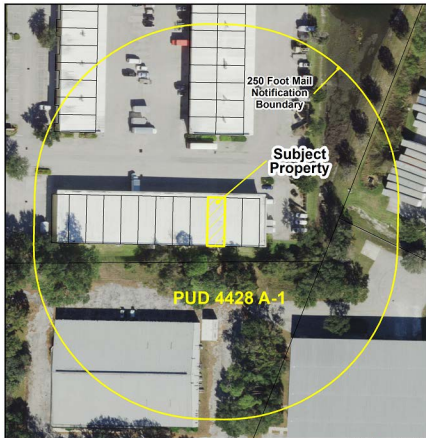
Subject: Lakeland Government - Planned Unit Development (CUD24-021) Permit Application

CMTM is seeking your approval for appropriate zoning of a research and development laboratory in our current location. CMTM provides metallurgical, chemical, and process engineering support and design services to assist clients that are involved with critical mineral projects (rare earths). These rare earth minerals are essential to our country's long-term vitality as they are used in many manufacturing environments, such as in computer chips, magnets, batteries, etc. You will be glad to know that this will not create a hazardous environment for workers, neighboring businesses, or any member of the public.

To fully satisfy any contingency, a license for the facility will be solicited and issued by the Florida Department of Health's Bureau of Radiation Control simply because of the *potential* presence of *naturally occurring* uranium and thorium in customers' raw materials samples. This will never be any enriched uranium or nuclear material at our site – this facility has nothing to do with the nuclear fuel cycle or weaponry and as such, there will be no potential health hazards. Nonetheless, the facility and workers will be independently monitored to provide empirical data that validates the complete safety of the facility. It's important to note (and experience shows in a similar lab in another state) that there will be no incremental radioactive dose to any worker or member of the public, inside or outside of the building. And there will be no contamination, or irradiation equipment that would cause incremental human exposure such as is found in doctors' offices and hospitals across the country, including x-ray facilities, and imaging centers that provide CAT scans, PET scans, etc. These kinds of medical facilities actually generate ionizing radiation in high concentrations to enhance detection. CMTM's research and development laboratory processes simply work to remove these very small quantities of naturally occurring radioactive elements from client samples. CMTM will not be generating any waste streams of concern, and samples are typically returned to the client after the project has ended. We will be a great community member and will not create any issues or concerns for the public.

Please let us know if you have any questions. Thank you for your kind assistance.








File Number: CUP24-021

Present Zoning: PUD 4428 A-1

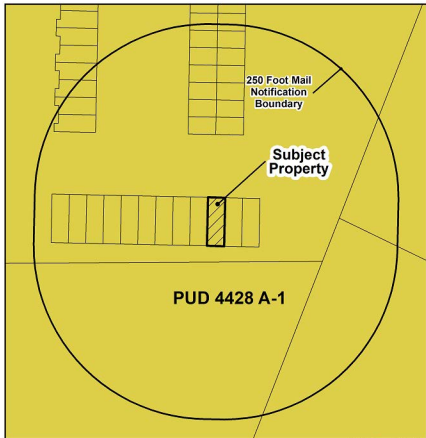
Present Context: Suburban Special Purpose

Proposed Zoning: Conditional Use to Allow a Research and Development Facility

February 2025

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







File Number: CUP24-021

Present Zoning: PUD 4428 A-1

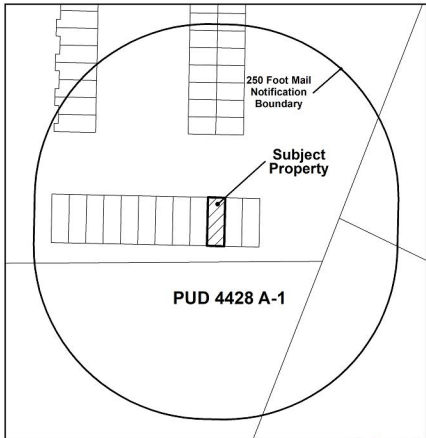
Present Context: Suburban Special Purpose

Proposed Zoning: Conditional Use to Allow a
Research and Development
Facility

February 2025

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





File Number: CUP24-021

Present Zoning: PUD 4428 A-1

Present Context: Suburban Special Purpose

Proposed Zoning: Conditional Use to Allow a Research and Development Facility

February 2025

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





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

January 31, 2025

RE: 4040 Kidron Road - Project No. CUP24-021

Dear Property Owner:

This is to advise you that the Andrew Gillespie requests a conditional use for a research and development facility of an industrial nature located on property located at 4040 Kidron Road #3. The subject property is legally described as:

KIDRON ROAD WAREHOUSE CONDOMINIUMS CONDO BK 16 PGS 21-23 &
CONDO BK 17 PGS 45 & 46 & OR 6143 PGS 1-85 & OR 6711 PGS 696-782
BUILDING C UNIT 3 & AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS
AS PER CONDO DECLARATION

The public hearing to consider this request will be held before the Lakeland Planning and Zoning Board at **8:30 a.m., on Tuesday, February 18, 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 Tuesday, February 18th meeting.

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

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

THIS IS A COURTESY LETTER NOT REQUIRED BY LAW



Planning & Zoning Board General Application

General Information:

Project No:	PUD24-025	Application Date:	12/13/2024		
Associated Projects:					
Project Name:	5201 GATEWAY BLVD PUD MINOR MOD				
Subject Property Address:	5201 GATEWAY BLVD				
Parcel ID:	232831138048000140	Total Acreage:	13.4		
Applicant Name:	JACOB SCHNER				
Applicant Address:	41 LAKE MORTON DR	LAKELAND	FL	33801	
Owner Name:	1070 COUNTY LINE ROAD LLC				
Owner Address:	PO BOX 2420	LAKELAND	FL	33806	

Request:

Application Type:	Planned Unit Development	Minor Modification
Land Use		
Current	Industrial	(I)
Proposed	Not Applicable	
Zoning		
Current	Planned Unit Development	(PUD) 3429 G
Proposed	Not Applicable	
Sub Context District		
Current	(SSP)	Suburban Special Purpose
Proposed		
Explanation of Request:	Amend PUD 3429 to allow indoor racket sports	
Justification:	Minor mod to allow for indoor racquet sports	

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:	20
Potable Water	1	GPD	Wastewater	1 GPD
			Solid Waste	1 PPD

Narrative

PUD 3429

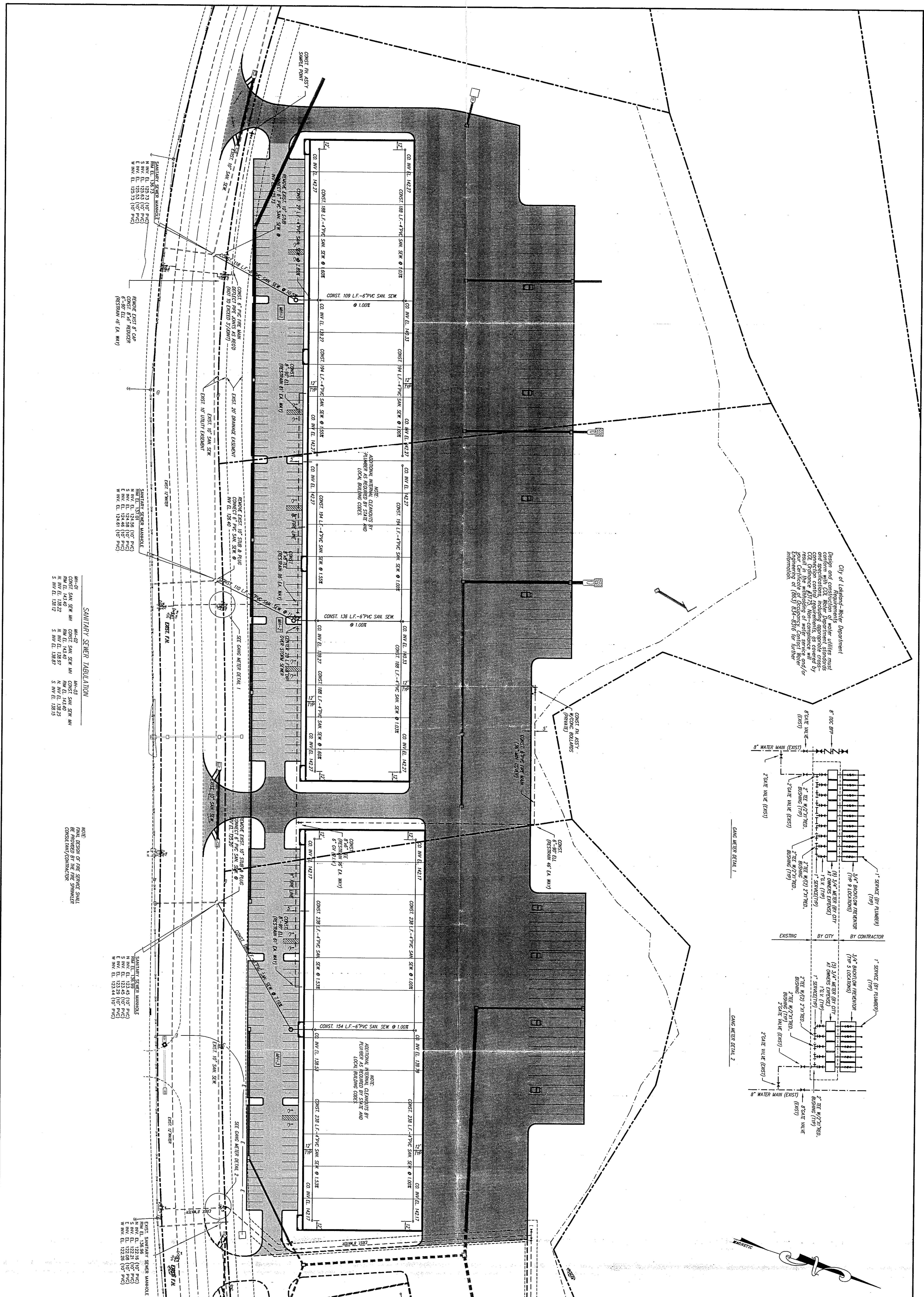
Minor modification to add indoor racket sports as a permitted use to PUD 3429.

Parking analysis

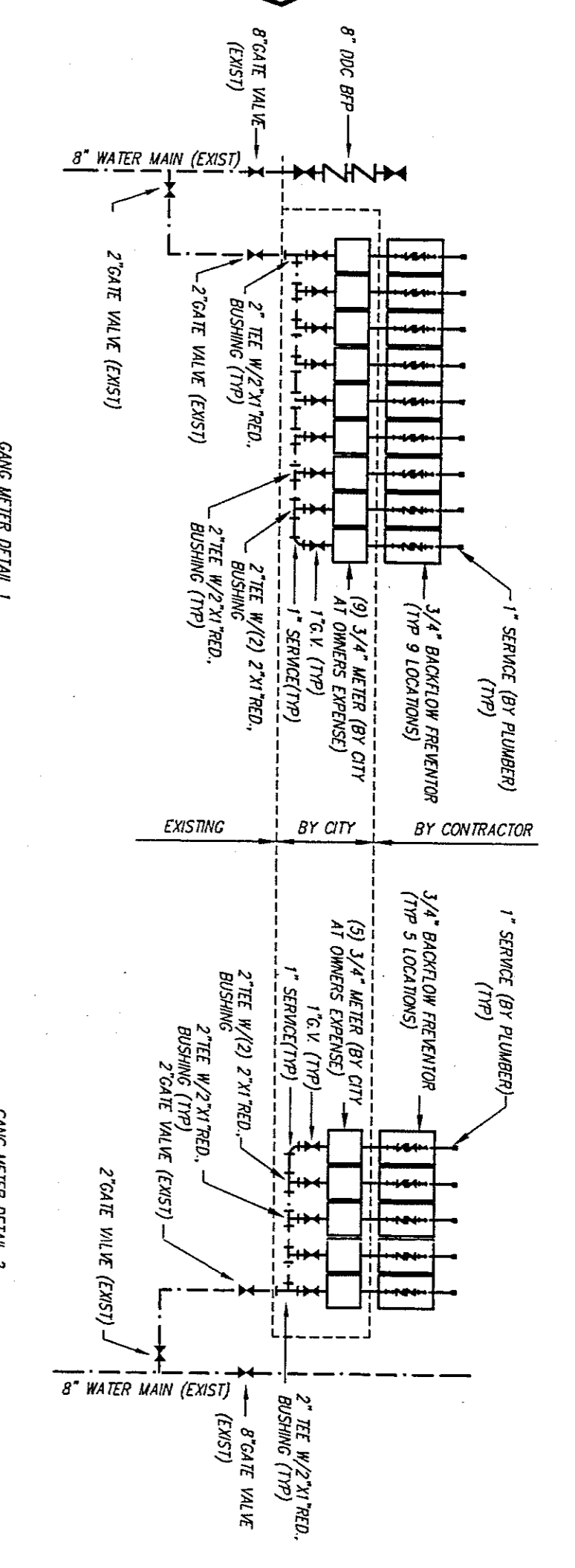
We have a prospective tenant at 5201 Gateway that runs an indoor pickleball facility. They are based in Tampa, and this will be their 5th facility in the southeast. We have been working with them for months trying to find a space that's a good fit for them (parking, AC, etc.). We are very discerning on these types of uses to make sure tenant adjacencies and space needs for the building / park make sense. This is our preferred location for them given all of these factors.

The adjacent space to the west (33,000 SF) is just used for storage and has only one employee present periodically.

By Alexa Rae is vacating this space shown below at 5201 Gateway Blvd and moving to 2825 Drane Field Rd. This space is 18,200 SF. They will have a maximum of 30 car parking spaces used and we will set them up with some of that parking requirement in the rear of the warehouse. As shown below, there is a good amount of parking area behind the warehouse given they won't have truck traffic.



City of Lakeland-Water Department
 Design and construction of water utilities must conform with the minimum standards, codes and specifications, including appropriate connection control requirements, as covered by the Florida Building Code, and approved by the City of Lakeland, Florida. For further information, contact the City Engineer at (883) 834-4316.



SANITARY SEWER TABULATION

MANHOLE	MANHOLE	MANHOLE
CONST. SAN. SEW. LHM	CONST. SAN. SEW. LHM	CONST. SAN. SEW. LHM
N.M. EL. 143.40	N.M. EL. 143.40	N.M. EL. 143.40
S.M. EL. 138.22	S.M. EL. 138.97	S.M. EL. 138.25
N.M. EL. 138.72	N.M. EL. 138.87	N.M. EL. 138.15

NOTE:
 FINAL DESIGN OF FIRE SERVICE SHALL BE PROVIDED BY THE FIRE DEPARTMENT CONSULTANT/CONTRACTOR.

ENGINEER:
 CHRISTOPHER B. SWEENEY
 REG. NO. 42759
 DCL 7171.09-05

Ruthven Real Estate Investments
 5101 & 5201 Gateway Boulevard
 Water & Sewer Plan

REVISION NO.	DATE
1	06/11/02
2	06/11/02

SCALE: 1" = 50'

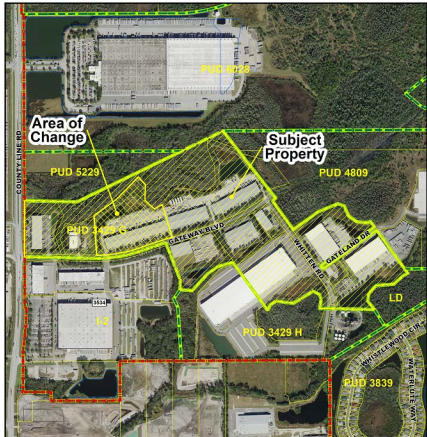
REVISION NO.	DATE
1	06/11/02
2	06/11/02

06/11/02 REVISED FIRE LINES

engineers - architects - surveyors - scientists

chastain skillman incorporated
 Lakeland Sebring Tampa Atlanta

Eng. Bus. No. 58262
 Lakeland : 4705 Old Highway 37, P.O. Box 5710, FL 33807-5710 (863) 646-1402



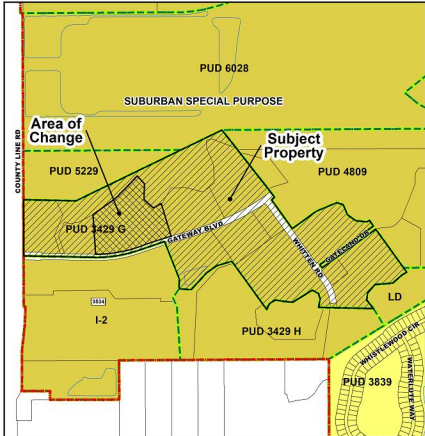
File Number: PUD24-025

Present Zoning: PUD 3429 G
 Present Context: Suburban Special Purpose
 Proposed Zoning: Minor Modification of PUD Zoning
 to Allow Indoor Pickleball Courts

February 2025

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





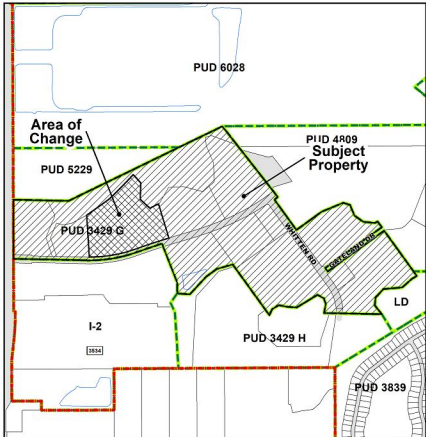
File Number: PUD24-025

Present Zoning: PUD 3429 G
 Present Context: Suburban Special Purpose
 Proposed Zoning: Minor Modification of PUD Zoning
 to Allow Indoor Pickleball Courts

February 2025

-  Subject Property
-  Area of Change
-  City Limits
-  Zoning
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-  SPI
-  Parcels
-  Railroad
-  Water Body





File Number: PUD24-025

Present Zoning: PUD 3429 G
 Present Context: Suburban Special Purpose
 Proposed Zoning: Minor Modification of PUD Zoning
 to Allow Indoor Pickleball Courts

February 2025

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





Planning & Zoning Board General Application

General Information:

Project No:	<u>PUD25-001</u>	Application Date:	1/2/2025
Associated Projects:			
Project Name:	POSH SALON - 98 NORTH		
Subject Property Address:	3384 HWY 98 N		
Parcel ID:	232736016029000031	Total Acreage:	1.27
Applicant Name:	CHIRAG KIKANI		
Applicant Address:	5137 S LAKELAND DR SUITE 3	LAKELAND	FL 33813
Owner Name:	REEVEESTATE LLC		
Owner Address:	7711 POINTVIEW CIRCLE	ORLANDO	FL 32836

Request:

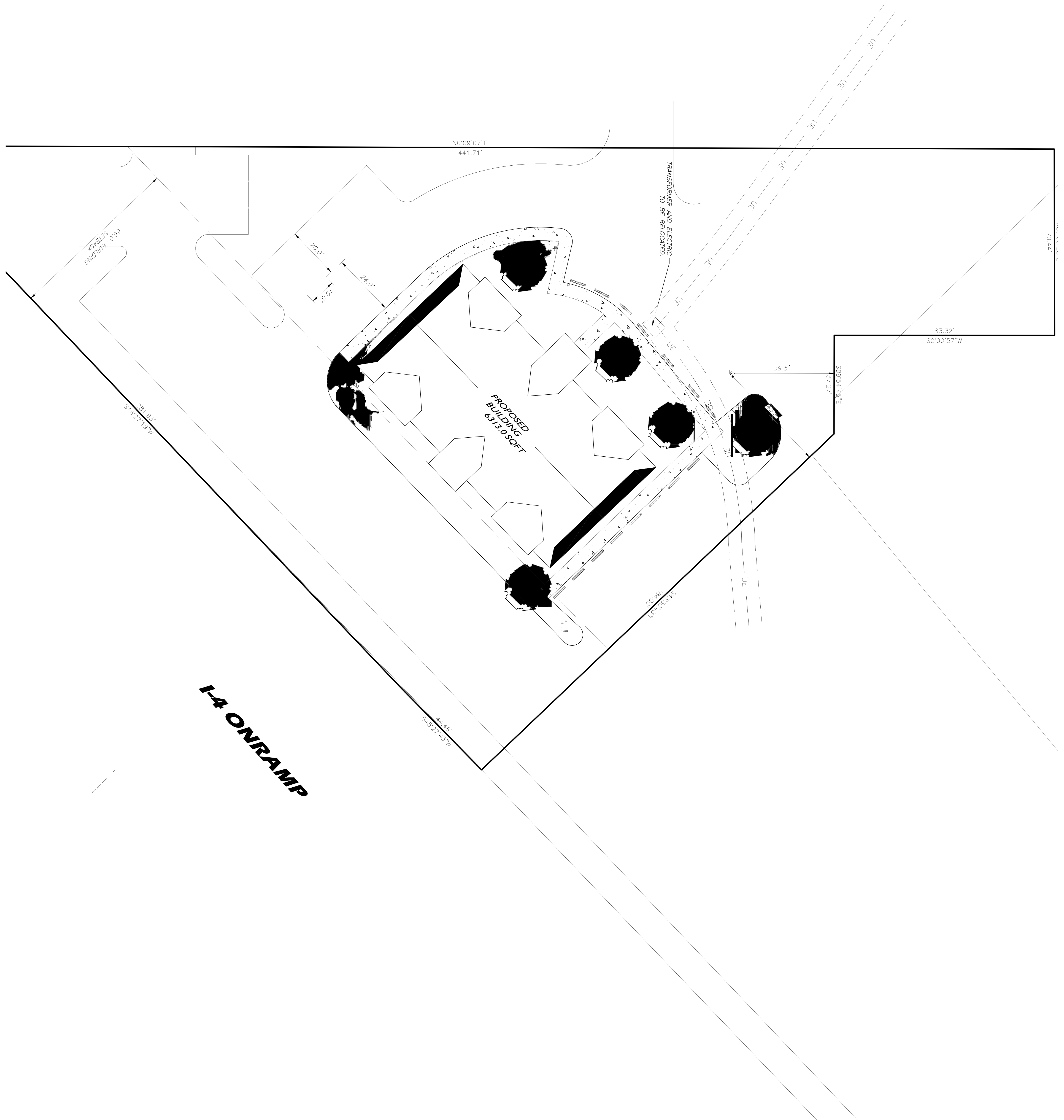
Application Type:	Planned Unit Development	Minor Modification
Land Use		
Current	Regional Activity Center, Interchange Activity Center	(RAC), (IAC)
Proposed	Not Applicable	
Zoning		
Current	Planned Unit Development	(PUD) 4852
Proposed	Not Applicable	
Sub Context District		
Current	(SCO)	Suburban Corridor
Proposed		
Explanation of Request:	Minor modification to PUD4852 to allow a barber shop/hair salon/day spa on property located at 3384 Highway 98 N.	
Justification:	Minor Modification to include Salon use	

Concurrency:

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

Estimate of Public Service Demand

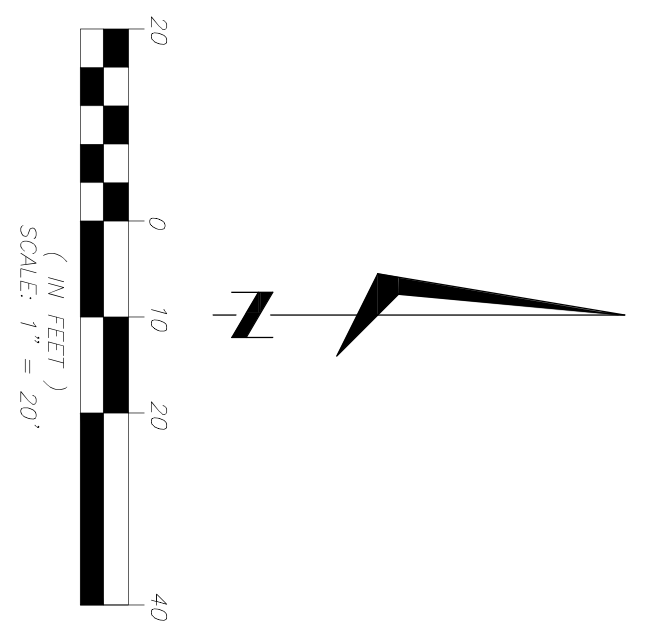
Roadways	Daily Trips:	#Error		PM Peak Hour Trips:	16	
Potable Water	576	GPD	Wastewater	576	GPD	Solid Waste 50 PPD



I-4 ONRAMP

PROPOSED BUILDING 8,313.0 SQFT

TRANSFORMER AND ELECTRIC PAD TO BE RELOCATED



CALL 48 HOURS BEFORE YOU DIG
IT'S THE LAW!
DIAL 811
Sunshine State One Call of Florida, Inc. 305-388-8111

SHEET 1 OF 1

TRACT ENGINEERING
FROM CONCEPTUAL TO COMPLETION

5137 S LAKELAND DR, SUITE 3
LAKELAND, FL 33813
FIRM REGISTRATION NUMBER - 34343

SHEET TITLE

POSH NORTH 98 CONCEPT PLAN

SMOKEY GROVES
POLK COUNTY, FLORIDA

DANIEL P. KOVACS, P.E. #84168

DATE	NO	REVISIONS	BY
01/07/2024	0	ORIGINAL RELEASE	
09/11/2024	1	FINAL POLK COUNTY APPROVAL	
09/27/2024	2	FINAL SWFMD APPROVAL	
10/21/2024	3	FINAL FDEP APPROVAL	
10/27/2024	4	FINAL FDCH APPROVAL	

DESIGNED BY: LUCAS TILMARD
DRAWN BY: DANIEL KOVACS
CHECKED BY: DANIEL KOVACS



File Number: PUD25-001

Present Zoning: PUD 4852 with SPI

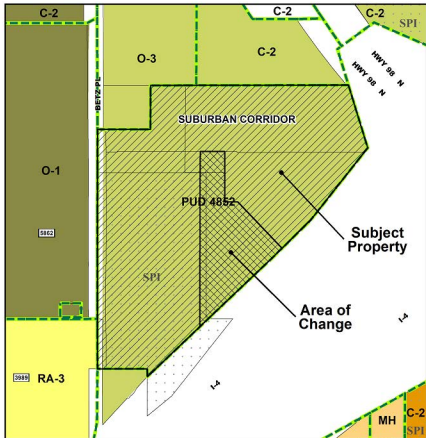
Present Context: Suburban Corridor

Proposed Zoning: Minor Modification of PUD Zoning
to Allow Barbershop/Beauty Shop
and Day Spa Uses

February 2025

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





File Number: PUD25-001

Present Zoning: PUD 4852 with SPI

Present Context: Suburban Corridor

Proposed Zoning: Minor Modification of PUD Zoning
to Allow Barbershop/Beauty Shop
and Day Spa Uses

February 2025

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





Planning & Zoning Board General Application

General Information:

Project No:	<u>PUD25-002</u>	Application Date:	1/16/2025
Associated Projects:			
Project Name:	MEDEVAC FACILITY- 3140 DRANE FIELD RD/ MRO FACILITY- 3835 AIRPORT PERIMETER E		
Subject Property Address:	2911 AIRSIDE CENTER DR		
Parcel ID:	232904000000011010	Total Acreage:	626.03
Applicant Name:	AMY CAMPBELL		
Applicant Address:	LAKELAND LINDER AIRPORT	LAKELAND	FL <input type="checkbox"/>
Owner Name:	LAKELAND CITY OF		
Owner Address:	228 S MASSACHUSETTS AVE	LAKELAND	FL 33801

Request:

Application Type:	Planned Unit Development	Minor Modification
Land Use		
Current	Industrial, Business Park	(I), (BP)
Proposed	Not Applicable	
Zoning		
Current	Planned Unit Development	(PUD) 5824,(PUD) 5555,(PUD) 4783,(PUD) 3423 I,(PUD) 3423 C,(PUD) 3423 B,(PUD) 3423 A,(PUD) 3423 E,(PUD) 3423 D
Proposed	Not Applicable	
Sub Context District		
Current	(SSP)	Suburban Special Purpose
Proposed		
Explanation of Request:	Medevac- Allowable uses within planned unit development zone MRO- Adding maintenance repair and overhaul into zoning	
Justification:		

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



January 21, 2025

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

RE: LAL Northeast Quadrant Minor PUD Modification

To Whom It May Concern:

Lakeland Linder International Airport (LAL) is pleased to submit the enclosed Planned Unit Development (PUD) Minor Modification for the future construction of the airport's Northeast Quadrant Development. The current PUD was last approved on February 17th, 2020, as Ordinance No. 5824.

Specifically related to Area E of the PUD, the airport is requesting the following minor modification:

- Modification of the boundaries of Areas B and E to allow for the future construction of a Medevac Facility and Heavy Aircraft Maintenance Repair and Overhaul (MRO) Facility within the northeast quadrant of the airport.

Included in this submittal package are the following documents:

- Ordinance No. 5824
- Northeast Quadrant Development Plan Diagram:
 - Exhibit 1 & 2 – Proposed Leasehold Boundaries and Draft Layout for a Medevac Facility and Heavy Aircraft Maintenance Repair and Overhaul (MRO) Facility.

Should you have any additional questions or concerns or require future information please feel free to contact me at 863-834-3298 or adam.lunn@lakelandgov.net.

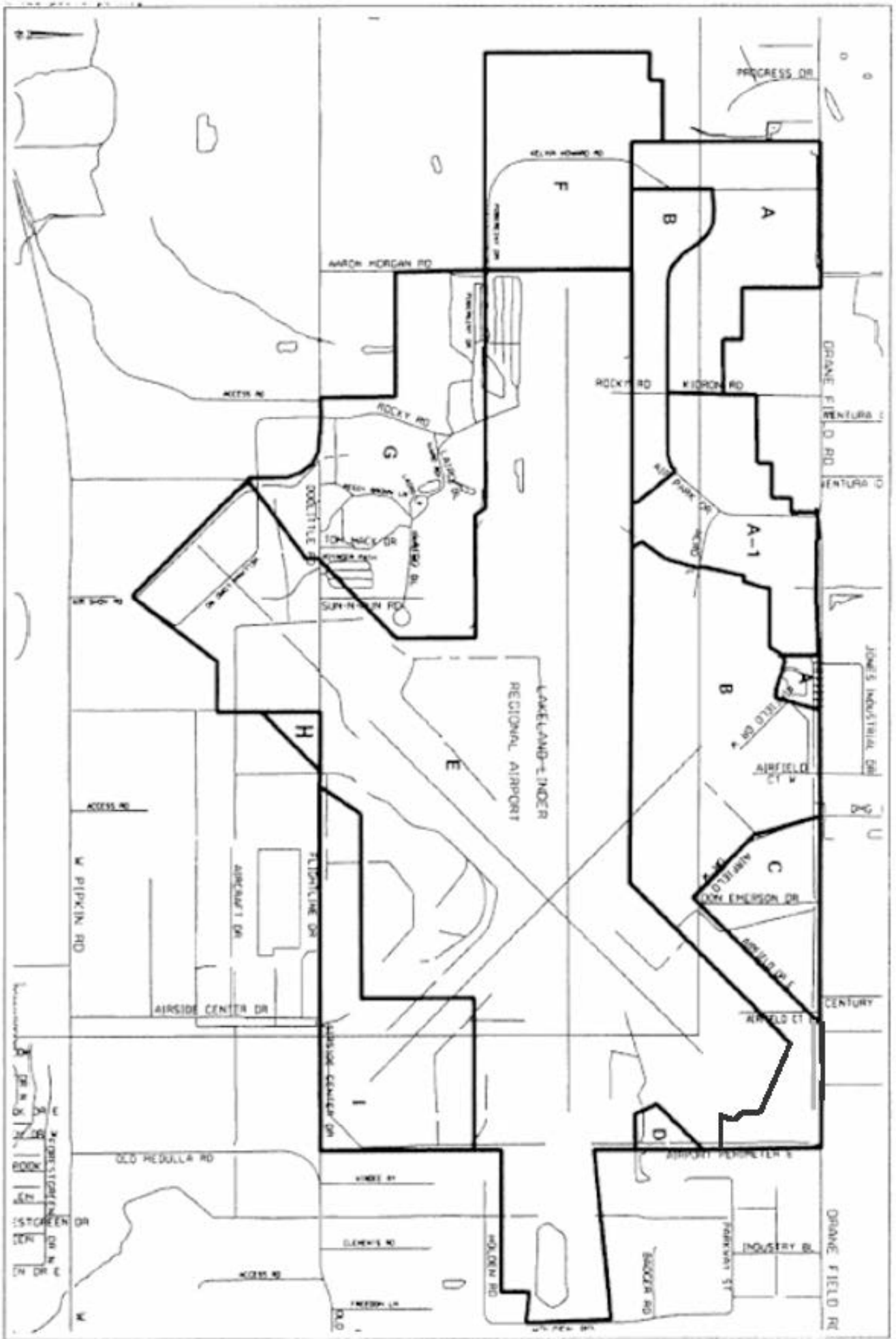
Sincerely,

Adam Lunn, C.M., ACE
Airport Assistant Director

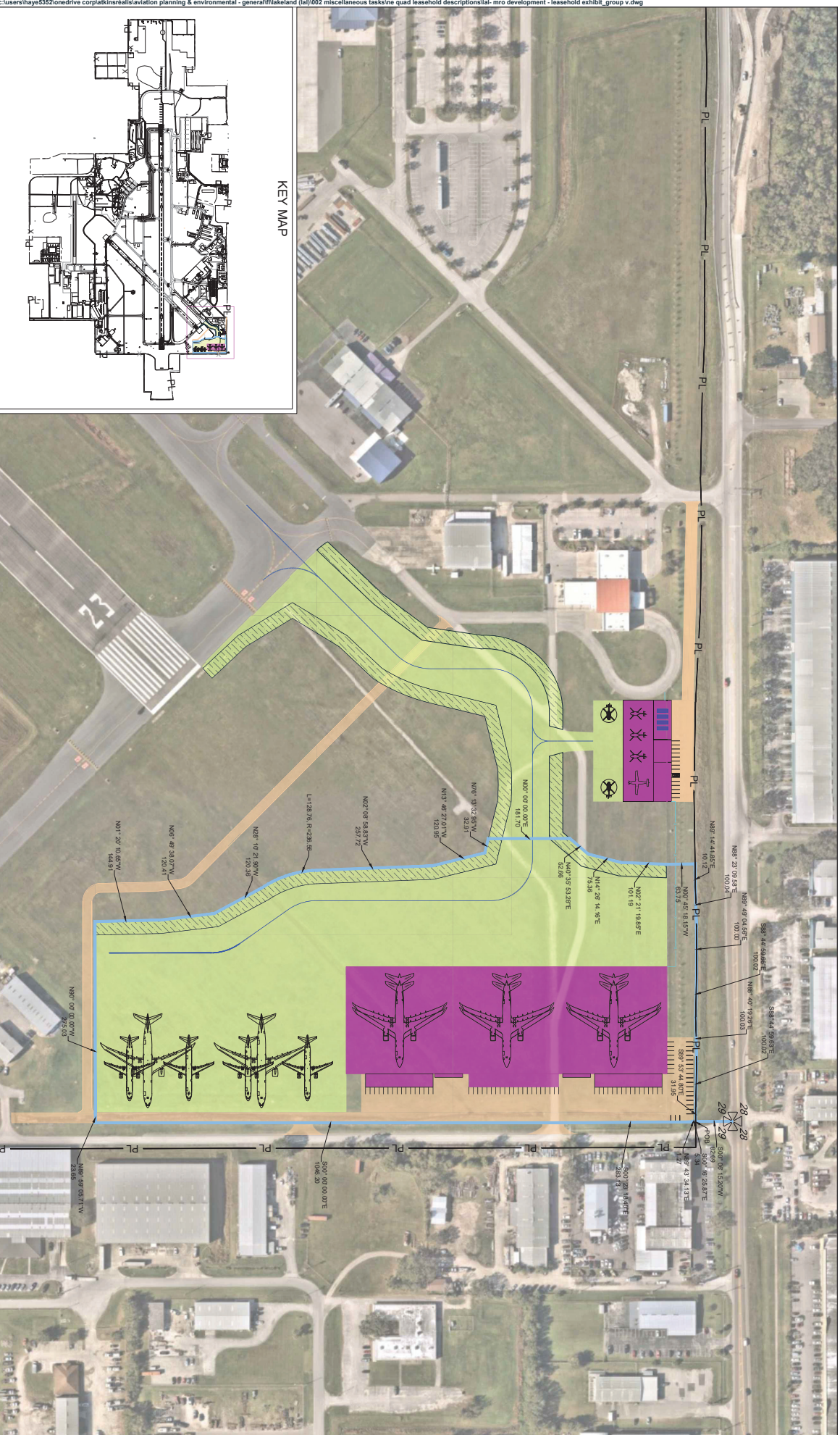
Enclosures

cc: Kris Hallstrand, Airport Director
Craig Stewart, Airport Assistant Director of Maintenance & Facilities

Exhibit A (Revised Version)



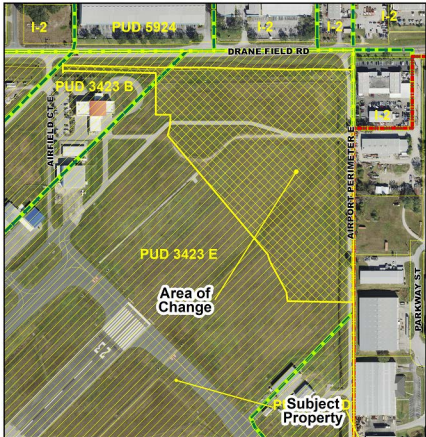
LAKELAND LINDER INTERNATIONAL AIRPORT (LAL)
NORTHEAST QUADRANT DEVELOPMENT PLAN



c:\users\haye5552\onedrive\corporate\real\aviation planning & environmental - general\filakelakland (lal)\002 miscellaneous tasks\ine quad leasehold descriptions\lal- mro development - leasehold exhibit_group v.dwg

EXHIBIT 1 - PARCEL B LEASEHOLD BOUNDARY
DECEMBER 2024





File Number: PUD25-002

Present Zoning: (PUD) 5824, (PUD) 5555, (PUD) 4783,
 (PUD) 3423 I, (PUD) 3423 E,
 (PUD) 3423 D, (PUD) 3423 C,
 (PUD) 3423 B, (PUD) 3423 A,

Present Context: Suburban Special Purpose

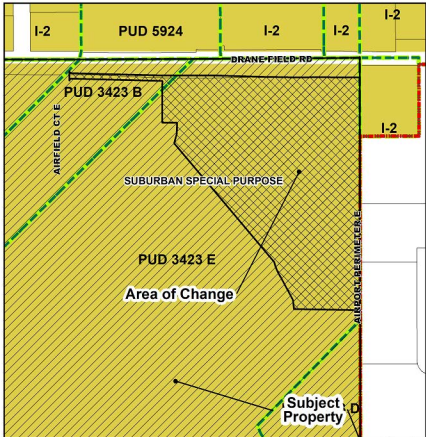
Proposed Zoning: Minor Modification of PUD Zoning
 to Allow a Maintenance, Repair, and
 Overhaul (MRO) Facility and a
 Medevac Facility

Proposed Context: Suburban Special Purpose

February 2025

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





File Number: PUD25-002

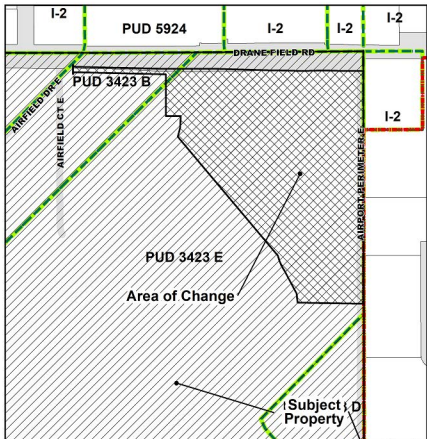
Present Zoning: (PUD) 5824, (PUD) 5555, (PUD) 4783,
 (PUD) 3423 I, (PUD) 3423 E,
 (PUD) 3423 D, (PUD) 3423 C,
 (PUD) 3423 B, (PUD) 3423 A,

Present Context: Suburban Special Purpose
 Proposed Zoning: Minor Modification of PUD Zoning
 to Allow a Maintenance, Repair, and
 Overhaul (MRO) Facility and a
 Medevac Facility
 Proposed Context: Suburban Special Purpose

February 2025

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





File Number: PUD25-002

Present Zoning: (PUD) 5824, (PUD) 5555, (PUD) 4783,
 (PUD) 3423 I, (PUD) 3423 E,
 (PUD) 3423 D, (PUD) 3423 C,
 (PUD) 3423 B, (PUD) 3423 A,

Present Context: Suburban Special Purpose

Proposed Zoning: Minor Modification of PUD Zoning
 to Allow a Maintenance, Repair, and
 Overhaul (MRO) Facility and a
 Medevac Facility

Proposed Context: Suburban Special Purpose

February 2025

-  Subject Property
-  Area of Change
-  City Limits
-  Zoning
-  Conditional Use
-  SPI
-  Parcels
-  Water Body
-  Roadway/Railway



MINUTES

Planning & Zoning Board

City Commission Chambers

Wednesday, January 22, 2025

8:30 a.m.

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

PUBLIC HEARING

ITEM 1: 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)

Audrey McGuire stated the subject property is zoned RA-1 (Single-Family Residential) and located in the Urban Neighborhood (UNH) context district. Ms. McGuire pointed to photos on the overhead screen of the subject property and proposed site plan and elevations.

Ms. McGuire stated staff did not receive any public comment in response to the request.

In response to Joseph Lauk, Ms. McGuire stated that the proposed accessory dwelling unit will be owner occupied.

Bailey Trotter, 1830 Lake Parker Drive W, was present in support of the request.

In response to Silvana Knight, Mr. Trotter stated that there is no electrical connected in the current detached garage.

In response to Ms. Knight, Mr. Trotter stated the proposed accessory dwelling unit will share water and electric with the principal structure.

Ms. McGuire presented the recommended conditions for approval.

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

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

ITEM 2: 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)

Todd Vargo stated in 2019, a conditional use was granted which allowed for the establishment of the Rec Room, a bar with indoor recreation uses within this area. Indoor recreation uses include video arcade games along with traditional arcade games such as air hockey. The purpose of this request is to amend the conditional use to allow for the expansion of the bar with indoor recreation uses into an adjacent tenant space. Mr. Vargo pointed to photos on the overhead screen of the subject property and proposed site plan. Mr. Vargo stated In accordance with the Land Development Code, new bars and expansions of existing bars in downtown are subject to specific review criteria in order to qualify for a conditional use. Mr. Vargo summarized each section of the criteria.

Mr. Vargo stated that the applicant presented the proposed expansion to the Lakeland Downtown Development Authority (LDDA) at its regular meeting on August 15th, 2024. At that meeting, the LDDA Board of directors voted unanimously to accept the LDDA staff recommendation in support of the proposed expansion.

Mr. Vargo stated two e-mails were received in objection to the proposed expansion. Mr. Vargo handed out printed copies of the emails to the Board and summarized the concerns. Both emails were from residents of the for the Lakeland Lofts, apartments adjacent to the Rec Room.

Conn O'Leary, Rec Room, the applicant, summarized the proposed request.

In response to Jeri Thom, Mr. O'Leary stated hours of operation will be until 2am.

In response to Silvana Knight, Mr. O'Leary stated there will not be a wall built for noise abatement outside on the patio.

In response to Joseph Lauk, Mr. O'Leary stated there is no change in the character of the use, only an expansion of the footprint.

In response to Mr. Lauk, Mr. O'Leary summarized the Lakeland Police Department service calls previously made for the Rec Room.

In response to Ms. Knight, Mr. O'Leary stated regarding security measures, the Rec Room runs their own security staff.

Joseph D'Ottavio, President of the Homeowners Association for the Lakeland Lofts, outlined the same concerns he listed in one of the e-mails previously mentioned by staff.

Cory Petcoff, 1212 Kells Court, was present in support of the request.

Mr. Vargo presented the recommended conditions for approval.

Discussion ensued among the Board, applicant and staff regarding noise impacts and security concerns.

Alex Landback stated it would be appropriate for the Board to continue the item so that staff can work with the applicant to address the conditions and concerns previously mentioned by the Board.

Jeri Thom made a motion for a one-month continuance. Veronica Rountree seconded the motion and it passed 6—0.

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)

Damaris Stull stated the proposed expansion area consists of a total of five parcels. The purpose of this request is to incorporate the five parcels into the overall site development plan for the Dream Center. The subject property consists of a mixture of non-conforming vacant commercial and residential properties that are zoned for O-1 ((Low Impact Office) and RA-4 (Single-Family Residential) uses. The two parcels zoned RA-4 will be used for the development of a restroom/shower facility and overflow off-street parking area. The three parcels zoned O-1 will be incorporated as part of expansion project for the Mercantile building. Ms. Stull pointed to photos on the overhead screen of the subject property and proposed site plan

Ms. Stull stated staff did not receive any public comment in response to the request.

Mike Cooper, 635 W. 5th Street, pointed to photos on the overheard screen and provided an overview of the proposed request.

Ms. Stull presented the recommended conditions for approval.

Chris Franklin, 617 W. 4th Street, was present in support of the request.

Eric Ammon, 4629 Little Grove Lane, was present in support of the request.

Antionette Pollard, 631 W. 3rd Street, stated she is concerned that the proposed changes will allow for zoning on adjacent properties to be changed to allow commercial uses.

Matthew Lyons stated staff does not anticipate any future zoning changes that would allow for more intense commercial uses.

Silvana Knight made a motion for approval of staff's recommendation. Terry Dennis seconded the motion.

In response to Joseph Lauk, Mr. Cooper stated the condition that would require a privacy fence around the roll-away dumpster storage area would be a financial burden and at this time it would not be feasible for the Dream Center to construct.

Ms. Knight rescinded her motion.

Discussion ensued regarding staff's recommended conditions.

Chuck Barmby stated staff will work with the applicant to address any concerns with the conditions and will present a written recommendation for the request at the next regular meeting of the Board.

GENERAL MEETING

ITEM 4: Review minutes of the December meeting.

Susan Seitz made a motion for approval of the minutes from the previous meeting. Veronica Rountree seconded the motion and it passed 6—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 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.**

Matthew Lyons stated staff requests a one-month continuance.

ITEM 6: Overview of Administrative Adjustments approved for January to December 2024.

Chuck Barmby stated the overview of the administrative adjustment approvals were included in the packet and had no additional comment to add.

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 February hearing.

ITEM 8: Audience.

There were no comments from the audience.

ITEM 9: Adjourn.

There being no further discussion, the meeting was adjourned at 10:20 AM.

Respectfully Submitted,

Joseph Lauk, Chair

Silvana Knight, Secretary



Community & Economic Development Staff Request for Delay

Date:	February 18, 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:	March 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

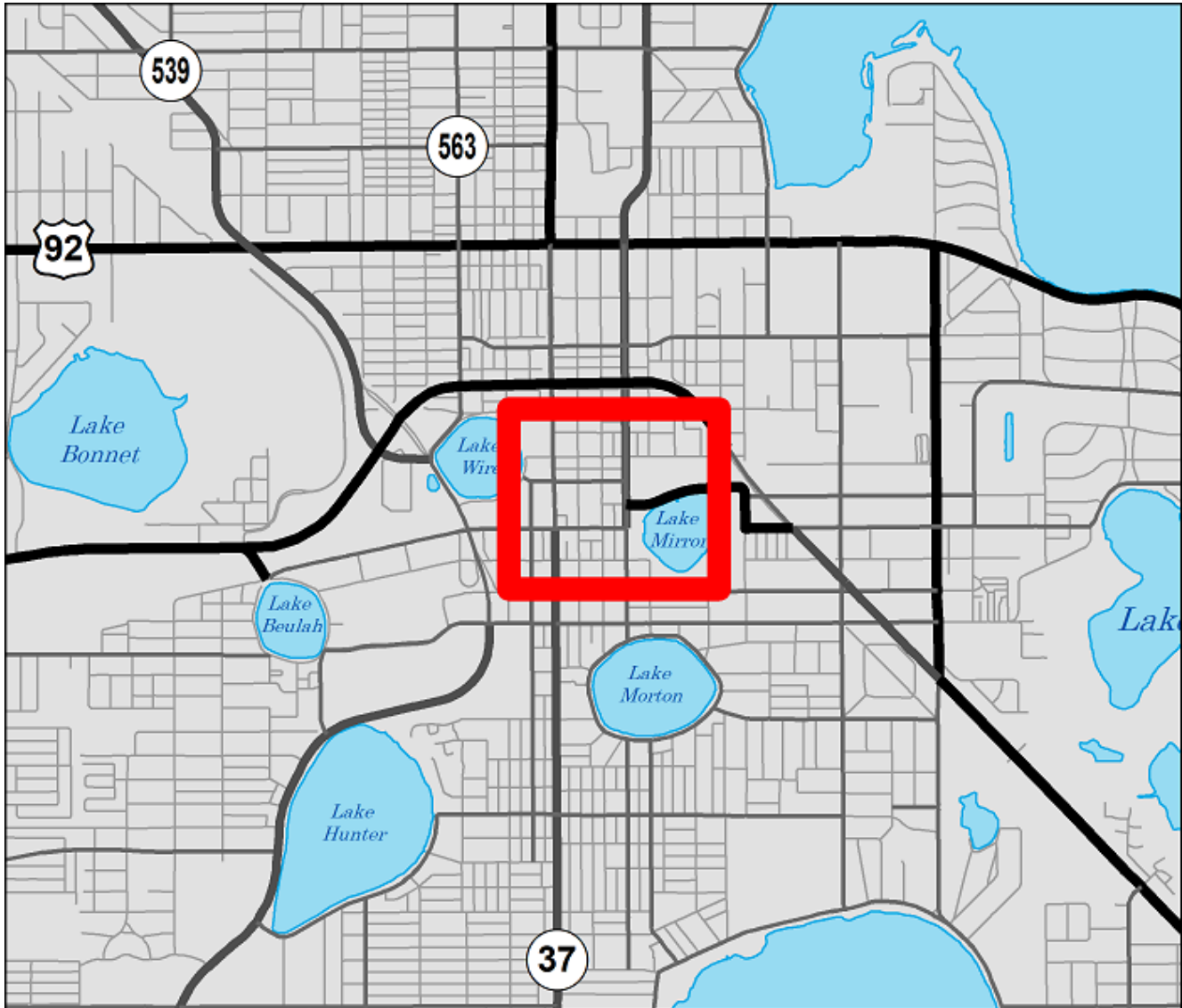
Staff requests an additional one-month continuance until the March 18, 2025 meeting. The applicant and his client are working with the Oakbridge Owners Association to determine the optimal layout and mixture of uses in response to concerns presented at the December public hearing.

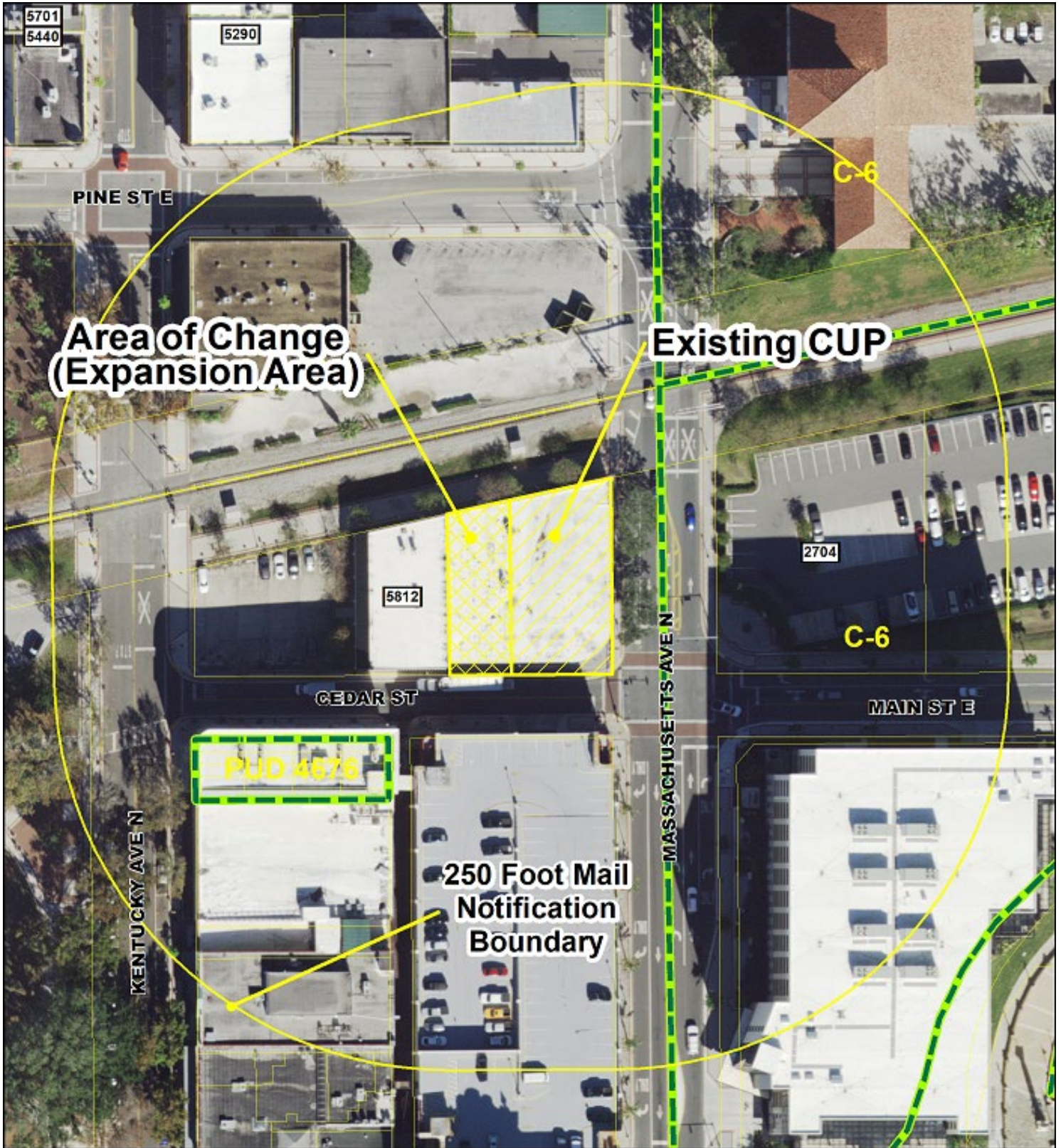


Community & Economic Development Staff Recommendation

Date:	February 18, 2025	Reviewer:	Todd Vargo
Project No:	CUP24-016	Location:	202 N. Massachusetts Avenue
Owner:	Baron Management, LLC		
Applicant:	Conn O'Leary		
Current Zoning:	C-7 (Munn Park Historic)	Future Land Use:	Regional Activity Center (RAC)
Context District:	Urban Center (UCT)		
P&Z Hearing:	January 22, 2025	P&Z Final Decision:	February 18, 2025
Request:	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		

1.0 Location Maps





2.0 Background

2.1 Summary

Conn O'Leary, on behalf of Cedarmass Entertainment LLC (DBA Rec Room), 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. A map of the subject property is included as Attachment "B."

2.2 Subject Property

The subject property consists of a one-story commercial building with frontage along N. Massachusetts Avenue and a two-story office building with off-street parking and frontage along N. Kentucky Avenue. According to the Polk County Property Appraiser, the combined structure was constructed in 1930 and has a total floor area of 20,837 sq. ft. under roof. The subject property has a future land use designation of Regional Activity Center (RAC) with a C-7/UCT (Munn Park Historic/Urban Center) zoning and context sub-district designation.

From 1930 until the 1990s the subject property was used as a Firestone automobile service center before converted for other commercial uses. Most recently, prior to 2019, the one-story portion adjacent to N. Massachusetts Avenue was used as office and production facilities for the now defunct LkldTV and as the Lakeland Live event space. In 2019, a conditional use was granted (Ordinance 5812) which allowed for the establishment of the Rec Room, a 3,800 sq. ft. bar with indoor recreation uses within this area. Indoor recreation uses include video arcade games from the 80s, 90s and 2000s along with traditional arcade games such as air hockey, pinball, table tennis and skee-ball. The existing bar/arcade provides seating for up to 160 patrons indoors with seating for an additional 44 located outdoors in a covered patio area along Cedar Street. The applicant has not provided the amount of seating that will be available in the expansion area, but the planned games should take up a fair amount of space in the expansion space.

2.3 Project Background

The purpose of this request is to amend the conditional use to allow for the expansion of the bar with indoor recreation uses into an adjacent tenant space. If approved by the City Commission, the proposed changes will essentially double the footprint of the existing bar/indoor recreation use. The floor plan which shows the internal layout and outdoor patio area of the current conditional use approval is included as Attachment "C." A floor plan for the proposed expansion area is included as Attachment "D."

2.4 Existing Uses of Adjacent Properties

Boundary	Existing Land Use	FLUM	Zoning	Context
North	CSX Railroad Right-of-Way/Off-Street Parking/Mixed Commercial	RAC	C-7	UCT
South	Mixed Use Residential/Commercial and Structured Parking	RAC	C-7	UCT
East	Off-Street Parking/Office Uses	RAC	C-7	UCT
West	Office Uses	RAC	C-7	UCT

2.5 Attachments

Attachment A: Legal Description

Attachment B: Base Map of Subject Property

Attachment C: Floor Plan for Existing Rec Room Space

Attachment D: Floor Plan for Rec Room Expansion

3.0 Discussion

The current bar with indoor recreation uses occupies an approximately 3,000 sq. ft. indoor tenant space within the east side of the building and an additional 1,000 sq. ft. outdoors for the covered patio area adjacent to Cedar Street. In 2024, a building permit (BLD24-00706) was issued to remodel the adjacent tenant space to the west previously occupied by Lakeland Live in anticipation of a future expansion. In accordance with the approved permit, the proposed expansion area includes the following:

- A 2,170 sq. ft. assembly area without fixed seating;
- A 180 sq. ft. bar area/commercial kitchen space;
- A 288 sq. ft. storage space;
- A 225 sq. ft. mezzanine (stage/platform); and
- A 1,125 sq. ft. outdoor assembly area without fixed seating.

Total Indoor Space Added: 2,863 sq. ft.

Total Outdoor Space Added: 1,125 sq. ft.

Total Indoor/Outdoor Added: 3,988 sq. ft.

Properly managed, bars can be positive elements which enhance the social and cultural life of downtown Lakeland. The Rec Room, which offers a full bar, as well as domestic and craft beers, and wine, is marketed as a barcade (bar+arcade). Until 9:00 PM, the establishment is open to all ages; after 9:00 PM, it is open only to those age 21 or older.

In terms of zoning, because the establishment primarily serves alcoholic beverages, it is classified as a bar under the general category of Bars, Lounges and Related Entertainment Uses. The Rec Room operates under a 4COP alcoholic beverage sales license which allows for the sale of beer, wine and liquor for consumption on the premises. The proposed expansion will operate under that same license.

In accordance with Sub-Section 5.4.5 of the Land Development Code, new bars and expansions of existing bars in downtown are subject to specific review criteria in order to qualify for a conditional use. Each of the criteria is addressed as follows.

a. Whether the proposed use will result in a concentration of such uses within a particular block or part of a block so as to be detrimental to the growth and revitalization of downtown.

A total of seven separate bar establishments with similar conditional use approvals are located within downtown. These establishments are mostly located at least one block south of the subject property and concentrated around E. Main Street and S. Kentucky Avenue (Molly McHugh's, Lakeland Loft, Hookah Palace, Revival Cocktail Bar, Linksters Taproom, and Dissent Brewing). The seventh downtown establishment is the Rec Room, which is proposing

expansion under this Conditional Use Permit. An eighth establishment, the Island Bar at 201 E Main Street, has Conditional Use approval but has not yet opened for business. As such, approval of this expansion of an existing Conditional Use Permit would not result in a concentration of bars within this block of N. Massachusetts Avenue so as to be detrimental to the growth and revitalization of downtown.

b. Whether the proposed use is in close proximity to other land uses that may be particularly sensitive or unduly harmed by the negative impacts of the proposed use, such as facilities for children or for the elderly.

Within the 250-foot notification area there are no uses that would be particularly sensitive to the proposed use. The closest church, synagogue or other house of worship is located more than 800 feet from the proposed establishment (All Saints Episcopal Church). The nearest public recreation facility is Munn Park, a multi-purpose civic green space that serves as the primary public gathering space within Lakeland's historic commercial core. Two existing downtown bars (Lakeland Loft and Linksters Taproom) front Munn Park without any reported negative impacts to either Munn Park or the residential Lofts on the Park.

c. Whether the size or scale of the proposed use is appropriate at the specific location.

The size and scale of the proposed use is appropriate at this location. The original footprint of the proposed use is comparable with other downtown bars and the expansion will provide downtown patrons with additional entertainment options both day and night. It is important to note that more space is needed for indoor recreation uses such as table tennis, duck pin bowling, stand-alone video games and basketball games. Indoors, the current bar/arcade has a maximum occupancy of 159 persons while the proposed expansion space will accommodate a maximum occupancy of 162 persons. The building permit associated with the current bar/arcade did not establish an occupancy limit for the existing outdoor patio area. The building permit for the expansion states the maximum occupancy for the new outdoor patio area being added, with no fixed seating, will be 75 persons.

d. Whether the owners and operators of the establishment are unlikely to manage and control negative impacts as evidenced by prior criminal records, code enforcement citations or police service calls concerning other properties owned or operated by them, citizen complaints, or similar indicators.

A background check performed by the Florida Department of Law Enforcement revealed no evidence of any criminal history or other indicators that would suggest that the applicant will have difficulty managing and controlling the impacts if the expansion is approved. The applicant has operated another bar (Cob & Pen) in the City since 2016 and the Rec Room since 2019. The same partners also operate the Good Thyme restaurant in Dixieland.

The Lakeland Police Department (LPD) provided information on service calls for all the bars in the downtown area over a two-year period from December 2022 to December 2024. Within this two-year period, the Rec Room had a total of 162 calls for service. This was the most service calls received by LPD among the seven active bars located downtown. The number of service calls for other downtown bars within the same period ranged from 10 to 65 calls for service. The most common type of service calls for the Rec Room during the study period are as follows:

Service Calls for the Rec Room Dec 2022 – Dec 2024	
Community Service	62
Unconfirmed Emergency	14
Suspicious Persons	13
Trespass/Unwanted Guest	11
Police Service	10
Disturbance	7

Most of the calls generated by the Rec Room are classified as “Community Service.” According to the LPD, Community Service calls are “mostly self-initiated activity and not a call for service. This could be an officer on foot patrol or bike patrol downtown, an officer staging in the area for presence, participation in a community event like First Friday.”

Two e-mails were received in objection to the proposed expansion of the Rec Room prior to the January 22, 2025, Planning & Zoning Board meeting. Concerns included noise, public urination in the parking garage across Cedar Street, drug use, sexual assaults, inadequate security by the Rec Room, and safety concerns by Lakeland Loft residents. The President of the Homeowners Association for the Lakeland Lofts spoke at the January 21st Planning and Zoning Board Hearing and outlined the same concerns he listed in one of the e-mails.

After the January 22nd Planning and Zoning Board Hearing, Community and Economic Development (CED) staff communicated with LPD and Public Works -Parking Services staff who corroborated the types of incidents occurring in the parking garage that were identified in the e-mails. This included an onsite meeting with the property owner, bar management and LDDA Executive Director on February 3, 2025. All present concurred that the incidents within the garage cannot solely be attributed to patrons of the Rec Room. According to LPD, Public Works, and the LDDA, the long-standing parking garage has historically been a troublesome spot with both minors and patrons of other downtown bars using it as a place to consume alcoholic beverages.

e. Whether the Board of Directors of the Lakeland Downtown Development Authority supports the proposed use.

The applicant presented the proposed expansion to the Lakeland Downtown Development Authority (LDDA) at its regular meeting on August 15th, 2024. At that meeting, the LDDA Board of directors voted unanimously to accept the LDDA staff recommendation in support of the proposed expansion.

f. Other criteria which the City Commission shall consider appropriate in the particular case.

At and following the January 22nd, Planning and Zoning Board Hearing, staff received additional information about police involved incidents in and around the Rec Room. Community and Economic Development (CED) staff met with the owners and employees of the Rec Room, a representative for the owner of the property, Lakeland Downtown Development Authority staff, City Parking staff (Public Works), and Lakeland Police Department officers on site to discuss measures that could mitigate some of the concerns outlined in the letters and at the January 22nd Planning and Zoning Board Hearing. As a result of that meeting, the Rec Room proposes to remove the outside speakers and add vegetative/plant material along Cedar Street to help address noise impacts, hire off-duty law enforcement officers during peak business times to help with addressing unruly patrons, and to implement other measures to help mitigate

impacts on the surrounding area and the nearby Lakeland Lofts. Those measures, and others suggested by LPD and CED staff, have been added to the recommended conditions of approval below.

3.1 Transportation and Concurrency

The proposed changes to the conditional use are 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

The Community and Economic Development Department reviewed this request and recommends approval of the major modification to the conditional use permit. Letters of notification were mailed to 29 property owners within 250 feet of the subject property. Two e-mails were received in objection to the request and testimony was presented at the January 22nd, 2025, meeting of the Planning and Zoning Board in opposition to the request, as previously noted.

4.2 The Planning & Zoning Board

It is recommended that the request for a conditional use as described above and in Attachments "A", "B", "C", and "D" be approved with the following conditions:

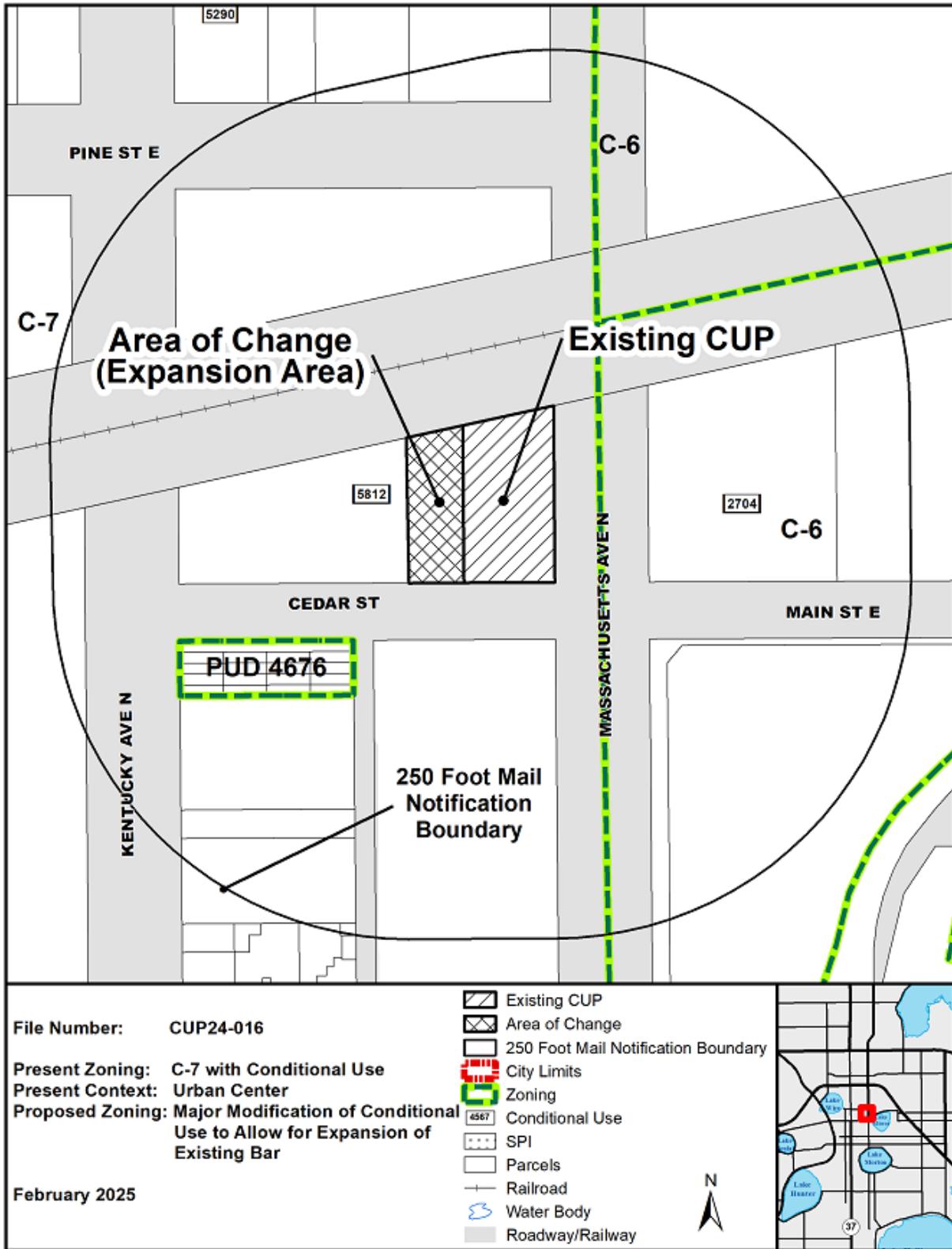
1. Site Plan: The project shall be developed in substantial accordance with the site development plan included as Attachments "C" and "D." Minor adjustments may be made at the time of site plan review with the approval of the Director of Community & Economic Development.
2. Permitted Uses: A bar with indoor recreation uses and outdoor seating.
3. This conditional use shall be for the benefit of the applicant, Cedarmass Entertainment LLC (DBA Rec Room), only. Should the ownership of the establishment change, including the sale or transfer of a majority interest in any business owning the establishment, or should the establishment be leased to another person or entity, or the business tax receipt allowing for the bar at this location lapse for a period of 365 days or longer, a bar shall not be re-established without the approval of the City Commission.
4. The City Commission may revoke this conditional use upon the occurrence of more than one (1) violation of the provisions of this Ordinance or upon the occurrence in any twelve (12) month period of more than five (5) City of Lakeland Code violations, Lakeland Police Department registered incident reports, or any combination thereof.
5. The conditions contained herein are intended to operate cumulatively. In the event of a conflict between any of the above conditions, the more restrictive condition(s) shall apply.
6. Outdoor Speakers: Outdoor speakers shall be prohibited. No amplified noise of any kind shall be allowed within the outdoor seating area.

7. Noise Mitigation: Noise mitigation measures for the outside seating area shall include, but not be limited to, a vegetative buffer along the Cedar Street frontage of the expansion area (with the exception of an entrance way from Cedar Street to the outdoor seating area). The vegetative buffer shall consist of ornamental or decorative plant species, situated in planters, which obtain a minimum height of six (6) feet within six months of the establishment of the buffer. Other mitigation measures designed to absorb sound or address echoing shall be allowed with approved building permits or Historic Preservation Board review, if applicable.
8. Additional Mitigation Measures/Performance Standards:
 - a. On Friday and Saturday evenings, from 9:00 PM until 2:00 AM, the proprietor of the establishment shall hire off-duty law enforcement to assist with crowd control and policing of patrons.
 - b. The access point to the expansion area that exits toward the CSX railway to the north shall be for emergency egress only. Public ingress through the door shall be prohibited.
 - c. All outdoor patio areas shall be for outdoor seating only. No games or other bar related activities shall be permitted outdoors.

ATTACHMENT "A"

MUNNS SURVEY DB G PG 392 BLK 10 LOT B

ATTACHMENT "B"

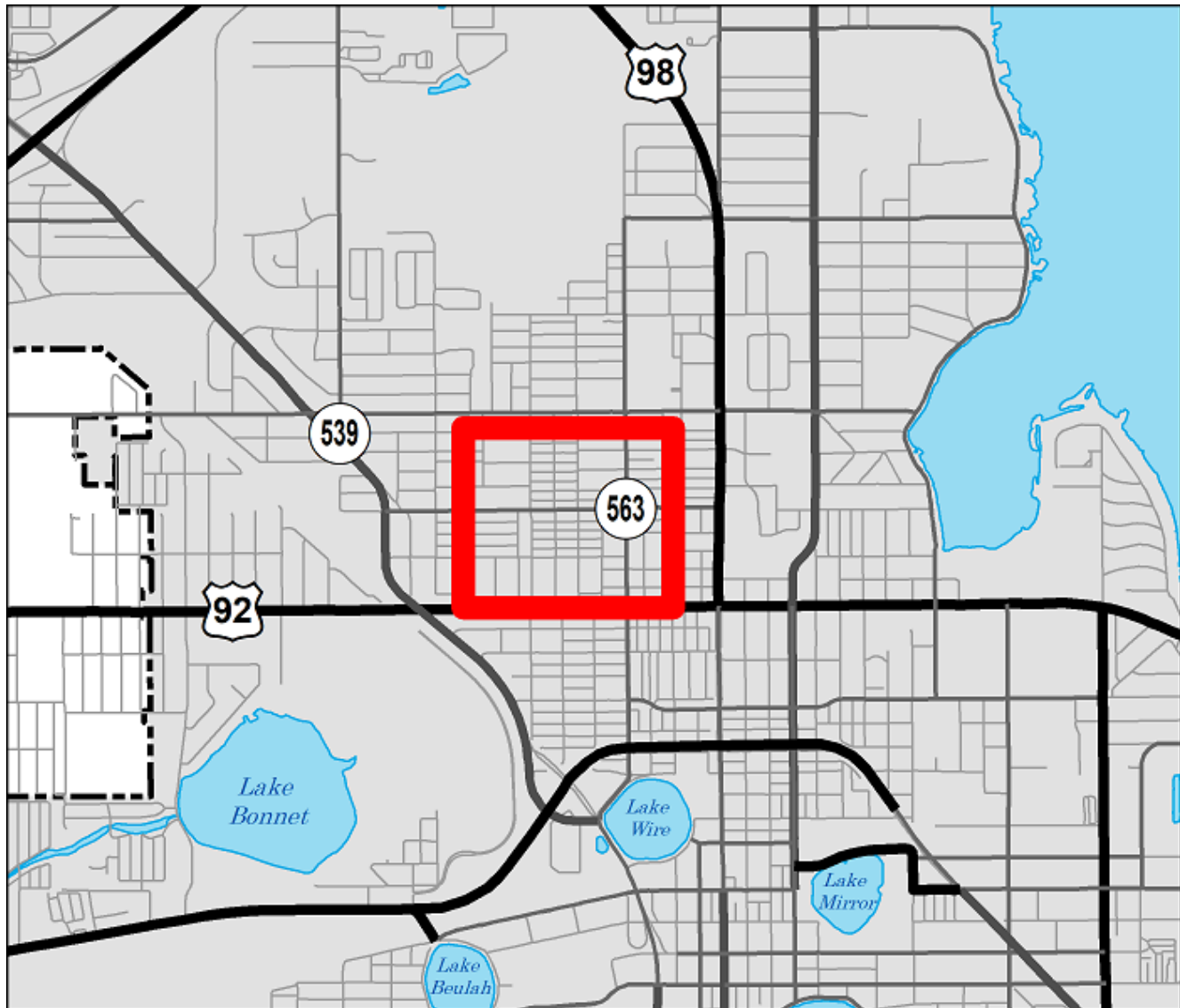




Community & Economic Development Staff Recommendation

Date:	February 18, 2025	Reviewer:	Phillip Scarce
Project No:	CUP24-019	Location:	637 W. 4 th Street
Owner:	Dream Center of Lakeland, Inc.		
Applicant:	Michael Cooper		
Current Zoning:	RA-4 (Single-Family Residential)/ O-1 (Low Impact Office)	Future Land Use:	RM (Residential Medium)
Context District:	Urban Neighborhood (UNH)		
P&Z Hearing:	January 22, 2025	P&Z Final Decision:	February 18, 2025
Request:	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. 4 th Street and 718 W. 5 th Street in support of an existing community outreach center located at 635 W. 5 th Street.		

1.0 Location Maps





2.0 Background

2.1 Summary

Michael Cooper, on behalf of the Dream Center of Lakeland, Inc., 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. A map of the subject property is included as Attachment “B”.

2.2 Subject Property

The subject property consists of a mixture of non-conforming vacant commercial and residential properties that are zoned for O-1 (Low Impact Office) and RA-4 (Single-Family Residential) uses. The existing conditional use, Ordinance No. 4022 as amended by Ordinance Nos. 5527, was first approved in 1999 and allows for a community center with indoor recreation and meeting facilities, ancillary office and administrative uses, and associated off-street parking areas. In 2018, through the adoption of Ordinance No. 5718, the boundaries of the conditional use were expanded to incorporate adjacent properties located at 632 W. 5th Street, 639 W. 4th Street, 706 W. 5th Street and 705/707 W. 4th Street.

The proposed expansion area consists of a total of five parcels. Two of the parcels, located at 637 and 645 W. 4th Street, are zoned RA-4 (Single-Family Residential). The three remaining parcels, located at 701 and 709 W. 4th Street and 718 W. 5th Street, are zoned O-1 (Low Impact Office). Apart from the parcel located 637 W. 4th Street, which currently contains a community garden, all the properties are currently vacant.

2.3 Project Background

The purpose of this request is to incorporate the five parcels into the overall site development plan for the Dream Center. The two parcels zoned RA-4 will be used for the development of a restroom/shower facility and overflow off-street parking area. The three parcels zoned O-1 will be incorporated as part of expansion project for the Mercantile building, a former laundromat that is now used as a food pantry or used for outdoor storage and placement of solid waste collection facilities. A copy of the existing master development plan is included as Attachment “C.” An amended generalized site development plan, which shows the parcels that will be added as part of the conditional use expansion and the allocation of proposed uses, is included as Attachment “D.”

2.4 Existing Uses of Adjacent Properties

Boundary	Existing Land Use	FLUM	Zoning	Context
North	Single-Family / Institutional	RM	RA-4	UNH
South	Single-Family	RM	RA-4	UNH
East	Single-Family	RM	RA-4	UNH
West	Single-Family / Commercial	RM	O-1	UNH

2.5 Attachments

Attachment A: Legal Description

Attachment B: Location Map

Attachment C: Existing Site Development Plan

Attachment D: Revised Site Development Plan

Attachment E: Restroom and Shower Facility Site Plan

Attachment F: Restroom and Shower Facility Elevations

3.0 Discussion

The Dream Center of Lakeland, Inc. is a public non-profit, charitable organization whose primary mission is to restore lives and empower the community in the surrounding neighborhood. The proposed modification will incorporate five adjacent parcels to allow for the construction of a freestanding restroom/shower facility, expansion of the existing Mercantile building, and creation of new off-street, grass parking and outdoor storage areas.

The proposed freestanding restroom/shower facility, as depicted on Attachments “E” and “F,” will be constructed on a vacant 0.07-acre parcel (Parcel Two on Attachment “D”). While currently vacant, the parcel contains a community garden which may be relocated elsewhere on the Dream Center campus to allow for the construction of a 766 sq. ft. restroom/shower facility.

The proposed new off-street grass parking area consists of a 0.25-acre parcel located on the east side of N. Ohio Avenue between W. 4th and W. 5th Streets (Parcel Three on Attachment “D.” This area, which will primarily be used as overflow parking during special events, will need to be maintained as a durable, dust free surface and improved with wheel stops and a driveway apron as specified under Condition 3 in the current conditional use approval.

The proposed expansion of the Mercantile building will be facilitated through the inclusion of vacant 0.06-acre parcel located at the northwest corner of N. Ohio Avenue and W. 4th Street (Parcel Four on Attachment “D”). The Mercantile building, previously used a laundromat, serves as the primary distribution center for food, clothing and other household goods for those in need in the local community. The proposed building expansion consists of a 2,400 sq. ft. addition to the rear of the existing building which will be used primarily as an accessory warehouse/storage area.

Immediately to the west of the Mercantile building expansion, the applicant is requesting approval for the outdoor storage of two 40-yard rollaway dumpsters which were recently relocated to a vacant 3,600 sq. ft. parcel (Parcel Six on Attachment “D”). The two dumpsters sit on concrete pads which were recently poured without any permits. While the dumpsters are supplied and serviced by Public Works’ Solid Waste Division, they were installed without any City reviews or permits. Had the proper reviews been performed, a new driveway apron adjacent to W. 4th Street would’ve been required to prevent solid waste collection vehicles from driving over curbing. In addition, buffering also would’ve been required as well to screen the dumpster area from public view along W. 4th Street and from adjacent residential properties. Therefore, staff is recommending new conditions of approval which will address the driveway and buffering issues on Parcel Six.

Lastly, the applicant proposes to incorporate a small 0.2-acre strip of land located along W. 5th Street, west of the Mercantile building (Parcel Seven on Attachment “D.” This parcel, which is not considered a building lot, will most likely be used for parking or for the screening and relocation of an existing dumpster which is located in front of the Mercantile building, adjacent to W. 5th Street.

3.1 Transportation and Concurrency

The proposed changes to the conditional use are 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 Lakeland Comprehensive Plan: Our Community 2030 and it is our opinion that the request is consistent with the Comprehensive Plan.

4.0 Recommendation

4.1 Community and Economic Development Staff

The Community and Economic Development Department and the Board reviewed this request and recommends approval of the conditional use. Letters of notification were mailed to eighty-one (81) property owners within 250 feet of the subject property and no objections were received.

4.2 The Planning & Zoning Board

It is recommended that the request for a modification of the conditional use, as described above and in Attachments “A,” “B,” “C,” “D,” “E,” and “F” be approved, subject to the following conditions:

1. Permitted Uses: Community buildings with indoor recreation and meeting facilities, ancillary office and administrative uses, a food and clothing pantry, community garden, outreach center, restrooms and a shower facility, and associated off-street parking areas.
2. This conditional use is approved for the benefit of the applicant and for the use as specified within the application. The character or benefit of this conditional use shall not be changed or transferred without City Commission approval by resolution.
3. Off-Street Parking: Off-street parking shall be in substantial accordance with the site development plan included as Attachments “C” and “D”. Unpaved parking areas shall be maintained as a durable, dust-free surface at all times with individual parking stalls delineated through the use of wheel stops. Any driveway connections to adjacent public streets shall require a driveway apron constructed in accordance with Public Works engineering standards. With the approval of the Director of Community Development minor changes may be made to the parking shown on the site plan without requiring a modification of this conditional use.
4. Buffering and Landscaping: In accordance with the Land Development Code except as follows.
 - a. The outdoor storage area for trash collection and roll-away dumpsters on Parcel Six shall be completely buffered from public view from W. 4th Street through the establishment a Type A buffer consisting of a six-foot-high view blockage fence

or wall and a 7.5-foot-wide landscape strip as specified in Figure 4.5-9 of the Land Development Code.

- b. To protect adjacent single-family uses located to the west, the Type A buffer on Parcel Six shall be extended to include the full length of the western property boundary.
5. Sidewalks: In accordance with the Land Development Code.
6. Outdoor Storage/Trash Collection Area: The area proposed for the outdoor storage of roll-away dumpsters and trash collection (Parcel Six) shall be incorporated into the adjacent Mercantile building expansion project and included as part of the civil site plan under review in February 2025. To provide for vehicle access to Parcel Six, a new driveway apron, subject to an approved driveway permit, shall be constructed in accordance with the Public Works Engineering Standards Manual.
7. Solid Waste Collection Facilities:
 - a. The existing concrete dumpster pad located at the northwest corner of W. 4th Street and N. Ohio Avenue shall be removed prior to the issuance of a C.O. for the Mercantile building expansion project.
 - b. The existing dumpsters located in front of the Mercantile building at 705 W. 5th Street, shall be relocated and screened from view with an enclosure as specified under Section 4.10 of the Land Development Code.
8. Phasing of Required Conditions: Except as otherwise noted, the required conditions listed above shall be completed prior to the issuance of any future building permits, excluding certain driveway and buffering improvements related to the Mercantile building expansion which shall be completed within twelve (12) months of the issuance of a Certificate of Occupancy for the project.

ATTACHMENT "A"

Parcels of land lying within Section 12, Township 28 S, Range 23 E of Polk County, Florida being further described as:

Multi-Purpose Community Center and Off-Street Parking Areas:

LOTS 1, 2, 3, 4, 5, 6 AND 12, BLK B, ADAIRS ADDITION, PB 3, PG 13, AND LOTS 1,2, AND 3 BLK A, ADAIRS ADDITION, PB 3, PG 13, AND LOTS 1 AND 2, BLK A, COX REALTY COMPANY SUBDIVISION, PB 4, PG 47, PUBLIC RECORDS OF POLK COUNTY, FLORIDA

2015 Off-Street Parking Expansion 628 and 630 W. 5th Street:

FORTUNA ADD PB 2 PG 49 BLK 5 LOT 1 E 83 FT (PIN 232812-0510000-005011)

AND;

ADAIRS ADD PB 3 PG 13 BLK B LOTS 13 & 14 (PIN 232812-050500-002130)

Adult Facilities 640 W. 5th Street:

COX JOHN F REALTY COS SUB PB 4 PG 47, BEGIN NW CORNER OF BLOCK A LOT 4, RUN SOUTH 60.00 FT. EAST 50.00 FT. NORTH 65.5 FT. WEST 50.00 FT. SOUTH 5.5 FT TO POB.

2018 Expansion:

COX JOHN F REALTY COS SUBDIVISION PB 4 PAGE 47 BLOCK B THE NORTH 1/2 OF LOT 1 & THE EAST 1/2 OF LOT 2 & THE WEST 1/2 OF THE NORTH 65 FEET OF LOT 2 & THE EAST 34 FEET OF THE NORTH 65 FEET OF LOT 3, ALONG WITH THE SOUTH 55 FEET OF LOT 3 & THE SOUTH 55 FEET OF THE WEST 20 FEET OF LOT 2, ALONG WITH THE EAST 5 FEET OF THE WEST 25 FEET OF THE SOUTH 55 FEET OF LOT 2;

AND;

FORTUNA ADDITION PB 2 PAGE 49 BLOCK 5 THE WEST 50 FEET OF LOT 1 & THE 5 FOOT ALLEY LYING WEST OF SAME;

AND;

COX JOHN F REALTY COS SUBDIVISION PB 4 PG 47 BLOCK A LOT 4 LESS THE NORTH 60 FEET THEREOF;

AS RECORDED IN THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

2025 Expansion:

637 4TH ST LAKELAND, FL 33805 Restrooms / Garden 23-28-12-051500-001030

Charitable

COX JOHN F REALTY COMPANY'S PB 4 PG 47 BLK A LOT 3

645 4TH ST LAKELAND, FL 33805 City Donated Lots Parking 23-28-12-051500-001050

Charitable

COX JOHN F REALTY COS SUB PB 4 PG 47 BLK A LOTS 5 & 6

701 4TH ST W LAKELAND, FL 33805 City Dumpster Lot 23-28-12-051500-002012

Charitable

COX JOHN F REALTY COS SUB PB 4 PG 47 BLK B LOT 1 S1/2

709 4TH ST W LAKELAND, FL 33805 (McKenzie) 23-28-12-051500-002042

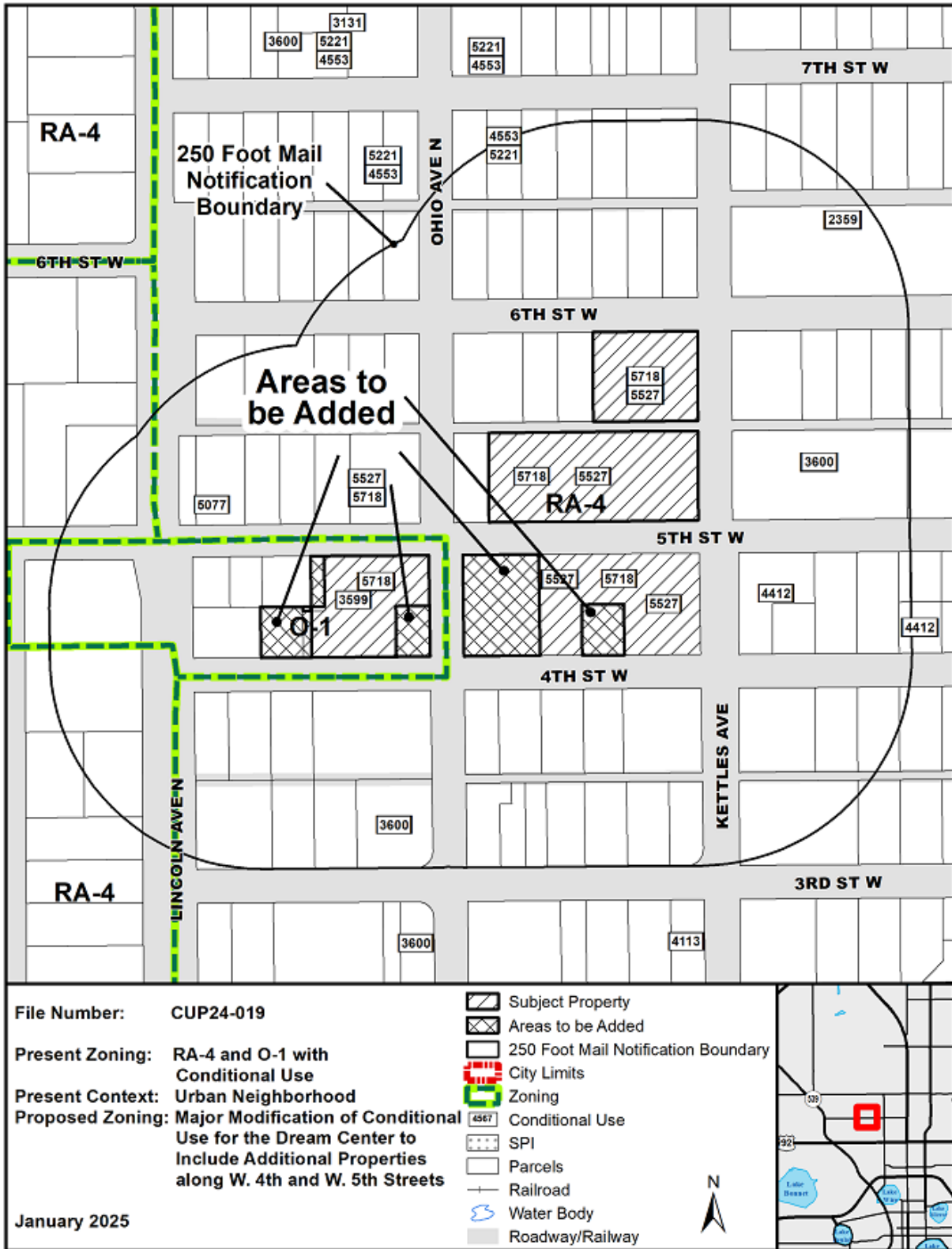
COX JOHN F REALTY COS SUB PB 4 PG 47 BLK B LOTS 4 W 40 FT OF S 60 FT & E 10 FT OF S 60 FT OF 5

COX JOHN F REALTY COS SUB PB 4 PG 47 BLK B LOT 4 E 10 FT OF S 55 F

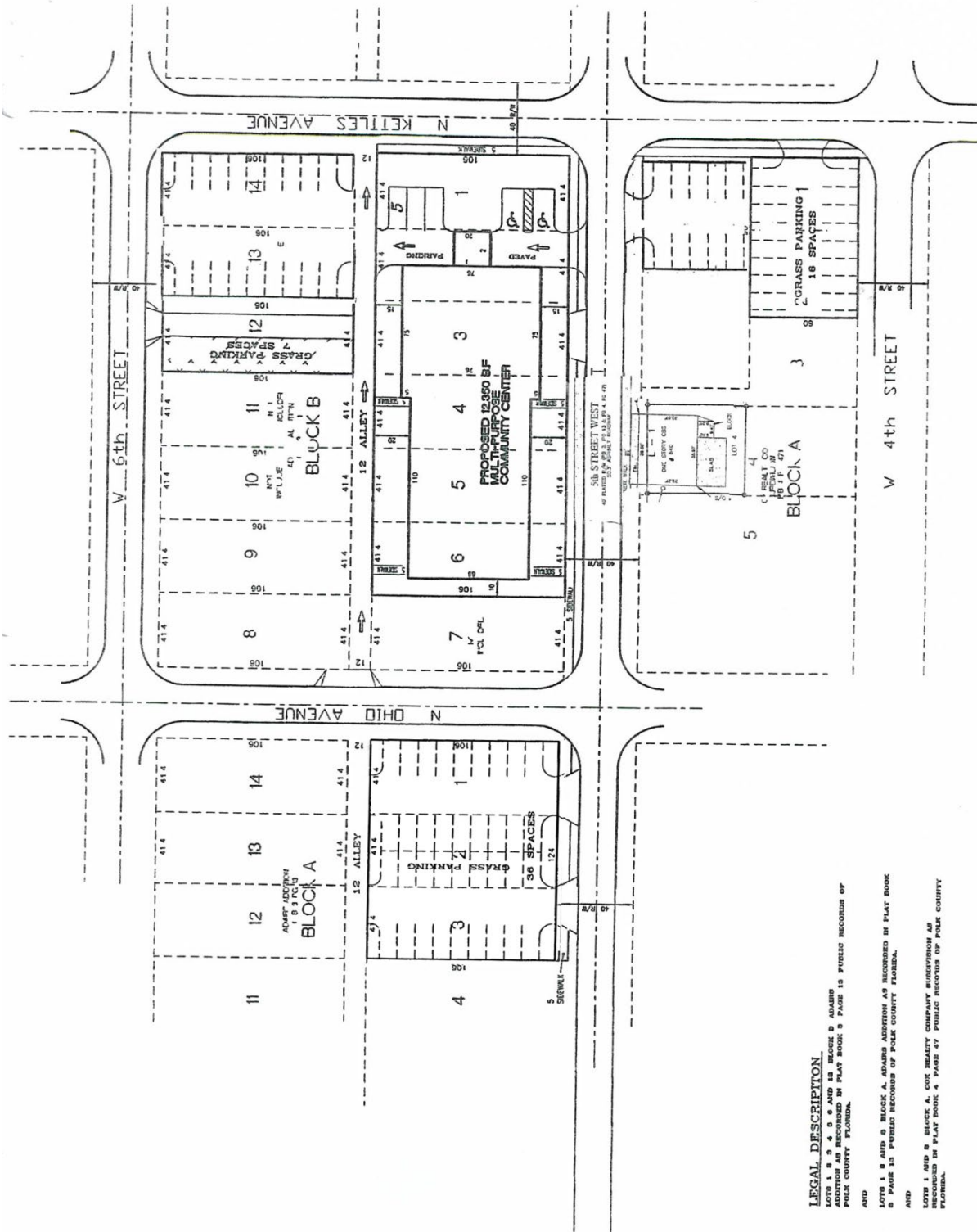
718 W 5TH ST LAKELAND, FL 33805 (Donated Right-of Way)

W 16 FT of N ½ of LOT 3 BLK B

ATTACHMENT "B"



ATTACHMENT "C"



LEGAL DESCRIPTION

LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 AND 11 BLOCK B ADAMS ADDITION AS RECORDED IN PUBLIC RECORDS OF POLK COUNTY FLORIDA.

AND

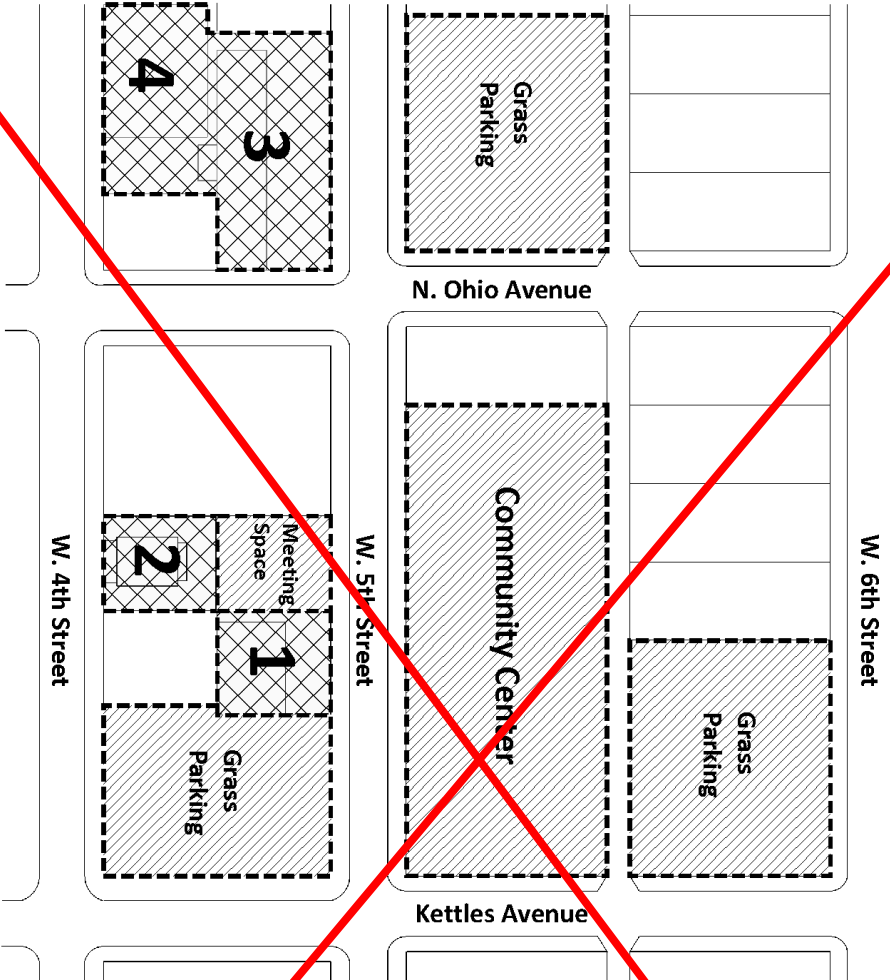
LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 AND 11 BLOCK B ADAMS ADDITION AS RECORDED IN PUBLIC RECORDS OF POLK COUNTY FLORIDA.

AND

LOTS 1 AND 2 BLOCK A, COK BEAUTY COMPANY SUBDIVISION AS RECORDED IN PLAY BOOK 4 PAGE 47 PUBLIC RECORDS OF POLK COUNTY FLORIDA.

Dream Center of Lakeland Expansion - CUP18-005

Site Plan



Expansion Sub-Areas



- 1) **632 W. 5th Street**
Offices, Meeting Rooms & Social Services
- 2) **639 W. 4th Street**
Storage, Meeting Rooms & Restroom Facilities
- 3) **706 W. 5th Street**
Outreach Center, Food & Clothing Pantry
- 4) **705 W. 4th Street**
Overflow Grass Parking, Community Garden & Future Outreach Center Expansion

Legend

- Existing Conditional Use Expansion Area
- Expansion Area

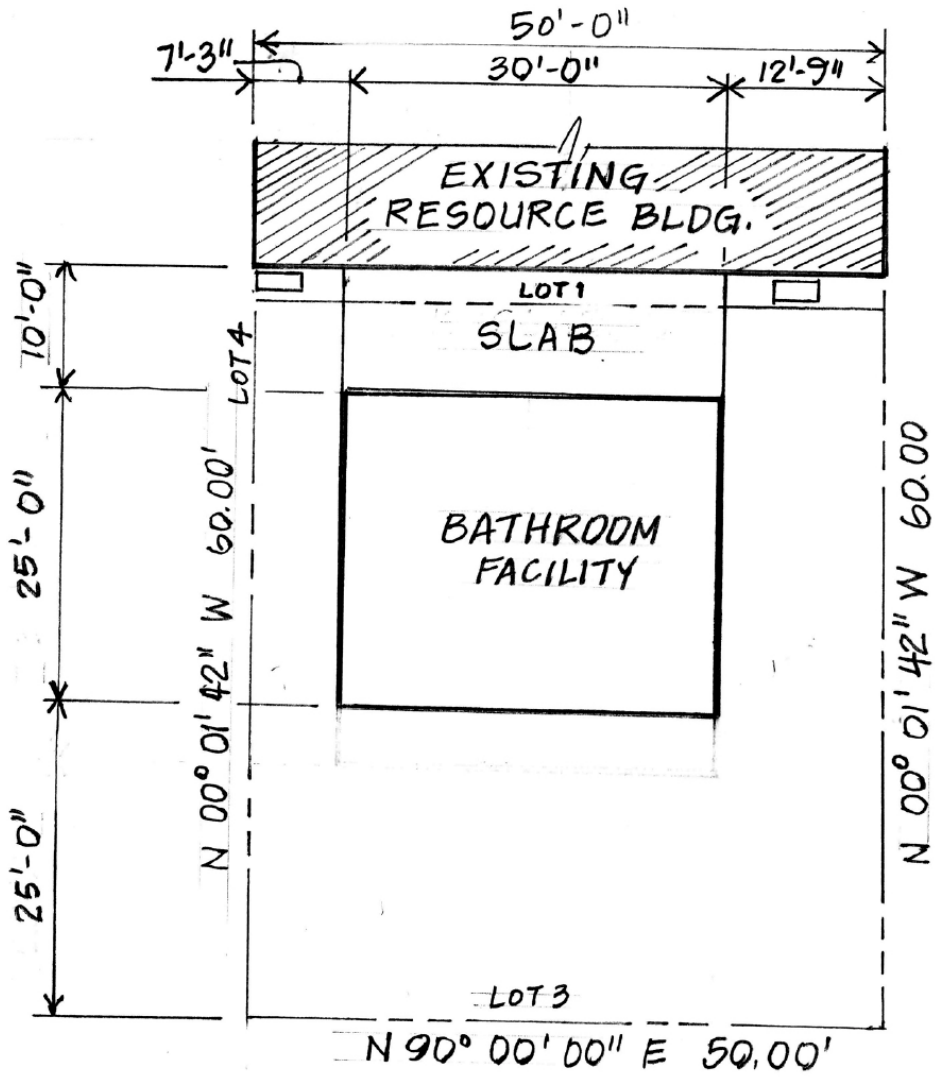
Dream Center of Lakeland Site Plan



- 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**
Roll-off Dumpsters/Trash Collection
 - 7. 718 W. 5th Street**
Recently Obtained Right of Way
-  Existing Conditional Use
 Expansion Conditional Use

ATTACHMENT "E"

Restroom Site Plan



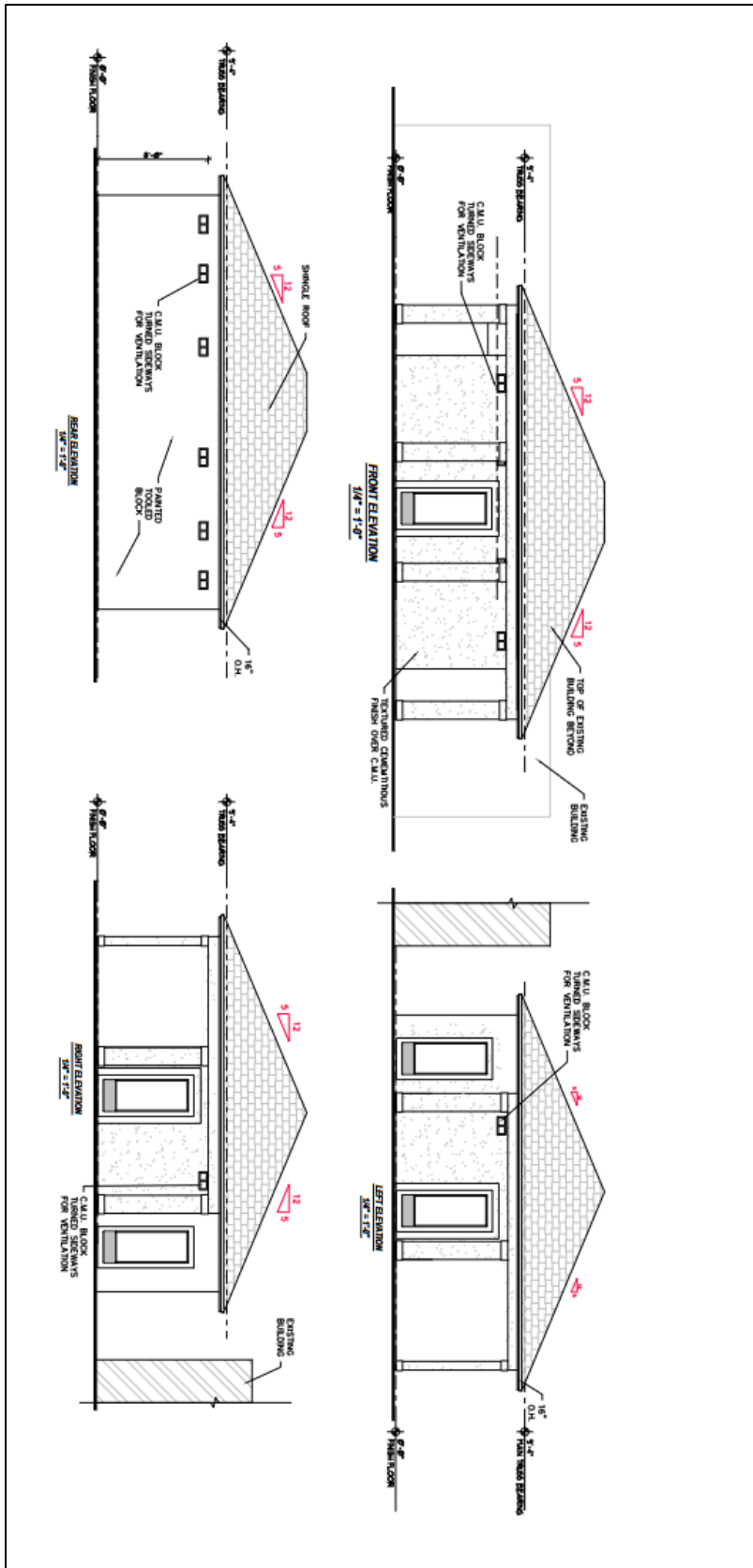
4TH STREET W.

SITE PLAN

1/16" = 1'-0"

ATTACHMENT "F"

Restroom Elevations – 637 W. 4th Street





Report of City Commission Action on Planning and Zoning Board Recommendations

Tuesday, February 18, 2025

Meeting of February 3, 2025

NO NEW ITEMS

Meeting of January 21, 2025

Ordinances (Second 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) **Approved 7—0 Ordinance 6081**

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) **Approved 7—0 Ordinance 6082**