

## AGENDA

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

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

## PUBLIC HEARING

- ITEM 1:**
- a. Compatibility review to allow for the construction of an accessory dwelling unit on property located at 1017 South Boulevard. Owner: Marten Walters. Applicant: OB Homes LLC. (ADU25-001)
  - b. Consideration of final decision.
- ITEM 2:**
- a. Conditional use to allow a medical office use (Gameday Men’s Health) on property located at 110 E. Pine Street. Owner: 110 E Pine St LLC. Applicant: Matthew Key. (CUP25-001)
  - b. Consideration of final decision.
- ITEM 3:**
- a. Conditional use to allow for the development of an early childhood education center on property located at 2128 S. Crystal Lake Drive. Owner: Southeastern University. Applicant: Matthew Lukens, The Lunz Group, LLC. (CUP25-002)
  - b. Consideration of final decision.

## GENERAL MEETING

- ITEM 4:** Review minutes of the February 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 an additional one-month continuance.**
- ITEM 6:** Report of City Commission action on Planning and Zoning Board recommendations along with Planning & Transportation Manager’s Report.

ITEM 7: Audience.

ITEM 8: Adjourn.



# Planning & Zoning Board General Application

**General Information:**

<b>Project No:</b>	<a href="#"><u>ADU25-001</u></a>	<b>Application Date:</b>	2/10/2025
<b>Associated Projects:</b>			
<b>Project Name:</b>	ADDITIONAL DWELLING UNIT		
<b>Subject Property Address:</b>	1017 SOUTH BLVD		
<b>Parcel ID:</b>	242819232000001180	<b>Total Acreage:</b>	
<b>Applicant Name:</b>	OB HOMES LLC (CGC1535775)		
<b>Applicant Address:</b>	2236 SOHO BAY CT	TAMPA	FL 33606
<b>Owner Name:</b>	WALTERS MARTEN D REVOCABLE TRUST		
<b>Owner Address:</b>	1017 SOUTH BLVD	LAKELAND	FL 33803

**Request:**

<b>Application Type:</b>	Accessory Dwelling Unit		
<b>Land Use</b>			
<b>Current</b>	Residential Medium		(RM)
<b>Proposed</b>	Not Applicable		
<b>Zoning</b>			
<b>Current</b>	Single Family		(RA-4)
<b>Proposed</b>	Not Applicable		
<b>Sub Context District</b>			
<b>Current</b>	(UNH)		Urban Neighborhood
<b>Proposed</b>			
<b>Explanation of Request:</b>	New construction additional dwelling unit, existing structure (no work proposed) 1,344 sq ft new garage apartment: ground floor, 514sq ft : second floor apartment 514 sq ft total enclosed 1028 sq ft. second floor adu apartment used by owner for second livable area work/personal. enclosed apartment on top of an enclosed		
<b>Justification:</b>			

**Concurrency:**

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

**Estimate of Public Service Demand**

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

ABBREVIATIONS

AB.	ANCHOR BOLT	K.O.	KNOCK OUT
A.C.T.	ACQUISITION	LAB.	LABORATORY
A.C.	AIR CONDITIONER	LAME	LAMINATED
A.F.	ABOVE FINISH FLOOR	LA.S.	LAUNDRY
A.F.F.	ABOVE FINISH FLOOR	LB(S)	LEAD(B)
ALT.	ALTERNATE	L.F.	LINEAR FOOT
ALOQ.	ALUMINUM PANEL	LGT.	LENGTH
APPX.	APPROXIMATE	LIN.	LINEN
ARCH.	ARCHITECTURAL	LKR	LOCKER
ARCH.	ARCHITECTURAL	LMAINT.	MAINTENANCE
AUTD.	AUTOMATIC	MAS.	MASONRY
AUTD.	AUTOMATIC	MATL.	MATERIAL
B/BLG.	BUILDING	MCC.	MECHANICAL
B/BLG.	BUILDING	MEZZ.	MEZZANINE
BKLG.	BLOCKING	MGR.	MANAGER
BKLG.	BLOCKING	MGT.	MECHANICAL
BK.	BENCH MARK	MIN.	MINIMUM
BOT.	BOTTOM	MISL.	MISCELLANEOUS
BOT.	BOTTOM	MR.	MANAGER
BSR.	BOTH SIDES	MSE.	MOISTURE RESISTANCE
BUR.	BUILT UP ROOFING	MOD.	MODIFIED
CB.	CABINET	MID.	MIDDLE
CAB.	CABINET	MIL.	MILLION
CCTV.	CLOSED CIRCUIT TELEVISION	M.L.C.	MEASUREMENT
C.G.	CORNER GUARD	NPL.	NOTED
C.L.	CENTRAL LINE	NPL.	NORMAL
C.L.	CENTRAL LINE	NPL.	NORMAL
CLG.	CEILING	NPL.	NORMAL
CLG.	CEILING	NPL.	NORMAL
CLG.	CEILING	NPL.	NORMAL
C.M.	CONCRETE MASONRY UNIT	O.C.	ON CENTER
C.M.	CONCRETE MASONRY UNIT	O.C.	ON CENTER
CMU.	CONCRETE MASONRY UNIT	O.C.	ON CENTER
CMU.	CONCRETE MASONRY UNIT	O.C.	ON CENTER
CNC.	CONCRETE	O.P.P.H.	OPPOSITE HANG
CNC.	CONCRETE	O.P.P.H.	OPPOSITE HANG
CONF.	CONFERENCE	O.P.P.H.	OPPOSITE HANG
CONF.	CONFERENCE	O.P.P.H.	OPPOSITE HANG
CONTR.	CONTROL PANEL	P.A.	PUBLIC ADDRESS
CP.	CONTROL PANEL	P.A.	PUBLIC ADDRESS
CPT.	CARPET	P.A.	PUBLIC ADDRESS
CPT.	CARPET	P.A.	PUBLIC ADDRESS
CU.	CUBIC WATER	PRE-FAB.	PREFABRICATED
CU.	CUBIC WATER	PRE-FAB.	PREFABRICATED
CU.	CUBIC WATER	PRE-FAB.	PREFABRICATED
CU.	CUBIC WATER	PRE-FAB.	PREFABRICATED
CU.	CUBIC WATER	PRE-FAB.	PREFABRICATED
CU.	CUBIC WATER	PRE-FAB.	PREFABRICATED
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CU.	CUBIC WATER	PRE-FAB.	PREFABRICATED
CU.	CUBIC WATER	PRE-FAB.	PREFABRICATED
CU.	CUBIC WATER	PRE-FAB.	PREFABRICATED

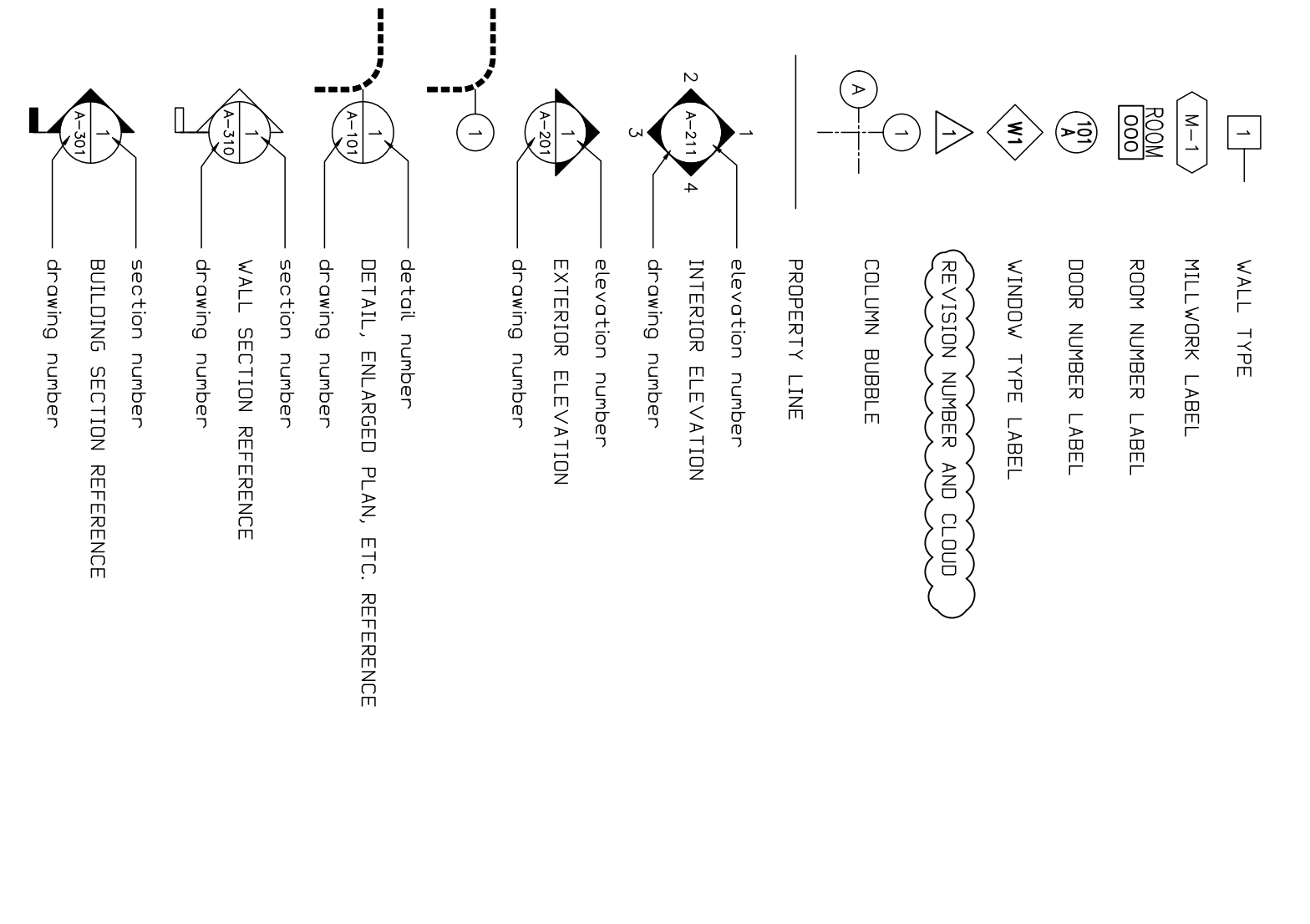
STANDARD MOUNTING HEIGHTS

GENERAL:	5'-0" AFF TO CENTER
ROTATING HEIGHTS INDICATED APPLY FOR GENERAL CONDITIONS UNLESS NOTED OTHERWISE	7'-8" TO CENTER OF TOP OF COUNTER AND
CONDIMIONS REPRESENT DISTANCE ABOVE FINISH FLOOR TYPICAL OF CONTACTS ABOVE	3'-0" OF BACKSLASH TO CENTER
REVIEW WITH ARCHITECT PRIOR TO INSTALLATION OF BACK BOXES OR FRAMING, MODIFY	OR BACKSLASH TO CENTER
THESE HEIGHTS AS NECESSARY TO CONFORM TO FAIR HOUSING REQUIREMENTS, LOCAL CODE,	
TERMINATING HEIGHT:	
5'-0" AFF TO CENTER	
7'-8" TO CENTER OF TOP OF COUNTER	
3'-0" OF BACKSLASH TO CENTER	

GENERAL NOTES

1. THESE PLANS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE 2023 FLORIDA BUILDING CODE, EXISTING EIGHTH EDITION.
2. SEE CODE DATA SHEET FOR ADDITIONAL CODE REFERENCES.
3. ALL WORK SHALL COMPLY WITH APPLICABLE CODES OR ORDINANCES OR REQUIREMENTS OF ENTITIES HAVING JURISDICTION.
4. ALL CONTRACTORS AND SUBCONTRACTORS SHALL REVIEW COMPLETE SETS OF DRAWINGS, SPECIFICATIONS, AND ALL OTHER PORTIONS OF THE CONTRACT DOCUMENTS. WORK PER TRADE IS NOT LIMITED TO SPECIFIC SHEETS.
5. SEE SHEET G-100 FOR ADDITIONAL NOTES, ANNOTATIONS, SYMBOLS, AND ABBREVIATIONS.
6. IF DETAILS OR NOTES REFERENCED ARE NOT LOCATED, CONTACT THE ARCHITECT TO PROVIDE UNLESS SPECIFICALLY REFERENCED TO BE PROVIDED BY OTHERS.
7. CONSTRUCTION SITE MUST BE VISITED BY THE CONTRACTOR TO VERIFY EXISTING CONDITIONS. IF CONDITIONS DIFFER FROM WHAT IS SHOWN OR CONFLICTS WITH WHAT IS SHOWN, NOTIFY THE ARCHITECT.

SYMBOL LEGEND

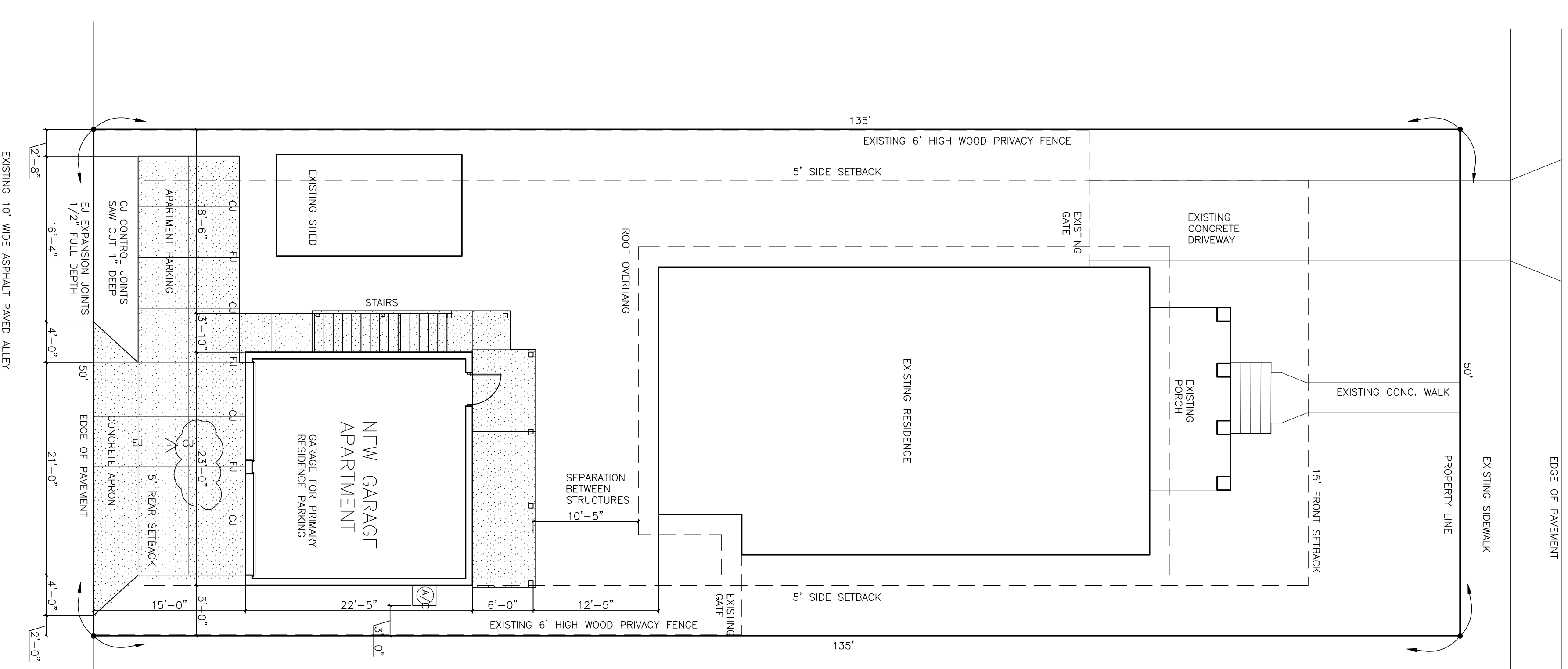


GENERAL

1. ALL CONTRACTORS AND SUBCONTRACTORS SHALL REVIEW COMPLETE SETS OF DRAWINGS AND SPECIFICATIONS BEFORE PROCEEDING.
2. GENERAL CONTRACTORS IS TO ENSURE THAT ALL SYSTEMS SHALL BE FULLY FUNCTIONING AND ALL OTHER PORTIONS OF THE CONTRACT DOCUMENTS.
3. CONTRACTORS AND SUBCONTRACTORS BIDDING ON THIS MEET VISIT EXISTING SITE TO PROPERLY UNDERSTAND THE NATURE AND EXTENT OF WORK. NEW WORK MUST COMPLY WITH THE INTENT OF THE WORK, AS WELL AS INDICATED SPECIFICATIONS. SPECIFICATIONS CHANGE ORDERS WILL BE ISSUED AS NECESSARY BY THE ARCHITECT. THE CONTRACTOR SHALL INFERRED TO BE NECESSARY BY THE INTENT OF THE WORK, NOR WILL CHANGE ORDERS BE GRANTED FOR WORK REQUIRING WHICH A SITE VISIT WOULD HAVE REVEALED.
4. ALL DISCIPLINES MUST BID ON COMPLETE SETS OF DOCUMENTS. THE CONTRACTOR SHALL VERIFY THE SCOPE OF THE WORK BEFORE THE SCOPE OR INTENT OF ANY PART OF THE DRAWINGS.
5. IN THE EVENT OF AN INCONSISTENCY BETWEEN THE DRAWINGS AND SPECIFICATIONS, OR WITHIN EITHER DOCUMENT, THE CONTRACTOR SHALL SEEK CLARIFICATION OR INTERPRETATION FROM THE ARCHITECT PRIOR TO PROCEEDING. INCONSISTENCIES ARE NOT TO BE ASSUMED TO BE INFERRED. THE CONTRACTOR SHALL INCLUDE THE BETTER QUALITY OR GREATER QUANTITY OF WORK IN THE BID PROPOSAL.
6. DRAWINGS AND SPECIFICATIONS SHALL BE KEPT AT THE JOB SITE.
7. REFER TO CIVIL, STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL FOR ADDITIONAL GENERAL NOTES, ABBREVIATIONS, AND SYMBOLS.
8. WHERE SPECIFIC DIMENSIONS, DETAILS, OR DESIGN INTENT CANNOT BE DETERMINED FROM THE DRAWINGS, CONSULT THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
9. CONSTRUCTION DOCUMENTS CAN NOT DETAIL EVERY CONDITION, HOWEVER, EVERY CONNECTION, CORNER FLASHING, ETC. MUST BE REVIEWED AND ABIDE BY ARCHITECT'S DECISION WHEN DISCREPANCIES ARISE.
10. THE CONTRACTOR AND ALL SUBCONTRACTORS AND SUPPLIERS, BY WORKING ON THESE PLANS, HEREBY AGREE TO HOLD THE ARCHITECT HARMLESS FROM ALL LIABILITY ARISING FROM ANY ERRORS, OMISSIONS, OR INCONSISTENCIES IN THE PROJECT, AND TO COMPLY WITH ALL GOVERNING CODES INCLUDING BUT NOT LIMITED TO THE EDITIONS SPECIFIED IN THE PROJECT MANUAL, AND IF NOT SPECIFIED THEN THE LATEST EDITION OF THE FLORIDA BUILDING CODE, 8TH EDITION 2023.

20' ASPHALT PAVEMENT  
40' RIGHT-OF-WAY

SOUTH BOULEVARD



ADDRESS

1077 SOUTH BLVD, LAKELAND, FL 33803  
OWNER: MARTIN WALTERS  
ORIGINAL HOUSE CONSTRUCTED 1925  
WOOD FRAME - VINYL SIDING - CABLE SHINGLED ROOF  
COX & JOHNSON'S SIGN OF SCOTTS LAKELAND  
HNS P# 2 PD 10 BX 1 LOT 18  
LOT BOUNDARY SURVEY DATED - NOT PROVIDED

LOT DATA

EXISTING ENTRY WALK	88 SF
NEW CONCRETE PAVE	183 SF
NEW CONCRETE PAVE	137 SF
NEW CONCRETE BALCONY PAD	209 SF
LOT COVERAGE OTHER	15%
TOTAL LOT COVERAGE	45%
PERCENTAGE GREEN	55%
	3,683 SF

BUILDING DATA

EXISTING FIRST FLOOR (NO WORK PROPOSED)	1,344 S.F.
EXISTING FRONT PORCH	144 S.F.
NEW GARAGE APARTMENT	519 S.F.
SECOND FLOOR GARAGE	1,020 S.F.
SECOND FLOOR APARTMENT	518 S.F.
TOTAL ENCLOSED	3,243 S.F.

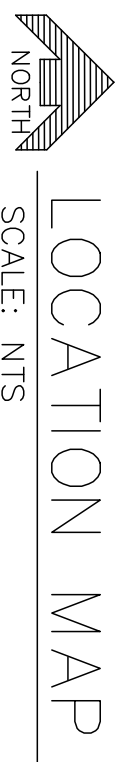
ACCESSORY BUILDING UNIT STANDARDS

EXISTING FIRST FLOOR	1,344 S.F. per survey	1,293 S.F. per city
ACCESSORY DWELING STRUCTURE AT 40%	537 S.F.	1,291 x 4 = 516.4 S.F.
GROUND FLOOR GARAGE	537 S.F.	519 S.F.
SECOND FLOOR APARTMENT	517 S.F.	1,020 S.F.
23.0' X 23.33' = 537 S.F.		23.0' X 22.43' = 515 S.F.

SITE NOTES

1. EXISTING UNDERGROUND IRRIGATION SYSTEM TO REMAIN - REMOVE LINES AS REQUIRED BY NEW CONSTRUCTION. CAP LINES REMOVE LINES WHERE APPROPRIATE AND MARK ALL LOCATIONS ON RECORD DRAWINGS.
2. LANDSCAPING AND IRRIGATION TO COMPLY WITH ORDINANCES, GUIDELINES, CODES AND REQUIREMENTS OF CITY OF LAKELAND AND DEED RESTRICTIONS.
3. REMAINING OF CANOPY OR ROOTS OF EXISTING TREES WHICH ARE TO REMAIN SHALL BE MAINTAINED AND PROTECTED FROM DAMAGE DURING ALL CONSTRUCTION ACTIVITIES.
4. ALL LANDSCAPING TO REMAIN SHALL BE PROTECTED FROM DAMAGE DURING ALL CONSTRUCTION ACTIVITIES.
5. EXISTING PAVEMENT WALKS & CURBS WHICH ARE TO REMAIN SHALL BE PROTECTED DURING ALL CONSTRUCTION ACTIVITIES.
6. ALL EXISTING UTILITIES WHICH ARE TO REMAIN SHALL BE FLAGGED AND PROTECTED DURING ALL CONSTRUCTION ACTIVITIES.
7. PATCH EXISTING ASPHALT PAVING WHERE DAMAGE DUE TO CONSTRUCTION.
8. CONCRETE WITH EXPANSION JOINTS AT 15' O.C. AND 1/4"X1" CONTROL JOINTS AT 50' O.C.

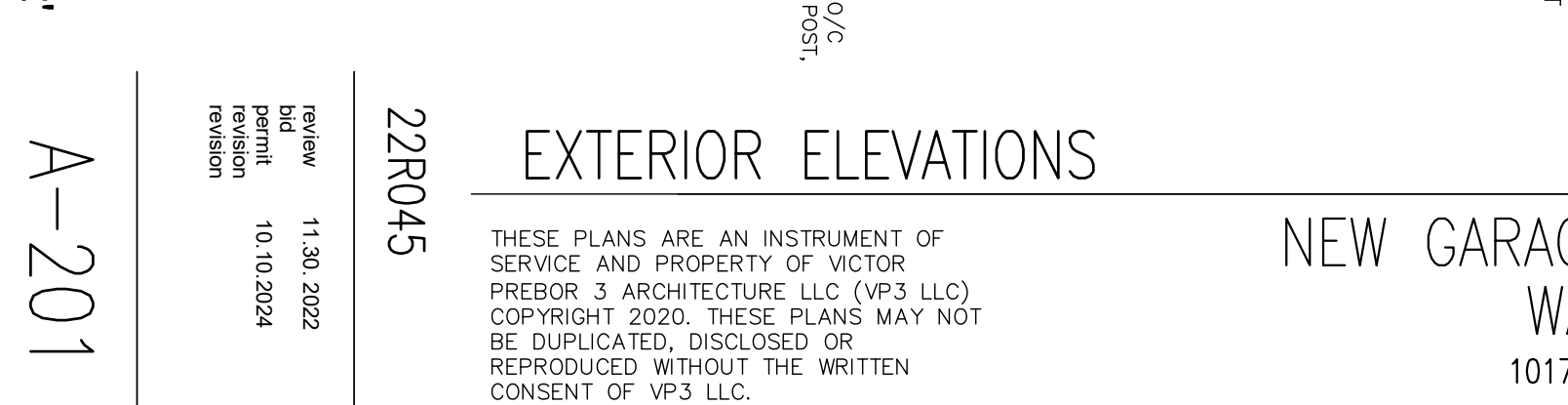
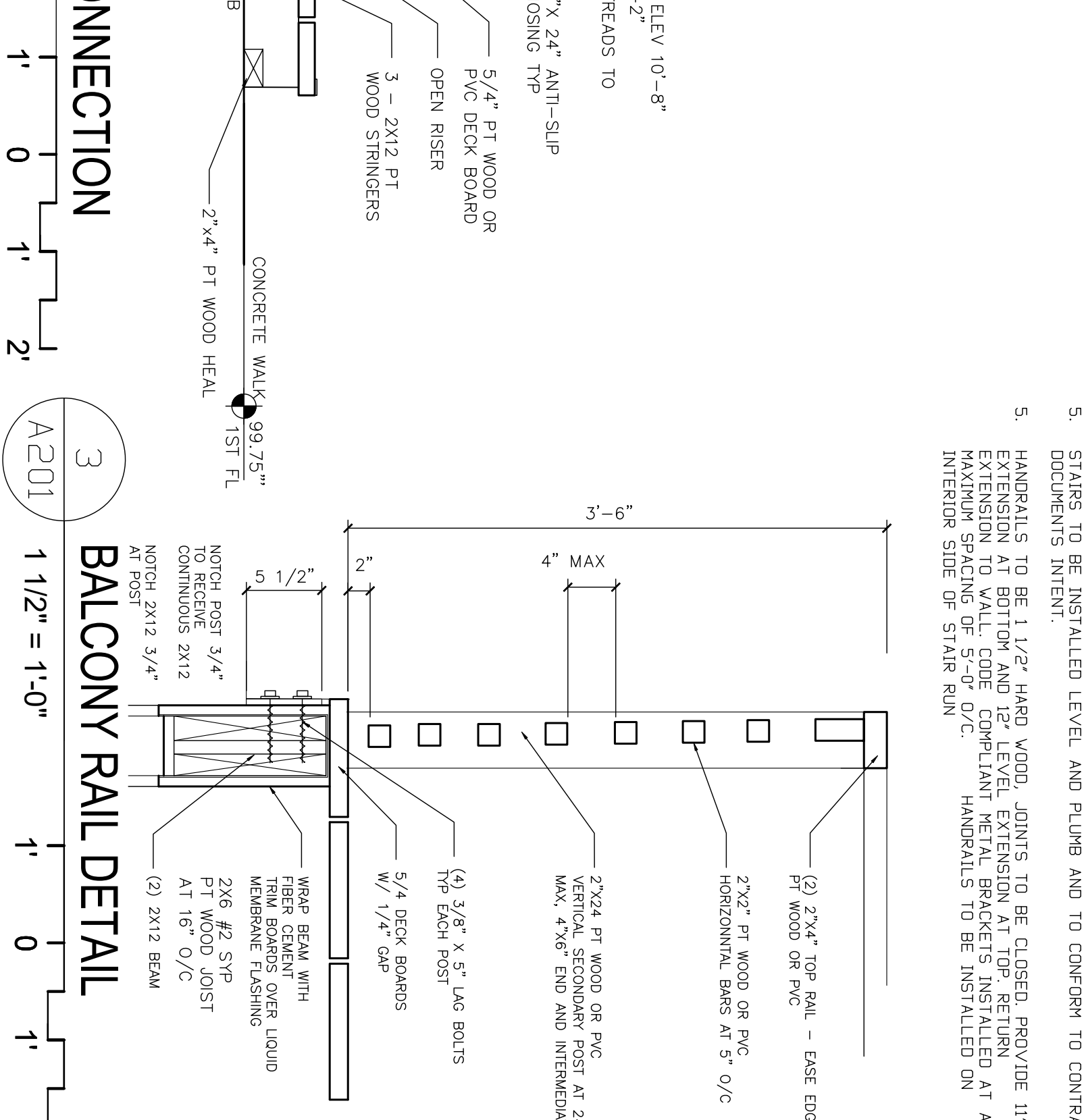
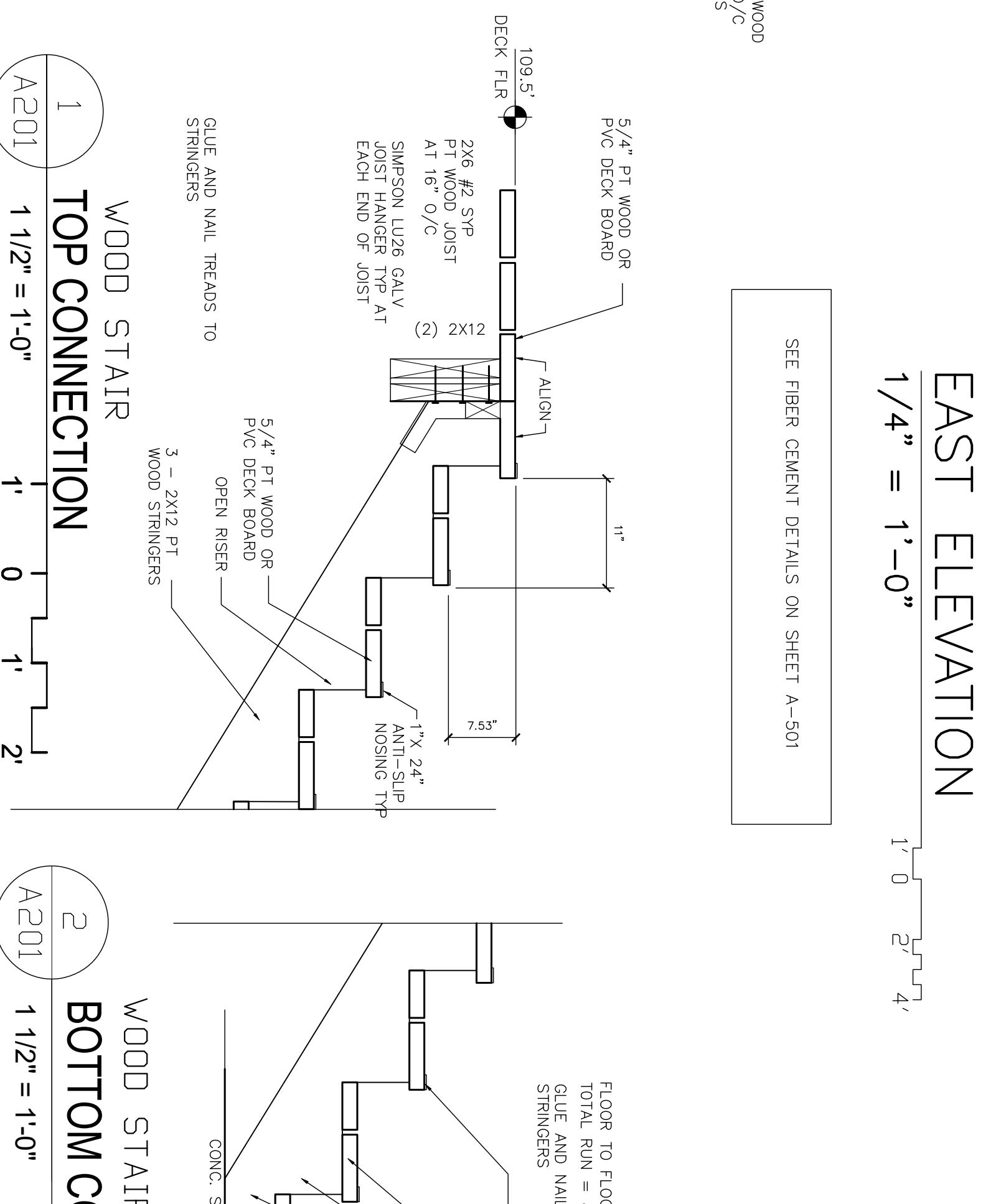
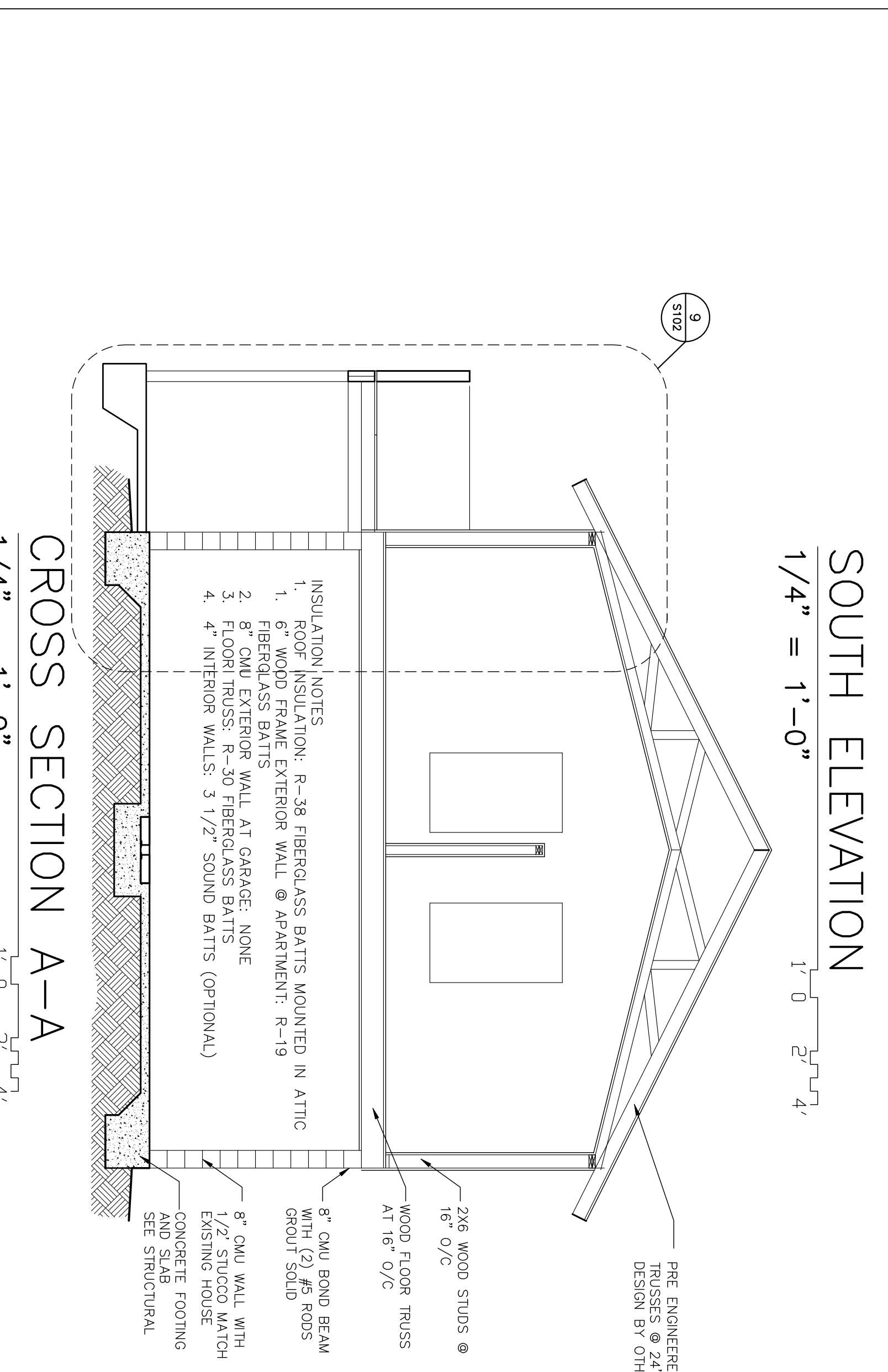
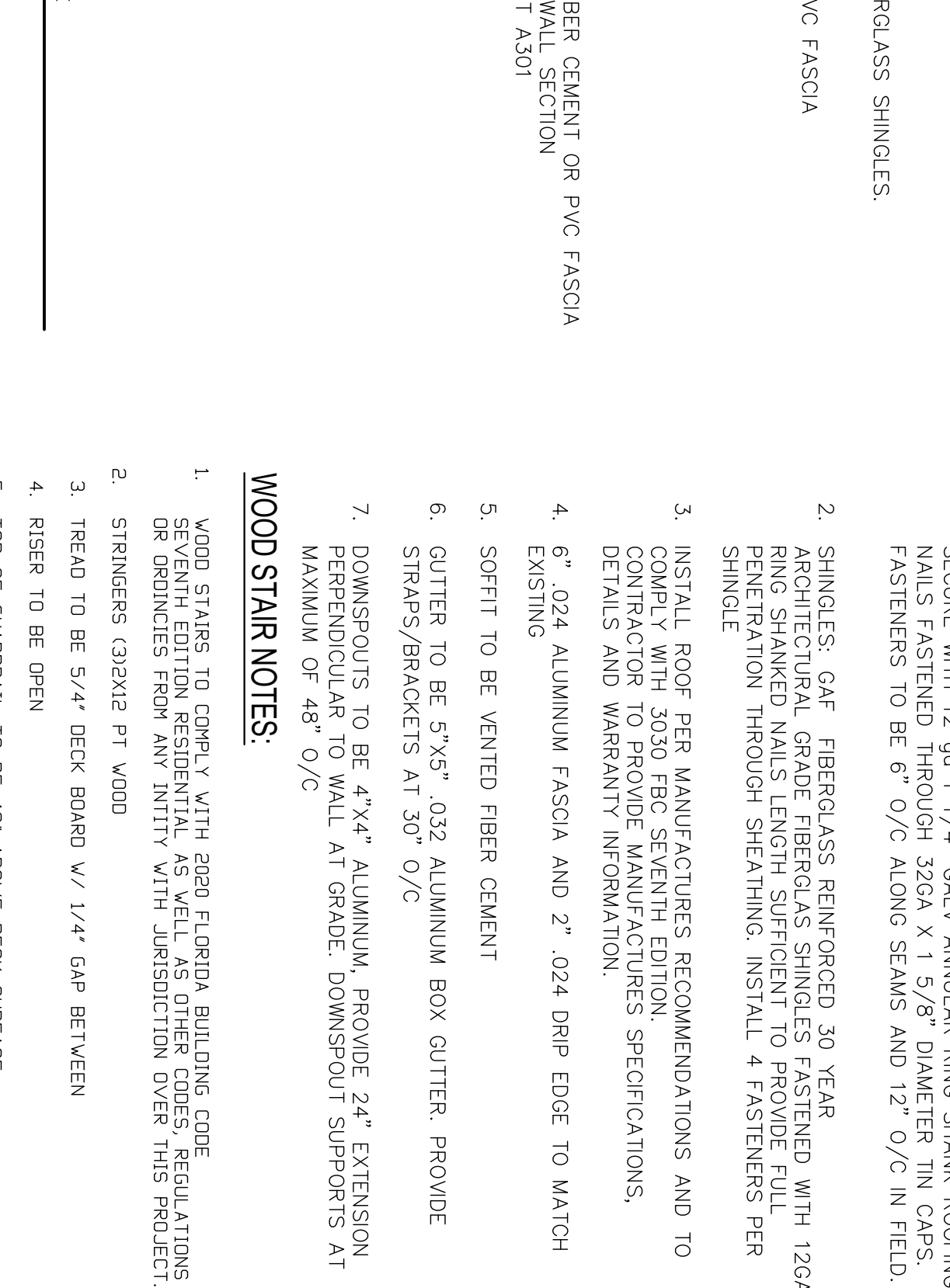
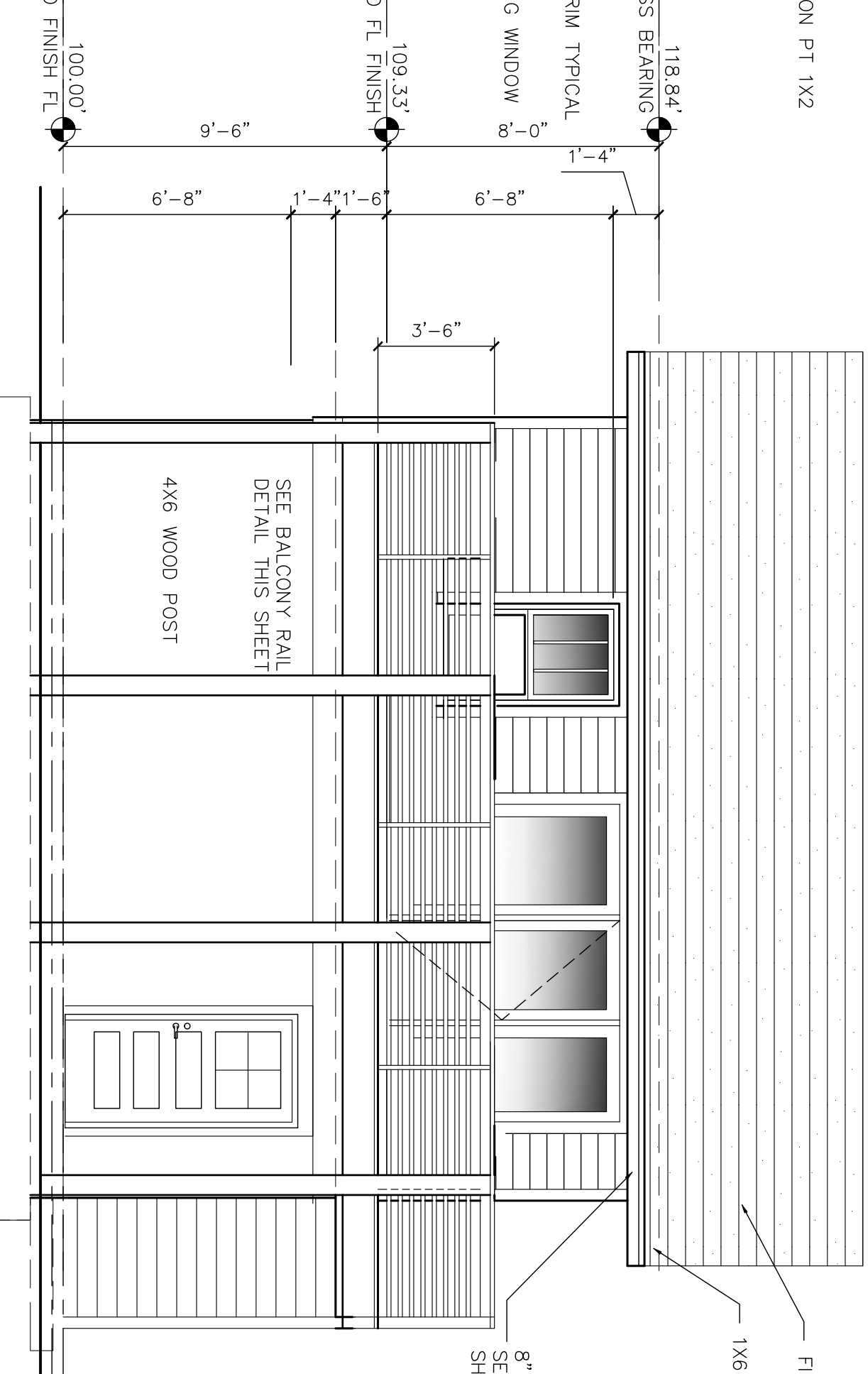
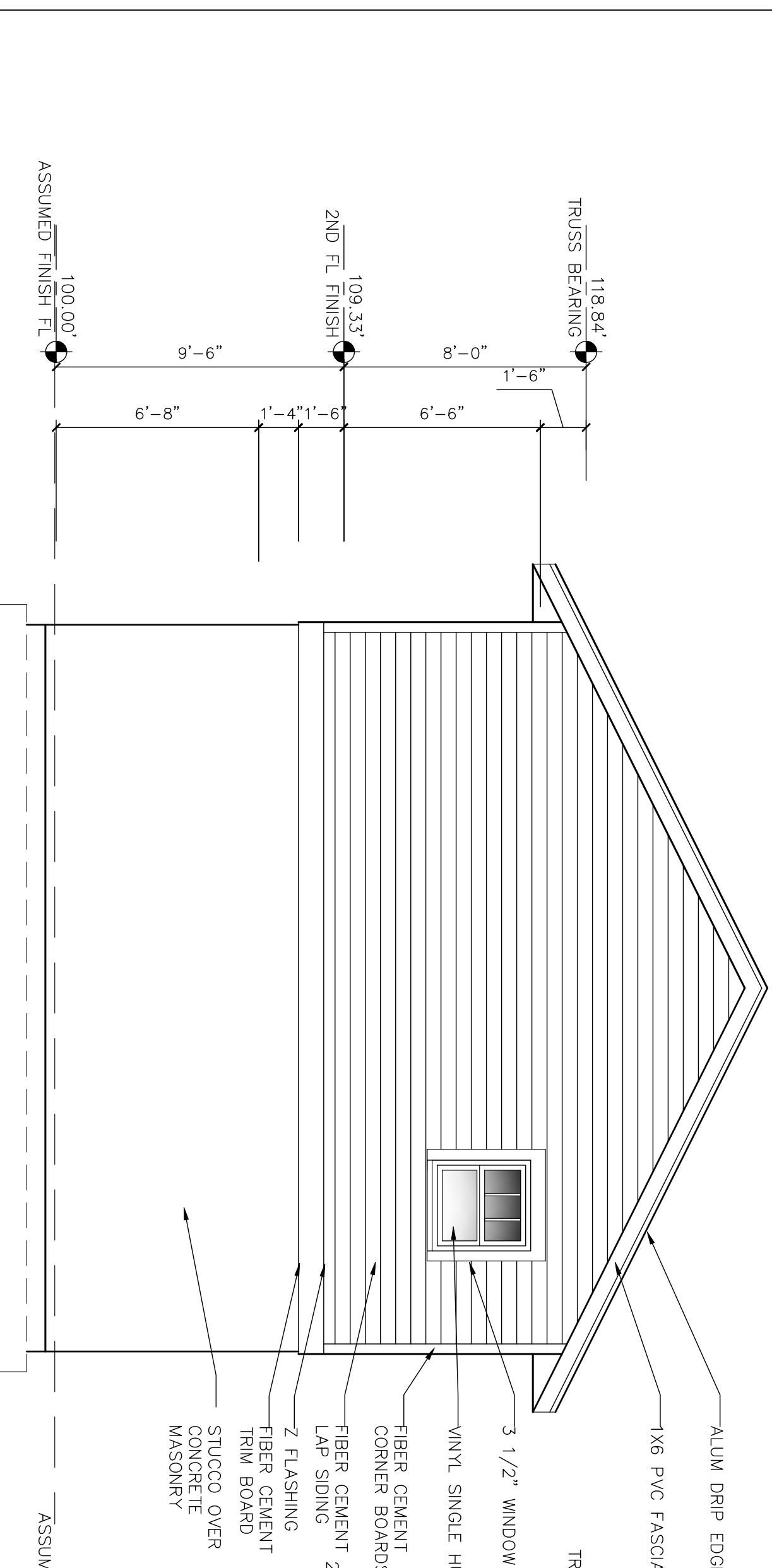
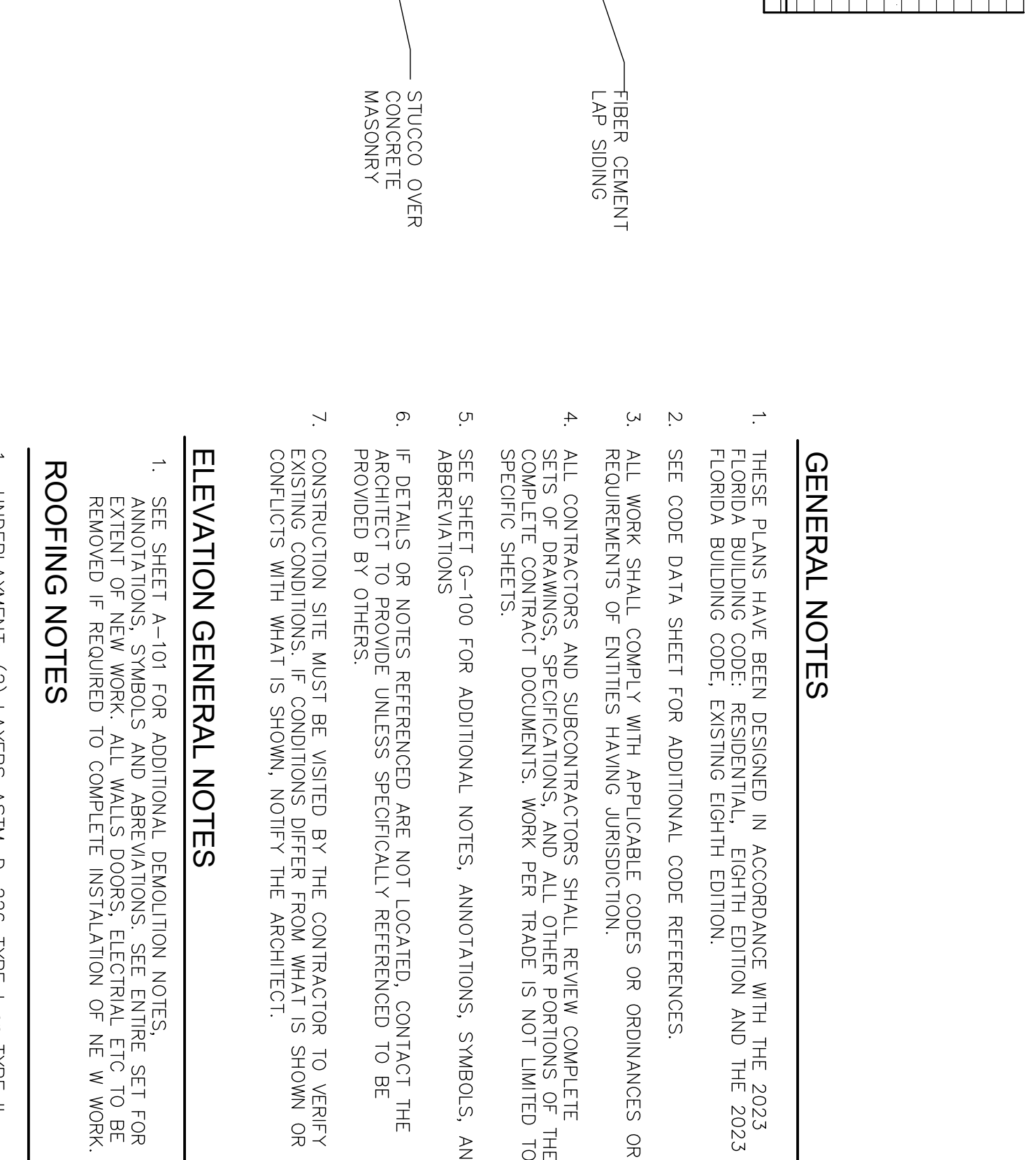
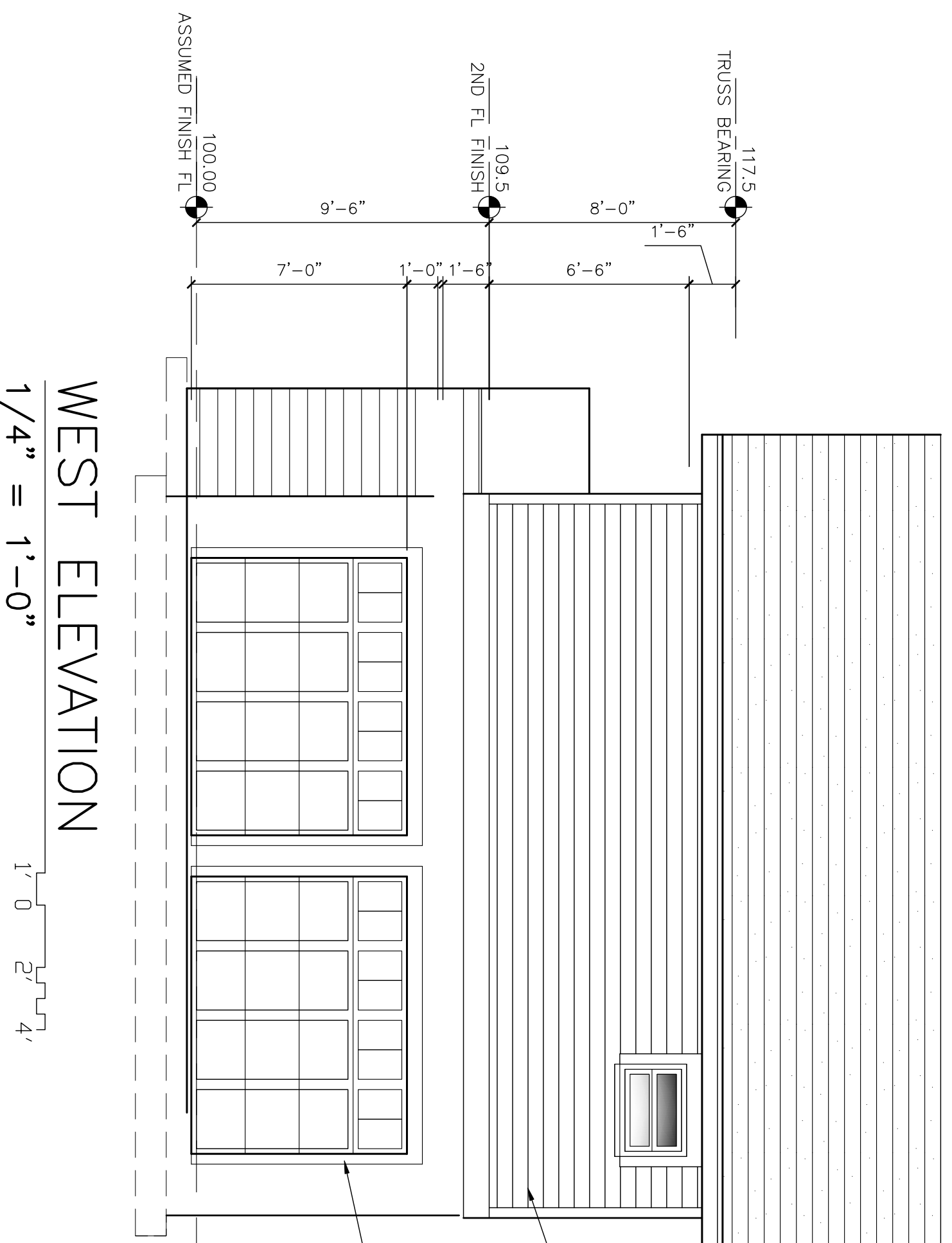
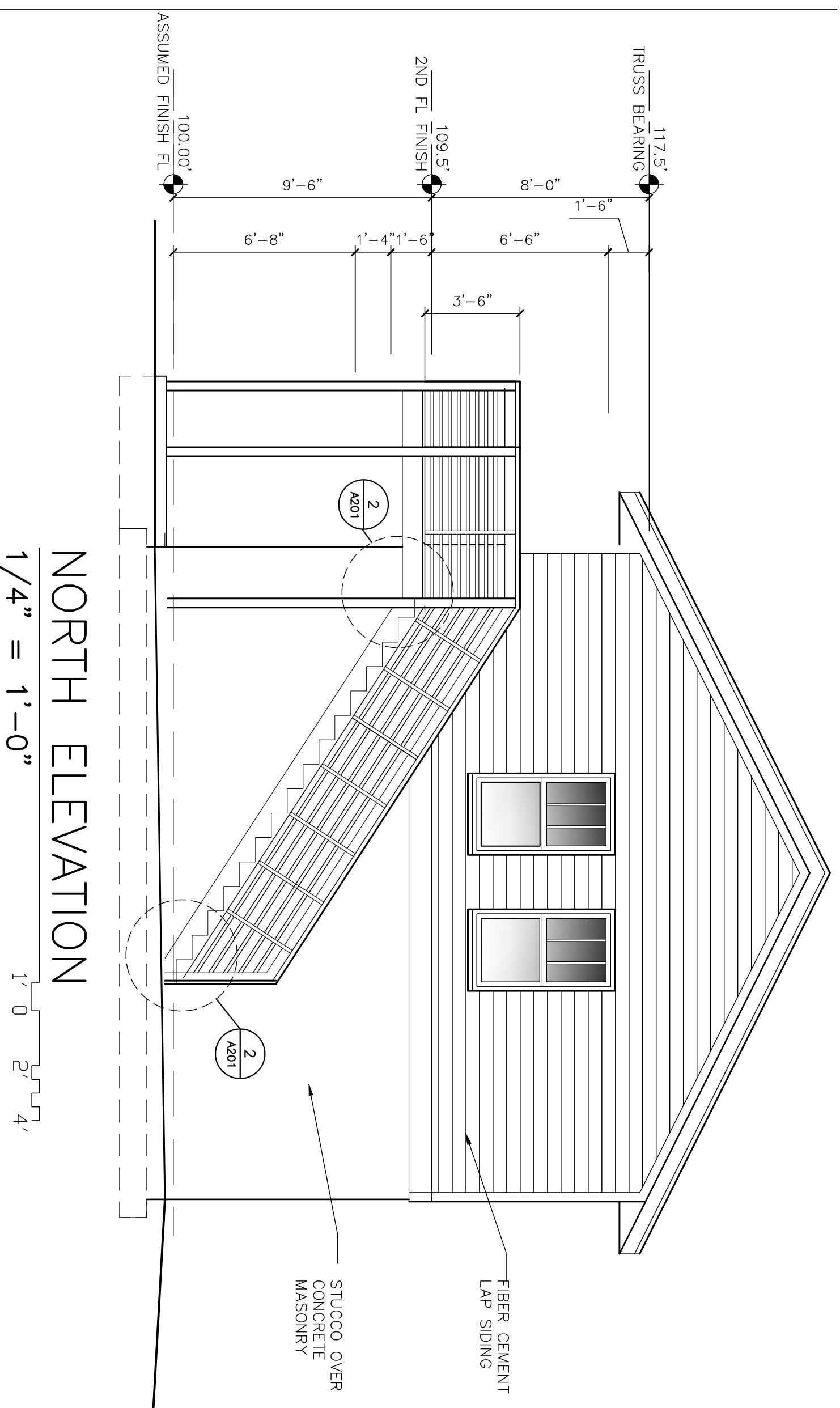
LOCATION MAP



VICTOR PREBOR ARCHITECTURE, LLC  
130 S MASSACHUSETTS AVENUE SUITE 212, LAKELAND, FL 33801  
863.450.4514 M:863.255.7033 victor@vprebor.com www.prebor3.com  
FLORIDA AA26003300

22PR45  
SITE PLAN - GENERAL NOTES  
NEW GARAGE APARTMENT for: WALTERS RESIDENCE  
1017 SOUTH BLVD, LAKELAND, FL 33803

G-100  
SCALE: 1/8" = 1'-0"  
1.0 2' 4"



**GENERAL NOTES**

1. THESE PLANS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE 2023 FLORIDA BUILDING CODE: RESIDENTIAL, EIGHTH EDITION AND THE 2023 FLORIDA BUILDING CODE: EXISTING EIGHTH EDITION.
2. SEE CODE DATA SHEET FOR ADDITIONAL CODE REFERENCES.
3. ALL WORK SHALL COMPLY WITH APPLICABLE CODES OR ORDINANCES OR REQUIREMENTS OF ENTITIES HAVING JURISDICTION.
4. ALL CONTRACTORS AND SUBCONTRACTORS SHALL REVIEW COMPLETE SETS OF DRAWINGS, SPECIFICATIONS, AND ALL OTHER PORTIONS OF THE COMPLETE CONTRACT DOCUMENTS. WORK PER TRADE IS NOT LIMITED TO SPECIFIC SHEETS.
5. SEE SHEET G-100 FOR ADDITIONAL NOTES, ANNOTATIONS, SYMBOLS, AND ABBREVIATIONS.
6. IF DETAILS OR NOTES REFERENCED ARE NOT LOCATED, CONTACT THE ARCHITECT TO PROVIDE UNLESS SPECIFICALLY REFERENCED BY OTHERS.
7. CONSTRUCTION SITE MUST BE VISITED BY THE CONTRACTOR TO VERIFY EXISTING CONDITIONS. IF CONDITIONS DIFFER FROM WHAT IS SHOWN OR CONFLICTS WITH WHAT IS SHOWN, NOTIFY THE ARCHITECT.

**ELEVATION GENERAL NOTES**

1. SEE SHEET A-101 FOR ADDITIONAL DEMOLITION NOTES, ANNOTATIONS, SYMBOLS AND ABBREVIATIONS. SEE ENTIRE SET FOR EXTENT OF WORK. ALL WALLS, DOORS, ELECTRICAL ETC. TO BE REMOVED IF REQUIRED TO COMPLETE INSTALLATION OF NEW WORK.

**ROOFING NOTES**

1. UNDERLAYMENT: (2) LAYERS ASTM-D-226 TYPE 1 OR TYPE II SECURE WITH 12 ga 1 1/4" GALV ANNUALAR RING SHANK ROOFING NAILS FASTENED THROUGH 3/8" X 1 5/8" DIAMETER TIN CARPS. FASTENERS TO BE 6" O/C ALONG SEAMS AND 12" O/C IN FIELD.
2. SHINGLES: GAF FIBERGLASS REINFORCED 30 YEAR ARCHITECTURAL GRADE FIBERGLASS SHINGLES FASTENED WITH 12GA ANNUALAR RING SHANK ROOFING NAILS FASTENED THROUGH SHEATHING. INSTALL 4 FASTENERS PER SHINGLE.
3. INSTALL ROOF PER MANUFACTURES RECOMMENDATIONS AND TO COMPLY WITH 3030 FBC SEVENTH EDITION CONTRACTOR TO PROVIDE MANUFACTURES SPECIFICATIONS, DETAILS AND WARRANTY INFORMATION.
4. 6" 024 ALUMINUM FASCIA AND 2" 024 DRIP EDGE TO MATCH EXISTING
5. SOFFIT TO BE VENTED FIBER CEMENT
6. GUTTER TO BE 5"X5" .032 ALUMINUM BOX GUTTER. PROVIDE STRAPS/BRAKETS AT 30' O/C
7. DOWNSPOUTS TO BE 4"X4" ALUMINUM. PROVIDE 24" EXTENSION PERPENDICULAR TO WALL AT GRADE. DOWNSPOUT SUPPORTS AT MAXIMUM OF 48" O/C

**WOOD STAIR NOTES:**

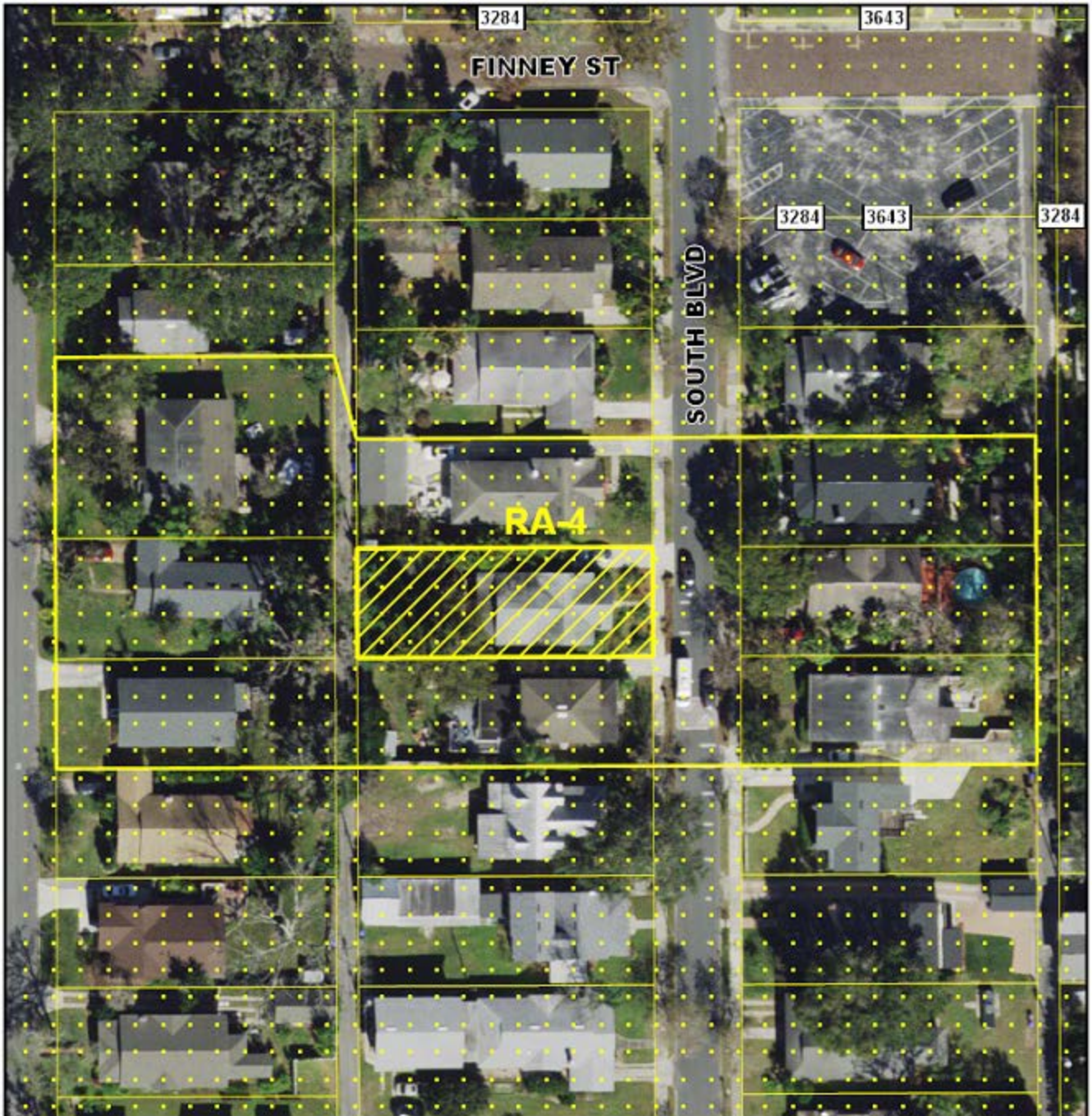
1. WOOD STAIRS TO COMPLY WITH 2020 FLORIDA BUILDING CODE SEVENTH EDITION RESIDENTIAL AS WELL AS OTHER CODES, REGULATIONS OR ORDINANCES FROM ANY ENTITY WITH JURISDICTION OVER THIS PROJECT.
2. STRINGERS (3)2X12 PT WOOD
3. TREAD TO BE 5/4" DECK BOARD W/ 1/4" GAP BETWEEN
4. RISER TO BE OPEN
5. TOP OF GUARDRAIL TO BE 42" ABOVE DECK SURFACE.
5. STAIRS TO BE INSTALLED LEVEL AND PLUMB AND TO CONFORM TO CONTRACT DOCUMENTS INTENT.
5. HANDRAILS TO BE 1 1/2" HARD WOOD. JOINTS TO BE CLOSED. PROVIDE 11" EXTENSION AT BOTTOM AND 12" LEVEL EXTENSION AT TOP. RETURN EXTENSION TO WALL SIDE COMPLIANT METAL BRACKETS INSTALLED AT A MAXIMUM OF 48" O/C. HANDRAILS TO BE INSTALLED ON INTERIOR SIDE OF STAIR RUN

This item has been electronically signed and sealed by Victor M. Prebor AIA using a Digital Signature and does not constitute a contract. It is not considered signed and sealed until the signature must be verified on any electronic copies.

NEW GARAGE APARTMENT for:  
WALTERS RESIDENCE  
1017 SOUTH BLVD, LAKELAND, FL 33808

**EXTERIOR ELEVATIONS**

THESE PLANS ARE AN INSTRUMENT OF SERVICE AND PROPERTY OF VICTOR PREBOR ARCHITECTURE LLC (VPA) COPYRIGHT 2020. THESE PLANS MAY NOT BE DUPLICATED, DISCLOSED OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF VPA LLC.



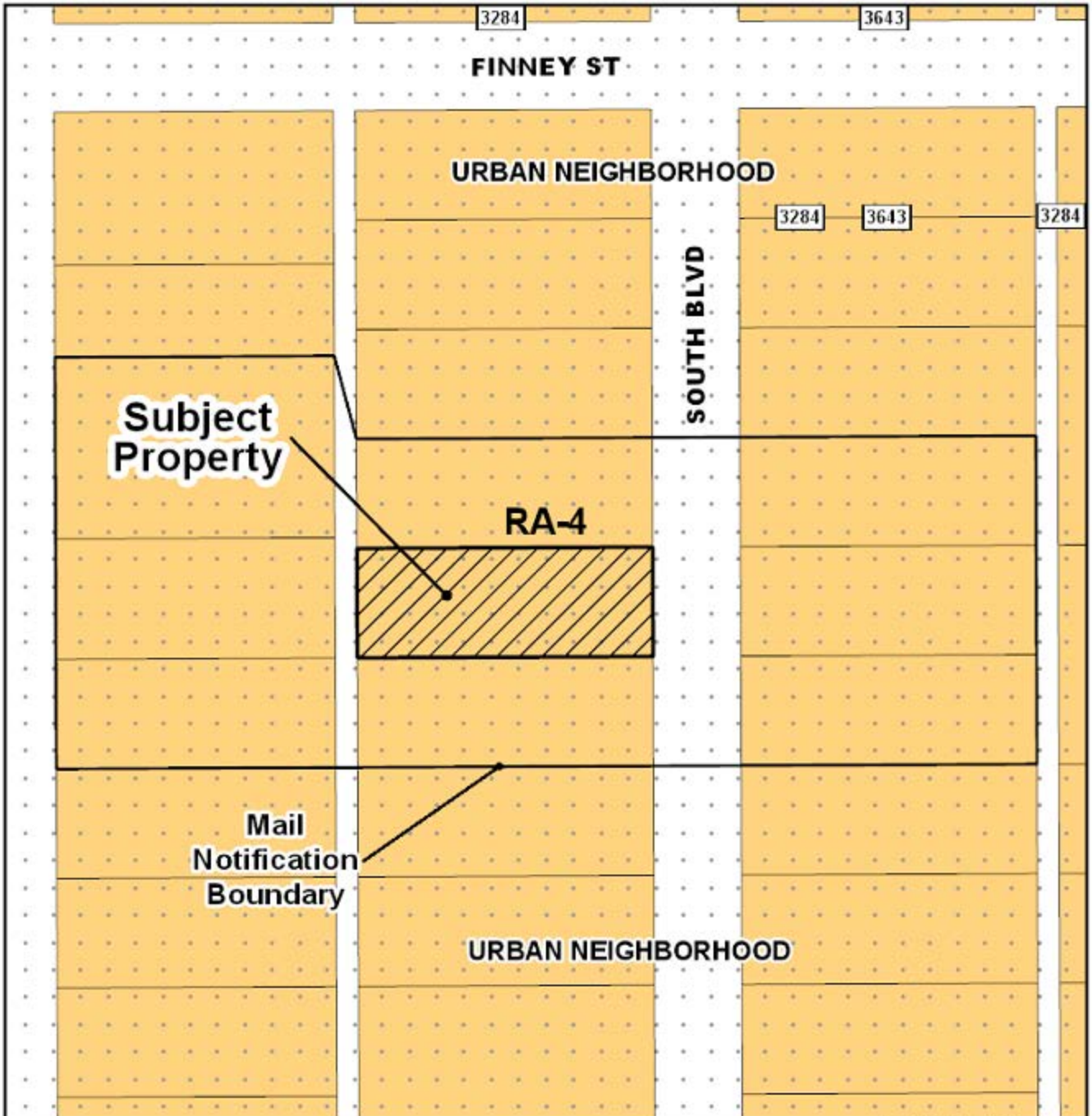
**File Number:** ADU25-001

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

March 2025

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





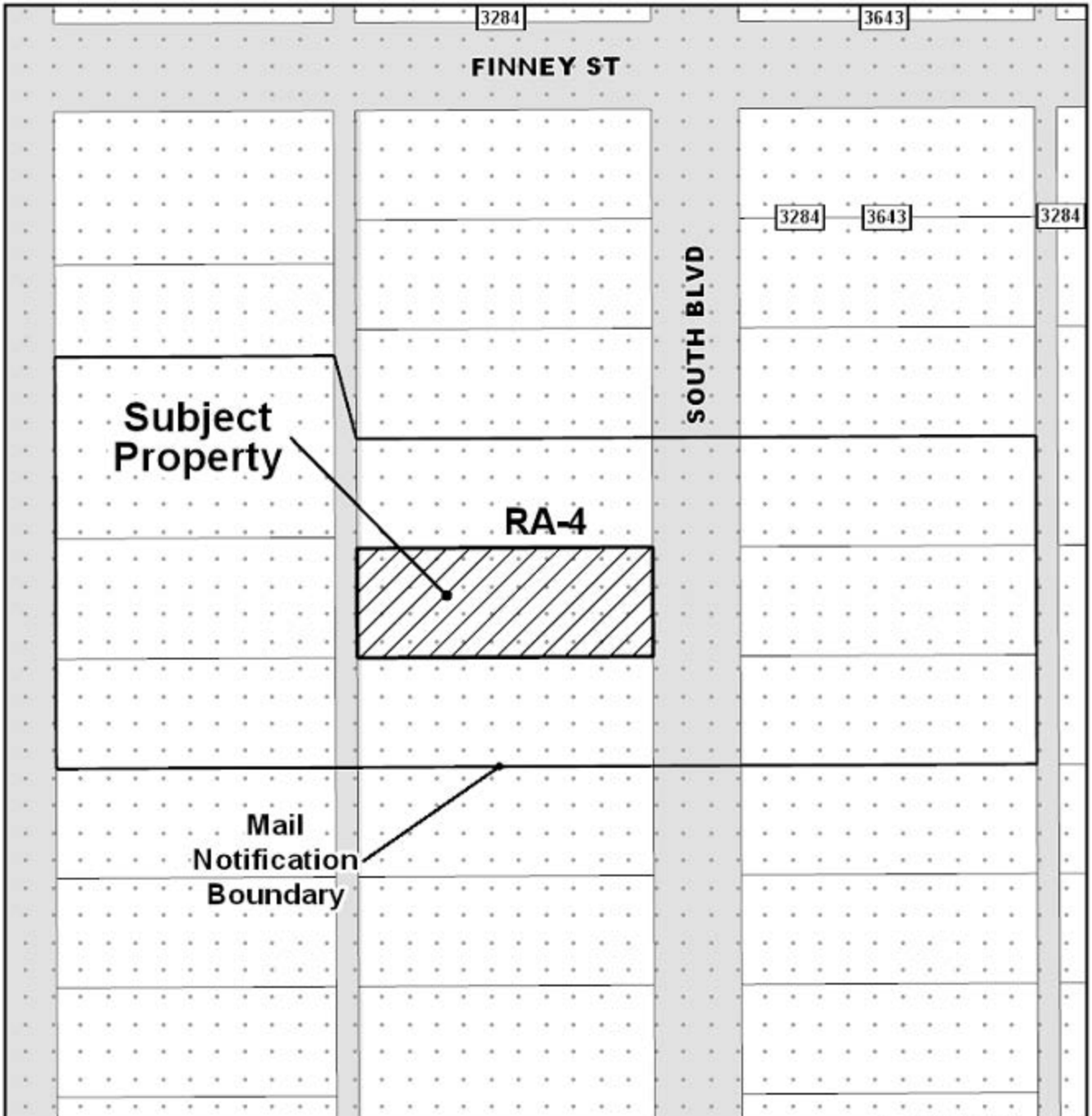
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March 2025

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







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

February 28, 2025

RE: 1017 South Boulevard - Project No. ADU25-001

Dear Property Owner:

This letter is to advise you that OB Homes LLC, on behalf of Marten Walters, requests a compatibility review to allow for the construction of an accessory dwelling unit on property located at 1017 South Boulevard. The subject property is legally described as follows:

COX & JOHNSONS SUB OF SCOTTS LAKELAND HTS PB 2 PG 10 BLK 1 LOT 18

The public hearing to consider this request will be held before the Lakeland Planning and Zoning Board at **8:30 a.m., on Tuesday, March 18, 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](mailto:planning@lakelandgov.net), prior to the March 18<sup>th</sup> 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](mailto:ADASpecialist@lakelandgov.net). If hearing impaired, please contact the TDD numbers: Local – (863) 834-8333 or 1-800-955- 8771 (TDD-Telecommunications Device for the Deaf) or the Florida Relay Service Number 1-800-955-8770 (VOICE), for assistance.

THIS IS A COURTESY LETTER NOT REQUIRED BY LAW



# Planning & Zoning Board General Application

**General Information:**

<b>Project No:</b>	<a href="#"><u>CUP25-001</u></a>	<b>Application Date:</b>	1/27/2025
<b>Associated Projects:</b>			
<b>Project Name:</b>	GAMEDAY MEN'S HEALTH LAKELAND		
<b>Subject Property Address:</b>	110 PINE ST E		
<b>Parcel ID:</b>	242818201000005060	<b>Total Acreage:</b>	0.2045
<b>Applicant Name:</b>	MATTHEW KEY		
<b>Applicant Address:</b>	110 E. PINE ST	LAKELAND	FL 33801
<b>Owner Name:</b>	110 E PINE ST LLC		
<b>Owner Address:</b>	210 N BUMBY AVE STE B	ORLANDO	FL 32803

**Request:**

<b>Application Type:</b>	<b>Conditional Use Permit</b>		
<b>Land Use</b>			
<b>Current</b>	Regional Activity Center		(RAC)
<b>Proposed</b>	Not Applicable		
<b>Zoning</b>			
<b>Current</b>	Munn Park District		(C-7)
<b>Proposed</b>	Not Applicable		
<b>Sub Context District</b>			
<b>Current</b>	(UCT)		Urban Center
<b>Proposed</b>			
<b>Explanation of Request:</b>	<p>Gameday Men's Health Lakeland aims to bridge the gap in men's healthcare by offering specialized services in a supportive and comfortable setting. By addressing key health concerns proactively, we seek to enhance the well-being and longevity of our patients while fostering a culture where men feel empowered to take control of their health.</p> <p>Through innovation, expertise, and compassionate care, our clinic brand has become a leading provider of men's healthcare services in the United States, and in our local communities, setting new standards for excellence in the field.</p>		
<b>Justification:</b>			

**Concurrency:**

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

**Estimate of Public Service Demand**

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



### **Project Overview:**

Gameday Men's Health Lakeland is a specialized healthcare facility dedicated to addressing the unique medical needs of men. Our goal is to provide comprehensive, high-quality, and confidential healthcare services that promote overall wellness, prevent chronic conditions, and improve quality of life. The clinic will serve as a trusted resource for men seeking medical care tailored to their specific health concerns.

### **Objectives:**

- Establish a state-of-the-art healthcare facility focused on men's health.
- Provide a wide range of medical services, including preventive care, hormone therapy, and sexual health treatments.
- Offer a patient-centered approach that emphasizes education, lifestyle improvements, and proactive health management.
- Utilize advanced medical technology and evidence-based treatments to deliver the highest standard of care.
- Foster a welcoming and professional environment that encourages men to prioritize their health.

### **Services Offered:**

- **Preventive Health & Wellness Exams** – Routine lab screenings, and early detection of potential health issues.
- **Hormone & Testosterone Therapy** – Diagnosis and management of hormonal imbalances, including testosterone replacement therapy.
- **Sexual Health & Erectile Dysfunction Treatment** – Confidential evaluation and treatment for ED, low libido, and related conditions.
- **Weight Management & Nutritional Counseling** – Personalized programs for weight loss, fitness, and healthy living.

### **Implementation Plan:**

- **Phase 1: Planning & Development** – Acquire necessary permits, and finalize facility location and design.






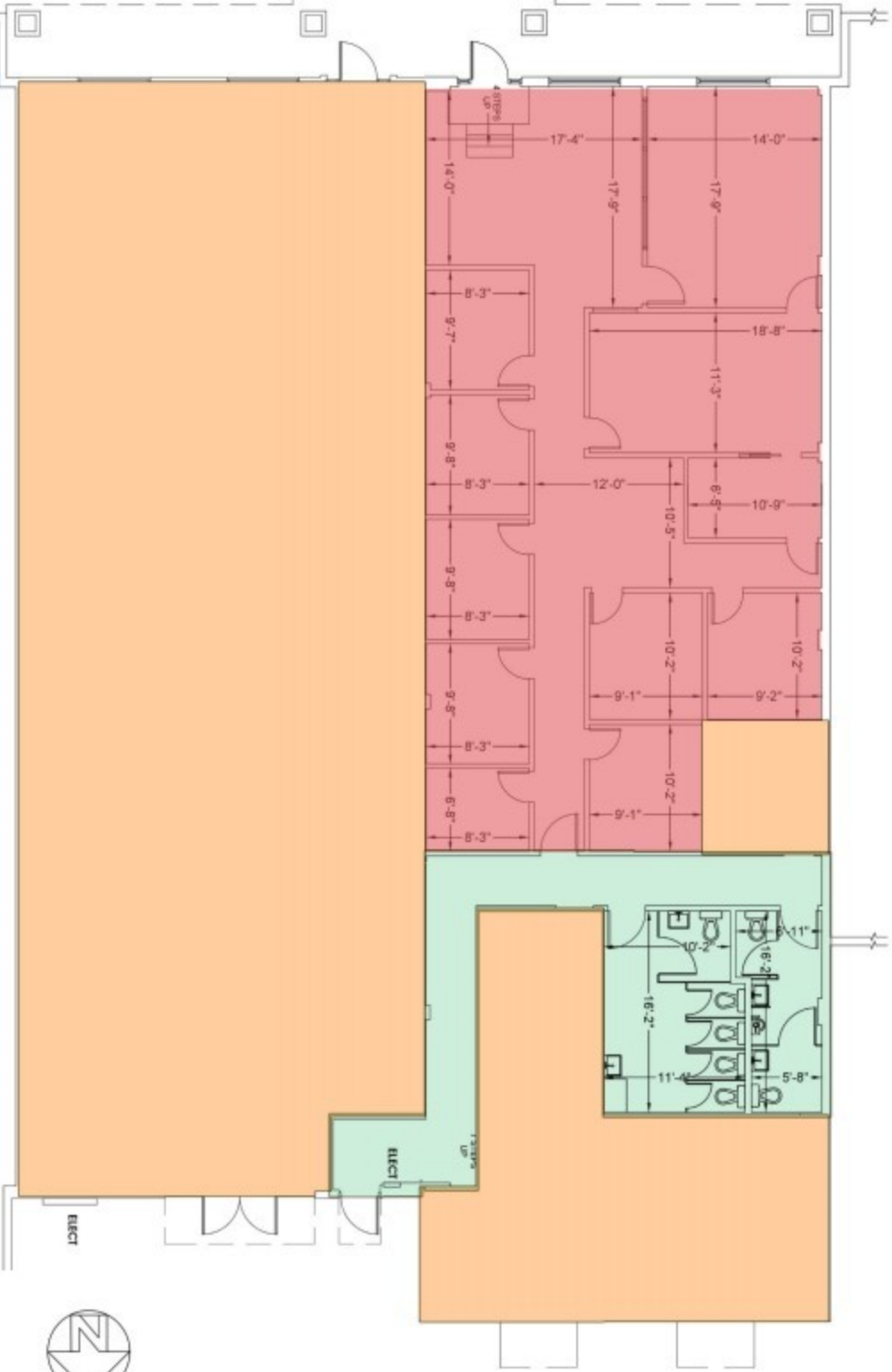
- **Phase 2: Setup & Staffing** – Purchase medical equipment, hire experienced healthcare professionals, and establish operational systems.
- **Phase 3: Marketing & Outreach** – Develop a strong online presence, launch marketing campaigns, and build community partnerships.
- **Phase 4: Clinic Launch & Expansion** – Open doors to patients, continuously improve services, and expand offerings based on patient needs.

**Impact & Vision:**

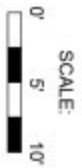
Gameday Men's Health Lakeland aims to bridge the gap in men's healthcare by offering specialized services in a supportive and comfortable setting. By addressing key health concerns proactively, we seek to enhance the well-being and longevity of our patients while fostering a culture where men feel empowered to take control of their health.

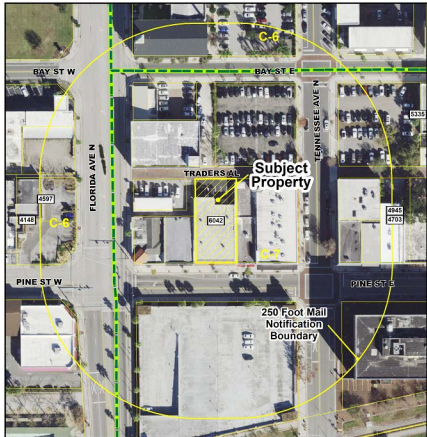
Through innovation, expertise, and compassionate care, our clinic brand has become a leading provider of men's healthcare services in the United States, and in our local communities, setting new standards for excellence in the field.

-  - 112 E Pine (Leased)
-  - 110 E Pine (2,110 SF - Available)
-  - Common Area



*Trader's Alley*





File Number: CUP25-001

Present Zoning: C-7 with Conditional Use

Present Context: Urban Center

Proposed Zoning: Conditional Use to Allow a Men's Health Clinic

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



March 2025

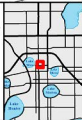


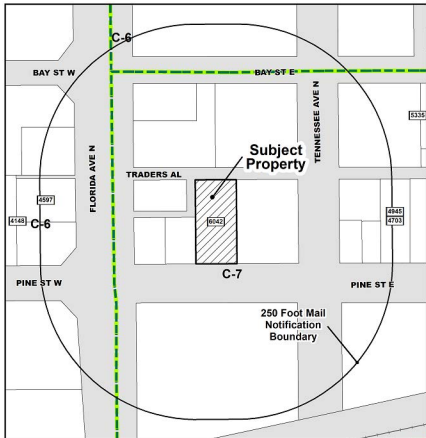


File Number: CUP25-001  
 Present Zoning: C-7 with Conditional Use  
 Present Context: Urban Center  
 Proposed Zoning: Conditional Use to Allow  
 a Men's Health Clinic

March 2025

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





**File Number:** CUP25-001

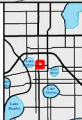
**Present Zoning:** C-7 with Conditional Use

**Present Context:** Urban Center

**Proposed Zoning:** Conditional Use to Allow a Men's Health Clinic

March 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](mailto:planning@lakelandgov.net)

February 28, 2025

RE: 110 E. Pine Street - Project No. CUP25-001

Dear Property Owner:

This is to advise you that the Matthew Key requests a conditional use to allow a medical office use (Gameday Men's Health) on property located at 110 E. Pine Street. The property is legally described as:

MUNNS SURVEY DB G PB 392 BLK 5 LOT F & G

The public hearing to consider this request will be held before the Lakeland Planning and Zoning Board at **8:30 a.m., on Tuesday, March 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](mailto:planning@lakelandgov.net), prior to the March 18<sup>th</sup> meeting.

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THIS IS A COURTESY LETTER NOT REQUIRED BY LAW



# Planning & Zoning Board General Application

**General Information:**

<b>Project No:</b>	<a href="#"><u>CUP25-002</u></a>	<b>Application Date:</b>	2/24/2025
<b>Associated Projects:</b>			
<b>Project Name:</b>	SOUTHEASTERN UNIVERSITY EARLY CHILDHOOD CENTER (SEU ECC)		
<b>Subject Property Address:</b>	2128 CRYSTAL LAKE DR S		
<b>Parcel ID:</b>	242828245100000080	<b>Total Acreage:</b>	1.21
<b>Applicant Name:</b>	MATTHEW LUKENS		
<b>Applicant Address:</b>	58 LAKE MORTON DR	LAKELAND	FL 33801
<b>Owner Name:</b>	SOUTHEASTERN UNIVERSITY INC		
<b>Owner Address:</b>	1000 LONGFELLOW BLVD	LAKELAND	FL 33801

**Request:**

<b>Application Type:</b>	<b>Conditional Use Permit</b>		
<b>Land Use</b>			
<b>Current</b>	Residential Medium		(RM)
<b>Proposed</b>	Not Applicable		
<b>Zoning</b>			
<b>Current</b>	Single Family		(RA-3)
<b>Proposed</b>	Not Applicable		
<b>Sub Context District</b>			
<b>Current</b>	(UNH)		Urban Neighborhood
<b>Proposed</b>			
<b>Explanation of Request:</b>	<p>As an extension of Southeastern University and a core component of the implementation and programmatic use of the SEU ECC, students within SEU's School of Education will receive hands-on training, where they will engage in immersive, real-world teaching experiences. By working directly with young children, these future educators will apply their academic knowledge in a structured, supportive environment that mirrors the settings they will eventually teach. Two classrooms in the facility are designed to be set up as a classroom space for our SEU early childhood education majors. Where we can hold classes as well as conduct other training and preparation for these future educators.</p>		
<b>Justification:</b>			

**Concurrency:**

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

**Estimate of Public Service Demand**

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

SEU EARLY CHILDHOOD CENTER

**PROJECT NARRATIVE**

CONDITIONAL USE PERMIT APPLICATION

02.24.2025

PREPARED FOR



THE  
**LUNZ**  
GROUP  
Architecture | Interior Design

LIC: AR94778



Lakeland

LONGFLE

CRYSTAL LAKE DR N

SMITHFIELD AVE

42828



### ZONING CRITERIA:

- **Site Address & Information:**

Lot 1: 2120 S Crystal Lake Dr, Lakeland, FL, 33801

Parcel ID: 24-28-28-245100-000090 Parcel Acreage: 0.60 acres

Lot 2: 2128 S Crystal Lake Dr, Lakeland, FL, 33801

Parcel ID: 24-28-28-245100-000080 Parcel Acreage: 0.61 acres

- **Zoning: RA-3**

- **Future Land Use: RM (Residential Medium)**

- **Context: UNH (Urban Neighborhood)**

- **Future Land Use Intensity Area: Zoning:**

- **Urban Street Types:**

- 65' RoW S Crystal Lake Dr. (Collector)
- 50' RoW Smithfield Ave. (Local)

- **Proposed Use:**

Educational - Colleges, Junior Colleges, Universities & Seminars  
Permitted as a conditional use

# PROJECT LOCATION



## DESCRIPTION OF USE:

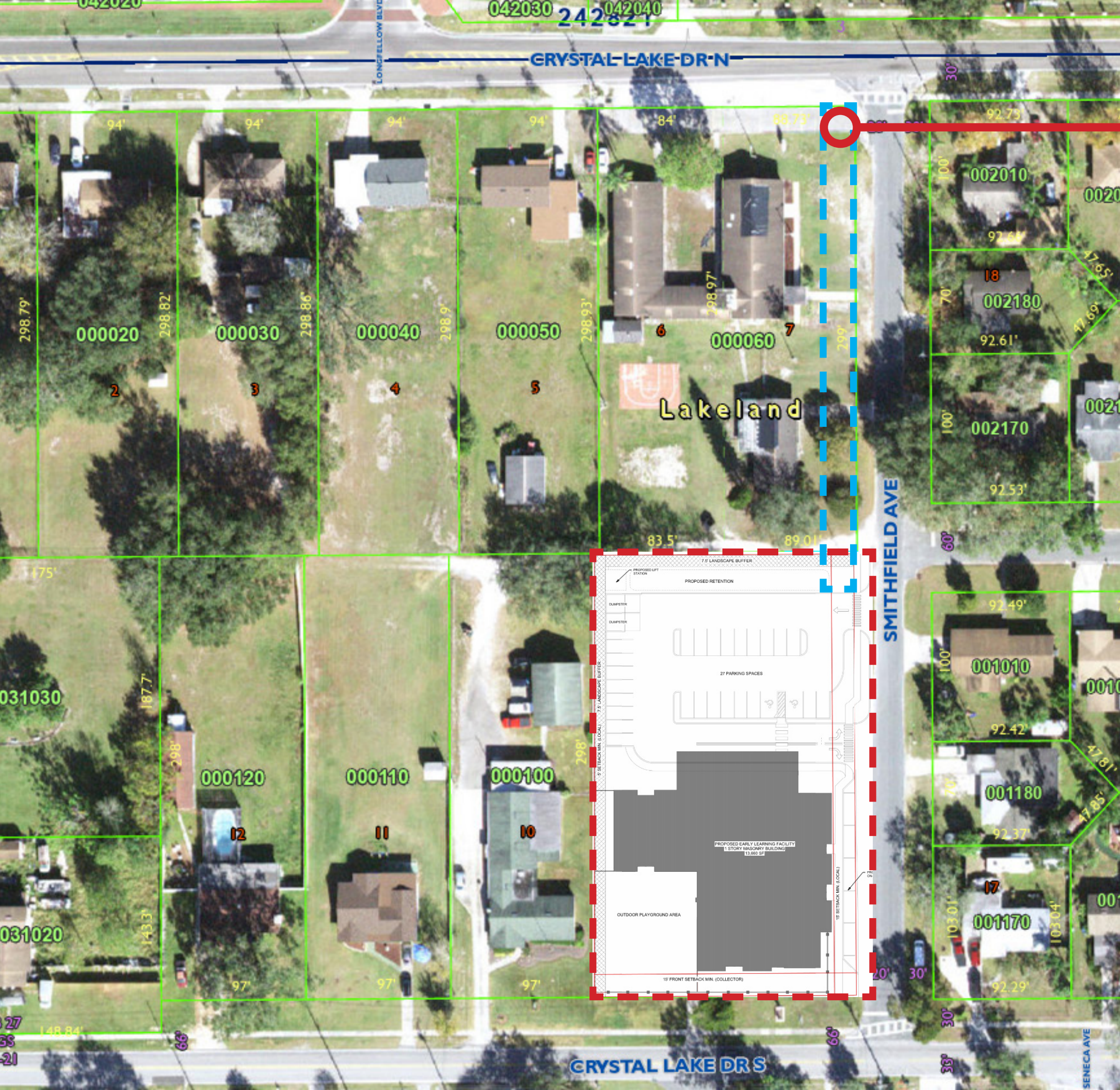
“

*As an extension of Southeastern University and a core component of the implementation and programmatic use of the SEU ECC, students within SEU's School of Education will receive hands-on training, where they will engage in immersive, real-world teaching experiences. By working directly with young children, these future educators will apply their academic knowledge in a structured, supportive environment that mirrors the settings they will eventually teach. Two classrooms in the facility are designed to be set up as a classroom space for our SEU early childhood education majors. Where we can hold classes as well as conduct other training and preparation for these future educators.*

*They will develop essential teaching competencies through guided mentorship from experienced faculty and active participation in lesson planning, classroom management, and student assessments. This practical experience will allow them to refine their instructional techniques, foster meaningful student engagement, and gain confidence in effectively educating young learners... ”*

**- Theodore Church**

SEU ASSISTANT PROFESSOR  
SEU ECC PROJECT LEAD



# POTENTIAL QUEUE EXTENSION

SEU is currently discussing with their neighbor, New Beginning Church of Nazarene, regarding improvements to +/- 20' of the east edge of their parcel.

This area would provide additional queueing and double as street parking for the church's services.

An accessible sidewalk would be completed from S. Crystal Lake Dr to N. Crystal Lake Dr.



# PROJECT NARRATIVE

The proposed building is a 1 story masonry building with an approximate footprint of 13,660 SF.

The building will feature a flat roof with roof top equipment, stucco and stone veneer cladding, and potential pops of color.

Safety is the highest priority and will be protected by an automatic fire sprinkler system. The outdoor play area will feature a fence to conform with the applicable city requirements.

The site will contain adequate parking, dumpster enclosure, and stormwater retention needs.

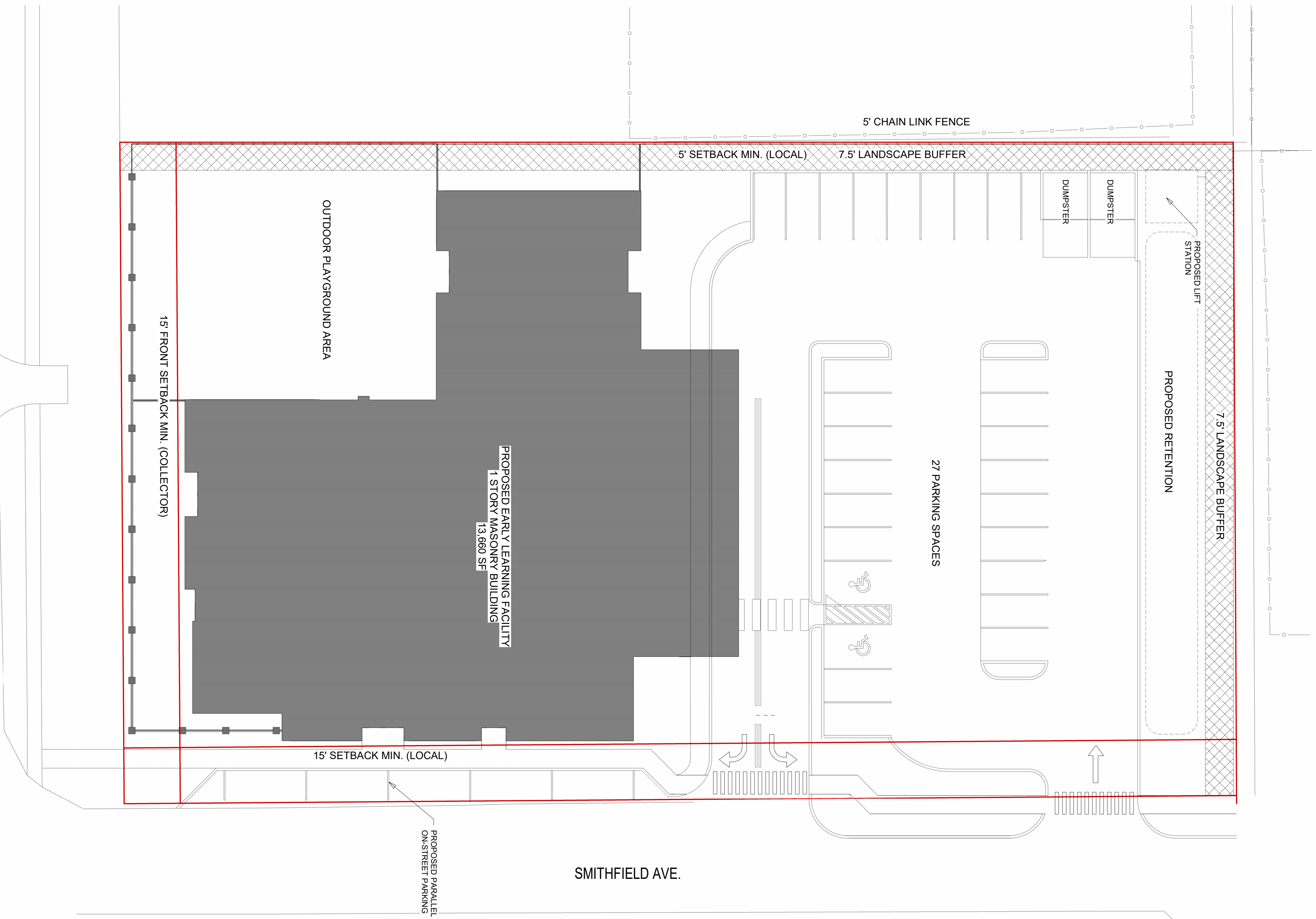




## EARLY CHILDHOOD CENTER







SOUTH CRYSTAL LAKE DR.

SMITHFIELD AVE.

1 ARCHITECTURAL SITE PLAN - DRC PLAN  
1/16" = 1'-0"

Building/Site Loading Tabulation

Room #	Space Name	Sq. Ft.	Staff	Min SF per child	# of children per staff (by age)	Max children based on room SF)	# Children annotated on plan	Min. Room Size based on # of children	Min. Outdoor Play Space (45 SF per)
101	Classroom 12-24 MO	421	2	35	6	12	12	420	540
104	Classroom 12-24 MO	423	2	35	6	12	12	420	540
107	Classroom Infants	351	2	35	4	10	8	280	0
109	Classroom Infants	389	2	35	4	11	8	280	0
114	2 YR	725	2	35	11	20	20	700	900
129	2 YR	696	2	35	11	19	19	685	855
141	3 YR	697	2	35	15	19	19	685	855
144	3 YR	696	2	35	15	19	19	685	855
123	4 YR	616	1	35	20	17	17	595	765
132	4 YR	715	1	35	20	20	20	700	900
	MDP/Security		2						
	Open Office		1						
	Director		1						
	Janitor/Maint.		1						
135	Future Training *	668	2	35	20	19	19	665	855
138	Future Training *	616	2	35	20	17	17	595	765

Note: Assumed 20 children for future class rooms as it is the max child scenario, with the assumption of 2 additional staff per room to allow for possibility of use for any age group

Site Requirements	Required	Proposed
Total # of Children (max/proposed)	195,00	190,00
Total loading spaces (1 per 6 children)	32,50	31
Total required length of queues (ft.)	813	607
Total Employees/Parking (required amount)	27	27
Proposed Street Parking	0	32
Total Parking Target	27	32
Total Required Outdoor Play Space (SF)**	3915	6141

Notes:  
\*Loading/Unloading Queue overflow onto realigned Olney Road (no ROW)  
\*\*45 SF PER STUDENT FOR 50% TOTAL SCHOOL CAPACITY  
Loading space defined as 10'x25'  
Outdoor play area is calculated at 45 sf per child over 1 YR old  
1 space per employee, plus 1 loading space per 6 pupils

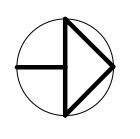
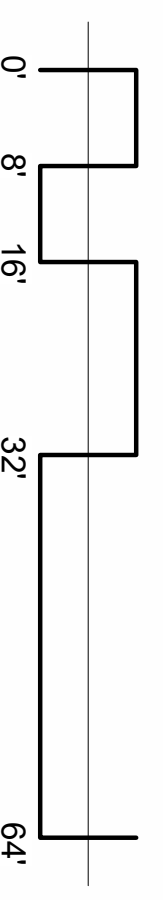
ZONING CRITERIA:

Site Address:  
Lot 1: 2120 S Crystal Lake Dr. Lakeland, FL, 33801  
Parcel ID: 24-28-28-245100-000090  
Parcel Acreage: 0.60 acres  
Lot 2: 2128 S Crystal Lake Dr. Lakeland, FL, 33801  
Parcel ID: 24-28-28-245100-000080  
Parcel Acreage: 0.61 acres

Zoning: RA-3 (Single Family District, max. 5 dwellings/acre)  
Future Land Use: RM (Residential Medium)  
Context: UNH (Urban Neighborhood)  
Future Land Use Intensity Area: Zoning: Urban Development Area  
Neighboring Future Land Use:  
North: PI (Public and Institutional) and RM (Residential Medium)  
East: RM  
South: RM  
West: RM

Street Types:  
65' ROW S Crystal Lake Dr. (Collector)  
50' ROW Smithfield Ave. (Local)

Proposed Use: Educational, Colleges, Junior Colleges, Universities & Seminars - Permitted as a conditional use  
Proposed use would require TYPE A landscape buffer between residential use (7.5' minimum). To the west is D's Flower Shop and to the north is Florida Church of Nazarene.



58 Lake Morton Dr.  
Lakeland, FL 33801  
p 863.682.1882  
f 863.687.6346  
lic: AR94778  
www.lunz.com

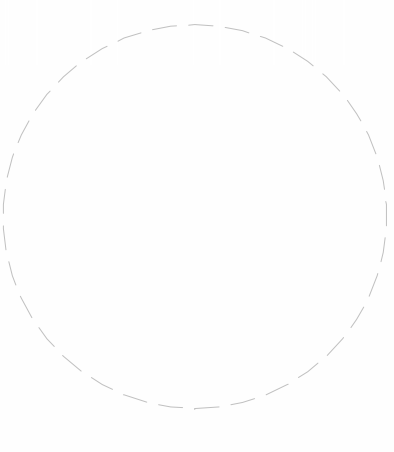
PRELIMINARY

Southeastern University Early Childhood Center (SEU ECC)

2128 Crystal Lake Drive  
Lakeland, FL 33801

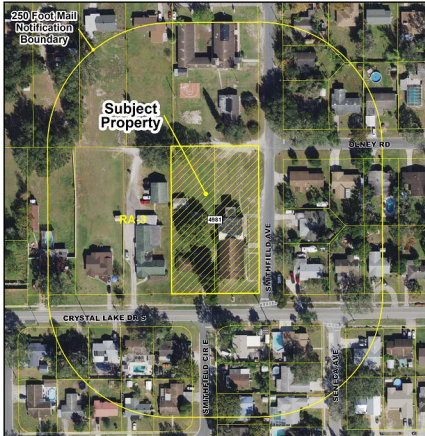
ARCHITECTURAL SITE PLAN

#	ISSUED FOR	DATE



24096.01

AS-101



**File Number:** CUP25-002

**Present Zoning:** RA-3 with Conditional Use

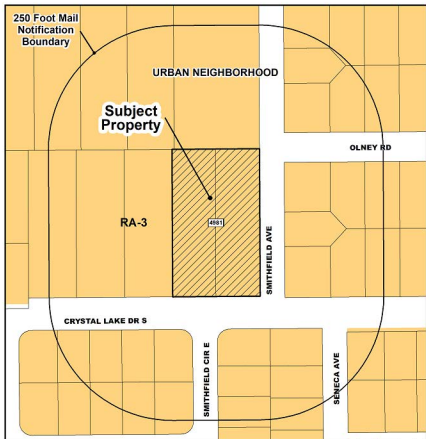
**Present Context:** Urban Neighborhood

**Proposed Zoning:** Conditional Use to Allow an Early Childhood Educational Center for Southeastern University

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

March 2025





**File Number:** CUP25-002

**Present Zoning:** RA-3 with Conditional Use  
**Present Context:** Urban Neighborhood  
**Proposed Zoning:** Conditional Use to Allow an Early Childhood Educational Center for Southeastern University

-  Subject Property
-  250 Foot Mail Notification Boundary
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-  Water Body



250 Foot Mail Notification Boundary

Subject Property

RA-3

4891

OLNEY RD

SMITHFIELD AVE

CRYSTAL LAKE DR S

SMITHFIELD CIR E

SENECA AVE

File Number: CUP25-002

Present Zoning: RA-3 with Conditional Use

Present Context: Urban Neighborhood

Proposed Zoning: Conditional Use to Allow an Early Childhood Educational Center for Southeastern University

March 2025

-  Subject Property
-  250 Foot Mail Notification Boundary
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-  Railroad
-  Water Body
-  Roadway/Railway





228 S Massachusetts Avenue  
Lakeland FL 33801  
[planning@lakelandgov.net](mailto:planning@lakelandgov.net)

February 28, 2025

RE: 2128 S. Crystal Lake Drive - Project No. CUP25-002

Dear Property Owner:

This is to advise you that the Matthew Lukens, The Lunz Group, LLC, on behalf of Southeastern University, requests a conditional use to allow for the development of an early childhood education center on property located at 2128 S. Crystal Lake Drive. The property is legally described as:

PARCEL I:

Lot 9. of UNIT NO. 2 FAIRMOUNT PARK, according to the Plat thereof, as recorded in Plat Book 39, Page 28. of the Public Records of Polk County, Florida.

PARCEL II:

Lot 8, of UNIT NO. 2 FAIRMOUNT PARK, according to the Plat thereof, as recorded in Plat Book 39 Page 28. of the Public Records of Polk County. Florida.

The public hearing to consider this request will be held before the Lakeland Planning and Zoning Board at **8:30 a.m., on Tuesday, March 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](mailto:planning@lakelandgov.net), prior to the March 18<sup>th</sup> meeting.

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THIS IS A COURTESY LETTER NOT REQUIRED BY LAW

## MINUTES

Planning & Zoning Board

City Commission Chambers

Tuesday, February 18, 2025

8:30 a.m.

The City of Lakeland Planning and Zoning Board met in Regular Session. Board Members, Terry Dennis, 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; 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:** 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)

Phillip Searce stated the request is for a minor modification of a conditional use for a ground-mounted cell tower on the Holloway Park property. The original conditional use was approved in 2021. Mr. Searce pointed to photos on the overhead screen of the subject property and proposed site plan. The height of the tower will remain at 180-foot high.

Mike Burkhead, 127 West Fairbanks Avenue, Winter Park, was present in support of the request. Mr. Burkhead stated the new cell tower design will allow service providers to use their new antennas for 5G which are larger.

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

Mr. Searce presented the recommended conditions for approval.

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

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

**ITEM 2:** 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)

Phillip Searce stated the subject property consists of a warehouse condominium space within Ruthven AirPark, located south of Drane Field Road and west of Lakeland Linder International Airport. The purpose of this request is to allow for the establishment of a research and development facility of an industrial nature. Mr. Searce pointed to photos on the overhead screen of the subject property and surrounding areas.

Andrew Gillespie, 4040 Kidon Road, made a presentation that provided an overview of the proposed request.

In response to Susan Seitz, Mr. Gillespie stated the lab is not regulated at the moment.

In response to Chuck Barmby, Mr. Gillespie stated the materials are usually transported through FedEx or internally.

In response to Silvana Knight, Mr. Gillespie stated that they are only responsible in reporting their findings to their customer.

In response to Veronica Rountree, Mr. Gillespie stated once the conditional use permit is approved, the laboratory will apply for a radiation license from the Florida Department of Health.

Discussion ensued.

In response to Ms. Seitz, Mr. Scearce stated staff did not receive any public comment in response to the request.

In response to Ms. Seitz, Mr. Gillespie stated he agrees to staff's recommended conditions.

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

**ITEM 3:** 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)

Todd Vargo stated the request is for a minor modification of PUD (Planned Unit Development) zoning to allow indoor commercial recreation uses (racquet sports including pickleball) on the subject property. Mr. Vargo pointed to photos on the overhead screen of the subject property and proposed site plan.

Brandon Clark, 41 Lake Morton Drive, representing the applicant, provided an overview of the proposed request.

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

Mr. Vargo presented the recommended conditions for approval.

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

Jacob Schner, 41 Lake Morton Drive, was present in support of the request.

In response to Chuck Barmby, Mr. Schner stated the appointments to reserve time at the pickleball courses will be scheduled online.

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

**ITEM 4:** 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)

Todd Vargo stated the property is an undeveloped restaurant space. Mr. Vargo pointed to photos on the overhead screen of the subject property, surrounding areas and proposed site plan.

The applicant was not present.

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

Chuck Barmby stated the proposed changes are not anticipated to have any significant impacts on the surrounding road network.

Mr. Vargo presented the recommended conditions for approval.

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

**ITEM 5:** 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)

Audrey McGuire stated the area of change is the Northeast quadrant of the Lakeland Linder International Airport. The applicants want to add a Medevac Facility and Heavy Aircraft Maintenance Repair and Overhaul (MRO) Facility. Ms. McGuire pointed to photos on the overhead screen of the subject property and proposed exhibit.

Adam Lunn, City of Lakeland, representing the applicant, provided an overview of the request.

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

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

## **GENERAL MEETING**

**ITEM 6:** Review minutes of the January meeting.

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

**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.**

Phillip Scearce stated staff requests a one-month continuance.

Tery Dennis made a one-month continuance. Bessie Reina seconded the motion and it passed 6—0.

**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.**

Todd Vargo stated the purpose of the 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 stated 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. Mr. Vargo pointed to photos on the overhead screen of the subject property and the proposed expansion plan.

Mr. Vargo handed out printed copies of additional emails/letters received from the public after the January 22nd Planning and Zoning Board Hearing to the Board and summarized the emails/letters.

Captain Sheryl Kimbell and Sergeant John Renew, Lakeland Police Department (LPD), were present and provided a presentation regarding service calls for the Rec Room. 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. Captain Kimbell provided information on the different types of calls made by the LPD.

Chuck Barmby stated after the 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.

Mr. Barmby stated staff also received a video from a resident at the Lakeland Lofts with additional concerns and recommendations which staff addressed through the revised conditions.

In response to Terry Dennis, Sergeant Renew provided a summary of service calls for the Rec Room. Most of the calls generated by the Rec Room are classified as "Community Service." Community Service calls are mostly self-initiated activity and not a call for service.

Discussion ensued.

Mr. Vargo stated most of the concerns received by staff have to do with incidents occurring in the parking garage, not the Rec Room.

Mr. Vargo presented the recommended conditions for approval.

In response to Susan Seitz, Conn O'Leary, Rec Room, stated he agrees to staff's recommended conditions.

Mary D'Ottavio, 125 N. Kentucky Avenue, Unit 501, stated she has concerns about noise and vandalism. She stated she applauds the Rec Room for hiring additional security.

In response to Silvana Knight, Mr. O'Leary stated the plans for the outdoor vegetative buffer will most likely consist of faux plants.

In response to Terry Dennis, Mr. O'Leary stated with the added expansion there will be an increase in staffing.

In response to Mr. Dennis, Mr. O'Leary stated that they will be cooperating with LPD when there is a need for service.

In response Ms. Knight, Mr. O'Leary stated there will be about four or five tables in the outdoor seating area.

In response to Jeri Thom, Mr. O'Leary stated enclosure of the outdoor seating area would be very expensive, but he can look into it.

In response to Ms. Knight, Chuck Barmby stated all outdoor patio areas shall be for outdoor seating only. No games or other bar related activities shall be permitted outdoors.

In response to Ms. Knight, Mr. O'Leary stated if he would have to guess there are about 30-35 people that sit outdoors. During the summer it's typically less because of the weather.

In response to Susan Seitz, Mr. O'Leary stated after 9:00PM, customers must be 21 years or older to enter the Rec Room.

Julie Townsend, Lakeland Downtown Development Authority (LDDA), was present in support of the request. She stated that the applicant presented the proposed expansion to the LDDA and the LDDA Board of directors voted unanimously to accept the LDDA staff recommendation in support of the proposed expansion. She stated her office also receives calls for services for the bars in the downtown area. The LDDA has a safety director and safety ambassadors that patrol downtown Thursday, Friday

and Saturday nights until 2:30 AM. Ms. Townsend stated the parking garage has historically been troublesome. The LDDA is committed to working with the City of Lakeland and LPD to help mitigate the issues downtown. Ms. Townsend stated the issues in downtown existed prior to the establishment of the Rec Room.

Bessie Reina made a motion for approval of staff's recommendation. The motion failed as there was no second to the motion.

Silvana Knight recommends that the outdoor seating area be closed at midnight on some nights.

Cory Petcoff, Baron Realty Inc., was present in support of the request. He stated he is sensitive to the concerns with the patio, however, the noise complaints come from all over downtown. Closing the patio will not stop people from hanging out in the garage.

Jason Ellis, Rec Room, was present in support of the request. He stated the speakers have been removed from the outdoor seating area. He also stated he fears that mitigating patio use after a certain time will cause people to go outside elsewhere on public property.

Bessie Reina made a motion for approval of staff's recommendation. The motion failed again as there was no second to the motion.

Mr. Petcoff stated that he wants the minutes to reflect that there was miscommunication between the applicant and City staff because permits to remodel the expansion area were approved by the City.

Discussion ensued among the Board, applicant and staff regarding amending the recommended conditions.

Bessie Reina made a motion for approval of staff's recommendation with a change to Condition 8. a. to require off-duty law enforcement personnel on Thursday, Friday and Saturday nights. Silvana Knight the motion and it passed 4—2. Veronica Rountree and Jeri Thom voted against the motion.

**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.**

Phillip Searce 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. Mr. Searce pointed to photos on the overhead screen of the subject property.

Mr. Searce presented the recommended conditions for approval.

Mike Cooper, 635 W. 5<sup>th</sup> Street, was present in support of the request.

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

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

**ITEM 10:** 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 March hearing.

**ITEM 11:** Audience.

There were no comments from the audience.

**ITEM 12:** Adjourn.

There being no further discussion, the meeting was adjourned at 11:06 AM.

Respectfully Submitted,

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Susan Seitz, Vice-Chair

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Silvana Knight, Secretary



# Community & Economic Development Staff Request for Delay

Date:	March 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:	April 15, 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 April 15, 2025, due to the applicant being out of town and unable to attend the March 18<sup>th</sup> meeting. If approved by the Board, the applicant understands that this will be the final continuance, and any further delays will result in the zoning application being withdrawn. Staff and the applicant continue to work together on revisions to the development proposal that will be consistent and compatible with the City's Land Development Code and Comprehensive Plan.



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

Tuesday, March 18, 2025

## Meeting of March 3, 2025

### Ordinances (First Reading)

**Proposed 25-003;** Approving a Conditional Use for a Research and Development Facility of an Industrial Nature on Property Located at 4040 Kidron Road (CUP24-021)

**Proposed 25-004;** Amending Ordinance 5812; Major Modification of a Conditional Use to Allow for the Expansion of a Bar with Indoor Commercial Recreation Uses on Property Located at 202 N. Massachusetts Avenue. (CUP24-016)

**Proposed 25-004;** Amending Ordinance 4022, as amended; Major Modification of a Conditional Use for the Dream Center of Lakeland to Include Adjacent Properties Located at 637, 645, 701 and 709 W. 4<sup>th</sup> Street and 718 W. 5<sup>th</sup> Street. (CUP24-019)

## Meeting of February 17, 2025

**NO NEW ITEMS**