

AGENDA

Planning & Zoning Board
City Commission Chambers
April 15, 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:** City-initiated application to repeal PUD (Planned Unit Development) zoning on approximately 2.67 acres located north and south of Bon Air Street, east of N. Vermont Avenue, and west of Gilmore Avenue (1046 and 1104 Gilmore Avenue, and 1103 and 1111 N. Vermont Avenue). Owners: Multiple. Applicant: City of Lakeland. (PUD24-023)
- ITEM 2:** Application of PUD (Planned Unit Development) zoning to allow a 30-unit single-family attached (townhome) project on property located at 1046 Gilmore Avenue. Owner: Lakeland Community Redevelopment Agency. Applicant: Neiel Group, LLC. (PUD24-016)
- ITEM 3:** City-initiated application to apply RB (Two-Family Residential) zoning on approximately 0.93 acres located north of Bon Air Street, east of N. Vermont Avenue and west of Gilmore Avenue (1104 Gilmore Avenue, and 1103 and 1111 N. Vermont Avenue). Owners: Multiple. Applicant: City of Lakeland. (ZON24-014)
- ITEM 4:** Small-scale land use amendment, to change the future land use designation from Business Park (BP) to Industrial (I); and a change of zoning from I-2 (Medium Industrial) to PUD (Planned Unit Development) to allow for Scrap, Waste and Reclaimed Materials Trade Uses, Level II and Secondary Smelting and Refining of Nonferrous Materials on approximately 9.35 acres generally located at 2420 New Tampa Highway. Owner: Hamlin Real Estate LLC. Applicant: Timothy F. Campbell, Clark, Campbell, Lancaster, Workman & Airth, P.A. (LUS25-001/PUD25-003)
- ITEM 5:**
- Major modification of PUD (Planned Unit Development) zoning to allow a five-story, 150-room hotel, and a 4,000 sq. ft. freestanding restaurant 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)
 - Consideration of final decision.

GENERAL MEETING

- ITEM 6:** Review minutes of the March meeting.

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

ITEM 8: Audience.

ITEM 9: Adjourn.



Planning & Zoning Board General Application

General Information:									
Project No:		<u>PUD24-023</u>			Application Date:		11/20/2024		
Associated Projects:		PUD24-016 ZON24-014							
Project Name:		CITY-INITIATED APPLICATION TO REPEAL PUD ZONING FOR BON AIR TOWNHOMES							
Subject Property Address:		1046 GILMORE AVE							
Parcel ID:		242807171000003010			Total Acreage:		1.71		
Applicant Name:		CITY OF LAKELAND							
Applicant Address:		228 S MASSACHUSETTS AV		LAKELAND		FL		33801	
Owner Name:		LAKELAND COMMUNITY REDEVELOPMENT AGENCY							
Owner Address:		228 S MASSACHUSETTS AVE		LAKELAND		FL		33801	
Request:									
Application Type:		Planned Unit Development				New			
Land Use									
Current		Residential Medium				(RM)			
Proposed		Not Applicable							
Zoning									
Current		Planned Unit Development				(PUD) 3575 C			
Proposed		Not Applicable							
Sub Context District									
Current		(UNH)				Urban Neighborhood			
Proposed									
Explanation of Request:		City-initiated application to repeal PUD (Planned Unit Development) zoning on approximately 2.67 acres located north and south of Bon Air Street, east of N. Vermont Avenue, and west of Gilmore Avenue (1046 and 1104 Gilmore Avenue, and 1103 and 1111 N. Vermont Avenue).							
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	



File Number: PUD24-023

Present Zoning: PUD 3575 C

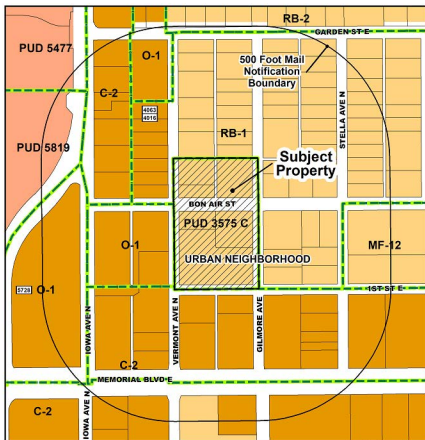
Present Context: Urban Neighborhood

Proposed Zoning: Repeal PUD Zoning

April 2025

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





File Number: PUD24-023

Present Zoning: PUD 3575 C

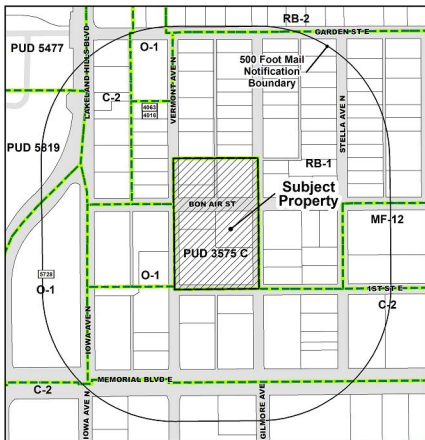
Present Context: Urban Neighborhood

Proposed Zoning: Repeal PUD Zoning

April 2025

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





File Number: PUD24-023

Present Zoning: PUD 3575 C

Present Context: Urban Neighborhood

Proposed Zoning: Repeal PUD Zoning

April 2025

- Subject Property
- 500 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

March 28, 2025

RE: 1046 and 1104 Gilmore Avenue, 1103 and 1111 N. Vermont Avenue - Project No. PUD24-023

Dear Property Owner:

This is to advise you that the City of Lakeland requests the repeal of PUD (Planned Unit Development) zoning on approximately 2.67 acres located north and south of Bon Air Street, east of N. Vermont Avenue, and west of Gilmore Avenue on properties located at 1046 and 1104 Gilmore Avenue, and 1103 and 1111 N. Vermont Avenue. The properties are legally described as:

LOTS 1 THRU 8, BLOCK B, AND LOTS 10 THRU 15, BLOCK C, BON AIR
ADDITION, PB 1, PGS 114 AND 115, 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, April 15, 2025**, in the City Commission Room, City Hall, 228 S. Massachusetts Avenue. As an owner of property within 500 feet of this request, as indicated on the attached map, you will be given an opportunity to express your opinion at the public hearing *or* you may submit your views to the Community Development Department, 863-834-6011 or planning@lakelandgov.net, prior to the April 15th meeting.

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

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THIS IS A COURTESY LETTER NOT REQUIRED BY LAW

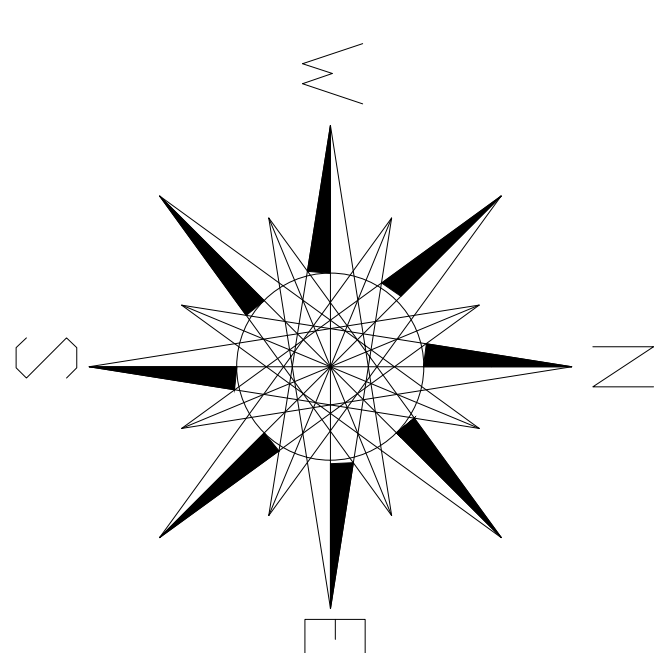


Planning & Zoning Board General Application

General Information:									
Project No:		PUD24-016			Application Date:		10/15/2024		
Associated Projects:		CPT24-065	PUD24-023	ZON24-014					
Project Name:		BON AIR TOWNHOMES							
Subject Property Address:		1046 GILMORE AVE							
Parcel ID:		242807171000003010			Total Acreage:		1.74		
Applicant Name:		NEIEL GROUP LLC (CBC1253329)							
Applicant Address:		4314 BLONIGEN AVE			ORLANDO		FL	32812	
Owner Name:		LAKELAND COMMUNITY REDEVELOPMENT AGENCY							
Owner Address:		228 S MASSACHUSETTS AVE			LAKELAND		FL	33801	
Request:									
Application Type:		Planned Unit Development				New			
Land Use									
Current		Residential Medium				(RM)			
Proposed		Not Applicable							
Zoning									
Current		Planned Unit Development				(PUD) 3575 C			
Proposed		Not Applicable							
Sub Context District									
Current		(UNH)				Urban Neighborhood			
Proposed									
Explanation of Request:		Application of PUD (Planned Unit Development) zoning to allow a 30-unit single-family attached (townhome) project on property located at 1046 Gilmore Avenue.							
Justification:									
Concurrency:									
Proposed Dwelling Units:		30	Project Floor Area:				Square feet		
Type of Use:					Phase		Year		
Estimate of Public Service Demand									
Roadways		Daily Trips:	#Error	PM Peak Hour Trips:		21			
Potable Water		2400	GPD	Wastewater	2400	GPD	Solid Waste	150	PPD

THIS IS NOT A SURVEY
SITE PLAN BASED ON
BOUNDARY SURVEY BASED
ON OCCUPATION AND
MONUMENTATION.

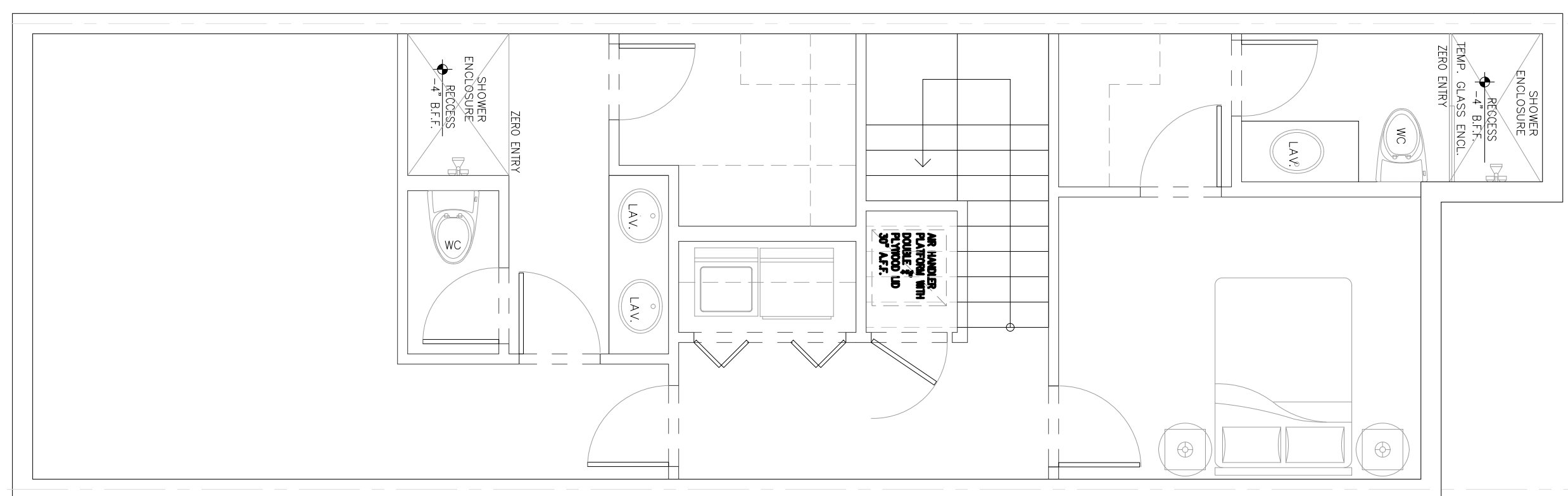
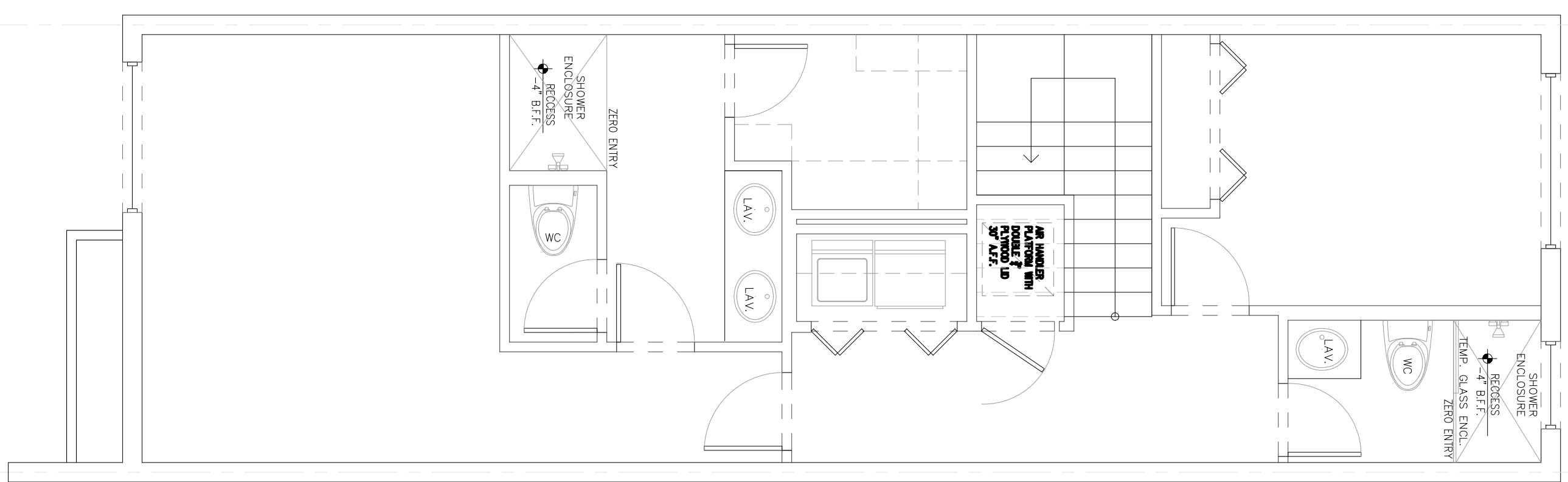
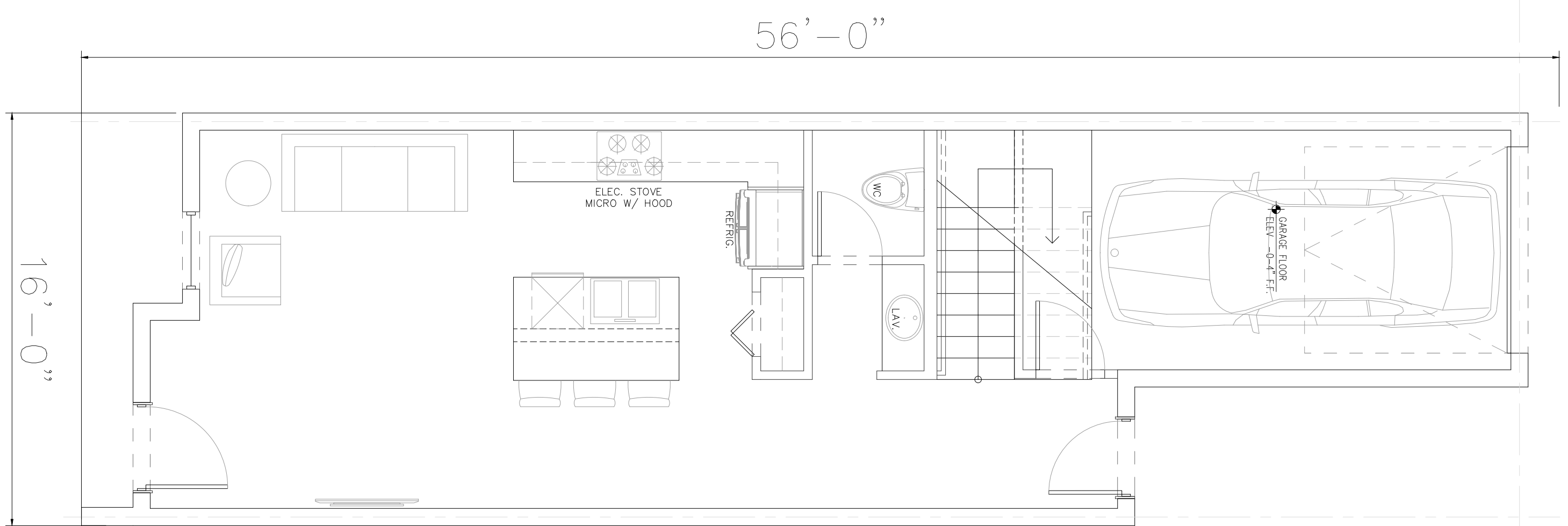
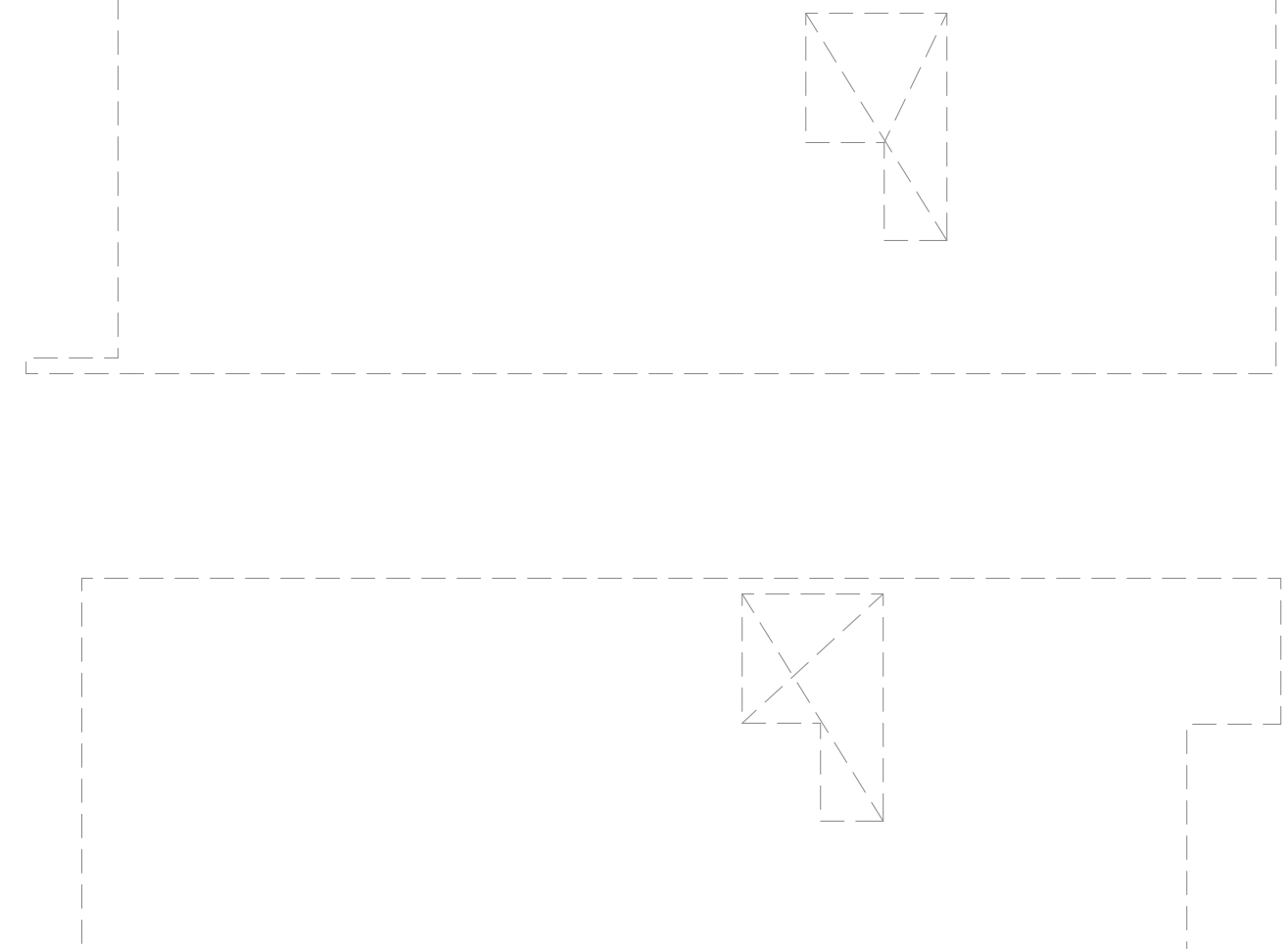
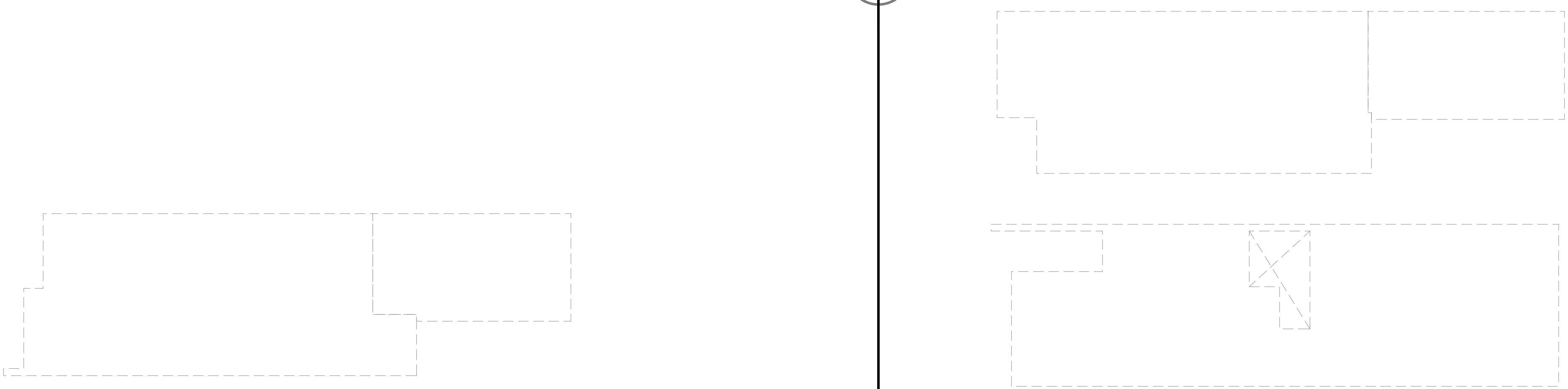
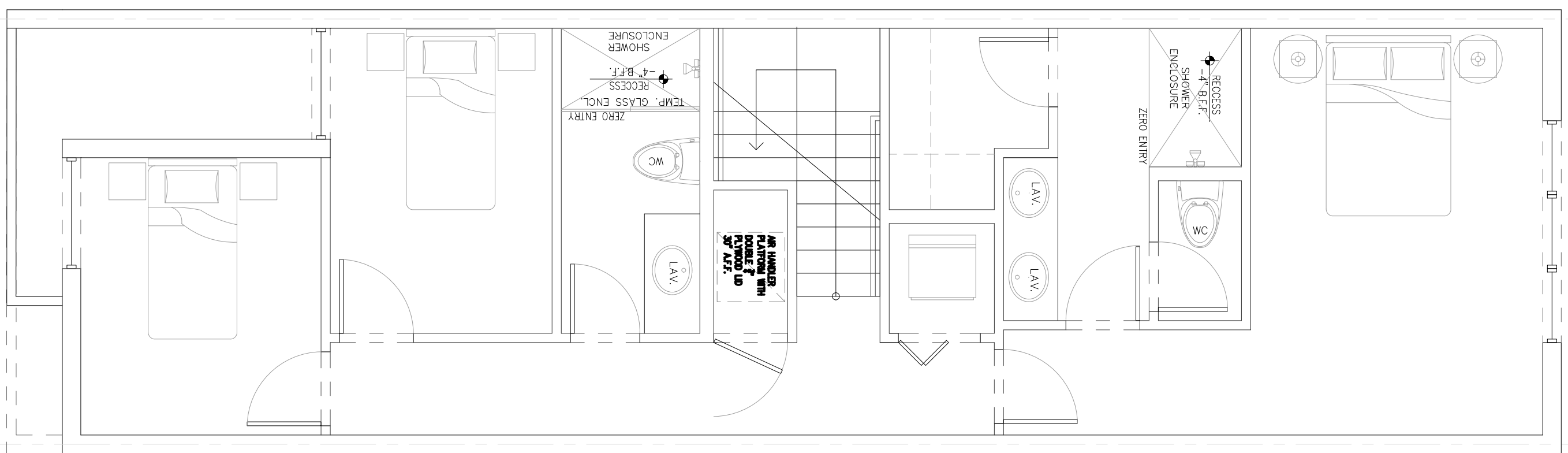
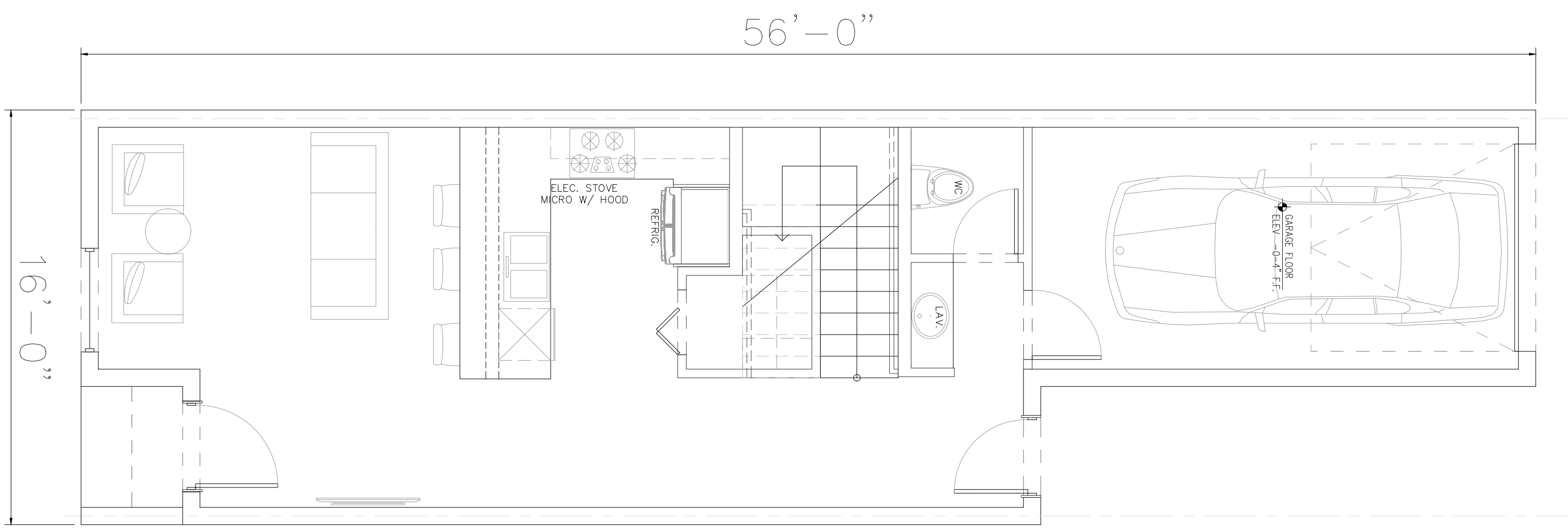
Site Plan
1/8"=1'-0"



Revisions		
Description	Date	
DATE:	AGO - 2024	
DRAWN BY:		
SCALE:		
SHEET TITLE:	AS INDICATED	

Sheet Number:

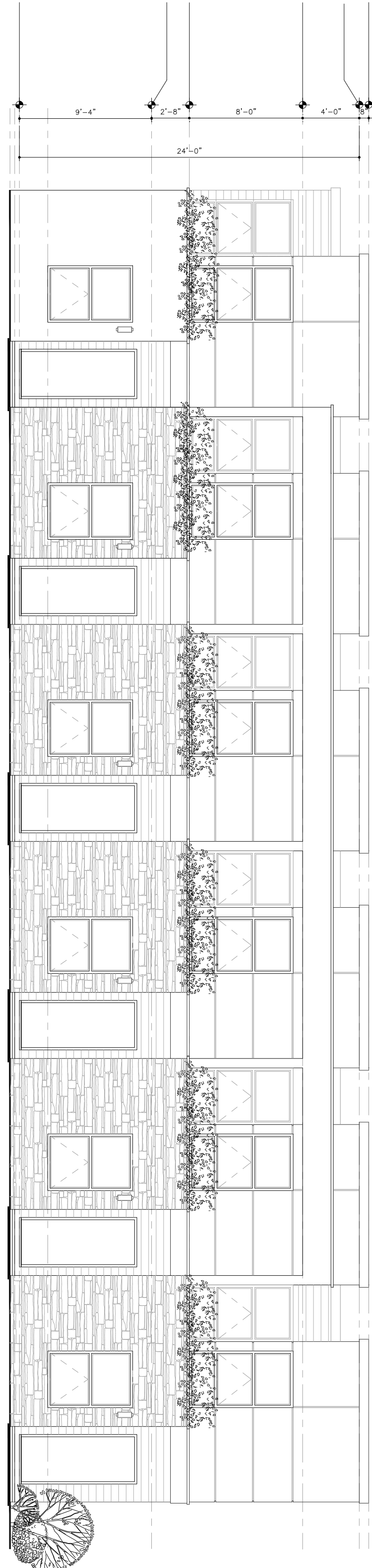
A2



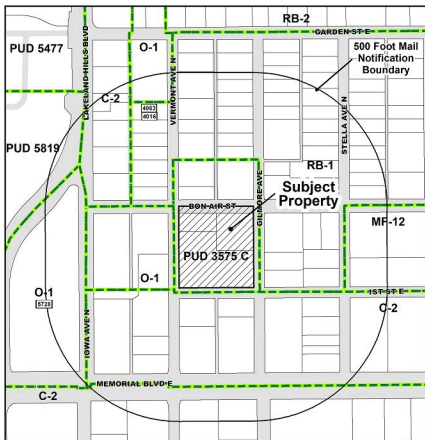
PROPOSED 2 BED FLOOR PLAN

2 BEDROOMS OPTION 1

2 BEDROOMS OPTION 2



CONTEMPORARY STYLE FRONT ELEVATION OPTION 2



File Number: PUD24-016

Present Zoning: PUD 3575 C

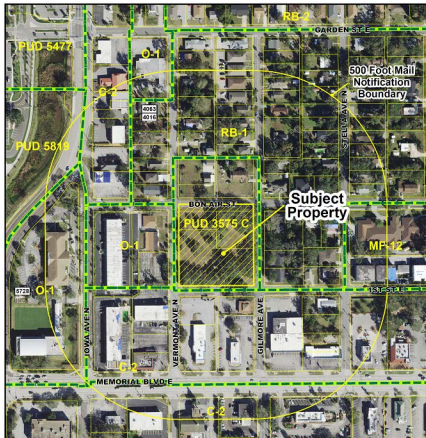
Present Context: Urban Neighborhood

Proposed Zoning: Application of PUD Zoning to Allow a 30-Unit Townhome Development

April 2025

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





File Number: PUD24-016

Present Zoning: PUD 3575 C

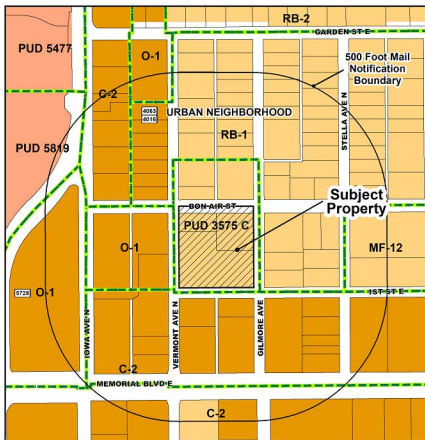
Present Context: Urban Neighborhood

Proposed Zoning: Application of PUD Zoning to
Allow a 30-Unit Townhome
Development

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



April 2025



File Number: PUD24-016

Present Zoning: PUD 3575 C

Present Context: Urban Neighborhood

Proposed Zoning: Application of PUD Zoning to Allow a 30-Unit Townhome Development

April 2025

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





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

March 28, 2025

RE: 1046 Gilmore Avenue - Project No. PUD24-016

Dear Property Owner:

This is to advise you that the Neiel Group, LLC requests the application of PUD (Planned Unit Development) zoning to allow a 30-unit single-family attached (townhome) project on approximately 1.8 acres located south of Bon Air Street, north of E. 1st Street, east of N. Vermont Avenue and west of Gilmore Avenue (1046 Gilmore Avenue). The property is legally described as:

BON AIR ADD PB 1 PGS 114 & 115 BLK 3 LOTS 1 THRU 8 & THE VACATED
ALLEY LYING BETWEEN LOTS 1 THRU 4 & LOTS 5 THRU 8 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, April 15, 2025**, in the City Commission Room, City Hall, 228 S. Massachusetts Avenue. As an owner of property within 500 feet of this request, as indicated on the attached map, you will be given an opportunity to express your opinion at the public hearing *or* you may submit your views to the Community Development Department, 863-834-6011 or planning@lakelandgov.net, prior to the April 15th meeting.

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THIS IS A COURTESY LETTER NOT REQUIRED BY LAW



Planning & Zoning Board General Application

General Information:									
Project No:		<u>ZON24-014</u>			Application Date:		11/20/2024		
Associated Projects:		PUD24-016 PUD24-023							
Project Name:		APPLICATION OF RB ZONING							
Subject Property Address:		1104 GILMORE AVE							
Parcel ID:		242807171000011100			Total Acreage:		1.71		
Applicant Name:		CITY OF LAKELAND							
Applicant Address:		228 S MASSACHUSETTS AV		LAKELAND		FL		33801	
Owner Name:		LAKELAND COMMUNITY REDEVELOPMENT AGENCY							
Owner Address:		228 S MASSACHUSETTS AVE		LAKELAND		FL		33801	
Request:									
Application Type:		Rezoning				General			
Land Use									
Current		Residential Medium				(RM)			
Proposed		Not Applicable							
Zoning									
Current		Planned Unit Development				(PUD) 3575 C			
Proposed		RB - (Two-Family)							
Sub Context District									
Current		(UNH)				Urban Neighborhood			
Proposed									
Explanation of Request:		City-initiated application to apply RB (Two-Family Residential) zoning on approximately 0.93 acres located north of Bon Air Street, east of N. Vermont Avenue and west of Gilmore Avenue (1104 Gilmore Avenue, and 1103 and 1111 N. Vermont Avenue).							
Justification:		City-initiated applications to repeal the current Bon Air PUD and apply RB-1 zoning to the six lots north of Bon Air Street							
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	



File Number: ZON24-014

Present Zoning: PUD 3575 C

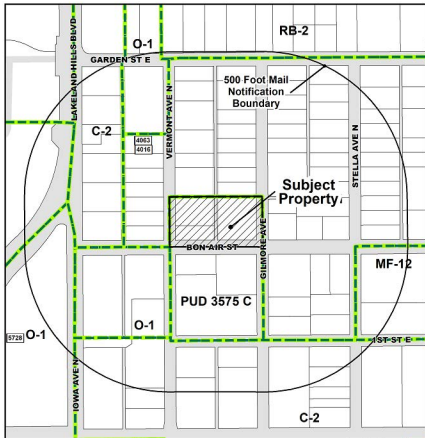
Present Context: Urban Neighborhood

Proposed Zoning: RB (Two-Family)

April 2025

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





File Number: ZON24-014

Present Zoning: PUD 3575 C

Present Context: Urban Neighborhood

Proposed Zoning: RB (Two-Family)

April 2025

-  Subject Property
-  500 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

March 28, 2025

RE: 1104 Gilmore Avenue, 1103 and 1111 N. Vermont Avenue - Project No. ZON24-014

Dear Property Owner:

This is to advise you that the City of Lakeland requests the application of RB (Two-Family Residential) zoning on approximately 0.89 acres located north of Bon Air Street, east of N. Vermont Avenue and west of Gilmore Avenue on properties located at 1104 Gilmore Avenue, and 1103 and 1111 N. Vermont Ave. The properties are legally described as:

LOTS 10 THRU 15, BLOCK C, BON AIR ADDITION, PB 1, PGS 114 AND 115, 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, April 15, 2025**, in the City Commission Room, City Hall, 228 S. Massachusetts Avenue. As an owner of property within 500 feet of this request, as indicated on the attached map, you will be given an opportunity to express your opinion at the public hearing *or* you may submit your views to the Community Development Department, 863-834-6011 or planning@lakelandgov.net, prior to the April 15th meeting.

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Planning & Zoning Board General Application

General Information:									
Project No:	LUS25-001			Application Date:		3/4/2025			
Associated Projects:	PUD25-003	CPT25-020							
Project Name:	HAMLIN DEVELOPMENT								
Subject Property Address:	2420 NEW TAMPA HWY								
Parcel ID:	232822000000013060			Total Acreage:		9.16			
Applicant Name:	TIMOTHY F CAMPBELL								
Applicant Address:	500 SOUTH FLORIDA AVENUE			LAKELAND		FL	33801		
Owner Name:	HAMLIN REAL ESTATE LLC								
Owner Address:	1729 GEORGE JENKINS BLVD			LAKELAND		FL	33815		
Request:									
Application Type:	Comprehensive Plan Amendment					Future Land Use Map			
Land Use									
Current	Business Park					(BP)			
Proposed	Not Applicable								
Zoning									
Current	Medium Industrial					(I-2)			
Proposed	PUD (Planned Unit Development)								
Sub Context District									
Current	(SSP)					Suburban Special Purpose			
Proposed									
Explanation of Request:	The property owner seeks a land use classification and planned unit development zoning to allow an expanded use of the property that is consistent with the historic use of the property.								
Justification:	The property has been utilized for similar uses historically and the property owner desires to secure land use and zoning designations that accurately reflect the full operation of the tenant's business.								
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:		55		
Potable Water	11891	GPD	Wastewater	10107	GPD	Solid Waste	415	PPD	



CLARK, CAMPBELL, LANCASTER,
WORKMAN & AIRTH, P.A.
— ATTORNEYS AT LAW —

TIMOTHY F. CAMPBELL

Board Certified Real Estate Attorney
Board Certified City, County & Local Government Attorney
Land Use and Zoning | Commercial Real Estate | Corporate Law

tcampbell@clarkcampbell-law.com

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ELLIOTT V. MITCHELL
PETER J. MUNSON
MADISON R. NEWBERG
MICHAEL E. WORKMAN¹

BOARD CERTIFICATIONS:

1. REAL ESTATE 2. TAX LAW
3. CITY, COUNTY & LOCAL GOVERNMENT
4. ELDER LAW

March 4, 2025

Brian Rewis, Director
Community and Economic Development Department
City of Lakeland
228 South Massachusetts Avenue
Lakeland, Florida 33801

Re: Hamlin Real Estate, LLC / Land Use Matter (City of Lakeland)

Dear Brian:

Our firm represents Hamlin Real Estate, LLC (“**Hamlin**”) with respect to its efforts to expand the use of its property along New Tampa Highway comprised of Polk County Property Appraiser Parcel Identification Numbers 23-28-22-000000-013030, 23-28-22-000000-013040 and 23-28-22-000000-013060 (the “**Property**”). Hamlin leases the Property to an operator who has successfully operated a recycling business on the Property. In order to continue the successful operation of the business on the Property, Hamlin requests a land use change from Business Park Center (**BP**) to Industrial (**IND**) and a zoning change to Planned Unit Development (the “**Proposed Changes**”), to allow for the smelting and refining of materials, allow for outside storage of raw material and scrap metals and to expand the hours of operation to 7:00 a.m. until 11:00 p.m. (the “**Proposed Uses**”). We also request that the existing Conditional Use Permit 5382 be terminated so that the sole governing development approval for the Property will be the PUD Ordinance.

This correspondence accompanies our applications for a Comprehensive Plan Amendment and a Rezoning to Planned Unit Development. The following shall serve as an explanation of our request.

Explanation of Request

Hamlin previously operated and leases the Property for the operation of an existing recycling facility. The operation has been very successful and has grown its client base. The business is a revenue generator, an employment center and recycles materials. The company purchases recycled materials, compacts them and sells the materials in bulk. Additionally, the company purchases, processes and refines aluminum car wheels to generate aluminum products. The company does not purchase, process or accumulate general scrap materials.

Name: Brian Rewis, Community and Economic Development Department
Subject: Hamlin Real Estate, LLC
Date: March 4, 2025
Page: Page Two of Two

The company needs the ability for some outside storage within a designated area that lies behind the existing building for raw materials until they are moved inside the building for processing and for finished product until it is shipped from the site to purchasers.

The operator is in full compliance with all air quality and other environmental requirements. The Proposed Uses will not cause any additional increase in impact from the use of the Property. The operation does not generate any material external sound and that condition also will not increase from the requested Proposed Uses. The Property is well buffered with industrial type uses to the east and south. The building fronts New Tampa Highway and serves as a buffer to any activities that occur on the rear (south site) of the building. The Property is very well buffered by a natural forested area on the west.

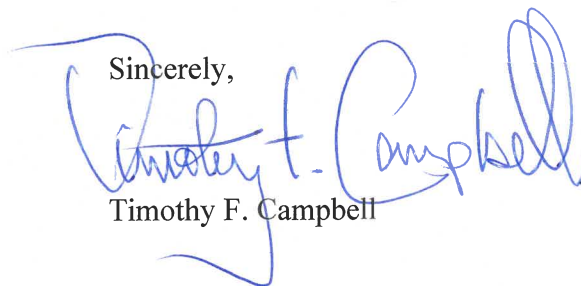
The operation has long existed on New Tampa Highway across the street from a mobile home park to the north and has not generated any complaints or issues as Hamlin and the tenant have operated the business in a professionally responsible manner.

Hamlin requests the Proposed Changes to allow the additional uses of the Property to continue and to allow the Proposed Uses. Hamlin also requests the Proposed Changes to allow the Proposed Uses to run with the land given the long and successful operation of the business at the Property without issues or any material impacts.

Conclusion

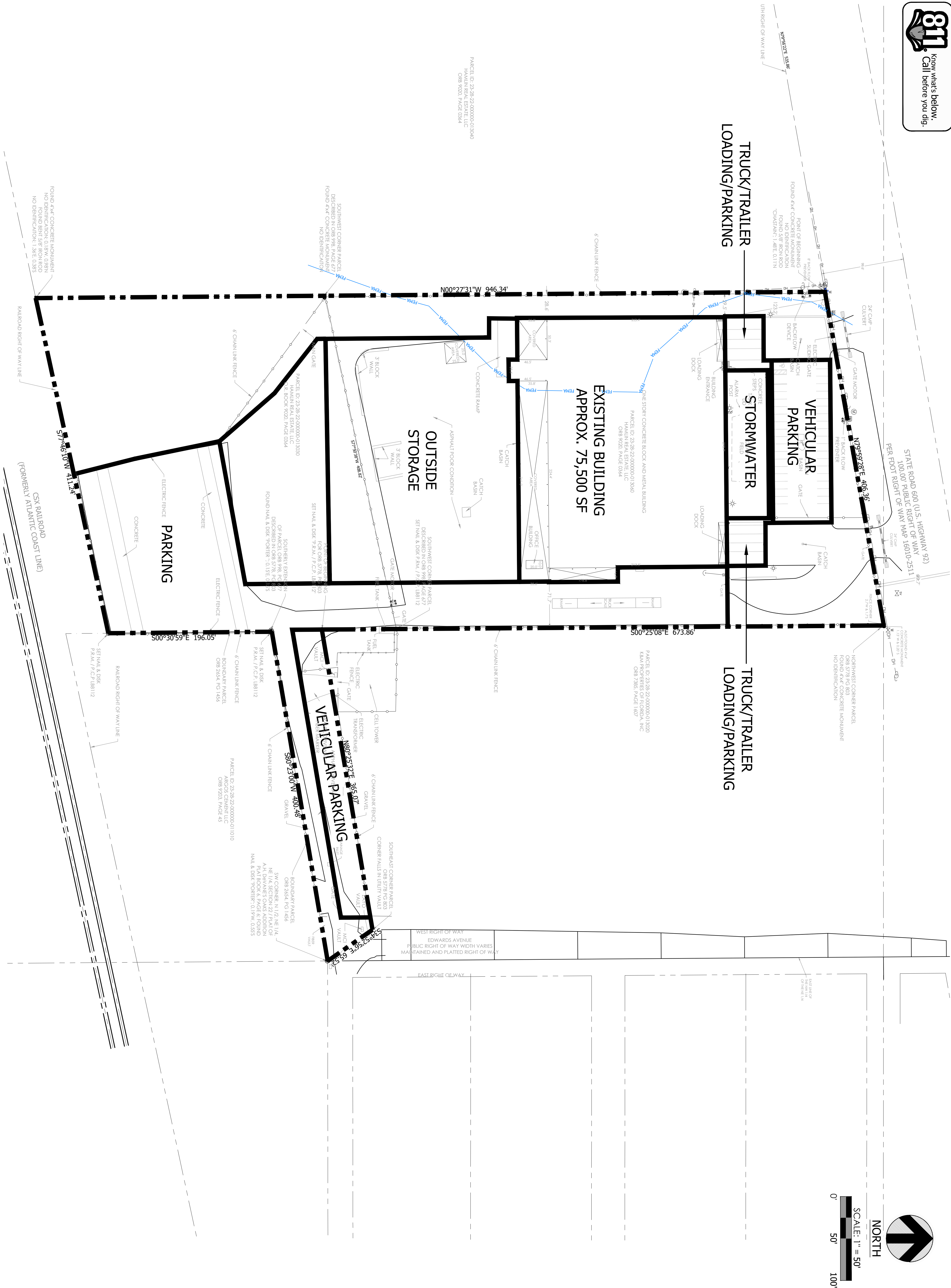
Thank you for your attention in this matter. Supporting materials for each application are being submitted concurrently with these applications. Please call or email should you have any further questions or comments in this regard. Please advise if you require any additional information.

Sincerely,



Timothy F. Campbell

Copy: Client (transmitted via email)

[illegible]

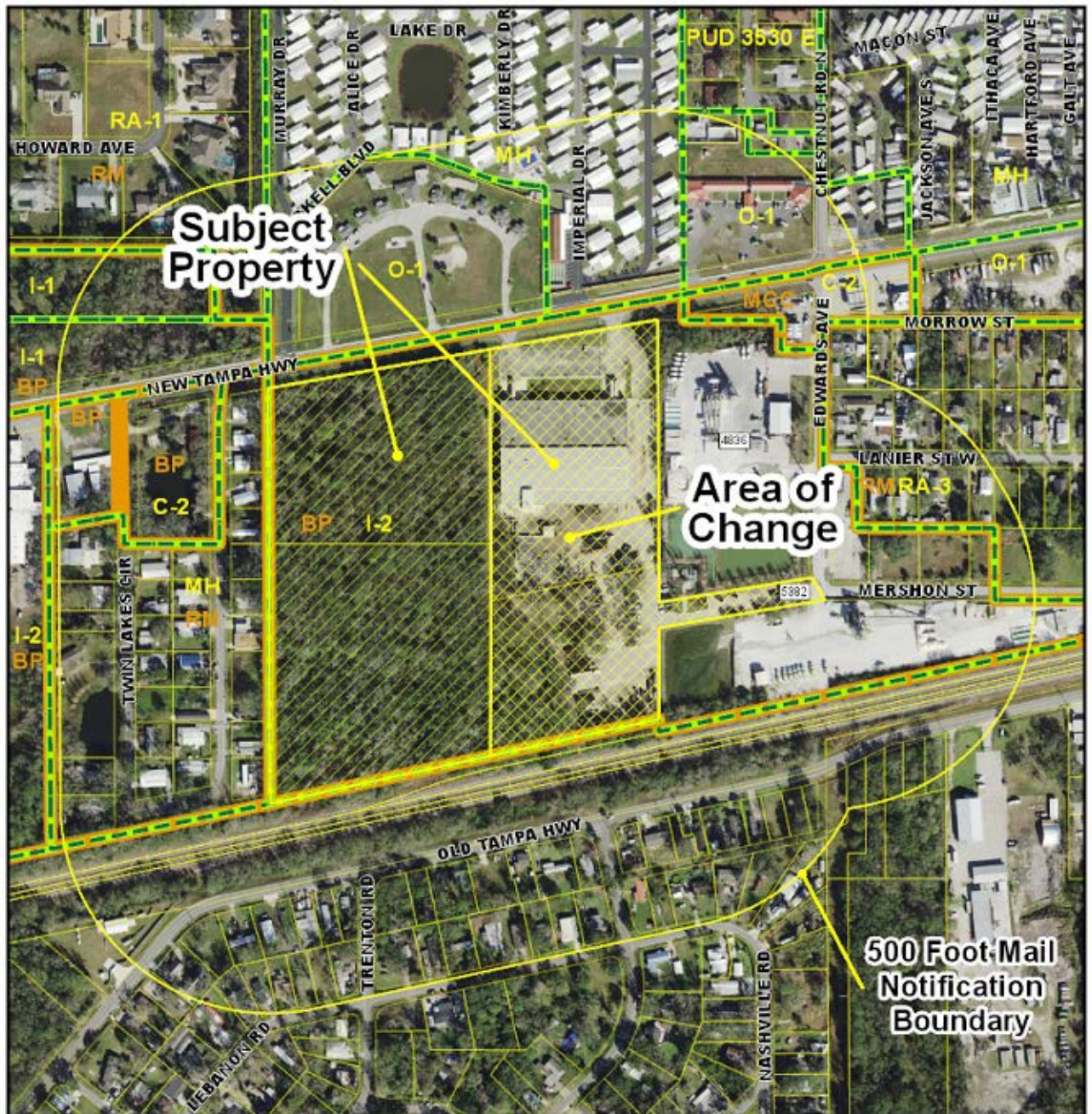
DESIGNED BY:	
SM	
DRAWN BY:	
DH	
CHECKED BY:	10/04/2024 NOT VALID UNLESS PHYSICALLY, DIGITALLY, OR ELECTRONICALLY SIGNED AND SEALED
SM	



SLOAN
Engineering Group

150 SOUTH WOODLAWN AVENUE, BARTOW, FL 33830
PHONE: (863) 800-3046 • FAX: (863) 800-1159
FLORIDA CERTIFICATE OF AUTHORIZATION (FLCA) # 26247

2675	PROJECT NO.	CLIENT:	HAMLIN REAL ESTATE LLC
		PROJECT:	NEW TAMPA HIGHWAY
C100	SHEET:	<div>CONCEPTUAL SITE PLAN</div> <div>2420 NEW TAMPA HIGHWAY, LAKE LAND, FL 33815</div>	



File Number: LUS25-001 PUD25-003

Present Zoning: I-2 with Conditional Use

Present Land Use: BP (21.22 AC+/-)

Present Context: Suburban Special Purpose

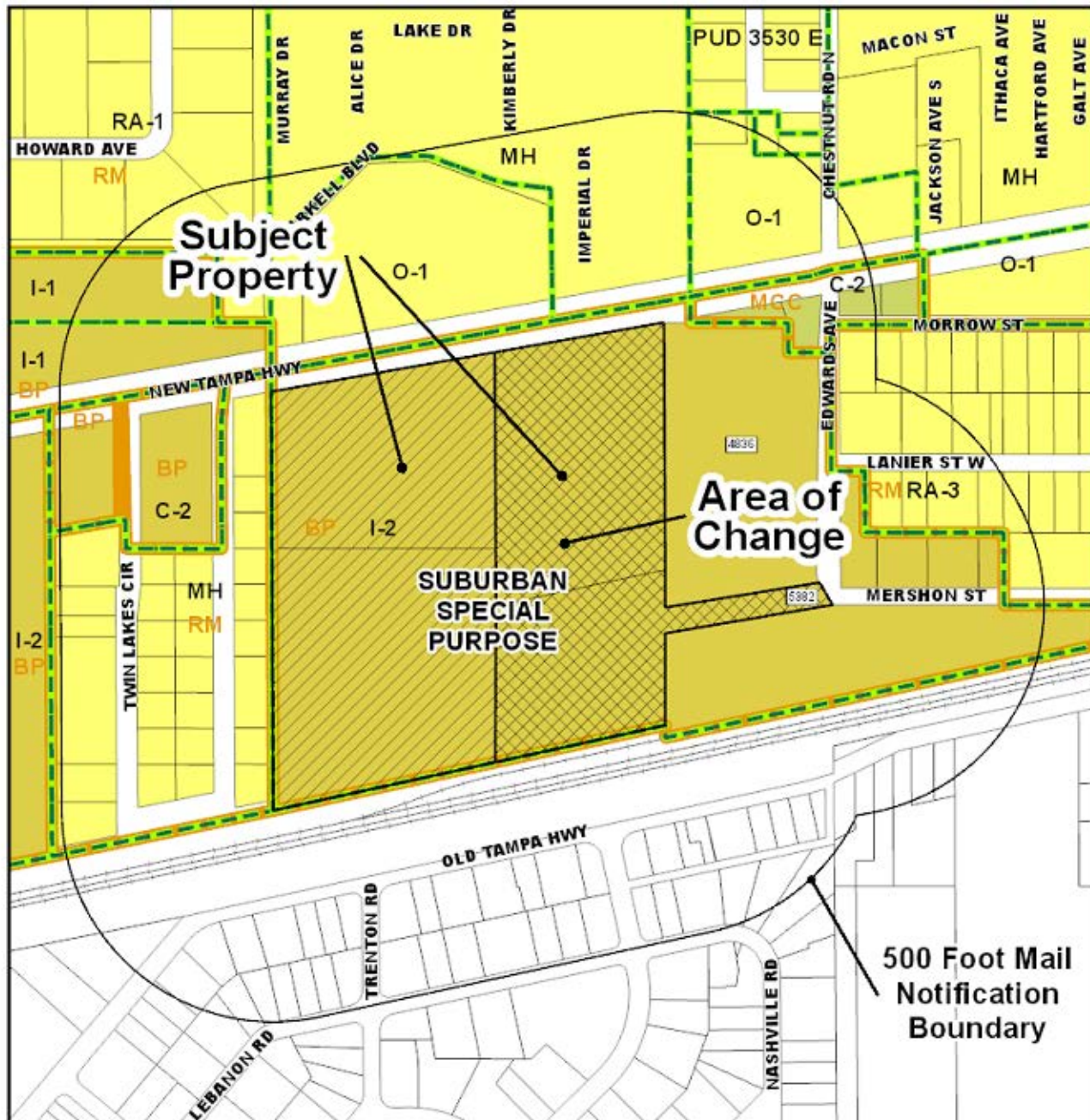
Proposed Zoning: Change in Zoning from I-2 to PUD to Allow Scrap, Waste and Reclaimed Materials Trade Uses, Level II and the Secondary Smelting and Refining of Nonferrous Metals

Proposed Land Use: IND (9.35 AC+/-) and BP (11.87 AC+/-)

April 2025

- Subject Property
- Area of Change
- 500 Foot Mail Notification Boundary
- Zoning
- Future Land Use
- Conditional Use
- Parcels
- City Limits
- Water Body
- SPI
- Railroad





File Number: LUS25-001 PUD25-003

Present Zoning: I-2 with Conditional Use

Present Land Use: BP (21.22 AC+/-)

Present Context: Suburban Special Purpose

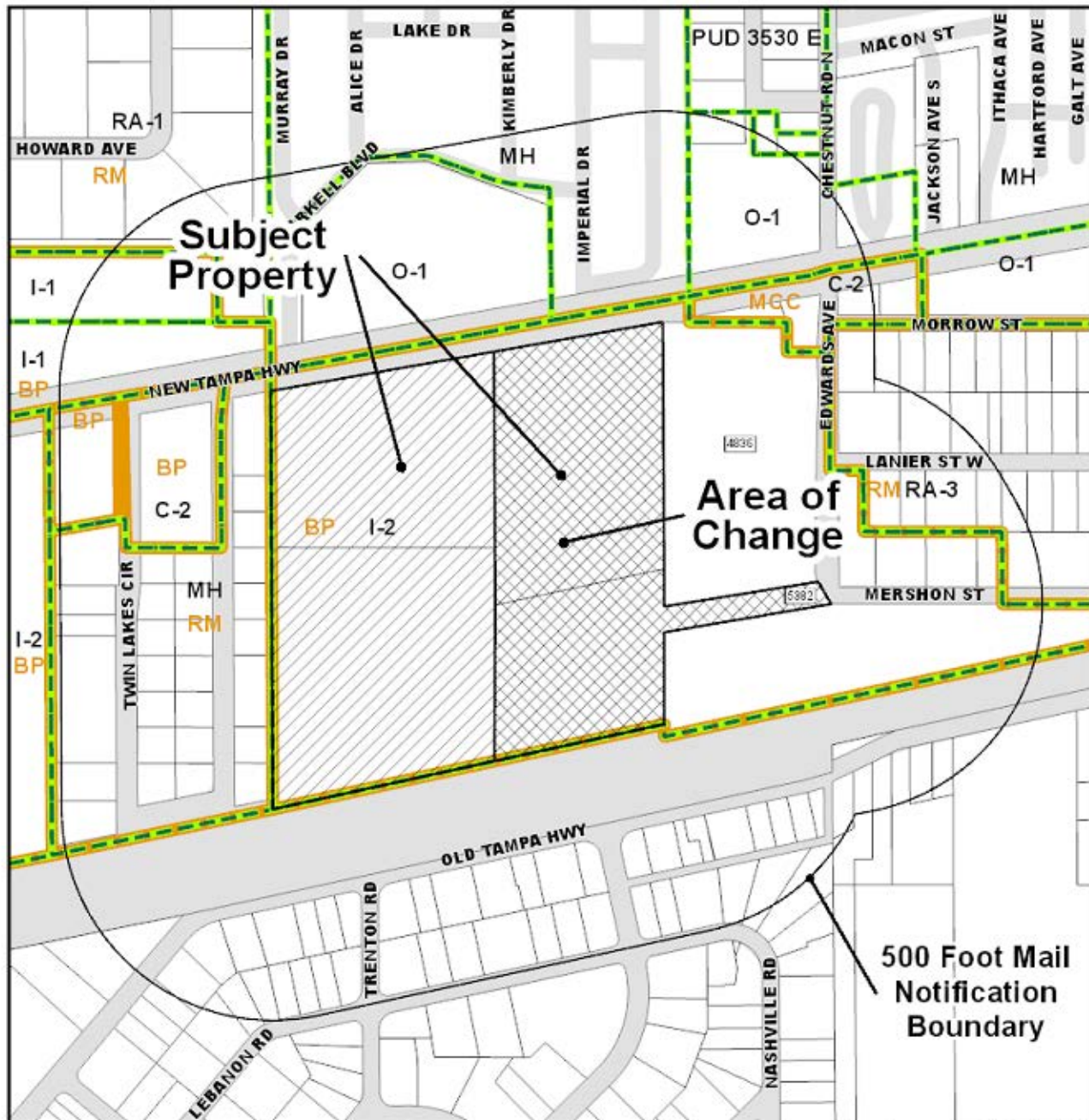
Proposed Zoning: Change in Zoning from I-2 to PUD to Allow Scrap, Waste and Reclaimed Materials Trade Uses, Level II and the Secondary Smelting and Refining of Nonferrous Metals

Proposed Land Use: IND (9.35 AC+/-) and BP (11.87 AC+/-)

April 2025

- Subject Property
- Area of Change
- 500 Foot Mail Notification Boundary
- Zoning
- Future Land Use
- 4567 Conditional Use
- Parcels
- City Limits
- Water Body
- SPI
- Railroad





File Number: LUS25-001 PUD25-003

Present Zoning: I-2 with Conditional Use

Present Land Use: BP (21.22 AC+/-)

Present Context: Suburban Special Purpose

Proposed Zoning: Change in Zoning from I-2 to PUD to Allow Scrap, Waste and Reclaimed Materials Trade Uses, Level II and the Secondary Smelting and Refining of Nonferrous Metals

Proposed Land Use: IND (9.35 AC+/-) and BP (11.87 AC+/-)

April 2025

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





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

March 28, 2025

RE: 2420 New Tampa Highway - Project No. LUS25-001 PUD25-003

Dear Property Owner:

This letter is to advise you that Timothy F. Campbell, Clark, Campbell, Lancaster, Workman & Airth, P.A., on behalf of Hamlin Real Estate, LLC requests a small-scale land use amendment, to change the future land use designation from Business Park (BP) to Industrial (I); and a change of zoning from I-2 (Medium Industrial) to PUD (Planned Unit Development) to allow for Scrap, Waste and Reclaimed Materials Trade Uses, Level II and the Secondary Smelting and Refining of Nonferrous Materials on approximately 9.35 acres generally located at 2420 New Tampa Highway. The subject property is legally described as:

AN AREA OF LAND IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22 TOWNSHIP 28 SOUTH RANGE 23 EAST, BOUND BY NEW TAMPA HIGHWAY TO THE NORTH, CSX TO THE SOUTH, LESS THE WEST 530 FEET AND LESS THE EAST 392 FEET, POLK COUNTY, FLORIDA. (A COMPLETE LEGAL DESCRIPTION IS AVAILABLE IN THE COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT.)

The public hearing to consider this request will be held before the Lakeland Planning and Zoning Board at **8:30 a.m., on Tuesday, April 15, 2025**, in the City Commission Room, City Hall, 228 S. Massachusetts Avenue. As an owner of property within 500 feet of this request, as indicated on the attached map, you will be given an opportunity to express your opinion at the public hearing or you may submit your views to the Community Development Department, 863-834-6011 or planning@lakelandgov.net, prior to the April 15th 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.

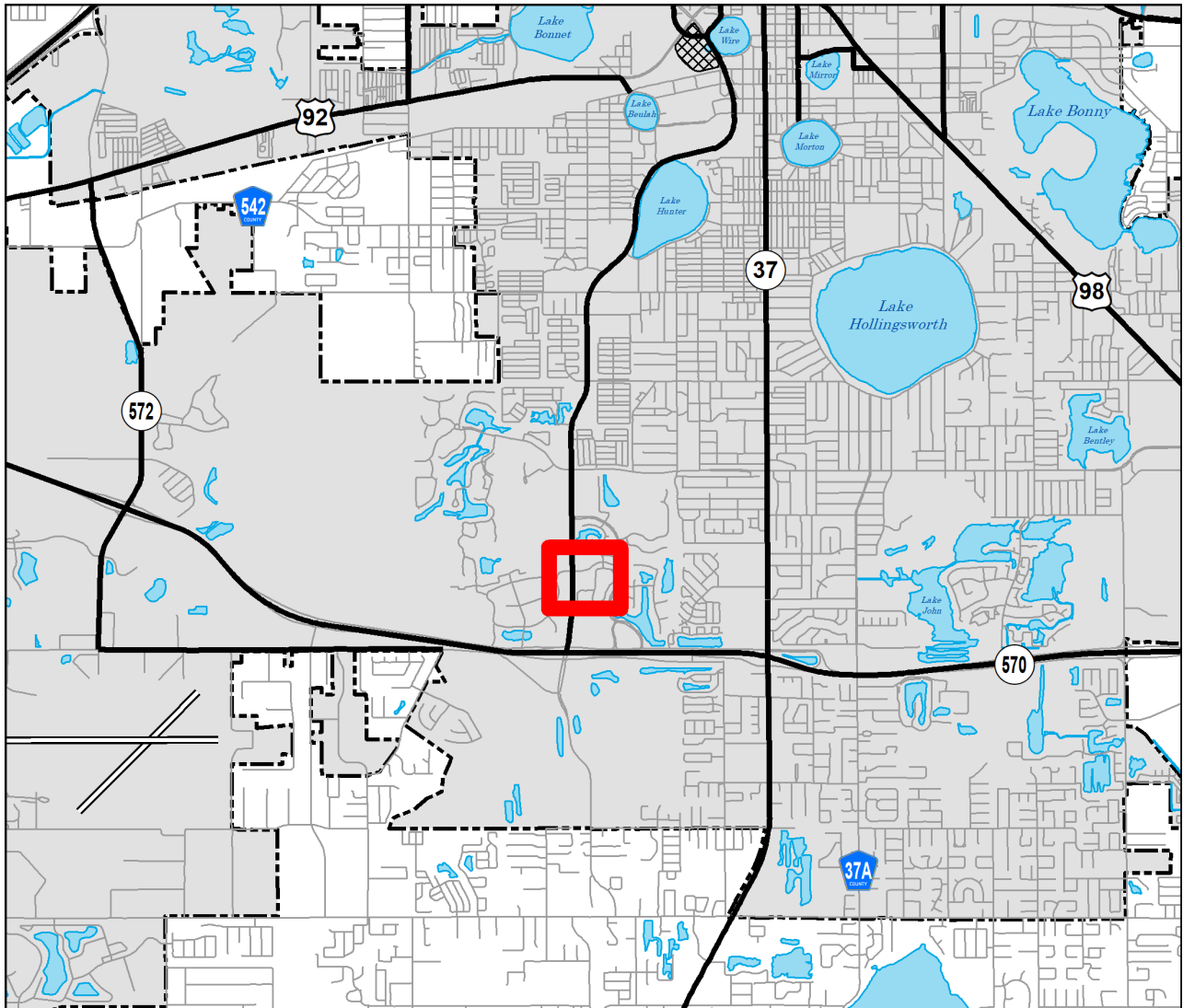
THIS IS A COURTESY LETTER NOT REQUIRED BY LAW

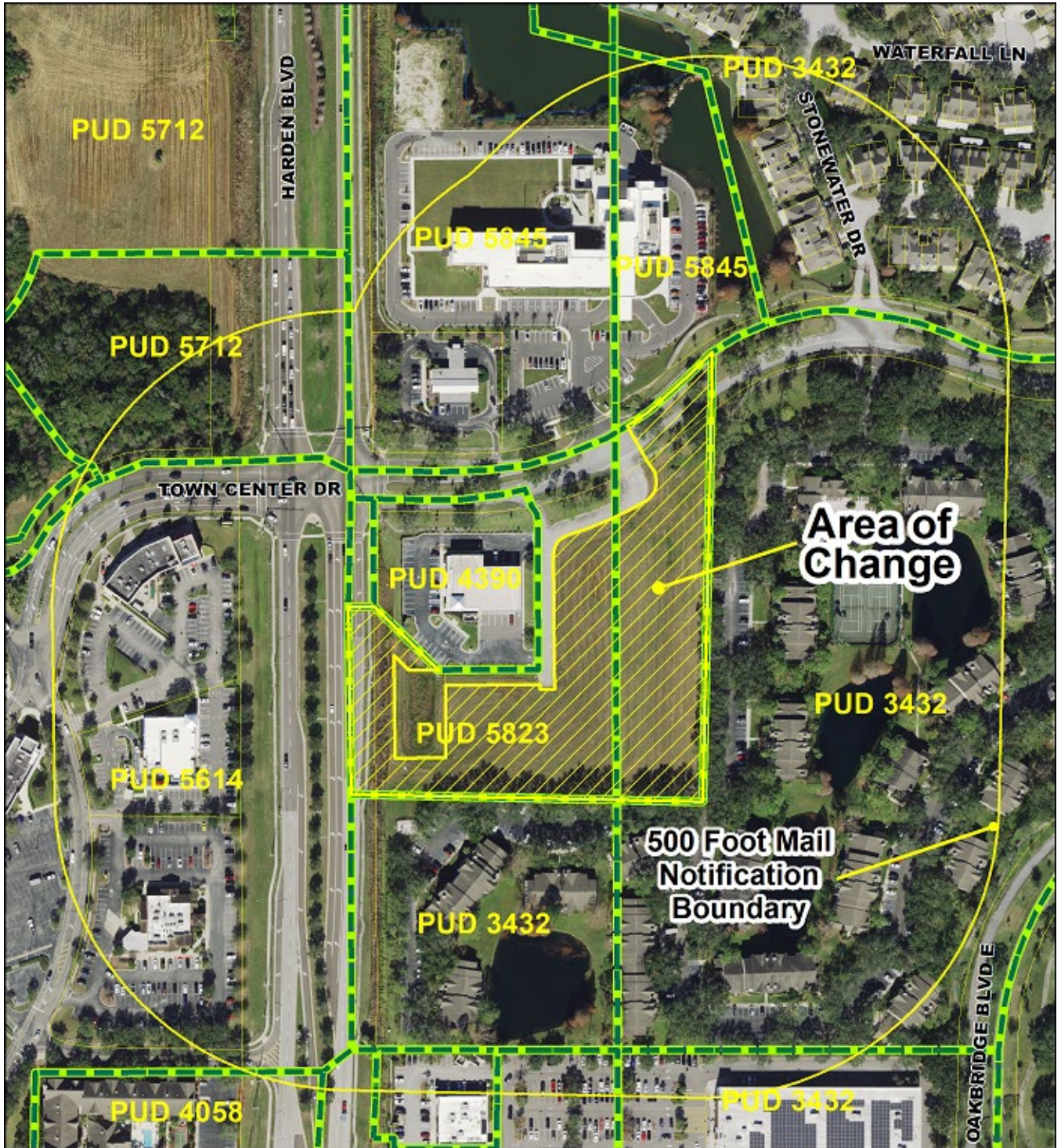


Community & Economic Development Staff Recommendation

Date:	April 15, 2025	Reviewer:	Phillip Searce
Project No:	PUD24-019	Location:	1200 Oakbridge Parkway
Owner:	Drummond Company, Inc.		
Applicant:	Timothy F. Campbell, Clark, Campbell, Lancaster and Munson PA		
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:	A major modification of PUD (Planned Unit Development) zoning to allow a five-story, 150-room hotel and a 4,000 sq. ft. freestanding restaurant as a development option on approximately 5.14 acres located south of Oakbridge Parkway and east of Harden Boulevard (1200 Oakbridge Parkway).		

1.0 Location Maps





2.0 Background

2.1 Summary

Timothy F. Campbell of Clark, Campbell, Lancaster and Munson PA, on behalf of the Drummond Company, requests a major modification of PUD (Planned Unit Development) zoning to allow a five-story, 150-room hotel and a 4,000 sq. ft. freestanding restaurant as a development option on approximately 5.14 acres located south of Oakbridge Parkway and east of Harden Boulevard (1200 Oakbridge Parkway). A map of the subject property is included as Attachment “B.”

2.2 Subject Property

The subject property is presently vacant with future land use designation of Residential Medium (RM) and PUD (Planned Unit Development) zoning. The existing PUD zoning (Area G, Parcel G-2 within Attachment “A” of Ordinance 3432, as amended by Ordinance 4390) allows for a maximum of 47,250 square feet of office and banking uses within Parcel G-2. Of this square footage, 3,777 square feet were allocated in 2003 for the construction of a freestanding branch bank on adjoining property to the west at 3350 Harden Boulevard.

In 2013, the Drummond Company requested a major modification of the PUD to allow for a four-story, 80 room hotel and a free-standing high turnover restaurant. The request was subsequently denied by the Planning and Zoning Board at its regular meeting on August 20, 2013, due to concerns about the height of the hotel and impacts on adjacent residential uses.

In 2018, the PUD was amended through a minor modification to increase to maximum total floor area for office uses in Parcel G-2 from 47,250 square feet to 47,500 square feet. This change was approved by the Board to allow for the conversion of the branch bank property for medical office uses.

In 2020, the PUD was further amended through a major modification to allow a 16,000 sq. ft. multi-tenant retail commercial development, two freestanding restaurants with a combined floor area of 10,000 sq. ft., and 7,635 sq. ft. of existing professional office or medical office uses in lieu of the 47,500 sq. ft. of office and banking uses on Parcel G-2.

2.3 Project Background

The purpose of this request is to amend the PUD to allow for the development of a five-story, 150-room hotel and a 4,000 sq. ft. freestanding restaurant as a development option. A site development plan which shows the location of proposed building footprints, off-street parking, driveways, stormwater retention, and pedestrian facilities, is included as Attachment “D-2.”

2.4 Existing Uses of Adjacent Properties

Boundary	Existing Land Use	FLUM	Zoning	Context
North	Financial	RM	PUD	UCO
South	Multi-Family Residential	RM	PUD	UNH
East	Multi-Family Residential	RM	PUD	UNH
West	Commercial	RAC	PUD	UCT

2.5 Attachments

Attachment A: Legal Description

Attachment B: Base Map of Subject Property

Attachment C: Existing Bank/Medical Office Use Site Plan

Attachment D-1: Multi-tenant Retail Commercial and Restaurants Development Option

Attachment D-2: Hotel and Restaurant Development Option

3.0 Discussion

The proposed changes to the PUD are intended to provide flexibility in response to changing market conditions. The most recent modification to the PUD was approved by the City Commission in February 2020 approximately one month before the COVID-19 pandemic shut down the global economy. The proposed five-story, 150-room hotel and a 4,000 sq. ft. freestanding restaurant would be permitted as a development alternative to the previously approved 16,000 sq. ft. multi-tenant retail commercial development and two freestanding restaurants with a combined floor area of 10,000 sq. ft. as shown on Attachment “D-1.”

The proposed development option is consistent with Policy 2A in the Comprehensive Plan which allows for up to 10 percent of an area with a Residential Medium (RM) future land use designation to be developed for small scale office or commercial uses. To qualify for these uses, proposed projects must be designed such that they are oriented towards neighborhood level demands and address external, off-site impacts, site and building design considerations appropriately to ensure compatibility with surrounding uses and development patterns.

As depicted on Attachment “D-2,” the proposed hotel is oriented north-south and set back approximately 80 feet from the eastern property boundary. The adjacent land use to the east consists of a three-story, multi-family residential development (Willowbrooke Apartments) with the closest residential structure located approximately 195 feet east of the proposed hotel. To mitigate impacts, the developer of the hotel will be required to construct a Type A buffer along the east property line adjacent to an existing tree-lined off-street parking area which serves the apartment complex. As specified in Figure 4.5-9 of the Land Development Code, a Type A buffer consists of a minimum 7.5-foot-wide landscape buffer consisting of 4 “B” Trees and 16 shrubs per 100 linear feet, or portion thereof, and a six-foot high view blockage fence or wall.

To the south, the proposed restaurant is set back 25 feet from the southern property boundary and approximately 100 feet from the closest multi-family structure. Like the hotel, the developer of the restaurant will be required to construct a Type A buffer along the south property line adjacent to an existing off-street parking area for the apartments.

The 2013 request proposed an approximately 35-foot rear yard setback between the hotel and the adjacent apartment complex to the east. At that time, staff proposed a compromise which would have required the applicant to move the proposed hotel closer to Harden Boulevard. The applicant, however, did not agree with this change, and the Planning and Zoning Board subsequently denied the request “without prejudice” to allow the applicant to reapply with a new application to address the impacts related to the height and location of the hotel.

Staff finds that the new proposal addresses the prior concerns by placing the hotel at 80 feet from the east property line. As noted above, the result is an effective separation distance of 195 feet from the closest

residential building within the Willowbrooke apartment community. With the construction of the adjacent Encompass Health hospital to the north, the development character of the immediate area has changed substantially since 2013. The hospital complex, which has approximately 66,000 sq. ft. of floor and an overall roof height of 35 feet, is located approximately 150 feet from the adjacent residential uses to the east (Stonewater Condominiums). With the additional setback distance, landscape treatments, and mature trees adjacent to the apartments providing a natural buffer, staff finds that the proposed five-story hotel is compatible with the adjacent multi-family uses.

To accommodate future development, the on-site stormwater facility (maintained by the Oakbridge Owners Association) will be enlarged to add additional stormwater capacity as needed. The exact size of the retention area will be determined during civil site plan review. Conditions for approval which were previously adopted to ensure that the project is oriented towards neighborhood level demands and provides a mix of uses will remain in place. Single-tenant office and medical office uses that occupy either an entire building or multiple buildings will not be permitted. To limit impacts on adjacent uses, commercial uses will remain limited to general retail and personal services type uses. More intense retail and personal services uses such as drug stores, dollar stores, liquor stores, convenience stores, thrift stores, firearm sales, pawn shops, and payday loans will not be permitted. For restaurant uses, the use of drive-through facilities will be prohibited for both development options.

3.1 Transportation and Concurrency

The subject property is called “East Village” within the northeastern quadrant of the Oakbridge Development of Regional Impact (DRI). The DRI Development Order was amended and restated through Resolution No. 5447 in June 2018 to reflect an updated development program and comprehensive traffic analyses, primarily focused on the increase in retail entitlements in the southeastern quadrant bound by Parkway Frontage Road (north) and State Road 563 (Harden Boulevard) (west). Section 4(25)(c) of the Development Order allows for the re-allocation of uses within the DRI as long as the overall trip generation does not exceed the total amount that is approved. The DRI development program was last amended via Resolution No. 5941 on September 16, 2024 to reflect the proposed Advent Health hospital campus with corresponding reductions to retail and residential entitlements within “South Village”. Transportation concurrency mitigation is addressed for the entire Oakbridge DRI through the Development Order and includes requirements for right-of-way dedications, road widenings, intersection improvements, sidewalk construction, transit service capital and operational improvements and a proportionate-share payment for additional mitigation needs identified in the 2018 amendment. All required mitigation construction activities and payments have been completed with final right of way dedications being prepared for the South Wabash Avenue Extension and a future bicycle trail and utility corridor aligning with Beacon Road, west of Harden Boulevard.

Based on data published in the Institute of Transportation Engineers’ Trip Generation Manual 11th Edition, the new development program option for Parcel G-2 consisting of Land Use Codes 930 (Fast Casual Restaurant) and 310 (Hotel) is estimated to generate 145 PM Peak Hour Trips (of Adjacent Street Traffic, 4-6 PM), slightly less than the 177 PM Peak Hour Trips that were calculated for the PUD modification (Option A) approved by Resolution No. 5823 in 2020 in addition to the now-existing eye clinic.

This new development program option will receive a favorable transportation concurrency determination with compliance of all Development Order conditions. It is likely that a commercial subdivision will be required for East Village to define individual lots and to formalize access and utility easements within the development. The site shall include an interconnected network of ADA-compliant sidewalks that connect to the existing sidewalk on Oakbridge Parkway and the southern property boundary, and bicycle parking that complies with the Land Development Code and Engineering Standards Manual.

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 as conditioned is consistent with the Comprehensive Plan. All roadway levels of service are acceptable with mitigation as recommended in this PUD modification and the Oakbridge Development Order. Other essential services are presently available to provide concurrency for the proposed use. Actual construction is subject to final concurrency determinations at the time of site plan review.

4.0 Recommendation

4.1 Community and Economic Development Staff

The Community and Economic Development Department reviewed this request and recommends the approval of the modification to the PUD zoning.

4.2 Planning & Zoning Board

It is recommended that the request for a major modification of PUD zoning, as described above and in Attachments "A", "B," "C," "D-1," and "D-2" be approved, subject to the following conditions.

Ordinance 3432, Attachment C, as reamended.:

G. Area G. Office Park

1. Land Use Intensity: Parcel G-1 – PUD-36
 Parcel G-2 – PUD-30
 Each building and/or ownership parcel shall individually meet the LUI requirements
2. Permitted Uses:
 - a. Parcel G-1: Offices not catering to retail trade with the general public. Provided, however, in addition to the foregoing, branch banking facilities and retail sales incident to a principal use are permitted.
 - b. Parcel G-2: The following uses are permitted subject to the maximum floor area limits for each use specified below.
 - Office Uses, Medical and Non-Medical
 - Antique Shops & Consignment Boutiques
 - Barber Shops, Hair Salons & Day Spas
 - Exercise, Fitness & Martial Arts Studios
 - Music & Dance Studios
 - Per Grooming & Pet Day Care
 - Restaurants, Carry Out/Delivery
 - Restaurants, Low or High Turnover, without drive-through facilities
 - General Retail & Personal Services Uses*
 - Hotels
3. Maximum Floor Area:
 - a. Parcel G-1: 60,000 sq. ft.

*In accordance with Table 2.3-1 of the Land Development Code, All Other Retail Uses or Personal Services Uses, Not Specified, Indoors.

b. Parcel G-2:

Existing Uses (Attachment "C")

- Former Branch Bank: 7,635 sq. ft. of Office or Medical Office Uses

Future development shall be limited to one of the two development options specified below.

Development Option A (Attachment "D-1")

- Multi-Tenant Commercial: 16,000 sq. ft. of Office, Medical Office, Restaurants, General Retail & Personal Services Uses
- Restaurants: Two freestanding restaurants, without drive-through facilities, with a combined floor area no greater than 10,000 sq. ft.

Development Option B (Attachment "D-2")

- Hotel: One hotel with a maximum of 150 rooms
- Restaurant: One freestanding restaurant, without drive-through facilities, with a maximum floor area of 4,000 sq. ft.

4. Maximum Building Height:

a. Hotel: Five (5) stories

b. All other uses: Two (2) stories.

5. Minimum Setbacks: Except as specified in Attachments D-1 or D-2), minimum setbacks shall be as follows.

a. Buildings:

(1) Twenty-five (25) feet from any boundary line.

(2) Seven and one-half (7.5) feet from any interior lot line and fifteen (15) feet between buildings.

b. Off-Street Parking or Drives: Ten (10) feet from any perimeter boundary line or public right-of-way; zero (0) feet from any interior parcel boundary line.

6. Development Conditions Specific to East Village (Attachments "D-1" and "D-2")

a. It is the intent of this PUD that the 5.14-acre parcel identified as "East Village" be developed as a mixed-use commercial development with restaurants, retail, offices, hotels and other commercial uses oriented towards the general public. Single-tenant office and medical office uses that occupy either an entire building or multiple buildings, shall not be permitted without a modification to this PUD.

~~b. Site Development Plan: The project shall be developed in substantial accordance with the site development plan Attachment "D." Minor adjustments to the site plan may be made of the time of site plan review without requiring a modification to the PUD.~~

b. Site Development Plan: The project shall be developed in substantial accordance with one of the two approved site development plans, Attachments "D-1" or "D-2." Minor

adjustments to the site plan may be made at the time of site plan review without requiring a modification to the PUD. Prior to the issuance of any building permits, written notice shall be provided to the Community and Economic Development Department in which the developer elects to develop one of the two approved development plans, Development Option A or Development Option B. When the written notice of election has been delivered, the development plan that was not chosen will no longer be an approved use for the property.

- c. Commercial Design Standards: All building facades facing streets, private drives or customer parking areas shall include fenestration, architectural relief or both so that no portion of a façade shall have a blank area greater than 24 feet in width measured horizontally along the face of the building. Architectural relief may be provided by changes in materials or textures, changes in volume or wall plane, and the use of awnings, canopies, porticos, pilasters or similar architectural elements.
- d. Parking, Buffering & Landscaping: In accordance with the Land Development Code.
- e. Outdoor Lighting and Signage: In accordance with the Land Development Code.
- f. Transportation:
 - (1) Each primary building on the development site shall be connected to the Oakbridge Parkway sidewalk via an integrated network of sidewalks that comply with Americans with Disabilities Act requirements and standards. A future pedestrian route to the southern property boundary shall also be incorporated into the final site design and formalized through a recorded pedestrian easement agreement.
 - (2) Bicycle parking shall be provided that complies with requirements contained in Section 4.11.6 of the Land Development Code and Index 900 of the City Engineering Standards Manual.
 - (3) The development shall comply with any permitting requirements provided by the Florida Department of Transportation.
 - (4) An updated allocation of land uses within the Oakbridge DRI shall be provided staff to reflect the new East Village development program.

ATTACHMENT "A"

Legal Description:

OFFICE TRACT H, OAKBRIDGE ONE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 81, PAGE 35, PUBLIC RECORDS OF POLK COUNTY, FLORIDA,

LESS AND EXCEPT ROAD RIGHT OF WAY FOR HARDEN BLVD; AND LESS THE FOLLOWING:

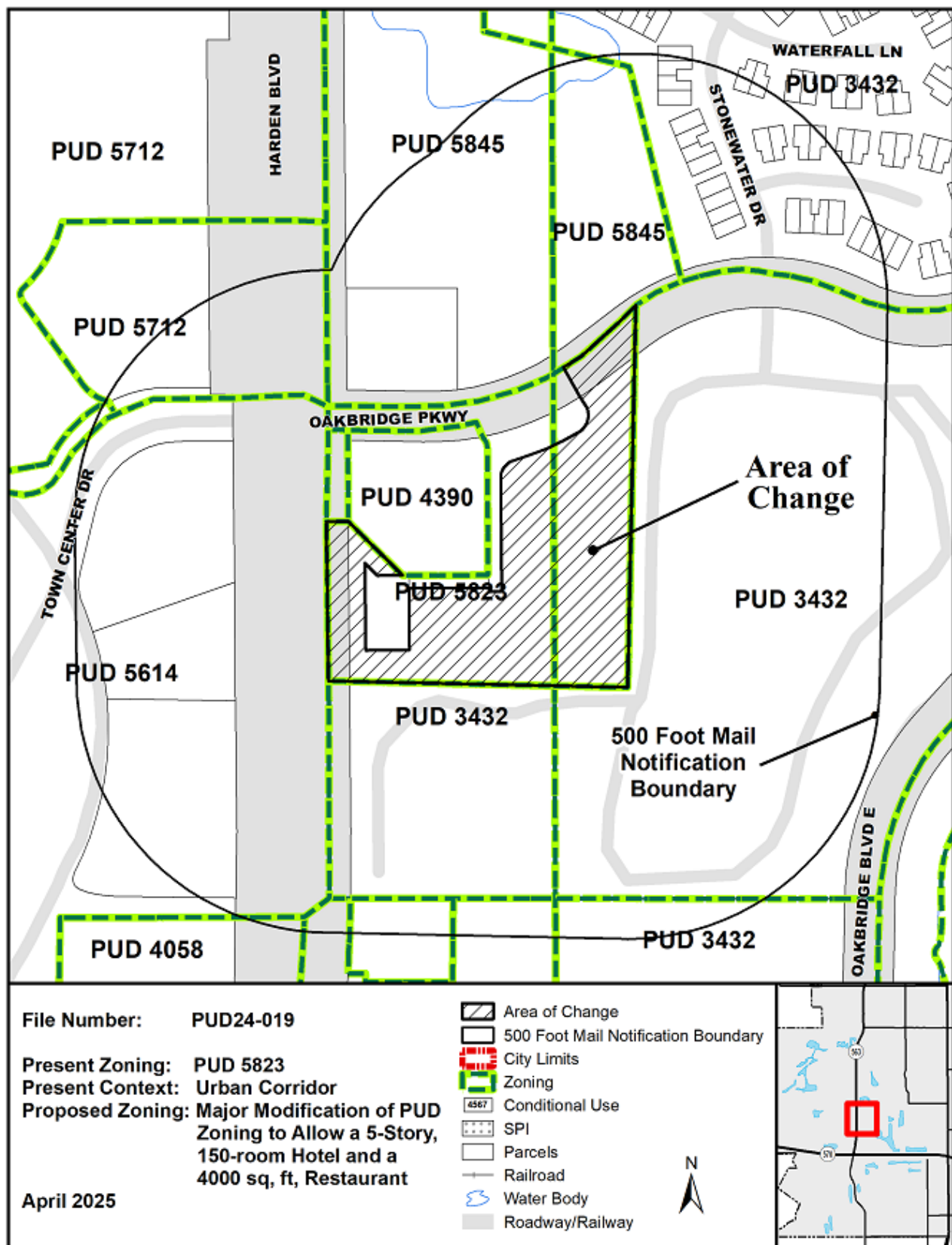
(A) COMMENCE AT THE NW CORNER OF OFFICE TRACT H; THENCE RUN S 90°00'00" E, ALONG THE NORTH LINE OF SAID OFFICE TRACT H, 10.88 FEET TO THE EASTERLY R/W LINE OF HARDEN BLVD AS RECORDED IN O.R. BOOK 2526 PAGE 1074; THENCE RUN S 01°44'33" E, ALONG SAID EASTERLY R/W LINE, 211.36 FEET; THENCE RUN S 46°28'45" E 46.81 FEET TO THE POB, SAID POINT BEING ON THE EAST LINE OF DRAINAGE EASEMENT RECORDED IN O.R. BOOK 2526, PAGE 1074; THENCE RUN S 01°44'33" E 173.03 FEET; THENCE RUN N 88°31'15" E 86.10 FEET; THENCE RUN N 01°28'45" W 148.42 FEET; THENCE RUN S 88°31'15" W 62.29 FEET; THENCE RUN N 46°28'45" W 34.80 FEET TO THE POB.

(B) COMMENCE AT THE NORTHWEST CORNER OF SAID OFFICE TRACT H; THENCE S 90°00'00" E, ALONG THE NORTH LINE OF SAID OFFICE TRACT H, A DISTANCE OF 10.66 FEET TO THE NEW EASTERLY R/W OF HARDEN BLVD AS RECORDED IN O.R. BOOK 2526, PAGE 1074, AND THE POB; THENCE CONTINUE S 90°00'00" E, ALONG SAID NORTH LINE, 150.21 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVED NORTHERLY HAVING A CENTRAL ANGLE OF 12°23'15", A RADIUS OF 550.00 FEET, A CHORD BEARING OF N 83°48'23" E AND A CHORD DISTANCE OF 118.68 FEET; THENCE EASTERLY, ALONG SAID CURVE AND NORTH LINE, 118.91 FEET TO A POINT ON A CURVE CONCAVED SOUTHWESTERLY HAVING A CENTRAL ANGLE OF 44°34'54", A RADIUS OF 33.00 FEET, A CHORD BEARING OF S 23°46'13" E AND A CHORD DISTANCE OF 25.03 FEET; THENCE SOUTHEASTERLY, ALONG SAID CURVE, 25.68 FEET TO THE POINT OF TANGENCY; THENCE S 01°28'45" E 251.05 FEET; THENCE S 88°31'15" W 169.18 FEET; THENCE N 46°28'45" W 152.75 FEET TO SAID NEW EASTERLY RIGHT OF WAY LINE OF HARDEN BOULEVARD; THENCE N 01°44'33" W, ALONG SAID NEW RIGHT OF WAY LINE, 161.13 FEET TO THE POB.

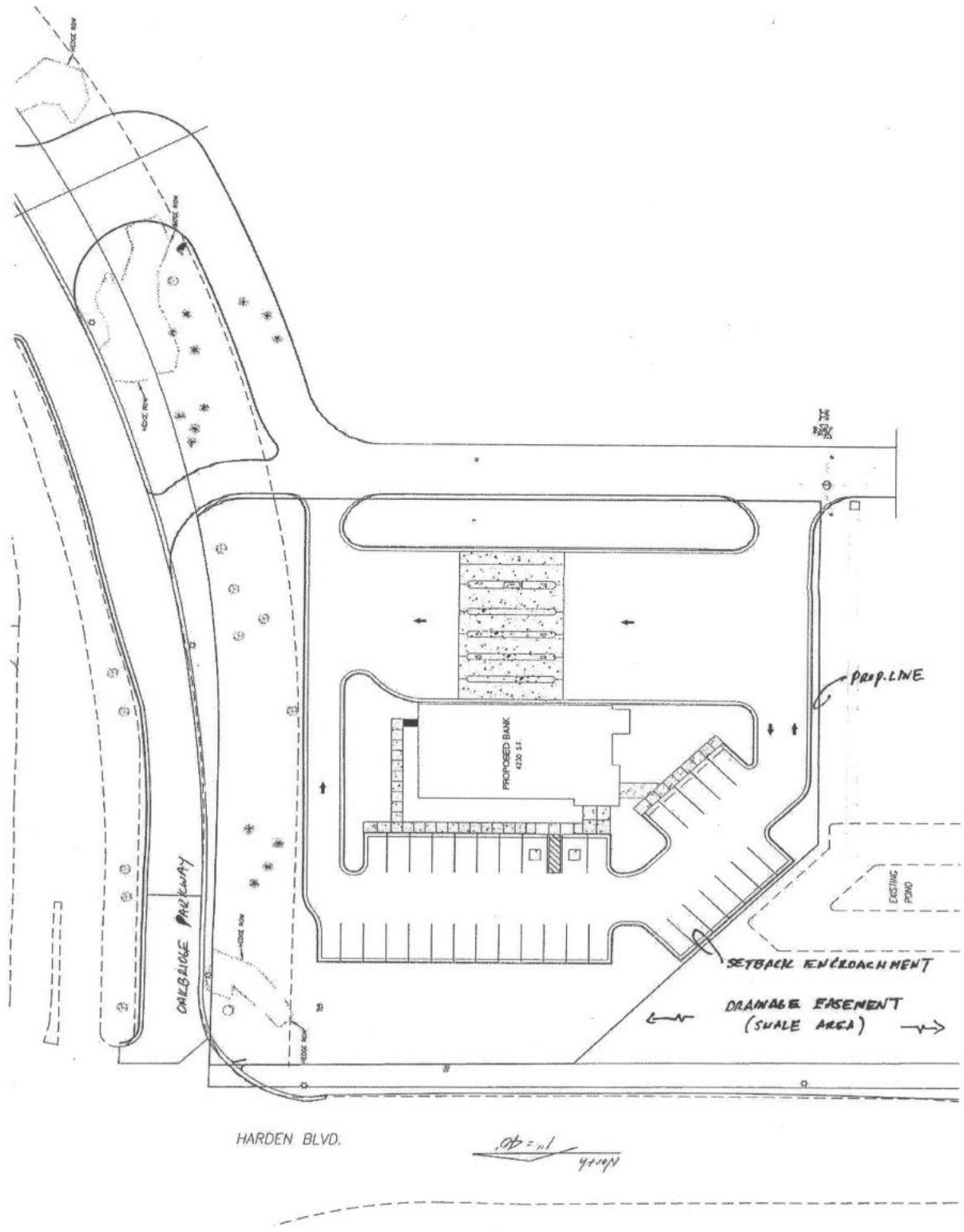
(C) COMMENCE AT THE NW CORNER OF OFFICE TRACT H; THENCE RUN E 160.87 FEET, TO A POINT ON CURVE TO LEFT; THENCE RUN EASTERLY ALONG CURVE 118.91 FEET TO A NON-TANGENT CURVE TO RIGHT; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE 25.68 FEET; THENCE RUN S 01°28'45" E 257.23 FEET TO THE POB; THENCE RUN N 88°31'15" E 5.25 FEET; THENCE RUN S 01°28'42" E 20 FEET; THENCE RUN S 88°31'15" W 164.71 FEET; THENCE RUN N 01°28'45" W 20 FEET; THENCE RUN N 88°31'15" E 159.45 FEET TO THE POB; LESS THAT PART LYING WITHIN THE FOLLOWING DESCRIBED PARCEL: COMMENCE AT THE NW CORNER OF OFFICE TRACT H; THENCE RUN E 160.87 FEET TO A POINT ON CURVE TO LEFT; THENCE RUN EASTERLY ALONG CURVE 118.91 FEET TO A NON-TANGENT CURVE TO THE RIGHT FOR THE POB; THENCE RUN SOUTHEASTERLY ALONG SAID NON-TANGENT CURVE 25.68 FEET; THENCE RUN S 01°28'45" E 251.85 FEET; THENCE RUN S 88°31'15" W 6.47 FEET TO NON-TANGENT CURVE TO RIGHT; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE 19.74 FEET; THENCE RUN S 01°28'42" E 16.80 FEET; THENCE RUN N 88°46'37" E 25.50 FEET; THENCE RUN N 01°28'45" W 223.55 FEET TO A POINT ON CURVE TO THE RIGHT; THENCE RUN NORTHEASTERLY ALONG SAID CURVE 45.35 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT; THENCE RUN NORTHEASTERLY ALONG SAID CURVE 140.26 FEET TO A POINT OF CURVE TO THE LEFT; THENCE RUN NORTHERLY ALONG SAID CURVE 65.62 FEET; THENCE RUN N 34°17'52" W 23.61 FEET TO THE NORTH LINE OF OFFICE TRACT H; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE TO THE LEFT 210.33 FEET TO THE POB.

(D) COMMENCE AT THE NW CORNER OF SAID OFFICE TRACT H; THENCE RUN E 160.87 FEET TO A POINT OF CURVE TO THE LEFT; THENCE RUN NORTHEASTERLY ALONG SAID CURVE 118.91 FEET FOR THE POB, SAID POINT BEING ON A NON-TANGENT CURVE TO RIGHT; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE 25.68 FEET; THENCE RUN S 01°28'45" E 251.85 FEET; THENCE RUN S 88°31'15" W 6.47 FEET TO A NON-TANGENT CURVE TO THE RIGHT; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE 19.74 FEET; THENCE RUN S 01°28'42" E 16.80 FEET; THENCE RUN N 88°46'37" E 25.50 FEET; THENCE RUN N 01°28'45" W 223.55 FEET TO A POINT OF CURVE TO THE RIGHT; THENCE RUN NORTHEASTERLY ALONG SAID CURVE 45.35 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT; THENCE RUN NORTHEASTERLY ALONG SAID CURVE 140.26 FEET TO A POINT OF CURVE TO THE LEFT; THENCE RUN NORTHERLY ALONG SAID CURVE 65.62 FEET; THENCE RUN N 34°17'52" W 23.61 FEET TO THE NORTH LINE OF SAID OFFICE TRACT H; THENCE RUN SOUTHWESTERLY ALONG CURVE TO THE LEFT 210.33 FEET TO THE POB; AND COMMENCE AT THE NW CORNER OF SAID OFFICE TRACT H; THENCE RUN E 160.87 FEET TO A POINT OF CURVE TO THE LEFT; THENCE RUN NORTHEASTERLY ALONG SAID CURVE 110.72 FEET TO THE POB; THENCE RUN NORTHEASTERLY ALONG CURVE TO THE LEFT 8.19 FEET TO A NON-TANGENT CURVE TO THE RIGHT; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE 25.68 FEET TO A POINT OF TANGENCY; THENCE RUN S 01°28'45" E 3.98 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE RUN NORTHWESTERLY ALONG SAID CURVE 31.60 FEET TO THE POB.

ATTACHMENT "B"



ATTACHMENT "C"



ATTACHMENT "D"
ATTACHMENT "D-1"



LEGEND

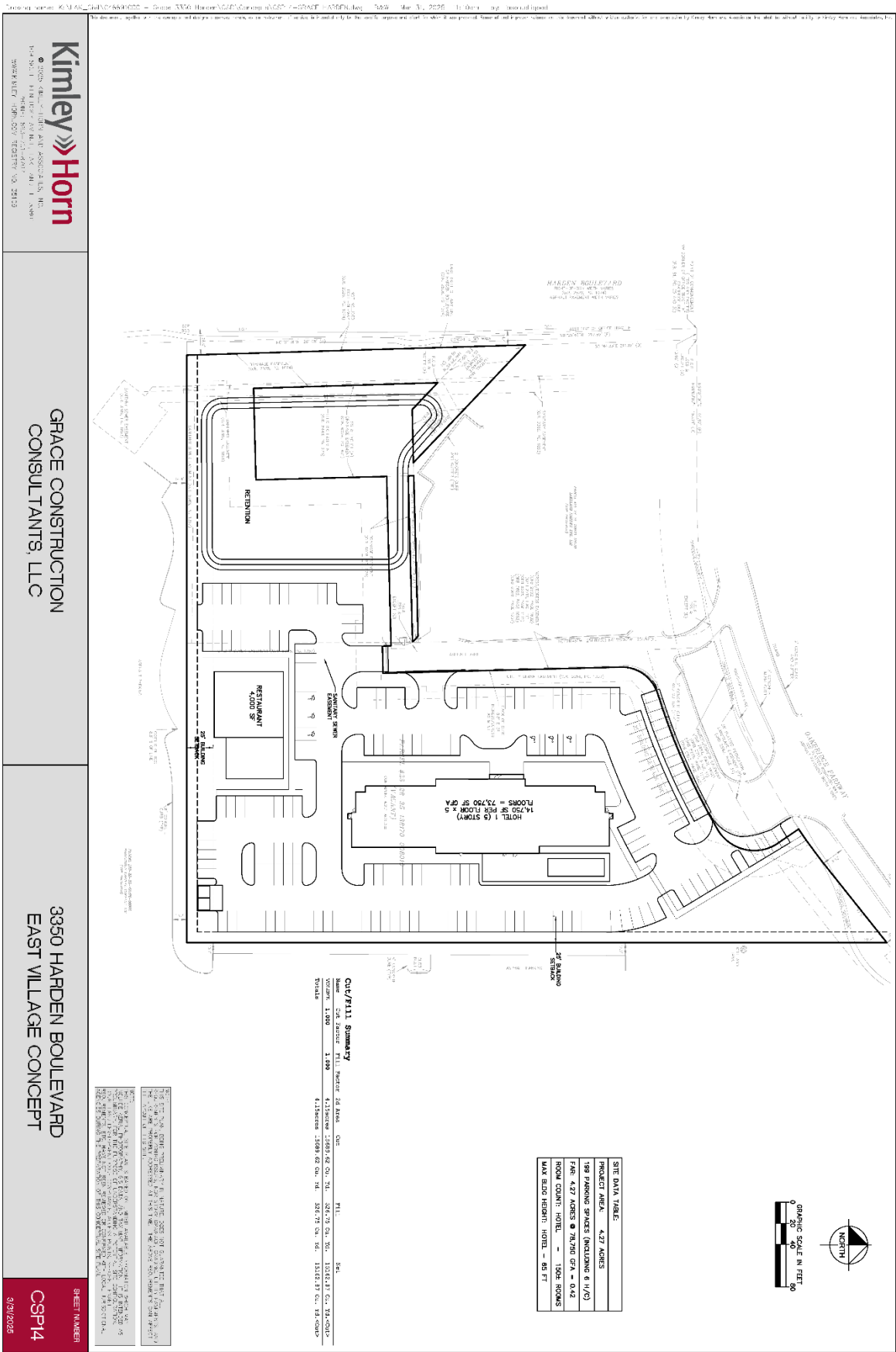
- 1 COMMERCIAL TRASH ENCLOSURE
- 2 COMMERCIAL +/- 8,000 SF (2 EACH)
- 3 PASEO
- 4 RESTAURANT +/- 5,000 SF (2 EACH)
- 5 STORMWATER POND
- 6 RETAINING WALL
- 7 SERVICE ACCESS



OAKBRIDGE EAST VILLAGE

Design Concept
11.1.2019

ATTACHMENT "D-2"





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

March 28, 2025

RE: 1200 Oakbridge Parkway - Project No. PUD24-019

Dear Property Owner:

This is to advise you that Timothy F. Campbell, Clark, Campbell, Lancaster, Workman & Airth, P.A., requests a major modification of PUD (Planned Unit Development) zoning to allow a five-story, 150-room hotel, and a 4,000 sq. ft. freestanding restaurant as a development option on approximately 5.14 acres located south of Oakbridge Parkway and east of Harden Boulevard (1200 Oakbridge Parkway). The subject property is legally described as:

OFFICE TRACT H, OAKBRIDGE ONE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 81, PAGE 35, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LESS AND EXCEPT ROAD RIGHT OF WAY FOR HARDEN BLVD; AND LESS PARCEL 232835138170008030 AND PARCEL 232835138170008020.
(A COMPLETE LEGAL DESCRIPTION IS AVAILABLE IN THE COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT.)

The public hearing to consider this request will be held before the Lakeland Planning and Zoning Board at **8:30 a.m., on Tuesday, April 15, 2025**, in the City Commission Room, City Hall, 228 S. Massachusetts Avenue. As an owner of property within 500 feet of this request, as indicated on the attached map, you will be given an opportunity to express your opinion at the public hearing or you may submit your views to the Community Development Department, 863-834-6011 or planning@lakelandgov.net, prior to the April 15th meeting.

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

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

THIS IS A COURTESY LETTER NOT REQUIRED BY LAW

MINUTES

Planning & Zoning Board

City Commission Chambers

Tuesday, March 18, 2025

8:30 a.m.

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

PUBLIC HEARING

ITEM 1: 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)

Audrey McGuire stated the subject property is in the South Lake Morton Historic District. Ms. McGuire pointed to photos on the overhead screen of the subject property and proposed site plan and elevations. Ms. McGuire handed out printed copies of an email received from the public to the Board.

Marten Walters, 1017 South Boulevard, was present in support of the request.

In response to Silvana Knight, Mr. Walters stated the two-story garage apartment will be accessed by an exterior stairwell.

Ms. McGuire summarized comments from an email submitted by a neighboring property owner in opposition to the request.

Ms. McGuire presented the recommended conditions for approval.

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

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

ITEM 2: 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)

Todd Vargo stated the subject property has a future land use designation of Regional Activity Center (RAC) with a C-7/UCT (Munn Park Historic District/Urban Center) zoning and context sub-district classification. The subject property is located within the boundaries of the Lakeland Downtown Development Authority (LDDA) and the Munn Park Historic District. The purpose of this request is to obtain conditional use approval for Gameday Men's Health, a for-profit health clinic, which provides preventative healthcare and wellness services for men. Mr. Vargo pointed to photos on the overhead screen of the subject property and surrounding areas.

Mr. Vargo stated staff asked the Lakeland Downtown Development Authority (LDDA) to weigh in on the proposed medical office use due to its location in the Munn Park Historic District. Julie Townsend, the Executive Director for the LDDA, provided a letter in support of the conditional use.

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

Matthew Key, 110 E. Pine Street, was present in support of the request and provided an overview of the Gameday Men's Health operations.

Discussion ensued.

Mr. Vargo presented the recommended conditions for approval.

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

In response to Silvana Knight, Mr. Key stated he will use a third-party vendor for the pickup and disposal of any biohazardous waste materials.

Bessie Reina made a motion for approval of staff's recommendation. Terry Dennis seconded the motion and it passed 5—1. Silvana Knight voted against the motion.

ITEM 3: 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)

Damaris Stull stated the subject property has a future land use designation of Residential Medium (RM) with a RA-3/UNH (Single-family residential/Urban Neighborhood) zoning and context sub-district designation. The subject property is currently vacant. The applicant requests a conditional use to allow for the development of an Early Childhood Education Center which will provide instruction and care for children ages four and under and serve as a teaching laboratory for Southeastern University (SEU) students majoring in early childhood education. The proposed Early Childhood Education Center will operate as an extension of Southeastern University (SEU), a private Christian university which offers degree programs at the associate, bachelors, masters, and doctoral levels. The SEU campus is located on the north side of N. Crystal Lake Drive along Longfellow Boulevard, approximately 0.2 miles north of the subject property.

Ms. Stull stated the requested conditional use will allow for the construction and development of a new one-story, 13,660 sq. ft. Early Childhood Education Center which will have a maximum enrollment of 190 children. According to the applicant, children attending will be of preschool age and younger with regular hours of operation from 7:00 AM to 5:00 PM, Monday through Friday. Ms. Stull pointed to photos on the overhead screen of the subject property and proposed site plan.

Matthew Lukens, The Lunz Group, 41 Lake Morton Drive, made a brief presentation which summarized the proposed request.

In response to Silvana Knight, Mr. Lukens stated pick-up and drop-off times for children will be separated by age groups.

In response to Susan Seitz, Mr. Lukens stated the facility will be open to public enrollment at a fee for service.

Theodore Church, 3940 Grandefield Circle, Mulberry, was present in support of the request.

In response to Terry Dennis, Mr. Church stated they anticipate no more than 60 cars on-site during pick-up and drop off times.

Discussion ensued among the Board, applicant and staff regarding parking.

Charlene Knepper, 1603 Seneca Avenue, stated she has concerns about traffic impacts. She also had concerns about impacts on property values and potential noise impacts.

Donshae Kirkland, 2108 S. Crystal Lake Drive, asked whether a dirt road, which runs within a utility easement along the north property line, would be preserved to provide vehicle access from Smithfield Avenue to properties further west through the middle of the block. She stated she also has concerns about traffic impacts.

Ms. Stull stated staff received one e-mail from nearby resident opposing this request. Ms. Stull summarized the email to the Board.

Discussion ensued among the Board, applicant and staff regarding the possible easement.

Ms. Stull presented the recommended conditions for approval.

Chuck Barmby proposed an additional condition which states “In the event that a recorded access easement exists to adjacent properties to the west, the applicant shall incorporate same into site design”.

In response to Susan Seitz, Mr. Lukens stated he agrees to staff’s recommended conditions.

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

GENERAL MEETING

ITEM 4: Review minutes of the February meeting.

Veronica Rountree made a motion for approval of the minutes from the previous meeting. Terry Dennis 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.**

Chuck Barmby stated staff requests an additional one-month continuance due to the applicant being out of town and unable to attend the March meeting. This will be the final continuance if the applicant does not return with a revised application in April.

Silvana Knight made a motion for a one-month continuance. Veronica Rountree seconded the motion and it passed 5—1. Jeri Thom voted against the motion.

ITEM 6: Report of City Commission action on Planning and Zoning Board recommendations along with Planning & Transportation Manager’s Report.

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

ITEM 7: Audience.

There were no comments from the audience.

ITEM 8: Adjourn.

There being no further discussion, the meeting was adjourned at 9:46 AM.

Respectfully Submitted,

Susan Seitz, Vice-Chair

Silvana Knight, Secretary



Report of City Commission Action on Planning and Zoning Board Recommendations

Tuesday, April 15, 2025

Meeting of March 17, 2025

Ordinances (Second 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) **Approved 4—0, Ordinance 6083.**

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) **Approved as Amended 4—0, Ordinance 6084**

Proposed 25-005; 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. 4th Street and 718 W. 5th Street. (CUP24-019) **Approved 4—0, Ordinance 6085**