

AGENDA

Planning & Zoning Board
City Commission Chambers
May 20, 2025, 8:30 a.m.

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

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

PUBLIC HEARING

- ITEM 1:**
- a. Major modification of an existing conditional use for a Neighborhood Convenience Center (NCC) to expand the boundaries of the conditional use to allow a bookstore on property located at 737 S. Missouri Avenue. Owner/Applicant: Finley Walker. (CUP25-003)
 - b. Consideration of final decision.
- ITEM 2:** Major modification to PUD (Planned Unit Development) zoning to allow for the development of a new 8,000 square foot, one-story office building on property located at 4265 New Tampa Highway. Owner: Magna Vitae Investments III LLC. Applicant: Jason Kendall. (PUD25-004)
- ITEM 3:** Small-scale land use map amendment to apply a future land use designation of Residential Medium (RM), the application of RA-4 (Single-Family Residential) zoning, and a conditional use to allow a 64-unit single-family attached (townhome) development on approximately 7.51 acres located at the northeast corner of Kathleen Road and Sleepy Hill Road. Owner: James P. Gills, Jr. Applicant: Timothy F. Campbell, Clark, Campbell, Lancaster, Workman & Airth, P.A. (LUS25-003/CUP25-004/ZON25-005)

GENERAL MEETING

- ITEM 4:** Review minutes of the April meeting.
- ITEM 5:** 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 6:** 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 7: 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 8: 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 9: Report of City Commission action on Planning and Zoning Board recommendations along with Planning & Transportation Manager's Report.

ITEM 10: Audience.

ITEM 11: Adjourn.



Planning & Zoning Board General Application

General Information:									
Project No:	CUP25-003			Application Date:		3/31/2025			
Associated Projects:	CPT25-032								
Project Name:	737 S MISSOURI AVE_INKLINGS BOOK SHOPPE								
Subject Property Address:	737 S MISSOURI AVE								
Parcel ID:	232824120000002052			Total Acreage:		0.2411			
Applicant Name:	FINLEY WALKER								
Applicant Address:	243 N FLORIDA AVENUE, LAKELAND, FL 33801			LAKELAND		FL	33801		
Owner Name:	CHEATWOOD CHRIS W								
Owner Address:	737 S MISSOURI AVE			LAKELAND		FL	33815		
Request:									
Application Type:	Conditional Use Permit								
Land Use									
Current	Residential High			(RH)					
Proposed	Not Applicable								
Zoning									
Current	Low Impact Office			(O-1)					
Proposed	Not Applicable								
Sub Context District									
Current	(UCO)			Urban Corridor					
Proposed									
Explanation of Request:	We are applying for a conditional use permit to move our bookstore to the property 737 S Missouri Ave which is currently zoned Commercial-Office. We do intend to keep some office space, but we are primarily requesting the property to be zoned for retail use. We would also like to include a beverage/pre-packaged food element if possible.								
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	

March 31, 2025

RE: Project Narrative

Inklings Book Shoppe, LLC is requesting approval from the City of Lakeland for a conditional use permit and rezoning of the commercial property located at 737 S Missouri Avenue. The property is currently zoned for Commercial-Office use. We are applying for the property to be zoned primarily for Commercial-Retail use. We do intend to keep some office space in use for purposes of tutoring, book clubs, and meetings spaces. In addition, if allowed, we are also interested in introducing a beverage and pre-packaged food element to our business. The property already has an ADA accessible ramp and ADA restroom, as well as a full kitchen area. Beverages might include coffee, teas, milkshakes, and wine. Food would be limited to pre-made and pre-packaged goods.

Furthermore, we have letters in support of the expansion of the current Neighborhood Commercial Center at Hillcrest Street. We plan to designate, at a minimum, nine parking spaces, including a Handicap parking zone.

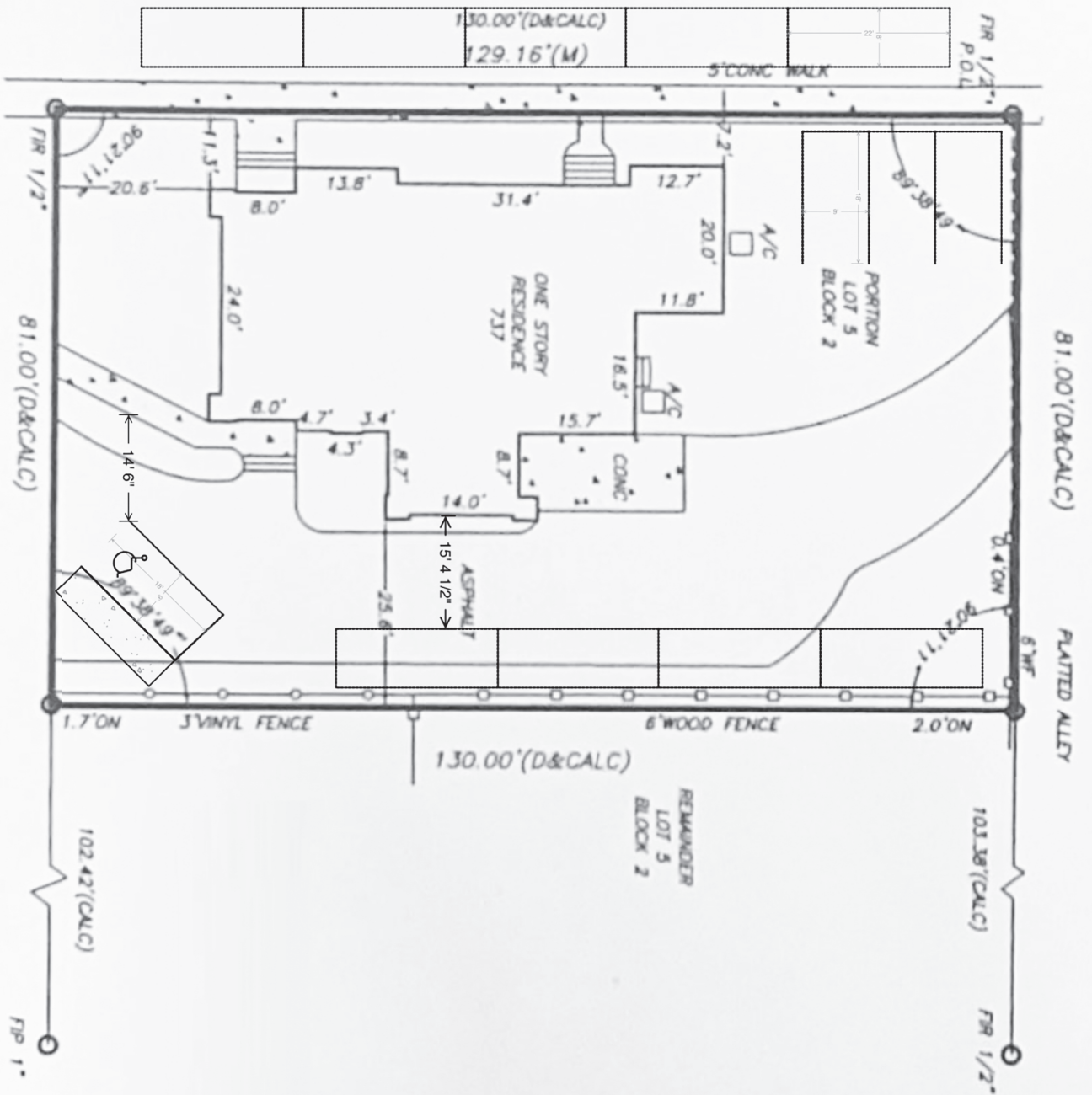
Finley Walker, Owner

Inklings Book Shoppe, LLC

(954) 651-4103

fin@inklingsbookshoppe.com

HILLCREST STREET



SOUTH MISSOURI AVENUE

60' R/W

Property Address:
737 South Missouri Avenue
Lakeland, FL 33815



File Number: CUP25-003

Present Zoning: O-1 with SPI

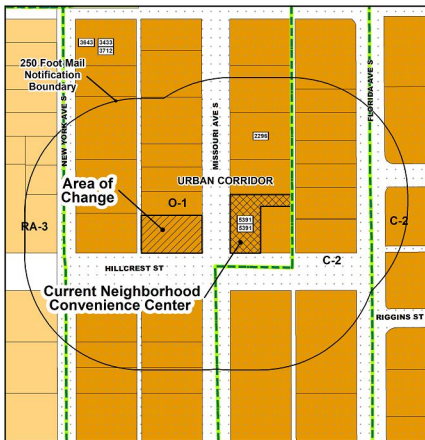
Present Context: Urban Corridor

Proposed Zoning: Major Modification of an Existing Conditional use to Expand an Existing NCC Across S. Missouri Ave to Allow for a Bookstore

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

May 2025





File Number: CUP25-003

Present Zoning: O-1 with SPI

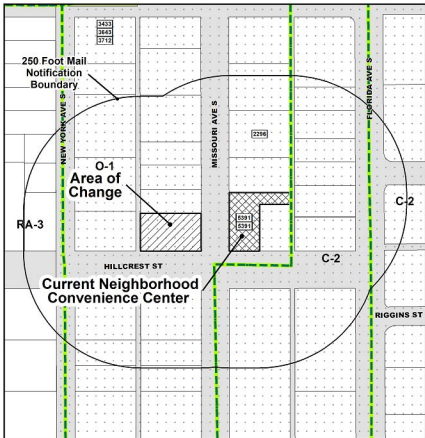
Present Context: Urban Corridor

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- Subject Property
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May 2025





File Number: CUP25-003

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Present Context: Urban Corridor

Proposed Zoning: Major Modification of an Existing Conditional use to Expand an Existing NCC Across S. Missouri Ave to Allow for a Bookstore

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

May 2025





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

May 2, 2025

RE: 737 S. Missouri Avenue - Project No. CUP25-003

Dear Property Owner:

This is to advise you that the Finley Walker requests a major modification to an existing conditional use for a Neighborhood Convenience Center (NCC) to expand the boundaries of the conditional use to allow a bookstore on property located at 737 S. Missouri Avenue. The property is legally described as:

DRANES 2ND ADDITION PB 1 PG 47B S 81 FT LOT 5 BLK 2

The public hearing to consider this request will be held before the Lakeland Planning and Zoning Board at **8:30 a.m., on Tuesday, May 20, 2025**, in the City Commission Room, City Hall, 228 S. Massachusetts Avenue. As an owner of property within 250 feet of this request, as indicated on the attached map, you will be given an opportunity to express your opinion at the public hearing *or* you may submit your views to the Community Development Department, 863-834-6011 or planning@lakelandgov.net, prior to the May 20th 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

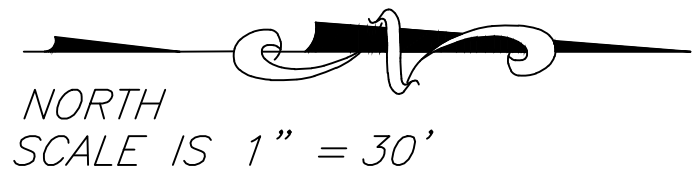
General Information:									
Project No:	PUD25-004			Application Date:	3/5/2025				
Associated Projects:	CPT24-056								
Project Name:	TEAMWORK NET								
Subject Property Address:	4265 NEW TAMPA HWY # 1								
Parcel ID:	232821000000032060			Total Acreage:	2.77				
Applicant Name:	JASON KENDALL								
Applicant Address:	PO BOX 1424			VALRICO	FL	33595			
Owner Name:	MAGNA VITAE INVESTMENTS III LLC								
Owner Address:	4265 NEW TAMPA HWY STE 1			LAKELAND	FL	33815			
Request:									
Application Type:	Planned Unit Development				Major Modification				
Land Use									
Current	Business Park				(BP)				
Proposed	Not Applicable								
Zoning									
Current	Planned Unit Development				(PUD) 5422				
Proposed	Not Applicable								
Sub Context District									
Current	(SSP)				Suburban Special Purpose				
Proposed									
Explanation of Request:	Add 8,000 sf building, parking area and stormwater pond to existing office property. Property has existing PUD Zoning.								
Justification:	Project will not change the use of the property. Request is to only add square footage.								
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:			6			
Potable Water	1260	GPD	Wastewater	1071	GPD	Solid Waste	60	PPD	

PARCEL #:	232821000000032060
SEC/TWP/RGE:	23/28/21
TOTAL LAND AREA:	2.77 ACRES
FLOOD ZONE:	"X"
FEMA PANEL NO.	12105C0292G
EXISTING ZONING:	PUD 5A22
EXISTING USE:	7,500 SF OFFICE
PROPOSED ADDITION:	8,000 SF OFFICE BUILD
REQUIRED PARKING:	1 SPACE PER 275 SF GR
15,500 SF @ $\frac{1}{275}$ =	57 SPACES
PROVIDED PARKING:	64 SPACES (INC. 3 H/C)
WATER: CITY OF LAKELAND	
SEWER: CITY OF LAKELAND	
REFUSE COLLECTION: ON-SITE DUMPSTER	
FIRE PROTECTION: HYDRANT	

[illegible]

ASSUMING THE EAST LINE OF THE SE 1/4 OF THE NW 1/4 OF SECTION 21, TOWNSHIP 28 SOUTH, RANGE 23 EAST, POCK COUNTY, FLORIDA, TO BE DUE EAST AND WEST, BEGIN AT THE NORTHEAST CORNER OF SAID SE 1/4 OF NW 1/4 OF SECTION 21, TOWNSHIP 28 SOUTH, RANGE 23 EAST, FOR THE POINT OF BEGINNING. FOR THIS DESCRIPTION, RUN SHARP EAST ALONG A DISTANCE OF 12.6 FEET TO THE NORTHEAST RIGHT-OF-WAY LINE OF STATE ROAD NO. 400 (U.S. HWY. NO. 220 WEST) TO THE INTERSECTION OF THE WEST LINE OF SAID SE 1/4 OF NW 1/4, SECTION 21, TOWNSHIP 28 SOUTH, RANGE 23 EAST, A DISTANCE OF 97.6 FEET, RUN THE COURSE EAST A DISTANCE OF 97.6 FEET TO THE POINT OF BEGINNING.

A PARCEL OF LAND LYING WITHIN NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 28 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

[illegible]

Revisions

TEAMWORK NET
4265 NEW TAMPA HWY,
LAKELAND, FL 33815

Brad Design & Engineering, Inc. C.A.N. 8471
708 Lithia Pinecrest Road, Suite 101, Brandon, FL 33511 Ph (813)689-7002 Fax (813) 684-1691

1 OF 1 SHEET



File Number: PUD25-004

Present Zoning: PUD 5422

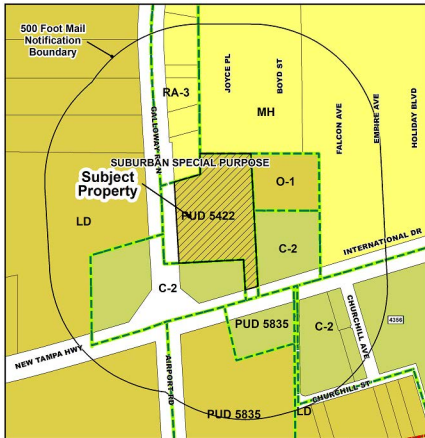
Present Context: Suburban Special Purpose

Proposed Zoning: Major Modification of PUD
Zoning to Allow for the
Construction of a New 8,000
sq. ft. Office Building

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



May 2025



File Number: PUD25-004

Present Zoning: PUD 5422

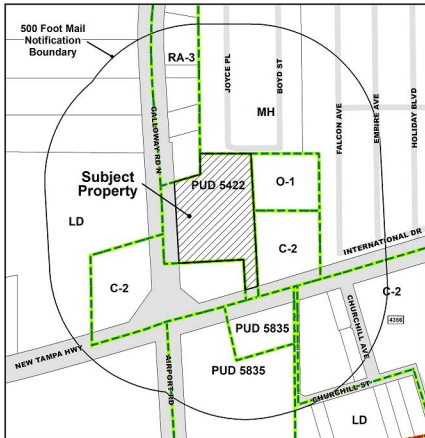
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May 2025



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



May 2025



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

May 2, 2025

RE: 4265 New Tampa Highway - Project No. PUD25-004

Dear Property Owner:

This is to advise you that the Jason Kendall requests a major modification to PUD (Planned Unit Development) zoning to allow for the development of a new 8,000 square foot, one-story office building on property located at 4265 New Tampa Highway. The properties are legally described as:

BEG NW COR OF SE1/4 OF NW1/4 RUN E 196.75 FT S 03 DEG 07 MIN 05 SEC E
512.56 FT S 73 DEG 32 MIN 05 SEC W 50.4 FT N 03 DEG 20 MIN 53 SEC W
116.95 FT S 86 DEG 53 MIN 19 SEC W 249.37 FT TO ELY R/W SR 542A N 03
DEG 21 MIN 32 SEC W 313.65 FT N 72 DEG 27 MIN E 104 FT TO E LINE OF
SE1/4 OF NW1/4 N 81.43 FT TO POB

The public hearing to consider this request will be held before the Lakeland Planning and Zoning Board at **8:30 a.m., on Tuesday, May 20, 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 May 20th meeting.

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THIS IS A COURTESY LETTER NOT REQUIRED BY LAW



Planning & Zoning Board General Application

General Information:									
Project No:	LUS25-003			Application Date:		4/1/2025			
Associated Projects:	ZON25-005	CUP25-004	CPT25-033						
Project Name:	THE ENCLAVE AT KATHLEEN								
Subject Property Address:	2365 SLEEPY HILL RD								
Parcel ID:	232734000000014080			Total Acreage:		7.51			
Applicant Name:	TIMOTHY F CAMPBELL								
Applicant Address:	500 SOUTH FLORIDA AVENUE			LAKELAND		FL	33801		
Owner Name:	GILLS JAMES PITZER JR								
Owner Address:	PO BOX 1608			TARPON SPRINGS		FL	34688		
Request:									
Application Type:	Comprehensive Plan Amendment					Future Land Use Map			
Land Use									
Current									
Proposed	Not Applicable								
Zoning									
Current									
Proposed	RA-4 (Single-Family)								
Sub Context District									
Current	(SNH)					Suburban Neighborhood			
Proposed									
Explanation of Request:	The applicant is requesting land use and zoning approvals to allow a 70 unit townhome development at the northeast corner of Kathleen Road and Sleepy Hill Road.								
Justification:	The proposed use of the property is the most appropriate use of the property at a significant intersection given the limitations upon the development of commercial uses at this intersection. It will provide additional, affordable housing for the residents of the City of Lakeland.								
Concurrency:									
Proposed Dwelling Units:	70		Project Floor Area:				Square feet		
Type of Use:				Phase			Year		
Estimate of Public Service Demand									
Roadways	Daily Trips:	#Error	PM Peak Hour Trips:				406.7		
Potable Water	24045	GPD	Wastewater	20518.4	GPD	Solid Waste	801.5	PPD	



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

H. ADAMS AIRTH, JR., LL.M.
KEVIN R. ALBAUM⁴
TIMOTHY F. CAMPBELL^{1,3}
MEGAN E. CHARITY
SABRINA L. CHIANESE
RONALD L. CLARK¹
KYLE H. JENSEN
EDWARD B. KERR
JOHN J. LANCASTER, LL.M.²
ELLIOTT V. MITCHELL
PETER J. MUNSON
MADISON R. NEWBERG
MICHAEL E. WORKMAN¹

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

BOARD CERTIFICATIONS:

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

April 1, 2025

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

Re: Air-Sun Florida, LLC / Land Use Matter (Sleepy Hill Road)

Dear Brian:

Our firm represents Air-Sun Florida, LLC (“**Air-Sun**”) regarding its proposed development of an approximately 7.51 acre property identified by Polk County Parcel Identification Number 23-27-34-000000-014080 (the “**Property**”) located along Sleepy Hill Road and Kathleen Road. The Property is owned by James P. Gills Jr. Air-Sun seeks to establish a future land use designation of Residential Medium (**RM**), a zoning designation of Single-family (**RA-4**) and a Conditional Use to allow for single-family attached units for the Property (collectively, the “**Proposed Designations**”). We are also requesting a Concept Plan Review. The following shall serve as background information and the justification for this request.

Background Information

The Property is located within the limits of the City of Lakeland but presently has no future land use or zoning designations. The Property is located within a Suburban Neighborhood context district. Air-Sun seeks the Proposed Designations to allow the development of townhomes on the Property (the “**Proposed Use**”).

Justification

The Proposed Use will serve several demands that are essential to the City of Lakeland and Polk County. The Proposed Use addresses a lack of affordable housing and the need for a variety of housing types in the City. The Proposed Use will provide housing for the growing population in the City.

The Property is well situated along Sleepy Hill Road and Kathleen Road to provide quick access for its residents to the many retail areas throughout the City of Lakeland and convenient access to U.S. 98, Kathleen Road and Interstate 4. The Proposed Use is consistent with surrounding areas and the Comprehensive Plan.

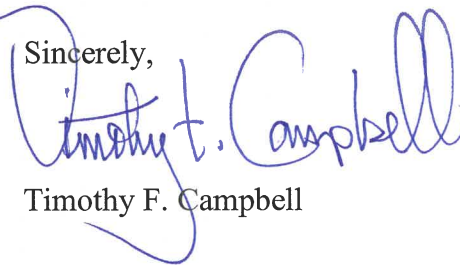
Name: Brian Rewis, Director
Subject: Air-Sun Florida, LLC / Land Use Matter (Sleepy Hill Road)
Date: April 1, 2025
Page: Page 2 of 2

Conclusion

We respectfully request your support of the Proposed Designations. Please let me know if you have any questions or require any additional information from Air-Sun or us.

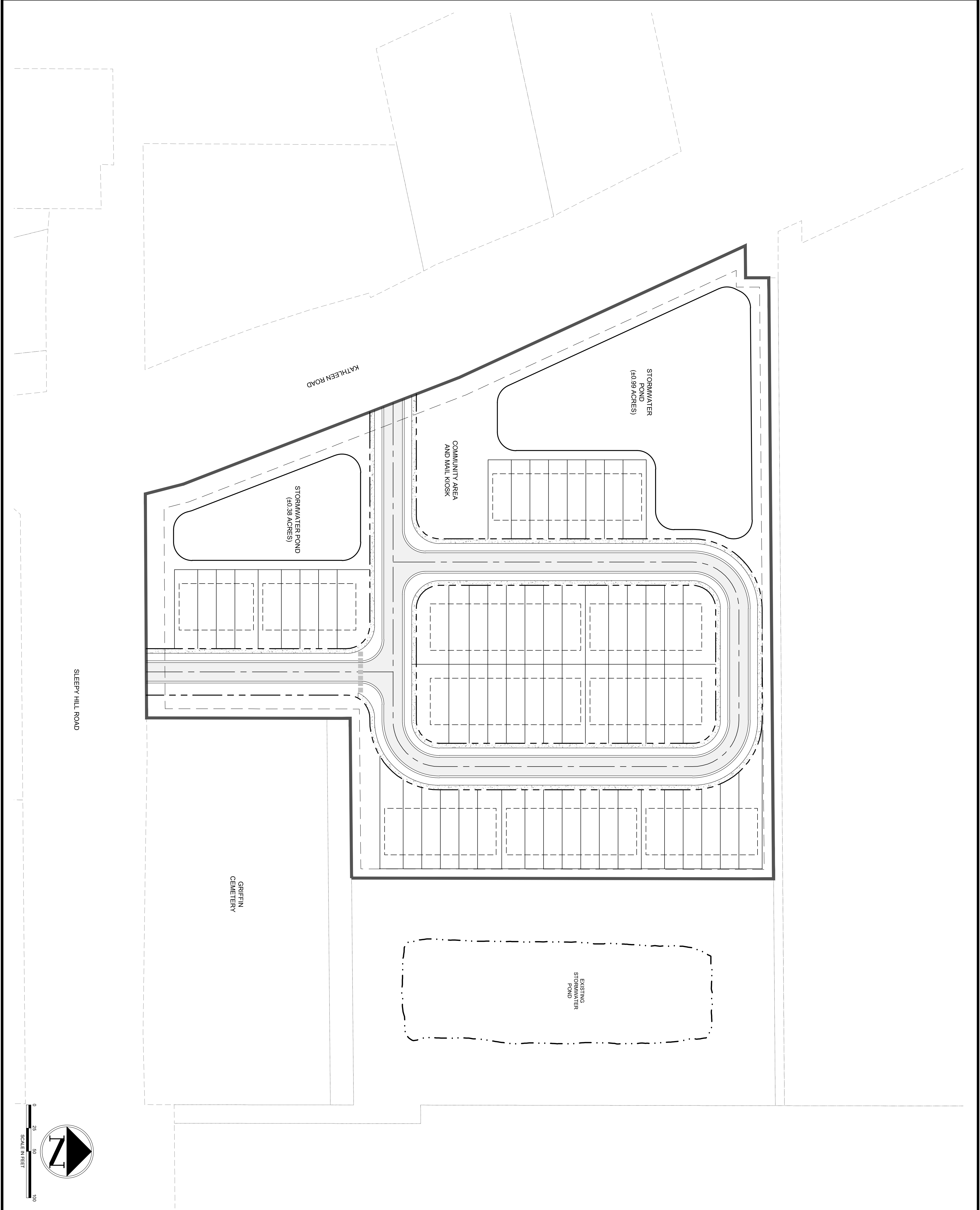
Thank you very much.

Sincerely,

A handwritten signature in blue ink, appearing to read "Timothy F. Campbell". The signature is fluid and cursive, with the first name "Timothy" and last name "Campbell" clearly legible. There is a small "F." between the first and last names.

Timothy F. Campbell

Copy: Client (transmitted via email)



SLEEPY HILL ROAD

KATHLEEN ROAD

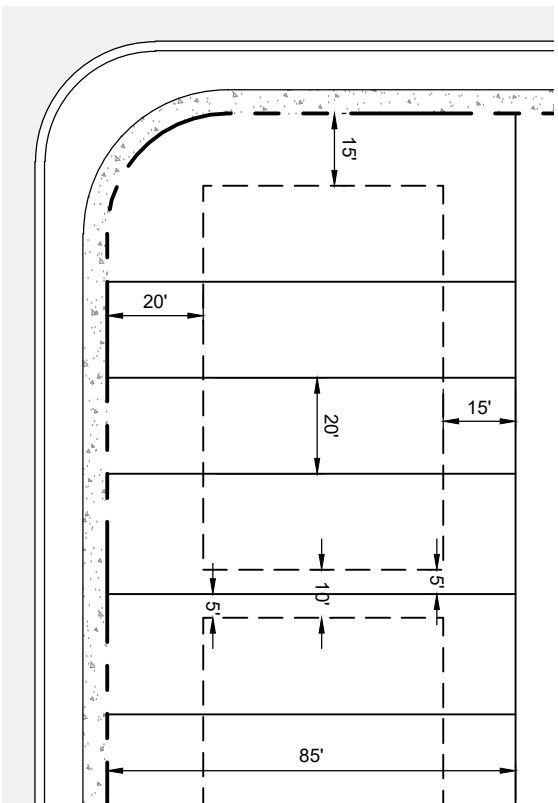
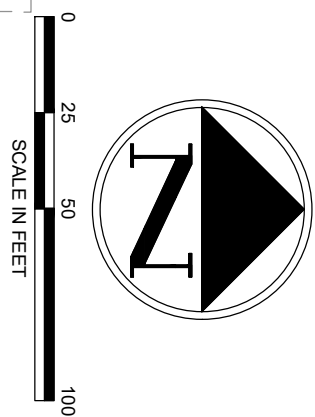
STORMWATER POND
(40.99 ACRES)

STORMWATER
POND
(40.99 ACRES)

COMMUNITY AREA
AND MAIL KIOSK

EXISTING
STORMWATER
POND

GRIFFIN
CEMETERY



SITE DATA TABLE

PROJECT LOCATION	CITY OF LAKELAND, FLORIDA
TOTAL PROJECT AREA	7.51+ACRES
PROPOSED ZONING DESIGNATION*	RESIDENTIAL (RA-4)
PROPOSED FLU	RESIDENTIAL MEDIUM (RM)
20' X 85' LOTS (20' X 50' BUILDING FAD)	64
GROSS DENSITY	8.52 DU/AC.
TOTAL POND AREA	137 AC. (8.24% OF PROJECT AREA)
FEMA FLOOD ZONE	ZONE X

*PROPOSED CONDITIONAL USE FOR SINGLE-FAMILY ATTACHED UNITS


PROJECT NAME:
THE ENCLAVE
AT KATHLEEN

DRAWING TITLE:
CONCEPTUAL SITE PLAN

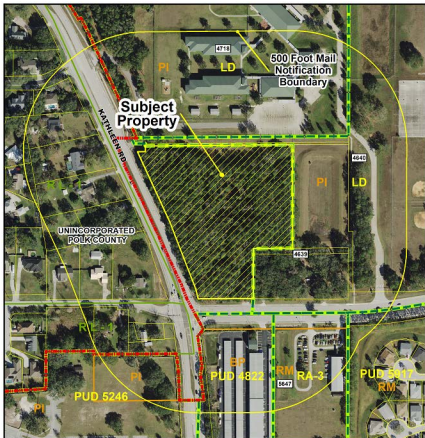
PREPARED FOR:
AIR-SUN FLORIDA, LLC

PROJECT NO.
PRELIMINARY

LEVELUP
CONSULTING, LLC


505 E. JACKSON STREET
SUITE 200
TAMPA, FLORIDA 33602
OFFICE: 813-375-0616
WWW.LEVELUPFLORIDA.COM

SHEET
1 of 1



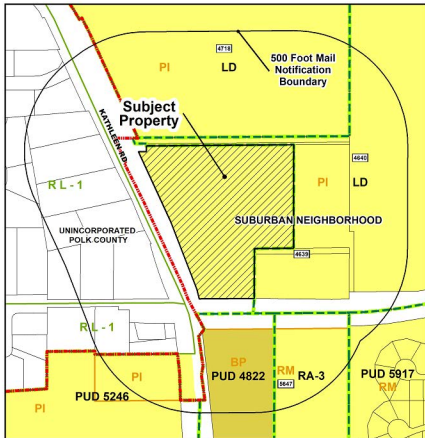
File Number: CUP25-004 LUS25-003
ZON25-005

Present Zoning: None
Present Land Use: None
Present Context: Suburban Neighborhood
Proposed Zoning: Application of RA-4 (Single-Family)
Zoning and a Conditional Use to
Allow a 64-unit Single-Family Attached
(Townhome) Subdivision

- Subject Property
- 500 Foot Mail Notification Boundary
- City Limits
- Zoning
- Lakeland Future Land Use
- Polk County Future Land Use
- Conditional Use
- Parcels
- Railroad

May 2025





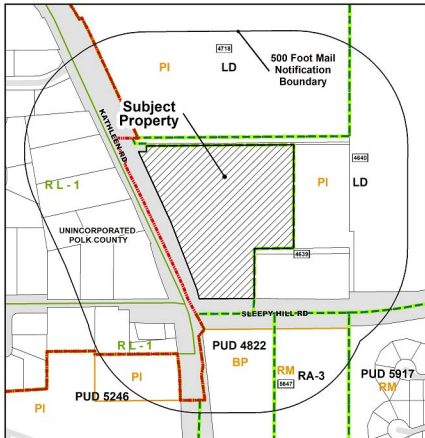
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May 2025

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File Number: CUP25-004 LUS25-003
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- Parcels
- Railroad
- Roadway/Railway





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

May 2, 2025

RE: 2365 Sleepy Hill Road - Project No. LUS25-003 CUP25-004 ZON25-005

Dear Property Owner:

This letter is to advise you that Timothy F. Campbell, Clark, Campbell, Lancaster, Workman & Airth, P.A., on behalf of James P. Gills, Jr., requests a small-scale land use map amendment to apply a future land use designation of Residential Medium (RM), the application of RA-4 (Single-Family Residential) zoning, and a conditional use to allow a 64-unit single-family attached (townhome) development on approximately 7.51 acres located at the northeast corner of Kathleen Road and Sleepy Hill Road. The subject property is legally described as:

BEG 233.01 FT N & 244 FT W OF SE COR OF SW1/4 OF NE1/4 RUN N 456.65 FT W 782.55 FT S 24 DEG 12 MIN 24 SEC E 751.25 FT E 286.47 FT N 218.01 FT E 172.02 FT TO POB LESS ADDL R/W FOR KATHLEEN RD AS DESC IN OR 4134 PG 1053 & LESS R/W FOR KATHLEEN RD AS DESC IN OR 5787 PG 113

The public hearing to consider this request will be held before the Lakeland Planning and Zoning Board at **8:30 a.m., on Tuesday, May 20, 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 May 20th 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, April 15, 2025

8:30 a.m.

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

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)

Damaris Stull stated the subject property is approximately 2.67 acres, located north and south of Bon Air Street, east of N. Vermont Avenue, and west of Gilmore Avenue. The subject property has a future land use designation of Residential Medium (RM) and an Urban Neighborhood (UNH) context sub-district designation. The subject property is comprised of six platted lots of record located north of Bon Air Street and the entire block located south of Bon Air Street, west of Gilmore Avenue and east of N. Vermont Avenue. The current PUD zoning allows for a 44-unit single-family attached (townhome) development which was adopted in 1994 through zoning conformance. The six lots located north of Bon Air Street, however, are under separate ownership and partially developed for single-family detached residential uses.

Ms. Stull stated the repeal is necessary to make the single-family residential uses north of Bon Air Street legally, conforming and provide certainty to the current regarding future development rights. Concurrent with this request, a private developer requested the application of PUD zoning on the block south of Bon Air Street to allow for the development of a new 30-unit single-family attached (townhome) development, and the City initiated a request to apply RB (Two-Family) zoning for the six lots located north of Bon Air Street.

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

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)

Damaris Stull stated the subject property has a future land use designation of Residential Medium (RM) and an Urban Neighborhood (UNH) context sub-district designation. The purpose of this request is to apply new PUD zoning to allow for the development of a 30-unit single-family attached (townhome) development. The subject property is currently vacant. In 2009, the Lakeland CRA acquired the three parcels in the block located south of Bon Air Street. At the time, the property was largely vacant except for one single-family home which was subsequently demolished in 2010. Ms. Stull pointed to photos on the overhead screen of the subject property, surrounding areas and proposed site plan. The proposed townhome development consists of 15 units fronting N. Vermont Avenue and 15 units fronting Gilmore Avenue with individual townhome units clustered into groups of five.

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

In response to Susan Seitz, Matthew Lyons stated the proposed development will be platted a subdivision such that townhome has its own lot which can be bought and sold individually.

Henry Samaan, 4314 Blonigen Avenue, representing the applicant, was present in support of the request.

Mr. Samaan stated the homes will be sold and will not be affordable housing. The goal is for workforce housing.

In response to Joseph Lauk, Ms. Stull stated the goal is for access to the subject property be entering through Bon Air Street and exiting through First Street.

In response to Mr. Lauk, Ms. Stull stated during a Concurrency Determination shall be made prior to plat approval.

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

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

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)

Damaris Stull stated the subject property, approximately 0.93 acres in area, is located north of Bon Air Street, east of N. Vermont Avenue and west of Gilmore Avenue. Ms. Stull pointed to photos on the overhead screen of the subject property, surrounding areas. Due to the current PUD zoning, the existing single-family homes on the subject property are classified as legal, nonconforming uses under the Land Development Code. As legal, nonconforming uses, they cannot be expanded. and in the event of casualty, cannot be repaired or replaced should the damage exceed 50% of the replacement cost. Through the application of RB zoning, the existing single-family homes will become legal conforming uses and may repaired or replaced without any restrictions. Individual lots may also be split off and developed for single-family or two-family uses.

In response to Silvana Knight, the Neiel Group, LLC., does not own any of the properties mentioned in the three cases. (PUD24-023, PUD24-016 and PUD2-023).

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

Amanda Morales Capote, 1104 Gilmore Avenue, she stated she did not receive any notification about the proposed request and requested additional clarification regarding the proposed zoning action.

Matthew Lyons provided a brief history to Ms. Capote of the current PUD zoning and the new proposed zoning action.

Chuck Barmby asked Ms. Capote to leave her contact information so that staff can meet with her to explain the purpose of the proposed zoning actions in further detail.

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.

Audrey McGuire stated the subject property is located south of New Tampa Highway. The subject property has a future land use designation of Business Park (BP) and is zoned I-2 (Medium Industrial) within the Suburban Special Purpose (SSP) context sub-district. The subject property is bounded by residential properties to the north and west that are zoned MH (Mobile Home). To the south, the subject property abuts right-of-way for the CSX Railroad "A" Line and single-family residential uses located south of Old Tampa Highway within unincorporated Polk County. Adjacent properties to the east are zoned I-2 (Medium Industrial).

In 2013, a conditional use permit was granted which authorized the use of the subject property for metal and scrap waste recycling within an enclosed building (Scrap, Waste and Reclaimed Materials Trade Uses, Level I). The conditional use expressly prohibits smelting and/or refinement of any metals and outdoor storage, handling, sorting and loading / unloading of materials. The purpose of this request is to change the future land use designation and zoning to allow for a metal and scrap recycling facility with outdoor storage and material handling (Scrap, Waste and Reclaimed Materials Trade Use, Level II) and secondary smelting of non-ferrous metals (Industrial Use, Level III).

Ms. McGuire pointed to photos on the overhead screen of the subject property and proposed site plan.

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

In response to Silvana Knight, Mr. Campbell stated the applicant is no longer smelting any metals on the subject property.

Chuck Barmby stated staff visited the site on March 26th. The operation during the site visit was run cleanly, however, staff would like to hear from the public to see if there are other impacts on site that staff is not aware of.

Discussion ensued.

Ms. McGuire stated staff received comments from several residents who live on Twin Lakes Circle, a mobile home subdivision located approximately 550 feet to the west, and one resident on Howard Avenue approximately 900 feet to the northwest. Ms. McGuire summarized the comments.

Mr. Campbell stated they were not aware of any complaints made.

Thomas Richmond, 202 Twin Lakes Circle, stated he has concerns with the excessive level of noise generated by the business.

Angel Green, 134 Twin Lakes Circle, stated she has concerns with potential health impacts associated with the noise and odors generated by the business. She stated she is also concerned about impacts on wildlife and the environment.

Mr. Campbell stated he will speak to the business owner to think about possible ways to help mitigate with the noise impacts associated with the operations.

Matthew Lyons asked Mr. Campbell if his client had a DEP permit for the smelting activity. In response, Mr. Campbell stated he is not aware if the business has a DEP permit but will find out.

In response to Chuck Barmby, Mr. Campbell stated he is not aware of what the business hours of operation are.

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

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)

Phillip Searce stated 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. The proposed hotel is oriented north-south and set back approximately 80 feet from the eastern property boundary. Mr. Searce pointed to photos on the overhead screen of the subject property and proposed site plan.

Mr. Searce stated staff received seven letters in opposition to the request. Mr. Searce handed out printed copies of the letters received from the public to the Board prior to the start of the meeting.

Tim Campbell, 500 S. Florida Avenue, provided an overview of the proposed request. He also provided a brief history of the previously made requests.

Discussion ensued among the Board, staff and applicant regarding the height of the hotel and the previously approved/denied plans.

Jule McNair, 3203 Bridgefield Drive, stated she is concerned with noise impacts. She is also concerned for the safety of the neighborhood.

Mark Myers, 3182 Oakpark Drive, made a brief presentation to the Board which summarized his concerns.

Mary Ann Schwitters, 2957 Mission Lakes Drive, stated she is concerned with the possible increase in traffic and lack of parking for the proposed development.

Phillip Searce stated the amount of parking spaces for the proposed development is consistent with the Land Development Code.

Randall McNair, 3203 Bridgefield Drive, stated he is concerned with the height of the hotel. He stated the structure is not compatible for the area. He stated he is also concerned with noise impacts.

Mr. Campbell stated although the structure is tall, the hotel is appropriate for the type of use it is and compatible for the site. He also stated parking will be consistent with the Land Development Code. He stated the proposed request will produce less trips than what is currently allowed.

Jeri Thom stated the proposed request is not compatible for the residents of the Oakbridge community. She stated she urges the request be denied.

Mr. Searce presented the recommended conditions for approval.

In response to Terry Dennis, Mr. Campbell stated that the developer said that five stories is the least they can do to reach the unit count for the site.

Discussion ensued among the Board, staff and applicant regarding the height of the hotel as well as possibly changing the orientation of the hotel and restaurant.

Jeri Thom made a motion to deny the request. Silvana Knight seconded the motion.

In response to Joseph Lauk, Alex Landback stated the basis for the denial should be stated as part of the motion.

Jeri Thom rescinded her motion.

Jeri Thom made a motion to deny the request based on compatibility. Veronica Rountree seconded the motion and it passed 6—1. Susan Seitz voted against the motion.

GENERAL MEETING

ITEM 6: Review minutes of the March meeting.

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

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

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

ITEM 8: Audience.

There were no comments from the audience.

ITEM 9: Adjourn.

There being no further discussion, the meeting was adjourned at 10:50 AM.

Respectfully Submitted,

Joseph Lauk, Chair

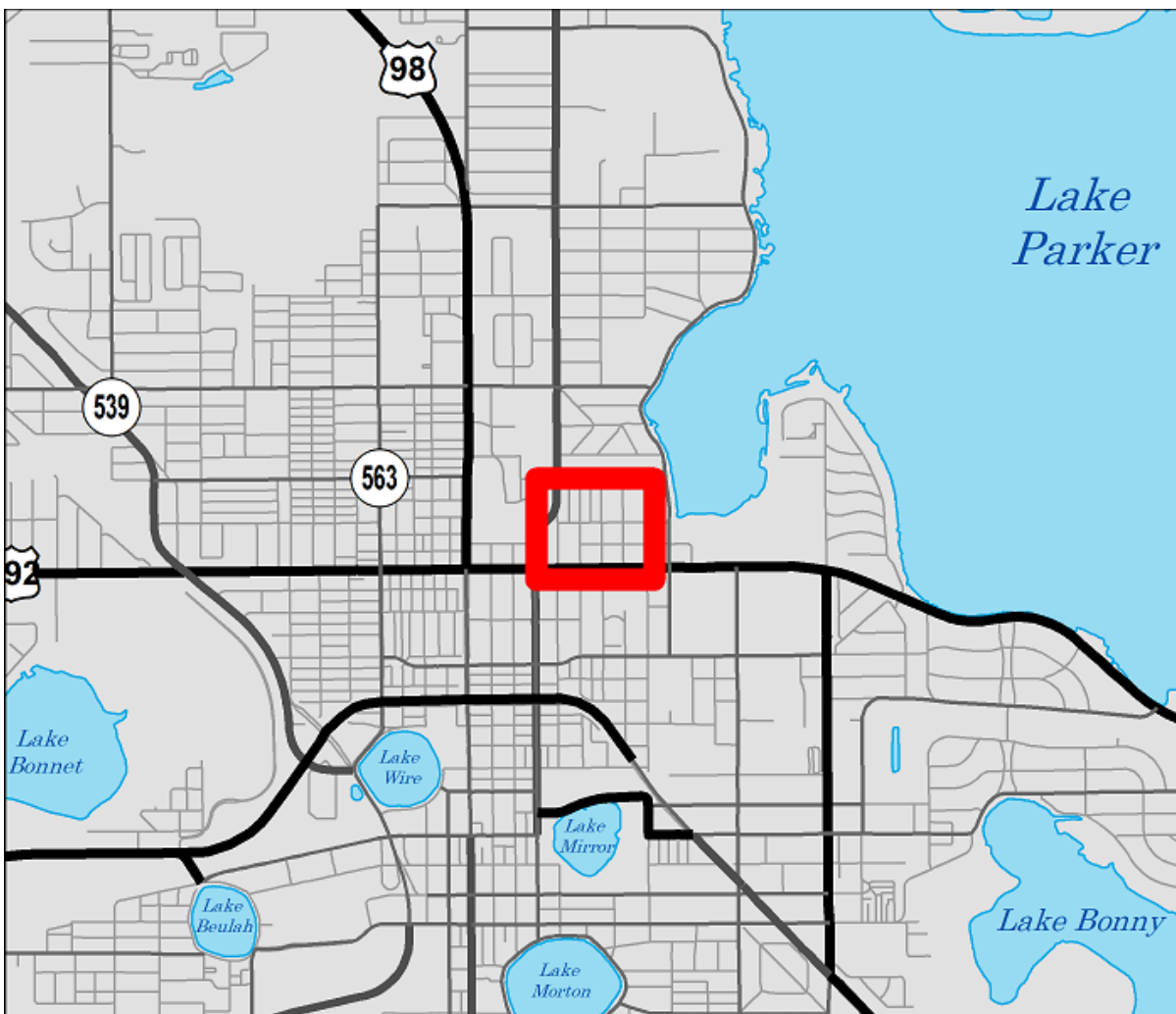
Silvana Knight, Secretary

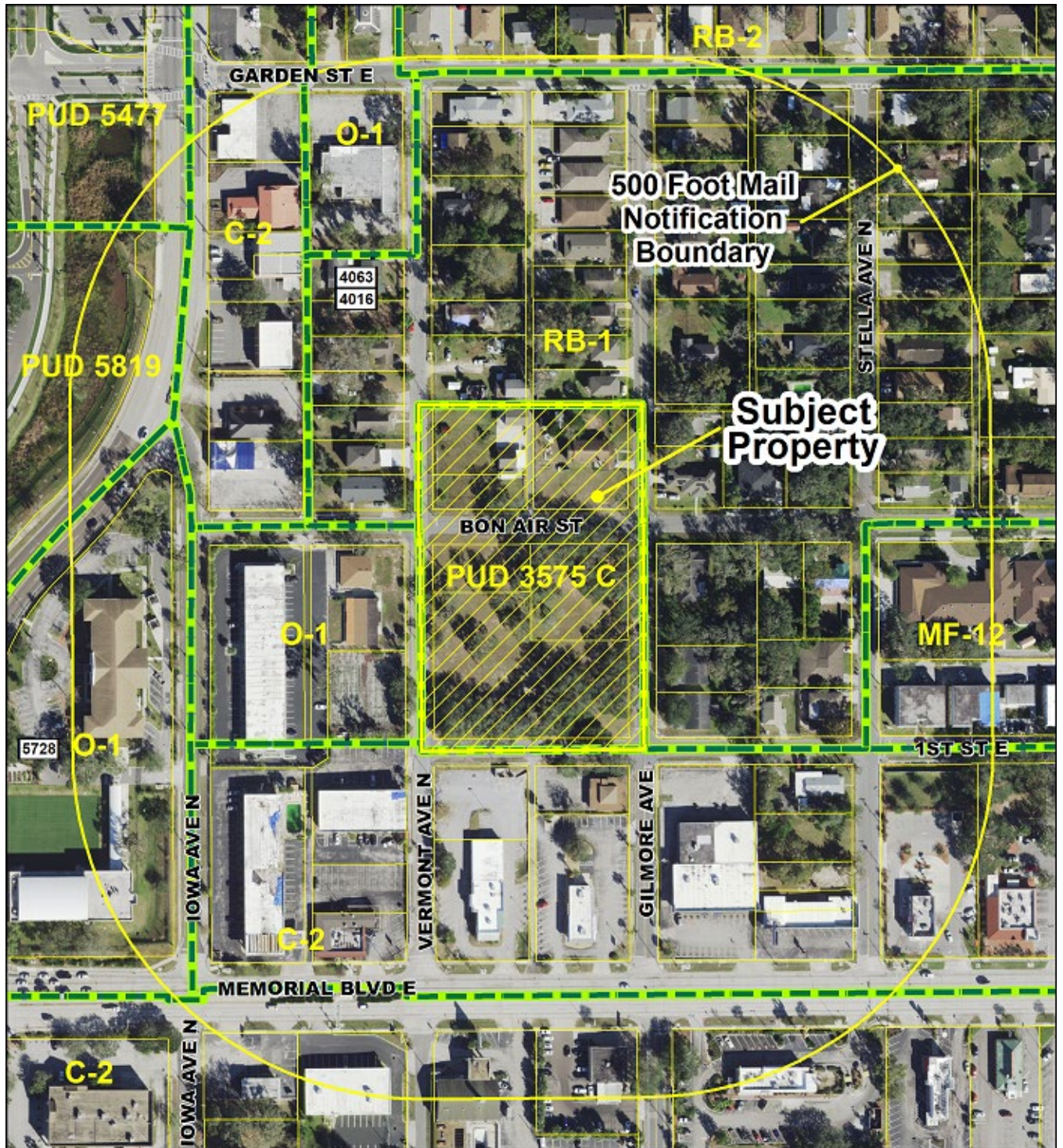


Community & Economic Development Staff Recommendation

Date:	May 20, 2025	Reviewer:	Damaris Stull
Project No:	PUD24-023	Location:	1046 and 1104 Gilmore Avenue, 1103 and 1111 N. Vermont Avenue
Owners:	Multiple		
Applicant:	City of Lakeland		
Current Zoning:	PUD (Planned Unit Development) 3575 C	Future Land Use:	Residential Medium (RM)
Context District:	Urban Neighborhood (UNH)		
P&Z Hearing:	April 15, 2025	P&Z Final Decision:	May 20, 2025
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).		

1.0 Location Maps





2.0 Background

2.1 Summary

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 (1046 and 1104 Gilmore Avenue, and 1103 and 1111 N. Vermont Avenue). A map of the subject property is included as Attachment “B.”

2.2 Subject Property

The subject property is comprised of six platted lots of record located north of Bon Air Street (Bon Air Addition, Block C, Lots 10 - 15) and the entire block located south of Bon Air Street, west of Gilmore Avenue and east of N. Vermont Avenue (Bon Air Addition, Block 3, Lots 1 – 8). The subject property has a future land use designation of Residential Medium (RM) and an Urban Neighborhood (UNH) context sub-district designation. The subject property is located within the Midtown District of the Lakeland Community Redevelopment Agency (CRA).

The block located south of Bon Air Street, comprised of three separate parcels, is currently vacant and under the ownership of the CRA. The six lots located north of Bon Air Street, which are under private ownership, are combined into three separate parcels and partially developed as follows:

- Adjacent to Gilmore Avenue, Lots 10 - 12, are currently improved with a one-story, single-family home with an address of 1104 Gilmore Avenue.
- Adjacent to N. Vermont Avenue, Lot 13 is currently vacant while Lots 14 and 15 are improved with a two-story, single-family home and a one-story guest house with an address of 1111 N. Vermont Avenue.

2.3 Project Background

The current PUD zoning allows for a 44-unit single-family attached (townhome) development which was adopted in 1994 through zoning conformance. Plans for the development, however, did not come to fruition and the property has remained vacant. Due to the age of the PUD and the fractured ownership, the project cannot be developed in accordance with the adopted site development plan.

The purpose of the request is to repeal the PUD zoning (Attachment “C” in Ordinance 3575). Concurrent with this request, a private developer, the Neiel Group LLC, requested the application of PUD zoning on the block south of Bon Air Street (PUD24-016) to allow for the development of a new 30-unit single-family attached (townhome) development, and the City initiated a request to apply RB (Two-Family) zoning for the six lots located north of Bon Air Street (ZON24-014).

2.4 Existing Uses of Adjacent Properties

Boundary	Existing Land Use	FLUM	Zoning	Context
North	Single-Family Residential	RM	RB-1	UNH
South	Retail Commercial	MCC	C-2	UCO
East	Single-family Residential	RM	RB-1	UNH
West	Multi-family Residential	MCC	O-1	UCO

2.5 Attachments

Attachment A: Legal Description

Attachment B: Location Map

3.0 Discussion

The current PUD zoning was approved in 1994 as part of a City-wide zoning conformance action following the adoption of the 1993 Land Development Code. The PUD zoning is considered functionally obsolete as it does not align with the development standards in the current Land Development Code. Further, the PUD cannot be developed in its current form due to the lack of unified control.

In 2009, the Lakeland CRA acquired the three parcels in the block located south of Bon Air Street. At the time, the property was largely vacant except for one single-family home which was subsequently demolished in 2010. In recent years, the CRA has actively solicited requests from private developers to redevelop this block with residential uses. One such developer, the Neiel Group LLC, requested concurrent PUD zoning to allow for a proposed 30-unit single-family community within this block. The repeal of PUD 3575 C is necessary to allow for the new PUD zoning.

While the block south of Bon Air Street is under CRA ownership, the six lots located north of Bon Air Street are privately owned and partially developed with single-family detached homes. The repeal of the PUD zoning is necessary to make the existing single-family residential uses legally conforming and to provide clarity to the current owners regarding their property rights. To do so, the City initiated a concurrent request to apply RB zoning.

During the public hearing on April 15th, the owners of the single-family home located at 1104 Gilmore Avenue requested additional clarification regarding the proposed zoning action. Following the public hearing, staff met with both owners on Thursday, May 1st to explain the purpose of the proposed zoning actions in further detail.

3.1 Transportation and Concurrency

This request is for repeal of the current PUD zoning only. Transportation and concurrency will be addressed separately for the Neiel Group PUD and City-initiated zoning applications which will run concurrent with this request.

3.2 Comprehensive Plan Compliance

The Community and Economic Development Department reviewed this request for compliance with the Lakeland Comprehensive Plan: Our Community 2030 and it is our opinion that the request is consistent with the Comprehensive Plan.

4.0 Recommendation

4.1 Community and Economic Development Staff

The Community & Economic Development Department request and recommends approval of the repeal of the ordinance. Letters of notification were mailed to 87 property owners within 500 ft of the subject property.

4.2 The Planning & Zoning Board

It is recommended that the request to repeal PUD 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); as described above and in Attachments "A" and "B" be approved:

Attachment "C," Ordinance 3575:

- A. ~~Land Uses Intensity: PUD 45~~
- B. ~~Permitted Uses: Single-family residential townhouses, along with customarily associated accessory uses.~~
- C. ~~Maximum total number of living units is forty-four (44) to be situated as follows:~~
 - 1. ~~Fifteen (15) units facing Gilmore Avenue between First and Bon Air Streets.~~
 - 2. ~~Fifteen (15) units facing Vermont Avenue N between First and Bon Air Streets.~~
 - 3. ~~Seven (7) units facing Gilmore Avenue north of Bon Air Street.~~
 - 4. ~~Seven (7) units facing Vermont Avenue north of Bon Air Street.~~
- D. ~~Minimum living area per unit: One thousand (1,000) square feet.~~
- E. ~~Maximum Building Height: Two (2) stories~~
- F. ~~Minimum Setbacks From Public Rights-of-way Lines:~~
 - 1. ~~Buildings:~~
 - a. ~~Front yard: Twenty (20) feet~~
 - b. ~~Side yard: Ten (10) feet~~
 - 2. ~~Parking: Ten (10) feet~~
- G. ~~Minimum Building Setback from North Property Line: Fifteen (15) feet.~~
- H. ~~Access to the off-street parking for the fourteen (14) units north of Bon Air Street shall be from the north-south alley between Garden Steet and Bon Air Street.~~
- I. ~~Because some of all of the townhouse units will be offered for sale and the parcels will not conform to the existing pattern of platted lots, the property shall be replatted to conform with the townhouse development. Prior to any development, the owner/developer shall submit the replat along with the proposed manadory property owners association documents and deed restrictions to the Planning and Zoning Board for review and approval.~~

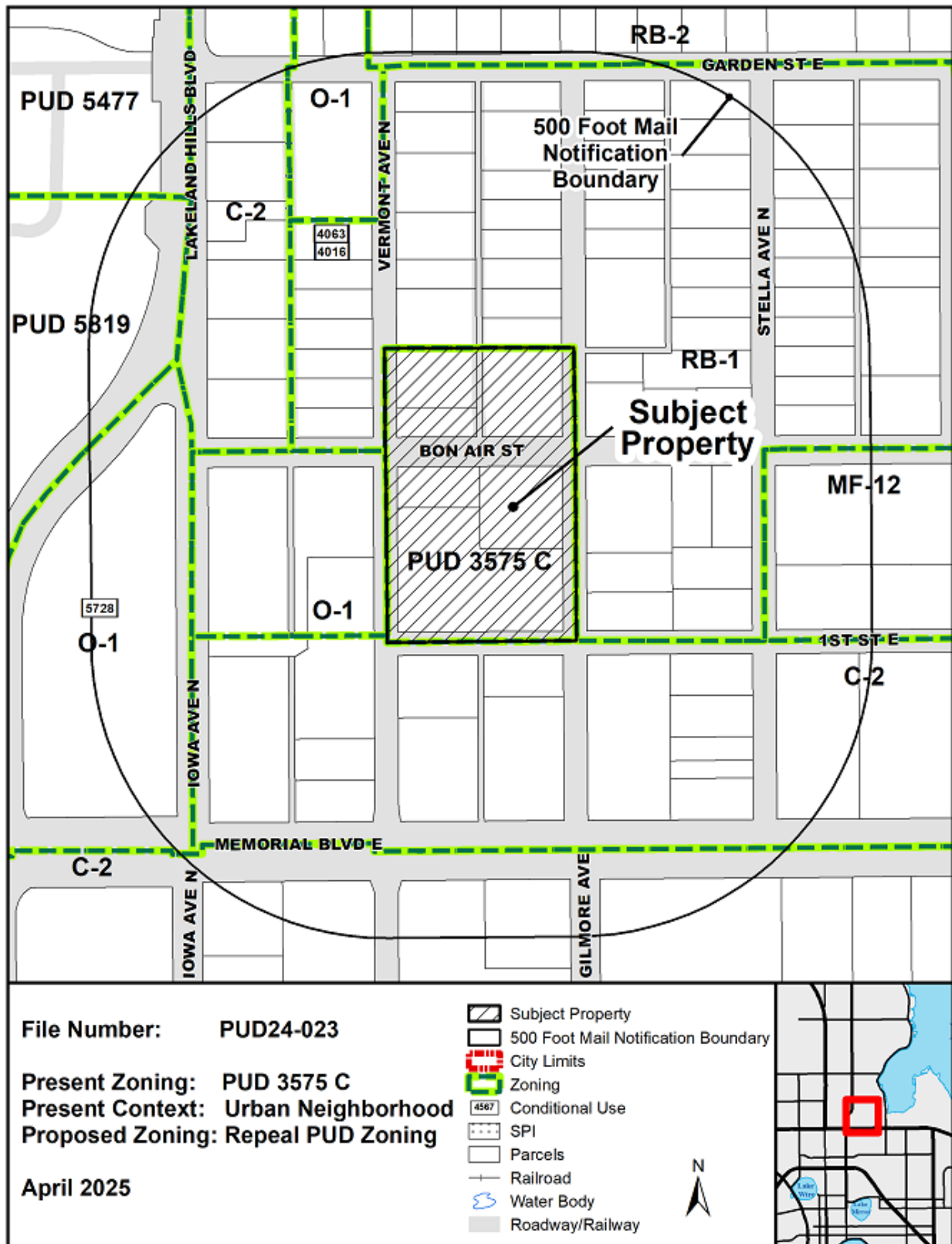
~~J. Prior to replat of the property, the owner/developer shall request and receive approval for the vacation of the N-S alley which extends from First to Bon Air Streets.~~

ATTACHMENT "A"

Legal Description:

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 & BON AIR ADD PB 1 PGS 114 & 115 BLK 3 LOTS 10 THRU 15 & THE VACATED ALLEY LYING
BETWEEN LOTS 10 THRU 12 & LOTS 13 THRU 15

ATTACHMENT "B"

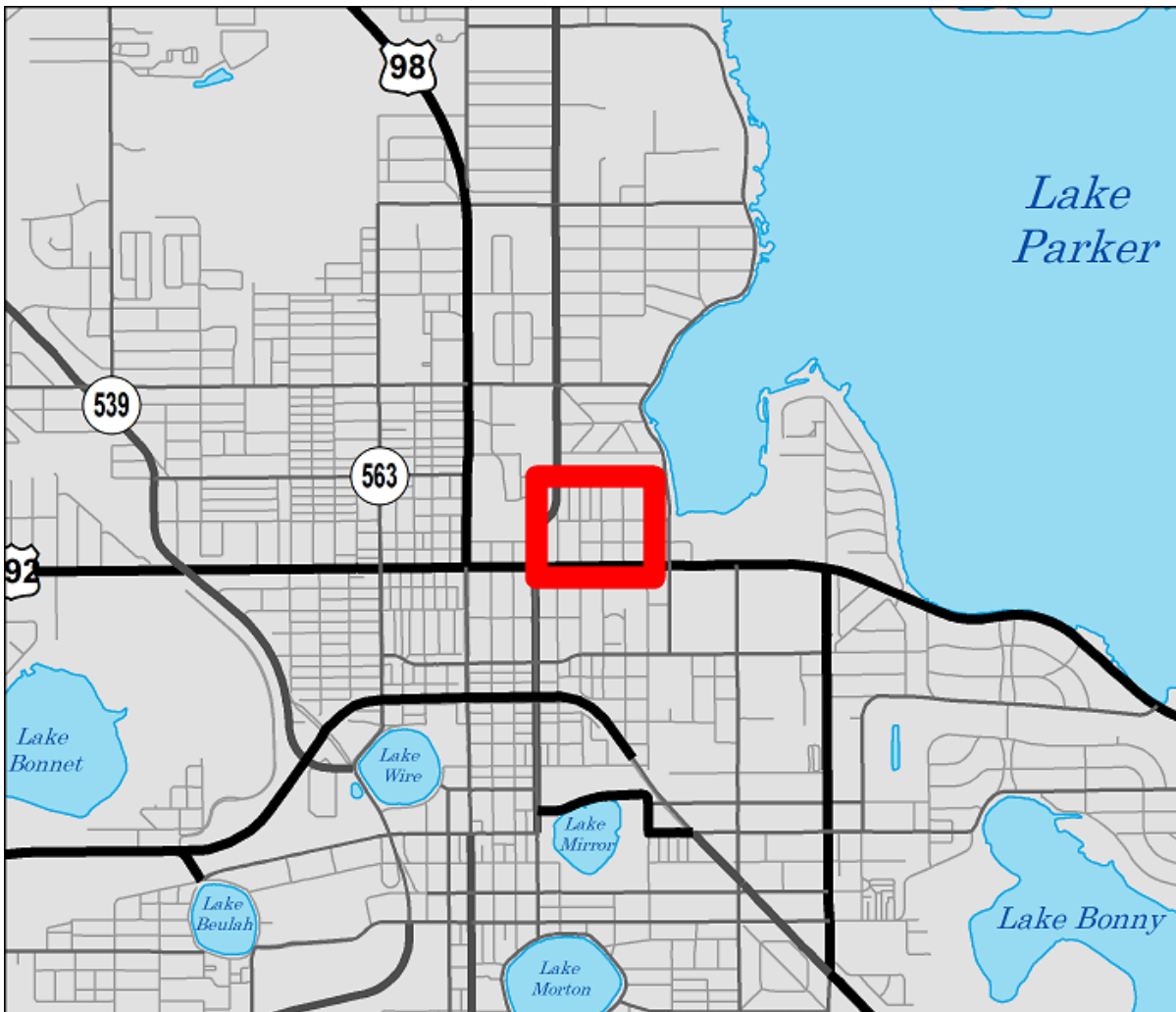


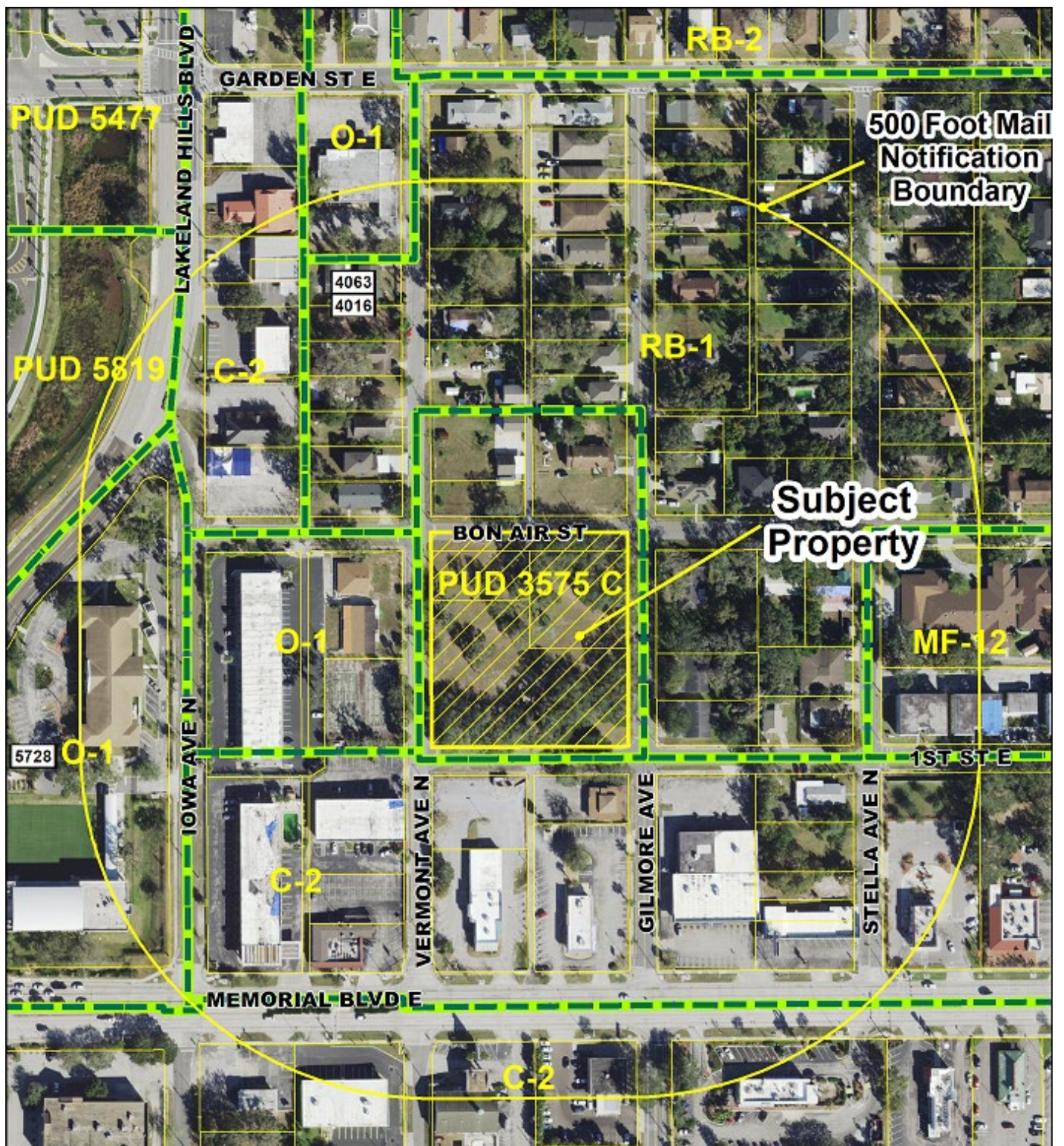


Community & Economic Development Staff Recommendation

Date:	May 20, 2025	Reviewer:	Damaris Stull
Project No:	PUD24-016	Location:	1046 Gilmore Avenue
Owner:	Lakeland Community Redevelopment Agency		
Applicant:	Neiel Group LLC		
Current Zoning:	PUD (Planned Unit Development) 3575 C	Future Land Use:	Residential Medium (RM)
Context District:	Urban Neighborhood (UNH)		
P&Z Hearing:	April 15, 2025	P&Z Final Decision:	May 20, 2025
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.		

1.0 Location Maps





2.0 Background

2.1 Summary

The Neiel Group LLC requests the application of PUD (Planned Unit Development) zoning to allow for the development of 30-unit single-family attached (townhome) project on property located at 1046 Gilmore Avenue. A map of the subject property is included as Attachment “B.”

2.2 Subject Property

The subject property, approximately 1.79 acres in area, consists of the entire block located north of E. 1st Street, south of Bon Air Street, east of N Vermont Avenue, and west of Gilmore Avenue (Bon Air Addition, Block 3, Lots 1 – 8). The subject property, current vacant, has a future land use designation of Residential Medium (RM) and is located within the Urban Neighborhood (UNH) context sub-district. The Future Land Use designation of Residential Medium (RM). The subject property is located within the Midtown District of the Lakeland Community Redevelopment Agency (CRA).

The subject property is presently zoned PUD (Planned Unit Development) as specified by Attachment “C” in Ordinance 3575. The PUD zoning, approved in 1994 as part of a City-wide zoning conformance action following the adoption of the 1993 Land Development Code, allows for a 44-unit single-family attached (townhome) development on the subject and six platted lots under separate ownership located north of Bon Air Street. Plans for the development, however, did not reach fruition and the property has largely sat vacant since that time.

2.3 Project Background

The purpose of this request is to apply new PUD zoning to allow for the development of a 30-unit single-family attached (townhome) development. Concurrent with this request, the City will request the repeal of the current PUD zoning and the application of RB (Two-Family) zoning to the six remaining lots located north of Bon Air Street. A site development plan which shows building footprints, setbacks, driveways, and amenities for the proposed townhome development is included as Attachment “C.”

2.4 Existing Uses of Adjacent Properties

Boundary	Existing Land Use	FLUM	Zoning	Context
North	Single-Family Residential	RM	PUD	UNH
South	Retail Commercial	MCC	C-2	UCO
East	Single-family and Two-Family Residential	RM	RB-1	UNH
West	Multi-family Residential	MCC	O-1	UCO

2.5 Attachments

Attachment A: Legal Description

Attachment B: Location Map

Attachment C: Site Plan

Attachment D: Architectural Elevations Two-Bedroom Units

Attachment E: Architectural Elevations Three-Bedroom Units

Attachment F: Landscaping Elevation Plan

3.0 Discussion

In 2009, the Lakeland CRA acquired the three parcels in the block located south of Bon Air Street. At the time, the property was largely vacant except for one single-family home which was subsequently demolished in 2010. In recent years, the CRA has actively solicited requests from private developers to develop the property for residential uses. The current PUD zoning is considered functionally obsolete as it does not align with the development standards in the current Land Development Code. Due to the lack of unified control, the PUD cannot be developed in its current form. For the proposed townhome project to move forward, the current PUD must be repealed and replaced with a new PUD limited to the three parcels owned by the CRA.

The proposed townhome development consists of 15 units fronting N. Vermont Avenue and 15 units fronting Gilmore Avenue with individual townhome units clustered into groups of five. The proposed development will be platted a subdivision such that townhome has its own lot which can be bought and sold individually. Parking will be in the rear yard and accessed via a private alley system that connects to Bon Air Street and E. 1st Street. Each townhome unit will include a one-car attached garage and a driveway which will allow for the parking of a second vehicle in a tandem configuration. Civic open space will be provided in the form of amenities such as a playground, dog park and basketball court.

The proposed single-family attached development aligns with the CRA's goals which promote infill development and the revitalization of existing neighborhoods. The proposed townhome development consists of 30 units on 1.79 acres which translates to a gross density of 16.7 units/acre. The subject property is located within 1/8th of a mile of E. Memorial Boulevard which is designated as a Transit Oriented Corridor (TOC). While the Residential Medium (RM) limits residential development to a maximum density of 12 units per acre, policies adopted through the Comprehensive Plan provide for a density bonus which allows for residential development at a maximum density of 22 units/acre when located within 1/8th of a mile of a TOC.

3.1 Transportation and Concurrency

The subject property, which lies north of US 92 Memorial Boulevard, is bordered by N. Vermont Avenue, Bon Air Street, Gilmore Avenue, and E. 1st Street. All of these streets are classified as neighborhood local streets which are not tracked for transportation concurrency purposes.

The subject property is located within the Central City Transit Supportive Area (CCTSA) and Transit Oriented Corridors as designated in the Comprehensive Plan within which multimodal level-of-service standards have been adopted to recognize available transit service and bicycle/pedestrian networks. The Lakeland Area Mass Transit District (Citrus Connection) operates three routes nearby the subject property with the Purple and Orange Lines operating on US 92 (Memorial Boulevard) with 60-minute frequencies and the Pink Line operating on State Road 33 (Lakeland Hills Boulevard) with 30- to 45-minute frequencies during much of the day. The Purple provides connecting service to Downtown

Lakeland and Winter Haven while the Orange Line provides connecting service also to Downtown Lakeland and Southeastern University. The Pink Line serve's Lakeland's Medical District, including facilities operated by Lakeland Regional Health and Watson Clinic.

Sidewalks are sporadic throughout the neighborhood and do not exist along the subject property's public street frontages. Sidewalks do exist along Gilmore Avenue, Vermont Avenue and Bon Air Street, connecting the site to nearby transit routes along Memorial Boulevard and Lakeland Hills Boulevard. Connections on 1st Street and Bon Air Street will help establish connections to Lakeshore Drive and facilitate the connections to of Lake Parker Park Trail network, Fort Fraser Trail Extension and larger regional SUNTrail Network.

Given that the proposed PUD modification will yield fewer units than are currently allowed, it will be expected to generate the same or fewer automobile trips, resulting in a de minimis impact on the surrounding street network while providing sufficient parking and encouraging more pedestrian-scale development consistent with the long-term vision for the surrounding area. Binding Concurrency Determination will be made prior to plat approval.

3.2 Comprehensive Plan Compliance

The Community and Economic Development Department reviewed this request for compliance with the Lakeland Comprehensive Plan: Our Community 2030 and it is our opinion that the request is consistent with the Comprehensive Plan.

4.0 Recommendation

4.1 Community and Economic Development Staff

The Community & Economic Development Department request and recommends approval of the repeal of the ordinance. Letters of notification were mailed to 87 property owners within 500 ft of the subject property and no objections were received.

4.2 The Planning & Zoning Board

It is recommended that the request for PUD (Planned Unit Development) zoning, as described above and in Attachments "A," "B," "C," "D," "E," and "F," be approved:

- A. Permitted Uses: Single-family attached dwellings (townhomes)
- B. Maximum Intensity of Use: 30 dwelling units
- C. Development Standards: In accordance with Table 3.4-11 of the Land Development Code except as follows.
 - 1. Minimum Lot Width: 15 feet
 - 2. Minimum Lot Area: 1,200 sq. ft.
 - 3. Minimum Living Area: 1,260 sq. ft.
 - 4. Maximum Building Height: Two (2) stories
 - 5. Minimum Setbacks:
 - a. Front Yard Setback: 20 feet

b. Street Side Setback: 10 feet

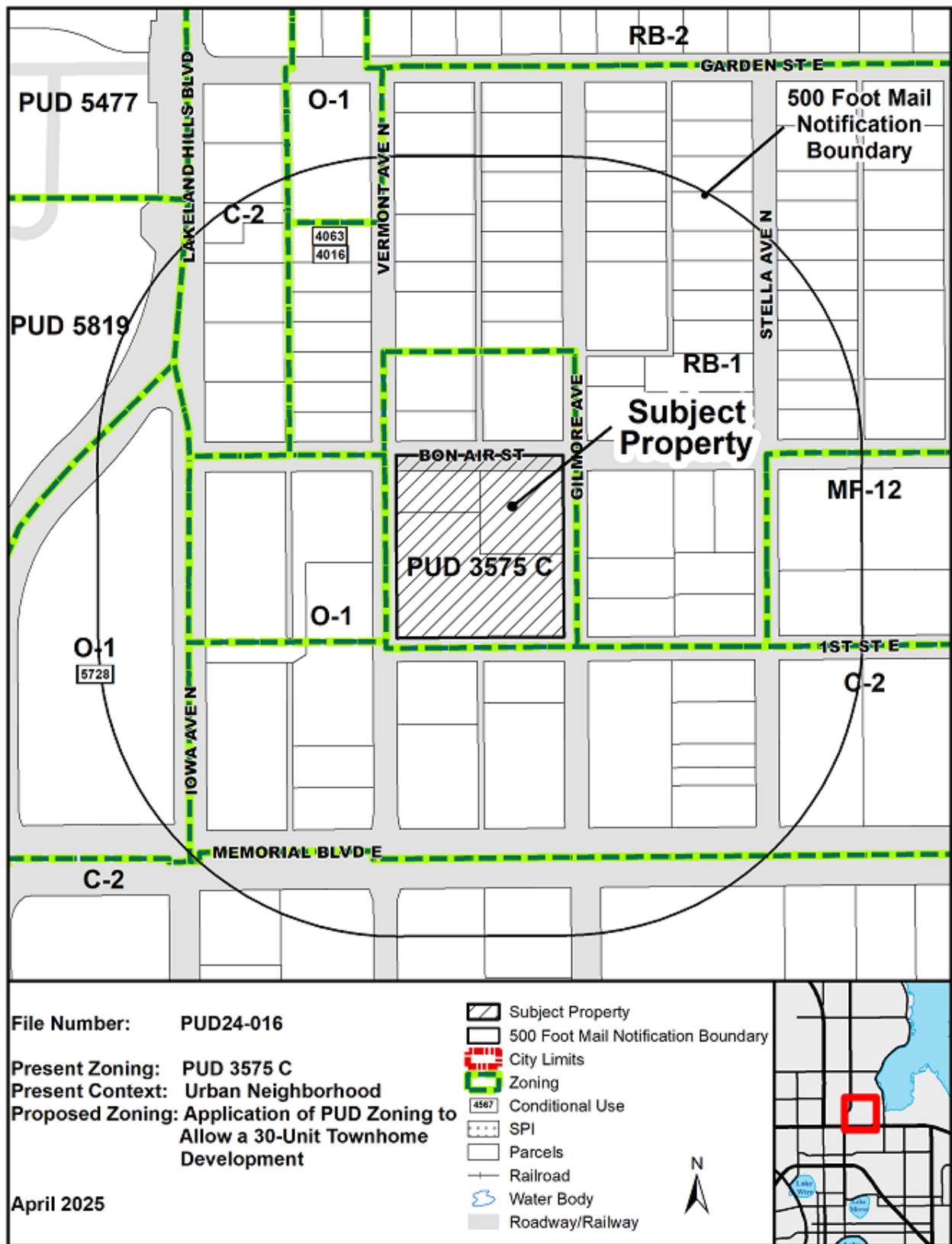
- D. Subdivision Plan: The site shall be developed in substantial accordance with the subdivision plan included in Attachment "C". With the approval of the Director of Community and Economic Development, minor changes may be made at the time of subdivision review without requiring a modification to the PUD.
- E. Architectural Design: The project shall be designed in substantial accordance with the architectural elevations included as Attachment "D" and "E."
- F. Buffering and Landscaping: In accordance with Section 4.5 of the Land Development Code and the landscaping elevation plan included as Attachment "F." With the approval of the Director of Parks and Recreation, minor changes may be made at the time of subdivision review without requiring a modification to the PUD.
- G. Transportation:
 - 1. A Binding Concurrency Determination shall be made prior to plat approval.
 - 2. Sidewalks shall be constructed along all site frontages, with connections from these sidewalks to each residential unit and on-site amenity. ADA-compliant pedestrian access shall be provided to the mail kiosk serving the development's residents.
 - 3. Bicycle parking shall be provided for all common areas and amenities, designed in compliance with Index 900 of the City Engineering Standards Manual.
- H. Maintenance Provisions: All open space, common areas, building exteriors, amenities, fences, walls, landscaping, off-street parking and stormwater retention areas shall be maintained by a homeowner association (HOA), property management company or other similar entity.
- I. Accessory Structures: The construction and placement of accessory structures and appurtenances such as detached garages, carports, sheds, pergolas, playground equipment, screen rooms, sunrooms and screen enclosures on individual townhome lots shall be prohibited.
- J. Fences and Walls: The construction and placement of fences or walls on individual townhome lots shall be prohibited.
- K. Garage Conversions: The conversion of attached garages integral to the single-family attached dwelling units to living area or uses other than vehicle parking shall be prohibited.

ATTACHMENT "A"

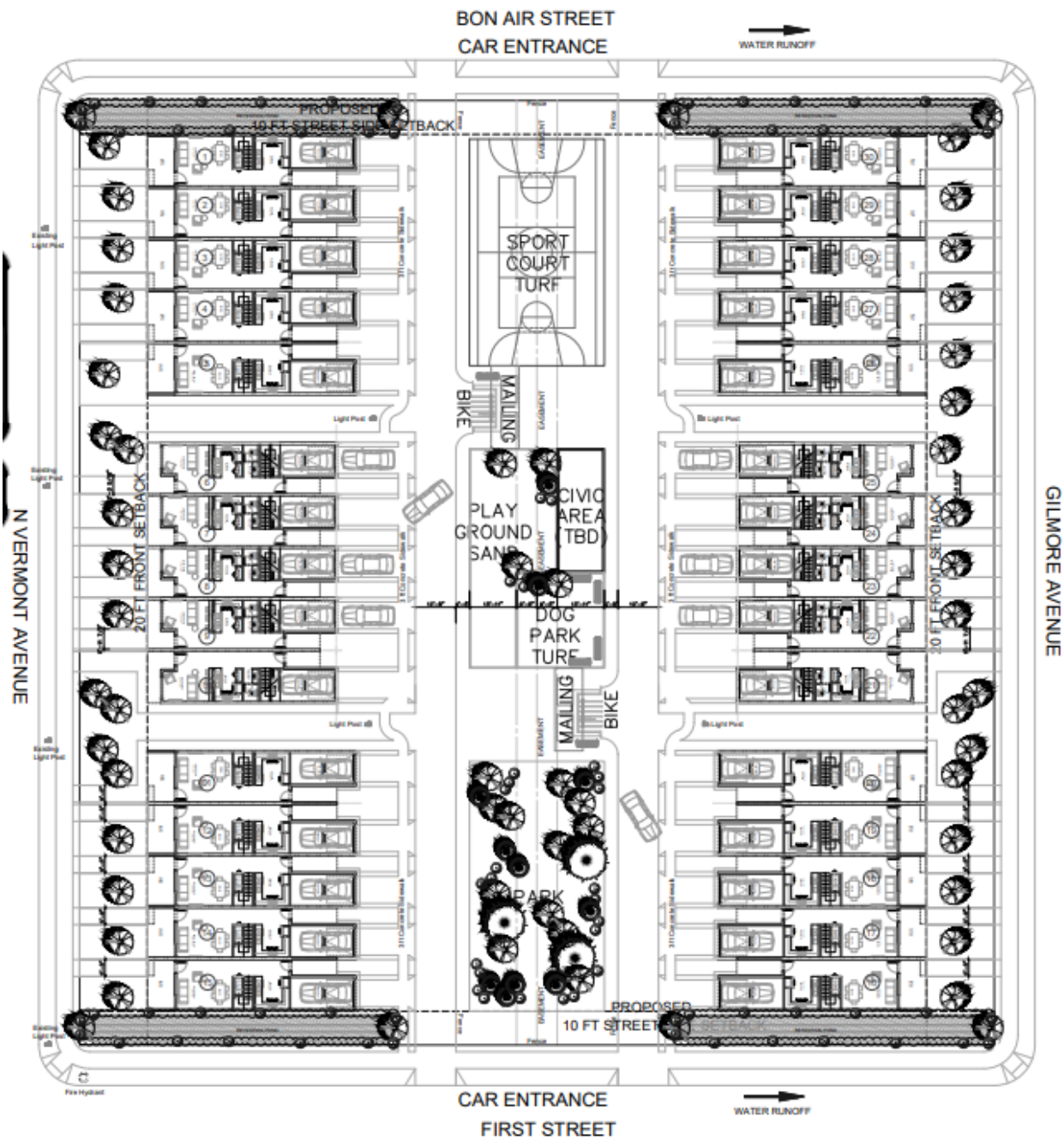
Legal Description:

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

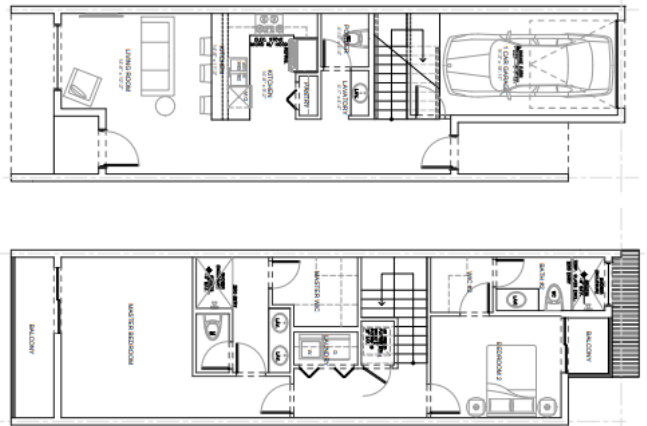
ATTACHMENT "B"



ATTACHMENT "C"



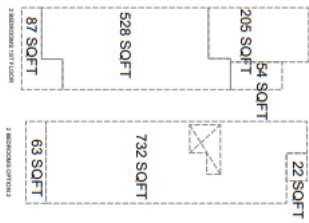
ATTACHMENT "D"



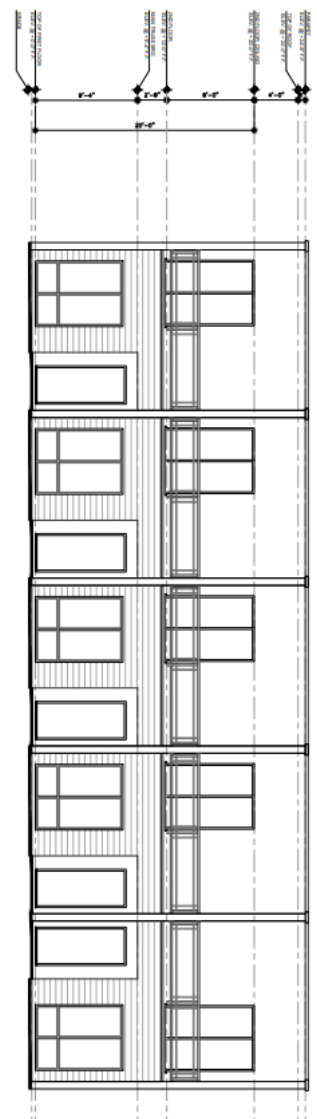
2 BEDROOMS 1ST FLOOR

2 BEDROOMS

PROPOSED 2 BED FLOOR PLAN



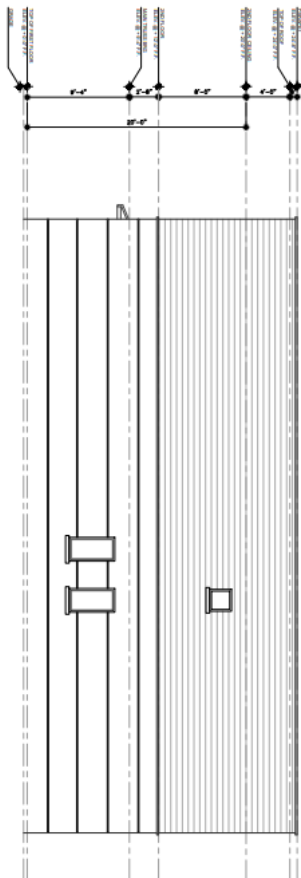
2
AS NTS **KEY AREAS 2 BEDROOMS**



3
A5 FRONT ELEVATION OPTION 2 BEDROOMS
SCALE: 1/4" = 1'-0"

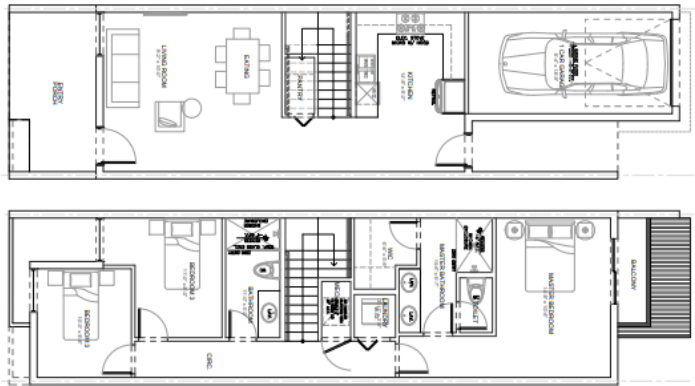


3 REAR ELEVATION OPTION 2 BEDROOMS
A5 SCALE: 1/4" = 1'-0"

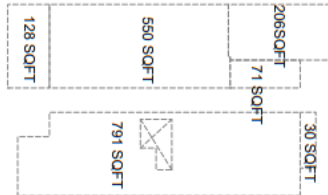


3 **LEFT/RIGHT SIDE ELEVATION OPTION 2 BEDROOMS**
SCALE: 1/4" = 1'-0"

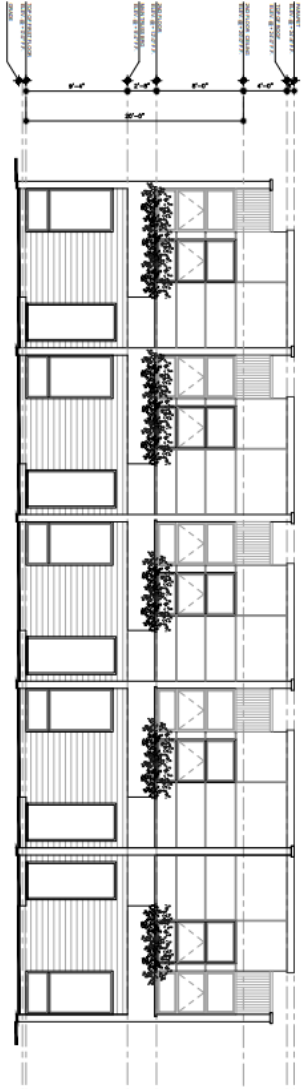
ATTACHMENT “E”



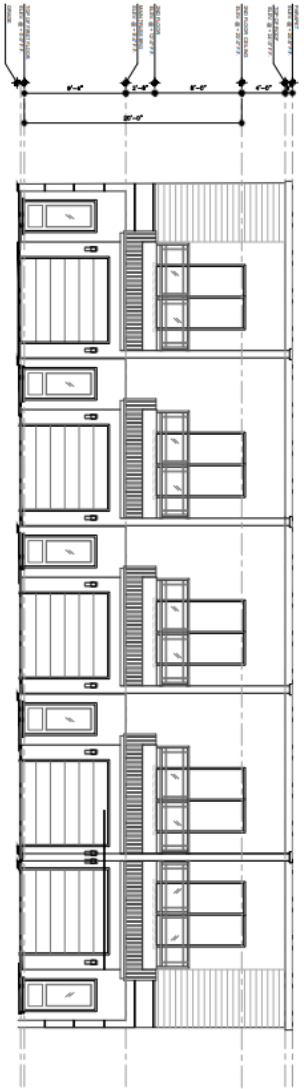
1 PROPOSED 3 BED FLOOR PLAN
SCALE: 1/4" = 1'-0"



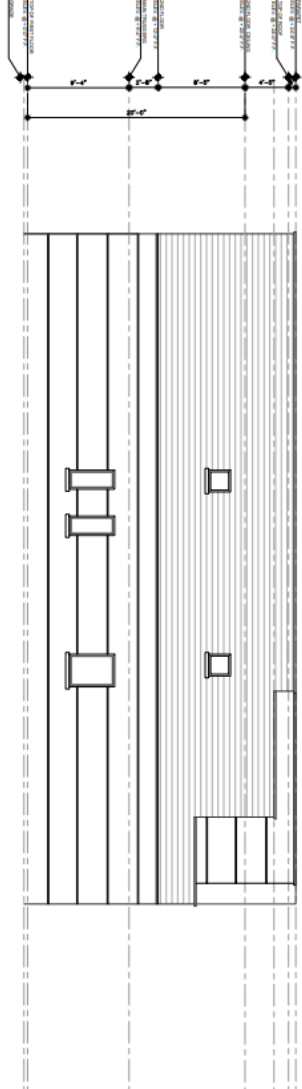
2 KEY AREAS 3 BEDROOMS
SCALE: 1/4" = 1'-0"



3 FRONT ELEVATION OPTION 3 BEDROOMS
SCALE: 1/4" = 1'-0"



4 REAR ELEVATION OPTION 3 BEDROOMS
SCALE: 1/4" = 1'-0"



5 LEFT/RIGHT SIDE ELEVATION OPTION 3 BEDROOMS
SCALE: 1/4" = 1'-0"

ATTACHMENT "F"

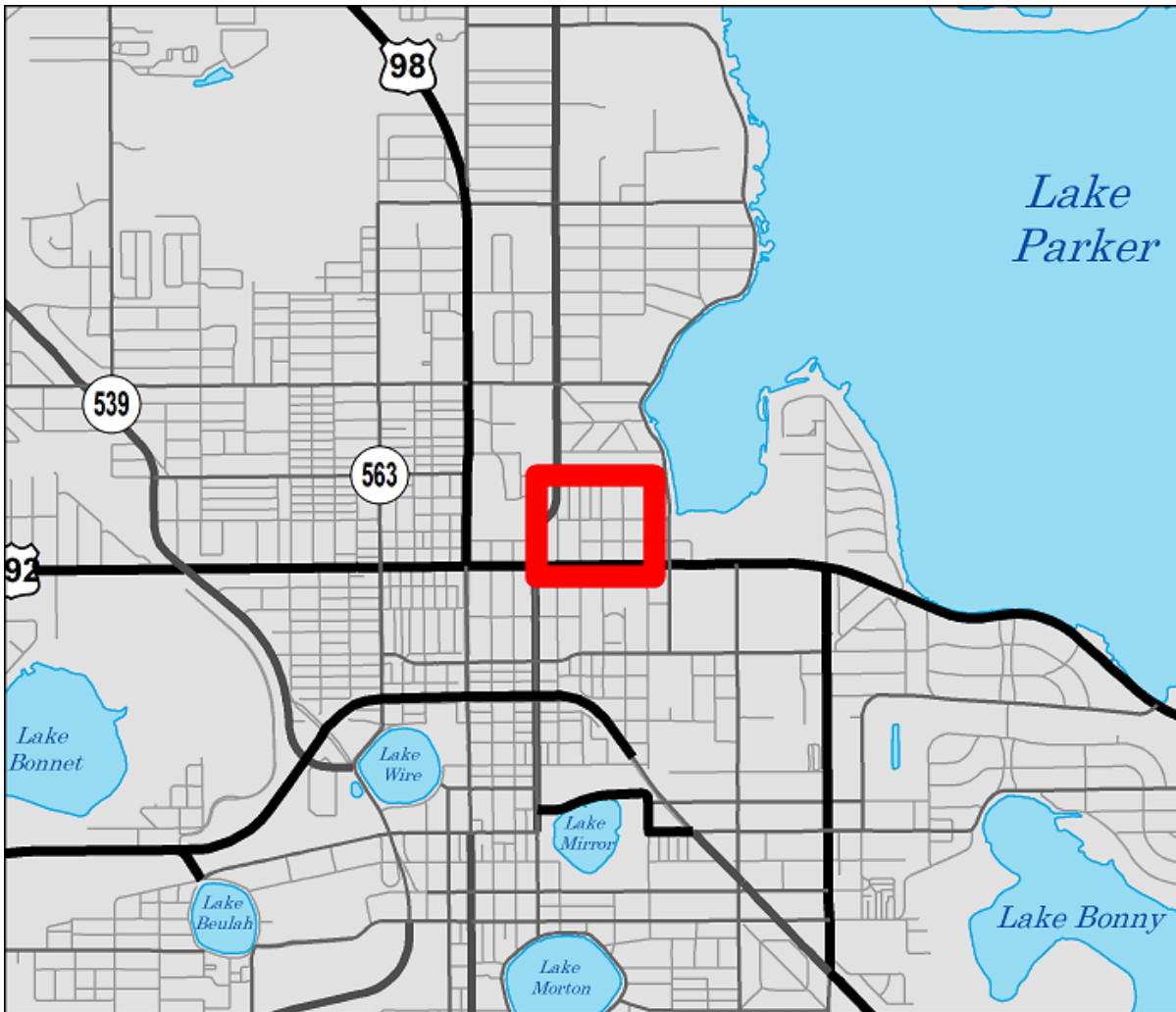


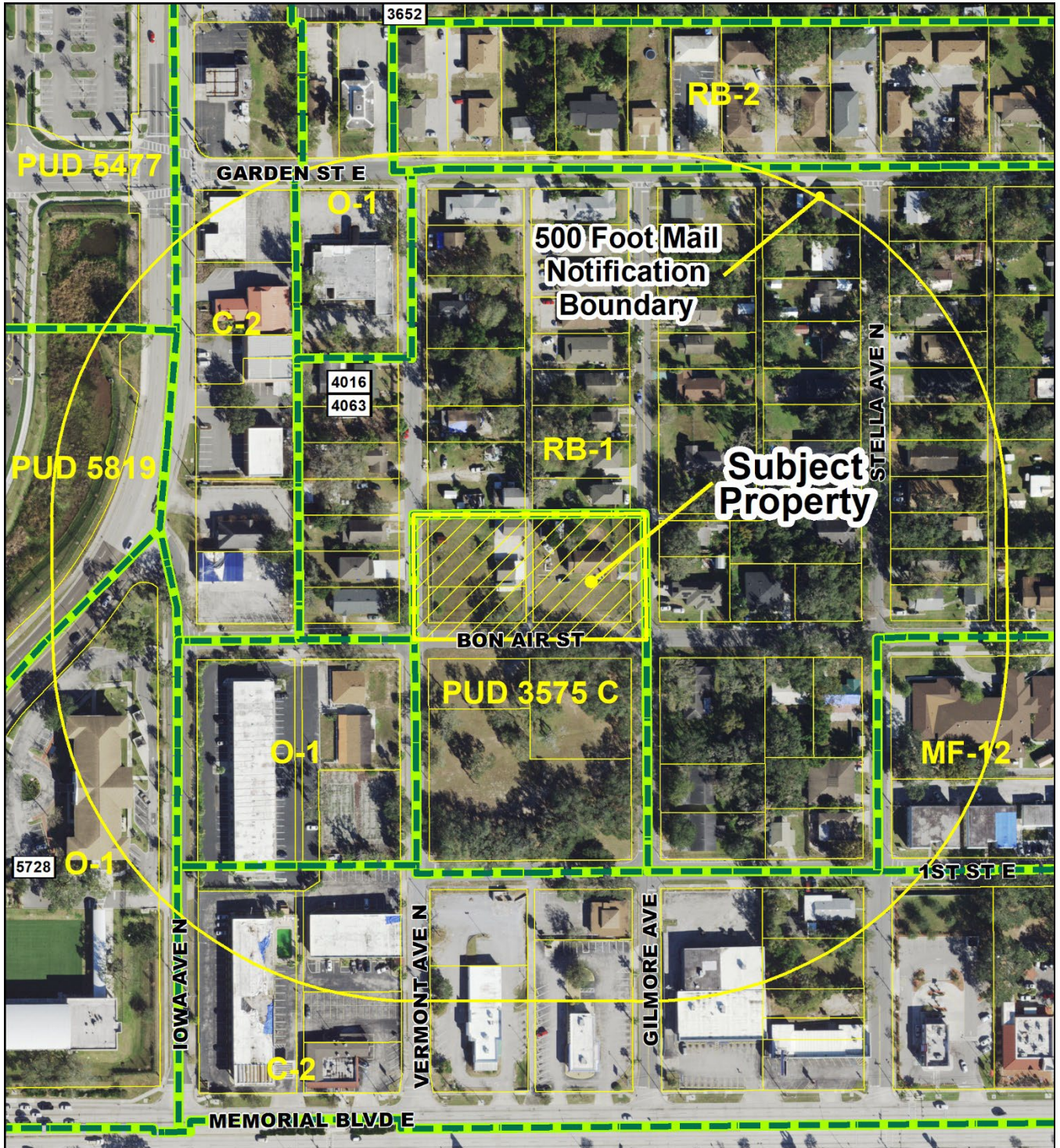


Community & Economic Development Staff Recommendation

Date:	May 20, 2025	Reviewer:	Damaris Stull
Project No:	ZON24-014	Location:	1046 Gilmore Avenue
Owners:	Multiple		
Applicant:	City of Lakeland		
Current Zoning:	PUD (Planned Unit Development) 3575 C	Future Land Use:	Residential Medium (RM)
Context District:	Urban Neighborhood (UNH)		
P&Z Hearing:	April 15, 2025	P&Z Final Decision:	May 20, 2025
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).		

1.0 Location Maps





2.0 Background

2.1 Summary

The City of Lakeland requests the application of 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). A map of the subject property is included as Attachment “B.”

2.2 Subject Property

The subject property, approximately 0.93 acres in area, is located north of Bon Air Street, east of N. Vermont Avenue and west of Gilmore Avenue. The subject property has a future land use designation of Residential Medium (RM) with an Urban Neighborhood (UNH) context sub-district designation. The subject is presently zoned PUD (Planned Unit Development) as specified by Attachment “C” of Ordinance 3575. The subject property is located within the boundary of the Midtown District of the Lakeland Community Redevelopment Agency (CRA).

The subject property is comprised of six platted lots of record (Bon Air Addition, Block C, Lots 10 - 15) combined into three separate parcels. Adjacent to Gilmore Avenue, Lots 10 - 12, are currently improved with a one-story, single-family home with an address of 1104 Gilmore Avenue. Adjacent to N. Vermont Avenue, Lot 13 is currently vacant while Lots 14 and 15 are improved with a two-story, single-family home and a one-story guest house with an address of 1111 N. Vermont Avenue.

2.3 Project Background

The purpose request is to assign RB-1 (Two-family Residential) zoning concurrent with the repeal of the PUD zoning through a separate City-initiated zoning action (PUD25-023).

2.4 Existing Uses of Adjacent Properties

Boundary	Existing Land Use	FLUM	Zoning	Context
North	Single-Family Residential	RM	RB	UNH
South	Vacant	RM	PUD	UNH
East	Single-family Residential	RM	RB	UNH
West	Single-Family Residential	RM	RB	UNH

2.5 Attachments

Attachment A: Legal Description

Attachment B: Base Map of Subject Property

3.0 Discussion

The current PUD zoning, which was adopted in 1994 through zoning conformance, allows for the development of 44 single-family attached (townhomes). Plans for the proposed townhome community, which includes the subject property and the adjacent block to the south, however, never reached fruition. Due to the PUD zoning, the existing single-family homes are classified as legal, nonconforming uses under the Land Development Code. As legal, nonconforming uses, they cannot be expanded, and in the event of casualty, cannot be repaired or replaced should the damage exceed 50% of the replacement cost. Furthermore, while each home sits on two or more platted lots, individual lots cannot be split off and developed for additional dwellings while the PUD zoning remains in place.

The proposed RB (Two-Family) zoning allows for single-family detached, single-family, and two-family residential uses (duplexes) by right. Adjacent properties to the north, east and west share this zoning designation. Through the application of RB zoning, the existing single-family homes will become legal conforming uses and may be repaired or replaced without any restrictions. Individual lots may also be split off and developed for single-family or two-family uses.

Concurrent with this request and the request to repeal the current PUD zoning, the Neiel Group LLC is requesting approval for new PUD zoning on the CRA-owned block south of Bon Air Street. The proposed PUD, which will adopt a new site development plan and architectural elevations, will allow the development for a 30-unit single family attached (townhome) project which can be constructed independently from the subject property.

During the public hearing on April 15th, the owners of the single-family home located at 1104 Gilmore Avenue requested additional clarification regarding the proposed zoning action. Following the public hearing, staff met with both owners on Thursday, May 1st to explain the purpose of the proposed zoning actions in further detail.

3.1 Transportation and Concurrency

The existing single-family residential uses and the uses permitted under the proposed RB zoning designation are expected to have a de minimis impact on the surrounding street network. The subject property consists of six platted lots of record in an improved subdivision which have access to City water, sewer and electric services. While no new development is planned at the time, any future redevelopment will be subject to the development standards set forth in the Land Development Code.

3.2 Comprehensive Plan Compliance

The Community and Economic Development Department reviewed this request for compliance with the Lakeland Comprehensive Plan: Our Community 2030 and it is our opinion that the request is consistent with the Comprehensive Plan.

4.0 Recommendation

4.1 Community and Economic Development Staff

The Community & Economic Development Department reviewed this request and recommends approval of the change in zoning from PUD to RB. Letters of notification were mailed to 87 property owners within 500 feet of the subject property. No phone calls or emails were received in objection to this request.

4.2 Planning & Zoning Board

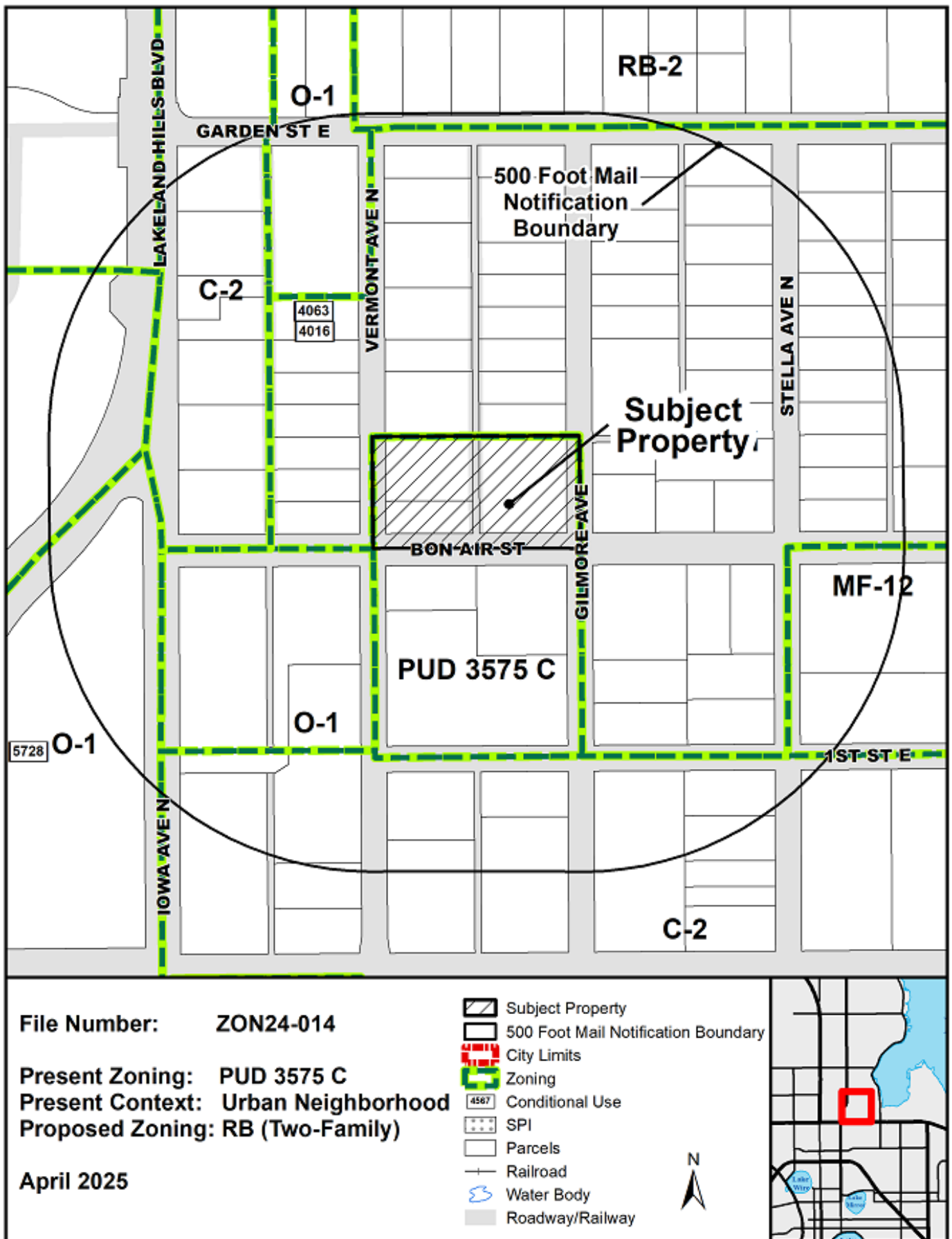
It is recommended that the request for in change in zoning from PUD3575C (Planned Unit Development) to RB (Two-family Residential), as described above and in Attachments “A” and “B”, be approved.

ATTACHMENT "A"

Legal Description:

BON AIR ADD PB 1 PGS 114 & 115 BLK 3 LOTS 10 THRU 15 & THE VACATED ALLEY LYING BETWEEN
LOTS 10 THRU 12 & LOTS 13 THRU 15

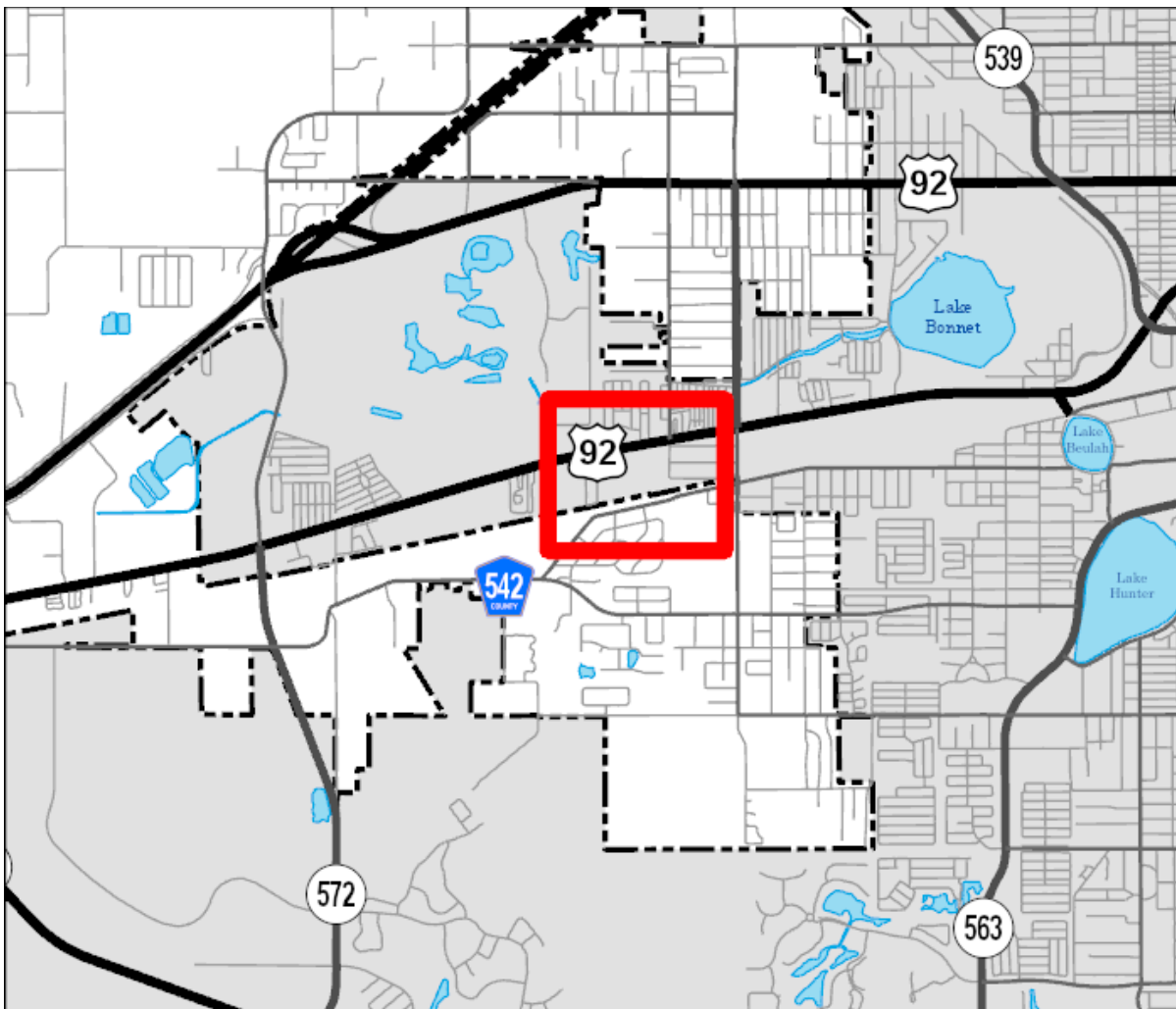
ATTACHMENT "B"

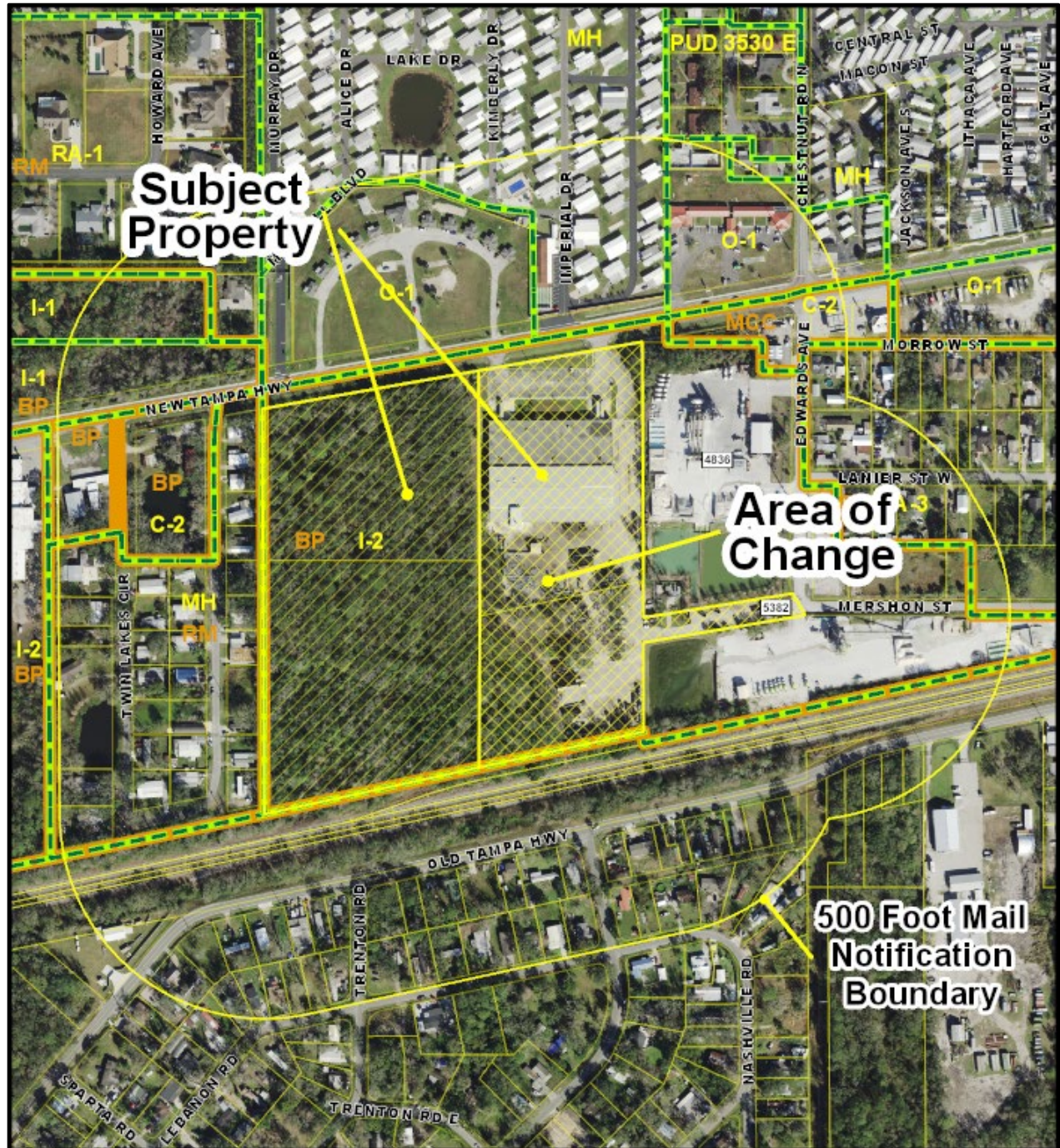


Community & Economic Development Staff Recommendation

Date:	May 20, 2025	Reviewer:	Audrey McGuire
Project No:	LUS25-001 PUD25-003	Location:	2420 New Tampa Highway
Owner:	Hamlin Real Estate LLC		
Applicant:	Timothy F. Campbell, Clark, Campbell, Lancaster and Munson PA		
Current Zoning:	I-2 (Medium Industrial)	Future Land Use:	Business Park (BP)
Context District:	Suburban Special Purpose (SSP)		
P&Z Hearing:	May 20, 2025	P&Z Final Decision:	June 17, 2025
Request:	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.		

1.0 Location Maps





2.0 Background

2.1 Summary

Timothy F. Campbell, Clark, Campbell, Lancaster, Workman & Airth, P.A., on behalf of Hamlin Real Estate, LLC, requests a small-scale land use map amendment to change the future land use designation from Business Park (BP) to Industrial (I) and a change in 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 Non-Ferrous Materials on property generally located at 2420 New Tampa Highway. A map of the subject property is included as Attachment "B."

2.2 Subject Property

The subject property, approximately 9.16 acres in area, is located south of New Tampa Highway, west of Edwards Avenue and north of the CSX railroad right-of-way. The subject property has a future land use designation of Business Park (BP) and is zoned I-2 (Medium Industrial within the Suburban Special Purpose (SSP) context sub-district. The subject property is bounded by residential properties to the north and west that are zoned MH (Mobile Home). To the south, the subject property abuts right-of-way for the CSX Railroad "A" Line and single-family residential uses located south of Old Tampa Highway within unincorporated Polk County that have a County Residential Low-4 (RL-4) land use designation. Adjacent properties to the east are zoned I-2 (Medium Industrial).

In 2013, a conditional use permit (Ordinance 5382) was granted which authorized the use of the subject property for metal and scrap waste recycling within an enclosed building (Scrap, Waste and Reclaimed Materials Trade Uses, Level I). The conditional use expressly prohibits smelting and/or refinement of any metals and outdoor storage, handling, sorting and loading / unloading of materials.

According to the Polk County Property Appraiser, the subject property is currently improved with a 75,510 sq. ft. concrete and steel building. The current tenant, Automotive Core Supply, Inc. (ACS 2, LLC) relocated to the subject property from a commercial property located at 119 Snowbird Avenue at the end of 2022. Since that time, it has expanded operations to include outdoor storage, sorting, handling and loading/unloading of metal scrap and waste materials, uses that are not permitted by the approved conditional use permit.

2.3 Project Background

The purpose of this request is to change the future land use designation and zoning to allow for a metal and scrap recycling facility with outdoor storage and material handling (Scrap, Waste and Reclaimed Materials Trade Use, Level II) and secondary smelting of non-ferrous metals (Industrial Use, Level III). An overall site development plan which shows the footprint of the existing building, off-street parking and loading areas, internal driveways, and outdoor storage and material handling is included as Attachment "C."

2.4 Existing Uses of Adjacent Properties

Boundary	Existing Land Use	FLUM	Zoning	Context
North	Residential / Temporary Lodging	RM	MH / O-1	SNH
South	CSX Railroad / Residential	County RL-4	N/A	N/A
East	Industrial	BP	I-2	SSP
West	Residential	RM	MH	SNH

2.5 Attachments

Attachment A: Legal Description

Attachment B: Base Map of Subject Property

Attachment C: Site Development Plan

3.0 Discussion

Automotive Core Supply, Inc. specializes in the recycling of automotive core parts and components such as automotive transmissions, alternators, starters, radiators, batteries, clean motors, catalytic converters and miscellaneous scrap metal materials such as copper, brass, steel and lead. Under the current I-2 zoning designation, only Scrap, Waste and Reclaimed Materials Trade Uses, Level I, may be considered subject to a conditional use permit.

The 2013 conditional use permit, which was approved for a different scrap metal business (Advanced Converter Services Inc.), allowed for Scrap, Waste and Reclaimed Materials Trade uses, Level I provided that all activities (i.e. sorting, handling, loading/unloading and storage) were located within a fully enclosed building. The conditional use, however, prohibited the refining and smelting of metals as part of the recycling activity.

Since Automotive Core Supply, Inc. relocated to the property at the end of 2022, recycling operations have expanded to include outdoor storage, material handling and loading/unloading, rendering the facility a Level II Scrap, Waste and Reclaimed Materials Trade Use as defined in Section 2.6, *Master Use List* of the Land Development Code. As part of the request, the applicant is requesting approval to allow for secondary smelting of non-ferrous metals (metals or alloys which do not contain iron) as part of the recycling operations. Material smelting and/or refinement is defined as a Level III Industrial Use. Neither of the above-requested uses are permitted under the current BP future land use designation and I-2 zoning classification and may only be considered through a small-scale map amendment to change the future land use designation to Industrial (I) and a change in zoning to either I-3 (Heavy Industrial) zoning district with a conditional use permit, or PUD (Planned Unit Development) zoning.

The subject property has a Future Land Use designation of Business Park (BP). Per the policies of the Lakeland Comprehensive Plan: *Our Vision 2030*, the BP land use is intended for major employment centers, supporting light industry and manufacturing, warehousing and distribution uses. The land use is not intended for heavy industrial uses such as the Level II Scrap, Waste and Reclaimed Materials Trade Use and Level III Industrial Uses proposed by the applicant. Such uses, which often create

impacts external to the site, such as noise, dust, odors and truck traffic are better suited for the proposed Industrial (I) land use designation.

Prior to the public hearing, staff received comments from several residents who live on Twin Lakes Circle, a mobile home subdivision located approximately 550 feet to the west, and one resident on Howard Avenue approximately 900 feet to the northwest. Two residents from Twin Lakes Circle also spoke in opposition of the request at the April 15th Planning & Zoning Board meeting. Concerns expressed by the applicants include the excessive level of noise generated by the business, unpleasant odors which appear to be related to the prohibited smelting operations on-site, potential health impacts associated with the noise and odors, and impacts on wildlife and the environment.

The proposed PUD zoning will limit use of the property to a metal and scrap recycling facility with outdoor storage, material handling and sorting, and loading / unloading (Scrap, Waste and Reclaimed Material Trade Use, Level II). To address concerns regarding odors and potential health/environmental impacts, staff recommends that the request for smelting and/or refinement of metals be denied and therefore excluded from the list of permitted uses. To help mitigate noise impacts associated with outdoor loading and unloading operations, staff recommends that an eight-foot-high noise abatement wall be constructed beginning at the southwest corner of the building, extending to the western project boundary and running south to the southern property line. The recommended conditions of approval also address hours of operation, outdoor storage, improvements to vehicle use areas, and temporary dust control measures.

3.1 Transportation and Concurrency

The subject property lies on the south side of US 92 (New Tampa Highway), a two-lane Urban Principal Arterial operated by the Florida Department of Transportation (FDOT) that is currently operating at an acceptable Level of Service (LOS) C. Per the Polk Transportation Planning Organization's 2025 Roadway Network Database, the Two-hour average volume during the PM Peak Period is 712 eastbound and 684 westbound vehicles.

The subject property is located within the Urban Development Area as designated in the Comprehensive Plan within which central water, central sewer, urban level public safety, an urban road network, and other facilities and services normally associated with urban development can be expected. The Lakeland Area Mass Transit District (Citrus Connection) operates one route nearby the subject property with the Lemon Line with 60-minute frequencies. This route provides connecting services to Amazon warehouse, Bonnet Spring Park, and Downtown. A sidewalk exists along the north side US 92 (New Tampa Highway) opposite from the subject property; however, a sidewalk currently does not exist along the south side of the roadway. Paved shoulders exist on both sides of the roadway, which accommodate bicycle trips. FDOT has completed a Project Development & Environment (PD&E) Study that recommends an ultimate four-lane cross-section between Wabash Avenue and County Line Road; however, due to increased implementation costs, FDOT has scaled back potential short- and mid-term improvements to include intersection and operational improvements throughout the corridor.

The trip generation from the requested use is not expected to increase significantly beyond what would be generated by allowed uses through the current CUP. The subject property shall comply with the transportation conditions set forth with this PUD amendment and any further requirements set forth by FDOT.

3.2 Comprehensive Plan Compliance

The Community and Economic Development Department reviewed this request for compliance with the Lakeland Comprehensive Plan: Our Community 2030 and it is our opinion that the request is consistent with the Comprehensive Plan.

4.0 Recommendation

4.1 Community and Economic Development Staff

The Community & Economic Development Department reviewed this request and recommends approval of the small-scale land use map amendment and rezoning. Letters of notification were mailed to 108 property owners within 500 feet of the subject property. Prior to the public hearing, comments were received via telephone and email from two residents on Twin Lakes Circle and one resident of Howard Avenue with the concerns stated above. Several of the residents from Twin Lakes Circle also spoke against the project at the public hearing.

4.2 Planning & Zoning Board

It is recommended that the request for a small-scale land use map amendment to change the future land use designation from BP (Business Park) to IND (Industrial) and change in zoning from I-2 (Medium Industrial) to PUD (Planned Unit Development) to allow for a Scrap, Waste and Reclaimed Materials Trade Use, Level II on approximately 9.1588 acres as described above and in Attachments "A," "B" and "C" be approved subject to the following conditions.

Note: It is the intent of this small-scale map amendment and rezoning to repeal conditional use Ordinance 5382.

- A. Permitted Uses: Metal waste and scrap recycling, wholesale, with outdoor storage and material handling, as defined under Scrap, Waste and Reclaimed Materials Trade Use, Level II in Section 2.6 of the Land Development Code. The recycling of such materials shall not include the smelting and refining of metals.
- B. Development Regulations: In accordance with the I-2 (Medium Industrial) / SSP (Suburban Special Purpose) sub-district regulations, except where otherwise provided herein.
- C. Site Development Plans: The site shall be developed in accordance with the site development plan submitted as Attachment "C."
- D. Landscape / Buffering: In accordance with Section 4.5 of the Land Development Code and the following:
 - 1. To mitigate noise impacts associated with outdoor loading and unloading activities, an eight-foot-high noise abatement wall, such as "Plywall," precast concrete, masonry or other equivalent materials as determined by the Director of Community & Economic Development, shall be constructed and maintained, beginning at the corners of the front building façade and extending outward to the east and west parcel boundaries, and then running south along the western project boundary to the southern property line.
- E. Vehicle Use Areas: All vehicle use areas shall be designed in accordance with Section 4.11 of the Land Development Code and the following:

1. Loading / Unloading Areas: Areas designated for loading and unloading of scrap materials shall be paved with concrete subject to site plan review / approval and any applicable building or stormwater permits.
 2. High Traffic Areas: All other high traffic areas, including vehicle, heavy-duty truck and equipment entrances, exits and vehicle / equipment storage areas, shall be designed and maintained to provide a stabilized, durable and dust-free surface.
 3. Temporary Dust Control Measures: As a temporary dust control measure until the above improvements are designed, permitted and constructed, the operator of the recycling facility shall rent a water truck to provide on-site dust mitigation as needed.
- F. Outdoor Storage: Outdoor storage of scrap / reclaimed materials and equipment shall be in compliance with Section 5.15 of the Land Development Code and the following:
1. Storage of scrap / reclaimed materials shall be contained to those areas designated as outdoor storage on the site development plan (Attachment "C") and shall be located away from stormwater retention and drainage areas.
 2. Scrap / reclaimed materials shall be stored in bins / roll-off containers, or upon improved, concrete or asphalt surfaces.
 3. Scrap / reclaimed materials, trailers, shipping containers, roll-off containers and equipment shall not be stored between the principal building façade and New Tampa Highway right-of-way.
- G. Hours of Operation: Hours of operation shall be limited to between 7:00 a.m. and 7:00 p.m., weekdays.
- H. Transportation:
1. Binding Concurrency Determinations shall be made at the time of site plan or building permit approval.
 2. The site shall comply with all Florida Department of Transportation permitting requirements.
 3. All fence and gates shall be located outside of the driveway throat length areas as defined in Sub-Section 4.2.5 of the Land Development Code. Vehicles shall not queue or park within public right-of-way.
 4. A concrete apron shall be installed at the site's Edwards Avenue driveway, in compliance with the City Engineering Standards Manual or otherwise approved by the City Public Works Department.
 5. All employee parking shall occur on paved, marked spaces within the development site.
 6. Bicycle parking shall be provided in a visible location within 40 feet of principal building entrance(s) in compliance with Sub-Section 4.11.6 of the Land Development Code and Index 900 of the City Engineering Standards Manual.

ATTACHMENT "A"

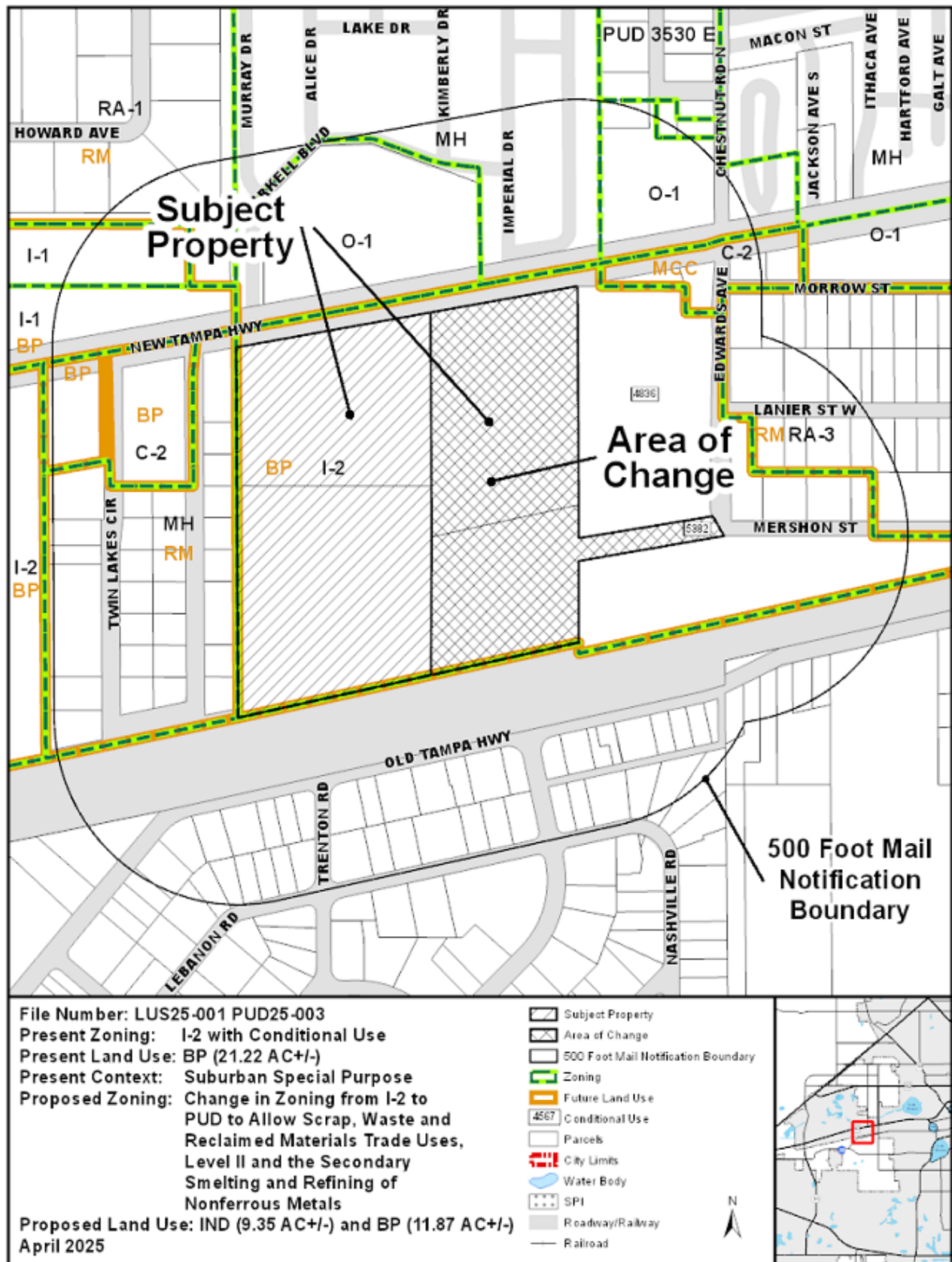
Legal Description:

HAT PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 28 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA LYING NORTH OF THE CSX RAILROAD (FORMERLY ATLANTIC COAST LINE RAILROAD) RIGHT OF WAY, SOUTH OF THE SOUTH RIGHT OF WAY LINE OF STATE ROAD 600(NEW TAMPA HIGHWAY), WEST OF THE MAINTAINED RIGHT OF WAY LINE OF EDWARDS AVENUE DESCRIBED IN MAP BOOK 5, PAGE 212, WEST AND NORTH OF THAT PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 2654, PAGE 1449, AND PAGE 1456, WEST AND SOUTH OF THAT PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 5778, PAGES 803, ALL OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

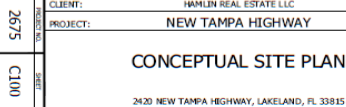
COMMENCE FROM THE NORTHWEST CORNER OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4, SAID POINT BEING A 4"X4" CONCRETE MONUMENT WITH NO IDENTIFICATION AND RUN THENCE ALONG THE WEST LINE OF SAID NORTHWEST 1/4, OF THE NORTHEAST 1/4, SAID LINE MONUMENTED ALONG THE LINE WITH SIMILAR 4"X4" CONCRETE MONUMENTS, S00°28'53"E A DISTANCE OF 164.16 FEET TO THE INTERSECTION OF SAID WEST LINE WITH THE SOUTH RIGHT OF WAY LINE OF STATE ROAD 600; RUN THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, N79°56'22"E A DISTANCE OF 535.86 FEET TO A 4"X4" CONCRETE MONUMENT WITH NO IDENTIFICATION MARKING THE POINT OF BEGINNING. CONTINUE THENCE ALONG SAID SOUTH RIGHT OF WAY LINE N79°59'28"E A DISTANCE OF 406.36 FEET TO A 4"X4" CONCRETE MONUMENT WITH NO IDENTIFICATION MARKING THE NORTHWEST CORNER OF SAID PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 5778, PAGE 803; RUN THENCE ALONG THE BOUNDARY OF SAID PARCEL THE FOLLOWING TWO COURSES: (1) S00°25'08"E A DISTANCE OF 673.86 FEET; (2) N80°25'32"E A DISTANCE OF 365.07 FEET TO A POINT ON SAID MAINTAINED RIGHT OF WAY LINE OF EDWARDS AVENUE; THENCE S34°52'56"E A DISTANCE OF 65.52 FEET TO THE SOUTHWEST CORNER OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 22 AS SHOWN ON THE PLAT OF A.H. DEVANE'S OAKS ADDITION AS RECORDED IN PLAT BOOK 6, PAGE 6, SAID POINT ALSO LYING ON THE BOUNDARY OF SAID PARCEL RECORDED IN OFFICIAL RECORDS BOOK 2654, PAGE 1456; RUN THENCE ALONG SAID BOUNDARY THE FOLLOWING TWO COURSES: (1) S80°23'00"W A DISTANCE OF 400.48 FEET; (2) S00°30'59"E A DISTANCE OF 196.05 FEET TO THE NORTH RIGHT OF WAY LINE OF SAID CSX RAILROAD; RUN THENCE ALONG SAID NORTH RIGHT OF WAY LINE, S77°46'10"W A DISTANCE OF 411.24 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE RUN, N00°27'31"W A DISTANCE OF 946.34 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 9.1588 ACRES.

ATTACHMENT "B"



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DESIGNED BY:	
SM	
DRAWN BY:	
DM	
CHECKED BY:	
SM	04/10/2025 NOT VALID UNLESS PHYSICAL CHECKED, OR ELECTRONICALLY SIGNED AND DATED

[illegible]



Report of City Commission Action on Planning and Zoning Board Recommendations

Tuesday, May 20, 2025

Meeting of May 5, 2025

NO NEW ITEMS

Meeting of April 21, 2025

Ordinances (Second Reading)

Proposed 25-007; Approving a Conditional Use to Allow a Medical Office on Property Located at 110 E. Pine Street. (CUP25-001) **Approved 7—0, Ordinance 6087.**

Proposed 25-008; Approving a Conditional Use to Allow Allow for the Development of an Early Childhood Education Center on Property Located at 2128 S. Crystal Lake Drive. (CUP25-002) **Approved 4—1, Ordinance 6088.**

Meeting of April 7, 2025

Ordinances (First Reading)

Proposed 25-007; Approving a Conditional Use to Allow a Medical Office on Property Located at 110 E. Pine Street. (CUP25-001)

Proposed 25-008; Approving a Conditional Use to Allow for the Development of an Early Childhood Education Center on Property Located at 2128 S. Crystal Lake Drive. (CUP25-002)