

ORDINANCE NO. _____

PROPOSED ORDINANCE NO. 24-048

AN ORDINANCE RELATING TO ZONING; MAKING FINDINGS; AMENDING ORDINANCE 3440, AS AMENDED, TO PROVIDE FOR A MODIFICATION TO PUD (PLANNED UNIT DEVELOPMENT) ZONING TO ALLOW FOR THE DEVELOPMENT OF A 400-BED HOSPITAL, 200,000 SQUARE FEET OF MEDICAL OFFICE USES, 204,000 SQUARE FEET OF RETAIL COMMERCIAL USES, AND 250 MULTI-FAMILY DWELLING UNITS ON APPROXIMATELY 218 ACRES GENERALLY LOCATED SOUTH OF S. PARKWAY FRONTAGE ROAD AND EAST OF HARDEN BOULEVARD; CHANGING THE CONTEXT SUB-DISTRICT ON APPROXIMATELY 98.21 ACRES OF SAID PROPERTY TO SUBURBAN SPECIAL PURPOSE (SSP); PROVIDING CONDITIONS; FINDING CONFORMITY WITH THE COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Board held a public hearing on July 16, 2024 to consider the request of Timothy Campbell, Clark, Campbell, Lancaster, & Munson, P.A., on behalf of the Drummond Company, Inc., to amend Ordinance 3440, as amended, to modify Planned Unit Development (“PUD”) zoning to allow for the development of a 400-bed hospital, 200,000 sq. ft. of medical office uses, 204,000 sq. ft. of retail commercial uses, and 250 multi-family dwelling units on approximately 218 acres generally located south of S. Parkway Frontage Road and east of Harden Boulevard, as more particularly described on Attachment “A” and graphically depicted on Attachment “B” (the “Property”); and

WHEREAS, the City proposes to change the Context Sub-District for approximately 98.21 acres of the Property from Suburban Corridor (SCO) and Suburban Neighborhood (SNH) to Suburban Special Purpose (SSP); and

WHEREAS, the Planning and Zoning Board, at its regular meeting on August 20, 2024 approved and recommended the requested PUD zoning modification, and change to the Suburban Special Purpose (SSP) Context District on the Property to the City Commission; and

WHEREAS, the City Commission, after due public notice, finds that the Property should be classified or zoned as recommended by the Planning and Zoning Board;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF LAKELAND, FLORIDA:

SECTION 1. The PUD zoning for the Property is hereby modified as provided herein and changed to Context Sub-District Suburban Special Purpose (SSP), as set forth in Attachments “C,” and “D,” subject to the following amended conditions:

A. ~~Land Use Intensity: PUD-40~~

A. Maximum Intensity of Use

1. Hospital: 400-beds and a maximum floor area of 720,000 sq. ft.

2. Medical Office Uses: 200,000 sq. ft.

3. Retail/Commercial Uses: 192,500 sq. ft.

4. Multi-Family Residential Uses: 250 dwelling units

B. Permitted Uses:

Option A: ~~1. A hotel with a maximum of 90 guest rooms.~~

~~2. A sit-down restaurant with a maximum floor area of 9,426 square feet.~~

Option B: ~~Two hotels with a total maximum of 225 guest rooms, not to exceed five stories each.~~

1. Tract A (RAC FLU Designation):

a. Hospital and Medical Office Uses

Hospital
Free standing emergency room
Office uses, medical
Helicopter pad
Rehabilitation facilities
Structured parking
Central energy plant

b. Retail Commercial Uses

Those uses permitted by right in C-4 zoning districts

2. Tract B (Residential Medium FLU Designation):

a. Multi-Family Residential Uses

3. Tract C (Conservation FLU Designation)

a. Those uses permitted by right in LD zoning districts (Table 2.3-3 of the Land Development Code)

~~C. Development Regulations: Development regulations shall be in accordance with the O-3 (large lot office) zoning district requirements, except for the following minimum building setbacks and height regulation:~~

- ~~1. From Harden Boulevard: 50 feet~~
- ~~2. From Parkway Frontage Road: 50 feet~~
- ~~3. From all other property boundaries: 25 feet~~
- ~~4. Maximum height for the hotel: 65 feet~~

C. Development Standards:

1. Tract A

a. Hospital and Medical Office Uses: In accordance with the O-3/Suburban Special Purpose (SSP) context sub-district except as follows:

i. Maximum Building Height for Hospital: 135 feet

- ~~b. Project access must also be provided via Access Point #19 (shared with right-in/right-out driveway serving existing and proposed office uses within DRI's Southeast Quadrant) and Access Point #21 (full movement driveway on Harden Boulevard that must be constructed prior to the issuance of the first residential Certificate of Occupancy in the DRI's Southeast Quadrant, and be designed and constructed in accordance with Polk County standards and specifications).~~
 - ~~c. At minimum, driveway and site configuration must comply with City Access Management and Site Circulation Regulations (contained in Article 26 of the Land Development Regulations) and City Engineering Standards Manual.~~
 - a. Site access to State Road 563 (Harden Boulevard) and South Parkway Frontage Road shall be limited to those shown in Attachment "C". Final driveway connections to internal road network shall be determined during the site plan review process.
 - b. Geometric and operational modifications on Harden Boulevard and South Parkway Frontage Road shall comply with all Florida Department of Transportation and Polk County permitting requirements.
 - c. The developer shall coordinate its traffic analysis with any City analysis conducted for the permitting of the South Wabash Avenue Extension connection to Harden Boulevard at Beaker Road (Access Point No. 27 as depicted in the Oakbridge Master Plan). A cost-share agreement shall be executed for signalization or other intersection control measures required by FDOT at the Beaker Road/Access Point No. 27 intersection on Harden Boulevard.
 - d. Uses may be re-allocated on the subject property in compliance with the approved Oakbridge Development Order or based on a trip equivalency matrix supplied by the applicant and approved by the City, FDOT and Polk County.
3. ~~Sidewalk connections shall be provided between the site and adjacent office and residential uses planned for the DRI's Southeast Quadrant. On-Site Multi-Modal Traffic Circulation:~~
- a. Prior to first Certificate of Occupancy issuance for the hospital/medical office use, one Super Transit Shelter shall be installed on the subject property, on the west side of the internal spine road that connects South Parkway Frontage Road with Harden Boulevard. At minimum, this facility shall include a bus pullout area to accommodate at least two buses with bicycle racks, trash receptacles and underground utility

- infrastructure to support a separately metered automatic ticketing kiosk in the future.
- b. Prior to first Certificate of Occupancy issuance for the retail or residential uses, one Transit Shelter shall be installed at a location approved by the Lakeland Area Mass Transit District (LAMTD) as identified during site or construction plan review.
 - c. The Lakeland Area Mass Transit District (LAMTD) shall approve the design of both transit facilities. The developer will be required to execute an easement agreement with LAMTD for access and maintenance of the on-site transit facilities, which shall be recorded with the Polk County Clerk of the Circuit Court.
 - d. Prior to first site or construction plan submittal, the developer shall provide an exhibit for review and approval by the City that illustrates bicycle path and sidewalk alignments on the internal street network. A bicycle path that is at least ten-feet-wide shall be constructed along the north side of the main internal street from Harden Boulevard, extending the bicycle (shared-use) path that will be constructed with the South Wabash Avenue Extension into the subject property.
 - e. Americans with Disabilities Act- (ADA-) compliant pedestrian routes shall connect the bicycle and pedestrian facilities along the internal streets with each principal building entrance.
 - f. Sidewalks shall be constructed along the Harden Boulevard frontage concurrent with construction activity on adjacent parcels/tracts. Prior to completion of Access Point No. 27, the frontage sidewalk shall be constructed between that connection and South Parkway Frontage Road.
 - g. Bicycle parking shall be provided for each principal use in compliance with Section 4.11.6 of the City Land Development Code and Index 900 of the City Engineering Standards Manual.

SECTION 2. The City Commission does hereby expressly find that the provisions of this Ordinance are in conformity with the Comprehensive Plan of the City of Lakeland adopted by Ordinance 5885.

SECTION 3. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 4. If any word, sentence, clause, phrase, or provision of this Ordinance, for any reason, is held to be unconstitutional, void, or invalid, the validity of the remainder of this Ordinance shall not be affected thereby.

SECTION 5. This Ordinance shall take effect immediately upon the effective date of Small-Scale Amendment #LUS24-009 to the Future Land Use Map, as provided in Ordinance No. _____.

PASSED AND CERTIFIED AS TO PASSAGE this 16th day of September, A.D. 2024.

H. WILLIAM MUTZ, MAYOR

ATTEST: _____
KELLY S. KOOS, CITY CLERK

APPROVED AS TO FORM AND CORRECTNESS: _____
PALMER C. DAVIS
CITY ATTORNEY

ATTACHMENT "A"

Legal Description:

NEW PARCEL (OPEN SPACE/CONSERVATION FLU)

A parcel of land being a portion of Section 1, Township 29 South, Range 23 East, Polk County, Florida, being described as follows:

COMMENCE at the Northwest corner of said Section 1; thence South 89°57'36" East, along the North line of said Section 1, a distance of 100.95 feet; thence South 00°38'39" East, 270.00 feet; thence South 89°57'36" East, and parallel with said North line, 1067.93 feet to the Northerly extension of the East line of a parcel described in Official Records Book 5937, Page 363, of the Public Records of Polk County, Florida; thence South 00°38'39" East, along said Northerly extension, 27.92 feet to the Northeast corner of said parcel; thence continue South 00°38'39" East, along the East line of said parcel, 300.55 feet; thence South 89°51'55" West, along said East line, 110.00 feet; thence South 00°38'39" East, along said East line, 520.00 to the Southeast corner of said parcel described in Official Records Book 5937, Page 363; thence continue South 00°38'39" East, along the Southerly extension of said parcel, 210.99 feet to the North line of the South 1/2 of the Northwest 1/4 of said Section 1; thence North 89°50'47" East, along said North line, 1595.90 feet to the East line of the Northwest 1/4 of said Section 1; thence South 00°29'54" East, along said East line, 1324.29 feet to the Southeast corner of the Northwest 1/4 of said Section 1; thence South 00°28'02" East, along said East line, 333.79 feet to the North line of a parcel described in Official Records Book 3020, Page 1622, Public Records of Polk County, Florida; thence South 89°39'06" West, along said North line, 150.00 feet to the West line of the East 150.00 feet of said Southwest 1/4 of Section 1; thence South 00°28'02" East, along said West line, 60.27 feet to the POINT OF BEGINNING; thence continue South 00°28'02" East, along said East line, 810.93 feet to the South line of said parcel described in Official Records Book 3020, Page 1622; thence North 89°39'06" East, along said South line, 150.00 feet to said East line of the Southwest 1/4 of Section 1; thence South 00°28'02" East, along said East line, 496.95 feet to the North line of the South 100.00 feet of the North 470.00 feet of the Southeast 1/4 of the Southwest 1/4 of said Section 1; thence South 89°42'56" West, along said North line, 435.60 feet to the West line of the East 435.60 feet of said Southeast 1/4 of the Southwest 1/4 of Section 1; thence South 00°28'02" East, along said West line, 100.00 feet to the South line of said North 470.00 feet of the Southeast 1/4 of the Southwest 1/4 of Section 1; thence South 89°42'56" West, along said South line, 890.99 feet to the West line of said Southeast 1/4 of the Southwest 1/4 of Section 1; thence North 00°20'18" West, along said West line, 470.00 feet to the Southeast corner of Northwest 1/4 of the Southwest 1/4 of said Section 1; thence South 89°42'56" West, along the South line of said Northwest 1/4 of the Southwest 1/4, a distance of 297.71 feet to a point on the Easterly right-of-way line of Harden Boulevard as described in Official Records Book 8048, Page 1946, of the Public Records of Polk County, Florida; thence along said Easterly right-of-way line the following fifth-teen (15) courses: (1) thence North 00°17'04" West, 165.62 feet; (2) thence North 87°26'21" West, 132.97 feet; (3) thence North 81°04'40" West, 462.06 feet; (4) thence North 55°11'46" West, 170.06 feet; (5) thence North 36°12'06" East, 2.25 feet; (6) thence North 56°36'51" West, 81.94 feet to the Point of Curvature of a curve to the left having a radius of 150.00 feet, a central angle of 16°32'23", a chord bearing of North 64°53'02" West and a chord distance of 43.15 feet; (7) thence along the arc of said curve, 43.30 feet; (8) thence North 73°09'14" West, 42.77 feet to the Point of Curvature of a curve to the

right having a radius of 50.00 feet, a central angle of 47°02'56", a chord bearing of North 49°37'46" West and a chord distance of 39.91 feet; (9) thence along the arc of said curve, 41.06 feet; (10) thence North 26°06'18" West, 89.77 feet to the Point of Curvature of a curve to the right having a radius of 20.00 feet, a central angle of 24°49'53", a chord bearing of North 13°41'22" West and a chord distance of 8.60 feet; (11) thence along the arc of said curve, 8.67 feet; (12) thence North 01°16'25" West, 143.37 feet to the Point of Curvature of a curve to the right having a radius of 50.00 feet, a central angle of 34°24'17", a chord bearing of North 15°55'43" East and a chord distance of 29.57 feet; (13) thence along the arc of said curve, 30.02 feet; (14) thence North 33°07'52" East, 100.86 feet to the Point of Curvature of a curve to the left having a radius of 300.00 feet, a central angle of 30°26'11", a chord bearing of North 17°54'47" East and a chord distance of 157.50 feet; (15) thence along the arc of said curve, 159.36 feet to the Northeast corner of Parcel 810 as described in said Official Records Book 8048, Page 1946; thence North 89°50'47" East, departing said Easterly right-of-way, 2305.90 feet to the POINT OF BEGINNING.

Said parcel containing 59.84 acres, more or less.

NEW PARCEL (REGIONAL ACTIVITY CENTER FLU)

A parcel of land being a portion of Sections 1 and 2, Township 29 South, Range 23 East, Polk County, Florida, being described as follows:

COMMENCE at the Northwest corner of said Section 1; thence South 89°57'36" East, along the North line of said Section 1, a distance of 100.95 feet; thence South 00°38'39" East, 270.00 feet; thence South 89°57'36" East, and parallel with said North line, 1067.93 feet to the Northerly extension of the East line of a parcel described in Official Records Book 5937, Page 363, Public Record of Polk County, Florida; thence South 00°38'39" East, along said Northerly extension, 27.92 feet to the Northeast corner of said parcel; thence continue South 00°38'39" East, along the East line of said parcel, 300.55 feet; thence South 89°51'55" West, along said East line, 110.00 feet; thence South 00°38'39" East, along said East line, 520.00 feet to the Southeast corner of said parcel and the POINT OF BEGINNING; thence continue South 00°38'39" East, along the Southerly extension of said East line of parcel, 210.99 feet to the North line of the South 1/2 of the Northwest 1/4 of said Section 1; thence North 89°50'47" East, along said North line, 110.00 feet; thence South 00°29'54" East, 1718.87 feet; thence South 89°50'47" West, 970.22 feet to the Northeast corner of Parcel 810 as described in Official Records Book 8048, Page 1946 of the Public Records of Polk County, Florida, also being on the Easterly right-of-way line of Harden Boulevard as described in said Official Records Book 8048, Page 1946; thence along said Easterly right-of-way line the following twenty (20) courses: (1) thence North 87°18'19" West, 100.00 feet to a point on a non-tangent curve to the right having a radius of 200.00 feet, a central angle of 30°26'10", a chord bearing of South 17°54'47" West, and a chord distance of 105.00 feet; (2) thence along the arc of said curve, 106.24 feet; (3) thence South 33°07'52" West, 41.13 feet; (4) thence North 20°14'39" East, 77.18 feet; (5) thence North 21°16'31" West, 26.38 feet; (6) thence North 69°07'26" West, 11.70 feet; (7) thence South 73°30'36" West, 14.48 feet; (8) thence North 80°23'27" West, 5.73 feet; (9) thence North 36°25'17" West, 50.90 feet; (10) thence South 57°47'27" West, 19.57 feet; (11) thence South 88°44'29" West, 86.15 feet; (12) thence South 75°47'57" West, 23.31 feet; (13) thence South 66°37'35" West, 24.34 feet; (14) thence South 57°45'14" West, 41.63 feet to a point on a non-tangent curve to the right having a radius of 721.00 feet, a central angle of 06°17'31", a chord bearing of North 40°28'35" West, and a chord distance of 79.14 feet; (15) thence along the arc of

said curve, 79.18 feet; (16) thence South 51°04'49" West, 134.04 feet to a point on a non-tangent curve to the right having a radius of 855.00 feet, a central angle of 05°50'57", a chord bearing of North 34°39'17" West, and a chord distance of 87.25 feet; (17) thence along the arc of said curve, 87.29 feet; (18) thence South 58°16'11" West, 38.00 feet to a point on a non-tangent curve to the right having a radius of 893.00 feet, a central angle of 27°33'27", a chord bearing of North 17°57'05" West, and a chord distance of 425.38 feet; (19) thence along the arc of said curve, 429.50 feet; (20) thence North 06°13'31" West, 322.62 feet to the Easterly right-of-way line of Harden Boulevard as described in Official Records Book 6285, Page 1021, Public Records of Polk County, Florida; thence along said Easterly right-of-way line the following three (3) courses: (1) thence North 86°02'45" East, 0.32 feet; (2) thence North 03°57'15" West, 226.17 feet to the Point of Curvature of a curve to the left having a radius of 574.15 feet, a central angle of 21°22'21", a chord bearing of North 14°38'26" West and a chord distance of 212.93 feet; (3) thence along the arc of said curve, 214.17 feet to the Easterly right-of-way line of Harden Boulevard as described in Official Records Book 2599, Page 817, Public Records of Polk County, Florida; thence along said Easterly right-of-way line the following five (5) courses: (1) thence North 63°01'03" East, 15.40 feet; (2) thence North 02°55'31" West, 122.65 feet; (3) thence North 14°27'15" West, 138.28 feet; (4) thence North 61°16'44" West, 124.22 feet; (5) thence North 08°39'57" West, 10.62 feet to said Easterly right-of-way line of Harden Boulevard as described in Official Records Book 6285, Page 1021; thence along said Easterly right-of-way line the following three (3) course: (1) thence North 10°41'52" East, 375.27 feet; (2) thence North 79°18'08" West, 74.01 feet; (3) thence North 10°41'52" East, 844.31 feet to the South right-of-way line of South Frontage Road as described in Official Records Book 3511, Page 1280, Public Records of Polk County, Florida; thence along said South right-of-way line the following three (3) courses: (1) thence North 83°07'52" East, 49.10 feet to a point on a non-tangent curve to the left having a radius of 3854.61 feet, a central angle of 06°33'55", a chord bearing of North 86°40'33" East, and a chord distance of 441.44 feet; (2) thence along the arc of said curve, 441.68 feet to the Point of Curvature of a curve to the right having a radius of 3784.83 feet, a central angle of 02°34'29", a chord bearing of North 84°40'49" East and a chord distance of 170.07 feet; (3) thence along the arc of said curve, 170.08 feet to the Northwest corner of a parcel described in Official Records Book 10388, Page 1950, Public Records of Polk County, Florida; thence South 00°38'39" East, along the West line of said parcel; 473.70 feet to the Southwest corner of said parcel; thence North 89°21'21" East, along the South line of said parcel, 498.93 feet to the Southeast corner of said parcel; thence North 00°38'39" West, along the East line of said parcel, 244.10 feet; thence North 89°21'21" East, along said East line; 25.00 feet; thence North 00°38'39" West, along said East line, 208.52 feet to the Point of Curvature of a curve to the left having a radius of 25.00 feet, a central angle of 89°23'50", a chord bearing of North 45°20'34" West, and a chord distance of 35.17 feet; thence along the arc of said curve and said East line of parcel, 39.01 feet to the intersection with said South right-of-way line of South Frontage Road; thence North 89°57'31" East, along said South line, 89.75 feet; thence North 00°02'24" West, along said South line, 10.00 feet; thence North 89°57'31" East, along said South line, 24.89 feet to the West line of said parcel as described in Official Records Book 5937, Page 363; thence along said West line the following five (5) courses: (1) thence South 00°38'39" East, 319.82 feet; (2) thence South 89°21'21" West, 20.00 feet; (3) thence South 00°38'39" East, 50.00 feet; (4) thence North 89°21'21" East, 20.00 feet; (5) thence South 00°38'39" East, 358.07 feet to the South line of said parcel described in Official Records Book 5937, Page 363; thence along the South line the following three (3) courses; (1) thence North 89°33'05" East, 252.82 feet; (2) thence South 00°38'39" East, 100.00 feet; (3) thence North 89°33'05" East, 146.00 feet to the Point of Beginning. Said parcel containing 98.49 acres, more or less.

AND

A parcel of land being a portion of Section 1, Township 29 South, Range 23 East, Polk County, Florida, being described as follows:

COMMENCE at the Southeast corner of the Northwest 1/4 of the Southwest 1/4 of said Section 1; thence South 89°42'56" West, along the South line of said Northwest 1/4 of the Southwest 1/4, a distance of 1032.40 feet to the POINT OF BEGINNING; thence continue South 89°42'56" West, along said South line, 233.40 feet to the Easterly right-of-way line of Harden Boulevard as described in Official Records Book 8048, Page 1946, Public Records of Polk County, Florida; thence along said Easterly right-of-way line the following fifteen (15) courses: (1) thence North 00°13'58" West, 217.30 feet to a point on a non-tangent curve to the left having a radius of 764.00 feet, a central angle of 13°26'29", a chord bearing of North 15°56'11" West, and a chord distance of 178.82 feet; (2) thence along the arc of said curve, 179.23 feet; (3) thence North 68°23'51" East, 19.76 feet; (4) thence North 19°59'51" West, 40.06 feet; (5) thence North 27°27'12" West, 18.78 feet; (6) thence North 16°56'07" West, 12.93 feet; (7) thence South 26°06'18" East, 65.29 feet to the Point of Curvature of a curve to the left having a radius of 150.00 feet, a central angle of 47°02'56", a chord bearing of South 49°37'46" East and a chord distance of 119.74 feet; (8) thence along the arc of said curve, 123.17 feet; (9) thence South 73°09'14" East, 42.77 feet to the Point of Curvature of a curve to the right having a radius of 50.00 feet, a central angle of 16°32'23", a chord bearing of South 64°53'02" East and a chord distance of 14.38 feet; (10) thence along the arc of said curve, 14.43 feet; (11) thence South 56°36'51" East, 77.03 feet; (12) thence South 36°12'06" West, 9.28 feet; (13) thence South 05°36'13" East, 92.17 feet; (14) thence South 40°11'17" East, 58.05 feet; (15) thence South 05°36'18" East, 121.98 feet to the POINT OF BEGINNING.

Said parcel containing 1.55 acres, more or less.

NEW PARCEL (MULTI-FAMILY/RESIDENTIAL MEDIUM FLU)

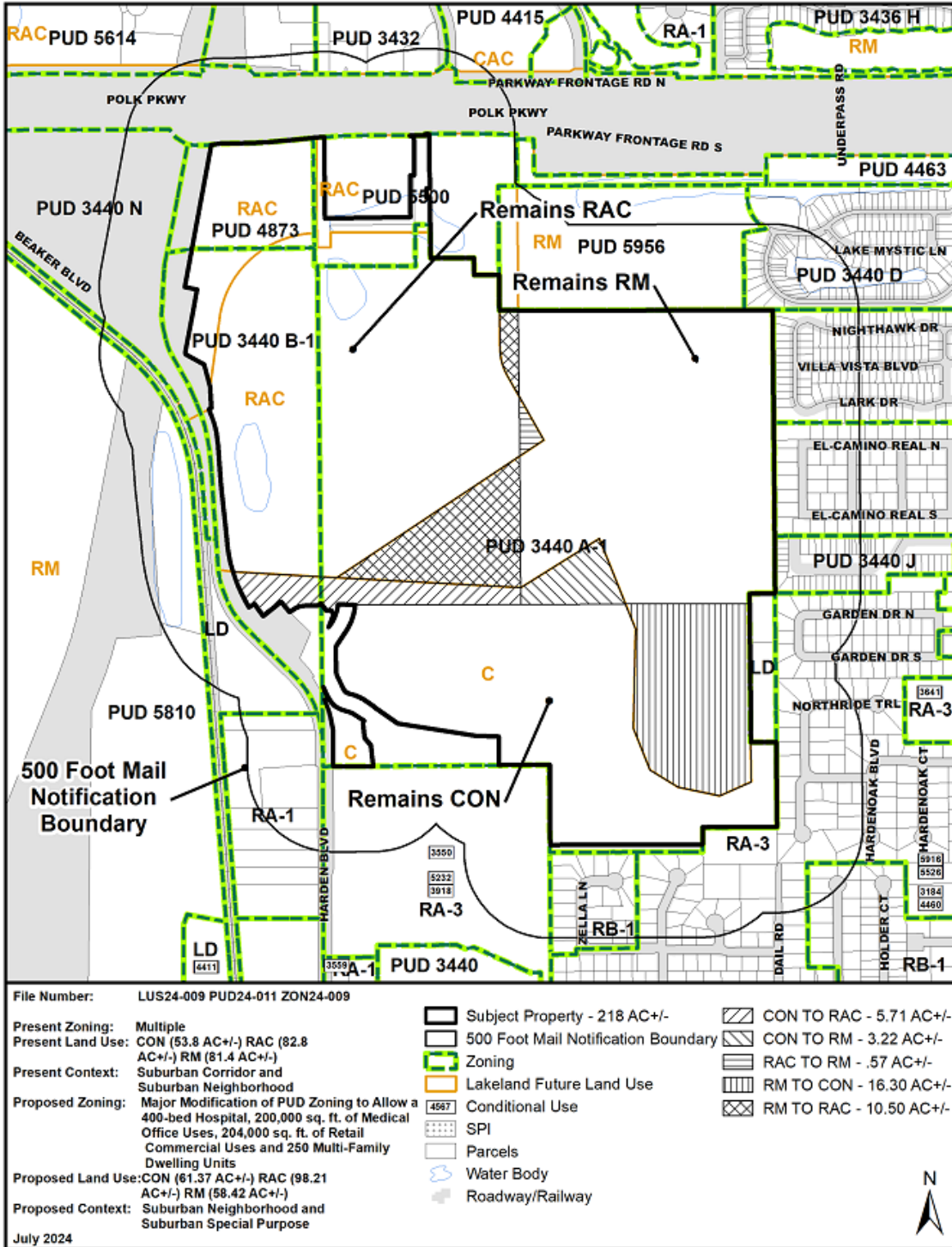
A parcel of land being a portion of Section 1, Township 29 South, Range 23 East, Polk County, Florida, being described as follows:

Commence at the Northwest corner of said Section 1; thence South 89°57'36" East, along the North line of said Section 1, a distance of 100.95 feet; thence South 00°38'39" East, 270.00 feet; thence South 89°57'36" East, and parallel with said North line, 1067.93 feet to the Northerly extension of the East line of a parcel described in Official Records Book 5937, Page 363, Public Record of Polk County, Florida; thence South 00°38'39" East, along said Northerly extension, 27.92 feet to the Northeast corner of said parcel; thence continue South 00°38'39" East, along the East line of said parcel, 300.55 feet; thence South 89°51'55" West, along said East line, 110.00 feet; thence South 00°38'39" East, along said East line, 520.00 feet to the Southeast corner of said parcel described in Official Records Book 5937, Page 363; thence continue South 00°38'39" East, along the Southerly extension of said parcel, 210.99 feet to the North line of the South 1/2 of the Northwest 1/4 of said Section 1; thence North 89°50'47" East, along said North line, 110.00 feet to the POINT OF BEGINNING; thence continue North 89°50'47" East, along said North line, 1485.90 feet to the East line of the Northwest 1/4 of said Section 1; thence South 00°29'54" East, along said East line, 1324.29 feet to the Southeast corner of the Northwest 1/4 of said Section 1; thence South 00°28'02" East, along said East line, 333.79 feet to the North line of a parcel described in

Official Records Book 3020, Page 1622, Public Records of Polk County, Florida; thence South 89°39'06" West, along said North line, 150.00 feet to the West line of the East 150.00 feet of said Southwest 1/4 of Section 1; thence South 00°28'02" East, along said West line, 60.27 feet; thence South 89°50'47" West, 1335.69 feet; thence North 00°29'54" West, 1718.87 feet to the POINT OF BEGINNING.

Said parcel containing 58.42 acres, more or less.

ATTACHMENT "B"



ATTACHMENT "C"

(REVISED)

OPTION A



THE DRUMMOND COMPANY, INC.
SEQ HARDEN BOULEVARD - LAKELAND FL
ALTERNATE SITE PLAN
HOTEL AND RESTAURANT

engineers — architects — surveyors — scientists
chastain skillman
incorporated
Lakeland
Tampa
Atlanta
Orlando

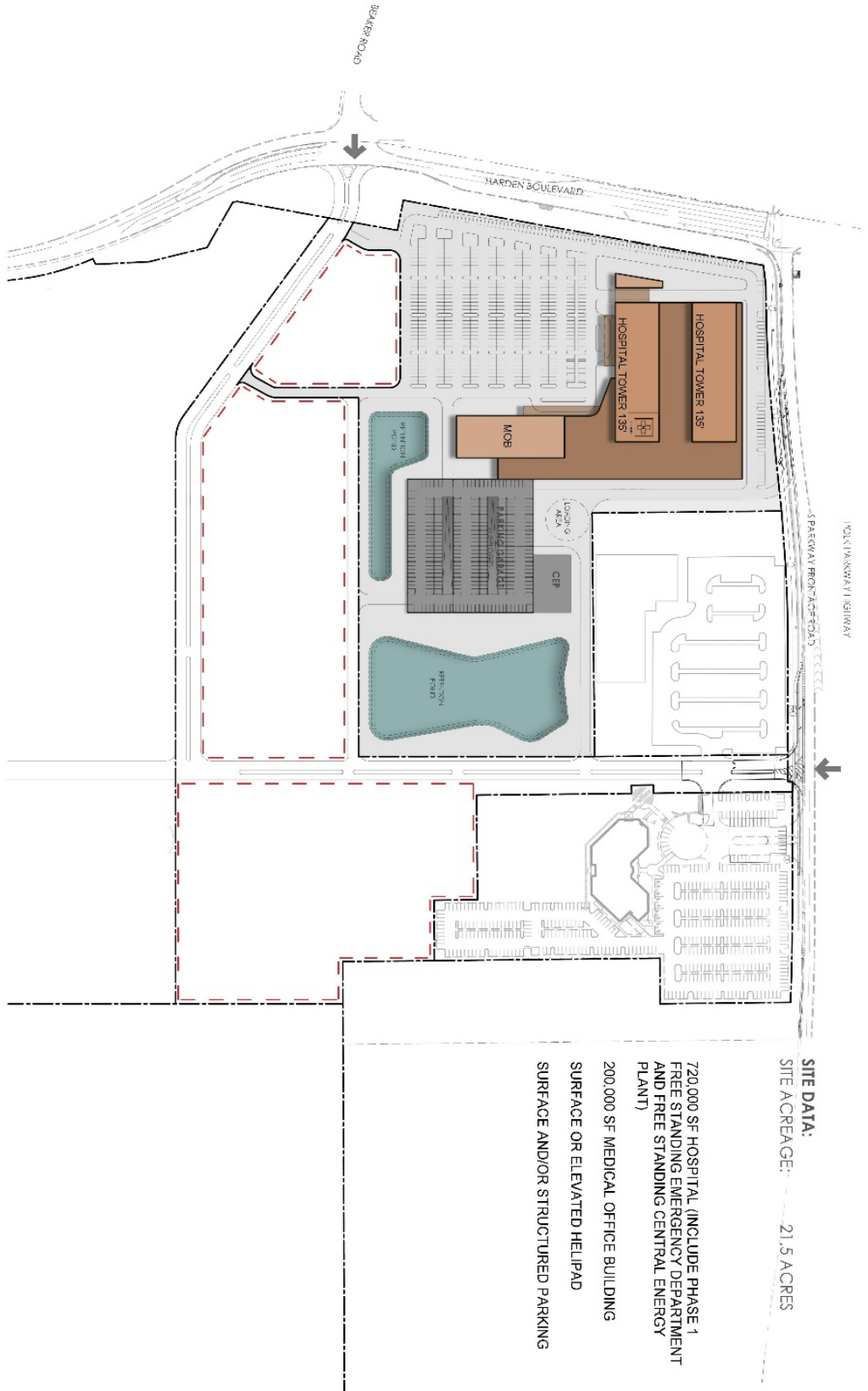
OPTION B



THE DRUMMOND COMPANY, INC.
550 HARDEN BOULEVARD - LAKELAND FL
HOTEL LAYOUT
PRELIMINARY SITS PLAN # 1

engineers - architects - surveyors - interior designers
chastain skillman
incorporated
One, Two, Three, Four, Five, Six, Seven, Eight, Nine, Ten, Eleven, Twelve, Thirteen, Fourteen, Fifteen, Sixteen, Seventeen, Eighteen, Nineteen, Twenty, Twenty-One, Twenty-Two, Twenty-Three, Twenty-Four, Twenty-Five, Twenty-Six, Twenty-Seven, Twenty-Eight, Twenty-Nine, Thirty, Thirty-One, Thirty-Two, Thirty-Three, Thirty-Four, Thirty-Five, Thirty-Six, Thirty-Seven, Thirty-Eight, Thirty-Nine, Forty, Forty-One, Forty-Two, Forty-Three, Forty-Four, Forty-Five, Forty-Six, Forty-Seven, Forty-Eight, Forty-Nine, Fifty, Fifty-One, Fifty-Two, Fifty-Three, Fifty-Four, Fifty-Five, Fifty-Six, Fifty-Seven, Fifty-Eight, Fifty-Nine, Sixty, Sixty-One, Sixty-Two, Sixty-Three, Sixty-Four, Sixty-Five, Sixty-Six, Sixty-Seven, Sixty-Eight, Sixty-Nine, Seventy, Seventy-One, Seventy-Two, Seventy-Three, Seventy-Four, Seventy-Five, Seventy-Six, Seventy-Seven, Seventy-Eight, Seventy-Nine, Eighty, Eighty-One, Eighty-Two, Eighty-Three, Eighty-Four, Eighty-Five, Eighty-Six, Eighty-Seven, Eighty-Eight, Eighty-Nine, Ninety, Ninety-One, Ninety-Two, Ninety-Three, Ninety-Four, Ninety-Five, Ninety-Six, Ninety-Seven, Ninety-Eight, Ninety-Nine, One Hundred

ATTACHMENT "C"



SITE DATA:
 SITE ACREAGE: 21.5 ACRES

- 720,000 SF HOSPITAL (INCLUDE PHASE 1 FREE STANDING EMERGENCY DEPARTMENT AND FREE STANDING CENTRAL ENERGY PLANT)
- 200,000 SF MEDICAL OFFICE BUILDING
- SURFACE OR ELEVATED HELIPAD
- SURFACE AND/OR STRUCTURED PARKING

ADVENTHEALTH PUD PLAN | LAKELAND, FLORIDA
 11.2011.0209 | 1.07.2024

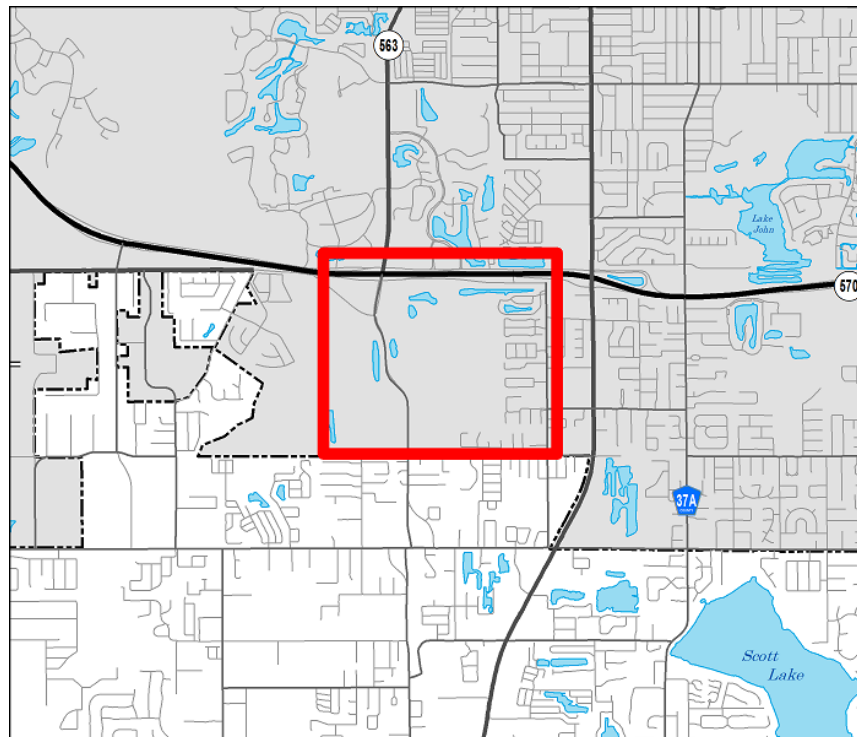




Planning & Zoning Board Recommendation

Date:	September 3, 2024	Reviewer:	Damaris Stull
Project No:	LUS24-009 PUD24-011 ZON24-009	Location:	3838 Harden Blvd
Owner:	Drummond Company Inc.		
Applicant:	Timothy F. Campbell, Clark, Campbell, Lancaster, & Munson, P.A.		
Current Zoning:	(PUD) Planned Unit Development 4873	Future Land Use:	Regional Activity Center (RAC)/Residential Medium (RM)/Conservation (C)
Context District:	Suburban Neighborhood (SNH)/ Suburban Corridor (SCO)		
P&Z Hearing:	July 16, 2024	P&Z Final Decision:	August 20, 2024
Request:	<p>a. A small- scale map amendment to change the future land use designations from Conservation (C) to Regional Activity Center (RAC) on approximately 5.71 acres; from Conservation (C) to Residential Medium (RM) on approximately 3.22 acres; from Regional Activity Center (RAC) to Residential Medium (RM) on approximately 0.57 acres; from Residential Medium (RM) to Conservation (C) on approximately 16.30 acres; and from Residential Medium to Regional Activity Center (RAC) on approximately 10.50 acres.</p> <p>b. A major modification of PUD (Planned Unit Development) zoning, concurrent with a City-initiated application to change the context sub-district designation from Suburban Corridor (SCO) and Suburban Neighborhood (SNH) to Suburban Special Purpose (SSP) on approximately 98.21 acres, to allow for the development of a 400-bed hospital, 200,000 sq. ft of medical office uses, 204,000 sq. ft. of retail commercial uses, and 250 multi-family dwelling units on approximately 218 acres generally located south of S. Parkway Frontage Road and east of Harden Boulevard.</p>		

1.0 Location Maps





File Number: LUS24-009 PUD24-011 ZON24-009

Present Zoning: Multiple
 Present Land Use: CON (53.8 AC+/-) RAC (82.8 AC+/-) RM (81.4 AC+/-)
 Present Context: Suburban Corridor and Suburban Neighborhood
 Proposed Zoning: Major Modification of PUD Zoning to Allow a 400-bed Hospital, 200,000 sq. ft. of Medical Office Uses, 204,000 sq. ft. of Retail Commercial Uses and 250 Multi-Family Dwelling Units
 Proposed Land Use: CON (61.37 AC+/-) RAC (98.21 AC+/-) RM (58.42 AC+/-)
 Proposed Context: Suburban Neighborhood and Suburban Special Purpose
 July 2024

- Subject Property - 218 AC+/-
- 500 Foot Mail Notification Boundary
- Zoning
- Lakeland Future Land Use
- Conditional Use
- SPI
- Parcels
- Water Body
- CON TO RAC - 5.71 AC+/-
- CON TO RM - 3.22 AC+/-
- RAC TO RM - .57 AC+/-
- RM TO CON - 16.30 AC+/-
- RM TO RAC - 10.50 AC+/-



2.0 Background

2.1 Summary

Timothy Campbell, Clark, Campbell, Lancaster, & Munson, P.A., on behalf of the Drummond Company, Inc., requests:

- a. A small- scale map amendment to change the future land designations from Conservation (C) to Regional Activity Center (RAC) on approximately 5.71 acres; from Conservation (C) to Residential Medium (RM) on approximately 3.22 acres; from Regional Activity Center (RAC) to Residential Medium (RM) on approximately 0.57 acres; from Residential Medium (RM) to Conservation (C) on approximately 16.30 acres; and from Residential Medium to Regional Activity Center (RAC) on approximately 10.50 acres.
- b. A major modification of PUD (Planned Unit Development) zoning, concurrent with a City-initiated application to change the context sub-district designation from Suburban Corridor (SCO) and Suburban Neighborhood (SNH) to Suburban Special Purpose (SSP) on approximately 98.21 acres, to allow for the development of a 400-bed hospital, 200,000 sq. ft of medical office uses, 204,000 sq. ft. of retail commercial uses, and 250 multi-family dwelling units on approximately 218 acres generally located south of South Parkway Frontage Road and east of Harden Boulevard. A map of the subject property is included as Attachment "B."

2.2 Subject Property

The subject property, approximately 218 acres in area, is located within the southeast quadrant of the Oakbridge Development of Regional Impact (DRI), south of State Road 570 (Polk Parkway) and South Parkway Frontage Road, and east of State Road 563 (Harden Boulevard). To the north and east, the subject property abuts professional office uses and properties zoned for single-family or multi-family residential uses. To the south, the subject property abuts the St. Paul Lutheran Church & School campus and single-family/two-family residential uses located north of W. Alamo Drive.

The subject property consists of multiple parcels with three different land use classifications. The northwest portion adjacent to the Polk Parkway/South Parkway Frontage Road and Harden Boulevard consists of 82.8 acres with a future land use designation of Regional Activity Center (RAC). The eastern portion consists of 81.4 acres with a future land use designation of Residential Medium. The remaining portion of the subject property, located to south, is comprised of 53.8 acres of former phosphate mine lands which are unsuitable for development and have a future land use designation of Conservation (C).

The subject property is currently zoned Planned Unit Development (PUD) as specified by Ordinances 3440 and Ordinance 4329, as amended by 4873. Ordinance 3440 was adopted as part of zoning conformance in 1993 and addressed a large portion of the City located south of Drane Field Road and east of Lakeland Linder International Airport. While the PUD included the southeast quadrant of the Oakbridge DRI, it did not provide any zoning entitlements for the subject property which was simply assigned a designation of PUD-0 as a placeholder.

In 2002, a 9.69-acre portion of the subject property located at the southeast corner of Harden Boulevard and S. Parkway Frontage Road was rezoned from PUD-0 to PUD-40 through the adoption of Ordinance 4329 which allowed for the development of a 90-room hotel and a sit-down restaurant with a maximum floor area of 9,426 sq. ft. In 2007, through a major modification (Ordinance 4873), the PUD zoning was amended to allow for either a 90-room hotel and 9,426 sq. ft. restaurant, or two hotels with a maximum of 225 rooms and a maximum height of five-stories or 65 feet.

The subject property is located within the Oakbridge Development of Regional Impact (DRI), which was originally approved in 1987. In 2012, a Substantial Deviation to the DRI was initiated and approved through the 2018 Amended and Restated Development Order via Resolution No. 5447, representing the latest significant change to the DRI Master Plan and Development Order. The 2018 Development Order changed 121 acres from Residential Medium (RM) to approximately 67.13 acres of Regional Activity Center (RAC) and 54.03 acres of Conservation (C) land use. A separate request to modify the DRI Master Plan to reflect the new proposed development program has been submitted for consideration by the City Commission.

2.3 Project Background

The purpose of this request is to amend the future land use and zoning to allow for the development of a 400-bed hospital, 200,000 sq. ft. of medical offices uses, 204,000 sq. ft. retail commercial uses, and up to 250 multi-family dwelling units in lieu of the existing entitlements. The first phase of development includes the hospital and associated medical office uses. A revised site development plan which shows the footprint of the proposed hospital along with off-street parking, internal driveways and stormwater retention areas is included as Attachment "C". For future development phases, the applicant is requesting general use allowances for future development of retail commercial and multi-family residential uses. The uses would allow for development by-right in accordance with the Land Development Code, and unlike the first phase would not be subject to a binding site development plan.

2.4 Existing Uses of Adjacent Properties

Boundary	Existing Land Use	FLUM	Zoning	Context
North	Polk Parkway (SR 570), Professional Office, Multi-Family Residential	RAC/RM	PUD	SCO
South	Religious/Educational, Single-Family/Two-Family Residential	RM	RA-3/RB-1	SNH
East	Single-Family/Two-Family Residential	RM	PUD/RA-3/LD	SNH
West	Vacant Land, Single-Family Residential	RM	RA-1/LD	SNH

2.5 Attachments

- Attachment A: Legal Description
- Attachment B: Base Map of Subject Property
- Attachment C: Hospital Site Development Plan
- Attachment D: Overall PUD Plan

3.0 Discussion

The first part of the application consists of a small-scale map amendment to adjust the boundaries of the existing future land use designations within the subject property:

- Regional Activity Center (RAC), on approximately 82.8 acres;
- Residential Medium (RM), on approximately 81.4 acres; and
- Conservation (C), on approximately 53.8 acres.

As depicted on Attachment "B," approximately 36.3 acres of the subject property is proposed to be reallocated as follows:

- Conservation (C) to Regional Activity Center (RAC), on approximately 5.71 acres;
- Conservation (C) to Residential Medium (RM), on approximately 3.22 acres;
- Regional Activity Center (RAC) to Residential Medium (RM), on approximately 0.57 acres;
- Residential Medium (RM) to Conservation (C), on approximately 16.30 acres; and
- Residential Medium to Regional Activity Center (RAC), on approximately 10.50 acres.

Together, under the proposed changes, the total acreage for each future land use designation would be as follows:

- Regional Activity Center (RAC), on approximately 98.21 acres;
- Residential Medium (RM), on approximately 58.42 acres; and
- Conservation (C), on approximately 61.37 acres

The Regional Activity Center (RAC) future land use designation is intended to accommodate regional attractors such as shopping malls, large box retail uses, and other commercial and office-type uses within close proximity which complement and take advantage of the regional nature of the center. Examples of RACs include Downtown Lakeland, Lakeside Village (including the adjacent apartments), and Lakeland Square Mall. Lakeland Regional Health Medical Center and Watson Clinic Complex are examples of non-retail RAC uses which function as major centers of employment in proximity to housing and retail opportunities.

The proposed hospital is proposed within the northwest portion of the property designated as RAC. As shown on the site development plan, Attachment "C," Phase I of the proposed development program consists of a 400-bed hospital with a maximum height of 135 feet and maximum floor area of 72,000 sq. ft. The hospital will include a helipad, a free-standing emergency department, and a free-standing central energy plant. To support the hospital, a separate 200,000 sq. ft. medical office building will be developed in a later phase of the project. Under the proposed changes to the PUD, the medical office building will be limited to a maximum height of 60 feet.

In addition to the entitlements for the hospital and medical office uses, the applicant is requesting approval for up to 204,000 sq. ft. of retail commercial uses within the remainder of the RAC. Under the proposed changes to the PUD, staff recommends that the permitted uses be limited to those uses permitted by right in C-4 zoning districts. The C-4 zoning district is intended for moderate size shopping centers under unified ownership or management and allows for a broad range of office and retail uses geared towards a community-wide population. Development of the commercial uses will be in accordance with the C-4/Suburban Center context sub-district standards. While the applicant requested 204,000 sq. ft. of commercial uses, the proposed development program included in the traffic study submitted with the application is based on 192,500 sq. ft. of shopping center-type retail uses. To remain consistent with the traffic study, the recommend conditions of approval limit the retail uses to no more than 192,500 sq. ft.

The RM future land use designation allows for residential development at a maximum density of up to 12 dwelling units per acre (DU/AC). This designation allows for a variety of housing types such as single-family homes, townhouses, and apartments. For the 58.42-acre development tract, the request for 250 multi-family dwelling units translates to a gross density of 4.27 DU/AC which is well below the maximum density allowed under the Comprehensive Plan. Development of the multi-family residential use will be in accordance with the MF-12/Suburban Neighborhood context sub-district standards.

The C future land use designation is generally categorized as lands that due to natural or environmental constraints, can only support low intensity and passive recreational uses. Approximately 69 acres of wetlands and 71 acres of 100-year floodplain are located within the currently designated RAC and C areas of the subject property. The soils on the property have mostly been mined for phosphate and are subject to pre-development soil borings, testing and preparation work. The site also contains several water-filled mining pits, some of which are steeply bermed/sloped, and forested lands and wetlands. The proposed 50+ acre conservation set aside area will assist in protecting and avoiding some of the wetland and floodplain areas that may be subject to special plant and wildlife species. Pre-clearance plant/wildlife surveys and plans will be addressed within the DRI development order conditions of approval.

At the public hearing on July 16, 2024, neighboring residents voiced concerns about wild hogs encroaching into the residential neighborhoods and causing property damage. Some residents suggested adding a barrier to the conservation area to keep wildlife contained. Concerns were also expressed regarding the reduced number lanes on Harden Boulevard, south of the Polk Parkway. A previous proposal to extend State Road 563 to West Pipkin Road was removed from the Florida Department of Transportation's Five-Year Work Program and ultimately, the Polk Transportation Planning Organization's (TPO) long-range transportation plan (LRTP). During the upcoming LRTP update that is scheduled for adoption in December 2025, City staff will request consideration of a new project to add a second northbound lane from West Pipkin Road to Beaker Road.

3.1 Transportation and Concurrency

The subject property is located south and east of the State Road 563 (Harden Boulevard)/South Parkway Frontage Road intersection and State Road 570 (Polk Parkway) interchange within the Urban Development Area as designated in the Comprehensive Plan. It is also located within the "South Village" section of the Oakbridge of Development Regional Impact (DRI), subject to entitlements and requirements of the adopted Development Order approved by the City Commission in 2018 through Resolution No. 5447. Since the original Oakbridge DRI Development Order was approved in 1987 (Resolution No. 3181), the master plan and surrounding transportation network have evolved through multiple amendments in response to changing market conditions and significant State, County and City investments. In the original master plan, State Road 572 (Drane Field Road) would have been widened and extended as part of an arterial "circumferential route" with driveway connections and at-grade signalized intersections. In the late 1990s, State Road 570 (Polk Parkway) was constructed by the Florida Turnpike Enterprise as a limited access regional toll road with one-way frontage roads being constructed to provide access to adjacent properties previously granted to Drane Field Road. The South and North Parkway Frontage Road were subsequently transferred to FDOT District One for operations, maintenance and permitting.

Per the Polk Transportation Planning Organization's 2023 Roadway Network Database as published on October 13, 2023, Harden Boulevard north of the Polk Parkway has an Annual Average Daily Traffic (AADT) volume of 40,000 vehicles, with a two-hour average of 1,454 northbound and 1,397 southbound vehicles during the P.M. Peak, operating at an acceptable Level of Service (LOS) "C". The segment of Harden Boulevard between the Polk Parkway and West Pipkin Road has an AADT of 22,600 vehicles with a two-hour average of 789 southbound and 821 northbound vehicles, operating and an acceptable LOS "D". South Parkway Frontage Road has an AADT of 8,400 vehicles, with a two-hour average of 370 eastbound vehicles during the P.M. Peak, operating at an acceptable LOS

“D”. North Parkway Frontage Road has an AADT of 13,400 vehicles, with a two-hour average of 591 eastbound and 615 westbound vehicles during the P.M. Peak, operating at an acceptable LOS “D”.

DRI Mitigation Conditions

Substantial entitlements have already been granted to the Oakbridge DRI based on its compliance with the Development Order conditions as amended. The property owner and DRI applicant, the Drummond Company has:

- Dedicated right-of-way for State Road 570 (Polk Parkway) and State Road 563 (Harden Boulevard);
- Participated in the cost of several improvements through the creation of the Harden-Parkway Community Redevelopment Area (CRA),:
 - Added a second southbound lane on the County’s portion of Harden Boulevard south of Beaker Boulevard;
 - Realigned the West Pipkin Road/Harden Boulevard/Old Highway 37 intersection;
 - Improved the Cleveland Heights Boulevard/Lake Miriam Drive, Cleveland Heights Boulevard/Highland Drive and Alamo Drive/State Road 37 (S. Florida Avenue) intersections; and
 - Funded multi-modal mitigation projects on the impacted roadway network, including sidewalk installation along portions of Harden Boulevard and State Road 37 (S. Florida Avenue) as well as transit capital and service enhancements relating to the Lakeside Village retail center that opened in 2005.

Subsequent to the latest Development Order approval in 2018, the Drummond Company has provided a \$111,139 proportionate-share payment to mitigate the DRI’s additional impacts on Harden Boulevard in the vicinity of Lakeside Village and is continuing to prepare right-of-way dedications for the South Wabash Avenue Extension and a future Beacon Road/trail/utility extension corridor along the DRI’s northwestern boundary. For South Village, the Development Order requires the installation of a Super Transit Shelter and a Transit Shelter, evaluation/implementation of transportation assistance programs to serve “transportation disadvantaged” residents and employees and coordination with the Lakeland Area Mass Transit District (LAMTD, operating as the Citrus Connection) to facilitate inclusion of South Village into transit system routes.

Allowed DRI Access Points and Internal Circulation

Section 6(5)(d)(6)c of the Oakbridge Development Order states that the applicant shall develop internal roadway access, including sidewalks and bicycle paths, between the land uses in South Village to promote internal travel between those uses, including the trip “internal capture rates” that were projected in the traffic analyses for the overall DRI update. The Development Order restricts access to the subject property from the adjacent public road system as follows:

- One right-in/right-out driveway on South Parkway Frontage Road on the east side of the Lockheed-Martin parking lot (Access Point No. 18), which is being relocated to the adjacent tract currently under development for the Pointe Grand apartment community. Cross-access will be provided between Lockheed-Martin and Pointe Grand via a separate recorded cross-access easement agreement.

- One right-in/right-out connection on South Parkway Frontage Road between Lockheed-Martin and AutoOwners insurance (Access Point No. 19), accommodating the main internal spine road for South Village connecting the proposed uses with Harden Boulevard.
- One right-in only access point to the proposed hospital site to the west of AutoOwners insurance (Access Point No. 20).
- One right-in/right-out connection to Harden Boulevard south of South Parkway Frontage Road (Access Point No. 28) with a requirement that the right-out movement be eliminated upon completion of the main Harden Boulevard access point opposite Beaker Road (future Wabash Extension) subject to approval by the City and FDOT. *This access point would not be accommodated, based on the proposed layout for the hospital site as depicted in Attachment "C".*
- One full-movement access on Harden Boulevard opposite Beaker Road as part of the main internal road system connecting to South Parkway Frontage Road (Access Point No. 27).
- Two additional full-movement access points on Harden Boulevard south of the Beaker Road/Main South Village intersection (Access Point Nos. 26 and 21).

Existing and Planned Transportation Network

Design is nearly complete and right-of-way acquisition is underway by the City for the South Wabash Extension from Ariana Street to Harden Boulevard at the current "Beaker Road" intersection. This two-lane collector roadway is identified as a Cost-Feasible Highway project in the Polk TPO's *Momentum 2045* long-range transportation plan; however, construction funding is not currently programmed within the next five years in the City Capital Improvement Plan or FDOT Five-Year Work Program. When combined with the extension north of 10th Street completed in 2022, the Wabash Avenue corridor will provide a new approximately six-mile-long north-south route through Lakeland, parallel to Harden Boulevard, Sikes Boulevard and Kathleen Road. The approved roadway cross-section for the South Wabash Extension includes a two-lane divided roadway with a raised median and a 12-foot-wide shared-use pathway along the east side of the road. The shared-use pathway is a Proposed Pathway Corridor in the Comprehensive Plan as part of a larger citywide bicycle/pedestrian network. Since the South Wabash Avenue Extension will intersect with Harden Boulevard opposite from the proposed main access point into the subject property, the City and developer are coordinating permitting analyses that will be required by FDOT and Polk County, which operates Harden Boulevard from just south of the Beaker Road intersection.

The subject property is directly served with fixed-route transit service via the Citrus Connection's Coral Line, with 90-minute frequencies from the Wal-Mart at Imperial Boulevard transfer point to Lakeside Village, Airside Center/GEICO, Riverstone and County Line Road Publix (Gresham Village). The area around the development is also supported by the Red Line, with 60-minute frequencies from the downtown terminal to the Lakeland Linder International Airport and Lakeside Village. Given the new development within South Village, Citrus Connection staff has indicated its ability to re-align this route to also serve the subject property directly, with the on-site Super Transit Shelter being located along the west side of the main internal spine road (south of AutoOwners Insurance) in close proximity to the proposed hospital/medical office use.

Trip Generation Comparison, Approved and Proposed Development Program

Section 4(25)(c) of the Development Order states that the developer may change the allocation of land uses by land use map amendment and/or a zoning action without requiring that a Notice of Proposed Change (NOPC) be filed as long as the number of trips are as proposed in the DRI Master Plan and

associated traffic analysis and where the land use change is of less intensity/density than approved in the 2018 Amended and Restated Development Order. While the Development Order and revisions to the State's DRI statutes have eliminated the need for the filing of an NOPC, a separate DRI Amendment is being filed to accommodate the proposed development program for consideration by the City Commission concurrent with this land use and zoning action if recommended for approval by the Planning & Zoning Board.

The South Village Entitlement Re-Allocation analysis prepared by George Huddleston, P.E., Catalyst Design Group, dated July 12, 2024, compares the approved and proposed development programs containing the following uses:

Approved Development Program, 2018 Development Order:

- Code 820 (Shopping Center, >150,000 sf): 550,000 sq. ft.
- Code 710 (General Office Building): 25,000 sq. ft.
- Code 310 (Hotel): 140 rooms
- Code 221 (Multi-Family Housing, Mid-Rise): 180 du
- Code 215 (Single-Family Attached Housing): 100 du
- Code 210 (Single-Family Detached Housing): 120 du

Proposed Development Program

- Code 610 (Hospital): 720,000 sq. ft.
- Code 720 (Medical/Dental Office): 200,000 sq. ft.
- Code 820 (Shopping Center (>150k)): 192,500 sq. ft.
- Code 221 (Multi-Family Housing, Mid-Rise): 250 du

The existing approved development program is expected to generate 24,514 Daily, 778 A.M. Peak and 2,244 P.M. Peak Trips. The proposed development program is estimated to generate 24,511 Daily, 1,300 A.M. Peak and 2,183 P.M. Peak Trips. Based on the applicant analysis, the proposed development program is expected to result in a very slight reduction in Daily Trips (-3). During the P.M. Peak, inbound trips are expected to be reduced by 261 trips with outbound volume increasing by 200 trips. The A.M. Peak (primarily inbound trips) is expected to increase by 522 trips. With the increased outbound trips during the P.M. Peak and substantial increase during the A.M. Peak, the City staff and developer have initiated coordination with FDOT and Polk County regarding traffic study requirements for the permitting phase as well as ability to coordinate the required development analyses with the City's operational analyses of the South Wabash Avenue Extension's impacts to Harden Boulevard.

3.2 Comprehensive Plan Compliance

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

4.0 Recommendation

4.1 Community and Economic Development Staff

The Community and Economic Development Department reviewed this request and recommends that the request for a small-scale map amendment, to reallocate the future land use designations as described above, a modification to the PUD, and context sub-district changes be approved. Letters of notification were mailed to 277 property owners within 500 feet of the subject property. No emails or comments were received.

4.2 The Planning & Zoning Board

The recommendation was approved by a 5—0 vote of the Board.

It is recommended that the request for a small-scale map amendment and major modification to the PUD, as described above and in Attachments "A", "B", "C", and "D" be approved with the following conditions:

~~A. Land Use Intensity: PUD-40~~

A. Maximum Intensity of Use

1. Hospital: 400-beds and a maximum floor area of 720,000 sq. ft.

2. Medical Office Uses: 200,000 sq. ft.

3. Retail/Commercial Uses: 192,500 sq. ft.

4. Multi-Family Residential Uses: 250 dwelling units

B. Permitted Uses:

~~Option A: 1. A hotel with a maximum of 90 guest rooms.~~

~~2. A sit down restaurant with a maximum floor area of 9,426 square feet.~~

~~Option B: Two hotels with a total maximum of 225 guest rooms, not to exceed five stories each.~~

1. Tract A (RAC FLU Designation):

a. Hospital and Medical Office Uses

Hospital

Free standing emergency room

Office uses, medical

Helicopter pad

Rehabilitation facilities

Structured parking

Central energy plant

b. Retail Commercial Uses

Those uses permitted by right in C-4 zoning districts

2. Tract B (Residential Medium FLU Designation);

a. Multi-Family Residential Uses

3. Tract C (Conservation FLU Designation)

a. Those uses permitted by right in LD zoning districts (Table 2.3-3 of the Land Development Code)

~~C. Development Regulations: Development regulations shall be in accordance with the O-3 (large lot office) zoning district requirements, except for the following minimum building setbacks and height regulation:~~

~~1. From Harden Boulevard: 50 feet~~

~~2. From Parkway Frontage Road: 50 feet~~

~~3. From all other property boundaries: 25 feet~~

~~4. Maximum height for the hotel: 65 feet~~

C. Development Standards:

1. Tract A

a. Hospital and Medical Office Uses: In accordance with the O-3/Suburban Special Purpose (SSP) context sub-district except as follows:

i. Maximum Building Height for Hospital: 135 feet

ii. Maximum Building Height for Medical Office Uses: 60 feet

b. Retail/Commercial Uses: In accordance with the C-4/Suburban Center (SCT) context sub-district.

2. Tract B: In accordance with MF-12/Suburban Neighborhood (SNH) context sub-district standards.

3. Tract C: In accordance with Table 3.4-9 of the Land Development Code.

D. Site Development Plan: The site shall be developed in accordance with the proposed site development 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 site plan review without requiring a modification to the PUD zoning.

~~E. Parking, landscaping and buffering shall be in accordance with the City of Lakeland Land Development Regulations.~~

E. Parking, Landscaping and Buffering: In accordance with the Land Development Code.

F. Transportation Conditions:

1. ~~In order for these new hotel and/or restaurant uses to be granted “transportation concurrency”, all required off-site transportation mitigation measures must continue to be programmed in a local or State five-year work program as shown in the 2007 Amended and Restated Development Order for the Oakbridge DRI. All transportation conditions for the DRI must also continue to be implemented consistent with this updated DRI Development Order. Binding transportation concurrency determinations shall be contingent upon continued compliance with the Development Order as adopted by Resolution No. 5447, as amended.~~
2. Site Access:
 - a. ~~Direct site access shall be limited to one right-in-only driveway from South Parkway Frontage Road, shown as Access Point #20 in the 2007 Amended and Restated Development Order for the Oakbridge DRI. The access drive shall be designed and constructed in accordance with FDOT standards and specifications.~~
 - b. ~~Project access must also be provided via Access Point #19 (shared with right in/right out driveway serving existing and proposed office uses within DRI’s Southeast Quadrant) and Access Point #21 (full movement driveway on Harden Boulevard that must be constructed prior to the issuance of the first residential Certificate of Occupancy in the DRI’s Southeast Quadrant, and be designed and constructed in accordance with Polk County standards and specifications).~~
 - c. ~~At minimum, driveway and site configuration must comply with City Access Management and Site Circulation Regulations (contained in Article 26 of the Land Development Regulations) and City Engineering Standards Manual.~~
 - a. Site access to State Road 563 (Harden Boulevard) and South Parkway Frontage Road shall be limited to those shown in Attachment “C”. Final driveway connections to internal road network shall be determined during the site plan review process.
 - b. Geometric and operational modifications on Harden Boulevard and South Parkway Frontage Road shall comply with all Florida Department of Transportation and Polk County permitting requirements.
 - c. The developer shall coordinate its traffic analysis with any City analysis conducted for the permitting of the South Wabash Avenue Extension connection to Harden Boulevard at Beaker Road (Access Point No. 27 as depicted in the Oakbridge Master Plan). A cost-share agreement shall be executed for signalization or other intersection control measures required

by FDOT at the Beaker Road/Access Point No. 27 intersection on Harden Boulevard.

d. Uses may be re-allocated on the subject property in compliance with the approved Oakbridge Development Order or based on a trip equivalency matrix supplied by the applicant and approved by the City, FDOT and Polk County.

3. Sidewalk connections shall be provided between the site and adjacent office and residential uses planned for the DRI's Southeast Quadrant. On-Site Multi-Modal Traffic Circulation:

a. Prior to first Certificate of Occupancy issuance for the hospital/medical office use, one Super Transit Shelter shall be installed on the subject property, on the west side of the internal spine road that connects South Parkway Frontage Road with Harden Boulevard. At minimum, this facility shall include a bus pullout area to accommodate at least two buses with bicycle racks, trash receptacles and underground utility infrastructure to support a separately metered automatic ticketing kiosk in the future.

b. Prior to first Certificate of Occupancy issuance for the retail or residential uses, one Transit Shelter shall be installed at a location approved by the Lakeland Area Mass Transit District (LAMTD) as identified during site or construction plan review.

c. The Lakeland Area Mass Transit District (LAMTD) shall approve the design of both transit facilities. The developer will be required to execute an easement agreement with LAMTD for access and maintenance of the on-site transit facilities, which shall be recorded with the Polk County Clerk of the Circuit Court.

d. Prior to first site or construction plan submittal, the developer shall provide an exhibit for review and approval by the City that illustrates bicycle path and sidewalk alignments on the internal street network. A bicycle path that is at least ten-feet-wide shall be constructed along the north side of the main internal street from Harden Boulevard, extending the bicycle (shared-use) path that will be constructed with the South Wabash Avenue Extension into the subject property.

e. Americans with Disabilities Act- (ADA-) compliant pedestrian routes shall connect the bicycle and pedestrian facilities along the internal streets with each principal building entrance.

f. Sidewalks shall be constructed along the Harden Boulevard frontage concurrent with construction activity on adjacent parcels/tracts. Prior to completion of Access Point No. 27, the frontage sidewalk shall be constructed between that connection and South Parkway Frontage Road.

g. Bicycle parking shall be provided for each principal use in compliance with Section 4.11.6 of the City Land Development Code and Index 900 of the City Engineering Standards Manual.

ATTACHMENT "A"

LEGAL DESCRIPTION:

NEW PARCEL (OPEN SPACE/CONSERVATION FLU)

A parcel of land being a portion of Section 1, Township 29 South, Range 23 East, Polk County, Florida, being described as follows:

COMMENCE at the Northwest corner of said Section 1; thence South 89°57'36" East, along the North line of said Section 1, a distance of 100.95 feet; thence South 00°38'39" East, 270.00 feet; thence South 89°57'36" East, and parallel with said North line, 1067.93 feet to the Northerly extension of the East line of a parcel described in Official Records Book 5937, Page 363, of the Public Records of Polk County, Florida; thence South 00°38'39" East, along said Northerly extension, 27.92 feet to the Northeast corner of said parcel; thence continue South 00°38'39" East, along the East line of said parcel, 300.55 feet; thence South 89°51'55" West, along said East line, 110.00 feet; thence South 00°38'39" East, along said East line, 520.00 to the Southeast corner of said parcel described in Official Records Book 5937, Page 363; thence continue South 00°38'39" East, along the Southerly extension of said parcel, 210.99 feet to the North line of the South 1/2 of the Northwest 1/4 of said Section 1; thence North 89°50'47" East, along said North line, 1595.90 feet to the East line of the Northwest 1/4 of said Section 1; thence South 00°29'54" East, along said East line, 1324.29 feet to the Southeast corner of the Northwest 1/4 of said Section 1; thence South 00°28'02" East, along said East line, 333.79 feet to the North line of a parcel described in Official Records Book 3020, Page 1622, Public Records of Polk County, Florida; thence South 89°39'06" West, along said North line, 150.00 feet to the West line of the East 150.00 feet of said Southwest 1/4 of Section 1; thence South 00°28'02" East, along said West line, 60.27 feet to the POINT OF BEGINNING; thence continue South 00°28'02" East, along said East line, 810.93 feet to the South line of said parcel described in Official Records Book 3020, Page 1622; thence North 89°39'06" East, along said South line, 150.00 feet to said East line of the Southwest 1/4 of Section 1; thence South 00°28'02" East, along said East line, 496.95 feet to the North line of the South 100.00 feet of the North 470.00 feet of the Southeast 1/4 of the Southwest 1/4 of said Section 1; thence South 89°42'56" West, along said North line, 435.60 feet to the West line of the East 435.60 feet of said Southeast 1/4 of the Southwest 1/4 of Section 1; thence South 00°28'02" East, along said West line, 100.00 feet to the South line of said North 470.00 feet of the Southeast 1/4 of the Southwest 1/4 of Section 1; thence South 89°42'56" West, along said South line, 890.99 feet to the West line of said Southeast 1/4 of the Southwest 1/4 of Section 1; thence North 00°20'18" West, along said West line, 470.00 feet to the Southeast corner of Northwest 1/4 of the Southwest 1/4 of said Section 1; thence South 89°42'56" West, along the South line of said Northwest 1/4 of the Southwest 1/4, a distance of 297.71 feet to a point on the Easterly right-of-way line of Harden Boulevard as described in Official Records Book 8048, Page 1946, of the Public Records of Polk County, Florida; thence along said Easterly right-of-way line the following fifth-teen (15) courses: (1) thence North 00°17'04" West, 165.62 feet; (2) thence North 87°26'21" West, 132.97 feet; (3) thence North 81°04'40" West, 462.06 feet; (4) thence North 55°11'46" West, 170.06 feet; (5) thence North 36°12'06" East, 2.25 feet; (6) thence North 56°36'51" West, 81.94 feet to the Point of Curvature of a curve to the left having a radius of 150.00 feet, a central angle of 16°32'23", a chord bearing of North 64°53'02" West and a chord distance of 43.15 feet; (7) thence along the arc of said curve, 43.30 feet; (8) thence North 73°09'14" West, 42.77 feet to the Point of Curvature of a curve to the right having a radius of 50.00 feet, a central angle of 47°02'56", a chord bearing of North 49°37'46" West and a chord distance of 39.91 feet; (9) thence along the arc of said curve, 41.06 feet; (10) thence North 26°06'18" West, 89.77 feet to the Point of Curvature of a curve to the right having a radius of 20.00 feet, a central angle of 24°49'53", a chord bearing of North 13°41'22" West and a chord distance of 8.60 feet; (11) thence along the arc of said curve, 8.67 feet; (12) thence North 01°16'25" West, 143.37 feet to the Point of Curvature of a curve to the right having a radius of 50.00 feet, a central angle of 34°24'17", a chord bearing of North 15°55'43" East and a chord distance of 29.57 feet; (13) thence along the arc of said curve, 30.02 feet; (14) thence North 33°07'52" East, 100.86 feet to the Point of Curvature of a curve to

the left having a radius of 300.00 feet, a central angle of 30°26'11", a chord bearing of North 17°54'47" East and a chord distance of 157.50 feet; (15) thence along the arc of said curve, 159.36 feet to the Northeast corner of Parcel 810 as described in said Official Records Book 8048, Page 1946; thence North 89°50'47" East, departing said Easterly right-of-way, 2305.90 feet to the POINT OF BEGINNING.

Said parcel containing 59.84 acres, more or less.

NEW PARCEL (REGIONAL ACTIVITY CENTER FLU)

A parcel of land being a portion of Sections 1 and 2, Township 29 South, Range 23 East, Polk County, Florida, being described as follows:

COMMENCE at the Northwest corner of said Section 1; thence South 89°57'36" East, along the North line of said Section 1, a distance of 100.95 feet; thence South 00°38'39" East, 270.00 feet; thence South 89°57'36" East, and parallel with said North line, 1067.93 feet to the Northerly extension of the East line of a parcel described in Official Records Book 5937, Page 363, Public Record of Polk County, Florida; thence South 00°38'39" East, along said Northerly extension, 27.92 feet to the Northeast corner of said parcel; thence continue South 00°38'39" East, along the East line of said parcel, 300.55 feet; thence South 89°51'55" West, along said East line, 110.00 feet; thence South 00°38'39" East, along said East line, 520.00 feet to the Southeast corner of said parcel and the POINT OF BEGINNING; thence continue South 00°38'39" East, along the Southerly extension of said East line of parcel, 210.99 feet to the North line of the South 1/2 of the Northwest 1/4 of said Section 1; thence North 89°50'47" East, along said North line, 110.00 feet; thence South 00°29'54" East, 1718.87 feet; thence South 89°50'47" West, 970.22 feet to the Northeast corner of Parcel 810 as described in Official Records Book 8048, Page 1946 of the Public Records of Polk County, Florida, also being on the Easterly right-of-way line of Harden Boulevard as described in said Official Records Book 8048, Page 1946; thence along said Easterly right-of-way line the following twenty (20) courses: (1) thence North 87°18'19" West, 100.00 feet to a point on a non-tangent curve to the right having a radius of 200.00 feet, a central angle of 30°26'10", a chord bearing of South 17°54'47" West, and a chord distance of 105.00 feet; (2) thence along the arc of said curve, 106.24 feet; (3) thence South 33°07'52" West, 41.13 feet; (4) thence North 20°14'39" East, 77.18 feet; (5) thence North 21°16'31" West, 26.38 feet; (6) thence North 69°07'26" West, 11.70 feet; (7) thence South 73°30'36" West, 14.48 feet; (8) thence North 80°23'27" West, 5.73 feet; (9) thence North 36°25'17" West, 50.90 feet; (10) thence South 57°47'27" West, 19.57 feet; (11) thence South 88°44'29" West, 86.15 feet; (12) thence South 75°47'57" West, 23.31 feet; (13) thence South 66°37'35" West, 24.34 feet; (14) thence South 57°45'14" West, 41.63 feet to a point on a non-tangent curve to the right having a radius of 721.00 feet, a central angle of 06°17'31", a chord bearing of North 40°28'35" West, and a chord distance of 79.14 feet; (15) thence along the arc of said curve, 79.18 feet; (16) thence South 51°04'49" West, 134.04 feet to a point on a non-tangent curve to the right having a radius of 855.00 feet, a central angle of 05°50'57", a chord bearing of North 34°39'17" West, and a chord distance of 87.25 feet; (17) thence along the arc of said curve, 87.29 feet; (18) thence South 58°16'11" West, 38.00 feet to a point on a non-tangent curve to the right having a radius of 893.00 feet, a central angle of 27°33'27", a chord bearing of North 17°57'05" West, and a chord distance of 425.38 feet; (19) thence along the arc of said curve, 429.50 feet; (20) thence North 06°13'31" West, 322.62 feet to the Easterly right-of-way line of Harden Boulevard as described in Official Records Book 6285, Page 1021, Public Records of Polk County, Florida; thence along said Easterly right-of-way line the following three (3) courses: (1) thence North 86°02'45" East, 0.32 feet; (2) thence North 03°57'15" West, 226.17 feet to the Point of Curvature of a curve to the left having a radius of 574.15 feet, a central angle of 21°22'21", a chord bearing of North 14°38'26" West and a chord distance of 212.93 feet; (3) thence along the arc of said curve, 214.17 feet to the Easterly right-of-way line of Harden Boulevard as described in Official Records Book 2599, Page 817, Public Records of Polk County, Florida; thence along said Easterly right-of-way line the following five (5) courses: (1) thence North 63°01'03" East, 15.40 feet; (2) thence North 02°55'31" West, 122.65 feet; (3) thence North 14°27'15" West, 138.28 feet; (4) thence North 61°16'44" West, 124.22 feet; (5) thence North 08°39'57" West, 10.62 feet to said Easterly right-of-way line of Harden Boulevard as described in Official Records Book 6285, Page 1021; thence along said Easterly right-of-

way line the following three (3) course: (1) thence North 10°41'52" East, 375.27 feet; (2) thence North 79°18'08" West, 74.01 feet; (3) thence North 10°41'52" East, 844.31 feet to the South right-of-way line of South Frontage Road as described in Official Records Book 3511, Page 1280, Public Records of Polk County, Florida; thence along said South right-of-way line the following three (3) courses: (1) thence North 83°07'52" East, 49.10 feet to a point on a non-tangent curve to the left having a radius of 3854.61 feet, a central angle of 06°33'55", a chord bearing of North 86°40'33" East, and a chord distance of 441.44 feet; (2) thence along the arc of said curve, 441.68 feet to the Point of Curvature of a curve to the right having a radius of 3784.83 feet, a central angle of 02°34'29", a chord bearing of North 84°40'49" East and a chord distance of 170.07 feet; (3) thence along the arc of said curve, 170.08 feet to the Northwest corner of a parcel described in Official Records Book 10388, Page 1950, Public Records of Polk County, Florida; thence South 00°38'39" East, along the West line of said parcel; 473.70 feet to the Southwest corner of said parcel; thence North 89°21'21" East, along the South line of said parcel, 498.93 feet to the Southeast corner of said parcel; thence North 00°38'39" West, along the East line of said parcel, 244.10 feet; thence North 89°21'21" East, along said East line; 25.00 feet; thence North 00°38'39" West, along said East line, 208.52 feet to the Point of Curvature of a curve to the left having a radius of 25.00 feet, a central angle of 89°23'50", a chord bearing of North 45°20'34" West, and a chord distance of 35.17 feet; thence along the arc of said curve and said East line of parcel, 39.01 feet to the intersection with said South right-of-way line of South Frontage Road; thence North 89°57'31" East, along said South line, 89.75 feet; thence North 00°02'24" West, along said South line, 10.00 feet; thence North 89°57'31" East, along said South line, 24.89 feet to the West line of said parcel as described in Official Records Book 5937, Page 363; thence along said West line the following five (5) courses: (1) thence South 00°38'39" East, 319.82 feet; (2) thence South 89°21'21" West, 20.00 feet; (3) thence South 00°38'39" East, 50.00 feet; (4) thence North 89°21'21" East, 20.00 feet; (5) thence South 00°38'39" East, 358.07 feet to the South line of said parcel described in Official Records Book 5937, Page 363; thence along the South line the following three (3) courses; (1) thence North 89°33'05" East, 252.82 feet; (2) thence South 00°38'39" East, 100.00 feet; (3) thence North 89°33'05" East, 146.00 feet to the Point of Beginning. Said parcel containing 98.49 acres, more or less.

AND

A parcel of land being a portion of Section 1, Township 29 South, Range 23 East, Polk County, Florida, being described as follows:

COMMENCE at the Southeast corner of the Northwest 1/4 of the Southwest 1/4 of said Section 1; thence South 89°42'56" West, along the South line of said Northwest 1/4 of the Southwest 1/4, a distance of 1032.40 feet to the POINT OF BEGINNING; thence continue South 89°42'56" West, along said South line, 233.40 feet to the Easterly right-of-way line of Harden Boulevard as described in Official Records Book 8048, Page 1946, Public Records of Polk County, Florida; thence along said Easterly right-of-way line the following fifteen (15) courses: (1) thence North 00°13'58" West, 217.30 feet to a point on a non-tangent curve to the left having a radius of 764.00 feet, a central angle of 13°26'29", a chord bearing of North 15°56'11" West, and a chord distance of 178.82 feet; (2) thence along the arc of said curve, 179.23 feet; (3) thence North 68°23'51" East, 19.76 feet; (4) thence North 19°59'51" West, 40.06 feet; (5) thence North 27°27'12" West, 18.78 feet; (6) thence North 16°56'07" West, 12.93 feet; (7) thence South 26°06'18" East, 65.29 feet to the Point of Curvature of a curve to the left having a radius of 150.00 feet, a central angle of 47°02'56", a chord bearing of South 49°37'46" East and a chord distance of 119.74 feet; (8) thence along the arc of said curve, 123.17 feet; (9) thence South 73°09'14" East, 42.77 feet to the Point of Curvature of a curve to the right having a radius of 50.00 feet, a central angle of 16°32'23", a chord bearing of South 64°53'02" East and a chord distance of 14.38 feet; (10) thence along the arc of said curve, 14.43 feet; (11) thence South 56°36'51" East, 77.03 feet; (12) thence South 36°12'06" West, 9.28 feet; (13) thence South 05°36'13" East, 92.17 feet; (14) thence South 40°11'17" East, 58.05 feet; (15) thence South 05°36'18" East, 121.98 feet to the POINT OF BEGINNING.

Said parcel containing 1.55 acres, more or less.

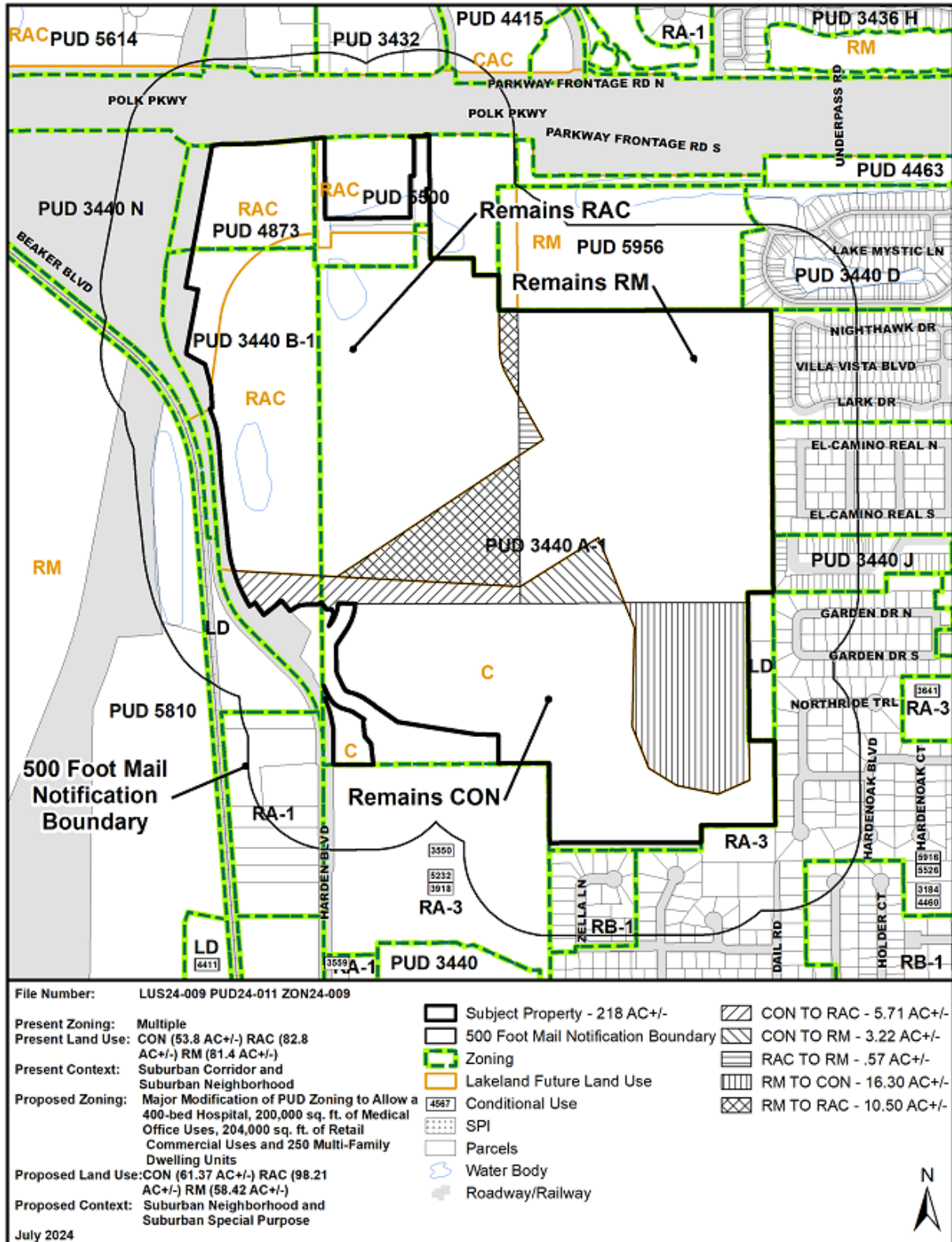
NEW PARCEL (MULTI-FAMILY/RESIDENTIAL MEDIUM FLU)

A parcel of land being a portion of Section 1, Township 29 South, Range 23 East, Polk County, Florida, being described as follows:

Commence at the Northwest corner of said Section 1; thence South 89°57'36" East, along the North line of said Section 1, a distance of 100.95 feet; thence South 00°38'39" East, 270.00 feet; thence South 89°57'36" East, and parallel with said North line, 1067.93 feet to the Northerly extension of the East line of a parcel described in Official Records Book 5937, Page 363, Public Record of Polk County, Florida; thence South 00°38'39" East, along said Northerly extension, 27.92 feet to the Northeast corner of said parcel; thence continue South 00°38'39" East, along the East line of said parcel, 300.55 feet; thence South 89°51'55" West, along said East line, 110.00 feet; thence South 00°38'39" East, along said East line, 520.00 feet to the Southeast corner of said parcel described in Official Records Book 5937, Page 363; thence continue South 00°38'39" East, along the Southerly extension of said parcel, 210.99 feet to the North line of the South 1/2 of the Northwest 1/4 of said Section 1; thence North 89°50'47" East, along said North line, 110.00 feet to the POINT OF BEGINNING; thence continue North 89°50'47" East, along said North line, 1485.90 feet to the East line of the Northwest 1/4 of said Section 1; thence South 00°29'54" East, along said East line, 1324.29 feet to the Southeast corner of the Northwest 1/4 of said Section 1; thence South 00°28'02" East, along said East line, 333.79 feet to the North line of a parcel described in Official Records Book 3020, Page 1622, Public Records of Polk County, Florida; thence South 89°39'06" West, along said North line, 150.00 feet to the West line of the East 150.00 feet of said Southwest 1/4 of Section 1; thence South 00°28'02" East, along said West line, 60.27 feet; thence South 89°50'47" West, 1335.69 feet; thence North 00°29'54" West, 1718.87 feet to the POINT OF BEGINNING.

Said parcel containing 58.42 acres, more or less.

ATTACHMENT "B"



ATTACHMENT "C"

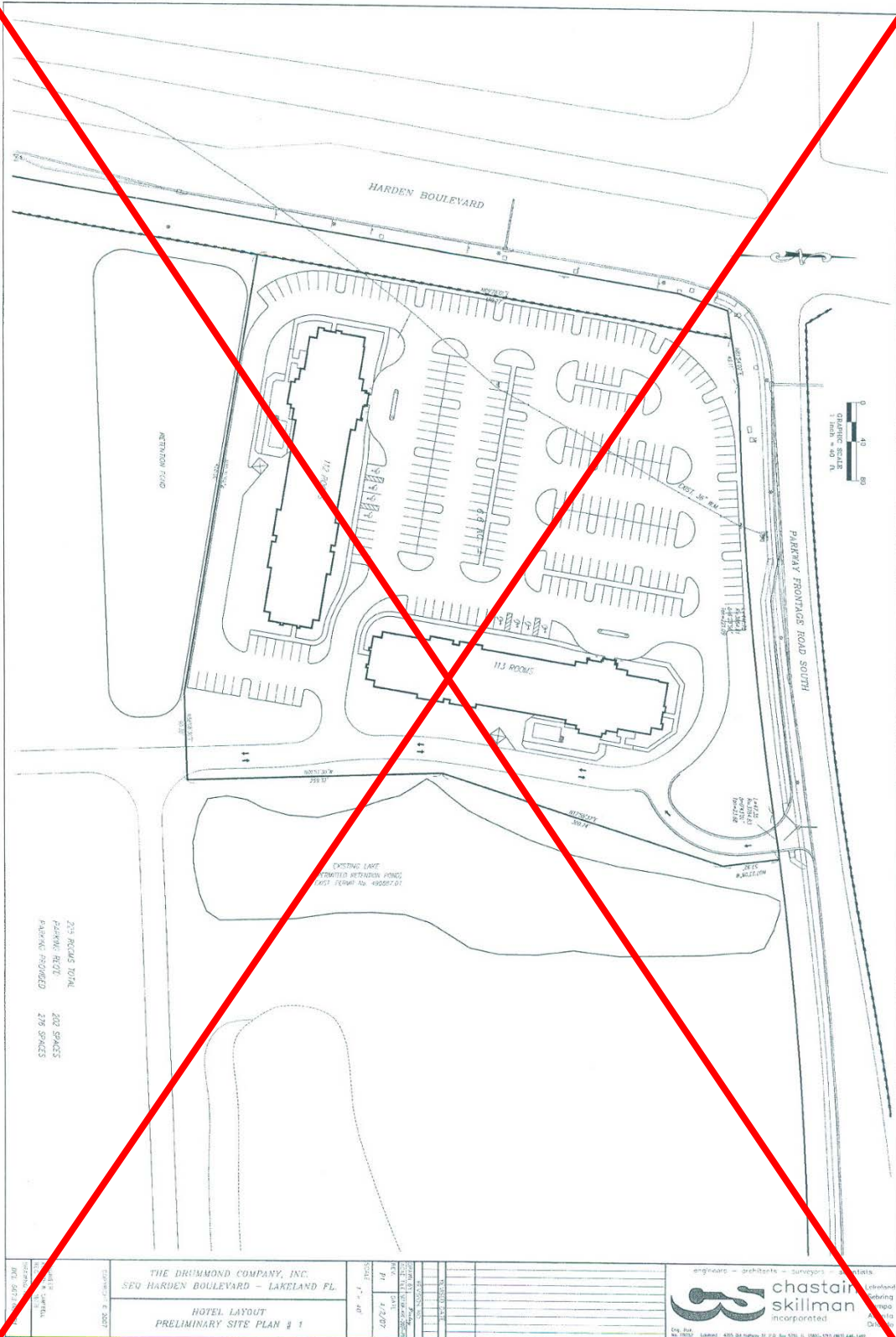
(REVISED)

OPTION A



DATE: 08/14/2013 BY: [Signature] PROJECT: [Signature]	THE DRUMMOND COMPANY, INC. SEQ HARDEN BOULEVARD - LAKELAND FL	DATE: 08/14/2013 BY: [Signature]	chastain skillman incorporated Lake City Tampa Atlanta Orlando
	ALTERNATE SITE PLAN HOTEL AND RESTAURANT	SCALE: 1" = 40'	

OPTION B

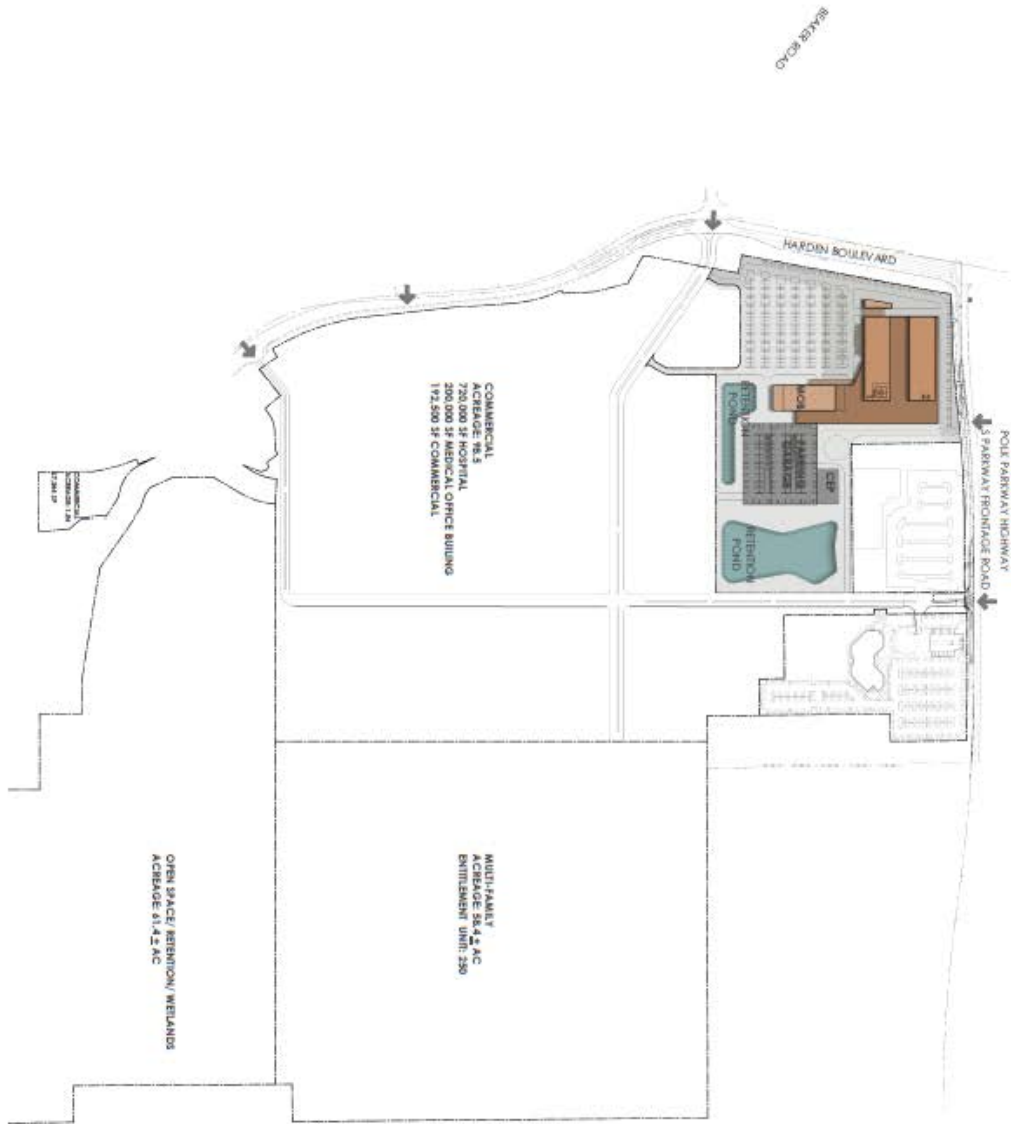


27% BEARING TOTAL
PARKING, RETORT
PARKING PROVIDED 278 SPACES
202 SPACES

DATE: 11/11/07	PROJECT: SEQ HARDEN BOULEVARD - LARGELAND FL.	ENGINEER: chastain skillman incorporated
SCALE: 1/8" = 1'-0"	DESCRIPTION: HOTEL LAYOUT PRELIMINARY SITE PLAN # 1	PROJECT NO: 07-001
DATE: 11/11/07	PROJECT: SEQ HARDEN BOULEVARD - LARGELAND FL.	ENGINEER: chastain skillman incorporated
SCALE: 1/8" = 1'-0"	DESCRIPTION: HOTEL LAYOUT PRELIMINARY SITE PLAN # 1	PROJECT NO: 07-001

chastain skillman incorporated
engineers - architects - surveyors - interior architects
10000 Highway 19, Suite 200, Jacksonville, FL 32217
Tel: 904.251.1111 Fax: 904.251.1112
www.chastain-skillman.com

ATTACHMENT "D"



COMMERCIAL
ACREAGE: 16.3
720,000 SF HOSPITAL
200,000 SF MEDICAL OFFICE BUILDING
112,500 SF COMMERCIAL

MULTI-FAMILY
ACREAGE: 58.4 AC
ENTITLEMENT: UNIT: 250

OPEN SPACE/REBENTON/WETLANDS
ACREAGE: 61.4 AC

PARKING COUNT:
HOSPITAL: 1,600
MOB: 1,000