

AGENDA

Planning & Zoning Board
City Commission Chambers
April 17, 2018 8:30 a.m.

PUBLIC HEARING

- ITEM 1:** a. Conditional use to allow parking on property located at 902 Crestview Avenue as an accessory use to the Lakeland Automall. Owner: Morse Operations Inc. Applicant: Daniel Kovacs. (CUP18-002) **Continued from March 20, 2018. (Pg. 1-6)**
b. Consideration of final decision.
- ITEM 2:** a. Minor modification of existing PUD (Planned Unit Development) zoning to revise development standards within Phase One of the Pipkin Creek development (formerly known as Hunterfield) on property generally located south of the Polk Parkway and east of Pipkin Creek Road. Owner/Applicant: Pipkin Creek Properties LLC. (PUD18-007) **(Pg. 7-13)**
b. Consideration of final decision.
- ITEM 3:** a. Minor modification of existing PUD (Planned Unit Development) zoning to relocate an existing stormwater pond and to allow for the construction of an additional nine single-family detached homes and/or single-family attached townhomes, on approximately 3.9 acres located along Lathloa Loop within the Morgan Creek Preserve subdivision. Owner: Morgan Creek Preserve Resident's Association. Applicant: Landstar Lakeland, Inc. (PUD18-008) **(Pg. 14-19)**
b. Consideration of final decision.
- ITEM 4:** a. Minor modification of existing PUD (Planned Unit Development) zoning to revise landscape buffer requirements and to allow an additional sign on property located at 300 Lake Miriam Drive within the Lake Miriam Square Shopping Center. Owner: Publix Super Markets Inc. Applicant: Kimley-Horn and Associates, Inc. (PUD18-009) **(Pg. 20-25)**
b. Consideration of final decision.
- ITEM 5:** Change in future land use from Mixed Commercial Corridor (MCC) and RM (Residential Medium) to BP (Business Park) and changes in zoning from I-1 (Light Industrial—Limited Commercial), C-2 (Highway Commercial) and RA-4 (Single Family) to PUD (Planned Unit Development) to allow for a new building and expansion of existing manufacturing uses on property located at 1010 & 1016 North Webster Avenue. Concurrent with this request, the City proposes to change the context district from Urban Corridor (UCO) and Urban Neighborhood (UNH) to Urban Special Purpose (USP). Owner: Quincy Street LLC. Applicant: Dan Fowler. (LUS18-001, PUD18-006 and ZON18-004) **(Pg. 26-32)**
- ITEM 6:** Change in zoning from C-6 (Downtown Commercial) to O-3 (Moderate Impact Office) and a change in context district from Urban Center (UCT) to Urban Special Purpose (USP) on approximately four acres located at 511 West Lime Street. Owner/Applicant: City of Lakeland. (ZON18-003) **(Pg. 33-37)**
- ITEM 7:** Changes to Article 3 (Form Standards) to increase maximum building heights for the MF-12, MF-16, MF-22, O-1, C-6 and C-7 zoning districts with urban context designations. Applicant: City of Lakeland. (LDC18-001) **(Pg. 38-42)**
- ITEM 8:** Changes to Article 4 (General Site Development Standards) to provide clarification regarding the threshold for compliance with development standards for nonconforming properties. Applicant: City of Lakeland. (LDC18-002) **(Pg. 43-44)**

- ITEM 9:** Changes to Article 5 (Standards for Specific Uses) to clarify standards specific to the placement and replacement of mobile home units within legal nonconforming mobile home parks and mobile home subdivisions. Applicant: City of Lakeland. (LDC18-003) **(Pg. 45-46)**
- ITEM 10:** Changes to Article 5 (Standards for Specific Uses) to clarify applicability and location requirements for Neighborhood Convenience Centers. Applicant: City of Lakeland. (LDC18-004) **(Pg. 47-49)**
- ITEM 11:** Changes to Article 2 (Use Standards) to allow certain personal service uses by right as a principal use in the O-1, O-2, O-3 and C-1 zoning districts; to allow colleges and universities within the C-2 zoning district; and to allow community gardens by right within all zoning districts, except I-3 where community gardens are prohibited. Applicant: City of Lakeland. (LDC18-005) **(Pg. 50-57)**
- ITEM 12:** Changes to Article 4 (General Site Development Standards) to revise color and location standards for electronic message center (EMC) signs and to reinstate previously adopted requirements for comprehensive sign plans. Applicant: City of Lakeland. (LDC18-006) **(Pg. 58-62)**
- ITEM 13:** Changes to Article 3 (Form Standards) to amend Table 3.4-11 of the Land Development Code. Table 3.4-11 specifies the development standards for the Single Family Attached (SFA) building type. Applicant: City of Lakeland. (LDC18-007) **(Pg. 63-64)**
- ITEM 14:** Changes to Article 9 (Subdivision Standards) to revise minimum right-of-way widths for arterial and collector streets consistent with current best practices. Applicant: City of Lakeland. (LDC18-008) **(Pg. 65-66)**
- ITEM 15:** Changes to Article 4 (General Site Development Standards) to reduce the minimum parking requirements for multi-family uses in urban context sub-districts and within C-6/C-7 outside of the parking exempt area. Adopt standards allowing for on-street parking with adjacent rights-of-way and provide clarification regarding design standards for bicycle parking facilities. Applicant: City of Lakeland. (LDC18-009) **(Pg. 67-70)**
- ITEM 16:** Changes to Article 2 (Use Standards) to adopt requirements related to aboveground tanks as accessory structures for the storage of combustible liquids. Applicant: City of Lakeland. (LDC18-010) **(Pg. 71-74)**

GENERAL MEETING

- ITEM 17:** Review minutes of the March meeting. **(Pg.75-83)**
- ITEM 18:** PUD (Planned Unit Development) zoning to allow certain retail commercial uses in addition to uses allowed by the current O-1 (Low Impact Office) zoning on property located at 3522 and 3526 South Florida Avenue. The requested uses include convenience stores, restaurants, and motor vehicle and boat sales and rental uses. Owner: Florida Professional and Commercial Center, LLC. Applicant: Palmetto Capital Group. (PUD17-029) **Note: Continued from February meeting. (Pg. 84)**
- ITEM 19:** Major modification of existing PUD (Planned Unit Development) zoning to allow single-family dwelling units as an alternative to the currently approved multi-family dwelling units within Villages 11, 12, 13 and 14 of the Villages of Bridgewater. Owner: GP Homes, LLC. Applicant: Jason Alligood. (PUD18-003) **(Pg. 85-136)**
- ITEM 20:** Change in zoning from RA-3 (Single-Family) to O-1 (Low Impact Office) on approximately .5 acres located at 211 West Oak Drive. Owner: Estate of William E. Brown, Jr. Applicant: James Edwards. (ZON18-001) **(Pg. 137-141)**

ITEM 21: Green Swamp Area of Critical State Concern site plan approval for Manheim overflow vehicle storage/parking located at 8075 Tomkow Road. Owner: JW Fluwood. Applicant: Kimley-Horn and Associates, Inc. (SIT18-011) **(Pg. 142-144)**

ITEM 22: Green Swamp Area of Critical State Concern Site plan approval for Centerstate Logistics Park Phase 2 located at 8054 N. Road 33 (SIT17-039) **(Pg. 145-147)**

ITEM 23: Report of City Commission action on Planning and Zoning Board recommendations. **(Pg. 148)**

ITEM 24: Director's Report.

ITEM 25: Audience.

ITEM 26: Adjourn.

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.