



Planning & Zoning Board General Application

General Information:

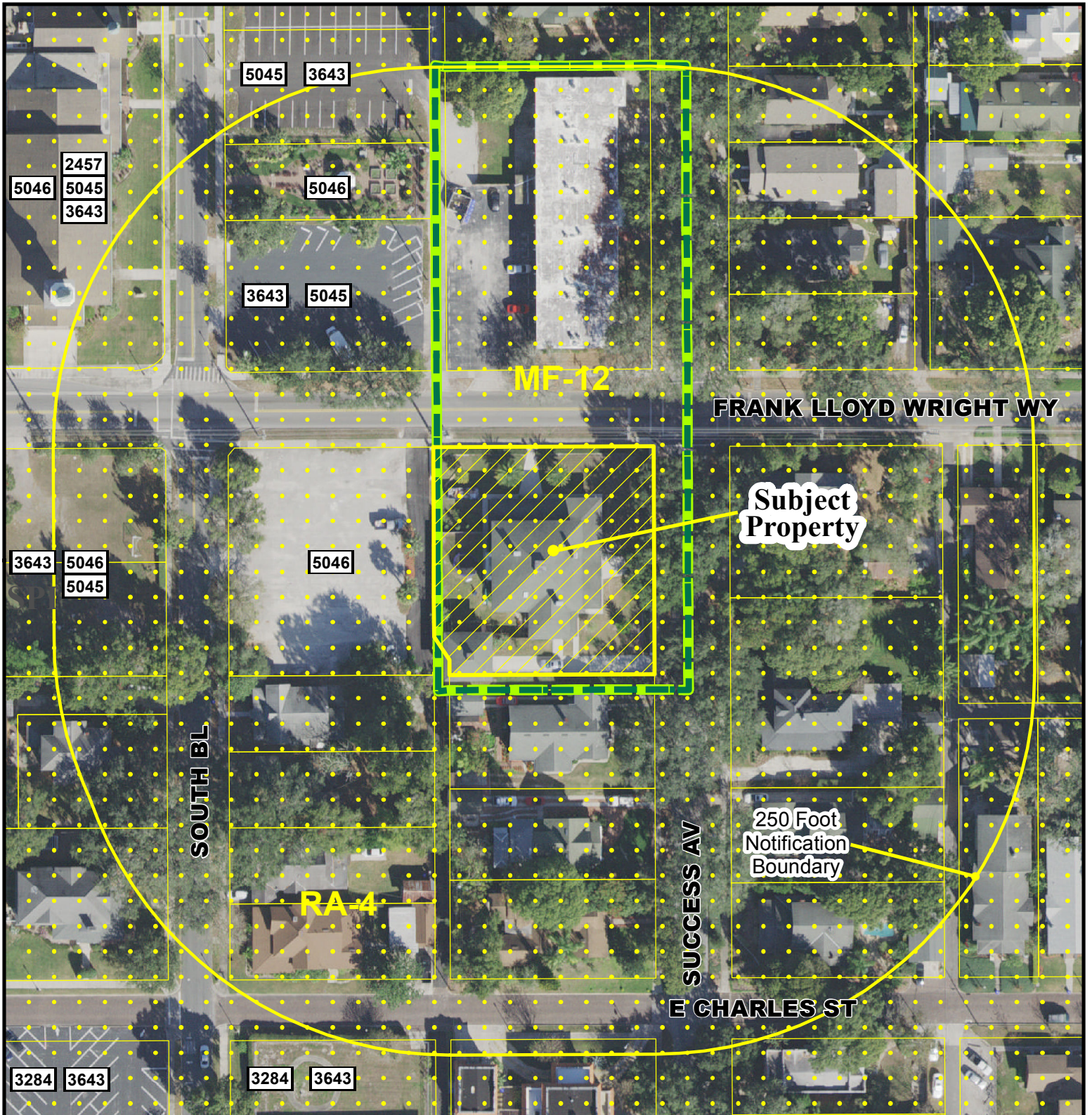
Project No:	CUP19-009	Application Date:	8/30/2019		
Project Name:	ALTA SCHOOLHOUSE				
Subject Property Address:	417 FRANK LLOYD WRIGHT WY				
Parcel ID:	242819220100004010	Total Acreage:	0.5		
Applicant Name:	THOMAS BRAWNER				
Applicant Address:	301 E PARK ST	LAKELAND	FL	33803	
Owner Name:	THOMAS BRAWNER				
Owner Address:	301 E PARK ST	LAKELAND	FL	33803	

Request:

Application Type:	CONDITIONAL USE		MAJOR MODIFICATION		
Proposed		Current			
Zoning:	MF-12 (Multi-Family)	Zoning:	MF-12		
Land Use:	Not Applicable	Land Use:	RM		
Context:	Not Applicable	Context:	Urban Neighborhood		
Explanation of Request:	We are requesting permission to operate a preschool out of the existing property currently zoned MF-12. If accepted, we will be offering Montessori inspired educational teaching to a maximum of approx. 70 students ages 2-4 years old with a maximum of 7 teachers assuming full child capacity.				
Justification:	MF-12 is a conditional use of daycares/preschools. There is a large need for more quality preschools in Lakeland but preschools are a difficult use to place. Although permitted for zones O2, O3, and C1-C4, many commercially zoned and O2-O3 lots are not well placed for preschools due to being on major roads or placed far away from homes. Quality preschools are desired near communities as they increase property values and allow families to live in a local community where they can walk or drive a very short distance for quality educational child care. There is also precedent set for allowing preschools to open and operate out of MF-12 zones. Finally, 417 Frank Lloyd wright has historically not operated as single family residents. Currently, it is a vacation rental/AirBnB. It has operated as many different uses over the years and it is time to have this landmark property operate for the community it resides in.				

Concurrency:










Proposed Dwelling Units:	0	Project Floor Area:	5467	Square feet	
Type of Use:	Day Care	Phase:	Unknown	Year:	2019
Estimate of Public Service Demand					
Roadways	Daily Trips:	405	PM Peak Hour Trips:	67	
Potable Water	750	GPD	Wastewater	1464	GPD
			Solid Waste	30	PPD

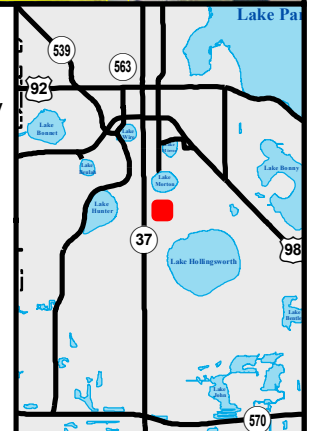


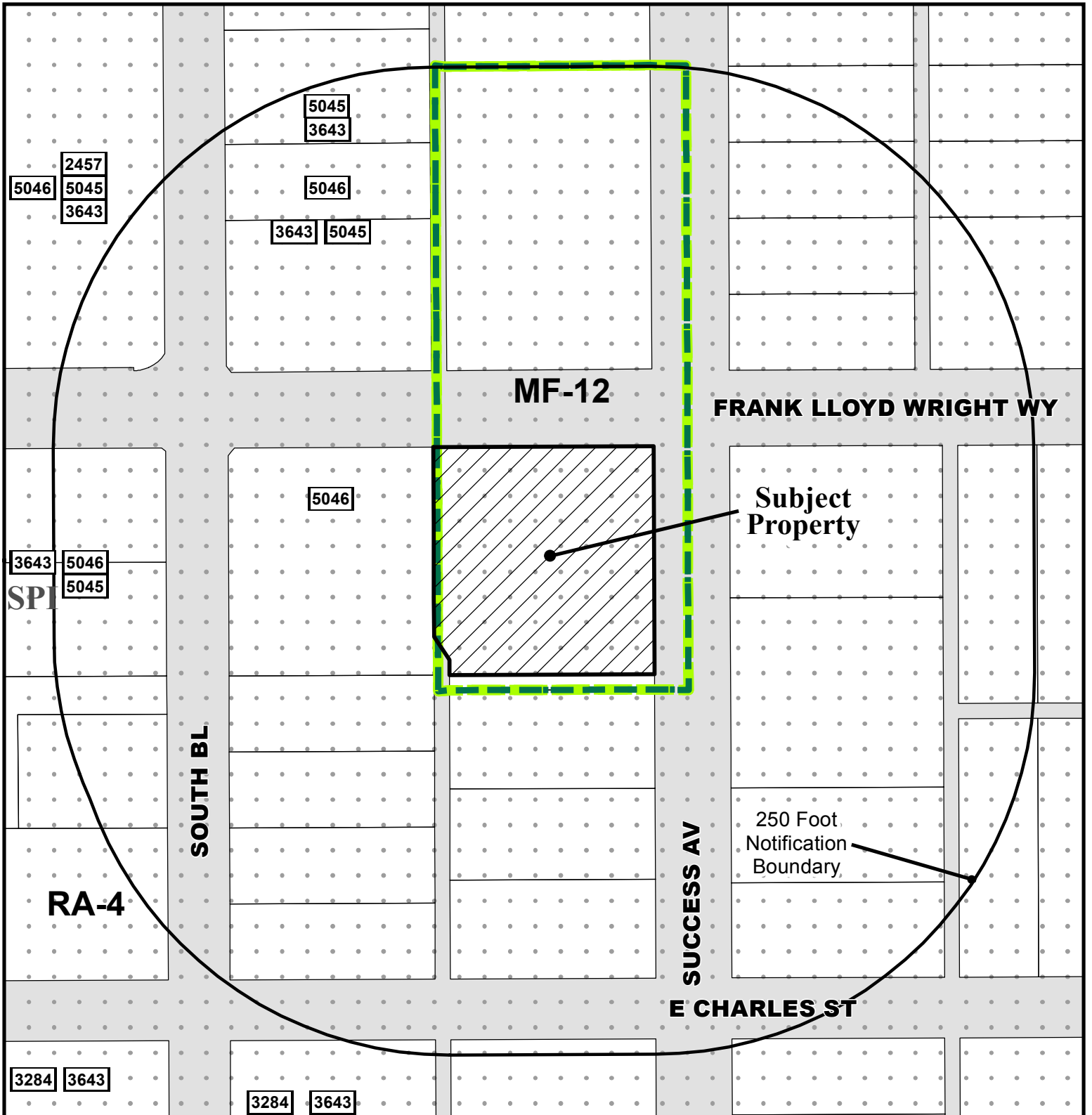
File Number: CUP19-009
Present Zoning: MF-12 with SPI
Context: Urban Neighborhood
Proposed Zoning: Conditional Use to Allow a
 Preschool with a maximum
 Enrollment of Approximately
 70 Students and 7 Teachers

October 2019

Legend

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













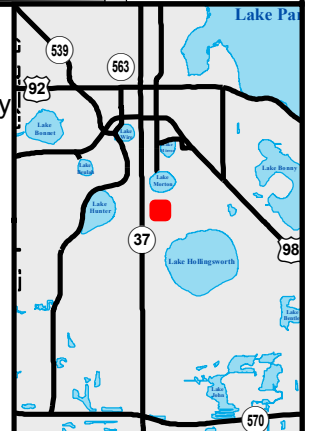


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-  Zoning
-  Conditional Use
-  SPI
-  Parcels
-  Railroad
-  Water Body
-  Roadway/Railway





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

September 27, 2019

RE: Conditional Use for Alta Schoolhouse - Project No. CUP19-009

Dear Property Owner:

This is to advise you that Thomas Brawler requests a conditional use to allow for a preschool with a maximum capacity of 70 students on property located at 417 Frank Lloyd Wright Way. The subject property is legally described as:

DIXIELAND PB 1 PG 67 BLK 4 LOTS 1 2 & 3 & N 140 FT OF CLOSED ALLEY BETWEEN LOTS 1 THRU 3 & 12 THRU 14 LESS BEG 10 FT N OF SE COR LOT 12 RUN N 15 FT S 33 DEG 41 MIN 00 SEC E 18.03 FT W 10 FT TO POB (A complete legal description is available in the Community & Economic Development Department.)

The public hearing to consider this request will be held before the Lakeland Planning and Zoning Board at **8:30 a.m., on October 15, 2019** 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 & Economic Development Department, (863) 834-7526 or planning@lakelandgov.net, prior to the Tuesday, October 15th meeting.

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

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this proceeding, or those requiring language assistance (free of charge) should contact the City of Lakeland ADA Specialist, Jenny Sykes, no later than 48 hours prior to the proceeding, at (863) 834-8444, Email: Jenny.Sykes@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