



**P.O. Box 1362 • Lakeland, Florida 33802**  
**[www.lmna.org](http://www.lmna.org)**

October 9, 2019

**To: Teresa Maio, Planning Manager**  
**Nicole Travis, Director of Community & Economic Development**

**Re: ITEM 5 Conditional Use to allow off-street parking on Property located at**  
**927 S. Tennessee Ave**

Dear Ms. Maio & Mrs. Travis,

On behalf of the Lake Morton Neighborhood Association (LMNA), I am writing to express opposition to the conditional use application for Dr. Hubbell to convert a portion of the backyard of the historic home located at 927 S. Tennessee Ave into a parking lot for his adjacent business.

The LMNA Board believes today, much like the LMNA Board and many Planning & Zoning Board Members believed in 2013, that Dr. Hubbell has been abusing the zoning by using the building for storage and parking in the yard of this historic home. He has not changed this behavior since it was pointed out in his conditional use hearing 2013. He also has been cited 11 times for not maintaining the building, illegal parking, etc. (See Attachment A). It has only been in the past year or so that Dr. Hubbell has made any efforts to repair the exterior of the structure. This new effort seems conveniently timed to coincide with his hope to win approval for this conditional use.

Dixieland is a growing urban area that is moving towards a more people-centric, not car-centric focus. As the Dixieland commercial corridor becomes denser, the answer to parking constraints is not to encroach into the historic residential neighborhood with parking lots. The answer is to form public-private and private-private partnerships to maximize the existing parking and preserve the walkable environment.

It is completely reasonable to ask employees to park remotely, preserving the most convenient parking for customers. Employees in Downtown Lakeland often have walks of 5 minutes or more from their designated parking areas to their offices, some crossing S. Florida Ave. As Dixieland grows, it must look for parking solutions that do not include encroachment into the residential neighborhood with surface parking.

Not only is Dr. Hubbell's requested use inappropriate it is also unnecessary. A city owned public parking lot that could allow for paid permits is only a 5-6 minute walk away. (See Attachment B) Adjacent and nearby businesses have large parking lots that could lease spaces to him. Even more

convenient, are eight city owned, unrestricted on-street parking spaces available on Frank Lloyd Wright Way, just a one minute walk from Dr. Hubbell's front door. (See Attachment C) I have documented that these free, unlimited city owned spaces remain vacant most of the day and are certainly vacant in the morning when Dr. Hubbell's employees are parking for work. When these suggestions were presented to Dr. Hubbell's legal representative as alternatives to the historic home parking, they were met with blank stares. We also asked questions that could not be answered. We later submitted those in writing. (See Attachment D) We receive confirmation the questions were received, but no answers ever followed.

Dr. Hubbell originally purchased the historic home with the intention of tearing it down for a parking lot. Since denied, he illegally parks in the yard and allows the house to continue to deteriorate. Dr. Hubbell has made no reasonable effort to secure a public-private or private-private partnership to provide parking for his employees these past 6 years since his last conditional use application was denied. This bad faith behavior should not be rewarded.

Please deny his request for this conditional use application.

Sincerely,

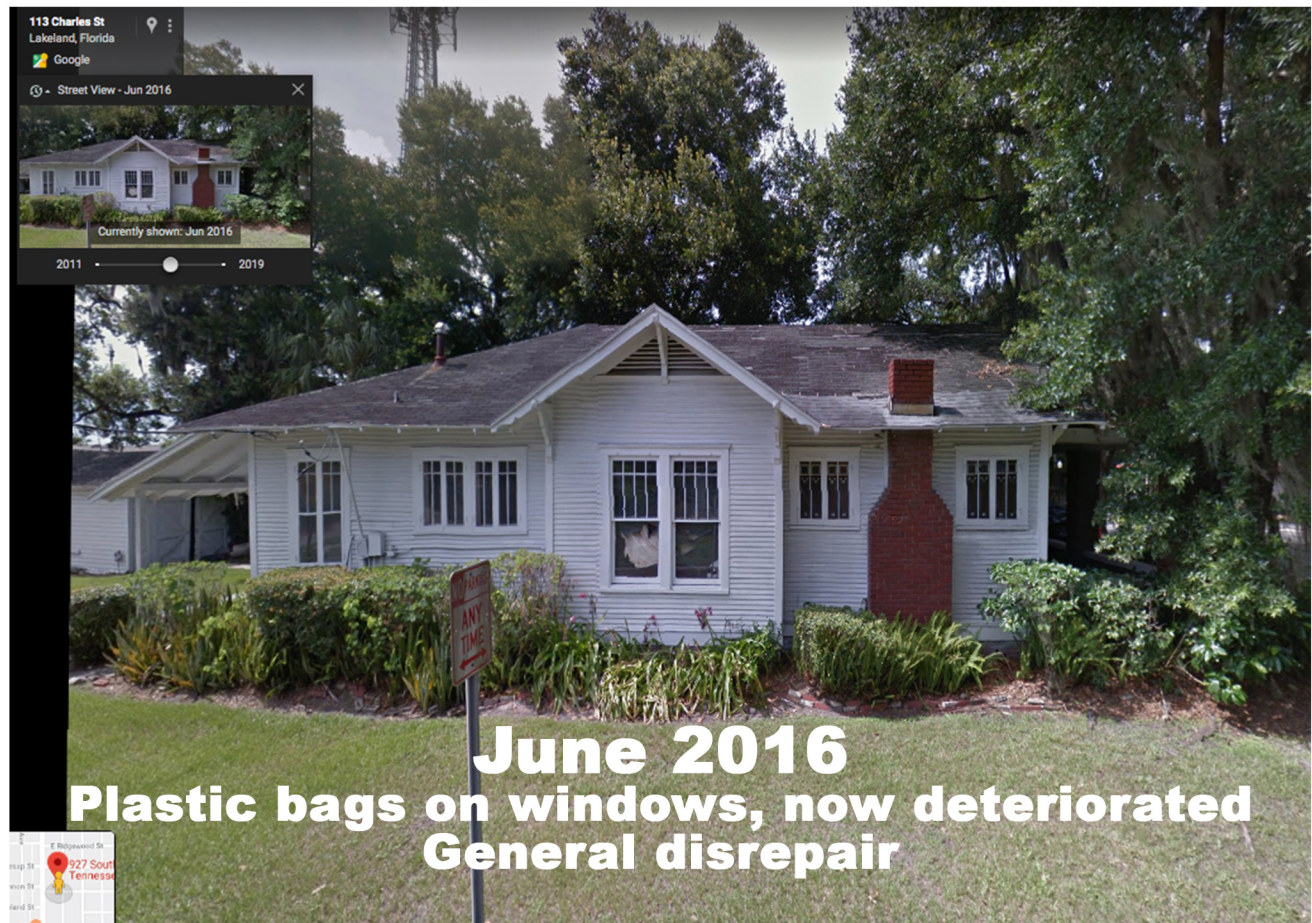
A handwritten signature in blue ink, appearing to read "Julie Townsend", with a stylized flourish at the end.

Julie Townsend  
LMNA Board President

Cc: LMNA Board Members;  
John White  
Ashlee French  
Alice Collins  
Lindsay Persohn  
Mark Foster



# ATTACHMENT A





# ATTACHMENT A continued



**For more than a decade this historic home has been unattended to and allowed to continue to deteriorate.**

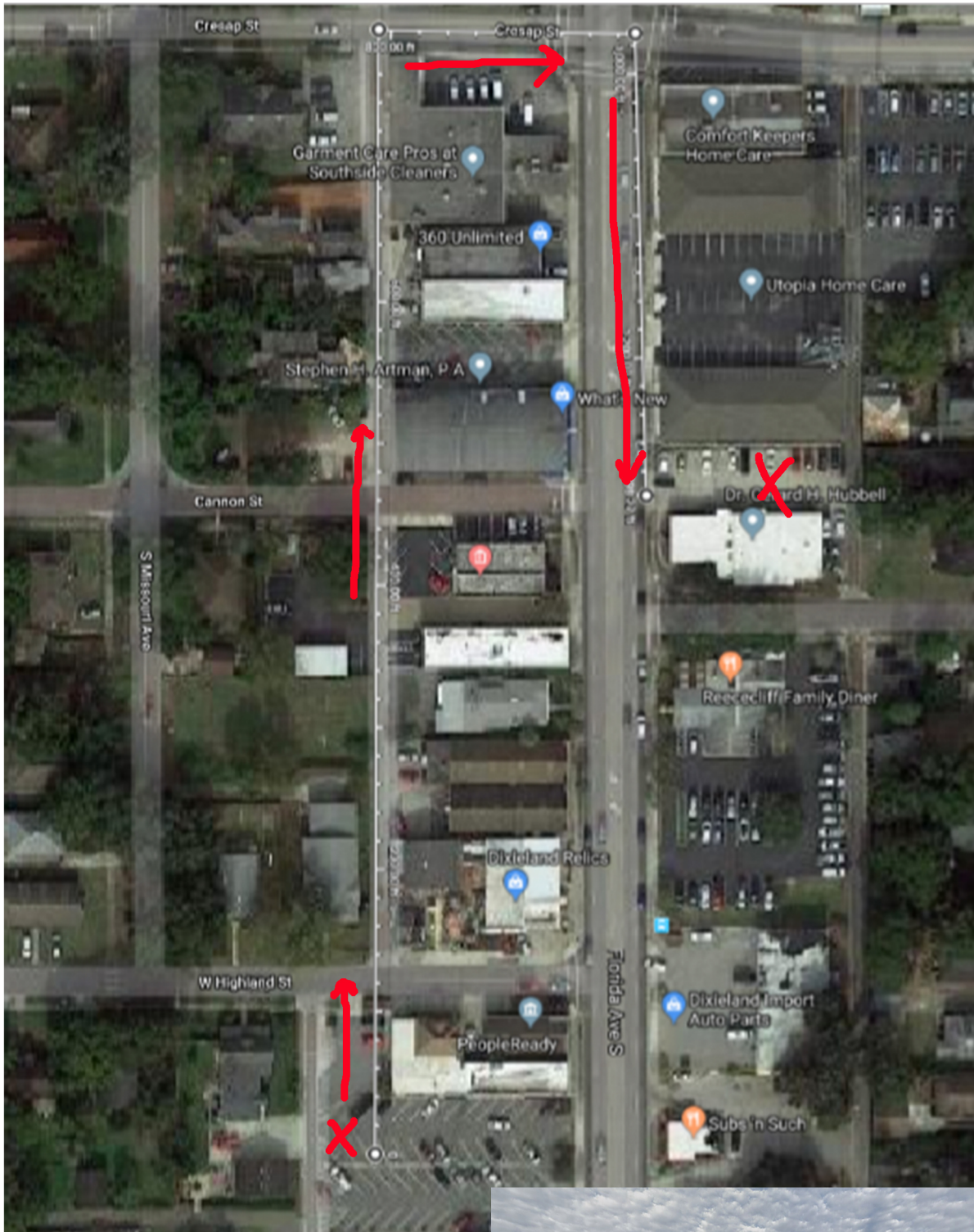
**Only this year, with a another conditional use application pending was there any attempt to repair broken windows, paint, and remove black bags from the windows.**

**See code violations for Dr. Hubbell beginning 5/23/2008**

1040007073874	927 S TENNESSEE AV	GROUNDS	07/23/2007	08/09/2007	08/02/2007	CLO
1040008055722	927 S TENNESSEE AV	LOT CLEARING ABATEMENT	05/23/2008	06/11/2008	06/04/2008	CLO
1040011019586	927 S TENNESSEE AV	HOUSING	01/31/2011	04/20/2011	06/07/2011	CLO
1040011019587	927 S TENNESSEE AV	UNSECURED BUILDINGS	01/31/2011	02/28/2011	03/16/2011	CLO
1040011031408	927 S TENNESSEE AV	GROUNDS	03/16/2011	04/05/2011	04/06/2011	CLO
1040112097581	927 S TENNESSEE AV	BUILDING NUMBERS	09/11/2012	09/23/2012	10/04/2012	CLO
1040112097582	927 S TENNESSEE AV	HOUSING	09/11/2012	10/13/2012	10/23/2012	CLO
1040113065379	927 S TENNESSEE AV	ZONING	06/19/2013	07/01/2013	12/10/2013	CLO
LCE15-05421	927 S TENNESSEE AV	ZONING	08/06/2015		09/08/2015	UNF
LCE16-08293	927 S TENNESSEE AV	ZONING	11/21/2016		01/18/2017	CLO
LCE17-03356	927 S TENNESSEE AV	HOUSING	05/22/2017	06/22/2017	07/14/2017	CLO
LCE17-07926	927 S TENNESSEE AV	ZONING	12/11/2017	12/24/2017	01/18/2018	CLO



# ATTACHMENT B



**City owned parking lot where permits could be purchased. Employees could park here and carpool to the office to avoid walking. The walk using the alley and Cresap/FLW Way as the crossing is 6 minutes/1250 feet**





# ATTACHMENT C



**8 city-owned, free and unlimited on street parking spaces available to anyone to use; 342 feet from Dr. Hubbell's front door.**





# ATTACHMENT D

**Julie O. Townsend** <lkldjules@gmail.com>

Mon, Jul 29, 4:40 PM

Tim,

I did not get a business card from the fellow you sent to our meeting so I cannot reach out to him directly to thank him for coming or send him our follow up questions.

Can you please send these to him?

How many total employees does Dr. Hubbell have and how do they breakdown as far as hours/days worked and time of day that they arrive and leave?

What is the reasoning for the yard encroachment of 33 feet deep? A parking space plus buffer should be 21 feet deep?

What other parking solutions have you explored and ruled out and why ruled out?

What is the current use of the house? Do you actively pull files from the storage within the house on a daily weekly or monthly basis?

What is the proposed texture of the surface of the proposed parking area?

Thanks,  
Julie