

AGENDA

Planning & Zoning Board
City Commission Chambers
October 21, 2025, 8:30 a.m.

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

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

PUBLIC HEARING

- ITEM 1:**
- Conditional use to allow medical office uses on the second floor of the Yarnell Building on property located at 120 E. Pine Street. Owner: Yarnall Historic Properties LLC. Applicant: Marvin McBride. (CUP25-010)
 - Consideration of final decision.
- ITEM 2:**
- Minor modification to an existing conditional use for Victory Christian Academy to revise the quantity and location of athletic fields on property located at 1401 Griffin Road. Owner: Victory Assembly of God of LKLD FL Inc. Applicant: Rodney Gadd, P.E., Gadd & Associates, LLC. (CUP25-012)
 - Consideration of final decision.
- ITEM 3:**
- Minor modification of PUD (Planned Unit Development) zoning to allow for the placement of a 28' x 40' metal storage building with a mean roof height of 13.375' on Lots 53 and 54 within Lakeland RV Resort located at 900 Old Combee Road. Owner: NHC FL 103, LLC. Applicant: Eric Langston, ETL Contractors, LLC. (PUD25-016)
 - Consideration of final decision.
- ITEM 4:** Application of I-3 (Heavy Industrial) zoning on 23.78 acres, and a major modification to an existing conditional use for a solid waste transfer facility to adopt a new site development plan and expand the boundaries to include an adjacent 23.78 parcel to the north, on property located at 2670 N. Combee Road Owner: City of Lakeland. Applicant: Sarah Gustitus-Graham, Geosyntec Consultants, Inc. (CUP25-011/ZON25-012)
- ITEM 5:** Changes to Article 9 (Subdivision Regulations); Article 12 (Administration and Enforcement), Section 12.2 (Planning and Zoning Board); and Article 6 (Natural Resource Protection Standards), Subsection 6.3.11 (Permitting Requirements and Effective Dates) to establish a minor subdivision review process, removing final plat approval authority from the Planning and Zoning Board and designating the City Manager as the administrative authority responsible for final plat approval, and revising the Planning and Zoning Board review and approval requirements for subdivisions plats in the Green Swamp Area of Critical State Concern. Applicant: City of Lakeland. (LDC25-002)

- ITEM 6:** Changes to Article 13 (Nonconformities), Section 13.4 (Lot Nonconformities) to allow nonconforming lots of record altered due to a public taking to be built upon when the resulting lot dimensions are within 10 percent of the original platted lot depth and area. Applicant: City of Lakeland. (LDC25-003)
- ITEM 7:** Changes to Article 4 (General Site Development Standards), Section 4.4 (Fences and Walls) to establish standards for security fencing on vacant, undeveloped property. Applicant: City of Lakeland. (LDC25-004)
- ITEM 8:** Changes to Article 2 (Use Standards), Section 2.5 (Temporary Uses) to allow for the temporary use of roll-off containers for construction and renovation purposes. Applicant: City of Lakeland. (LDC25-005)

GENERAL HEARING

- ITEM 9:** Review minutes of the September meeting.
- ITEM 10:** Major modification to an existing conditional use for Blake Academy to expand the boundaries of the school campus and allow for the construction of a new 15,291 sq. ft. gymnasium with associated off-street parking on property located at 510 Hartsell Avenue. Owner: School Board of Polk County Rosabelle W Blake Academy. Applicant: Sarah Case, Next Level Planning & Permitting. (CUP25-006) **Note: Applicant requests a continuance to December.**
- ITEM 11:** Annexation, a small-scale land use map amendment to apply a future land use designation of Business Park (BP), and the application of I-2 (Medium Industrial) zoning, concurrent with a City-initiated application to apply a Suburban Special Purpose (SSP) context sub-district designation, on approximately 1.09 acres located north of Swindell Road, west of Alderman Road, and east of Eagles Landing Boulevard. Owner: McCourt Equipment Inc. Applicant: Sarah Case, Next Level Planning & Permitting. (ANX25-002/LUS25-005/ZON25-010/ZON25-011)
- ITEM 12:** Small-scale map amendment and major modification of PUD (Planned Unit Development) zoning on property generally located north of Interstate-4, south of Heatherpoint Drive, east and west of Carpenters Way, and south of Wedgewood Estates Boulevard. More specifically, the requested changes are as follows:
- I. A small-scale map amendment, to change the future land use designation from Residential Low (RL) to Residential Medium (RM), and a major modification of PUD zoning to allow for 44 single-family attached (townhome) dwelling units on approximately 8.48 acres located at 752 Carpenters Way (Tracts 9A and 9B within Area W).
 - II. A small-scale map amendment, to change the future land use designation from Residential Medium (RM) to Residential High (RH), and a major modification of PUD zoning to remove a portion of Area U and create a new Tract 12 in Area W for a clubhouse/amenity center to serve future multi-family residential uses on Tracts 4 and 11, in lieu of a previously approved 70,100 sq. ft. assisted living facility, on approximately 2.48 acres located at 503 Carpenters Way (Area U).
 - III. A major modification of PUD zoning to increase the maximum number of single-family detached dwelling units from 14 to 17 on approximately 19.02 acres located south of Heatherpoint Drive, east of Carpenters Way, and north of Audubon Oaks Drive (Tract 1 within Area W).
 - IV. A major modification of PUD zoning to adopt a new site development plan and increase the maximum number of single-family detached dwelling units from 46 to 49 on approximately

33.24 acres generally located north of Interstate-4, south of Wedgewood Estates Boulevard, and west of Carpenters Way (Tracts 5, 6, and 7 within Area W).

- V. A major modification of PUD zoning to adopt a new site plan to allow 58 single-family attached (townhome) dwelling units and 750 multi-family dwelling units, in lieu of previously approved entitlements for 834 multi-family dwelling units, on approximately 57.74 acres located north of Lakeland Park Center Drive, east of Carpenters Way, east and west of Audubon Oaks apartments (Tracts 2, 3, 4, 10 and 11 within Area W).

Owner: SJD Development LLC. Applicants: Chloe Dyal and Chirag Kikani. (LUS25-002/PUD25-006)

ITEM 13: Report of City Commission action on Planning and Zoning Board recommendations along with Planning & Transportation Manager's Report.

ITEM 14: Audience.

ITEM 15: Adjourn.



Planning & Zoning Board General Application

General Information:				
Project No:	CUP25-010	Application Date:	8/21/2025	
Associated Projects:				
Project Name:	YARNALL BUILDING			
Subject Property Address:	120 PINE ST E # 2			
Parcel ID:	242818201000005080	Total Acreage:	0.31	
Applicant Name:	MARVIN MCBRIDE			
Applicant Address:	120 E PINE STREET	LAKELAND	FL	33801
Owner Name:	YARNALL HISTORIC PROPERTIES LLC			
Owner Address:	PO BOX 8767	LAKELAND	FL	33806
Request:				
Application Type:	Conditional Use Permit			
Land Use				
Current	Regional Activity Center		(RAC)	
Proposed	Not Applicable			
Zoning				
Current	Munn Park Historic		(C-7)	
Proposed	Not Applicable			
Sub Context District				
Current	(UCT)		Urban Center	
Proposed				

Explanation of Request:	To change use to allow for medical office. We use telemedicine to see our patients located in Florida, Indiana, and Ohio. All plans are put into place for treatment. Delivery of the plan which can include coaching, supplements, or prescriptions are done via UPS, internet, or in person. Our supplements and coaching are all done online. Patients are able to be helped remotely with our programs. Foot traffic is light on any given day									
Justification:	To change use to allow for medical office									
Concurrency:										
Proposed Dwelling Units:		0		Project Floor Area:					Square feet	
Type of Use:					Phase			Year		
Estimate of Public Service Demand										
Roadways	Daily Trips:	#Error			PM Peak Hour Trips:					
Potable Water		GPD	Wastewater		GPD	Solid Waste		PPD		



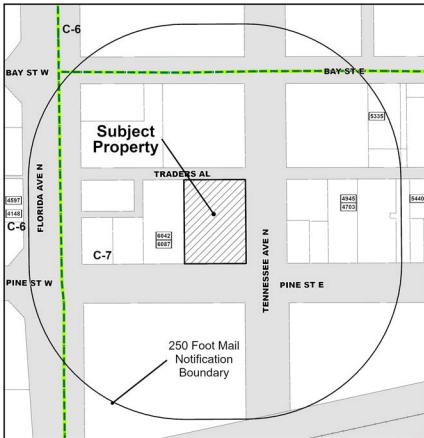
File Number: CUP25-010

Present Zoning: C-7
 Present Context: Urban Center
 Proposed Zoning: Conditional Use to Allow Medical Office Uses Above the Ground Floor

October 2025

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





File Number: CUP25-010

Present Zoning: C-7
Present Context: Urban Center
Proposed Zoning: Conditional Use to Allow Medical Office Uses Above the Ground Floor

October 2025

- Subject Property
- 250 Foot Mail Notification Boundary
- Zoning
- Conditional Use
- Parcels
- City Limits
- Water Body
- SPI
- Railroad
- Roadway/Railway





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

October 3, 2025

RE: 120 E. Pine Street - Project No. CUP25-010

Dear Property Owner:

This is to advise you that the Marvin McBride requests a conditional use to allow medical office uses on the second floor of the Yarnell Building on property located at 120 E. Pine Street. The subject property is legally described as:

MUNNS SURVEY DB G PG 392 BLK 5 LOT H I K

The public hearing to consider this request will be held before the Lakeland Planning and Zoning Board at **8:30 a.m., on Tuesday, October 21, 2025**, in the City Commission Room, City Hall, 228 S. Massachusetts Avenue. As an owner of property within 250 feet of this request, as indicated on the attached map, you will be given an opportunity to express your opinion at the public hearing or you may submit your views to the Community Development Department, 863-834-6011 or planning@lakelandgov.net, prior to the October 21st meeting.

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

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THIS IS A COURTESY LETTER NOT REQUIRED BY LAW



Planning & Zoning Board General Application

General Information:				
Project No:	CUP25-012	Application Date:	9/12/2025	
Associated Projects:				
Project Name:	VICTORY ASSEMBLY OF GOD OF LAKELAND MINOR CU MODIFICATION			
Subject Property Address:	1401 GRIFFIN RD			
Parcel ID:	232802000000011010	Total Acreage:	83.8	
Applicant Name:	GADD & ASSOCIATES, LLC.			
Applicant Address:	4685 E. COUNTY ROAD 540A	LAKELAND	FL	33813
Owner Name:	VICTORY ASSEMBLY OF GOD OF LKLD FL INC			
Owner Address:	PO BOX 90489	LAKELAND	FL	33804
Request:				
Application Type:	Conditional Use Permit			
Land Use				
Current	Residential Medium	(RM)		
Proposed	Not Applicable			
Zoning				
Current	Single Family	(RA-3)		
Proposed	Not Applicable			
Sub Context District				
Current	(SNH)	Suburban Neighborhood		
Proposed				

Explanation of Request:	Minor modification to existing CUP5862, Ordinance No. 21-006 for relocation of school facilities on the existing Victory Christian Academy campus at Victory Church.							
Justification:								
Concurrency:								
Proposed Dwelling Units:	0	Project Floor Area:					Square feet	
Type of Use:					Phase		Year	
Estimate of Public Service Demand								
Roadways	Daily Trips:	#Error		PM Peak Hour Trips:				
Potable Water		GPD	Wastewater		GPD	Solid Waste		PPD



4685 E COUTY ROAD 540A
LAKELAND, FL 33813
Phone: (863) 940-9979
www.GaddCivil.com

September 18, 2025

City of Lakeland
228 S Massachusetts Ave
Lakeland, FL 33801

RE: Victory Christian Academy/Church CU Modification – Project Narrative

Parcel Numbers: 232735013500000012, 232735000000022010, and 232802000000011010

Total Acreage: +/- 83.80 Acres

Project Acreage: +/- 7.64 Acres

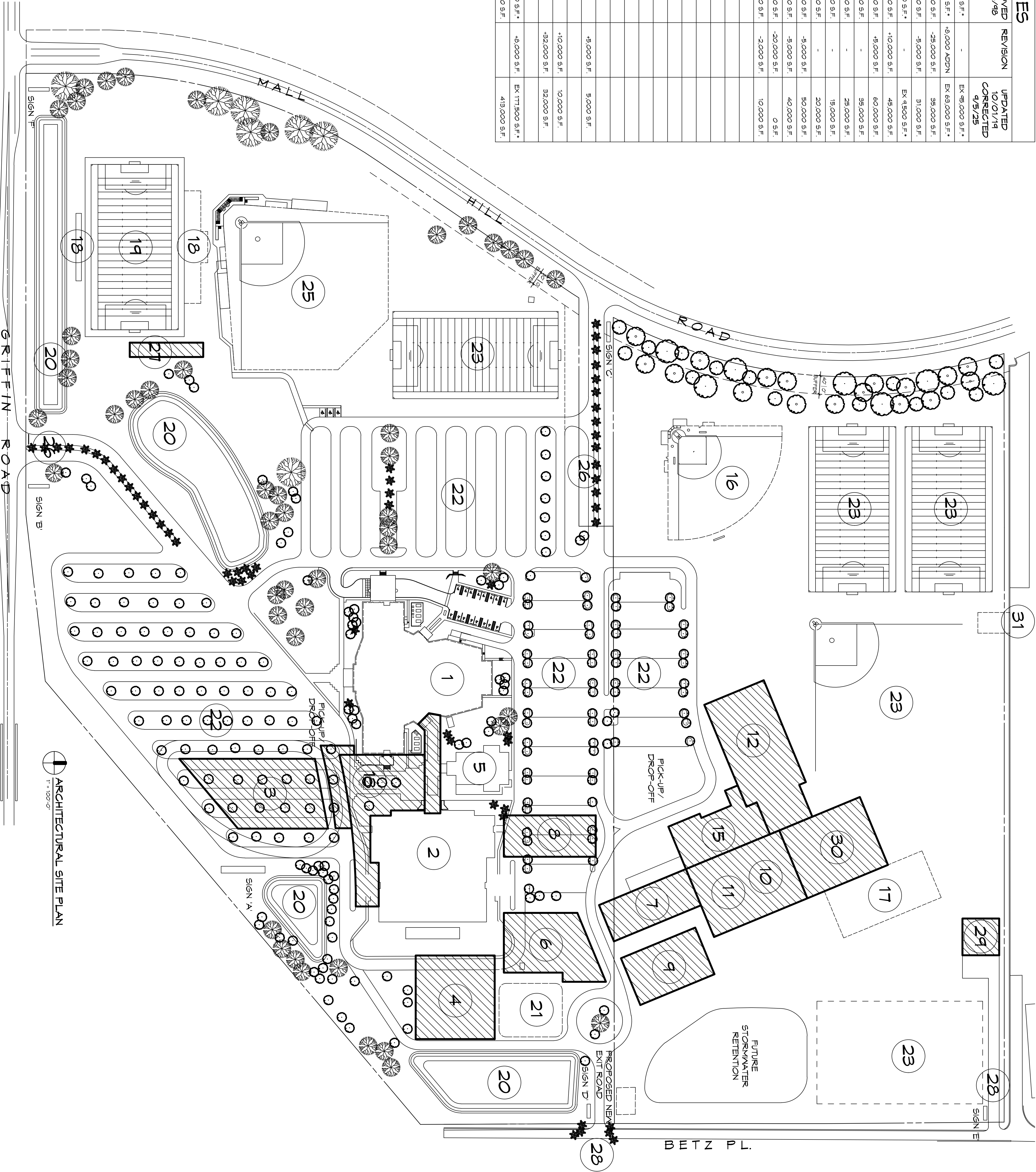
This request is for a minor modification to the original CUP19-012, Ord No. 3989 (also modification CU21-006, Ord No. 5862) to allow modifications to the master layout of the Victory Assembly of God property.

Proposed revisions include the relocation of athletic fields as originally depicted in the Conditional Use (baseball field relocation), update the square footages of allowable development to align with what has already been constructed, and removal of the requirement for a sidewalk to be constructed along Mall Hill Road when the baseball field is constructed (7' of sidewalk easement along Mall Hill Rd. to be dedicated at time of baseball field permitting). No increase to square footage of buildings or students is proposed with this requested modification.

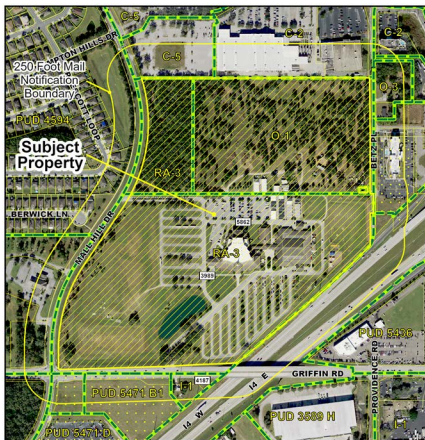
KEY TO DEVELOPMENT FACILITIES			
No.	BUILDING USE	APPROVED 08/18/48	REVISION 10/01/14 CORRECTED 4/5/25
1	EXIST. SANCTUARY, OFFICES, CLASSROOMS	EX +8,000 S.F.*	EX +8,000 S.F.*
2	EXIST. MULTIPURPOSE/ CLASSROOM BLDG.	EX 55,000 S.F.*	EX 63,000 S.F.*
3	EDUCATION BUILDING	60,000 S.F.	-25,000 S.F. 35,000 S.F.
4	YOUTH CENTER	36,000 S.F.	-5,000 S.F. 31,000 S.F.
5	CHAPEL (400 Seats)	EX 4,500 S.F.*	- EX 4,500 S.F.*
6	EXISTING K-5 CLASSROOMS (750 Students)	35,000 S.F.	+10,000 S.F. 45,000 S.F.
7	MIDDLE & HIGH SCHOOL (750 Students)	35,000 S.F.	-5,000 S.F. 60,000 S.F.
8	ADMIN./ MEDIA/ CLASSROOMS	35,000 S.F.	- 35,000 S.F.
9	FOOD SERVICE	25,000 S.F.	- 25,000 S.F.
10	MUSIC	15,000 S.F.	- 15,000 S.F.
11	AUDITORIUM	20,000 S.F.	- 20,000 S.F.
12	FAMILY LIFE CENTER/ GYMNASIUM	55,000 S.F.	-5,000 S.F. 50,000 S.F.
13	CHILD CARE/ STORAGE/ EQUIPMENT	45,000 S.F.	-5,000 S.F. 40,000 S.F.
14	delete NEW 2nd FLOOR CLASSROOMS AT 13	20,000 S.F.	-20,000 S.F. 0 S.F.
15	COMMON LOBBY	12,000 S.F.	-2,000 S.F. 10,000 S.F.
16	SOFTBALL FIELD W/ LIGHTS/ DISCOUTS/ BLEACHERS		
17	COURT GAMES		
18	BLEACHERS		
19	FOOTBALL & SOCCER FIELD W/ LIGHTS/ BLEACHERS		
20	EXISTING STORM WATER RETENTION		
21	PLAYGROUND		
22	PARKING (1,650 CARS)		
23	PRACTICE FIELD		
24	SOCCER FIELD (NOT USED)		
25	BASEBALL FIELD W/ LIGHTS/ DISCOUTS/ BLEACHERS		
26	EXISTING ENTRY DRIVE		
27	CONCESSIONS/ RESTROOMS	-15,000 S.F.	5,000 S.F.
28	SERVICE DRIVE		
29	MAINTENANCE BUILDING	+10,000 S.F.	10,000 S.F.
30	CLASSROOM BUILDING	-32,000 S.F.	32,000 S.F.
31	EMERGENCY VEHICLE ACCESS ONLY		
	TOTAL EXISTING * (NOT INCL. PORTABLES)	EX 164,500 S.F.*	EX 171,500 S.F.*
	PROPOSED SCHOOL FACILITIES	413,000 S.F.	413,000 S.F.

SIGNAGE	
A	INTERSTATE - 4 - EXISTING 6'-6" X 16'-0" = 104 sf 9'-1" X 20'-0" = 182 sf 286 sf
B	GRIFFIN ROAD - EXISTING 3'-7" X 8'-0" = 24 sf 5'-1" X 10'-0" = 51 sf 80 sf
C	MALL HILL ROAD 15'-0" HIGH = 50 sf MAX
D	PROVIDENCE ROAD 4'-1" X 8'-0" = 33 sf
E	BETZ PLACE 15' HIGH = 50 sf
F	PROVIDENCE ROAD 6'-0" X 8'-0" = 48 sf TOTAL AREA = 548 sf

ALL SIGNS SHALL BE ILLUMINATED AND
EQUIPPED WITH ELECTRONIC MESSAGE CENTERS



AR2006261	JOHN R. CURTIS
MASTER PLAN VICTORY CHURCH AND SCHOOL 1401 GRIFFIN ROAD LAKEKALND, FLORIDA 33810 OVERALL ARCHITECTURAL SITE PLAN	
REVISIONS	
CONSTRUCTION	
APPROVAL	
REVIEW	
CHECKED BY	
C101	14027



File Number: CUP25-012

Present Zoning: O-1 and RA-3 with Conditional Use

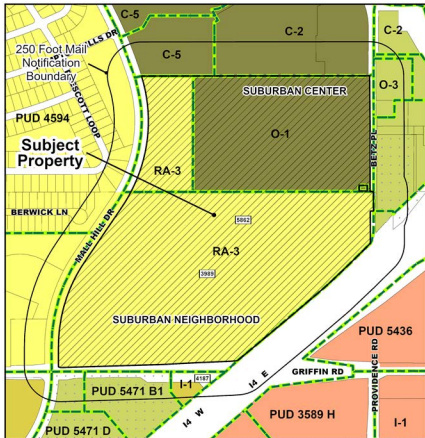
Present Context: Suburban Neighborhood and Suburban Center

Proposed Zoning: Minor Modification of Existing Conditional Use to Relocate Previously Approved Athletic Facilities

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



October 2025



File Number: CUP25-012

Present Zoning: O-1 and RA-3 with Conditional Use

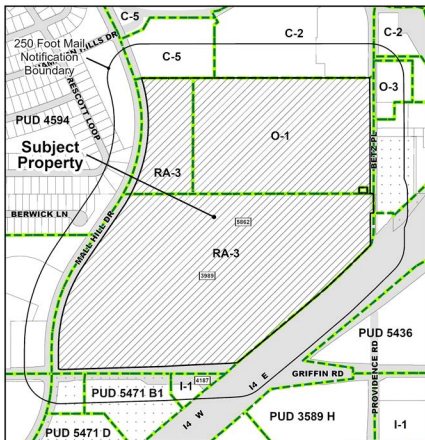
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October 2025



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Present Zoning: O-1 and RA-3 with Conditional Use

Present Context: Suburban Neighborhood and Suburban Center

Proposed Zoning: Minor Modification of Existing Conditional Use to Relocate Previously Approved Athletic Facilities



October 2025



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

October 3, 2025

RE: 1401 Griffin Road - Project No. CUP25-012

Dear Property Owner:

This is to advise you that Rodney Gadd, P.E., Gadd & Associates, LLC, on behalf of Victory Assembly of God of LKLD FL Inc., requests a minor modification to an existing conditional use for Victory Christian Academy to revise the quantity and location of athletic fields on property located at 1401 Griffin Road. The subject property is legally described as:

NE1/4 OF NE1/4 LYING N OF NWLY R/W I-4 & WEBSTER & OMOHUNDRO SUB
PB 3 PG 81 LOTS 17 THRU 20 LYING E OF MALL HILL DR LESS MAINT R/W
FOR GRIFFIN RD & LESS ADDL R/W AS DESC IN OR 5840 PG 700 & LESS ADDL
R/W FOR I-4 AS DESC IN OR 4521 PG 1883

The public hearing to consider this request will be held before the Lakeland Planning and Zoning Board at **8:30 a.m., on Tuesday, October 21, 2025**, in the City Commission Room, City Hall, 228 S. Massachusetts Avenue. As an owner of property within 250 feet of this request, as indicated on the attached map, you will be given an opportunity to express your opinion at the public hearing *or* you may submit your views to the Community Development Department, 863-834-6011 or planning@lakelandgov.net, prior to the October 21st meeting.

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Planning & Zoning Board General Application

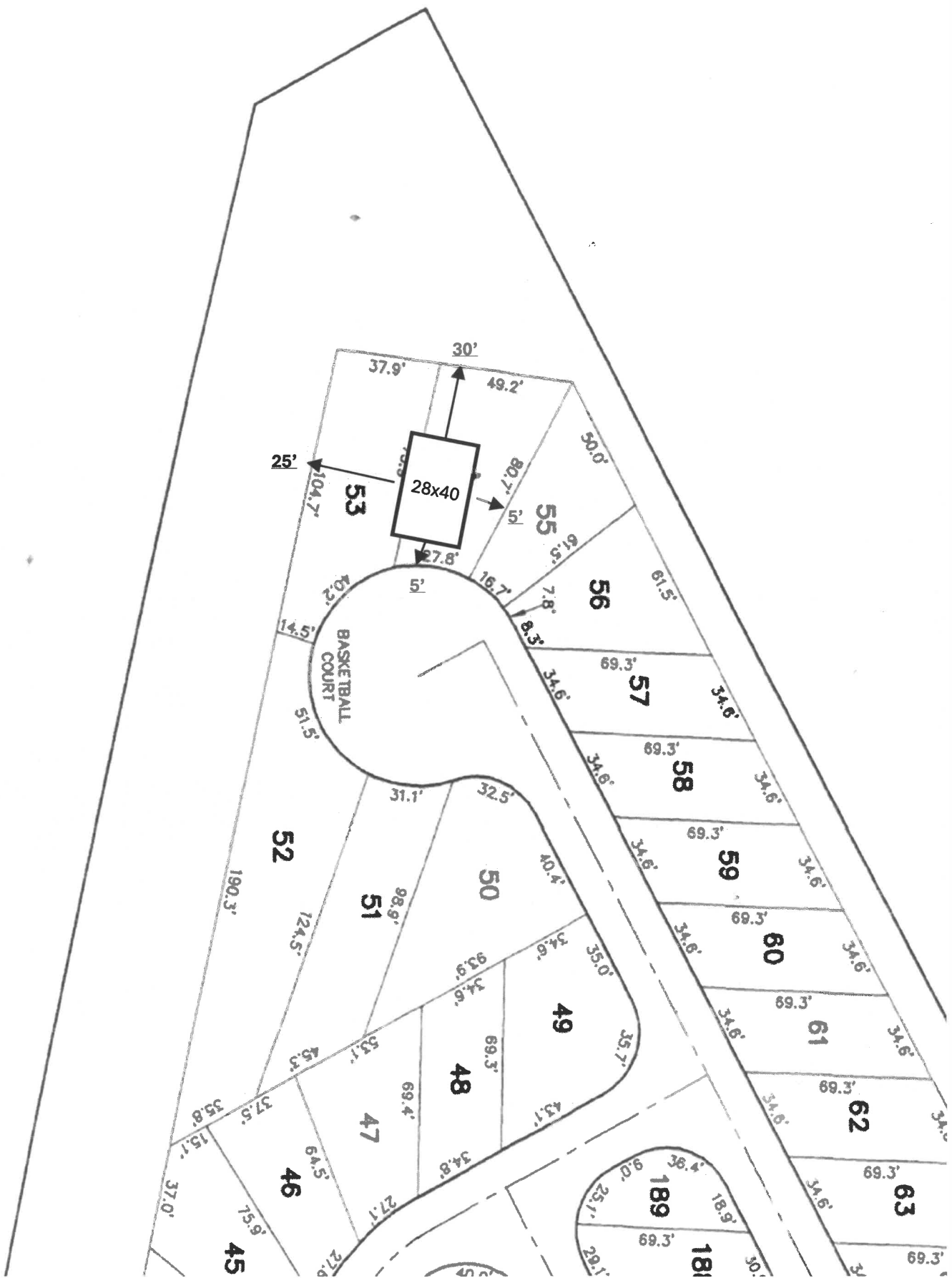
General Information:

Project No:	PUD25-016	Application Date:	8/26/2025		
Associated Projects:					
Project Name:	MINOR MODIFICATION TO PUD (LAKELAND RV RESORT)				
Subject Property Address:	900 OLD COMBEE RD				
Parcel ID:	242730000000011010	Total Acreage:	23.23		
Applicant Name:	ETL CONTRACTORS LLC (CBC1263573)				
Applicant Address:	PO BOX 4617	PLANT CITY	FL	33563	
Owner Name:	NHC FL 103 LLC				
Owner Address:	27777 FRANKLIN RD STE 200	SOUTHFIELD	MI	48034	

Request:

Application Type:	Planned Unit Development	Minor Modification
Land Use		
Current	Residential High	(RH)
Proposed	Not Applicable	
Zoning		
Current	Planned Unit Development	(PUD) 3563 C
Proposed	Not Applicable	
Sub Context District		
Current	(SNH)	Suburban Neighborhood
Proposed		

Explanation of Request:	Minor modification to PUD to convert two RV spaces to storage for maintenance									
Justification:	convert two RV spaces to storage for maintenance									
Concurrency:										
Proposed Dwelling Units:	0		Project Floor Area:						Square feet	
Type of Use:						Phase			Year	
Estimate of Public Service Demand										
Roadways	Daily Trips:	#Error			PM Peak Hour Trips:			0		
Potable Water	0	GPD	Wastewater	0	GPD	Solid Waste	0	PPD		





CODE INFORMATION	
CODE VERSION	FBC 2023, 8th Edition, ASCE-7-22
MANUFACTURER	
BUILDING TYPE	UTILITY STRUCTURE
CONSTRUCTION TYPE	II-B
RISK CATEGORY	I
FIRE PROTECTION	NONE
FIRE SUPPRESSION SYSTEM	NONE
OCCUPANCY	UTILITY, U
WIND SPEED	Valt-140mph
EXPOSURE	B
ENCLOSURE	ENCLOSED /OPEN
INTERNAL PRESSURE COEFF.	+/- 0.18/0.0
IMPORTANCE FACTOR	1.0
ROOF DEAD LOAD	10PSF
ROOF LIVE LOAD	20PSF OR 300lb P.L.
FLOOR DEAD LOAD	10PSF
FLOOR LIVE LOAD	50PSF
"R"ATING OF WALLS,FLOOR,ROOF	N/A
MODULES PER BUILDING	1
HURRICANE PROTECTION USAGE	NO
HURRICANE SHELTER USAGE	NO
SQUARE FOOTAGE	1,120 SQ. FT.

REVISIONS			
REV	DESCRIPTION	DATE	BY
1	8x8 RUD's, SWAPPED LEAN-TO	5/13/25	MTB

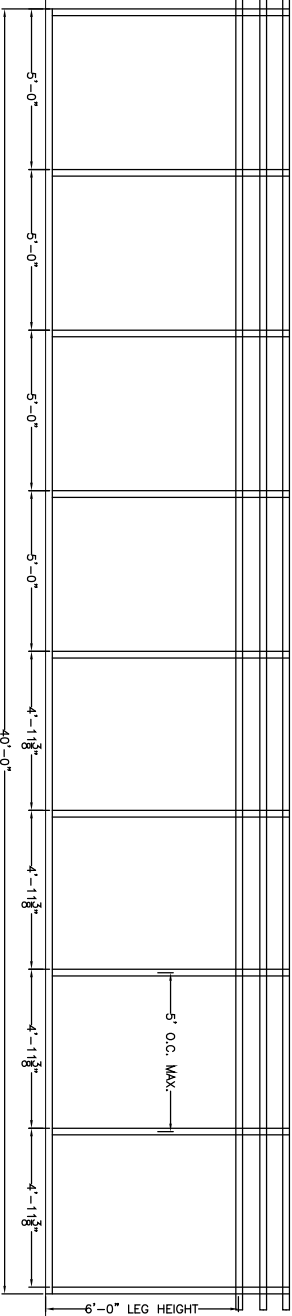
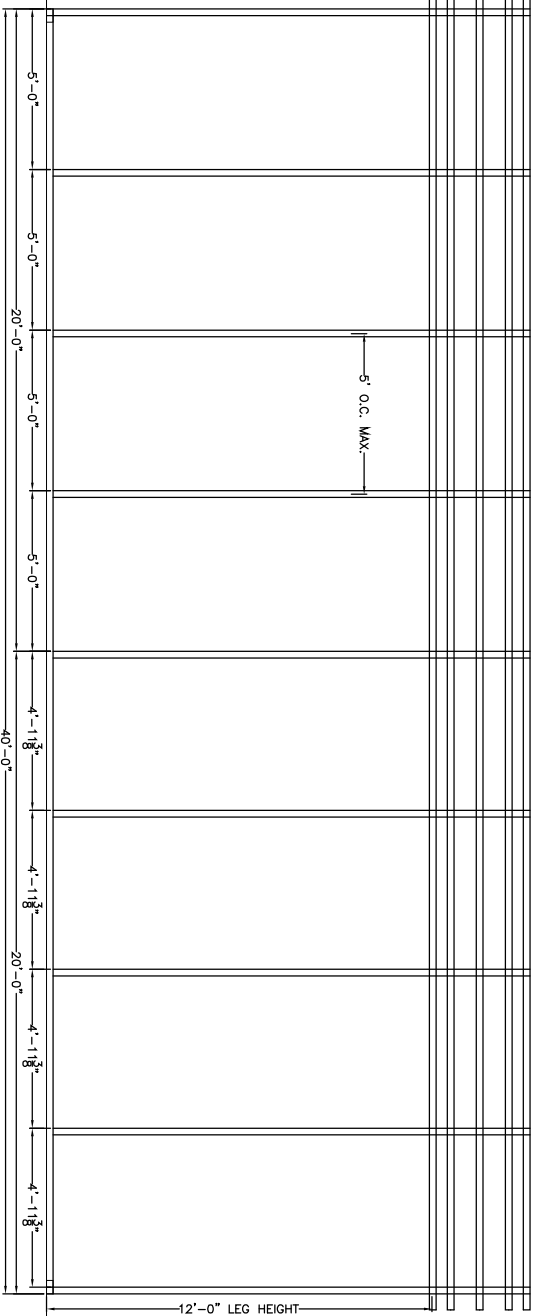
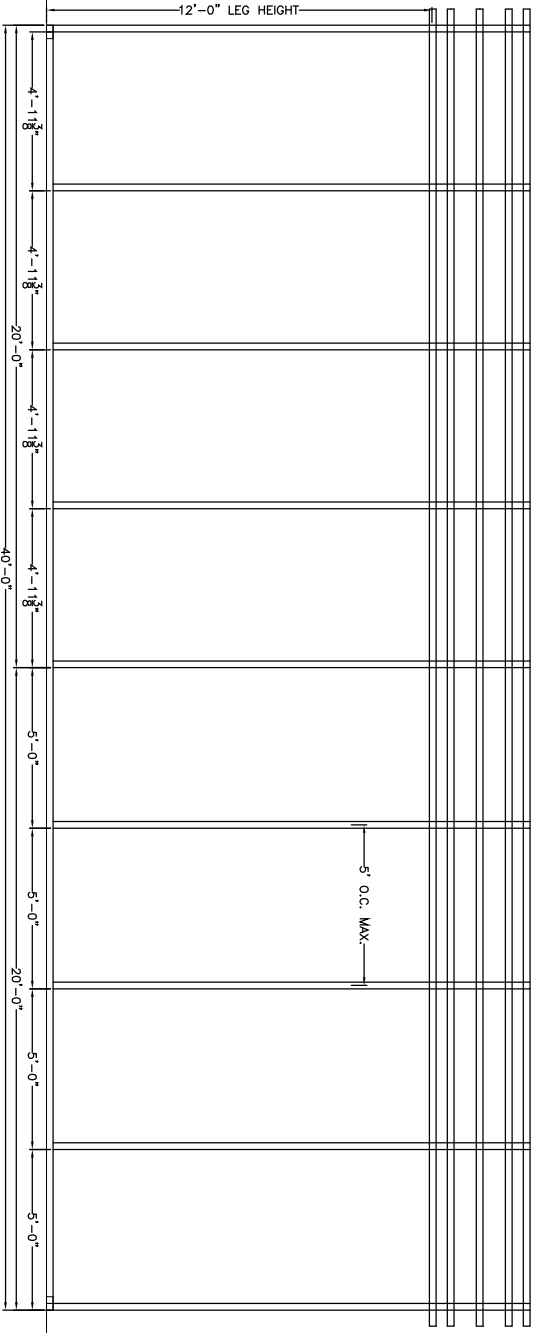
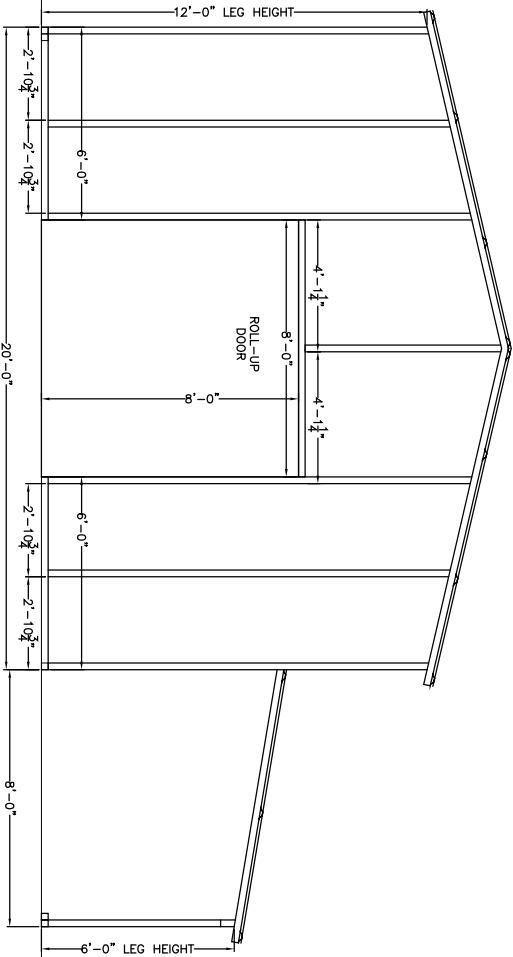
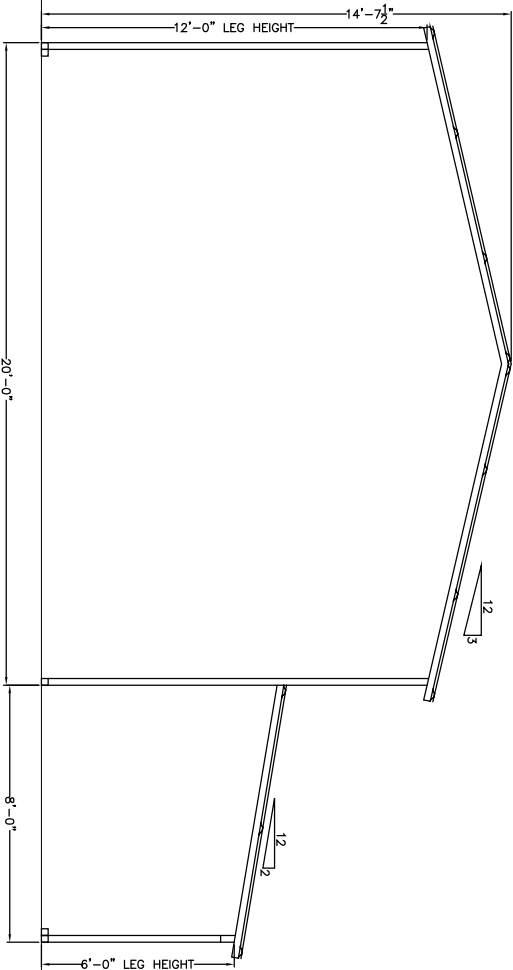
[illegible]

DRAWN BY:	MTB
DATE:	4/28/25
LOCATION:	900 Old Combee Rd, Lakeland
SIZE:	40"L X 28"W X 12"H

TITLE: SIDE & END FRAMING VIEWS

Matthew T. Baldwin P.E.
Florida License #64608
1160 Private Road, Deland

Sheet: 2 OF 4



RIGHT SIDE LEAN-TO WALL



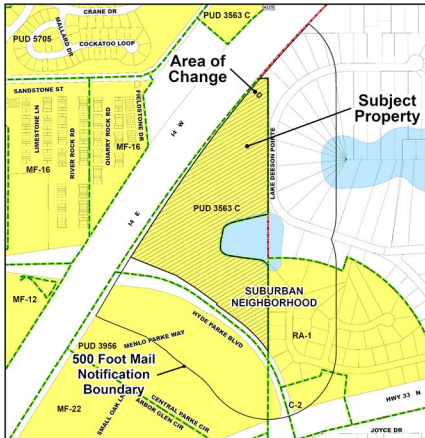
File Number: PUD25-016

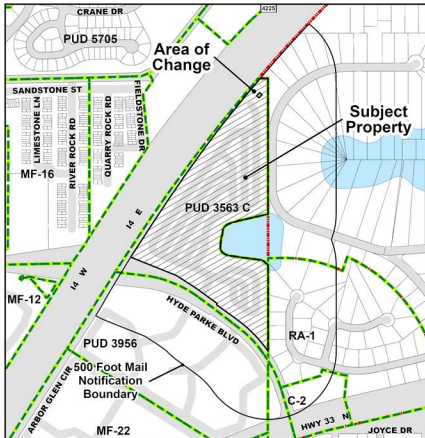
Present Zoning: PUD 3563 C
Present Context: Suburban Neighborhood
Proposed Zoning: Minor Modification of PUD Zoning to Allow for the Placement of a 28' x 40' Metal Storage Building on Lots 53 and 54 within Lakeland RV Resort

- Subject Property
- Area of Change
- 500 Foot Mail Notification Boundary
- Zoning
- 4867 Conditional Use
- Parcels
- City Limits
- Water Body
- SPI
- Railroad



October 2025





File Number: PUD25-016

Present Zoning: PUD 3563 C
Present Context: Suburban Neighborhood
Proposed Zoning: Minor Modification of PUD Zoning
 to Allow for the Placement of a
 28' x 40' Metal Storage Building on
 Lots 53 and 54 within Lakeland RV
 Resort



October 2025



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

October 3, 2025

RE: 900 Old Combee Road - Project No. PUD25-016

Dear Property Owner:

This letter is to advise you that Eric Langston, ETL Contractors, LLC, on behalf of NHC FL 103, LLC, requests a minor modification of PUD (Planned Unit Development) zoning to allow for the placement of a 28' x 40' metal storage building with a mean roof height of 13.375' on Lots 53 and 54 within Lakeland RV Resort located at 900 Old Combee Road. The subject property is legally described as follows:

BEG NE COR OF NE1/4 RUN S 1999.13 FT TO NLY R/W OLD COMBEE RD
NWLY ALONG CURVE ON R/W 327.78 FT N 54 DEG 04 MIN 13 SEC W ALONG
R/W 184.82 FT N 35 DEG 55 MIN 47 SEC E 10 FT N 54 DEG 04 MIN 13 SEC W
ALONG R/W 189.9 FT N 57 DEG 07 MIN 22 SEC W ALONG R/W 174.46 FT N 68
DEG 08 MIN 52 SEC W ALONG R/W 397.37 FT NELY ALONG SELY R/W I-4
ALONG CURVE 1618.68 FT TO N-LINE SEC N 88 DEG 54 MIN 08 SEC E 71.29 FT
TO POB LESS ADDL R/W FOR I-4 AS DESC IN OR 5261 PG 296

The public hearing to consider this request will be held before the Lakeland Planning and Zoning Board at **8:30 a.m., on Tuesday, October 21, 2025**, in the City Commission Room, City Hall, 228 S. Massachusetts Avenue. As an owner of property within 500 feet of this request, as indicated on the attached map, you will be given an opportunity to express your opinion at the public hearing *or* you may submit your views to the Community Development Department, 863-834-6011 or planning@lakelandgov.net, prior to the October 21st meeting.

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

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

THIS IS A COURTESY LETTER NOT REQUIRED BY LAW



Planning & Zoning Board General Application

General Information:				
Project No:	CUP25-011		Application Date:	8/28/2025
Associated Projects:	ZON25-012			
Project Name:	CITY OF LAKELAND TRANSFER STATION			
Subject Property Address:	2760 COMBEE RD N			
Parcel ID:	242804000000012010	Total Acreage:	40.3	
Applicant Name:	SARAH GUSTITUS-GRAHAM			
Applicant Address:	12802 TAMPA OAKS BLVD, SUIT 151	TAMPA	FL	33637
Owner Name:	LAKELAND CITY OF			
Owner Address:	228 S MASSACHUSETTS AVE	LAKELAND	FL	33801
Request:				
Application Type:	Conditional Use Permit			
Land Use				
Current	Industrial	(I)		
Proposed	Not Applicable			
Zoning				
Current	Heavy Industrial	(I-3)		
Proposed	Not Applicable			
Sub Context District				
Current				
Proposed				

Explanation of Request:	Application of I-3 (Heavy Industrial) zoning on 23.78 acres, and a major modification to an existing conditional use for a solid waste transfer facility to adopt a new site development plan and expand the boundaries to include an adjacent 23.78 parcel to the north, on property located at 2670 N. Combee Road.							
Justification:								
Concurrency:								
Proposed Dwelling Units:	0	Project Floor Area:					Square feet	
Type of Use:				Phase		Year		
Estimate of Public Service Demand								
Roadways	Daily Trips:	#Error		PM Peak Hour Trips:				
Potable Water		GPD	Wastewater		GPD	Solid Waste		PPD

Lakeland Transfer Station Design (ME2478)

Property Narrative Memorandum

DATE: 28 August 2025

City of Lakeland (the City) is seeking to develop a solid waste transfer station and supporting facilities at 2828 Combee Road N, Lakeland, FL. Solid waste transfer stations are used to consolidate several loads from collection vehicles into larger loads in transfer trailers. The collection vehicles tip their loads onto a concrete floor, then a loader compacts the waste into a transfer trailer. The transfer trailer is then used to transport the waste to the final disposal location. Facilities planned to support the transfer station operation and overall City solid waste department include a scalehouse, an administrative building, and a fleet maintenance building. The site will also include parking for collection vehicles, transfer trailers, and employee vehicles as well as a truck wash.

The City has allocated parcels 242804000000012020, 242804000000012030 and a portion of parcel 242804000000012010 for the development of the proposed facilities. Together the parcels comprise the 40.3-acre site. The allocation of parcel 242804000000012020 was motivated by the relocation of the entrance to the facility to accommodate turn lanes designed for the 55 mile per hour speed limit along Combee Road. The design of the turn lanes is being undertaken by Kimley Horn and includes design of a sidewalk adjacent to the turn lanes. The proposed sidewalk layout is currently under review with FDOT, and final inclusion and design of the sidewalk are subject to FDOT approval.



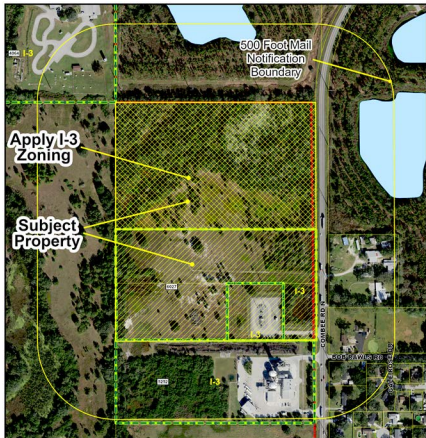
III

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FOR REVIEW PURPOSES ONLY
DRAFT PERMIT DRAWING - NOT FOR CONSTRUCTION



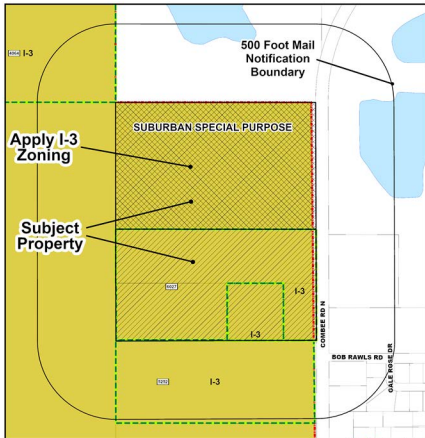
File Number: CUP25-011 ZON25-012

Present Zoning: I-3 and None with Conditional Use
Present Context: Suburban Special Purpose
Proposed Zoning: Application of I-3 Zoning on 23.78 acres and Major Modification of Existing Conditional Use for a Solid Waste Transfer Station to Adopt a New Site Plan and Expand Boundaries to the North

-  Subject Property
-  500 Foot Mail Notification Boundary
-  Apply I-3 Zoning
-  Zoning
-  Conditional Use
-  4567
-  Parcels
-  City Limits
-  Water Body
-  SPI
-  Railroad



October 2025



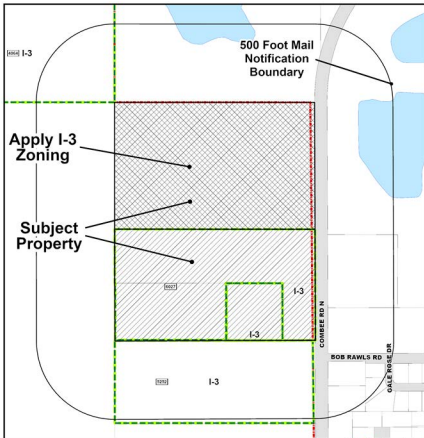
File Number: CUP25-011 ZON25-012

Present Zoning: I-3 and None with Conditional Use
Present Context: Suburban Special Purpose
Proposed Zoning: Application of I-3 Zoning on 23.78 acres and Major Modification of Existing Conditional Use for a Solid Waste Transfer Station to Adopt a New Site Plan and Expand Boundaries to the North

- Subject Property
- 500 Foot Mail Notification Boundary
- Apply I-3 Zoning
- Zoning
- Conditional Use
- 4567
- City Limits
- Water Body
- SPI
- Railroad



October 2025



File Number: CUP25-011 ZON25-012

Present Zoning: I-3 and None with Conditional Use
Present Context: Suburban Special Purpose
Proposed Zoning: Application of I-3 Zoning on 23.78 acres and Major Modification of Existing Conditional Use for a Solid Waste Transfer Station to Adopt a New Site Plan and Expand Boundaries to the North



October 2025



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

October 3, 2025

RE: 2670 N. Combee Road - Project No. CUP25-011/ZON25-012

Dear Property Owner:

This is to advise you that that Sarah Gustitus-Graham, Geosyntec Consultants, Inc., on behalf of the City of Lakeland, requests the application of I-3 (Heavy Industrial) zoning on 23.78 acres, and a major modification to an existing conditional use for a solid waste transfer facility to adopt a new site development plan and expand the boundaries to include an adjacent 23.78 parcel to the north, on property located at 2670 N. Combee Road. The subject property is legally described as:

SE1/4 OF NE1/4 LESS N 1155 FT & N 520 FT OF NE1/4 OF SE1/4 LESS RD R/W FOR N COMBEE RD BEING PCL 3 AS DESC IN OR 5519 PG 638 & 5339 PG 1514 LESS THAT PART LYING WITHIN FOLL DESC PROP: COMM NE COR OF SE1/4 OF SEC RUN S ALONG E LINE OF NE1/4 OF SE1/4 736.22 FT N89-36-26W 39.90 FT TO WLY R/W LINE OF COMBEE RD & POB CONT N89-36-26W 1269.60 FT TO W LINE OF NE1/4 OF SE1/4 N ALONG SAID W LINE 528.68 FT S89-37-54E 1266.60 FT TO AFORESAID WLY R/W LINE OF COMBEE RD S ALONG SAID R/W LINE 529.25 FT TO POB

The public hearing to consider this request will be held before the Lakeland Planning and Zoning Board at **8:30 a.m., on Tuesday, October 21, 2025**, in the City Commission Room, City Hall, 228 S. Massachusetts Avenue. As an owner of property within 250 feet of this request, as indicated on the attached map, you will be given an opportunity to express your opinion at the public hearing *or* you may submit your views to the Community Development Department, 863-834-6011 or planning@lakelandgov.net, prior to the October 21st meeting.

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

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

THIS IS A COURTESY LETTER NOT REQUIRED BY LAW



Community & Economic Development Staff Report

Date:	October 21, 2025	Reviewer:	Audrey McGuire
Project No:	LDC25-002	Applicant:	City of Lakeland
P&Z Hearing:	October 21, 2025	P&Z Final Decision:	November 18, 2025
Request:	Changes to Article 9 (Subdivision Regulations); Article 12 (Administration and Enforcement), Section 12.2 (Planning and Zoning Board); and Article 6 (Natural Resource Protection Standards), Subsection 6.3.11 (Permitting Requirements and Effective Dates) to establish a minor subdivision review process, removing final plat approval authority from the Planning and Zoning Board and designating the City Manager as the administrative authority responsible for final plat approval, and revising the Planning and Zoning Board review and approval requirements for subdivisions plats in the Green Swamp Area of Critical State Concern.		

1.0 Background

This amendment to the Land Development Code (LDC) is in response to legislation passed during the 2024 and 2025 sessions of the Florida Legislature.

Senate Bill 784 was adopted by the Florida Legislature on June 20, 2025 and amends Chapter 177, Florida Statutes pertaining to subdivision platting. Among other changes related to platting, SB 784 requires subdivision plats and replats to be approved by an administrative authority without further action or approval by local governing bodies.

Senate Bill 812 was adopted by the Florida Legislature in 2024 and amended Chapter 177, Florida Statutes pertaining to subdivision platting. Among other changes, SB 812 requires certain local governments to create a program to expedite the issuance of residential permits prior to the recording of the final plat. By December 31, 2027, local governments are required to establish an application process to allow for the issuance of building permits for up to 75 percent of the lots within a residential subdivision prior to recording of the final plat if certain conditions are met.

The proposed changes to Article 1, Section 1.6 (Definitions) relocate definitions for “subdivisions” and “right-of-way subdivisions” to Article 9, Section 9.2 (Definitions) for continuity purposes.

Proposed changes to Article 12, Section 12.2 (Planning and Zoning Board) remove final plat approval authority from the Planning and Zoning Board in response to SB 784.

Proposed changes to Article 6, Sub-Section 6.3.11 (Permitting Requirements and Effective Dates) clarify additional review requirements pertaining to Planning and Zoning Board approval of subdivision plans in the Green Swamp Area of Critical State Concern in response to SB 784.

Proposed changes to Article 9 (Subdivision Regulations) will establish a minor subdivision review process; remove final plat approval authority from the Planning and Zoning Board and designate the City Manager as the administrative authority responsible for final plat approval due to the passage of SB 784 which requires plats to be administratively approved; and to establish procedures for early start construction in residential subdivisions to address SB 812, adopted by the legislature in 2024, which requires local governments to create a process to allow up to 75 percent of lots to commence construction prior to the completion of subdivision improvements and recording of the plat.

1.1 Attachments

- Attachment A: Proposed Changes to Article 1, Section 1.6 (Definitions)
- Attachment B: Proposed Changes to Article 12, Section 12.2 (Planning and Zoning Board)
- Attachment C: Proposed Changes to Article 6, Sub-Section 6.3.11 (Permitting Requirements and Effective Dates)
- Attachment D: Proposed Changes to Article 9 (Subdivision Standards)

ATTACHMENT "A"

ARTICLE 1: INTRODUCTION AND USE OF THIS CODE

1.6 – DEFINITIONS

1.6.2 DEFINITIONS

Unless the context clearly indicates a different meaning, for the purposes of this Code, the following words and terms shall be defined as follows:

...

Right-of-Way Subdivision: ~~A subdivision solely for the purpose of establishing public right-of-way for a road or other improvement and not for the creation of lots, parcels or tracts for development.~~

...

Subdivision:

- ~~A. Land, improved or unimproved, divided into three or more lots, parcels, tracts or other portions, for the purpose of transfer of ownership whether immediately or in the future;~~
- ~~B. Land divided in any manner, if the establishment of a new street or alley is involved (See also Right-of-Way Subdivision); and~~
- ~~C. Land which is resubdivided. Resubdivide shall mean the further division of a parcel by a previous subdivision into three or more contiguous lots or parcels.~~

ATTACHMENT "B"

ARTICLE 12: ADMINISTRATION AND ENFORCEMENT

12.2 – PLANNING AND ZONING BOARD

There is hereby established a Planning and Zoning Board of the City of Lakeland. Pursuant to, and in accordance with, Part II, Chapter 163, Florida Statutes, the Planning and Zoning Board is hereby designated and established as the local land planning agency and the land development regulation commission for the incorporated territory of the City of Lakeland.

12.2.1 ORGANIZATION, RULES AND PROCEDURES

12.2.1.1 Appointment and Terms of Members

The Planning and Zoning Board shall consist of seven members to be appointed by the City Commission to serve for terms of three years. Members of the Board shall be appointed as provided for in resolutions of the city and the by-laws of the Board. In addition, there shall be one nonvoting member who shall be a representative of the school district appointed by the Polk County School Board to attend those meetings at which the Planning and Zoning Board considers Comprehensive Plan amendments and rezoning that would, if approved, increase residential density on the property that is the subject of the application.

12.2.1.2 Officers

The Board shall annually elect a Chairman, Vice Chairman and a Secretary as provided for in resolutions of the city and the by-laws of the Board.

12.2.1.3 Meetings and Records

All meetings of the Board shall be public meetings and all records of the Board shall be public records. The method of setting public meetings and storing records shall be as provided for in resolutions of the city and the by-laws of the Board.

12.2.1.4 Rules and Procedures

The Board shall follow such rules, procedures and methods of accomplishing its duties as provided for in resolutions of the city and the by-laws of the Board.

12.2.2 POWERS AND DUTIES

As the local land planning agency and the land development regulation commission for the city, the Board shall serve as an advisory board to the City Commission and assist the Commission in carrying out its powers and duties to plan, zone, regulate development, control density, and administer planning, zoning and development activities pursuant to Article VIII of the Constitution of the State of Florida, Florida Statutes, various special acts, the City Charter and this Code. The Board shall have, among others, the powers and duties set forth in the following sections:

12.2.2.1 Powers and Duties with Respect to Comprehensive Planning Program

As the local land planning agency for the city, the Board shall:

- a. Conduct the comprehensive planning program and prepare the Comprehensive Plan or elements or portions thereof;
- b. Coordinate said Comprehensive Plan or elements or portions thereof with the comprehensive plans of other appropriate local governments and the State of Florida;
- c. Recommend said Comprehensive Plan or elements or portions thereof to the City Commission for adoption; and
- d. Monitor and oversee the effectiveness and status of the Comprehensive Plan as may be required from time to time.

12.2.2.2 Powers and Duties with Respect to Land Development Codes

As the local land planning agency and land development regulation commission for the city, the Board shall develop and recommend to the City Commission land development codes which implement the adopted Comprehensive Plan, and shall review the land development codes, or amendments thereto, for consistency with the adopted Comprehensive Plan or elements or portions thereof, and report to the City Commission regarding its findings.

a. Powers and Duties with Respect to Zoning:

1. To consider applications for development approval for Developments of Regional Impact and make recommendations to the City Commission pertaining thereto;
2. To study and review the Official Zoning Map and the zoning provisions of this Code and, from time to time, propose and recommend to the City Commission changes, modifications or amendments thereto;
3. To consider applications for a change in zoning or for annexation and zoning and either deny said applications or recommend their approval to the City Commission;
4. To make recommendations to the City Commission on the merits of holding a public hearing on applications for a change in zoning previously denied by the Board; and
5. To consider applications for conditional use and either deny said applications or recommend their approval to the City Commission.

b. Powers and Duties with Respect to Subdivision Regulation:

- ~~1. To hear and decide applications for final plat approval; and~~
- 2~~1~~. To hear and decide appeals or variances from, and interpretations of, the subdivision regulation provisions of this Code.

12.2.2.3 Studies and Reports

In the conduct of its duties, the Board shall make comprehensive studies, surveys and investigations and special studies of a specific nature relating to issues of planning and zoning. Copies of all reports and recommendations of the Board shall be filed with the City Commission.

12.2.2.4 Consultation with Public Agencies; Public Participation

In the conduct of its duties, the Board shall consult with the City Commission and other public and semi-public agencies. The City Commission and other public bodies and boards shall, upon request, furnish to the Board, within a reasonable time, such available information as may be required for the Board's work. Copies of all reports and recommendations of the Board may be furnished to other public and semi-public agencies and to the general public. It shall also be the duty of the Board to consult with the general public and encourage public participation in the planning process.

12.2.2.5 Right of Entry

The Board, its members, officers, and administrative staff in the performance of their duties, may enter upon any land to make examinations, investigations and surveys.

ATTACHMENT "C"

ARTICLE 6: NATURAL RESOURCE PROTECTION STANDARDS

6.3 – GREEN SWAMP AREA OF CRITICAL STATE CONCERN

...

6.3.11 PERMITTING REQUIREMENTS AND EFFECTIVE DATES

...

6.3.11.1 Additional Review Requirements

- a. In the Green Swamp ACSC, Planning and Zoning Board review and approval shall be required for all site plans and subdivision construction plan / ~~preliminary plat~~ approvals.
- b. Prior to commencement of development, all state and federal permits must be obtained.
- c. All development approvals within the Green Swamp ACSC are subject to review and approval by the LPA, up to 45 days after such approvals have been officially rendered to the LPA by the City. The LPA has the authority to appeal any development approvals in the ACSC.

...

ATTACHMENT "D"

ARTICLE 9: SUBDIVISION STANDARDS

9.1 – INTENT, APPLICABILITY AND AUTHORITY

9.1.1 INTENT

It is the intent of this article to provide minimum standards for the conversion of unplatted lands to subdivisions and for the resubdivision of parcels to protect the public health, safety and general welfare, promote the orderly layout of development sites and streets, provide for proper light and air, and provide for transportation, potable water, wastewater collection, flood prevention, drainage, recreation and other services.

9.1.2 APPLICABILITY

These regulations shall govern subdivisions and resubdivisions of land within the corporate limits of the City of Lakeland. Standards set forth herein for the platting of subdivisions and the construction of streets and other facilities for subdivisions shall apply to both publicly dedicated and private streets and other facilities.

9.1.3 AUTHORITY

The authority for enforcement of these regulations is provided in the Charter, City of Lakeland and Florida Statutes, Chapters 163, 166 and 177.

9.2 – DEFINITIONS

Subdivision:

- a. Land, improved or unimproved, divided into three or more lots, parcels, tracts, or other portions, for the purchase or transfer of ownership whether immediately or in the future;
- b. Land divided in any manner, if the establishment of a new street or alley is involved (See also Right-of-Way Subdivision); and
- c. Land which is resubdivided. Resubdivide shall mean the further division of a parcel created by a previous subdivision into three or more contiguous lots or parcels.

Subdivision – Minor: Any subdivision of land which creates at least three and no more than five lots, which has infrastructure in place and does not require any additional subdivision improvements, and is otherwise consistent with this Code and the City of Lakeland Comprehensive Plan.

Subdivision – Right-of-Way: A subdivision solely for the purpose of establishing public right-of-way for a road or other improvement and not for the creation of lots, parcels or tracts for development.

Subdivision Improvement: Any roadway facility, water distribution facility, wastewater collection facility, stormwater drainage facility, electric distribution facility, pedestrian and bicycle facility, transit facility, street trees, landscaping or other improvements which are required to be constructed or installed to serve a subdivision in accordance with these regulations and the Engineering Standards Manual.

Subdivision Improvement—Private: Any subdivision improvement which will be owned and maintained by a non-governmental entity such as a property owners or homeowners association.

Subdivision Improvement—Public: Any subdivision improvement which will be conveyed to the City of Lakeland or which the city is responsible for assuring compliance with the regulations of other governmental entities.

Subdivision Plat—Final: A map or drawing depicting the exact division of land into lots, blocks, parcels, tracts, sites or other divisions, as set forth in Chapter 177, Florida Statutes, which has

been prepared in the stipulated format for the purpose of recording with the Polk County Clerk of the Circuit Court.

Subdivision Plat—Preliminary: A detailed map or drawing depicting the proposed division of land into lots, blocks, parcels, tracts, sites, or other divisions for the purpose of technical review prior to the submission of a Final Subdivision Plat.

Subdivision Review Procedures: Written administrative procedures specifying detailed requirements and procedures for the submittal and review of subdivision plats and construction plans. Such procedures, including a schedule of required fees, are subject to amendment from time to time.

Subdivision Review Team: An internal review team composed of the directors of each city department having responsibility for enforcement of the subdivision regulations, or their designees.

9.3 – ADMINISTRATION AND ENFORCEMENT

9.3.1 ADMINISTRATION

9.3.1.1 City of Lakeland Planning and Zoning Board

~~The Planning and Zoning Board shall be responsible for regulating the layout of new subdivisions hearing and deciding appeals and variations from, and interpretations of the subdivision regulations, in accordance with Sub-Section 12.7.1. The Planning and Zoning Board shall exercise this responsibility by reviewing applications for final plat approval and approving or disapproving based on conformance with the requirements of these regulations and other applicable municipal regulations.~~

9.3.1.2 ~~Director of Community Development~~

~~The Director of Community Development shall be responsible for assisting the Planning and Zoning Board in carrying out its responsibility for regulating the layout of new subdivisions and resubdivisions. The director or his designee shall exercise this responsibility by reviewing and approving preliminary plats and by reviewing and recommending approval or disapproval of final plats. Reviews, approvals, disapprovals and recommendations shall be based on conformance with the requirements of these regulations and other applicable municipal regulations.~~

9.3.1.32 Director of Community and Economic Development, Director of Public Works, General Manager of Lakeland Electric, Director of Water Utilities, Director of Parks and Recreation and Other Municipal Personnel

The Director of Community and Economic Development, the Director of Public Works, the General Manager of Lakeland Electric, the Director of Water Utilities and the Director of Parks and Recreation shall be responsible for assisting the Planning and Zoning Board in carrying out its responsibility for regulating the layout of new subdivisions and resubdivisions. The directors or their designees shall exercise this responsibility by reviewing and approving preliminary plats and construction plans, and by reviewing and recommending approval or disapproval of preliminary and final plats and construction plans. The city's Subdivision Review Team shall review all plats and construction plans on behalf of the directors and shall advise the directors regarding conformance thereof with the requirements of these disapprovals and other applicable municipal regulations. Reviews, recommendations, approvals and disapprovals shall be based on conformance with the requirements of these regulations and other applicable municipal regulations.

9.3.1.43 City Manager

The City Manager or his designee shall be responsible for administrative approval and recording of approved final plats after making a determination that all prerequisites of these regulations have been met.

9.3.1.54 Subdivision Review Team

The Subdivision Review Team shall be responsible for technical review of subdivision plats and construction plans to assure conformance with these regulations and all other city regulations and requirements.

9.3.1.65 Capacity Review Committee

The Capacity Review Committee shall be responsible for evaluating proposed subdivisions and allocating appropriate water and wastewater capacity as part of the review process. A commitment of utility capacity to a proposed subdivision is separate and distinct from approval of a subdivision plat or construction plans for the subdivision.

9.3.1.76 City Responsible for Certain Easement and Right-of-Way Acquisition at Developer's Expense

The city may acquire easements and/or rights-of-way beyond the limits of a proposed subdivision if such acquisition is necessary for compliance with the regulations of this code and if such property is not available to the developer at a reasonable cost. A reasonable cost shall be determined based on one or more MAI (Member of Appraisal Institute) appraisals and a consideration of other pertinent factors. The developer shall provide the City Manager with documentation regarding the need for such easements or rights-of-way, their value and the circumstances preventing their acquisition. The City Manager shall weigh all factors in determining the merits of the city's involvement in the potential acquisition including, but not limited to the public benefits, the costs, and conformity with the Comprehensive Plan. In the event that the city agrees to acquire such easements or rights-of-way and the developer is the sole beneficiary of such acquisition, the developer shall reimburse the city for any and all direct and indirect costs incurred in order to make such acquisition. If the developer receives only partial benefit from the acquisition, then the developer shall reimburse a proportionate share of the direct and indirect costs incurred. No work shall commence until there is agreement as to the city's share of the costs. Reimbursement or provision for reimbursement shall be made prior to approval of the final plat by the City Manager. Easements or rights-of-way thus acquired shall be done so in the interest of the city and not of the developer.

9.3.2 ENFORCEMENT AND PENALTIES

- a. No plat of a subdivision of land located within the city limits shall be received or recorded in the records of Polk County by the Clerk of the Circuit Court of such county until said plat has been approved by the City Manager. No plat of a subdivision shall be recorded by other than the City Manager or his designee. Any person other than the City Manager or his designee who shall file for recording with the Clerk of the Circuit Court any plat of a subdivision within the city shall be deemed guilty of a violation of this code upon conviction thereof, and punished as provided by law.
- b. Any subdivision improvement, land alteration, building or other structure erected or intended to be erected in violation of these subdivision regulations shall be deemed an unlawful improvement, building or structure and the City Manager may bring action to enjoin such improvement or erection or cause it to be vacated, removed or altered.
- c. No construction of subdivision improvements shall commence prior to approval of a preliminary plat and construction plans by the Subdivision Review team; ~~approval of the final plat by the Planning and Zoning Board~~; approval by all other regulatory agencies such as SWFWMD, FDOT, FDEP and applicable federal agencies; and a Letter of Authorization having been signed by the Public Works Director. This

prohibition shall not preclude the commencement of certain land alteration activities permitted through the issuance of a Site Alteration Permit in accordance with Section 6.5.

- d. In the event that the developer should fail to follow the regulations, procedures, approvals and obligations established by the city, the city shall have the right, in addition to all other legal remedies, to cease the issuance of building permits, certificates of occupancy, new utility services or other furtherance of development services to the subdivision until such time as appropriate corrective actions meeting with the City Manager's approval, have been completed by the developer.

(Ord. No. 5455, 07-21-14)

9.4 – CONCEPT PLAN

9.4.1 CONCEPT PLAN REVIEW PROCESS

9.4.1.1 Concept Review Required

Prior to submitting a preliminary plat and construction plans, the prospective applicant or agent shall first submit a concept plan for review by the Subdivision Review Team. The purpose of concept plan review is to provide the prospective applicant with information which will be helpful to prepare a preliminary plat and construction plans.

9.4.1.2 Preparation and Submission of Concept Plan

A prospective applicant or his agent shall prepare a concept plan. The concept plan shall be submitted, along with the required fees, in accordance with the most recent Subdivision Review Procedures.

9.4.1.3 Review of Concept Plan

The concept plan shall be reviewed by the Subdivision Review Team. Each department having responsibility for enforcement of these regulations shall provide comments in accordance with the department's areas of responsibility as to conformance of the concept plan with the regulations. A copy of the Subdivision Review Team comments shall be provided to the applicant to aid in the preparation of a preliminary plat and construction plans.

9.4.1.4 Subdivision Review and Platting Requirements

Any division of a lot, parcel, or tract of land that includes the construction of new roads, drainage facilities, wetland impacts or floodplain mitigation, or reconstruction of any of these facilities, shall be reviewed by the Subdivision Review Team and may require both construction plan review and plat review.

(Ord. No. 5899, § 2(Att. A), 10-18-21)

9.4.2 CONCEPT PLAN DESIGN AND DRAWING REQUIREMENTS

9.4.2.1 Size, Scale and Character of Concept Plan Drawings

Concept plans shall be drawn to any size or engineering scale which is suitable to depict all significant characteristics of the proposed subdivision. Concept plans may be drawn in sketch form.

9.4.2.2 Information Shown on Concept Plan Drawings

Concept plan drawings shall contain the following minimum information consistent with these regulations and the City of Lakeland Engineering Standards Manual:

- a. Name of the subdivision;
- b. Names of all owners of record of the subject property;

- c. Name and address of preparer;
- d. North arrow and scale;
- e. Location map;
- f. Total area of the land to be subdivided;
- g. Existing and proposed divisions of land including but not necessarily limited to lots, blocks, parcels, tracts, sites, common areas and streets;
- h. Type of proposed land uses (residential, office, commercial, industrial, etc.) and, if known, the number of total units or square feet of development;
- i. Right-of-way locations, lines and names of all existing and proposed streets, alleys or roads in, through or adjoining the subdivision;
- j. Proposed right-of-way widths and typical street sections, including location of utilities;
- k. Existing and proposed easements or other reservations or dedications of lands to the public;
- l. Wetlands and FEMA 100-year flood elevations where applicable.
- m. Anticipated water, wastewater and electric demands plus identification of any unusual service needs for which special accommodations by the city utilities may be necessary.
- n. Proposed development schedule including any phasing of the build-out if known.

9.4.3 NON-BINDING CONCURRENCY DETERMINATION REQUIREMENT

An application for concurrency determination shall be submitted to the Community and Economic Development Department with the concept plan. A nonbinding concurrency determination is required as part of the concept plan review. Upon a determination that no essential services will be degraded below the adopted level of service, as defined in the Comprehensive Plan, then the applicant may submit a preliminary plat and construction plans for review.

9.5 – PRELIMINARY PLAT AND CONSTRUCTION PLANS

9.5.1 PRELIMINARY PLAT AND CONSTRUCTION PLANS REVIEW AND APPROVAL PROCESS

9.5.1.1 Preparation and Submission of Preliminary Plat and Construction Plans

A prospective applicant or his agent shall prepare a preliminary plat and construction plans in accordance with these regulations and the City of Lakeland Engineering Standards Manual and shall address comments made by the Subdivision Review Team during concept review. The preliminary plat and construction plans shall be submitted together, along with a boundary and topographic survey prepared in accordance with Chapter 472, F.S. and 5J-17, FAC and the required fees, in accordance with the most recent Subdivision Review Procedures. The boundary and topographic survey shall be prepared by a Professional Surveyor and Mapper registered by the State of Florida. Construction plans shall be prepared by a Professional Engineer licensed by the State of Florida. The Director of Community and Economic Development shall distribute copies of the preliminary plat, construction plans and survey in accordance with the most recent Subdivision Review Procedures.

9.5.1.3 Approval or Disapproval of Preliminary Plat and Construction Plans by Subdivision Review Team

The Subdivision Review Team shall approve or disapprove a preliminary plat and construction plans within thirty days of the receipt of such and a complete application for approval with all required submittals. The basis for approval shall be a finding that

the preliminary plat and construction plans conform with the provisions of these regulations. The basis for disapproval shall be a finding that the preliminary plat and construction plans do not conform or that there is insufficient information to determine conformance. The Subdivision Review Team's decision shall be communicated in writing to the applicant. If the Subdivision Review Team disapproves the application, the applicant shall be informed which aspects of the design do not conform to these regulations and shall be given an opportunity to make the necessary changes.

Following written notification of approval by the Subdivision Review Team, the applicant shall submit ~~six~~ signed and sealed copies of the construction plans to the Community and Economic Development Department for final approval.

9.5.1.4 Appeal of Subdivision Review Team's Recommendation of Approval or Disapproval

The action of the Subdivision Review Team to recommend disapproval of a preliminary plat may be appealed to the Planning and Zoning Board. The basis of such appeal shall be that the action is based on an incorrect interpretation of the requirements of these regulations. In the event of an appeal, the Board shall take such action as it deems appropriate within the scope of these development regulations. Technical variations shall not be considered appeals.

9.5.2 EXPIRATION OF PRELIMINARY PLAT AND CONSTRUCTION PLAN APPROVAL

Approved preliminary plat and construction plans shall remain valid, provided that construction of the subdivision improvements has commenced within one year after the date of the approval and a final plat based thereon is recorded within two years after the date of approval. However, one or more extensions of not more than one year each may be granted by the Director of Community and Economic Development upon a finding that there have been no changes which make some other type of development or some other configuration more appropriate. Changes to be considered include, but are not limited to, changes in land development regulations, changes in the existing use of land, changes in streets and roads, changes in traffic volumes and patterns and changes or contemplated changes in the Comprehensive Plan goals, objectives and policies.

9.5.3 PRELIMINARY PLAT DESIGN AND DRAWING REQUIREMENTS

9.5.3.1 General Design Standards for Preliminary Plats

Preliminary plats shall be consistent with the general design standards for layout of subdivisions set forth herein and other applicable requirements of this Code. These standards shall apply regardless of whether the roads, utilities or other infrastructure systems are to be publicly or privately operated or maintained.

9.5.3.2 Size, Scale and Character of Preliminary Plat Drawings

Preliminary plats shall be drawn on sheets that are 24 inches by 36 inches in size. They shall be drawn to an engineering scale which is suitable to depict all significant characteristics of the proposed subdivision. They may be drawn in sketch form provided that they are sufficiently specific to allow determination of compliance with all requirements of these regulations.

9.5.3.3 Information Shown on Preliminary Plat Drawings

At a minimum, preliminary plat drawings shall contain the following information:

- a. Name of the subdivision;
- b. Names of all current owners of record of the subject property;
- c. Name and address of preparer and date of preparation;
- d. North arrow and scale of all drawings;
- e. Location map;

- f. A metes and bounds legal description of the land contained within the proposed subdivision and total area of said land contained therein;
- g. Proposed divisions of land including but not necessarily limited to lots, blocks, parcels, tracts, sites, common areas and streets;
- h. Right-of-way locations, lines, and names of all proposed and existing streets, alleys or roads in, through or adjoining the subdivision; ~~and~~
- i. Typical lot layout for interior and corner lots showing minimum building setbacks in accordance with the adopted zoning;
- j. For residential subdivisions, identification of the number of lots, not to exceed 75 percent of the total development lots, that are proposed to commence construction prior to recording of the final plat. The requirements for Early Start Construction are outlined in Sub-Section 9.8.8.

9.5.4 CONSTRUCTION PLAN DESIGN AND DRAWING REQUIREMENTS

9.5.4.1 General Design Standards for Construction Plans

Construction plans shall be consistent with the general design standards for construction of subdivision improvements set forth in Section 9.9.

9.5.4.2 Size, Scale and Character of Construction Plan Drawings

Construction plan drawings shall be drawn on sheets that are 24 inches by 36 inches in size and that have a two-inch binding margin on the left side and a one-inch margin on the other three sides, unless otherwise required by the city. They shall be drawn to an engineering scale that is suitable to depict all required information but in no instance at a scale dimension smaller than 1" = 50' horizontal for plan view, or 1" = 5' vertical for profile view.

9.5.4.3 Information Shown on Construction Plan Drawings

Construction plan drawings shall contain the following minimum information:

- a. The location of existing property lines, streets, sidewalks, buildings, water courses, wetlands, floodplains, railroads, sewers, bridges, culverts, drain pipes, water and wastewater mains and any public or private easements that are within or adjacent to the proposed subdivision.
- b. All proposed subdivision improvements, including improvements specified in or made necessary by conditions adopted as part of Planned Unit Developments or other zoning ordinances applicable to the subject property.
- c. Proposed roadway typical section, including all dimensions and structural features of the proposed section including street lighting and street trees. The proposed roadway typical shall be consistent with street types permitted in the context in accordance with Section 3.3 and with an appropriate typical section as shown in the Engineering Standards Manual or of an alternate design approved by the Director of Public Works.
- d. Alignments and dimensions of proposed streets, alleys, parks, public lands, easements and utility layouts (electrical distribution, water supply including fire hydrants, wastewater, and stormwater management), showing feasible connection to an existing or proposed system. The alignments and dimensions shall provide for the installation of underground electrical distribution and service to each lot contained within the subdivision plat.
- e. Lot lines and appropriate dimensions.
- f. Contour lines at vertical intervals of not more than one foot.

- g. Existing ground profiles and proposed grades of all streets and profiles of utilities as may be necessary to review critical areas or points of conflict. Street profiles and grades shall be at center lines of streets.
- h. Soil survey data in accordance with the Engineering Standards Manual.
- i. A Professional Engineer licensed in the State of Florida shall sign and affix his seal to each sheet of engineering plans submitted for review in accordance with Chapter 471, F.S.
- j. Detailed construction drawings for any and all external utility construction to extend adequate water and wastewater services to the development, including the size and location of interconnections. Utility design shall be supported by detailed flow, loading, hydraulic, fire flow and demand calculations demonstrating the ability of the proposed infrastructure to meet the demands within the development.
- k. Provisions, both in terms of easements, depths, sizes and stub-outs, to enable the future extension of the utilities to abutting properties for future service and/or looping as required by the city through an upsizing agreement or other written agreement entered into by the city and the developer.
- l. The number and location of any proposed model homes proposed to commence construction prior to recording of the final plat in accordance with Sub-Section 9.8.8.
- m. A street tree planting plan in accordance with the landscaping and irrigation plan requirements of Section 4.5.

9.5.5 BINDING CONCURRENCY DETERMINATION REQUIREMENT

An application for concurrency determination for transportation and schools shall be submitted to the Community and Economic Development Department along with the preliminary plat and construction plans. For all single-family and two-family subdivisions, a binding concurrency determination shall be required as part of the preliminary plat and construction plans review. If this determination indicates that any essential services will be degraded below the adopted level of service, as defined in the Lakeland Comprehensive Plan, then the preliminary plat and construction plans will not be approved. If this determination indicates that all essential services are available to support the impacts of the proposed subdivision at acceptable levels of service, then the application shall be deemed concurrent and a concurrency reservation for transportation and schools will be approved.

For all multiple-family and non-residential subdivisions, a binding concurrency determination shall be required as part of the Commercial Site Plan review process following recording of a final plat.

The approval of a Right-of-Way Subdivision plat shall not be construed as final development approval for purposes of issuance of a Certificate of Concurrency.

A binding concurrency determination shall become effective from the date of approval of the preliminary plat and construction plans by the Subdivision Review Team and shall remain in effect until the plat is recorded, or for 24 months, whichever comes first. If the final plat has not been recorded within 24 months, then the concurrency approval and reservation for transportation and schools shall expire.

9.5.6 WAIVER OF PRELIMINARY PLAT AND CONSTRUCTION PLAN REQUIREMENTS FOR MINOR SUBDIVISIONS

Subject to the approval of the Director of Community and Economic Development, the Director of Public Works, the General Manager of Lakeland Electric, the Director of Water Utilities and the Director of Parks and Recreation, the preliminary plat and construction plan requirements may be waived for minor subdivisions in accordance with the following:

- a. A formal written request and justification to waive the construction plan requirements must be submitted by the applicant for the City's consideration at the time of Concept Plan Review.
- b. For single-family and two-family residential subdivisions, all lots within the subdivision shall have access to and frontage on an existing public or private street improved to current City standards. Potable water and sanitary sewer service shall be available to all lots.
- c. For multi-family and non-residential subdivisions, legal access and existing adequate utilities shall be available to all lots.
- d. The proposed subdivision shall not involve the construction of roadways, drainage facilities, stormwater infrastructure, utilities or any other subdivision improvements stipulated by this Code, the City's Engineering Standards Manual, or any other government agency having jurisdiction.
- e. The minor subdivision review process shall consist of a final plat in accordance with Section 9.7.

9.6 – CONSTRUCTION OF SUBDIVISION IMPROVEMENTS

9.6.1 LETTER OF AUTHORIZATION REQUIRED

Upon approval of the preliminary plat and construction plans by the Subdivision Review Team, the Community and Economic Development Department shall notify the Director of Public Works. When the Director of Public Works has verified all plans, permits and guarantees have been approved by all city departments, the Director shall issue a Letter of Authorization allowing the construction of subdivision improvements to commence. Construction of subdivision improvements shall not commence unless and until the Public Works Director has issued a Letter of Authorization.

However, certain land alteration activities may be permitted through the issuance of a Site Alteration Permit in accordance with Section 6.5.

9.6.2 INSTALLATION OF UNDERGROUND UTILITIES

Underground utilities such as electrical lines, telephone lines, cable television lines, water mains, gas mains, wastewater collection facilities, stormwater management facilities, non-potable irrigation water facilities, including conduits, sleeves and/or raceways for future underground utilities, and all service connections at property lines shall be installed prior to the installation of any stabilized subgrade, street base course, paving or curbing; provided, however, that underground utilities may be installed after installation of street base course, paving or curbing in accordance with procedures approved by the Director of Public Works.

9.6.3 SUPERVISION, INSPECTION, TESTING AND CERTIFICATION

9.6.3.1 Construction Supervision by Developer's Engineer

The developer shall be responsible for employing a Professional Engineer licensed in the State of Florida who shall inspect the construction of all subdivision improvements and certify that the subdivision improvements have been constructed in substantial accordance with the approved plans and specifications. 9.6.3.2 Construction Inspection and Testing

- a. The Director of Public Works shall be notified at least 48 hours before any construction is to start. The director shall make or cause to have made periodic inspections of the subdivision construction. Within any given geographic area, the following construction operations shall proceed in the order in which they are listed with subsequent operations being allowed to proceed only upon satisfactory completion of required inspections and tests for preceding operations:

- (1) Installation of underground utilities and stormwater systems;
 - (2) Subsoil excavation, as required;
 - (3) Construction of roadway subgrade and curb;
 - (4) Construction of roadway base; and
 - (5) Construction of roadway surface.
- b. The Director of Public Works shall order such tests to be performed on pipe and concrete work, trench backfill, subgrade construction, base construction and asphaltic concrete surface as necessary to ensure construction is in accordance with the city's specifications. All such tests shall be performed by a qualified geotechnical engineering laboratory with samples drawn from locations designated by the city's inspector. A copy of each test report shall be furnished to the city. During the course of the construction of the subdivision improvements, the city may require the following tests to be performed, the costs of which shall be borne by the developer:
- (1) AASHTO Soil Classification in public right-of-way at any location deemed appropriate by the city's engineer;
 - (2) Proctor and densities on embankment construction;
 - (3) Florida bearing value or limerock bearing ratios of top 12 inches of subgrade;
 - (4) Proctor and densities on subgrade and base;
 - (5) Concrete cylinder breaks on curb construction;
 - (6) Asphalt extraction on asphaltic concrete surface course;
 - (7) Thickness cores on base and pavement;
 - (8) Video taping of the interior of storm sewer; or
 - (9) Other tests as city deems necessary to ensure compliance with city's requirements.

All construction practices, test methods, frequencies and results must conform to requirements published in current edition of FDOT Standard Specifications for Road and Bridge Construction or adopted City of Lakeland standards.

9.6.3.3 Electrical Inspection and Testing by General Manager of Lakeland Electric

The General Manager of Lakeland Electric may inspect or cause to be inspected all electric distribution conduit system construction, installations and materials. At a minimum, inspections shall be made at the completion of underground electric service. Backfilling may be done to protect the facility; however, all fittings and joints must be left accessible for inspection. Electric Engineering Division inspectors are authorized to call any violation of specifications to the attention of the contractor and may reject materials or suspend work pending resolution of issues or conflicts by the Electric Engineering Division. The General Manager of Lakeland Electric shall be notified at least 48 hours prior to commencement of work. At any time the contractor suspends work for a period exceeding two business days, the General Manager must be notified prior to the restart of work.

9.6.3.4 Water Supply and Wastewater Collection Facilities Inspection and Testing by Director of Water Utilities

The Director of Water Utilities may inspect or cause to be inspected all water supply and wastewater collection systems construction, installations, testing, clearances and materials. Construction coordination, inspection observations, witnessing of testing and acceptance requirements will be defined by the Water Utilities Department and communicated to the developer during review, approval and pre-construction meetings. The developer shall not place any water or wastewater facilities into operation without the prior approval of the Water Utilities Department, the securing of all clearances and receipt of applicable permits.

The Director of Water Utilities shall be notified at least two business days prior to commencement of work. At any time the contractor suspends work for a period exceeding two business days, the Director of Water Utilities must be notified prior to the restart of work.

9.6.3.5 Violation Notice—Construction Not in Compliance with Approved Plans

During the construction of subdivision improvements, if such improvements are found to be defective or not in compliance with the approved plans, the Director of Public Works, may issue a written violation notice to the contractor identifying the nature of the violation and stipulating a time period in which the violation must be corrected. Failure of the contractor and/or developer to correct the violation and to comply with the violation notice may result in any of the following:

- a. The issuance of a stop work order;
- b. The violation notice being referred to the Code Enforcement Board; and/or
- c. The city initiating legal proceedings against the contractor and/or developer.

9.6.3.6 Stop-Work Orders

The Director of Public Works may order work to stop at any point if he determines that it does not conform to these regulations or other applicable municipal requirements, or that it is being performed in a dangerous or unsafe manner. Stop-work orders shall operate to halt construction until necessary corrections have been made.

9.6.3.7 Changes During Construction

Any changes that would result in significant modifications to the approved plans must first be approved in writing by the Director of Public Works, the General Manager of Lakeland Electric, the Director of Water Utilities, and the Director of Parks and Recreation or their designees, as appropriate, following review by the Subdivision Review Team. Revised plans must be signed and sealed by the engineer of record of the project or by his agent. After revised plans have been approved by the city, the developer or his agent will be authorized to issue changes to modify the approved plans. Copies of all plans and/or specifications for which changes have been issued in accordance with the most recent Subdivision Review Procedures shall be provided to the city.

9.6.3.8 Certification by Developer's Engineer

Upon completion of the subdivision improvements, the developer's supervising engineer shall certify to the Director of Public Works in writing that all improvements have been installed and completed in compliance with these and other applicable municipal regulations and shall provide the Director of Public Works, the General Manager of Lakeland Electric, the Director of Water Utilities, and the Director of Parks and Recreation or their designees with all certifications and required submittals, including "as-built" (record) drawings, in accordance with the Engineering Standards Manual.

9.6.3.9 Assurance of Completion Performance Guarantee

At their discretion, the Director of Public Works, the General Manager of Lakeland Electric, the Director of Water Utilities, or the Director of Parks and Recreation may authorize the developer to post an assurance of completion performance guarantee to cover the completion of minor work or the correction of minor deficiencies on subdivision improvements. At a minimum, such guarantee shall be in an amount equal to 125 percent of the cost of completion of the improvements in accordance with the Engineering Standards Manual. The posting of such guarantee shall not prevent the recording of the plat, however, no maintenance guarantee in accordance with Sub-Section 9.6.3.10 shall be accepted and no Certificate of Occupancy shall be issued

until all work and deficiencies have been completed and the assurance of completion performance guarantee has been released. 9.6.3.10 Maintenance Guarantee

The developer shall furnish a maintenance guarantee covering all public subdivision improvements that are to be maintained by the City of Lakeland, including but not limited to, streets, drainage systems, utilities and landscaping within public rights-of-way. The guarantee shall be in the form of a bond, cash, cashier's check, or irrevocable letter of credit satisfactory to the City Attorney. At a minimum, the maintenance guarantee shall be in the amount of 15 percent of the engineer's estimate of the construction cost for the publicly-dedicated infrastructure, subject to review and approval by the Director of Public Works. The maintenance guarantee shall not be released nor shall it expire prior to the maintenance periods specified in Sub-Section 9.6.3.11 without the written consent of the Director of Public Works.

In the event of a failure or damage to any subdivision improvements resulting in a safety hazard to the public, the city, after attempting to notify the developer, may make repairs to protect the public and may bill the developer for costs incurred. In the event of an immediate threat to public safety, such attempt at notification may be by telephone. Such failure or damage to subdivision improvements may include ruptured or leaking water or sewer lines, roadway failures, erosion, or any infrastructure failures necessary for the subdivision to be functional. If the developer fails to reimburse the city for all costs associated with completing the repairs the city may use the maintenance guarantee to recover its costs.

9.6.3.11 Certification by Director of Public Works, General Manager of Lakeland Electric, Director of Water Utilities and the Director of Parks and Recreation and Acceptance of Public Subdivision Improvements

When the developer's engineer has certified the public subdivision improvements and the applicable maintenance guarantees have been provided and approved, the Director of Public Works, the General Manager of Lakeland Electric, the Director of Water Utilities, and the Director of Parks and Recreation or their designees shall make one or more inspections as deemed appropriate to determine that all public subdivision improvements have been installed and completed in compliance with the approved construction plans. If such a determination is made, they shall certify this in writing to the City Manager, the Director of Community and Economic Development and developer.

If it is determined that the public subdivision improvements have been completed and installed in compliance with the approved construction plans, the following maintenance periods shall apply prior to final acceptance of the public subdivision improvements by the city:

- a. Roadways and roadway drainage systems shall be maintained by the developer for one year, or an alternative length of time approved by the Director of Public Works.
- b. Required landscaping and street trees shall be maintained by the developer for one year, or an alternative length of time approved by the Director of Parks and Recreation.
- c. Potable water and sanitary sewer systems shall be accepted by the City of Lakeland for maintenance, subject to a maintenance guarantee period of not less than one year, or an alternative length of time approved by the Director of Water Utilities.
- d. Electric conduits and transformer pads shall be accepted by the City of Lakeland for maintenance, subject to a maintenance guarantee period of one year from the energized date.

In the event that non-standard or alternative construction methods or materials are proposed by the developer, the city may increase the amount of the maintenance guarantee or extend the maintenance period, or both, to assure that the public subdivision improvements function in accordance with city standards.

At the end of the maintenance periods specified above, the City Manager shall notify the developer in writing of his acceptance or rejection of the infrastructure for city maintenance. The City Manager may accept portions of the public subdivision improvements for city maintenance, in which case the developer shall be released from all liability for those portions that have been accepted.

9.6.4 OFF-SITE IMPROVEMENTS

- a. As a condition of construction plan approval, the city may require the developer to pay a pro-rata share of the cost of providing reasonable and necessary infrastructure improvements, including land and easements, located off-site of the proposed subdivision but required by the proposed subdivision to maintain minimum levels of service, to provide adequate system capacity, to correct potential traffic safety problems, to provide for proper vehicle and pedestrian connectivity and flow, or to mitigate other off-site impacts. Off-site improvements may include the construction of intersection improvements or signalization, widening of roads or addition of turn lanes or shoulders, construction of utilities or extension of utilities up to the limits of private property, drainage improvements, sidewalks and any other infrastructure deemed necessary by the city. In cases where off-site improvements are necessitated by the proposed subdivision, the developer may be required to provide and install such improvements, including land and easements, at his own expense. In cases where off-site improvements will also benefit other property owners, the developer may be required to pay a share of the cost of such improvements proportionate to such benefit in accordance with a development agreement or other instrument acceptable to the City Attorney setting out the method of proportionate allocation. In the event that off-site infrastructure improvements are required, they may be handled in the same manner as on-site improvements or as specified in a development agreement or other instrument.
- b. A performance guarantee shall be required when off-site improvements are to be constructed by the developer within public rights-of-way or publicly owned property. The developer shall provide the performance guarantee as defined in the Engineering Standards Manual prior to the issuance of a Letter of Authorization. Unless otherwise established by the Director of Public Works, the performance guarantee shall be for 125 percent of the engineer's certified cost estimate, as reviewed and approved by the city, for the construction of such improvements and shall be in the form of cash, cashier's check, or irrevocable letter of credit satisfactory to the City Attorney. The city may use the performance guarantee to recover the cost of correcting faulty workmanship, damage caused by on-site or off-site construction, material failures, or other outstanding construction issues.

The performance guarantee shall not be released nor shall it expire without the written consent of the Director of Public Works and shall remain in effect until a maintenance guarantee is provided and accepted by the city for all components covered under the performance guarantee. No Certificate of Occupancy shall be issued nor shall any beneficial occupancy of any buildings take place until the off-site improvements which are required by the city for the specific phase being constructed are complete and a maintenance guarantee has been accepted.

The performance guarantee shall include language giving the city the right to complete the project or to assign the project to others for disposition or completion in the event of default on the guarantee by the developer. In accepting such guarantee, the city shall not in any way be bound to complete the project.

- c. The developer shall furnish a maintenance guarantee covering all off-site improvements. The guarantee shall be in the form of cash, cashier's check, or irrevocable letter of credit satisfactory to the City Attorney. At a minimum, the maintenance guarantee shall be in the amount of 15 percent of the engineer's cost estimate, reviewed and approved by the city, for the improvements. The maintenance guarantee shall be provided prior to release of the performance guarantee. The maintenance guarantee shall not be released nor shall it expire without the written consent of the Director of Public Works.

9.7 – FINAL PLAT

9.7.1 FINAL PLAT REVIEW, APPROVAL AND RECORDING

9.7.1.1 Preparation and Submission of Final Plat

A final plat shall be prepared by a Professional Surveyor and Mapper licensed in the State of Florida. The final plat shall be in conformance with the approved preliminary plat, the requirements of Chapter 177, F.S., these regulations and the city's Engineering Standards Manual. The applicant shall submit to the Community and Economic Development Department ~~six paper prints of~~ the final plat in accordance with the most recent subdivision review procedures.

9.7.1.2 Size, Scale and Character of Final Plat Drawings

Final plats shall be drawn on sheets that are 24 inches by 36 inches in size and that have a three-inch binding margin on the left side and a one-inch margin on the other three sides, unless otherwise required by Polk County, Florida. They shall be drawn to an engineering scale that is suitable to depict all significant characteristics of the plat.

9.7.1.3 Information Shown on Final Plat Drawings

Information shown on the final plat shall include the minimum information required for a preliminary plat, the requirements of Chapter 177, F.S., and the following:

- a. Location of all existing monuments in or adjoining the subdivision and description of the location of all monuments with relation to range, township and section;
- b. Block and lot numbers;
- c. All data necessary to permit the ready location on the ground of alignment, bearing and length of every boundary, street block, lot and building lines, including the radius, central angle and tangent of curved lines, chord bearing and distance;
- d. Length of all streets as measured along the centerline of road rights-of-way;
- e. All linear dimensions to the nearest one-hundredth (1/100) of a foot;
- f. Dimensions of all angles to the nearest second of arc;
- g. All reservations or dedications of lands to the public, including easements, rights-of-way and any other land dedicated to public use, including reservations or dedications specified in or made necessary by conditions adopted as part of Planned Unit Developments or other zoning ordinances applicable to the subject property;
- h. All reservations or dedications of land to individual lot owners including easements, rights-of-way and any other land dedicated to the private use of individual lot owners;
- i. Maintenance provisions for rights-of-way and common areas;

- j. FEMA 100-year flood elevations where applicable;
- k. Certification statement indicating ownership and owner's dedication of all streets, rights-of-way and any land dedicated to public use;
- l. Where the legal description of the plat, in whole or part, makes reference to, or is coincident with section and quarter section lines, the surveyor shall additionally show on the plat a legible sketch depicting all elements of such resurvey as are necessary to verify placement of said land lines and boundary lines;
- m. Certification statement indicating compliance with Florida Statutes relating to the making of maps and plats by the City Surveyor, to be worded as set forth in Sub-Section 9.7.3.1;
- ~~n. Certification statement indicating approval by the Chairman of the Planning and Zoning Board, to be worded as set forth in Sub-Section 9.7.3.2;~~
- ~~on.~~ Certification statement indicating approval by the City Manager, to be worded as set forth in Sub-Section 9.7.3.3~~2~~; and
- ~~po.~~ Certification statement indicating acceptance by the Clerk of the Circuit Court of Polk County, to be worded as follows:

I _____, Clerk of the Circuit Court of Polk County, Florida, do hereby certify that this plat has been accepted for recording this _____ day of _____, _____.

9.7.1.4 Approval of Final Plat by the Director of Community and Economic Development, Director of Public Works, General Manager of Lakeland Electric, Director of Water Utilities and Director of Parks and Recreation

Once the final plat has been reviewed and approved by the Director of Community and Economic Development, Director of Public Works, General Manager of Lakeland Electric, Director of Water Utilities and Director of Parks and Recreation, each review department shall forward its recommendation for approval or disapproval to the Community and Economic Development Department. When all departments have indicated approval, the Director of Community and Economic Development shall schedule the final plat for administrative approval by the City Manager. ~~consideration by the Planning and Zoning Board.~~

~~9.7.1.5 Approval or Disapproval of Final Plat by the Planning and Zoning Board~~

~~The Planning and Zoning Board shall approve or disapprove a final plat at the meeting at which it is presented for consideration by the Director of Community Development. Approval shall be accomplished by the affirmative vote of a majority of those present and voting. The basis for approval shall be a finding that the final plat conforms to the provisions of these regulations. The basis for disapproval shall be a finding that the plat does not conform, or there is insufficient information to determine conformance. In arriving at a determination, the Board shall consider the recommendations of the Director of Community Development, the Director of Public Works, the General Manager of Lakeland Electric, the Director of Water Utilities and the Director of Parks and Recreation or their designees. The Board shall also consider the opinion of the City of Lakeland Surveyor as to whether the plat complies with Florida Statutes relating to the making of maps and plats.~~

9.7.1.6~~5~~ Variation of Subdivision Requirements by the Planning and Zoning Board

Variations of subdivision requirements may be granted by the Planning and Zoning Board for a specific plat after review and a recommendation of approval by the Subdivision Review Team. Such variations shall be listed and recorded on the final plat. Such variations shall not be considered variances under Article 12 and the two terms are not synonymous.

~~9.7.1.7 Communication of Planning and Zoning Board's Decision to Applicant~~

~~The Planning and Zoning Board's decision shall be communicated in writing to the applicant and other City Departments by Community Development. If the Board disapproves, the reasons for the disapproval shall be set forth in the written communication.~~

9.7.2 COMMON AREA MAINTENANCE PROVISIONS

9.7.2.1 Common Area Maintenance Provisions

The ~~Planning and Zoning Board~~ City Manager shall approve a final plat only after making a determination that there is a feasible program for the full maintenance and operation of common areas, common improvements and common facilities included in the plat. The final plat of a subdivision shall contain language designating the location of common areas, common improvements and common facilities and the specific entity responsible for the maintenance of said common areas, improvements and facilities. The final plat shall include a provision for the city to assess all private property within the subdivision for the cost of maintenance in the event that inadequate private maintenance of common areas, common improvements or common facilities results in a public nuisance. Where right-of-way and common area maintenance is noted to be a feature of the platting of the subdivision, the City Attorney shall review the language contained within the maintenance responsibility provision to ensure legal enforceability of the maintenance provision prior to the plat being presented to the City Manager. ~~Planning and Zoning Board.~~

9.7.3 RECORDING OF FINAL PLAT AND FINAL ACCEPTANCE OF SUBDIVISION IMPROVEMENTS

9.7.3.1 Review of Final Plat by the City Surveyor

Following certification by the Director of Public Works, General Manager of Lakeland Electric, Director of Water Utilities and the Director of Parks and Recreation that the subdivision improvements have been completed and installed in compliance with these regulations, the applicant shall submit to the Community and Economic Development Department final plat documents for the purpose of recording the plat in the Official Public Records of Polk County. Final plat documents shall consist of: 1) ~~the two~~ two original ink on Mylar drawings of the final plat or an equivalent photographic Mylar ~~copies~~ copies thereof; and 2) two reproducible paper ~~Mylar~~ copies of the original ink on Mylar drawing of the final plat.

The final plat shall be reviewed by the City of Lakeland Surveyor to determine if the plat is in compliance with Florida Statutes relating to the making of maps and plats. If he determines that the plat is in compliance, he shall document the compliance by signing and sealing an appropriate statement on the original Mylar drawings and on the reproducible paper ~~Mylar~~ copies of the plat. The statement shall be worded as follows:

STATE OF FLORIDA

COUNTY OF POLK

CITY OF LAKELAND

This plat has been reviewed and found to be substantially in compliance with the provisions of Chapter 177, Florida Statutes, relating to the making of maps and plats. This ____ day of _____, ____.

Name

Florida Registration # _____

City Surveyor

~~9.7.3.2~~ ~~Signing of Approved Plat by the Chairman of the Planning and Zoning Board~~

~~If the plat is approved, the Chairman of the Planning and Zoning Board shall document the approval by signing an appropriate statement on the original ink on Mylar drawing and on two reproducible Mylar copies thereof. The statement shall be worded as follows:~~

~~This plat is hereby approved by the City of Lakeland Planning and Zoning Board
this _____ day of _____,
_____, Chairman~~

9.7.3.32 Approval of Plat by City Manager

After the original ink on Mylar drawings and two reproducible paper Mylar copies thereof have been signed by the City Surveyor ~~Chairman of the Planning and Zoning Board~~, the signed Mylars shall be transmitted to the City Manager. The City Manager shall determine whether or not all requirements of these regulations and all other relevant city requirements are met. If he determines that all requirements are not met, he shall so notify the applicant in writing with specific details. If he determines that all requirements are met, he shall document the approval of the city by signing an appropriate statement on the original ink on Mylar drawings and on the reproducible paper Mylar copies of the plat. The statement shall be worded as follows:

This plat is hereby approved on behalf of the City of Lakeland City Commission pursuant to ~~Ordinance Number 3412~~ Resolution Number 6001 this _____ day of _____,
_____, City Manager

Requirements of these regulations which the City Manager must determine are met before signing the final plat shall include, but not necessarily be limited to the following:

- a. Payment of all costs incurred pursuant to the acquisition of easements and rights-of-way as provided in Sub-Sections 9.3.1.7 and 9.6.4;
- b. Either construction and certification of all subdivision improvements pursuant to Sub-Section 9.6.3.11, or performance guarantees of improvements pursuant to Sub-Sections 9.6.3.9 and 9.3.1.7;
- c. Provision of maintenance guarantees for the maintenance of subdivision improvements pursuant to the performance and maintenance guarantees required in the Engineering Standards Manual; and
- d. Provision of documentation and payment of construction plan review fees, field inspection fees and recording fees as required by Sub-Section 9.7.3.4.

(Ord. No. 5455, 07-21-14)

9.7.3.43 Notification of City Manager's Signature, Required Documentation and Required Recording Fees

Prior to the recording of the plat by the City Manager or his designee, the following must be provided by the applicant: 1) documentation that no taxes are due on the property; 2) documentation of title as required by Chapter 177, F.S.; 3) payment of filing fees; 4) payment of construction plan review fees; and 5) payment of field inspection fees. Required tax and title documentation must be dated not more than 30 days prior to recording. After the City Manager has signed the final plat, the applicant shall be notified of the signing and of his documentation and payment obligations pursuant to this section.

9.7.3.54 Recording of Final Plat

The City Manager or his designee shall record the final plat after it has been signed by the City Manager, provided that no plat shall be recorded more than 30 days after the date of a title opinion acceptable to the city.

~~9.7.3.6 Community Development Department Repository for City's Mylar Copies of Final Plats~~

~~After a final plat has been recorded by the City Manager or his designee, one of the reproducible photographic Mylar copies shall be transmitted to the Community Development Department, which shall be responsible for preserving it and making copies as necessary.~~

9.7.3.75 Final Inspection of Subdivision Improvements and Release of Maintenance Guarantee

In order for the maintenance guarantee to be released, the developer shall request that the Director of Public Works conduct a final inspection. To assure that the inspection can be performed in time, the request shall be made no later than 60 days prior to the expiration of the maintenance period. Upon receipt of such request in writing, the Director of Public Works shall schedule the inspection which shall include all city departments having responsibility for maintenance of public subdivision improvements subject to the guarantee. Compliance with conditions of zoning or other special conditions that have been placed upon the development may also be verified during the final inspection. Any deficiencies shall be corrected at the developer's expense and another inspection shall be requested.

Each department having responsibility for maintenance of public subdivision improvements subject to the guarantee shall notify the Director of Public Works in writing if the improvements are acceptable for public maintenance. When all departments have indicated that the development has passed final inspection, the Director of Public Works shall return the maintenance guarantee to the developer and shall notify all city departments.

In the event the developer does not request a final inspection before the expiration of the guarantee period, the Director of Public Works may authorize an extension. If the developer does not request a final inspection within one year of the expiration of the maintenance period, including extensions, the city may utilize the funds from the guarantee to make repairs or replacements as necessary to accept the improvements for public maintenance.

The maintenance guarantee shall not be released and shall not expire without the written consent of the Director of Public Works.

9.7.3.86 Final Acceptance of Public Subdivision Improvements by the City

Acceptance by the city of rights-of-way, easements and/or other ground dedicated to the public occurs upon recording of the final plat by the City Manager or his designee. Acceptance of public improvements for maintenance occurs upon release of the maintenance guarantee by the Director of Public Works.

9.8 – GENERAL DESIGN STANDARDS FOR LAYOUT OF SUBDIVISIONS

All subdivisions shall be designed in a manner which fully complies with the applicable provisions of this section and other sections of these regulations and with applicable sections of the following:

- a. Engineering Standards Manual;
- b. Chapter 177, F.S., or successor provisions; and
- c. Chapter 472, F.S., Chapter 5J-17, FAC, or successor provisions.

9.8.1 STREETS AND ALLEYS

9.8.1.1 Conformity to Comprehensive Plan

All streets, roadways and public rights-of-way shall be consistent with the Lakeland Comprehensive Plan.

9.8.1.2 Relation to Existing Street System

The arrangement of streets shall provide for the continuation of principal streets between adjacent properties when such continuation is necessary for convenient movement of traffic, effective fire protection, efficient provision of utilities, and where such continuation is in accordance with the city's Comprehensive Plan or with any more specific plans adopted by the city in furtherance of the Comprehensive Plan. If the adjacent property is undeveloped and the street must be a dead-end street temporarily, the right-of-way shall be extended to the property line. A temporary T- or L- shaped turnaround or cul-de-sac approved by the Director of Public Works shall be provided on all temporary dead-end streets, with the notation on the subdivision plat that land outside the normal street right-of-way shall revert to abutting property owners at such time as the street is continued. The city may limit the length of temporary dead-end streets in accordance with the design standards of these regulations.

9.8.1.3 Street Right-of-Way Widths

Street right-of-way widths shall be determined by the Director of Public Works or the state or county agency having jurisdiction. Determinations shall be based on traffic-carrying characteristics, stormwater management requirements and other pertinent considerations, provided however that no width shall be less than set forth below for urban design typical sections of streets as defined in Article 2:

- a. Arterial Streets and Highways: 120 feet
- b. Collector Streets: 80 feet
- c. Local Streets: 50 feet
- d. Alleys: 20 feet

Street rights-of-way shall be of sufficient width to accommodate all elements of the selected typical street sections. Figure 9.9-3 and Figure 9.9-4 illustrate minimum requirements of typical right-of-way sections for local and collector streets respectively. Detailed design standards for roadway, stormwater, water, wastewater and electric facilities are contained in the city's Engineering Standards Manual. The city shall require additional right-of-way width for other typical sections such as boulevard sections and rural design sections as deemed appropriate, or as needed for a specific project.

(Ord. No. 5522, 07-20-15; Ord. No. 5720, 06-18-18)

9.8.1.4 Additional Right-of-Way on Existing Streets

Subdivisions that abut or adjoin existing streets shall dedicate additional right-of-way required to meet the minimum widths set forth in Sub-Section 9.8.1.3 according to the following conditions:

- a. The entire width of the necessary additional right-of-way shall be dedicated in accordance with Sub-Section 9.8.1.3 when and where any part of the subdivision is on both sides of the existing street.
- b. The additional right-of-way required on the applicant's side shall be dedicated as specified by the Director of Public Works in accordance with Sub-Section 9.8.1.3, when and where the subdivision is located on one side of an existing street.

9.8.1.5 Restriction of Access

All vehicle access points shall be in accordance with Section 4.2 (Access Management).

(Ord. No. 5455, 07-21-14)

9.8.1.6 Grades, Alignment and Other Design Characteristics

Grades, alignment and other design characteristics shall be in accordance with the State of Florida Manual of Uniform Minimum Standards for the Design, Construction and Maintenance of Streets and Highways.

9.8.1.7 Intersections

Street intersections shall be as nearly at right angles as is practicable. Street jogs or offsets in horizontal alignment of streets across intersections shall not be made within less than 125 feet of opposing street centerlines as shown in Figure 9.9-2.

9.8.1.8 Cul-De-Sac Streets

- a. Minor streets or courts designed to have one end permanently closed shall not be more than 1,200 feet in length as measured from the center of the intersecting street to the center of the cul-de-sac. Such streets shall be provided at the closed end with a turnaround having an outside right-of-way radius of not less than 50 feet.
- b. Where it is necessary to provide for street access to adjoining property or for future extension of proposed streets, rights-of-way shall be extended by dedication to adjoining property boundaries with no reserve strips between the right-of-way and property line; and the developer shall provide a turnaround as required in Sub-Section 9.8.1.2 to exist until the street is extended.

9.8.1.9 All Lots Served by Street; Reserve Strip Restricted

Every lot shall be served by either a public or private street. There shall be no reserve strips controlling access to any streets, except where the control of such strips is definitely and permanently placed with the public under conditions approved by the Planning and Zoning Board.

9.8.1.10 Half-Street Prohibited

Half-streets are prohibited. All streets on the boundary of a subdivision shall be of full width, as set forth in Sub-Section 9.8.1.3.

9.8.2 STREET NAMES

Streets that are in alignment with existing streets shall bear the name of the existing streets. Street names shall not contain directions (east, west, north, south) nor be spelled the same as, or be phonetically similar to, the names of existing streets; neither shall such words as "way," "drive," "court," etc., be used to designate different roads with the same name. However, it is not the intent of this section to prevent the use of such words as "way," "drive," "court," "circle," to designate different streets of the same name, within the boundaries of one platted subdivision. It is the intent of this section that no subdivision have streets named the same as any other subdivision's streets, or any other street or road. For the purposes of this section, the term "streets" shall include all streets and roads within and adjacent to the greater Lakeland Addressing District, not just those in the city of Lakeland. Streets shall be named in accordance with the Polk County Addressing Ordinance, and the street naming set forth in Figure 9.9-1. All street names must be approved by the city's Property Information Office.

9.8.3 BLOCKS

9.8.3.1 Length

Blocks shall be in accordance with the maximum block face and block perimeter requirements for the particular context sub-district as set forth in Tables 3.4-1 through 3.4-9, except as the city determines necessary to secure a more efficient use of land or desired features of street pattern.

9.8.3.2 Width

Blocks shall be wide enough along the shortest dimensions to permit two tiers of lots of minimum depth, except where fronting on arterial streets and the rear of lots abut the arterial street. In no other case shall conditions be approved which permit a single tier of lots to be served by two streets.

9.8.4 LOTS

9.8.4.1 Arrangement

Insofar as practical, side lot lines shall be unbroken and at right angles to straight street lines, and radial to curved street lines. The creation of new flag lots, whether through the subdivision process or as a simple parcel split, shall be prohibited. New through lots may only be created as part of the platting of a new subdivision, or as part of a replat of an existing subdivision, in which all lots within a given block are through lots with a uniform lot depth.

9.8.4.2 Minimum Size

Every lot shall abut a street for a distance not less than 40 feet unless the minimum lot width for the context sub-district is less than 40 feet, in which case the minimum street frontage shall be the minimum lot width. No building lot shall be permitted that is smaller in area than is required by these regulations for the context sub-district in which the proposed subdivision is located.

9.8.4.3 Splitting and Combining of Existing Lots and Parcels

- a. All requests for lot and parcel splits shall be processed through the Polk County Property Appraiser's Office by submitting a request to combine or split real property.
- b. For properties that are currently improved, the owner of the property will be required to submit a survey which shows the setbacks and location of all improvements on the property.
- c. Lot and parcel splits which result in the creation of nonconformities with respect to the setbacks for principal and accessory structures, orientation of the required front and rear yards, and the location of required off-street parking shall be prohibited.
- d. Lot and parcel splits which would result in the separation of any required off-street parking, driveway aprons or other facilities serving a principal structure on the property shall not be processed until such facilities have been reconstructed in accordance with the current Land Development Code standards.
- e. Any encroaching structures on the newly created lot or parcel shall be removed or relocated unless there is an approved permit for the construction of a new principal structure. For the purposes of this section, encroachments shall be defined as any sidewalks, driveways, aprons, patios and other impervious surfaces, and any sheds, detached garages, accessory dwellings, swimming pools, pool pumps, generators, and other accessory structures and equipment which were accessory to the principal structure on the parent parcel.
- f. It shall be the responsibility of the property owner to ensure that any above-ground or below-ground utility feeds which may encroach on a newly-created vacant lot or parcel are relocated prior to the sale or conveyance of the property.

9.8.4.4 Additional Requirements for Splitting and Combining Lots and Parcels in Existing Subdivisions

- a. The splitting and combining of lots and parcels in existing subdivisions shall maintain the lot orientation and block pattern as shown on the recorded subdivision plat. The creation of any new lots or parcels which are oriented contrary to the orientation of lots shown on the recorded plat shall be prohibited.

- b. Any new lots or parcels created shall not restrict access to any existing above-ground or below-ground utilities, alleys, easements, pedestrian facilities or solid waste collection areas.

(Ord. No. 5801, § 1.1(Att. A), 11-18-19; Ord. No. 5899, § 2(Att. A), 10-18-21)

9.8.5 UTILITY EASEMENTS

Except where alleys are provided for the purpose of placing utilities, the city shall require easements of appropriate width, as determined by the city, for the placement and installation of underground electric facilities, wires, pipes, conduits, stormwater management, wastewater facilities, gas, potable water, water reuse, or other utility lines at locations where deemed necessary by the affected utility or department of the city. Figure 9.9-3 and Figure 9.9-4 illustrate typical utility easement width and placement in the context of typical local and collector street sections respectively. Detailed design standards for roadway, stormwater, water, wastewater and electric facilities are contained in the city's Engineering Standards Manual.

The city shall require the dedication of interior utility easements for water, wastewater and electric service including perimeter easements where appropriate. All such easements shall be dedicated by the developer at no cost to the city by plat or separate instrument. Such utility easements shall be in addition to the required dedications for public roads and drainage facilities; however, when conditions warrant general easements may be considered by the city.

(Ord. No. 5522, 07-20-15)

9.8.6 PUBLIC LAND AND SERVICE AREAS

Subdivisions shall provide land areas that are suitably located and of adequate size for playgrounds, parks and other public uses. Where a park site, recreational site, public access to water frontage, or any other public facility shown in the Comprehensive Plan or any other land use plan pursuant to the Comprehensive Plan that has been officially adopted by the City Commission, is located in whole or in part in the applicant's subdivision, the city may require the dedication of such land as lies within the subdivision. Such dedication may be eligible for impact fee credits in accordance with the City of Lakeland Impact Fee Ordinance for Parks and Recreation Facilities.

9.8.7 CHARACTER OF THE LAND

Land which the city finds to be unsuitable for subdividing or development due to flooding, improper drainage, steep slopes, unstable soil, wetlands, adverse earth formations or topography, utility easements, or other features which will reasonably be harmful to the safety, health, and general welfare of the present or future inhabitants of the subdivision and/or its surrounding areas, shall not be platted or developed unless adequate methods are formulated by the developer and approved by the city upon a recommendation of the Director of Public Works, to solve the problems created by the unsuitable land conditions. Such land shall be set aside for uses that shall not present a danger.

9.8.8 MODEL HOMES EARLY START CONSTRUCTION

Subject to the approval of the Director of Community and Economic Development, up to 75 percent of lots, including model homes in residential subdivisions may be constructed prior to the completion of infrastructure improvements and recording of the final plat in accordance with the following:

- a. Prior to the issuance of any building permits, the applicant shall post a performance bond for 130 percent of the estimated cost of necessary subdivision improvements, as defined in s.177.031(9), F.S. and in accordance with the City's Engineering Standards Manual. Prior to posting the performance bond, the cost estimate of the necessary

subdivision improvements shall be verified and approved by the Director of Public Works. In the case of phased development, such bond shall be provided on a phase-by-phase basis. The number of model homes shall not exceed the greater of five units or 10 percent of the total building lots within any single platted phase, not to exceed 30 total units. Fractions shall be rounded to the nearest whole number.

- b. Certificates of Occupancy ~~for model homes~~ shall not be issued until the plat is recorded.
- c. The phase(s) or site where ~~model homes are to be built~~ early start construction permits are requested to be issued shall have an approved set of final construction plans including a preliminary plat approved by the Subdivision Review Team.
- d. Each ~~model home lot~~ shall be accessible by a stabilized road base meeting the minimum requirements of the latest edition of the NFPA 1 Fire Code.
- e. There shall be no water, electric or sanitary sewer service to individual ~~model~~ homes until the plat is recorded.
- f. Temporary metered water service may be provided to the parent tract in accordance with Water Utilities Department procedures and fees. If the developer extends temporary water service to any individual ~~model~~ home, a properly permitted wastewater collection/treatment system such as a temporary septic system or pump out tank shall be provided.
- g. Prior to the placement of combustible materials on any ~~model~~ home construction site, fire suppression water shall be available from a fully functioning hydrant within 1,000 feet of the site measured by the route of vehicle travel along approved roadways and/or stabilized road base.
- h. Temporary electric service may be provided to the parent tract in accordance with Lakeland Electric procedures and fees.

9.9 – GENERAL DESIGN STANDARDS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS

Subdivision improvements shall be constructed in a manner which fully comply with the applicable provisions of this section and other sections of this code and with applicable sections of the following:

- a. Engineering Standards Manual and other references contained therein;
- b. Manual of Uniform Standards for Design, Construction and Maintenance of Streets and Highway, Florida Department of Transportation, latest edition;
- c. "Standard Specification for Road and Bridge Construction," Florida Department of Transportation, latest edition;
- d. "Roadway Design Standard Detail Indexes," Florida Department of Transportation, latest edition;
- e. Manual of Uniform Traffic Control Devices, latest edition;
- f. Drainage Manual, Florida Department of Transportation, latest edition;
- g. Chapter 5J, FAC, Chapter 471, F.S. and Chapter 472, F.S., or successor provisions;
- h. Chapter 177, F.S., or successor provisions; and
- i. City of Lakeland Fire Code.

9.9.1 UTILITIES

9.9.1.1 Water Supply

Water mains properly connected with the public water supply system or other approved system shall be installed in such a manner as to adequately serve all lots shown on the subdivision plat for both domestic use and fire protection.

The location, size and types of water mains, valves and fire hydrants; the amount of soil cover over the pipes; and other features of the installation shall be as required by the city. The water distribution system shall be installed by the developer at his expense, except for specifically designated oversizing required by the city. The design and the construction of the system must be approved by the city and the necessary permits for system construction must be obtained from the Florida Department of Environmental Protection prior to the start of system installation.

Cross-Connection Control

All new connections to the public water supply system shall have an appropriate cross-connection control device meeting city standards and conforming to the current rules and regulations of the Florida Department of Environmental Protection. Such devices shall prevent the backflow of contaminated water into the potable water distribution network.

Water Conservation Requirements

All new residential, commercial and industrial connections will be required to utilize water-conserving fixtures in accordance with Florida Plumbing Code. In addition, all subdivisions will be required to recommend the use of Florida-Friendly landscaping plants and grasses to minimize supplemental water use. All lawn irrigation systems shall be designed for efficient water use.

9.9.1.2 Wastewater Collection

When any part of a proposed subdivision is within 1,250 feet of a usable public wastewater collection system, all lots in the subdivision shall be connected therewith unless otherwise determined by the Director of Water Utilities based on considerations of the cost effectiveness or availability of capacity. The cost of providing the wastewater collection facilities shall be paid by the developer, except as provided by Sub-Section 9.6.4. The design and the construction of the system shall be approved by the Director of Water Utilities in accordance with the Engineering Standards Manual and the necessary permits for system construction shall be obtained from the Florida Department of Environmental Protection prior to the start of system installation.

9.9.1.3 Irrigation Water Supply

Non-potable water sources, such as shallow groundwater wells or stormwater retention ponds, shall be used for the irrigation of common landscaped areas in new residential subdivisions and new non-residential subdivisions unless the Director of Water Utilities determines that a non-potable source is infeasible. The use of potable water for irrigation of such areas shall be subject to the approval of the Capacity Review Committee. Non-potable irrigation systems shall be considered privately owned and operated systems even when such systems are under the control of a homeowners or property owners association. Accordingly, all parts of such non-potable irrigation systems shall be located outside of public rights-of-way and public easements. All non-potable irrigation systems shall comply with applicable city standards and state regulations (i.e.; pipe colors, minimum separations). Subdivisions having non-potable irrigation systems shall be required to install an approved cross-connection control device (backflow preventer) on all potable water services. Private irrigation systems shall not be installed within city rights-of-way unless the city enters into a written agreement with the entity responsible for the irrigation system for maintenance of the system and for repair of any damage to public facilities resulting

from failure of the irrigation system. All irrigation systems, including non-potable systems, are subject to City of Lakeland watering restrictions and Water Management District declarations.

9.9.1.4 Stormwater Management

The developer shall install storm drain pipes, catch basins, and all other such facilities of sizes and alignments to provide suitable management of stormwater runoff in conformity with good standards of practice for municipal stormwater management systems, as approved by the Director of Public Works in accordance with the city's Engineering Standards Manual.

Stormwater management facilities shall be landscaped in accordance with Sub-Section 4.5.8.3.

9.9.1.5 Underground Electric Distribution Facilities and Services

The design of underground electric distribution facilities and service shall be approved by the General Manager of Lakeland Electric. The cost of such underground electrical distribution and service facilities shall be established in accordance with the policies, rules and regulations, adopted by the City Commission and the General Manager of Lakeland Electric, then in effect.

9.9.1.6 Street Lighting Systems

Street lighting systems shall be designed by the General Manager of Lakeland Electric.

9.9.1.7 Street Trees

Street trees shall be provided within rights-of-way along both sides of streets or roads of all subdivisions. For purposes of this section, street trees shall be those species identified as street trees in Table 4.5-6 (~~Landscaping and Tree Regulations~~) (Qualified Trees) and having a minimum height of eight feet and a one-inch diameter trunk at breast height (DBH) or a one and one-half inch diameter trunk at six inches above grade at time of planting. Street trees shall be planted at a ratio of one tree per 50 linear feet of roadway and in accordance with the typical street sections in Figures 9.9-3 and 9.9-4. The required street trees shall be in addition to trees required by Sub-Section 4.5.4. Planting and irrigation plans shall be approved by the Director of Parks and Recreation who shall also have the authority to modify these requirements, including but not limited to situations in which compliance cannot be met due to conflicts with utilities, lighting, driveway connections or other physical site constraints. Street trees shall be planted prior to final acceptance of public subdivision improvements except that street trees adjacent to residential lots shall be planted prior to issuance of a Certificate of Occupancy for each residential unit.

9.9.2 TRAFFIC CONTROL DEVICES

9.9.2.1 Street Name Signs

No less than one street name sign per intersection shall be installed by the developer. The street name sign, post and mounting shall meet the current standards established by the city.

9.9.2.2 Traffic Control Signs

Regulatory and warning signs shall be installed by the developer. The sign locations and types shall be in accordance with recommendations set forth in the Manual of Uniform Traffic Control Devices.

9.9.2.3 Pavement Marking

All pavement marking shall be thermoplastic. All arterial and collector streets shall be striped with centerline and other markings as recommended in the Manual of Uniform Traffic Control Devices.

9.9.2.4 Traffic Signals

In certain instances where it has been determined by the city that the development of a subdivision will require traffic signals, the developer will install, or cause to have installed, properly designed and engineered traffic signal systems approved by the city. If more than one subdivision, or if a subdivision and one or more other developments together, necessitate installation of traffic signals, then the city may require each subdivision and/or other development to pay a proportional share of the cost of necessary traffic signals. Proportional shares shall be determined based on the relative amount of traffic each subdivision and/or other development contributes to the need for signals as determined by the city.

9.9.2.5 Method of Installation or Payment

If it is mutually agreeable, the city will fabricate and install traffic signs, pavement markings and traffic signals upon receipt of payment from the developer for the installations.

9.9.3 MONUMENTS

Plat monuments shall conform to the requirements of Chapter 177 F.S.

9.9.4 PERMITS REQUIRED BY GOVERNMENTAL AGENCIES

The developer shall be responsible for obtaining all required environmental, water management and construction permits from governmental regulatory agencies who exercise jurisdiction over activity requiring such a permit. Construction shall not begin prior to the receipt of such permits. Governmental regulatory agencies that may be involved in the issuance of various required permits include but are not necessarily limited to:

Southwest Florida Water Management District (SWFWMD)

Florida Department of Environmental Protection (FDEP)

Florida Department of Transportation (FDOT)

Polk County Health Department (PCHD)

Polk County Engineering Department (PCED)

US Army Corps of Engineers (ACOE)



Community & Economic Development Staff Report

Date:	October 21, 2025	Reviewer:	Audrey McGuire
Project No:	LDC25-003	Applicant:	City of Lakeland
P&Z Hearing:	October 21, 2025	P&Z Final Decision:	November 18, 2025
Request:	Changes to Article 13 (Nonconformities), Section 13.4 (Lot Nonconformities) to allow nonconforming lots of record altered due to a public taking to be built upon when the resulting lot dimensions are within 10 percent of the original platted lot depth and area.		

1.0 Location Maps

Periodically, various amendments to the Land Development Code (LDC) are proposed in response to changing circumstances and to address unforeseen consequences of regulations. The proposed changes to Article 13, Section 13.4 (Lot Nonconformities) are intended to allow certain nonconforming lots of record which have been altered due to a public taking to be built upon when the resulting lot dimensions are within 10 percent of the original platted lot depth and area.

1.1 Attachments

Attachment A: Proposed Changes to Article 13, Section 13.4 (Lot Nonconformities)

2.0 Discussion

There are several subdivisions in the city platted prior to the 1950s which do not meet the minimum lot depth and area requirements of today's zoning code. Currently, the Land Development Code (LDC) allows for nonconforming lots created as part of a subdivision prior to July 18, 1950 to be built upon without recourse to a variance, provided the lots have not been further altered in size. The LDC also provides for nonconforming lots resulting from a lawful public taking to be built upon when the lot dimensions following the taking are within ten percent of the minimum dimensional requirements of the LDC.

However, the above provisions in the LDC do not currently allow nonconforming lots of recorded platted prior to July 18, 1950 which have been further altered due to a public taking to be developed. The proposed changes would allow such lots to be built upon when the resulting lot dimensions are within ten percent (10%) of the original platted lot depth and area.

ATTACHMENT "A"

ARTICLE 13: NONCONFORMITIES

13.4 – LOT NONCONFORMITIES

13.4.1 APPLICABILITY

This section shall apply to any nonconformance with requirements or limitations pertaining to lot arrangement, lot area, lot width or minimum street frontage as set forth in Sub-Section 9.8.4 and Tables 3.4-1 through 3.4-13.

(Ord. No. 5455, 07-21-14)

13.4.2 STANDARDS

13.4.2.1 Authority to Continue

Any lawfully existing nonconforming lot may be continued so long as it remains otherwise lawful, subject to the provisions of this section.

13.4.2.2 Nonconforming Lots and Parcels Created Prior to July 18, 1950

- a. Lots and parcels created prior to July 18, 1950 that do not meet the minimum lot area, lot width and/or lot depth requirements of this Code, may be built upon without recourse to a variance, provided that all height, setback and other applicable dimensional requirements are met. Where conformance to the dimensional requirements would cause unnecessary hardship, the Zoning Board of Adjustment and Appeals may issue a variance to permit use of such lots.
- b. Notwithstanding Sub-Section 13.4.2.2.a. above, nonconforming lots of record, which were legally created as part of a platted subdivision recorded prior to July 18, 1950 and subsequently altered due to a lawful public taking, may be built upon when the resulting lot depth and area are within ten percent (10%) of the original platted lot.

13.4.2.3 Division of Lots Restricted

No lot or parcel shall be divided in such a way as to create a nonconforming lot or parcel or to increase the degree of nonconformance already in existence.

13.4.2.4 Nonconforming Lots and Parcels Created After July 18, 1950

- a. Nonconforming lots and parcels resulting from a lawful public taking may be built upon when the lot dimensions following the taking are within ten percent (10%) of the minimum dimensional requirements specified by the zoning district in which they are located.
- b. Nonconforming lots and parcels created after July 18, 1950 which are composed of a lot of record and a portion of another adjacent lot of record that are part of a platted and improved subdivision legally recorded prior to July 18, 1950 may be built upon in accordance with Sub-Section 13.4.2.2.



Community & Economic Development Staff Report

Date:	October 21, 2025	Reviewer:	Audrey McGuire
Project No:	LDC25-004	Applicant:	City of Lakeland
P&Z Hearing:	October 21, 2025	P&Z Final Decision:	November 18, 2025
Request:	Changes to Article 4 (General Site Development Standards), Section 4.4 (Fences and Walls) to establish standards for security fencing on vacant, undeveloped property.		

1.0 Location Maps

Periodically, various amendments to the Land Development Code (LDC) are proposed in response to changing circumstances and to address unforeseen consequences of regulations. The proposed changes to Article 4, Section 4.4 (Fences and Walls) are intended to allow for security fencing of vacant undeveloped lots.

1.1 Attachments

Attachment A: Proposed Changes to Article 4, Section 4.4, Sub-Section 4.4.4 (Optional Fences and Walls)

2.0 Discussion

Staff is proposing to update the standards for optional fences and walls, incorporating new guidelines to allow for security fencing of vacant, undeveloped property. Security fences may be placed on property lines, subject to any visibility triangles, and must be constructed of chain link, metal picket, or other similar style fence.

The city currently allows for temporary security fencing associated with construction sites where there is an active permit; all other fencing is required to meet the design standards for residential or non-residential fences. Where located in a residential zoning district, fences greater than four feet in height are required to provide a setback from the front and street-side property lines. In the case of the front property line, this setback may be 15 to 25 feet depending on the zoning / context district, and abutting street classification.

The City has received interest from property owners seeking to install six-foot high fences along the front and street-side property lines of vacant, undeveloped property to secure the property from trespassers and illegal dumping. Staff is proposing changes to the optional fence and wall standards to allow for security fencing of vacant, undeveloped property. Once the property is developed, security fencing shall be removed and any new fencing must adhere to the applicable design standards for residential or non-residential properties.

ATTACHMENT "A"

ARTICLE 4: GENERAL SITE DEVELOPMENT STANDARDS

4.4 – FENCES AND WALLS

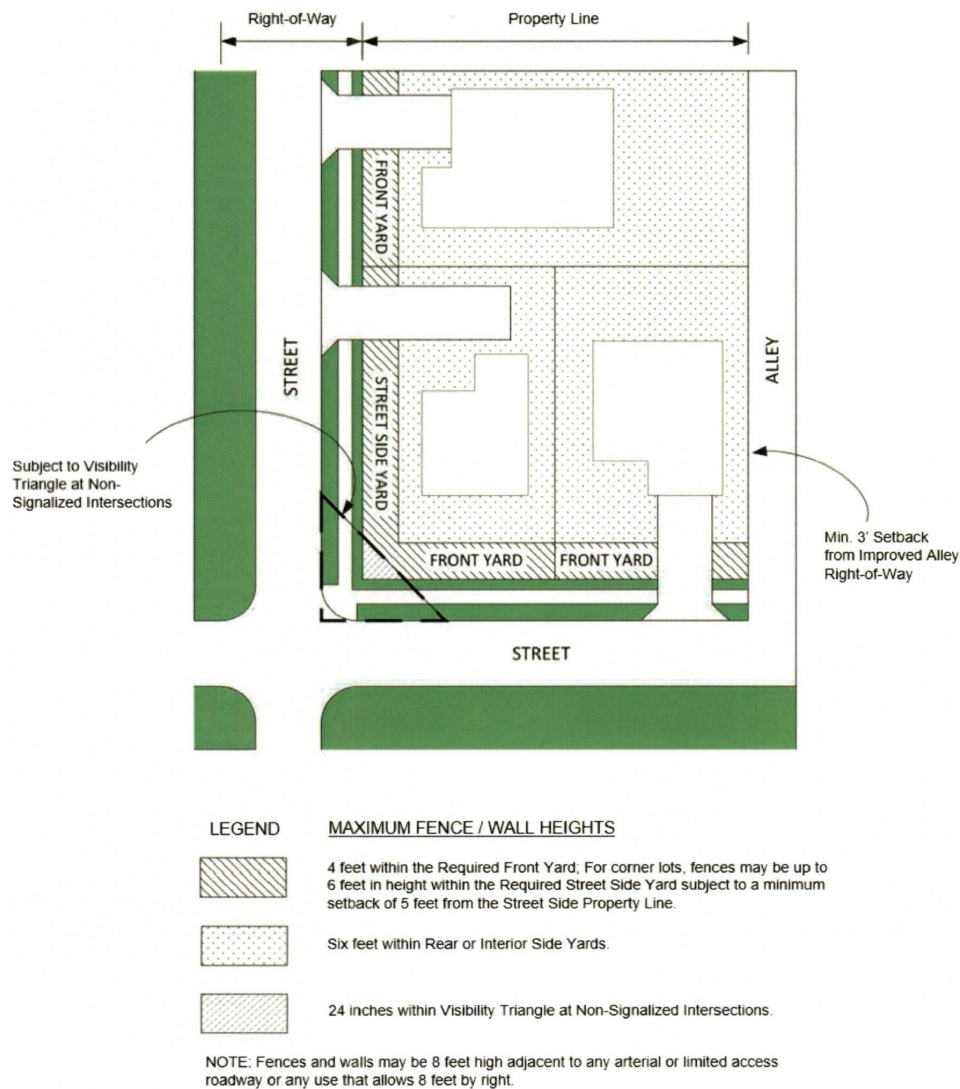
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4.4.4 OPTIONAL FENCES AND WALLS

a. Single-Family, Two-Family, and Multi-Family Residential Zoning Districts

Standards for the location and height of optional fences and walls in single-family, two-family and multi-family residential zoning districts shall be as set forth in Figure 4.4-1.

Figure 4.4-1 Residential Fences and Walls



b. Mobile Home and Recreational Vehicle Parks and Non-Residential Zoning Districts

1. Optional fences or walls erected in areas zoned for mobile home and recreational vehicle parks, office/commercial uses or in the I-1 zoning district shall not exceed

eight feet in height, except that in required front yards, the portion of such fences or walls that extends above four feet in height shall be made of pickets, wrought iron, chain link or similar open construction having no creater than 50 percent view blockage when viewed from an angle perpendicular to the face fo the fence or wall.

2. Optional fences or walls erected in I-2 or I-3 zoning districts shall not exceed eight feet in height.

c. Security Fencing on Vacant Property

Security fencing may be erected on any vacant, undeveloped properties zoned for residential or non-residential uses. Such fencing shall not exceed six feet in height and shall be made of chain link, metal picket or other similar style of fencing which as no greater than 50 percent view blockage when viewed from an angle perpendicular to the face of the fence. Security fencing may be erected on or within all property boundary lines, including front and street-side property lines, subject to the sight visibility triangle requirements of Section 4.12 and a three-foot setback from improved alleys. Security fencing may remain on the property until developed, at which time security fencing shall be removed and any new fencing shall adhere to the standards for residential, mobile home and recreational vehicle parks, or non-residential zoning districts, whichever is applicable.



Community & Economic Development Staff Report

Date:	October 21, 2025	Reviewer:	Audrey McGuire
Project No:	LDC25-005	Applicant:	City of Lakeland
P&Z Hearing:	October 21, 2025	P&Z Final Decision:	November 18, 2025
Request:	Changes to Article 2 (Use Standards), Section 2.5 (Temporary Uses) to allow for the temporary use of roll-off containers for construction and renovation purposes.		

1.0 Location Maps

Periodically, various amendments to the Land Development Code (LDC) are proposed in response to changing circumstances and to address unforeseen consequences of regulations. The proposed changes to Article 2, Section 2.5 (Temporary Uses) are intended to allow for the temporary use of roll-off containers (dumpsters) for non-construction related activities.

1.1 Attachments

Attachment A: Proposed Changes to Article 2, Section 2.5 (Temporary Uses)

2.0 Discussion

The city's current standards prohibit the use of commercial roll-off containers (dumpsters) on residential properties without an active building permit. However, instances occur where a roll-off container is necessary for general lot clearing and non-construction-related clean up, including after a hurricane or other storm event. Staff is proposing changes to Article 2, Section 2.5 (Temporary Uses) which will allow a temporary use permit to be issued for the placement of commercial roll-off containers for non-construction related activities for 30 days or less, provided the container is placed on private property at least five feet away from any property boundary line. A temporary use permit will not be required for roll-off containers associated with an active building permit.

ATTACHMENT "A"

ARTICLE 2: USE STANDARDS

2.5 – TEMPORARY USES

2.5.1 GENERAL

In all zoning districts, the temporary uses listed below shall be permitted subject to approval by the Director of Community and Economic Development ~~Department~~ on a case-by-case basis. Prior to approving any temporary use, the Director shall find, based on competent and substantial evidence, that the use exactly as proposed at the location where proposed and in accordance with such conditions he may impose, will be in conformity with the Comprehensive Plan and compatible with existing uses and most likely to occur in the immediate area, and will provide for the adequate protection of the public welfare.

Borrow Pits, Borrow Piles and Similar Excavations

Construction Offices, Storage Buildings, Trailers, Watchman's Quarters and Security Fences. Construction or storage trailers when located in residential front yards for more than 72 hours.

Mobile Homes, Recreational Vehicles: When used as temporary housing for victims of hurricanes or other disasters until damaged dwellings are repaired or other permanent housing is obtained.

Outdoor Storage of Materials and Equipment: Pursuant to construction of structures for which a permit has been issued, provided such storage is on the lot where the permitted structure is to be located.

Temporary Amusement Park, Carnival or Circus as defined and in accordance with the specific procedures and standards of Section 5.5.

Temporary Produce Stands/Markets as defined and in accordance with the specific procedures and standards of Section 5.19.

Temporary Real Estate Sales Offices: For uses permitted in the district where the temporary sales office is located.

Temporary Use of Non-Residential Structures for Emergency Housing: Temporary use of non-residential structures such as churches, schools, civic centers and assembly halls to house evacuees or disaster recovery crews in the aftermath of a hurricane or other disaster.

Temporary Use of Roll-Off Containers: Temporary use of roll-off (dumpster) containers for non-construction related activities not associated with an open building permit for a period of 30 days or less and no more than once during any six-month time period. Containers shall be located entirely on the subject property and set back no less than five feet from any property boundary line. Roll-off containers related to construction activities may be placed without the need for a temporary use permit with no time limitations if they are associated with an open building permit on the property in which the containers are located.

2.5.2 EXCEPTION FOR PUBLIC PROPERTIES

- a. The use of motor homes or trailers as defined herein shall be permitted on the grounds of the Lakeland Civic Center, Lakeland Linder Regional Airport and Tiger Town on a temporary basis with the written permission of the City Manager, or his duly appointed and authorized agent, and in accordance with the terms and conditions of such permission, for persons participating in entertainment or events at those locations.
- b. The provisions of this Code shall not be so construed as to interfere with the temporary use of any property as a voting place in connection with a municipal or other public election.

MINUTES

Planning & Zoning Board

City Commission Chambers

Tuesday, September 16, 2025

8:30 a.m.

The City of Lakeland Planning and Zoning Board met in Regular Session. Board Members, Terry Dennis, Sarah Jenna, Silvana Knight, Bessie Reina, Susan Seitz and Jeri Thom were present. Community & Economic Development staff Chuck Barmby, Urban Planning & Transportation Manager; Matthew Lyons, Executive Planner; Audrey McGuire, Executive Planner; Todd Vargo, Senior Planner and Christelle Burrola, Board Secretary, were present. Assistant City Attorneys Katie Prenoveau and Alex Landback were also present.

PUBLIC HEARING

ITEM 1: Conditional use to allow a four-story, 16-unit multi-family residential development constructed using intermodal shipping containers on property located at 518 Mabel Avenue. Owner: Premier Housing Investments LLC. Applicant: Chadwick Pettinato. (CUP25-007)

Audrey McGuire stated the subject property is vacant and approximately 0.33 acres in area, located at the southwest corner of E Magnolia Street and Mabel Avenue. The subject property has a future land use designation of Residential High (RH) with a MF-22 (Multi-Family Residential) zoning classification and is located within the Urban Neighborhood context sub-district. Ms. McGuire pointed to photos on the overhead screen of the subject property. The purpose of this request is to receive conditional use approval to allow for 16-unit multi-family development using intermodal shipping containers. In 2021, the Land Development Code was amended to permit shipping containers as dwelling units within the mobile home and multi-family zoning districts. To ensure that design and placed in a manner compatible with the residential context in which it is located, a condition use permit is required. The dwelling units are comprised of eight one-bedroom, four two-bedroom and four three-bedroom units.

Ms. McGuire stated to meet parking requirements, there will be three parking spaces shared with the adjacent apartments to the west. Ms. McGuire pointed to photos on the overhead screen of the proposed elevations and renderings. While container homes provide a modern, industrial look, design standards outlined in the Land Development Code ensure they remain compatible with neighborhood character. Specifically, Section 3.4.5 requires an entrance feature for multi-family buildings and Section 3.4.7.3 requires no more than 30 percent of any street facing façade and no more than 50 percent of total surface area of the building may be of corrugated or structural metal walls, metal sheeting or metal siding. This would ensure the new development will maintain the residential character of the neighborhood to the west of Mabel Avenue. Ms. McGuire stated because of this requirement, the renderings do not reflect what the final design of the project will look like.

Dennis Ross, 607 Lake Miriam Drive, representing the applicant, made a presentation that provided an overview of the proposed request.

In response to Susan Seitz, Mr. Ross stated the units will be rental properties.

In response to Ms. Seitz, Mr. Ross stated the units will be energy efficient.

In response to Ms. Seitz, Mr. Ross stated Premier Housing Investments LLC will be managing the property.

In response to Ms. Knight, Matthew Lyons stated the Fair Housing Act would only require units located on the ground floor to be compliant with the Americans with Disabilities (ADA) Act.

In response to Ms. Seitz, Mr. Ross stated the bottom floor units are efficiency units with 320 square feet of living area.

In response to Ms. Knight, Mr. Ross stated if permitted, construction of the units will hopefully be completed within 90 days.

In response to Ms. Knight, Mr. Ross stated the units will have their own sprinkler system.

Brian Samson, 2484 W. Socrum Loop, stated he represents Consolidated Electrical Distributors (CED) which is located adjacent to the proposed multi-family development. He stated he has concerns with the compatibility of the development with CED's operations. Mr. Samson stated the business of CED relies heavily on daily freight traffic which include large freight trucks making regular deliveries and up to 10 deliveries a day using 18-wheelers in a loading dock. Large flatbed trailers also used hauling conduit for deliveries that have to pull in the street for unloading on Magnolia Avenue and Mabel Avenue. Mr. Samson stated the road is not very wide. Mr. Samson pointed to pictures of the overhead screen showing the CED loading docks. Mr. Samson stated CED's operations begin as early as 6:00AM and run full capacity until 5:00PM. During that time, their roadways are consistently occupied with heavy truck and traffic loading and unloading activity. Mr. Samson stated he is concerned that residents moving into the proposed multi-family project may find the traffic inconvenient or even unsafe given the scale and nature of CED's operations. It is encouraged planning measures such as traffic flow accommodation signage, or buffers that protect both the new residents, and businesses who have already been serving the community like CED.

Timothy Mitchell, Parker Street Ministries, stated he is concerned with a flagship operation in a product that no one has done in the neighborhood or in anyone else's neighborhood in Lakeland. He stated he does not want to see a product "tried out" on the people in the neighborhood that have committed themselves to the neighborhood. This is not a "test case" neighborhood. Mr. Mitchell stated the neighborhood residents had a meeting with the developer and the neighbors resoundingly do not want this as there were too many of their questions left unanswered.

Discussion ensued among the applicant, staff and Board regarding the history of a previously approved ordinance and compatibility of the proposed request.

Ms. McGuire stated staff did not receive any public comment in response to the request.

In response to Jeri Thom, Mr. Ross stated there will be 16 parking spaces available for the proposed development.

In response to Ms. Knight, Ms. McGuire stated that notification letters were mailed to nearby property owners, not to residents which may be tenants of nearby properties.

In response to Susan Seitz, Chuck Barmby stated staff has not received any concerns or complaints from existing residents in the area about the commercial business in the neighborhood. (CED)

Mr. Samson stated they have not received any direct complaints about CED's noise or traffic.

Discussed ensued among Mr. Samson and the Board regarding previous and future CED concerns and complaints.

Ms. McGuire presented the recommended conditions for approval.

In response to Jeri Thom, Mr. Ross stated he agrees to staff's recommended conditions.

Terry Dennis made a motion for approval of staff's recommendation. Bessie Reina seconded the motion and it failed 3—3. Silvana Knight, Susan Seitz and Jeri Thom voted against the motion.

ITEM 2: Minor modification of PUD (Planned Unit Development) zoning to amend conditions of approval pertaining to signage and adopt a new signage plan on property located at 4000

Lakeland Highlands Road. Owner: Orlando Health Inc. Applicant: Neale Stralow. (PUD25-011) **Note: Continued from August meeting.**

Todd Vargo stated the request is to modify conditions pertaining to signage and adopt a new signage plan for Orlando Health Campus. Mr. Vargo pointed to photos on the overhead screen of the subject property and new master signage plan.

Mr. Vargo presented the recommended condition for approval.

Mr. Vargo stated staff did not receive any public comment in response to the request.

Neale Stralow, 501 E. Kennedy Boulevard, Tampa, provided an overview of the proposed request. Mr. Stralow stated the subject property owner agrees to staff's recommended conditions.

Discussion ensued among the applicant and Board regarding the design of the signage.

Jamie Arjona, 925 Fenton Lane, stated he thinks the proposed request is free advertisement for Orlando Health.

Silvana Knight made a motion for approval of staff's recommendation. Susan Seitz seconded the motion and it passed 6—0.

ITEM 3: Minor modification of PUD (Planned Unit Development) zoning to allow for the construction of a 118-foot-tall personal wireless service facility (cell tower) on approximately 0.12 acres located at 1690 Dormie Drive. Owner: Greendale Investments II LLC. Applicant: Darrin Taylor. (PUD25-012)

Audrey McGuire stated the subject property is vacant and 0.12 acre portion of a larger 16.27 acre parcel located west of Dormie Drive, east of the CSX Railroad and north of the Polk Parkway. The subject property is current zoned PUD (Planned Unit Development) with an underlying land use designation of Business Park (BP) with no current assigned uses.

Ms. McGuire pointed to photos on the overhead screen of the subject property and proposed location of the cell tower. The closest cell tower to the vicinity is about 1.25 miles away. The proposed monopole tower is consistent with what would be permitted under BP land use designation. The height of the proposed tower is also consistent. Mr. McGuire pointed to a photo on the overhead screen of a rendering of the proposed monopole tower.

Robert Volpe, 119 S. Monroe Street, Tallahassee, representing the applicant, was present in support of the request. Mr. Volpe stated the applicant agrees to staff's recommended conditions. Mr. Volpe stated the request was reviewed and approved by the Federal Aviation Administration (FAA). Mr. Volpe stated there are commitments to the proposed tower from both Verizon and T-Mobile to address coverage gap concerns.

In response to Silvana Knight, Mr. Volpe stated that the height of the proposed cell tower was reduced in response to comments from the Federal Aviation Administration (FAA) to ensure that it does not conflict with the airport's flight paths.

Ms. McGuire presented the recommended conditions for approval.

In response to Ms. Knight, Ms. McGuire stated the proposed cell tower will be enclosed.

Terry Dennis made a motion for approval of staff's recommendation. Silvana Knight seconded the motion and it passed 6—0.

ITEM 4: Small-scale map amendment and major modification of PUD (Planned Unit Development) zoning on property generally located north of Interstate-4, south of Heatherpoint Drive, east and west of Carpenters Way, and south of Wedgewood Estates Boulevard. More specifically, the requested changes are as follows:

- I. A small-scale map amendment, to change the future land use designation from Residential Low (RL) to Residential Medium (RM), and a major modification of PUD zoning to allow for 44 single-family attached (townhome) dwelling units on approximately 8.48 acres located at 752 Carpenters Way (Tracts 9A and 9B within Area W).
- II. A small-scale map amendment, to change the future land use designation from Residential Medium (RM) to Residential High (RH), and a major modification of PUD zoning to remove a portion of Area U and create a new Tract 12 in Area W for a clubhouse/amenity center to serve future multi-family residential uses on Tracts 4 and 11, in lieu of a previously approved 70,100 sq. ft. assisted living facility, on approximately 2.48 acres located at 503 Carpenters Way (Area U).
- III. A major modification of PUD zoning to increase the maximum number of single-family detached dwelling units from 14 to 17 on approximately 19.02 acres located south of Heatherpoint Drive, east of Carpenters Way, and north of Audubon Oaks Drive (Tract 1 within Area W).
- IV. A major modification of PUD zoning to adopt a new site development plan and increase the maximum number of single-family detached dwelling units from 46 to 49 on approximately 33.24 acres generally located north of Interstate-4, south of Wedgewood Estates Boulevard, and west of Carpenters Way (Tracts 5, 6, and 7 within Area W).
- V. A major modification of PUD zoning to adopt a new site plan to allow 58 single-family attached (townhome) dwelling units and 750 multi-family dwelling units, in lieu of previously approved entitlements for 834 multi-family dwelling units, on approximately 57.74 acres located north of Lakeland Park Center Drive, east of Carpenters Way, east and west of Audubon Oaks apartments (Tracts 2, 3, 4, 10 and 11 within Area W).

Owner: SJD Development LLC. Applicants: Chloe Dyal and Chirag Kikani. (LUS25-002/PUD25-006)

Todd Vargo made a presentation which summarized an overview of the proposed changes for each development tract and summarized the modifications previously approved by the Board. The original request was approved in December 2022 for a total of 954 units. 60 single-family, 60 townhome dwelling units and 834 multi-family units dwelling units. Tract 9 was left for future development. In December 2023, there was a minor modification for a total of 820 units. 60 single-family, 156 townhome dwelling units and 604 multi-family dwelling units. The applicant was given the option for Tract 2 to have 96 townhome dwelling units instead of 230 multi-family dwelling units. In July 2024, there was another minor modification for a total of 652 units. 60 single-family, 318 townhome dwelling units and 274 multi-family dwelling units. The applicant was given the option for Tracts 4, 10 and 11 to have 162 townhome dwelling units instead of 450 multi-family dwelling units. The current proposal is for 978 units. 66 single-family, 162 townhome dwelling units and 750 multi-family dwelling units.

Daniel Kovacs, 5137 S. Lakeland Drive, representing the applicant, made a presentation that provided an overview of the proposed request.

Discussion ensued among the applicant, staff and Board regarding the previous and current changes, as well as the Community Development District (CDD) related to the development.

Mr. Vargo stated staff received 6 emails and 2 phone calls in opposition to the request.

Mr. Vargo handed out printed copies of the emails to the Board and summarized the concerns.

Jamie Arjona, 925 Fenton Lane, read a letter to the Board with his concerns which included traffic and the increased load on sewer and electric services. Mr. Arjona stated he is opposed to any alteration of

the existing natural landscape which will remove green areas and potentially affect drainage and water runoff, as well as values of properties.

Wes Stiger, 4145 Derby Drive, stated over the past three years he has had to contact the City a few times to complain about the subject property's landscaping not being properly maintained. He also has concerns about the property values.

Don Hamilton, 4137 Derby Drive, presented before and after photos of a stormwater pond on Tract 5. The photos showed that after the pond was drained, a sea wall which functioned as a retaining wall had failed. Since Hurricane Milton, ground behind the seawall has subsided about 30 feet in.

Andrew Bendall, 208 Heatherpoint Drive, stated he has concerns that the retention ponds have been reduced in overall size both individually and collectively. The ponds provide protection from flooding through the absorption of rainfall. Mr. Bendall stated he has concerns about the buffer zones being removed. He also has concerns about traffic.

Patty Larrinaga, 3901 Derby Drive, stated she has concerns about traffic, drainage and lack of maintenance of the ponds on the subject property.

Tracy Wagner, 4240 Staffordshire Drive, stated she has concerns with privacy and cited existing flooding problems created by the poor condition of the existing drainage system.

Timothy Smith, 3439 Summit Lane, stated he has concerns about the loss green space related to the proposed development of Tracts 9A and 9B.

Beverly Copeland, 733 Carpenters Way, stated she is concerned as to how the new development will impact the storm water system. She mentioned the lack of upkeep of the existing stormwater ponds that were part of the former golf course. She is also concerned about the traffic flow and removal of the roundabout on Carpenters Way. She also asked who will pay for the force main to be installed prior to the start of the development.

John Buis, 3900 Derby Drive, stated the subject property has not been properly maintained.

Nancy Walters, 707 Carpenters Way, stated she has concerns in increased traffic, public safety needs, additional school funding needed for the increase in the number of students and the number of dwelling units proposed in small area with a restricted roadway.

David DeMarcay, 4350 Audubon Oaks Circle. Mr. DeMarcay respectfully requested that the final PUD explicitly state that multi-famil buildings will have a maximum height of three stories so that any future developer adheres to the standard. Mr. DeMarcay read a letter to the Board which summarized his concerns with the proposed changes. His concerns mentioned mainly traffic, the removal and replacement of the roundabout with a two-way stop on Carpenters Way, as well as the budget of the recently approved Community Development District (CDD) related to the development.

Amber Safrit, 742 Rockingham Road, stated she has concerns about traffic at the S-Curve on Tract 7. She stated the ponds are disgusting, the waterways are broken and the dams on the subject property are completely shattered. She stated her biggest concern is for the safety coming in at the S-Curve.

Linda Sanchez Dowers, 4013 Chelsea Lane, asked the Board not to approve the changes for Tract 7. Ms. Dowers stated that she has privacy concerns. She also stated that the subject property has not been properly maintained. She stated she has filed complaints with Code Enforcement to address the issue.

Don Hamilton, 4137 Derby Drive, stated he is concerned about the wetlands on Tract 5.

Dennis Grice, 707 Carpenters Way, Unit 21, stated he is concerned about the storm drainage systems on the subject property. He stated he is also concerned with the traffic.

Cindy Mitchell, 707 Carpenters Way, stated she no longer has a peaceful green area to view. She stated the property has not been maintained. She also mentioned concerns about traffic, drainage, wildlife and green areas.

Graham Bendall, 208 Heatherpoint Drive, read a letter to the Board. His concerns listed the safety of the new intersections proposed. He mentioned the reduction of green space. He also mentioned the lack of buffer zones that have been taken away. Mr. Bendall stated there is a lack of clarity in regards to the proposed CDD leaves long term questions in regards to the project landscaping, water ponds, and property maintenance.

Timothy Smith, 4144 Staffordshire Drive, stated there is another multi-family development going on, on Carpenter's Way and wants the Board to be aware.

Ashely Haynie, 707 Carpenters Way, stated she is also concerned about traffic and the storm water system.

Mr. Kovacs addressed the concerns mentioned from the public. He stated the ponds that are being proposed to relocate on the property are not jurisdictional wetlands as they are manmade. The ponds will be expanded. Mr. Kovacs stated three traffic studies have been completed and used in the analysis for the proposed request. The City's engineering consultant for the LPC Drive Extension continues to work with the developer's engineer to coordinate pond and floodplain compensation needs for both the road and development during the formulation of the transportation Development Agreement and in advance of permitting. Mr. Kovacs stated he has no issues with making a condition to limit the buildings to three stories.

Jeri Thom stated she would like a better understanding of the CDD, how it will be allocated and to whom. She also stated she would like to see some type of plan for ongoing maintenance until the development work is completed.

In response to Susan Seitz, Chuck Barmby stated staff will include the analyses on the traffic studies in staff's recommendation.

Discussion ensued with the applicant, staff and Board regarding the formulation of the transportation Development Agreement.

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

ITEM 5: Annexation, a small-scale land use map amendment to apply a future land use designation of Business Park (BP), and the application of I-2 (Medium Industrial) zoning, concurrent with a City-initiated application to apply a Suburban Special Purpose (SSP) context sub-district designation, on approximately 1.09 acres located north of Swindell Road, west of Alderman Road, and east of Eagles Landing Boulevard. Owner: McCourt Equipment Inc. Applicant: Sarah Case, Next Level Planning & Permitting. (ANX25-002/LUS25-005/ZON25-010/ZON25-011)

Audrey McGuire stated the subject property consists of two vacant parcels with a total area of approximately 1.09 acres located at north Swindell Road, west of Alderman Road, and east of Eagles Landing Boulevard. The subject property has a Polk County future land use designation of RL-1 (Residential Low). Three parcels located to the north and west, under the same ownership as the subject property, were annexed into the city and assigned a Business Park future land use designation and I-2 zoning. Adjacent parcels to the south, across Swindell Road, share this same land use and zoning classification. Properties to the east, within Polk County, have a Polk County future land use designation of RL-1. The purpose of this request is to obtain annexation approval and apply City land use and zoning to allow for the future development of the subject property for I-2 uses.

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

Sarah Case, 3825 S. Florida Avenue, provided an overview of the proposed request.

Ms. McGuire stated staff did not receive any public comment in response to the request.

Staff will present a written recommendation for the request at the next regular meeting of the Board.

GENERAL MEETING

ITEM 6: Review minutes of the August meeting.

Susan Seitz made a motion for approval of the minutes from the previous meeting. Terry Dennis seconded the motion and it passed 6—0.

ITEM 7: Change of zoning from O-2 (Limited Impact Office) to PUD (Planned Unit Development) to allow a transient lodging and social services facility, with a health clinic as an accessory use, on property located at 1115 E. Memorial Boulevard. Owner: CFTB Realty LLC. Applicant: Timothy F. Campbell, Clark, Campbell, Lancaster, Workman & Airth, P.A. (PUD25-009)

Note: Application withdrawn by applicant to allow for consideration of alternative locations. Staff anticipates that the applicant will submit a new land use and zoning application to be heard at the November 18th meeting of the Planning & Zoning Board.

The application was withdrawn.

ITEM 8: Major modification to an existing conditional use for Blake Academy to expand the boundaries of the school campus and allow for the construction of a new 15,291 sq. ft. gymnasium with associated off-street parking on property located at 510 Hartsell Avenue. Owner: School Board of Polk County Rosabelle W Blake Academy. Applicant: Sarah Case, Next Level Planning & Permitting. (CUP25-006)

Audrey McGuire stated the applicant requests an additional one-month continuance.

Susan Seitz made a motion for a one-month continuance. Silvana Knight seconded the motion and it passed 6—0.

ITEM 9: Major modification of PUD (Planned Unit Development) zoning for Lakeside Village to allow a 130-room hotel on property located at 3607 Lakeside Village Boulevard. Owner: CR Lakeside Village LLC. Applicant: Kimley-Horn and Associates, Inc. (PUD25-010)

Audrey McGuire stated the subject property is approximately 1.02 acres in area and is located in the Lakeside Village shopping center, north of Polk Parkway and west of SR Harden Boulevard. The subject property is located within the Oakbridge Development of Regional Impact (DRI). The purpose of this request is to allow the construction of a new six-story, 130-room hotel in the area located south of the Town Center at Lakeside Village Apartments and west of the Home2Suites Hotel.

The proposed six-story, 130-room hotel is consistent with the Oakbridge DRI which envisioned a high-quality, mixed-use retail development in the northwest quadrant of the intersection of Polk Parkway and Harden Boulevard. Lakeside Village, a mixed-use lifestyle shopping center, was originally developed by CASTO real estate development and opened in October 2005. During the planning process for this “lifestyle center”, the City hired an urban planning firm to critique the initial site design, following which the developer responded with an internal block structure that allows individual surface parking fields to be incrementally converted to building pads thereby creating infill opportunities based on market demands.

Currently, the PUD and DRI have entitlements and approved vehicle trips which allow for the future development of 83,746 sq. ft. of retail uses. To address the traffic impacts generated by the proposed 130-room hotel, the retail entitlements in the PUD be reduced by an additional 14,778 sq. ft. leaving 68,968 sq ft. for the future development of retail uses. Parking will be provided on the hotel parcel with the remaining parking required provided through a shared parking agreement with the shopping center.

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

Ms. McGuire presented the recommended conditions for approval.

Jason Alligood, Kimley-Horn and Associates, Inc, was present in support of the request.

In response to Jeri Thom, Mr. Alligood stated he agrees to staff's recommended conditions.

Silvana Knight made a motion for approval of staff's recommendation. Susan Seitz seconded the motion and it passed 6—0.

ITEM 10: Report of City Commission action on Planning and Zoning Board recommendations along with Planning & Transportation Manager's Report.

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

ITEM 11: Audience.

There were no comments from the audience.

ITEM 12: Adjourn.

There being no further discussion, the meeting was adjourned at 11:51 AM.

Respectfully Submitted,

Jeri Thom, Chair

Bessie Reina, Secretary



Community & Economic Development Staff Request for Delay

Date:	October 21, 2025	Reviewer:	Damaris Stull
Project No:	CUP25-006	Location:	510 Hartsell Avenue
Owner:	School Board of Polk County R.W. Blake Academy		
Applicant:	Sarah Case, Next Level Planning & Permitting		
Current Zoning:	RA-4 (Single-Family Residential)	Future Land Use:	Residential High (RH)
Context District:	Urban Neighborhood (UNH)		
P&Z Hearing:	August 19, 2025	P&Z Final Decision:	December 16, 2025
Request:	Major modification to an existing conditional use for Blake Academy to expand the boundaries of the school campus and allow for the construction of a new 15,291 sq. ft. gymnasium with associated off-street parking on property located at 510 Hartsell Avenue.		

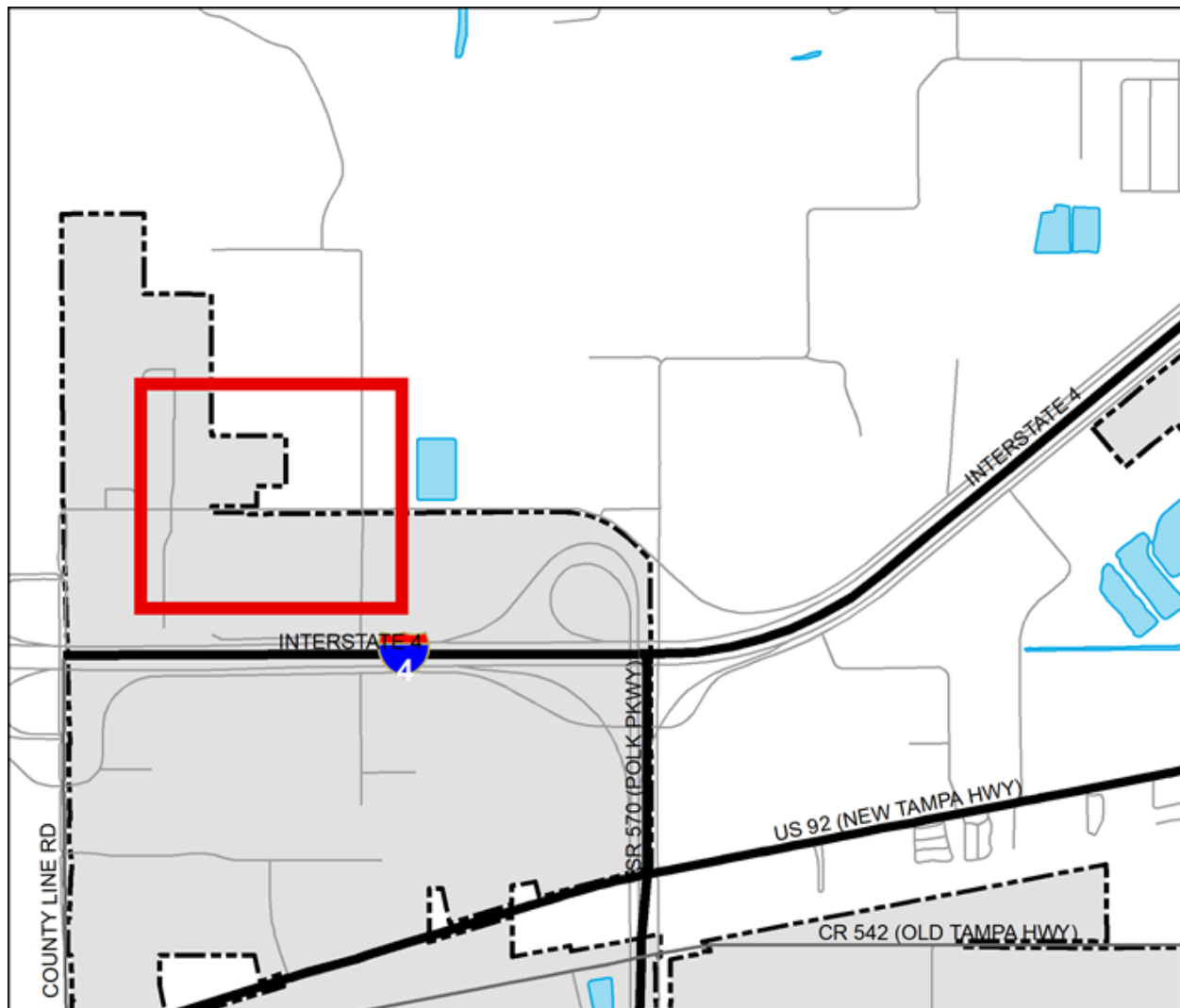
Request for Continuance

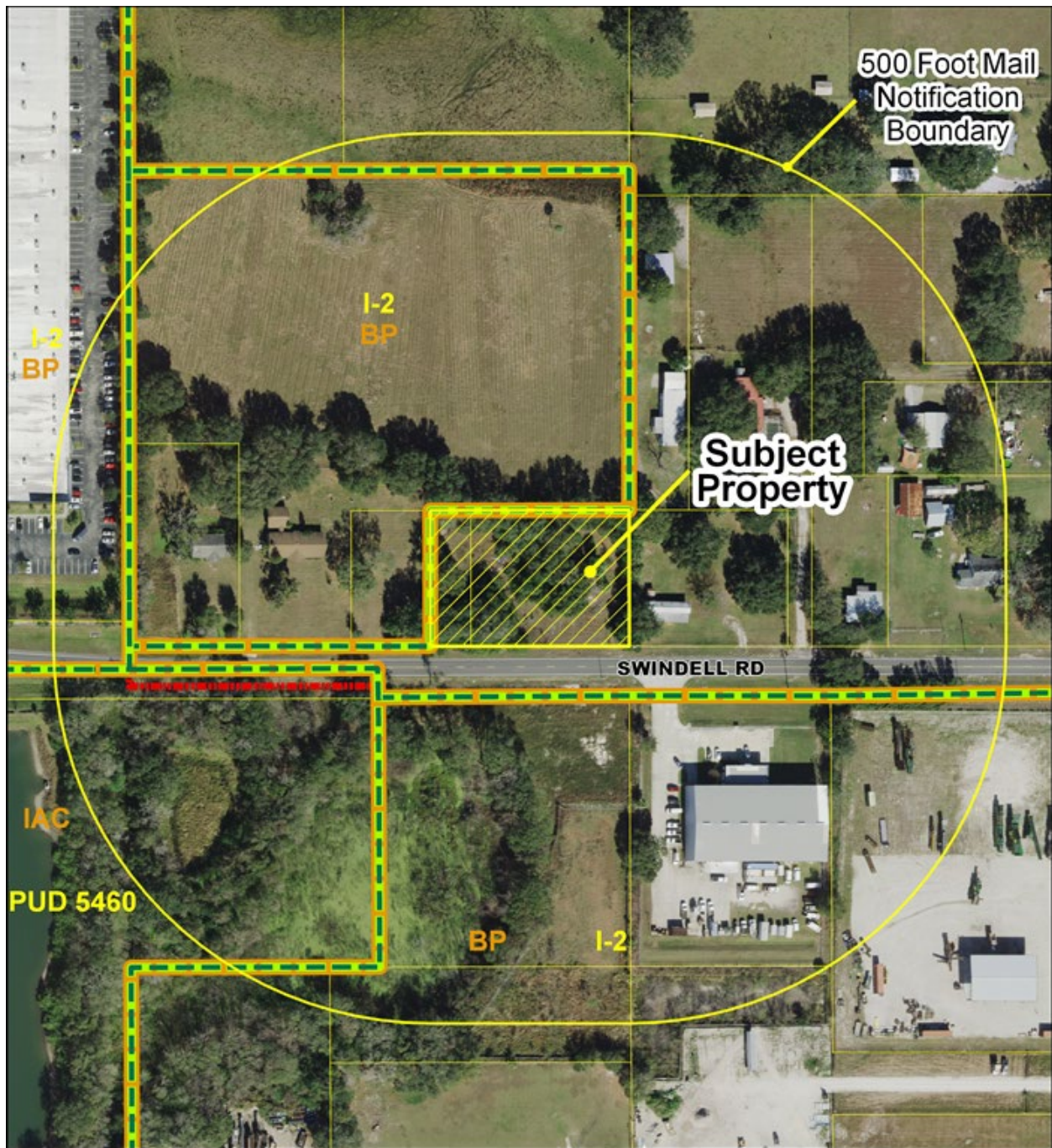
Sarah Case, Next Level Planning & Permitting, on behalf of School Board of Polk County R.W. Blake Academy, requests a continuance until December 16, 2025 to allow additional time to consider the feedback from the community, Community and Economic Development Department staff, and the Planning & Zoning Board. Staff and the applicants will continue to work together on any revisions to the development proposal that will be consistent and compatible with the City's Land Development Code and Comprehensive Plan.

Community & Economic Development Staff Recommendation

Date:	October 21, 2025	Reviewer:	Damaris Stull
Project No:	ANX25-002 LUS25-005 ZON25-010 ZON25-011	Location:	5117 Swindell Road
Owner:	McCourt Equipment Inc		
Applicant:	Sarah Case, Next Level Planning & Permitting		
Current Zoning:	N/A	Future Land Use:	Polk County RL-1
Context District:	N/A		
P&Z Hearing:	September 16, 2025	P&Z Final Decision:	October 21, 2025
Request:	Annexation, a small-scale land use map amendment to apply a future land use designation of Business Park (BP), and the application of I-2 (Medium Industrial) zoning, concurrent with a City-initiated application to apply a Suburban Special Purpose (SSP) context sub-district designation, on approximately 1.09 acres located north of Swindell Road, west of Alderman Road, and east of Eagles Landing Boulevard.		

1.0 Location Maps





2.0 Background

2.1 Summary

Sarah Case, Next Level Planning and Permitting, requests annexation, a small-scale land use amendment to apply a future land use designation of Business Park (BP) and the application of I-2 (Medium Industrial) zoning, concurrent with a City-initiated request to apply a Suburban Special Purpose (SSP) context district designation, on approximately 1.09 acres located at north Swindell Road, west of Alderman Road, and east of Eagles Landing Boulevard. A map of the subject property is included as Attachment "B."

2.2 Subject Property

The subject property consists of two vacant parcels with a total area of approximately 1.09 acres. The subject property has a Polk County future land use designation of RL-1 (Residential Low) which allows for residential development at a maximum intensity of one dwelling unit per acre (1DU/AC). The subject property is strategically located near the I-4/County Line Road interchange as well as the Polk Parkway. As part of the Northwest Lakeland Sector Plan which was adopted by City Commission through a Resolution 5009 in 2012, the subject property is within an area identified for development of new business park uses.

In 2022, three parcels located to the north and west, with a total area of approximately 8.52 acres and under the same ownership as the subject property, were annexed into the city and assigned a Business Park future land use designation and I-2 zoning. Adjacent parcels to the south, across Swindell Road, share this same land use and zoning classification. Properties to the east, within Polk County, have a Polk County future land use designation of RL-1.

2.3 Project Background

The purpose of this request is to annex the subject property in the City of Lakeland and to apply City land use and zoning for future development with I-2 uses. If recommended for approval by the Planning & Zoning Board And approved by the City Commission, the applicant intends to combine the subject property with the three parcels to the west to create a single 9.61-acre development site to be developed for use by an industrial equipment rental business. A copy of a site development plan for the proposed equipment rental business is included for informational purposes only as Exhibit "A".

2.4 Existing Uses of Adjacent Properties

Boundary	Existing Land Use	FLUM	Zoning	Context
North	Vacant/undeveloped	BP	I-2	SSP
South	Undeveloped	BP	I-2	SSP
East	Low Density Residential	Polk County RL-1	RL-1	NA
West	Vacant/undeveloped	BP	I-2	SSP

2.5 Attachments

Attachment “A”: Legal Description

Attachment “B”: Base Map of Subject Property

Exhibit A: Non-Binding Site Development Plan

3.0 Discussion

Located at the western edge of the City near the Hillsborough County line, the subject property is approximately ½ mile northeast of the Interstate-4/County Line Road interchange. The proposed annexation, land use amendment and rezoning will allow for the by-right development of the property for I-2 uses in accordance with the Land Development Code. The I-2 (Medium Industrial) zoning district is intended to accommodate a wide range of business park, industrial, and wholesale trade activities. Permitted uses include those which usually have relatively moderate external impacts and do not create an appreciable nuisance or hazard. Examples of permitted uses include light manufacturing, outdoor storage, industrial-type service and warehouse/distribution and wholesale trade uses.

For the combined 9.61-acre parcel, the proposed development program for the industrial equipment rental business consists of a 23,144 sq. ft. warehouse, 3,396 sq. ft. of office uses, a 4,000 sq. ft. washing bay, and an outdoor storage yard for equipment. As part of a future expansion, footprints for two smaller 6,000 sq. ft. buildings are also shown on the site development plan. The 1.09-acre subject property will be incorporated into the development site for use as part of the outdoor storage yard and for stormwater retention.

This request is for annexation, land use and zoning only. Any future development of the site will be subject to a concurrency determination at the time of site plan review. No comments were received prior to or during the public hearing held before the Planning & Zoning Board on September 16th.

3.1 Transportation and Concurrency

The subject property fronts Swindell Road, which is maintained and operated by Polk County. Per the Polk Transportation Planning Organization’s Roadway Network Database (published on January 17, 2025), this section of Swindell Road operates at an acceptable level-of-service, LOS “D”. The proposed warehouse facility will generate approximately 29 P.M. Peak Hour trips, using equations published for Land Use Code 150 (Warehousing) in the Institute of Transportation Engineers’ Trip Generation Manual (12th Edition). A Binding Concurrency Determination is already in staff review. A 40-foot right-of-way dedication (from centerline) to Polk County for Swindell Road is depicted on the site plan along with a frontage sidewalk and a pedestrian route from that frontage sidewalk to the principal office entrance.

The subject property is not currently located within the Lakeland Area Mass Transit District (LAMTD), within which a half-mill ad valorem tax is levied for transit services. Prior to site plan approval, the owner shall submit a petition to the LAMTD Board of Directors requesting that the subject property be added to LAMTD. LAMTD (doing business as the “Citrus Connection”) operates fixed-route transit service on the adjacent section of Swindell Road via its Yellow Line.

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 Staff reviewed this request and recommends approval of annexation, the application of a Business Park (BP) future land use designation, I-2 (Medium Industrial) zoning, and a Suburban Special Purpose (SSP) context sub-district district to the subject property.

4.2 The Planning & Zoning Board

It is recommended that the request for annexation, a small-scale land use amendment to apply a future land use designation of Business Park (BP) and the application of I-2 (Medium Industrial) zoning, concurrent with a City-initiated request to apply a SSP (Suburban Special Purpose) context district designation, on approximately 8.52 acres as described above and in Attachments "A", "B," and Exhibit "A" be approved

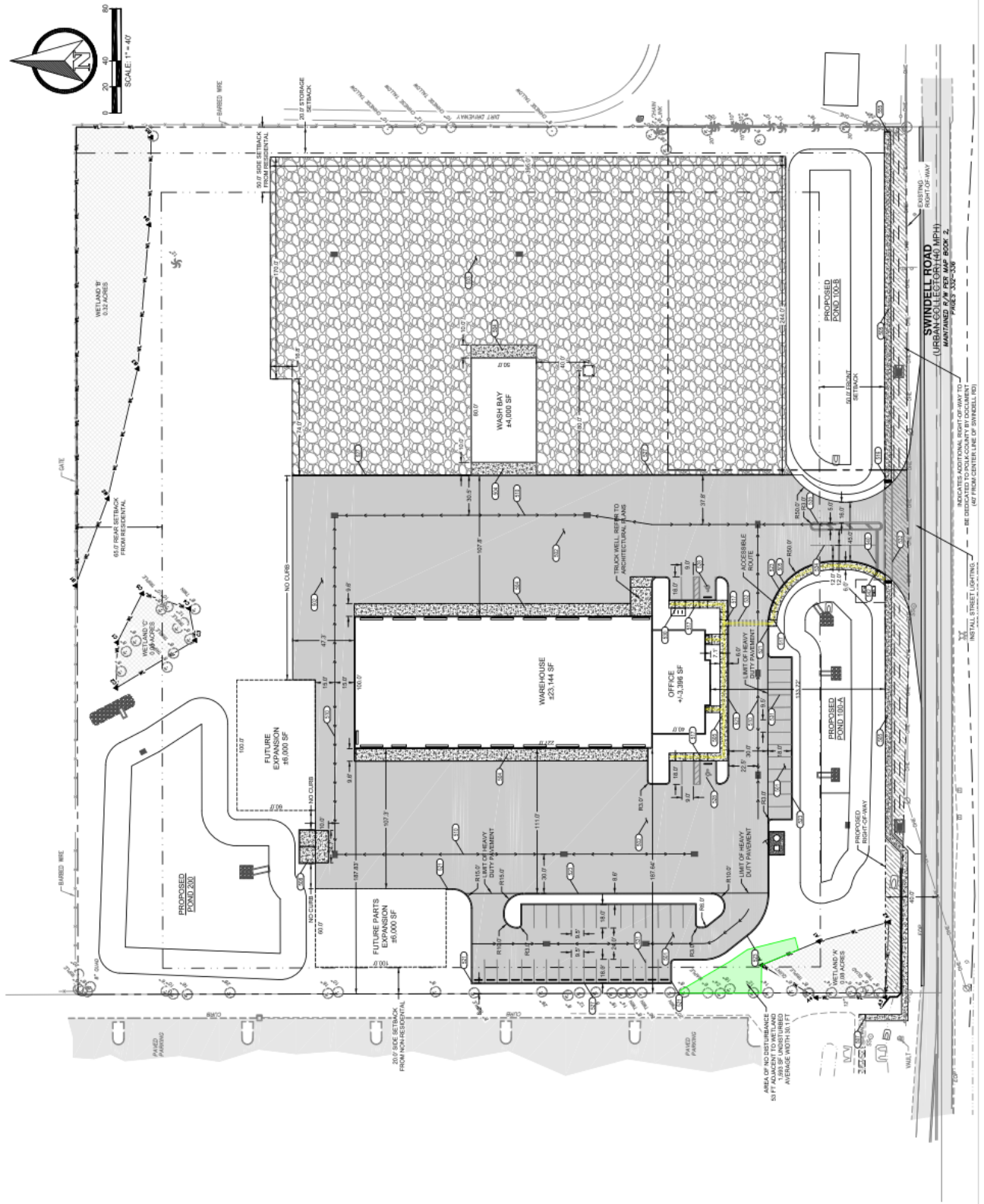
ATTACHMENT "A"

Legal Description

COMM NW COR OF NE1/4 N89-34-20E ALONG N LINE SEC 690 FT S00-17-54E 30 FT TO SLY R/W OLD POLK CITY LKLD RD N89-34-20E ALONG R/W 84.2 FT SELY ALONG CURVE ON R/W 465.19 FT S61-36-40E ALONG R/W 136.47 FT TO POB S61-36-40E ALONG R/W 296.38 FT S00-17-54E 326.83 FT S89-34-20W 260 FT N00-17-54W 469.68 FT TO POB & COMM NW COR OF NE1/4 RUN N89-34-20E ALONG N LINE SEC 690 FT S00-17-54E 30 FT TO SLY R/W OLD POLK CITY LKLD RD & POB RUN N89-34-20E ALONG R/W 84.2 FT SELY ALONG CURVE ON R/W 465.19 FT S61-36-40E ALONG R/W 136.47 FT S00-17-54E 469.68 FT S89-34-20W 650 FT N00-17-54W 650 FT TO POB

ATTACHMENT "B"



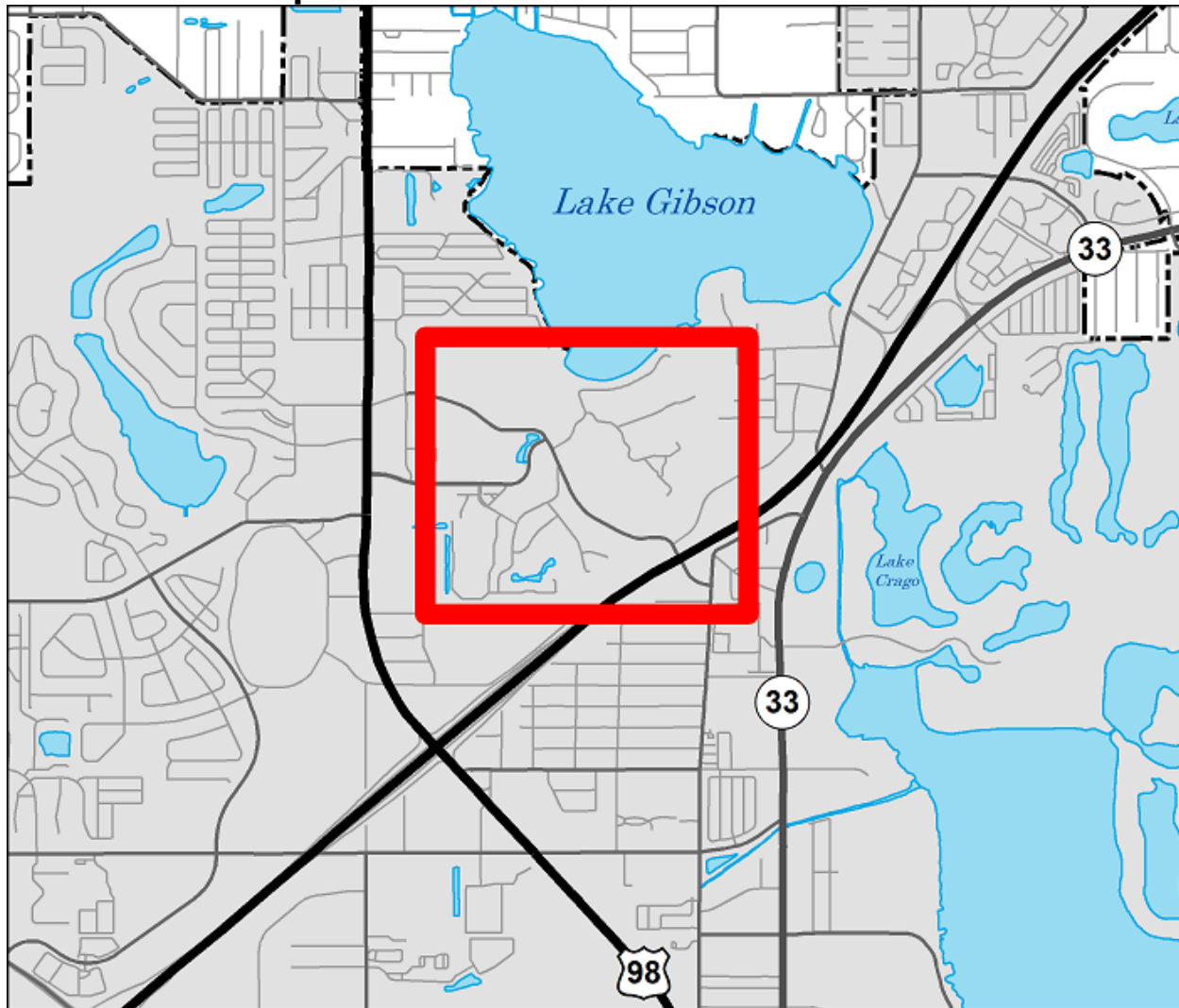




Community & Economic Development Staff Recommendation

Date:	October 21, 2025	Reviewer:	Todd Vargo
Project No:	LUS25-002 PUD25-006	Location:	Former Wedgewood Golf Course
Owner:	SJD Development LLC, Ronin Assets LLC		
Applicant:	Chloe Dyal and Chirag Kikani, Tract Engineering		
Current Zoning:	PUD (Planned Unit Development) 5962, PUD 4773W	Future Land Use:	Residential Low (RL), Residential Medium (RM), Residential High (RH)
Context District:	Suburban Neighborhood (SNH)		
P&Z Hearing:	September 16, 2025	P&Z Final Decision:	October 21, 2025
Request:	<p>Small-scale map amendment and major modification of PUD (Planned Unit Development) zoning on property generally located north of Interstate-4, south of Heatherpoint Drive, east and west of Carpenters Way, and south of Wedgewood Estates Boulevard. More specifically, the requested changes are as follows:</p> <ol style="list-style-type: none"> I. A small-scale map amendment, to change the future land use designation from Residential Low (RL) to Residential Medium (RM), and a major modification of PUD zoning to allow for 44 single-family attached (townhome) dwelling units on approximately 8.48 acres located at 752 Carpenters Way (Tracts 9A and 9B within Area W). II. A small-scale map amendment, to change the future land use designation from Residential Medium (RM) to Residential High (RH), and a major modification of PUD zoning to remove a portion of Area U and create a new Tract 12 in Area W for a clubhouse/amenity center to serve future multi-family residential uses on Tracts 4 and 11, in lieu of a previously approved 70,100 sq. ft. assisted living facility, on approximately 2.48 acres located at 503 Carpenters Way (Area U). III. A major modification of PUD zoning to increase the maximum number of single-family detached dwelling units from 14 to 17 on approximately 19.02 acres located south of Heatherpoint Drive, east of Carpenters Way, and north of Audubon Oaks Drive (Tract 1 within Area W). IV. A major modification of PUD zoning to adopt a new site development plan and increase the maximum number of single-family detached dwelling units from 46 to 49 on approximately 33.24 acres generally located north of Interstate-4, south of Wedgewood Estates Boulevard, and west of Carpenters Way (Tracts 5, 6, and 7 within Area W). V. A major modification of PUD zoning to adopt a new site plan to allow 58 single-family attached (townhome) dwelling units and 750 multi-family dwelling units, in lieu of previously approved entitlements for 834 multi-family dwelling units, on approximately 57.74 acres located north of Lakeland Park Center Drive, east of Carpenters Way, east and west of Audubon Oaks apartments (Tracts 2, 3, 4, 10 and 11 within Area W). 		

1.0 Location Maps





2.0 Background

2.1 Summary

Chloe Dyal and Chirag Kikani, on behalf of SJD Development LLC, requests a small-scale map amendment and major modification of PUD (Planned Unit Development) zoning on property generally located north of Interstate-4, south of Heatherpoint Drive, east and west of Carpenters Way, and south of Wedgewood Estates Boulevard. More specifically, the requested changes are as follows:

- I. A small-scale map amendment, to change the future land use designation from Residential Low (RL) to Residential Medium (RM), and a major modification of PUD zoning to allow for 44 single-family attached (townhome) dwelling units on approximately 8.48 acres located at 752 Carpenters Way (Tracts 9A and 9B within Area W).
- II. A small-scale map amendment, to change the future land use designation from Residential Medium (RM) to Residential High (RH), and a major modification of PUD zoning to remove a portion of Area U and create a new Tract 12 in Area W for a clubhouse/amenity center to serve future multi-family residential uses on Tracts 4 and 11, in lieu of a previously approved 70,100 sq. ft. assisted living facility, on approximately 2.48 acres located at 503 Carpenters Way (Area U).
- III. A major modification of PUD zoning to increase the maximum number of single-family detached dwelling units from 14 to 17 on approximately 19.02 acres located south of Heatherpoint Drive, east of Carpenters Way, and north of Audubon Oaks Drive (Tract 1 within Area W).
- IV. A major modification of PUD zoning to adopt a new site development plan and increase the maximum number of single-family detached dwelling units from 46 to 49 on approximately 33.24 acres generally located north of Interstate-4, south of Wedgewood Estates Boulevard, and west of Carpenters Way (Tracts 5, 6, and 7 within Area W).
- V. A major modification of PUD zoning to adopt a new site plan to allow 58 single-family attached (townhome) dwelling units and 750 multi-family dwelling units, in lieu of previously approved entitlements for 834 multi-family dwelling units, on approximately 57.74 acres located north of Lakeland Park Center Drive, east of Carpenters Way, east and west of Audubon Oaks apartments (Tracts 2, 3, 4, 10 and 11 within Area W).

2.2 Subject Property

The subject property consists of the former Wedgewood Golf & Country Club, a privately owned 18-hole golf course which was previously approved for residential development. This major modification contains changes to all Tracts within the PUD except for Tract 8 and proposes to add a new Tract 12 through the conveyance of a 2.48-acre portion of Area U that is currently approved for a 70,100 sq. ft. Assisted Living Facility.

The current PUD zoning, as approved in December 2022, allows for the redevelopment of the former golf course for 834 multi-family dwelling units, 60 single-family attached (townhome) dwelling units and 60 single-family detached dwelling units. Following the 2022 approval, two minor modifications to the PUD zoning were approved by the Planning & Zoning Board. The first minor modification, approved in December 2023, allows for the development of 96 single-family attached (townhome) dwelling units on Tract 2 in lieu of the previously approved 230 multi-family dwelling units as an alternative development option. The second minor modification, approved in July 2024, allows for the development of 162 single-family attached dwelling units and 120 multi-family dwelling on Tracts 4, 10 and 11 in lieu of the previously approved 450 multi-family dwelling units as an alternate development option.

2.3 Project Background

The purpose of the request, through a small-scale land use map amendment and major modification of the PUD zoning, is to adopt a new site development plan which will allow for the development of up to 66 single-family detached dwelling units, 162 single-family attached (townhome) dwelling units, and 750 multi-family dwelling units. A revised master site development plan, which shows the location of proposed building footprints, off-street parking, internal driveways, access points, amenities, and the layout of new single-family subdivisions, is included as Exhibit “W-3.”

2.4 Existing Uses of Adjacent Properties

Boundary	Existing Land Use	FLUM	Zoning	Context
North	Single-Family Residential	RL	PUD	SNH
South	Single-Family Residential/Vacant Commercial/Interstate 4	RL, RAC, N/A	PUD, C-5, N/A	SNH, SCO, N/A
East	Undeveloped Land/Cemetery/Single-Family Residential	RM, IAC	O-3, PUD	SNH, SCO
West	Single-Family Attached/Multi-Family Residential/Public Recreation	RL, RM, RH	PUD	SNH

2.5 Attachments

Exhibit U-1: Truncated Site Development Plan for Area U
Exhibit W-1: Legal Description
Exhibit W-2: Base Map of Subject Property
Exhibit W-3: Master Site Development Plan
Exhibit W-3a: Lot Layout Townhouses
Exhibit W-4a: Landscape Buffer Plan
Exhibit W-4b: Landscape Buffer Typical Details
Exhibit W-5a: Roadway Site Circulation Plan
Exhibit W-5b: Pedestrian Site Circulation Plan
Exhibits W-6a – W6e: Roadway/Trail Sections
Exhibit W-7: Site Data Table & Phasing Plan

3.0 Discussion

The current PUD approval allows for a total of 954 dwelling units. Below is a table which compares the current PUD entitlements with the changes being requested. While the proposed changes will reduce the maximum number of multi-family dwelling units from 834 to 750, the total number of dwelling units allowed will increase approximately 2.5% from 954 to 978 due to the proposed 44-unit townhome development on Tracts A/9B, the inclusion of a new 2.48-acre parcel (Tract 12), and changes to the lot layout in the single-family development area, Tracts 1, 5, 6, and 7.

	Current PUD	Proposed Changes
Single-family detached units	60	66
Single-family attached units	60	162
Multi-family units	834	750
Total	954	978

The table above does not include the two minor modifications to the PUD zoning approved in 2023 and 2024 which allowed for the development of up to 258 single-family attached (townhome) dwelling units in lieu of 560 multi-family dwelling units on Tracts 2, 4, 10 and 11. Under the proposed changes to the PUD zoning, the two minor modifications will be rescinded and will no longer be a development option going forward. Since the changes to the PUD address multiple development tracts, the current development entitlements and proposed changes for each tract are summarized separately below.

Tract 1

Tract 1 is currently approved for a 13-lot single-family detached subdivision. The proposed changes to Tract 1 provide for four additional single-family lots by reconfiguring the subdivision as along a single street which will run east-west and parallel to the Wedgewood Lake Estates subdivision to the north. Lots in Tract 1 will have a minimum lot width of 90 feet and a minimum size of 10,000 sq. ft.

Tract 2

Tract 2 is currently approved for 230 multi-family dwelling units spread throughout seven (7) buildings with a maximum building height of four-stories. The proposed changes to Tract 2 will allow for 240 multi-family dwelling units spread throughout eight (8) buildings with a maximum height of three-stories.

Tract 3

Tract 3 is currently approved for 154 multi-family dwelling units spread throughout four (4), four-story buildings. The proposed changes to Tract 3 will allow 60 multi-family dwelling units in two (2), three-story buildings.

Tracts 4, 10, and 11

Tracts 4, 10 and 11 are currently approved for a maximum of 450 multi-family dwelling units spread throughout (13) buildings with building heights ranging from two to four-stories. The proposed changes will allow 210 multi-family buildings on Tract 4 spread throughout seven (7), three-story buildings, 58 single-family attached (townhome) dwelling units on Tract 10 with a maximum height of two-stories, and 240 multi-family dwelling units on Tract 11 spread throughout eight (8), three-story buildings.

Tract 5

Tract 5 is currently approved for a 14-lot single-family detached subdivision. The proposed changes to Tract 5 provide for one additional single-family lot through minor changes to the lot layout. Two of the lots, however, do not appear to meet the minimum lot width of 60 feet specified by the PUD zoning. Lots in Tract 5 shall have a minimum lot width of 60 feet and a minimum lot size of 7,500 sq. ft.

Tract 6

Tract 6 is currently approved for a 12-lot single-family detached subdivision. The proposed changes to Tract 6 reduce the number of lots from 12 to 5 to account for the donation of right-of-way for the future extension of Lakeland Park Center Drive. Lots will face Lakeland Park Center Drive and access will be limited to a one-way spur road. Lots in Tract 6 will have a minimum lot width of 60 feet and a minimum lot size of 7,500 sq. ft.

Tract 7

Tract 7 is currently approved for a 20-lot single-family detached subdivision. The proposed changes to Tract 7 provide for nine additional single-family lots through the reconfiguration of the subdivision and addition of a secondary connection to Lakeland Park Center Drive which will provide another means on ingress and egress for residents of Wedgewood. Lots in Tract 7 will have a minimum lot width of 60 feet and a minimum lot size of 7,500 sq. ft.

Tract 8

Tract 8 is currently approved for 60 single-family attached dwelling units. No changes are proposed to Tract 8 at this time.

Tract 9A and 9B

Tracts 9A and 9B are identified as a future development area in the approved PUD. The proposed changes to Tracts 9A and 9B will allow for a total of 44 single-family attached (townhome) dwelling units with a maximum height of two stories. To allow for this change, the applicant is requesting a small-scale map amendment on 8.48 acres to change the future land use designation from Residential Low (RL) to Residential Medium (RM). The RL future land use designation allows for a maximum density of five (5) dwelling units per acre while the RM future land use will allow for a maximum density of 12 dwelling units per acre. Eight of the townhomes will be located in Tract 9A, north of Wedgewood Estates Boulevard which will be reconstructed by the developer to align with Heather Drive. The remaining 36 townhome units will be located in Tract 9B, south of Wedgewood Estate Boulevard, and about the rear yard of existing single-family homes located to the south and east along Staffordshire Drive.

Tract 12

The applicant proposes to incorporate a vacant 2.48-acre parcel located at 503 Carpenters Way. The subject property, which is located to the south of the Savannah Cottage ACLF, is currently zoned as part of Area U within the parent PUD for Carpenters Way (Ordinance 4773, as amended). Under the current PUD zoning, it has entitlements which would allow for the development of a two-story, 70,100 sq. ft. assisted living facility. Through this modification 1.94 acres of the subject property will be used to create a new Tract 12 which will be used to develop an amenity center in support of adjacent multi-family residential uses on Tracts 4 and 11. The remaining 0.54 acres will be incorporated into the site development plan for Tract 4. To allow for this change, the applicant is requesting a small-scale map amendment to change the future land use designation on the 2.48-acre parcel from Residential Medium (RM) to Residential High (RH). This change was requested by staff to align with the future land use designation on Tracts 4 and 11.

Project Phasing

According to the applicant, the project will be developed through two separate development phases. Phase I will consist of 510 multi-family dwelling units in Tracts 3, 4, 11 and the amenity center in 12.

Phase II will consist of 66 single-family detached dwelling units in Tracts 1, 5, 6, and 7, 240 multi-family units in Tract 2, and 162 single-family attached dwelling units in Tracts 8, 9 and 10.

Future Land Use Map Amendments

As previously disused, the applicant is requesting a small-scale map to change the future land use designation from Residential Low (RL) to Residential Medium (RM) on 8.48 acres and from Residential Medium (RM) to Residential High (RH) on 2.48 acres. The surrounding future land use districts for Tracts 9A and 9B and the proposed Tract 12 are summarized in the following two tables.

Surrounding Land Uses for Tracts 9A and 9B	
North	RM (Residential Medium)
South	RL (Residential Low)
East	RM (Residential Medium) and RL (Residential Low)
West	RM (Residential Medium) and RH (Residential High)

Surrounding Land Uses for Tract 12	
North	RH (Residential High)
South	RL (Residential Low)
East	RH (Residential High)
West	RM (Residential Medium)

Utilities

During the Concept Plan Review in December 2021, the Water Utilities Division had concerns regarding the Wedgewood lift station being able to accept additional flows. The Water Utilities department performed a hydraulic evaluation to determine if there is sufficient capacity in the City's existing water distribution and wastewater collection system to accept the additional flows that will be created with this development. Based on this analysis, it was determined that in addition to new water and wastewater lines within their project site, required wastewater improvements include a new force main across Interstate 4 to State Road 33 (Lakeland Hills Boulevard) as well as the construction of a new lift station with generator to replace the existing Wedgewood station. Water will be handled by existing offsite infrastructure. As such, each phase of the project shall be required to complete a Capacity Application to determine whether there is capacity in the system to handle the proposed phase of development.

Since 2022, staff has received and reviewed a site plan for a wastewater force main that would run from Wedgewood to Lake Crago Drive via a route beneath Interstate 4, along North Florida Avenue and Glenwood Drive to Lakeland Hills Boulevard. However, no plans have been approved as the master utility plan has been amended several times. An infrastructure agreement with Water Utilities has not been approved by the City Commission to date.

School Concurrency

In April 2022, the applicant requested a non-binding determination of school concurrency from the Polk County School Board (PCSB). At that time, there was adequate capacity available at the zoned middle school (Sleepy Hill Middle School) and high school (Lake Gibson Senior High School). Both the zoned elementary school (North Lakeland Elementary) and the adjacent elementary school (Sleepy Hill Elementary) have partial capacity available which when combined would be sufficient to support the proposed development.

As part of the proposed modification to the PUD, the applicant has submitted another request to the PCSB for a non-binding determination of school concurrency. Since this determination is non-binding, the applicant will be required to submit a binding concurrency application to the School Board at the time of site plan review before any of the development phases can move forward.

Public Comment

Prior to the public hearing on September 16, 2025, staff received five e-mails and two phone calls from concerned residents. Issues raised included traffic impacts, stormwater management challenges, loss green space related to the proposed development of Tracts 9A and 9B, removal of the roundabout where Wedgewood Estates Boulevard will be realigned to intersect Carpenters Way at Heatherpoint Drive, the loss of green space and removal of a 75-year old tree where a proposed street between Tracts 5 and 7 intersects Derby Drive, and opposition to having new single-family lots which will abut the rear yard of existing homes on Derby Drive.

Existing PUD transportation conditions include right-of-way dedication for the Lakeland Park Center (LPC) Drive Extension, right-of-way dedication and construction of a roundabout at a realigned Carpenters Way/Wedgewood Estates Boulevard/Heatherpoint Drive intersection, construction of a transit shelter, an updated major traffic study for all project phases for which a building permit has not been requested by September 1, 2027, and bicycle/pedestrian infrastructure requirement including the sidewalk and trail connections utilizing the former golf cart paths.

Concerns related to stormwater management cited existing flooding problems created by the poor condition of existing drainage infrastructure and the potential for increased flooding with development on the former golf course property. Each site and subdivision construction plan submittal will require stormwater review by the Southwest Florida Water Management District (SWFWMD) as well as the City of Lakeland Public Works Department as a member of the City's Development Review Team. The City's engineering consultant for the LPC Drive Extension continues to work with the developer's engineer to coordinate pond and floodplain compensation needs for both the road and development during the formulation of the transportation Development Agreement and in advance of permitting.

At the time of adoption of the current PUD approval, Tracts 9A and 9B were identified as "Future Development" due to the lack of any pending development proposal. While no entitlements were specified for either tract, they were never intended to be set aside as a green space for the residents of Wedgewood. The new street between Tracts 5 and 7, which will intersect Derby Drive, was included on the master site development plan in the 2022 PUD approval. While the single-family lots in Tract 7 were reconfigured, increasing the number of lots that will back up to existing homes on Derby Drive from eight (8) to seventeen (17), the single-family lots in Tract 6, which will abut the rear yard of homes located at the south end of Derby Drive, were reduced from twelve (12) to five (5).

Additional comments received after the public hearing on September 16, 2025, included the cost of providing police, fire, and EMS services for the proposed development as well as additional buses and teachers needed for school-age children. A new fire station, Station #8 located at the Sleepy Hill Road/Mall Hill Road intersection that is under design and scheduled for construction to begin in Spring

2026. Construction is expected to be completed in Spring 2027. The new Polk County EMS Station on Robson Street is also under design. Using the Staffordshire/Carpenters Way intersection as a good central point in the development, Fire Station 8 is located 1.6 miles away and the Robson EMS Station is 1.5 miles away.

Regarding school concurrency, city staff requires the submittal of non-binding concurrency determinations from the School District at the time of zoning approval and binding determinations at the time of site plan or subdivision submittals. City staff provides Certificates of Concurrency to the School District once the site plan is approved and when a subdivision plat is recorded, further coordinating with School District staff on multi-phased developments to ensure that appropriate number of completed and remaining units are tracked. In 2025, the School District commenced a process to rezone high schools throughout Polk County to balance attendance zones; the rezoning of middle and elementary schools is expected to continue through Spring 2027. School District coordinates meetings with local planning agencies to review proposed developments and school capital projects. Such coordination meetings with City of Lakeland are contained in the Certification Agreement with the Florida Department of Commerce.

3.1 Transportation and Concurrency

The City Commission approved PUD Ordinance No. 5962 on December 5, 2022 with a total count of 954 dwelling units, 40 multi-family units less than the 994 units approved by the Planning & Zoning Board, in response to public comments about building height and setback compatibility received from residents of Sandwedge Villas and Fairfield on the Tee.

The current land use and zoning request increases the total unit count from 954 to 978 units. Based in average rates published in the Institute of Transportation Engineers *Trip Generation Manual* (12th Edition), the new mix of residential units and 24-unit count increase is expected to generate an additional 204 Daily and 13 PM Peak Hour (of Adjacent Street Traffic, 4 PM – 6PM) trips. Subsequent to the original PUD approval in 2022, the professional engineering teams for the developer and City have continued to coordinate the amount and alignment of the right of way needed to accommodate the LPC Drive Extension; to minimize the road's impact on the adjacent Florida Gas Transmission line easement; and to coordinate stormwater and floodplain impacts of both the road and development. The City has purchased approximately 1.32 acres immediately west of the subject property for the LPC Drive extension and has coordinated with the developer's utility engineer to ensure that the planned wastewater force main design does not conflict with roadway design. The Lakeland Area Mass Transit District (Citrus Connection) has re-aligned the inbound portion of its Pink Line to utilize the southbound direction of Lakeland Park Drive Extension (opened in 2022) to support existing and future residents in the vicinity of the Wedgewood community.

The current PUD modification request adds lands within a new "Tract 12" that moves the eastern driveway westward to align with the proposed connection to Tract 5, further away from the arch and adjacent curve on Carpenters Way that created sight distance limitations for motorists as noted by staff during its review of the site plan. The modified PUD will also include a more gradual curve along the Wedgewood Estates Boulevard realignment approaching Carpenters Way, complying with Florida Greenbook design standards, and a more direct connection from Tract 7 to the LPC Drive Extension to better distribute project traffic between Carpenters Way, Wedgewood Estates Boulevard and the future LPC Drive Extension.

In 2023, the developer submitted a site plan (Project No. SIT23-020) for 330 multi-family units in Tracts 10, 11 and a portion of Tract 4, which was not approved due to the existing PUD condition that requires the execution and recording of a Development Agreement addressing the timing of the transportation mitigation requirements also contained within the PUD. The City and the developer

continue to negotiate the required Development Agreement that will be the subject of two public hearings by the City Commission, scheduled to occur with the first and second readings of the land use changes and PUD modification that are ultimately approved by the Planning & Zoning Board. In addition to the timing of meeting the required transportation conditions, the Development Agreement will also establish City Multi-Modal Transportation Impact Fee pre-payment and credit schedules, a proportionate-share of net payments required of the developer, and impact fee collections that could be invested in projects such as the LPC Drive Extension for which construction is not currently funded in the City's Capital Improvement Plan. For the realigned Wedgewood Estates Boulevard intersection opposite Heatherpoint Drive, staff is recommending a revision to the PUD condition that currently requires right of way dedication and construction of a roundabout at this location to include the option of a traffic signal if subsequent analyses determine comparable operations with a lower cost and reduced maintenance of traffic impacts to adjacent residents during construction. Roundabouts typically require extended lane and intersection approach closures that are not generally expected with traffic signal and associated turn lane installation.

Land Use Transportation Evaluation

Transportation concurrency entitlements are not granted through land use approvals, which allow a broad range of development types. City staff, however, analyzed the potential trip generation impacts associated with changing the Residential Low (RL) land use on 8.48 acres within Tracts 9A and 9B to Residential Medium (RM), assuming 42 single-family detached homes could be accommodated on the property under the current RL land use and that the RM land use could accommodate 102 low-rise multi-family apartments. Using data published in the ITE *Trip Generation Manual* (12th Edition) for Land Use Codes 210 (Single-Family Detached) and 220 (Multi-Family Low-Rise), the land use change could generate an estimated 14 additional PM Peak Hour Trips (of Adjacent Street Traffic, 4 PM - 6 PM). The requested land use change from Residential Medium (RM) to Residential High (RH) on 2.48 acres within Tract 12 could generate an additional 32 PM Peak Hour Trips assuming that 30 low-rise multi-family units are currently allowed and could be replaced with 186 high-rise multi-family units (Land Use Code 222). The cumulative potential traffic increase associated with the two requested land use changes total 46 P.M. Peak Hour Trips, although the final PUD zoning ordinance will control the ultimate number and type of dwelling units on the subject properties and will form the basis of the concurrency entitlements that will be granted through the Development Agreement to be considered by the City Commission.

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 approval of the small-scale land use map amendments and the major modification to PUD zoning. Letters of notification were mailed to four hundred and eight (408) property owners within 500 feet of the subject property. Objections to the request were primarily related to the number of dwelling units, compatibility concerns about the single-family attached, multi-family apartment buildings, increased traffic, increased public safety needs (Police, EMS, Fire), increased numbers of students in already crowded schools, additional school funding needed for the increase in the number of students, lack of maintenance of the former golf course property, and stormwater retention and drainage.

4.2 Planning & Zoning Board

It is recommended that the request for a change in Future Land Use from Residential Low (RL) to Residential Medium (RM) on 8.48 acres, a change in Future Land Use from Residential Medium (RM) to Residential High (RH) on 2.48 acres and a major modification to the PUD zoning, as described above and in Exhibits "U-1," "W-1," "W-2," "W-3," "W-3a," "W-4a," "W-4b," "W-5a," "W-5b," "W-6a," "W-6b," "W-6c," "W-6d," "W-6e" and "W-7" be approved subject to the following conditions:

Area U and W in Ordinance 4773, as reamended

XXII. Area U

- A. Land Use Intensity: PUD-49
- B. Permitted Uses: Assisted living facility in one or more buildings.
- C. Maximum Floor Area:
 - Phase I: 21,100 square feet.
 - ~~Phase II: 70,100 square feet~~
- D. Maximum Building Height:
 - Phase 1: One (1) story
 - ~~Phase 2: Two (2) stories~~
- E. Setbacks
 - 1. From Carpenters Way: Fifty (50) feet.
 - 2. From all other project boundaries; Twenty-five (25) feet.
- F. Site Development Plan:

The site shall be developed in accordance with the site development plan included as Exhibit "U-1"
- G. Requirements for parking, landscaping, buffering etc. shall be in accordance with City of Lakeland Land Development Regulations. This shall include at a minimum the installation of a hedge and canopy trees on the ratio of one tree per fifty (50) linear feet along Carpenters Way.

...

XIV. Area W

- A. Permitted Uses.
 - 1. Single-Family Detached Residential Uses: Tracts 1, 5, 6, and 7
 - ~~2. Single-Family Attached Residential Uses: Tracts 2*, 4, 8, 9, and 10 and 11**~~
 - 2. Single-Family Attached Residential Uses: Tracts 8, 9, and 10
 - ~~3. Multi-Family Residential Uses: Tracts 2*, 3, 4, 10 and 11**~~

3. Multi-Family Residential Uses: Tracts 2, 3, 4 and 11

4. Future Development Tract: Tract 9

~~*As an alternative development plan in lieu of 230 multi-family dwelling units, Tract 2 may be developed for single-family attached dwelling units in accordance with the maximum intensity of use specified in Condition B. 2. and Exhibit "W-3a." Prior to the issuance of a building permit, written notice shall be provided to the Community and Economic Development Department in which the developer elects to develop Tract 2 for one of the two approved development plans. When the written notice of election has been delivered, the development plan that was not chosen will no longer be an approved use for the property.~~

~~**As an alternative development plan in lieu of 330 240 multi-family dwelling units, Tracts 4, 10 and 11 may be developed for single-family attached dwelling units in accordance with the maximum intensity of use specified in Condition B. 2. and Exhibit "W-3b." Prior to the issuance of a building permit, written notice shall be provided to the Community and Economic Development Department in which the developer elects to develop Buildings 4D, 4E, 4F and 4G and Tracts 10 and 11 for one of the two approved development plans. When the written notice of election has been delivered, the development plan that was not chosen will no longer be an approved use for the property.~~

4. Amenity Center for Multi-Family Residential Uses: Tract 12

B. Maximum Intensity of Use: The maximum intensity of use for each development tract shall be as follows.

1. Single-Family Detached Residential Uses (Tracts 1, 5, 6 and 7):

- a. Tract 1: ~~44-17~~ single-family detached dwelling units
- b. Tract 5: ~~44-15~~ single-family detached dwelling units
- c. Tract 6: ~~42-5~~ single-family detached dwelling units
- d. Tract 7: ~~20-29~~ single-family detached dwelling units

2. Single-Family Attached Residential Uses (Tracts 2, 4, 8, 9A, 9B, and 10 and 11)

- ~~a. Tract 2: 96 single-family attached dwelling units~~
- ~~b. Tract 8: 60 single-family attached dwelling units~~
- ~~c. Tracts 4, 10 and 11: 162 single-family attached dwelling units~~
- a. Tract 8: 60 single-family attached dwelling units
- b. Tracts 9A and 9B: 44 single-family attached dwelling units
- c. Tract 10: 58 single-family attached dwelling units

3. Multi-family Residential Uses (Tracts 2, 3, 4, ~~10 and 11~~)

- a. Tract 2: ~~230-240~~ multi-family dwelling units
- b. Tract 3: ~~154-60~~ multi-family dwelling units

~~e. Tracts 4/10/11: 450 multi-family dwelling units~~

c. Tract 4: 210 multi-family dwelling units

d. Tract 11: 240 multi-family dwelling units

C. Development Standards:

1. Single-Family Detached Residential Uses:

a. Tract 1: In accordance with the RA-3/SNH context sub-district except as follows

- i. Minimum Lot Width: 90 feet
- ii. Minimum Lot Area: 10,000 sq. ft.
- iii. Minimum Front Setback: 25 feet
- iv. Minimum Street Side Setback: 15 feet
- v. Minimum Side Setback: 7.5 feet
- vi. Minimum Rear Yard Setback: 25 feet

b. Tracts 5, 6 and 7: In accordance with the RA-3/SNH context sub-district except as follows

- i. Minimum Lot Width: 60 feet
- ii. Minimum Lot Area: 7,500 sq. ft.
- iii. Minimum Front Setback: 25 feet
- iv. Minimum Street Side Setback: 15 feet
- v. Minimum Side Setback: 7.5 feet
- vi. Minimum Rear Yard Setback: 25 feet

2. Single-Family Attached Residential Uses: In accordance with the MF-12/SNH context sub-district except as follows.

a. Minimum Setbacks for Townhouse Building Groups

- i. From Property Lines of Adjacent Multi-Family Uses: 25 feet.
- ii. Minimum Internal Setback Between Building Groups: 10 feet.

b. Development Standards for Single-Family Attached Dwellings:

- i. Minimum Lot Width: 19 feet
- ii. Minimum Living Area: 1,463 sq. ft.
- iii. Minimum Front Setback: ~~25~~20 feet
- iv. Minimum Street Side Setback: 15 feet
- v. Minimum Interior Side Setback: 0 feet
- vi. Minimum Rear Yard Setback: 10 feet

vii. Maximum Building Height: Two (2) stories.

viii. Maximum number of dwellings per group: Six (6)

3. Multi-Family Residential Uses: In accordance with the MF-12/SNH context sub-district except as follows.

a. Minimum Setbacks:

i. From Property Lines of Adjacent Multi-Family Uses: 25 feet.

ii. Minimum Internal Setback Between Buildings: 15 feet

b. Maximum Building Height: ~~Four (4)~~ Three (3) stories**

c. Architectural Design: At least 75% of the units above the first floor of each building shall have a balcony. Multi-family buildings shall reference the architectural elements of existing multi-family uses located within the Carpenters Way PUD, including but not limited to, roof type, finishing materials, and paint colors used.

~~**Four-story~~ Three-story buildings shall be limited to the specific buildings listed in the Site Data Table and the locations shown on the Master Site Plan, Exhibit "W-3," and the Site Data Table & Phasing Plan, Exhibit "W-7." All other multi-family buildings shall be limited to a maximum height of either two (2) or ~~three (3)~~ stories as specified in Exhibit "W-7".

D. Site Development Plan: The site shall be developed in accordance with the proposed site development plan included as Exhibits "W-3", "W-3a" and "W-3b" and the site data table and phasing plan included as Exhibit "W-7." With the approval of the Director of Community & Economic Development, minor alterations may be made at the time of site plan review without requiring a modification to the PUD zoning.

E. Landscaping and Buffering: In accordance with Section 4.5 of the Land Development Code, the Landscape Buffer Plan, Exhibit "W-4a" and Typical Buffer Details, Exhibit "W-4b." In addition to the buffering shown on the Landscape Buffer Plan, a Type "D" buffer as shown in Exhibit "W-4b" shall be installed and maintained adjacent to the north and west boundaries of the United Brotherhood of Carpenters and Joiners of America cemetery. Within Tract 8, the buffer shall include a six-foot tall vinyl privacy fence. Within Tract 2, the buffer shall include either a black or green vinyl chain link fence or decorative metal picket fencing with a minimum height of four feet.

F. Access

1. Access from the development tracts onto Carpenter's Way shall be limited to the intersections illustrated in Exhibit "W-3"
2. Access improvements on Carpenters Way at street or driveway connections to the development tracts, such as turning lanes, shall be constructed in accordance with the standards and specifications of the Florida Department of Transportation and City as appropriate and determined during the permitting process. The cost of such improvements shall be the responsibility of the applicant.
3. All roads within the development shall be constructed in accordance with City of Lakeland standards.

4. Access to the United Brotherhood of Carpenters and Joiners of America cemetery shall be formalized through a recorded agreement. If such agreement already exists, a copy of the agreement shall be provided prior to the issuance of the first building permit for the development.

G. Civic Open Space and Recreational Amenities

1. A development-wide paved multi-use trail system shall be constructed as illustrated in Exhibits "W-5b," "W-6a," "W-6b," "W-6c," and "W-6d," and "W-6e."
2. Tracts 2 and 3 shall have their own amenity center with a clubhouse, swimming pool and other recreational facilities.
3. Tracts 4, 10 and 11 shall have a master amenity center consisting of a clubhouse, swimming pool and other recreational facilities that is shared by the residents of all three tracts. This master amenity center shall be located on Tract 12.

- H. Off-street Parking: Off-street parking shall be provided in accordance with Section 4.11 and Table 4.11-1 of the Land Development Code. If the minimum amount of parking cannot be provided for a specific development tract, the maximum number of multi-family dwelling units shall be reduced to align with amount of parking provided.

- I. Signage: In accordance with Section 4.9 of the Land Development Code.

- J. Outdoor Lighting: Except for City-approved streetlights within rights-of-way, all outdoor lighting fixtures shall be of the "fully shielded" type such that the light emitting, distributing, reflecting, and refracting components of the light fixture (lamp, lens, reflective surfaces, etc.) shall not extend beyond the opaque housing of the fixture.

- K. Stormwater Ponds: stormwater ponds shall be designed as water features with a natural appearance and shape. The use of fencing shall be minimized, but in the event fencing is required, fence materials used shall consist of either black or green vinyl chain link or decorative metal picket fencing. Any landscaping shall be located on the outside of such fencing.

- L. Transportation:

1. Prior to the first site plan or preliminary plat submittal, the developer and City shall execute and record in the Official Records of the Polk County Clerk of Courts a Development Agreement through which the timing of the following specific transportation concurrency mitigation requirements are addressed. This agreement shall be executed by the City Commission and recorded with the Polk County Clerk of Courts.
 - a. Right-of-way dedication to the City of Lakeland to accommodate the Lakeland Park Center Drive Extension south of Carpenters Way. The dedicated right-of-way and design shall minimize impacts to an existing gas transmission line and accommodate necessary stormwater treatment facilities for this future roadway or shared facilities for the roadway and adjacent development.
 - b. Right-of-way dedication and construction of a roundabout or traffic signal with turn lanes at the Carpenters Way/Wedgewood Estates

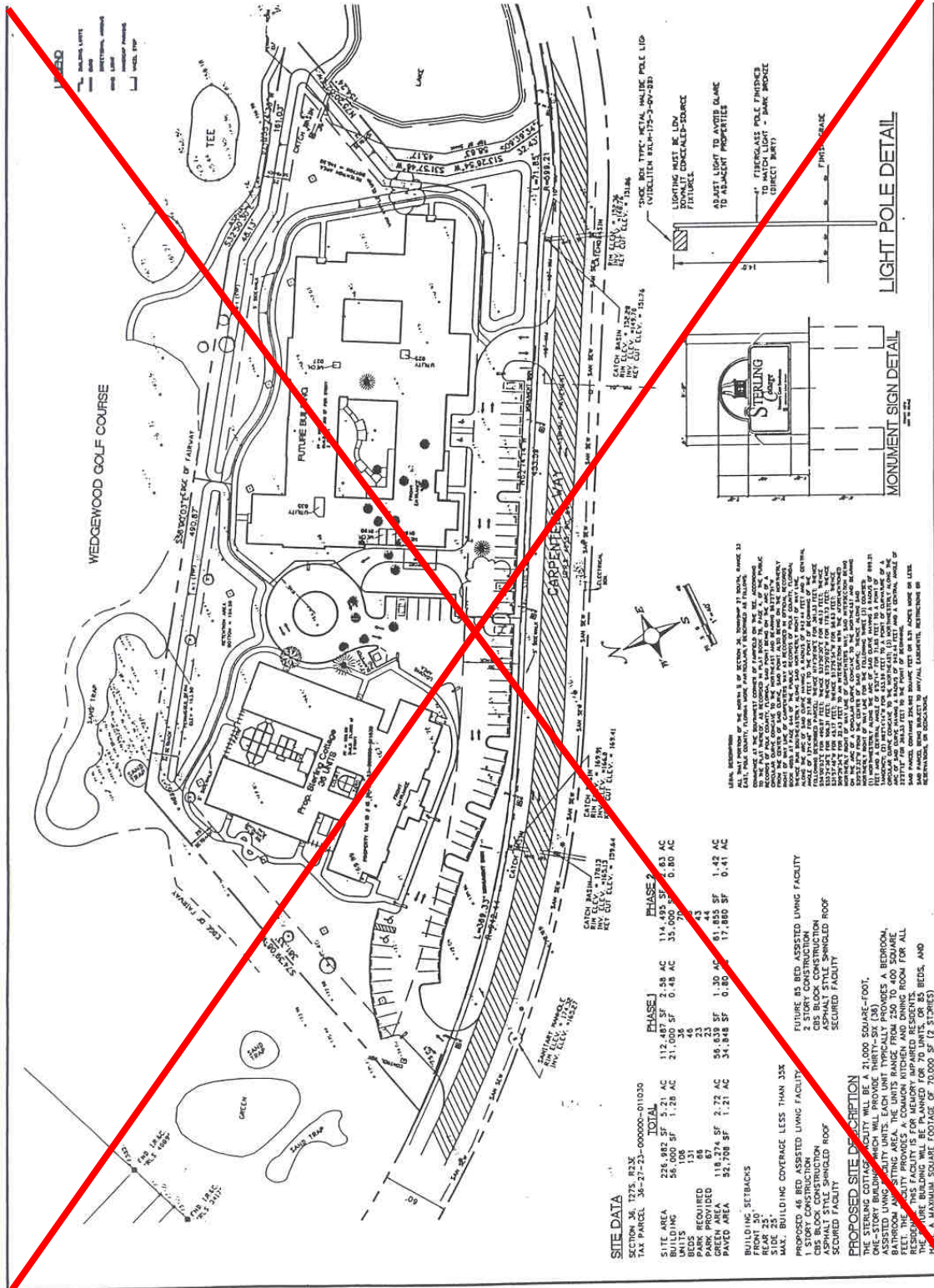
Boulevard/Heatherpoint Drive intersection, including the realignment of Wedgewood Estates Boulevard to align with Heatherpoint Drive as generally illustrated in Exhibit “W-5a”.

- c. Installation of a transit shelter and bus bay shall be installed on Lakeland Park Drive at the entrance to Tracts 3A/3B to serve a re-alignment of the Citrus Connection’s Pink Line, which is anticipated to occur once the apartment development phases commence.
 2. A major update to the Wedgewood Redevelopment Traffic Impact Study (dated March 2022) shall be conducted for all remaining project phases for which a building permit has not been requested by ~~September 1, 2027~~ November 1, 2035.
 3. Bicycle/Pedestrian Infrastructure
 - a. An integrated multi-use trail network shall be implemented throughout the proposed development area as depicted in Exhibits “W-5a” and “W-5b”. The appropriate cross-sections for each trail and street type shall be included with site plan and subdivision construction plan submittals for the applicable project phases. Raised crosswalks shall be installed at each location where this trail network crosses Carpenters Way.
 - b. Concurrent with the construction of the Carpenters Way/Wedgewood Estates Boulevard-Heatherpoint Drive ~~roundabout~~ intersection realignment, a sidewalk shall be constructed along the south side of Carpenters Way to the eastern terminus of the existing frontage sidewalk at Douglas Cook Park.
 - c. ADA-compliant sidewalk routes shall be constructed between each principal multi-family residential building and amenity to the planned trail network and existing frontage sidewalks on the adjacent street network.
 - d. Bicycle parking for each multi-family residential building and amenity shall be provided in compliance with Section 4.11.6 of the Land Development Code, with designs in compliance with Index 900 of the City Engineering Standards Manual.
 4. Prior to the first Certificate of Occupancy for Tract 2, a roadway “stub-out” shall be constructed to the eastern site boundary in support of a future roadway connection to Arteva Drive.
 5. Current and future developers within this area of the PUD shall work with the City to support its efforts to locate a high-speed rail (such as Brightline) stop in its vicinity.
- M. Maintenance of Trails, Stormwater Infrastructure and Common Areas: Each development tract shall have a Homeowners Association, Property Owners Association, or some other legal entity which shall be responsible for the perpetual maintenance of trails and common areas within the boundaries of the development tract.

Exhibit "W-1"

Legal Description

Legal description is currently being revised by the applicant and will be finalized prior to the recommendation being transmitted to the City Commission.



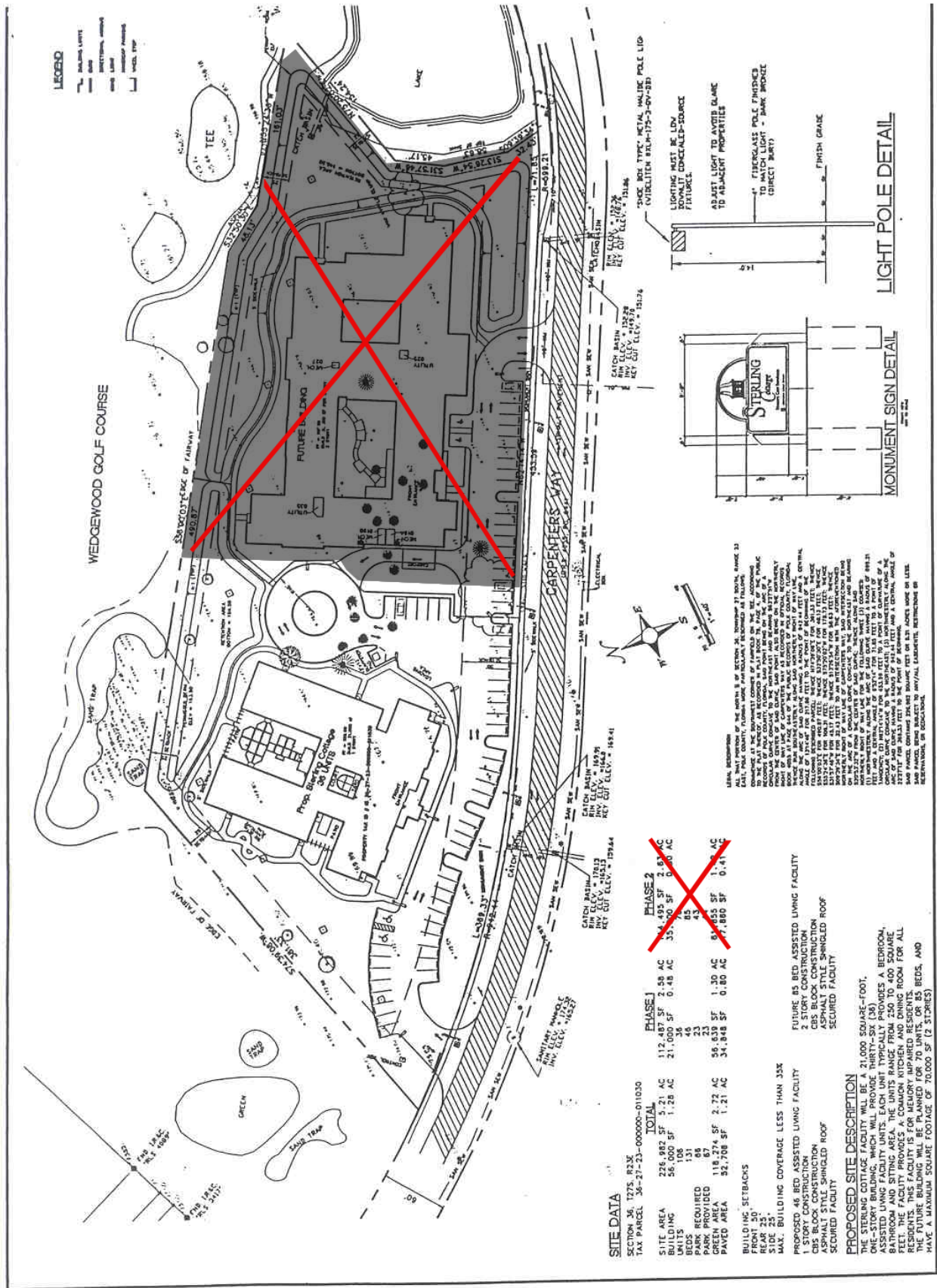


Exhibit "W-2"

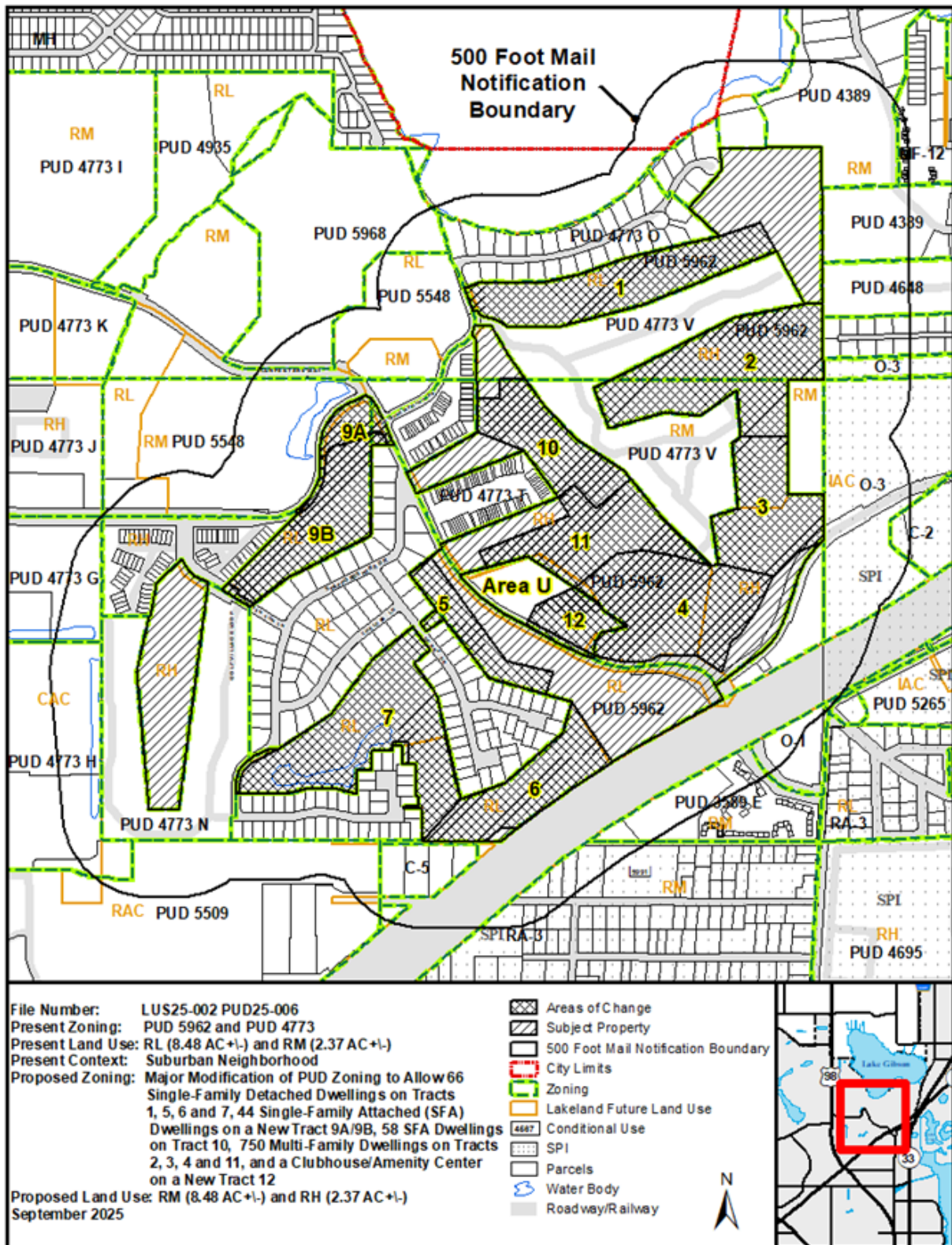
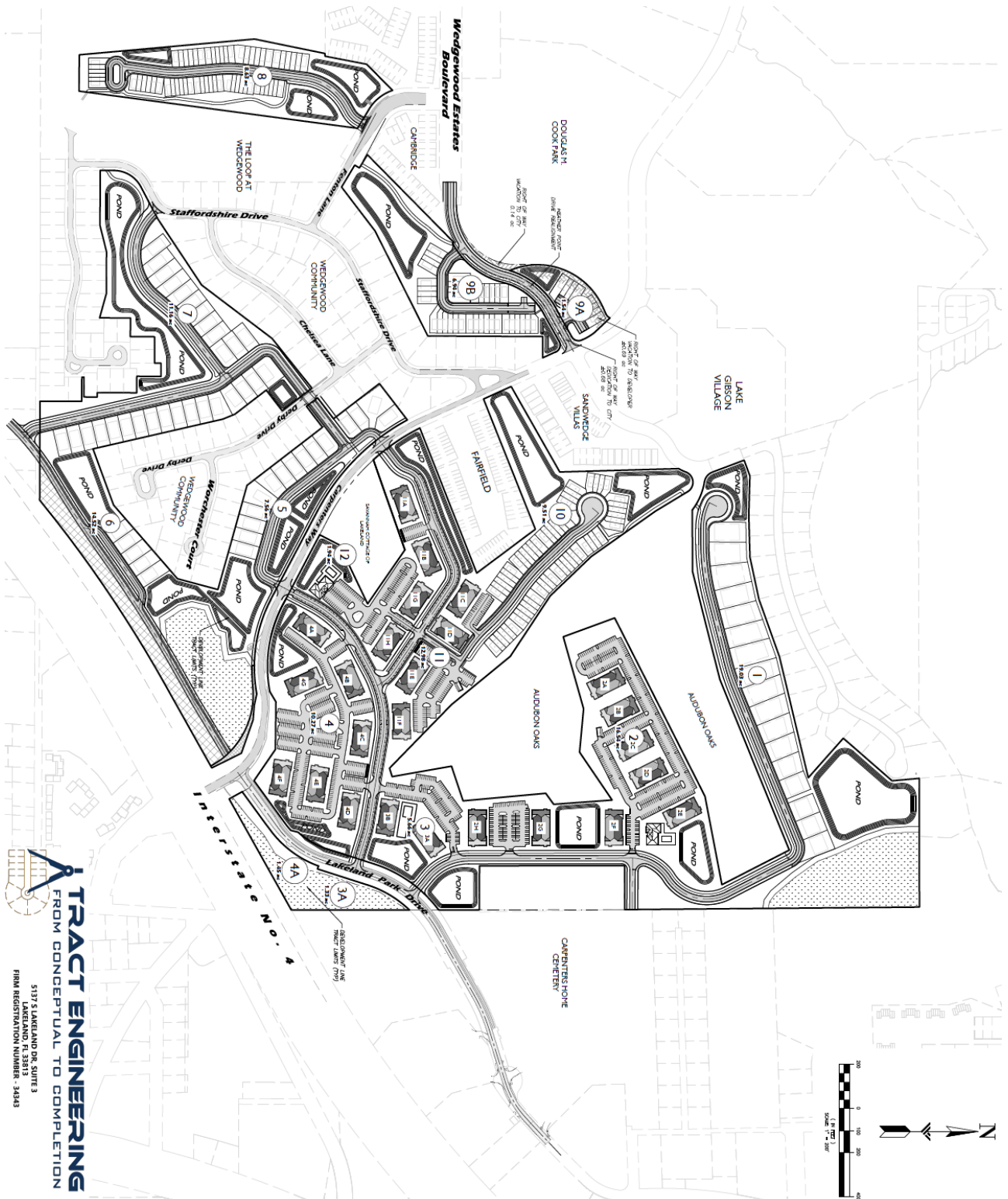
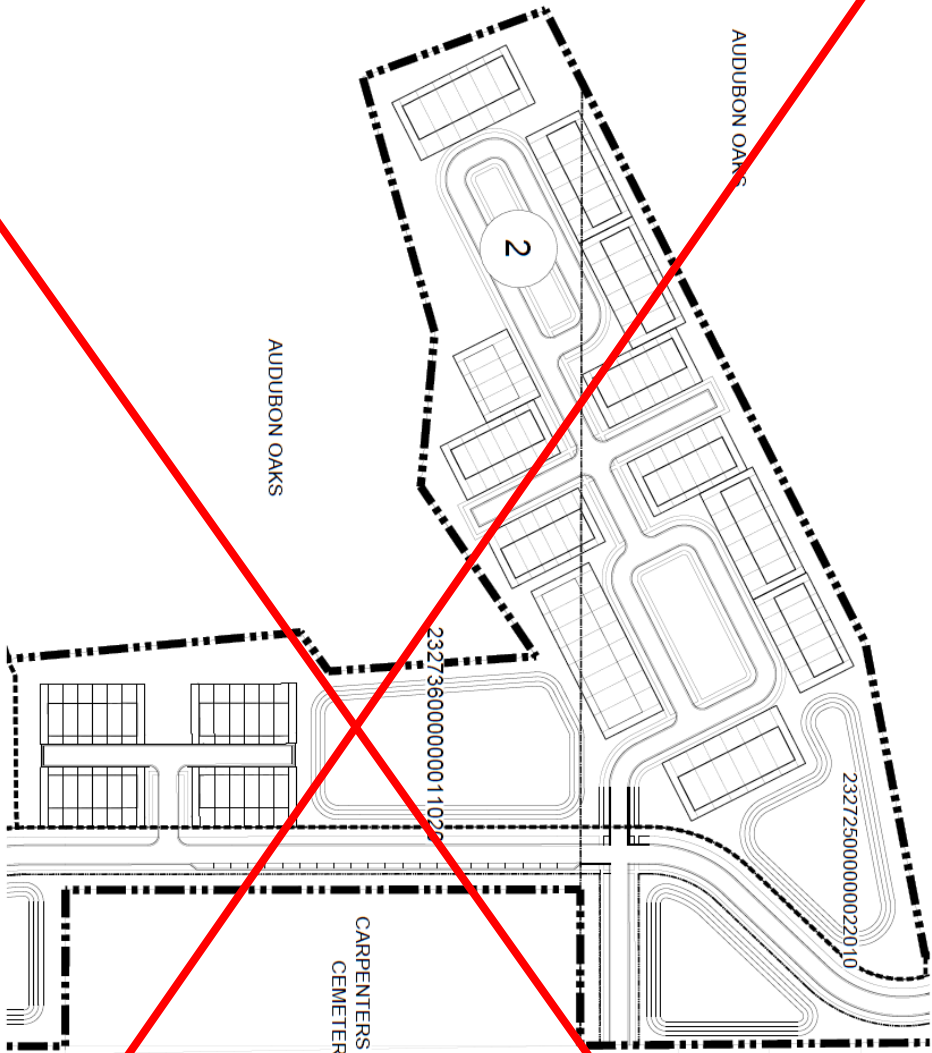


Exhibit “W-3”





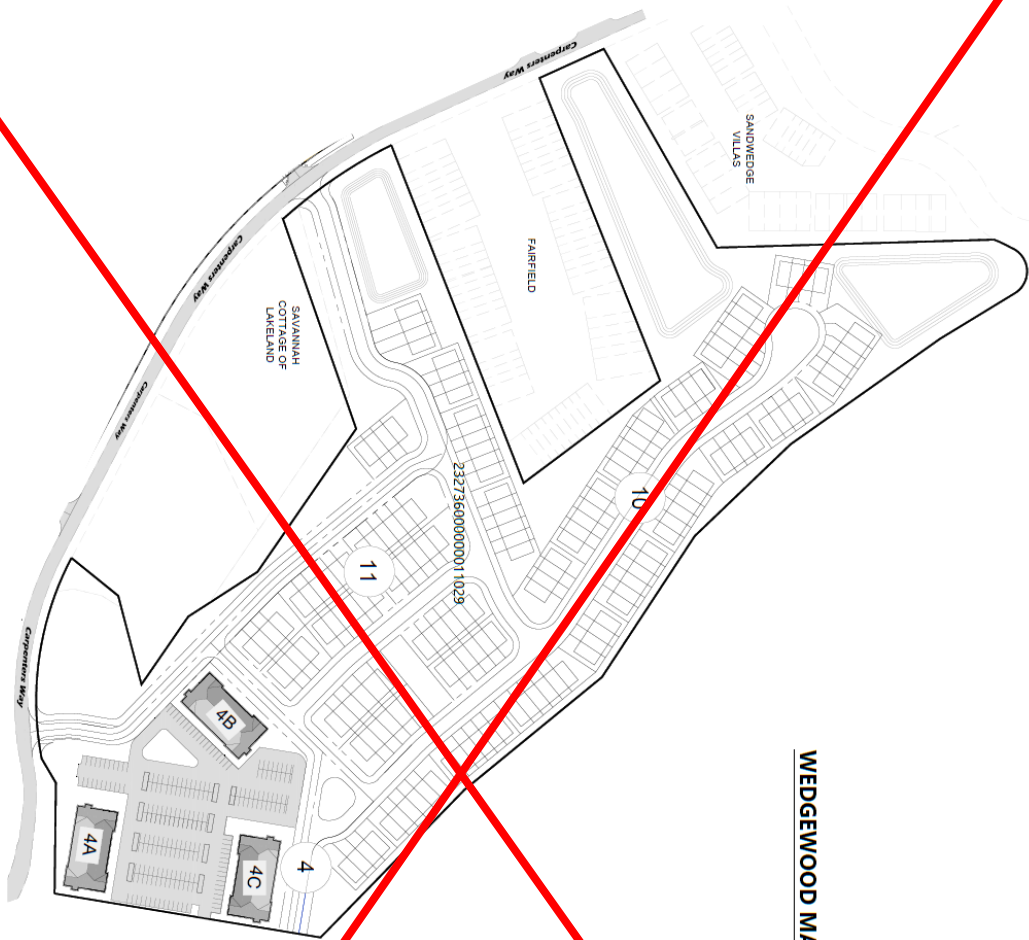
TOWNHOME PARCELS			
DEVELOPMENT AREA 2	EXISTING ZU	PROPOSED ZU	PHASE
TOTAL DEVELOPABLE AREA	RM	RM	III
(22' X 83')			
(22' X 75')			
DENSITY:			
(19' X 17')			
5.88 DWS/AC			

WEDGEWOOD MASTER PLAN - DEVELOPMENT AREA 2

NOVEMBER 15, 2023



Kimley»Horn



WEDGEWOOD MASTER PLAN - DEVELOPMENT AREA 4, 10 & 11

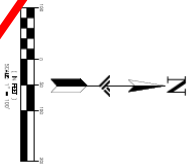
PRELIMINARY SITE DATA TABLE

MULTI FAMILY PARCELS

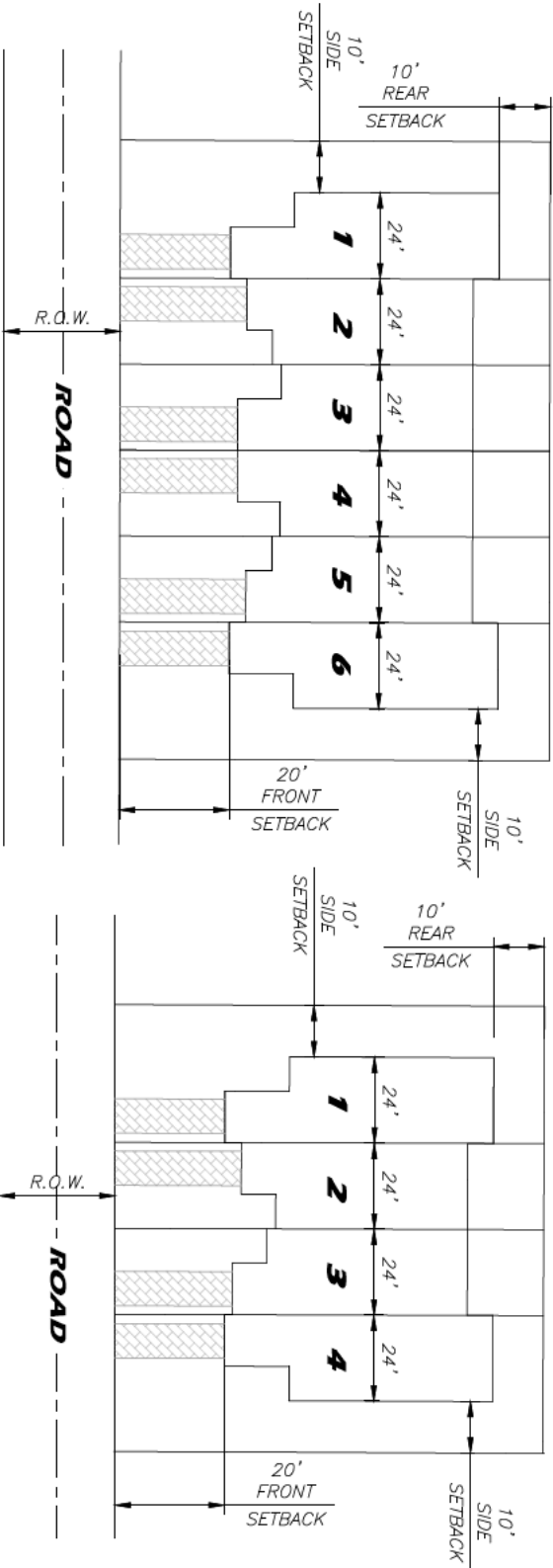
DEVELOPMENT AREA	ACRES	BLDG DATA	PHASE
DEVELOPMENT AREA 4	± 120 AC	4A 4-STORY / 40 UNITS	II
DEVELOPMENT AREA 10	± 120 AC	4B 4-STORY / 40 UNITS	II
DEVELOPMENT AREA 11	± 110 AC	4C 4-STORY / 40 UNITS	II
TOTAL UNITS	± 120 AC	120 UNITS	

TOWNHOMES PARCELS

DEVELOPMENT AREA	ACRES	EXISTING BLDG	PROPOSED BLDG	PHASE
DEVELOPMENT AREA 4	± 120 AC	120 UNITS	120 UNITS	
DEVELOPMENT AREA 10	± 120 AC	120 UNITS	120 UNITS	
DEVELOPMENT AREA 11	± 110 AC	110 UNITS	110 UNITS	
TOTAL UNITS	± 350 AC	350 UNITS	350 UNITS	



LOT LAYOUT TOWNHOUSE



LOT LAYOUT
6 UNITS TOWNHOUSE
N.T.S.

NOTE: GARAGES SHALL BE RECESSED TO 25 FEET

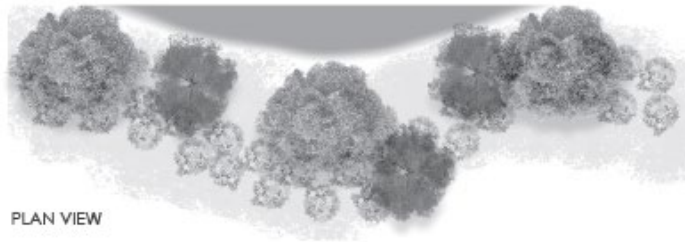
LOT LAYOUT
4 UNITS TOWNHOUSE
N.T.S.

NOTE: GARAGES SHALL BE RECESSED TO 25 FEET

Exhibit "W-4a"



Exhibit "W-4b"



A

TYPE 'A' LANDSCAPE BUFFER

TYPICAL PER EVERY 100 LF

- 3 canopy trees, 3 understory trees, 30 shrubs, 2'-3' height berm
- shrubs to be placed in natural, organic patterns

PLAN VIEW



B

TYPE 'B' LANDSCAPE BUFFER

TYPICAL PER EVERY 100 LF

- 4 canopy trees, 6 understory trees, 50 shrubs, 2'-3' height berm
- shrubs to be placed in natural / organic patterns

PLAN VIEW



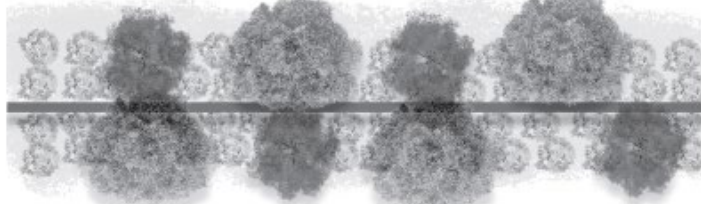
C

TYPE 'C' LANDSCAPE BUFFER

TYPICAL PER EVERY 100 LF

- 2 canopy trees, 2 understory trees, 30 shrubs
- shrubs to be placed in natural / organic patterns

PLAN VIEW



D

TYPE 'D' LANDSCAPE BUFFER

TYPICAL PER EVERY 100 LF

- 4 trees, 4 understory trees, 30 shrubs (each side of wall), optional 6' ht. screen wall

LANDSCAPE BUFFER - SECTIONS

SITE CIRCULATION - ROADWAY (EXHIBIT W-5A)

DECEMBER 9, 2022



Kimley-Horn



Exhibit "W-5a"



LEGEND	
	SECTION "A"
	SECTION "B"
	SECTION "C"
	SECTION "E"
	CITY
	EXISTING PRIMARY ROADS
	EXISTING SECONDARY ROADS

SITE CIRCULATION - ROW

ATTACHMENT "W-5a"

(IN FEET)
SCALE: 1" = 550'



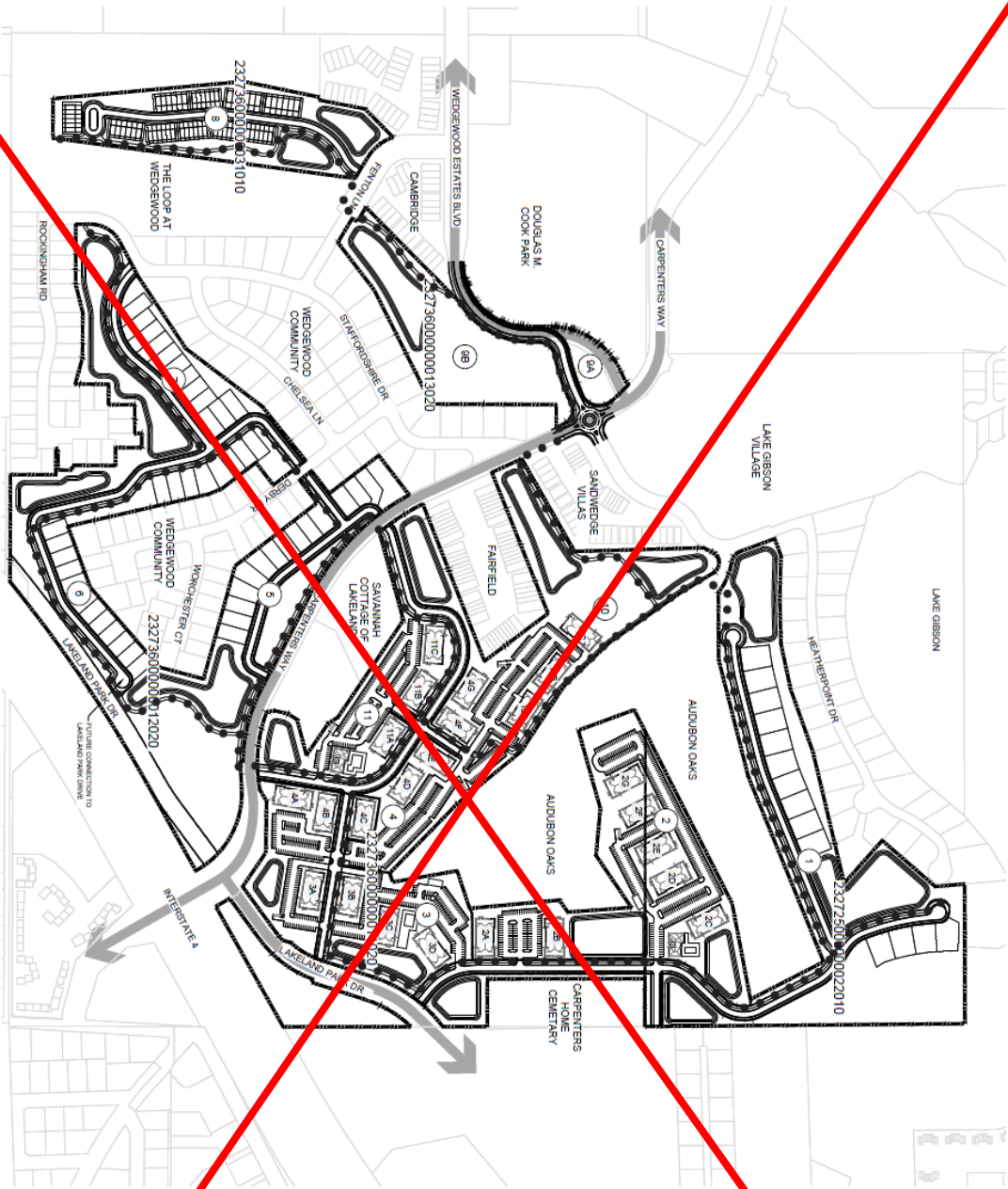
TRACT ENGINEERING
FROM CONCEPTUAL TO COMPLETION
5117 LAKELAND BL, SUITE 1
FIRM REGISTRATION NUMBER: 3443

SITE CIRCULATION - PEDESTRIAN (EXHIBIT W-5B)

DECEMBER 6, 2022



Kimley-Horn



GRAPHIC LEGEND

SECTION "D"

EXISTING PRIMARY ROADS

SITE CIRCULATION - PEDESTRIAN

ATTACHMENT "W-5b"



TRACT ENGINEERING
FROM CONCEPTUAL TO COMPLETION
3157 S. LAKELAND DR., SUITE 110
IRVING, TEXAS 75039
PHONE: 972.440.1448

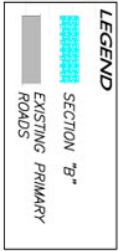


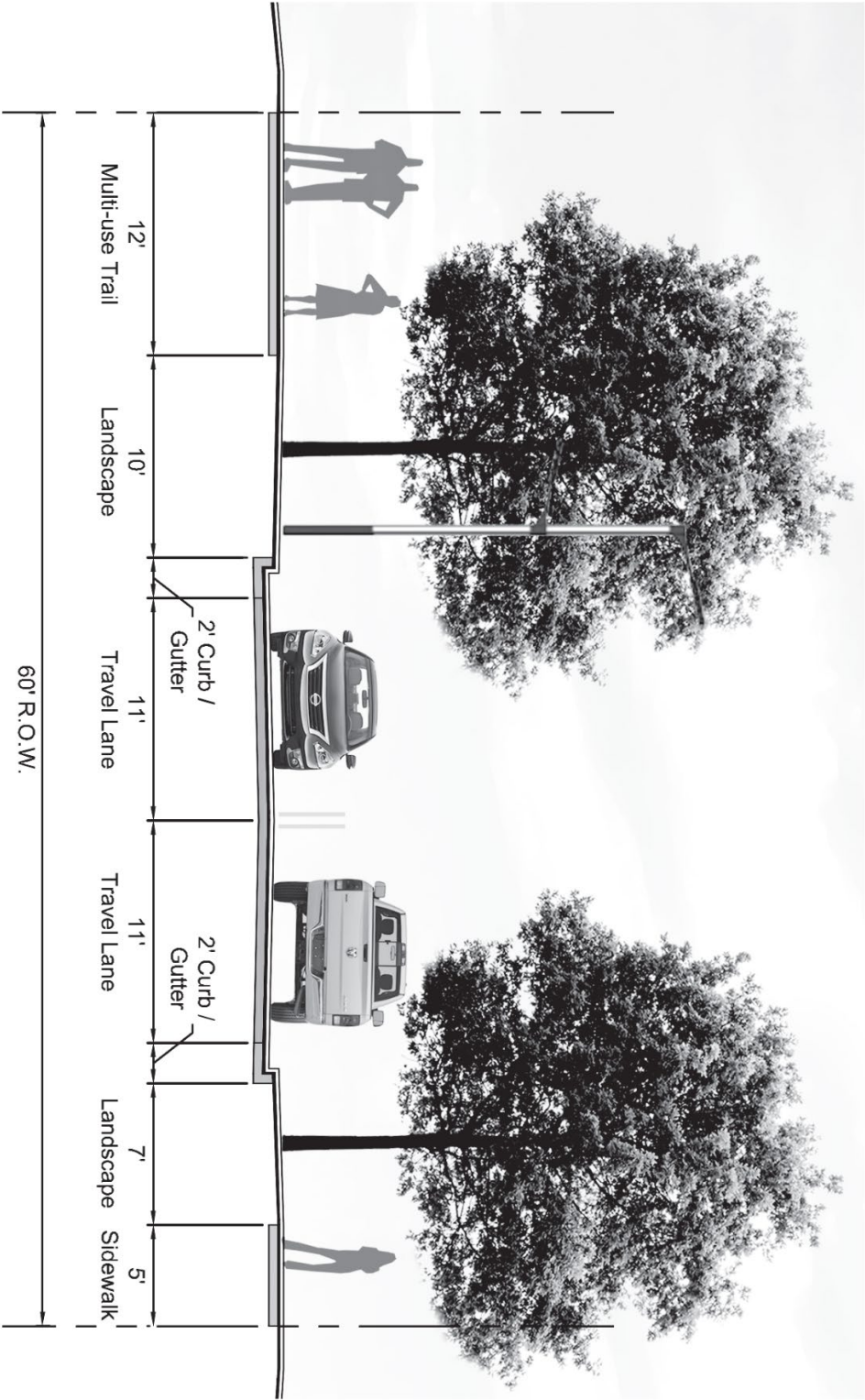
Exhibit “W-6a”

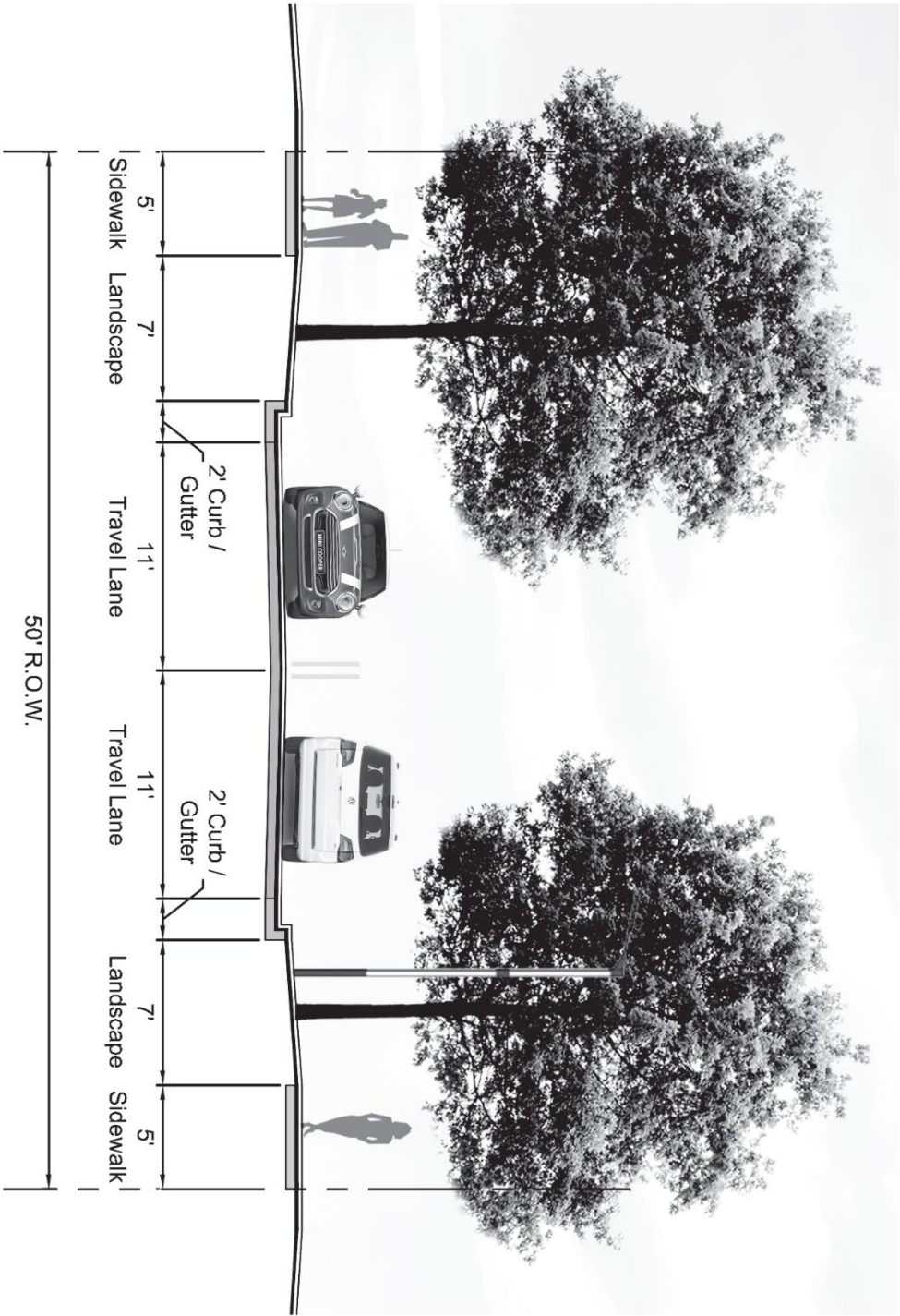




SECTION 'B'

(60' R.O.W. with 2-way traffic, multi-use trail, and landscaping)





SECTION 'C'
(50' R.O.W. with 2-way traffic, standard sidewalk, and landscaping)



SECTION 'D'

(multi-use trail / greenway open space)

Exhibit "W-6e"

SECTION "E" — ROW

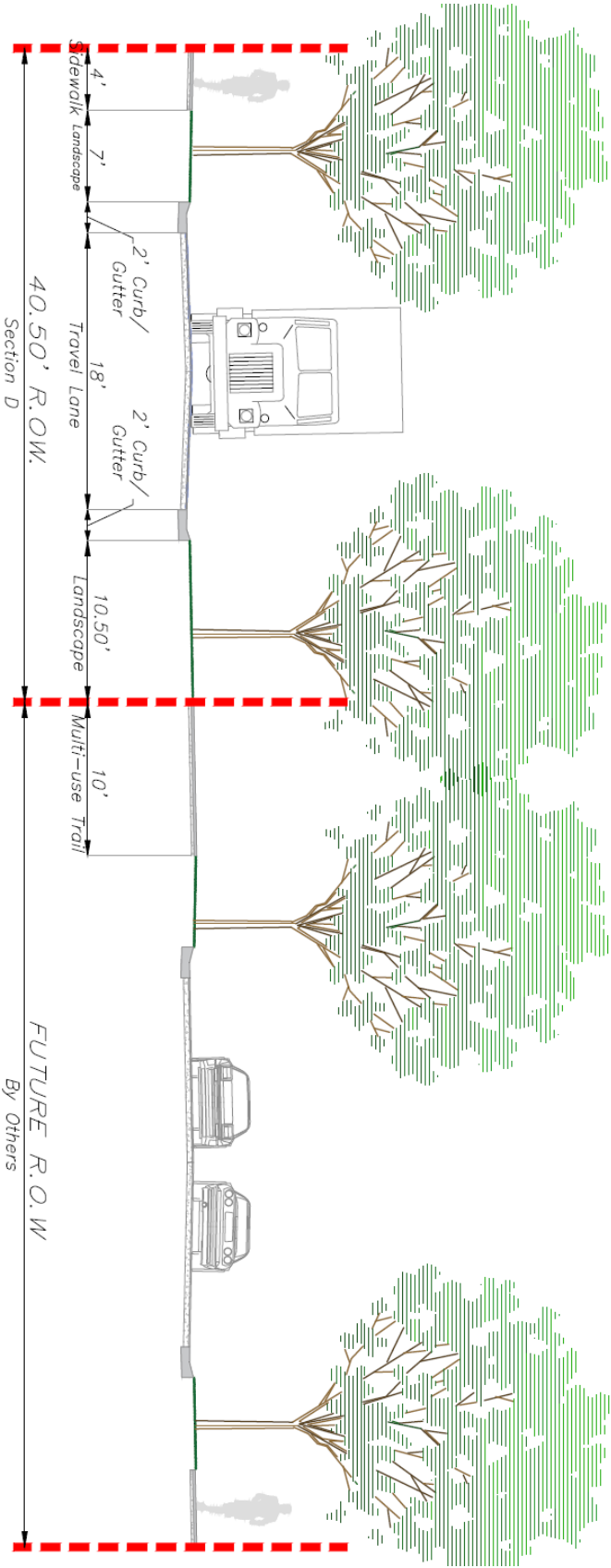


Exhibit "W-7"

PRELIMINARY SITE DATA TABLE

SINGLE FAMILY PARCELS

		EXISTING FLU	PROPOSED FLU	PHASE
DEVELOPMENT AREA 1:		RM	RL	II
TOTAL AREA	± 19.04 AC			
WETLANDS	± 3.33 AC			
DEVELOPABLE AREA:	± 15.71 AC			
UNITS (90' WIDE):	± 14			
DENSITY:	± 0.89 DU/AC			
DEVELOPMENT AREA 5:		RL	RL	I
TOTAL AREA	± 13.02 AC			
WETLANDS	± 2.99 AC			
ROW DEDICATION	± 1.31 AC			
DEVELOPABLE AREA:	± 8.72 AC			
UNITS (60' WIDE):	± 14			
DENSITY:	± 1.61 DU/AC			
DEVELOPMENT AREA 6:		RL	RL	I
TOTAL AREA	± 9.18 AC			
ROW DEDICATION	± 1.42 AC			
DEVELOPABLE AREA:	± 7.76 AC			
UNITS (60' WIDE):	± 12			
DENSITY:	± 1.55 DU/AC			
DEVELOPMENT AREA 7:		RL	RL	I
DEVELOPABLE AREA:	± 11.21 AC			
UNITS (60' WIDE):	± 20			
DENSITY:	± 1.78 DU/AC			
TOTAL SINGLE FAMILY UNITS:	± 60 UNITS			

TOWNHOME PARCELS

		EXISTING FLU	PROPOSED FLU	PHASE
DEVELOPMENT AREA 8:		RH	RH	II
DEVELOPABLE AREA	± 8.63 AC			
TOTAL UNITS:	± 60 UNITS			
(24' X 83')	12 UNITS			
(22' X 76')	12 UNITS			
(19' X 77')	36 UNITS			
DENSITY:	± 0.95 DU/AC			
TOTAL TOWNHOME UNITS:	± 60 UNITS			

MULTIFAMILY PARCELS

		BUILDING DATA:	PHASE
DEVELOPMENT AREA 2:			
DEVELOPABLE AREA:	± 16.55 AC	2A 4-STORY / 40 UNITS	III
UNITS:	± 230 ←	2B 4-STORY / 40 UNITS	III
DENSITY:	± 13.90 DU/AC	2C 3-STORY / 30 UNITS	III
PARKING PROVIDED:	± 495 (2.2 RATIO)	2D 3-STORY / 30 UNITS	III
PARKING REQUIRED:	± 414	2E 3-STORY / 30 UNITS	III
1 BEDROOM/ STUDIO	± 92 (1.5 PER UNIT)	2F 3-STORY / 30 UNITS	III
2+ BEDROOM	± 138 (2 PER UNIT)	2G 3-STORY / 30 UNITS	III
DEVELOPMENT AREA 3:			
TOTAL AREA	± 12.46 AC		
WETLANDS	± 2.77 AC		
DEVELOPABLE AREA:	± 9.69 AC	BUILDING DATA:	PHASE
UNITS:	± 154 ←	3A 4-STORY / 40 UNITS	II
DENSITY:	± 15.89 DU/AC	3B 4-STORY / 40 UNITS	II
PARKING PROVIDED:	± 264 (1.7 RATIO)	3C 4-STORY / 34 UNITS	II
PARKING REQUIRED:	± 277	3D 4-STORY / 40 UNITS	II
1 BEDROOM/ STUDIO	± 62 (1.5 PER UNIT)		
2+ BEDROOM	± 92 (2 PER UNIT)		
DEVELOPMENT AREA 4/10/11:			
DEVELOPABLE AREA:	± 28.31 AC	BUILDING DATA:	PHASE
UNITS:	± 450 ←	4A 4-STORY / 40 UNITS	II
DENSITY:	± 15.90 DU/AC	4B 4-STORY / 40 UNITS	II
PARKING PROVIDED:	± 861 (1.9 RATIO)	4C 4-STORY / 40 UNITS	II
PARKING REQUIRED:	± 810	4D 4-STORY / 40 UNITS	I
1 BEDROOM/ STUDIO	± 180 (1.5 PER UNIT)	4E 4-STORY / 40 UNITS	I
2+ BEDROOM	± 270 (2 PER UNIT)	4F 4-STORY / 40 UNITS	I
		4G 4-STORY / 40 UNITS	I
		10A 2-STORY / 20 UNITS	I
		10B 2-STORY / 20 UNITS	I
		10C 2-STORY / 20 UNITS	I
		11A 4-STORY / 40 UNITS	I
		11B 4-STORY / 40 UNITS	I
		11C 3-STORY / 30 UNITS	I
TOTAL MULTIFAMILY UNITS:	± 834 UNITS		
BUILDINGS (80' X 157')	± 24		
PHASE 1	± 330 UNITS		
PHASE 2	± 274 UNITS		
PHASE 3	± 230 UNITS		

Exhibit "W-7"

PRELIMINARY SITE DATA TABLE				
DETACHED SINGLE FAMILY (MAX. 2 STORY)	EXISTING FLU	PROPOSED FLA	PHASE	
DEVELOPMENT AREA 1	RL	RL	II	
TOTAL AREA	19.02 AC			
WETLANDS	3.79 AC			
DEVELOPABLE AREA	15.23 AC			
UNITS (90' WIDE):	17 DU			
DENSITY	0.89 DU/AC			
DEVELOPMENT AREA 5	RL	RL	II	
TOTAL AREA	7.56			
WETLANDS	0			
DEVELOPABLE AREA	7.56			
UNITS (60' WIDE):	15			
DENSITY	1.98			
DEVELOPMENT AREA 6	RL	RL	II	
TOTAL AREA	14.52 AC			
WETLANDS	3.25 AC			
DEVELOPABLE AREA	11.27 AC			
UNITS (60' WIDE):	5 DU			
DENSITY	0.34 DU/AC			
DEVELOPMENT AREA 7	RL	RL	II	
TOTAL AREA	11.16 AC			
WETLANDS	0 AC			
ROW DEDICATION	0 AC			
DEVELOPABLE AREA	11.16 AC			
UNITS (60' WIDE):	29 DU			
DENSITY	2.60 DU/AC			
TOTAL SF UNITS	66			
ATTACHED SINGLE FAMILY (MAX. 2 STORY)	EXISTING FLU	PROPOSED FLA	PHASE	
DEVELOPMENT AREA 8	RM	RM	II	
TOTAL AREA	8.63 AC			
WETLANDS	0 AC			
DEVELOPABLE AREA	8.63 AC			
UNITS (TH)	60 DU			
DENSITY	6.95 DU/AC			
DEVELOPMENT AREA 9	RL	RM	II	
TOTAL AREA	8.48 AC			
WETLANDS	0 AC			
DEVELOPABLE AREA	8.48 AC			
UNITS (TH)	44 DU			
DENSITY	5.19 DU/AC			
DEVELOPMENT AREA 10	RM	RM	II	
TOTAL AREA	9.51 AC			
WETLANDS	0 AC			
DEVELOPABLE AREA	9.51 AC			
UNITS (TH)	58 DU			
DENSITY	6.10 DU/AC			
TOTAL TH UNITS	162			

MULTI-FAMILY (MAX. 3 STORY)		EXISTING FLU	PROPOSED FLA	PHASE
DEVELOPMENT AREA 2		RM	RH	II
TOTAL AREA	16.54 AC			
WETLANDS	0 AC			
DEVELOPABLE AREA	16.54 AC			
UNITS	240 DU (30/BLDG/3-STORY)			
DENSITY	14.51 DU/AC			
PARKING REQUIRED (1 BLDG = 12/15/3)				
1 BED (1.5 SPA / BED)	144			
2+ BED (2 SPA / BED)	240			
3+ BED (2 SPA / BED)	48			
TOTAL SPACES	432			
PARKING PROVIDED	502			
DEVELOPMENT AREA 3		RH	RH	I
TOTAL AREA	6.99 AC			
WETLANDS	1.33 AC			
DEVELOPABLE AREA	5.66 AC			
UNITS	60 DU (30/BLDG/3-STORY)			
DENSITY	8.58 DU/AC			
PARKING REQUIRED (1 BLDG = 12/15/3)				
1 BED (1.5 SPA / BED)	36			
2+ BED (2 SPA / BED)	60			
3+ BED (2 SPA / BED)	12			
TOTAL SPACES	108			
PARKING PROVIDED	161			
DEVELOPMENT AREA 4		RH	RH	I
TOTAL AREA	11.72 AC			
WETLANDS	1.45 AC			
DEVELOPABLE AREA	10.27 AC			
UNITS	210 DU (30/BLDG/3-STORY)			
DENSITY	17.92 DU/AC			
PARKING REQUIRED (1 BLDG = 12/15/3)				
1 BED (1.5 SPA / BED)	126			
2+ BED (2 SPA / BED)	210			
3+ BED (2 SPA / BED)	42			
TOTAL SPACES	378			
PARKING PROVIDED	381			
DEVELOPMENT AREA 11		RM	RH	I
TOTAL AREA	12.98 AC			
WETLANDS	0 AC			
DEVELOPABLE AREA	12.98 AC			
UNITS	240 DU (30/BLDG/3-STORY)			
DENSITY	18.49 DU/AC			
PARKING REQUIRED (1 BLDG = 12/15/3)				
1 BED (1.5 SPA / BED)	144			
2+ BED (2 SPA / BED)	240			
3+ BED (2 SPA / BED)	48			
TOTAL SPACES	432			
PARKING PROVIDED	671			
DEVELOPMENT AREA 12		RM	RH	I
TOTAL AREA	1.94 AC			
WETLANDS	0 AC			
DEVELOPABLE AREA	1.94 AC			
USE = CLUBHOUSE				
DENSITY	0.00 DU/AC			
PARKING REQUIRED (1 BLDG = 12/15/3)				
1 BED (1.5 SPA / BED)	0			
2+ BED (2 SPA / BED)	0			
3+ BED (2 SPA / BED)	0			
TOTAL SPACES	0			
PARKING PROVIDED	53			
TOTAL MF UNITS	750			
TOTAL PARKING REQUIRED	1350			
TOTAL PARKING PROVIDED	1715			
TOTAL SITE SUMMARY				
TOTAL AREA	129.05 AC			
WETLANDS	9.82 AC			
ROW DEDICATION	6.16 AC			
DEVELOPABLE AREA	119.23 AC			
TOTAL UNITS	978 DU			
DENSITY	7.58 DU/AC			
TOTAL STORMWATER	23.9 AC	19%		



Report of City Commission Action on Planning and Zoning Board Recommendations

Tuesday, October 21, 2025

Meeting of October 6, 2025

Ordinances (First Reading)

Proposed 25-036; Amending Ordinance 4501, as amended; Major Modification of Planned Unit Development (PUD) Zoning for Lakeside Village to Allow a 130-Room Hotel on Property Located at 3607 Lakeside Village Boulevard. (PUD25-010)

Meeting of September 15, 2025

Ordinances (Second Reading)

Proposed 25-031; Approving a Conditional Use to Allow a Bar on Property Located at 125 S. Kentucky Avenue. (CUP25-005) **Approved 6—0, Ordinance 6111.**