



PLANNING AND ZONING BOARD MEETING

November 18, 2025

Public Hearing

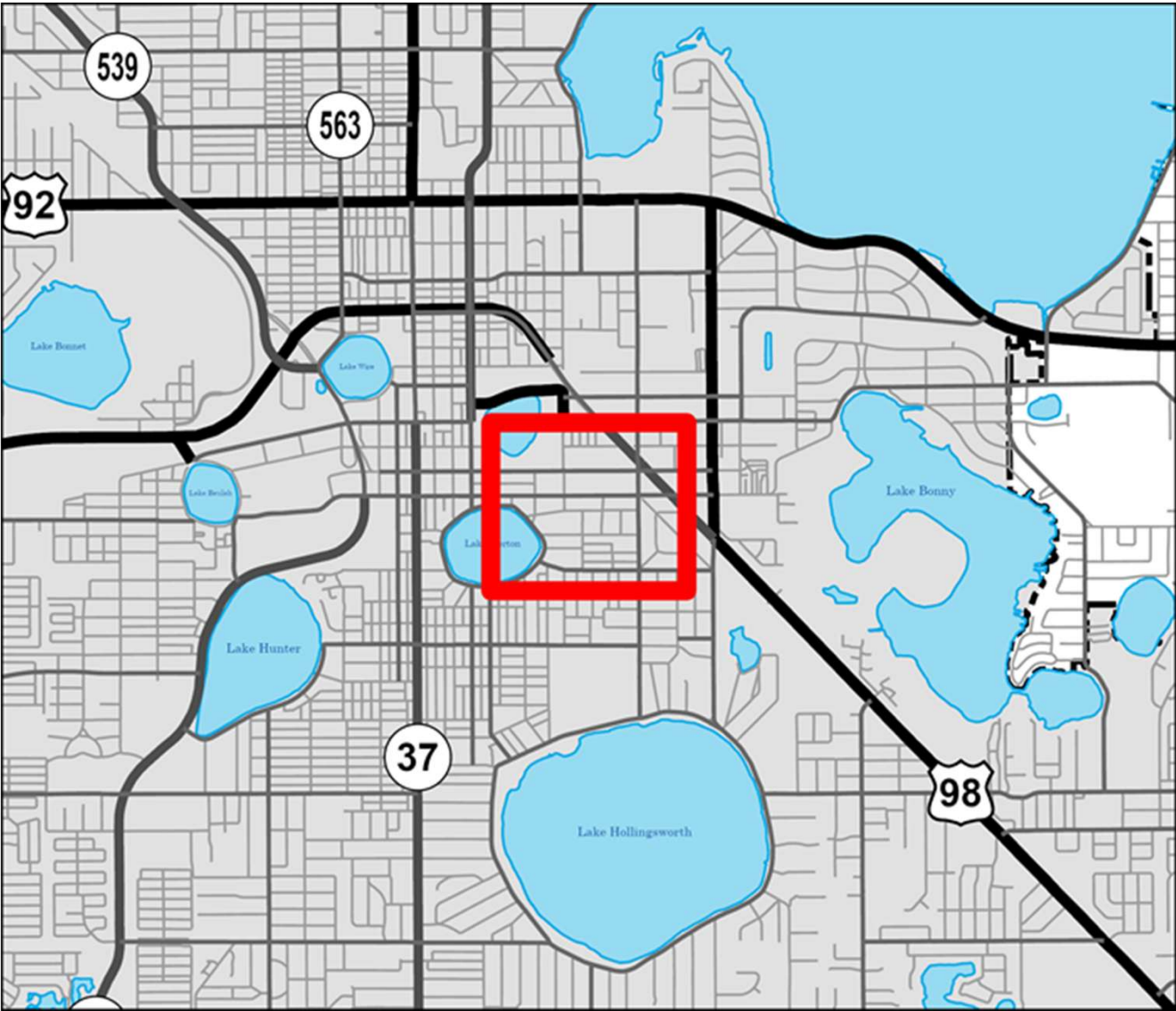


Item 1

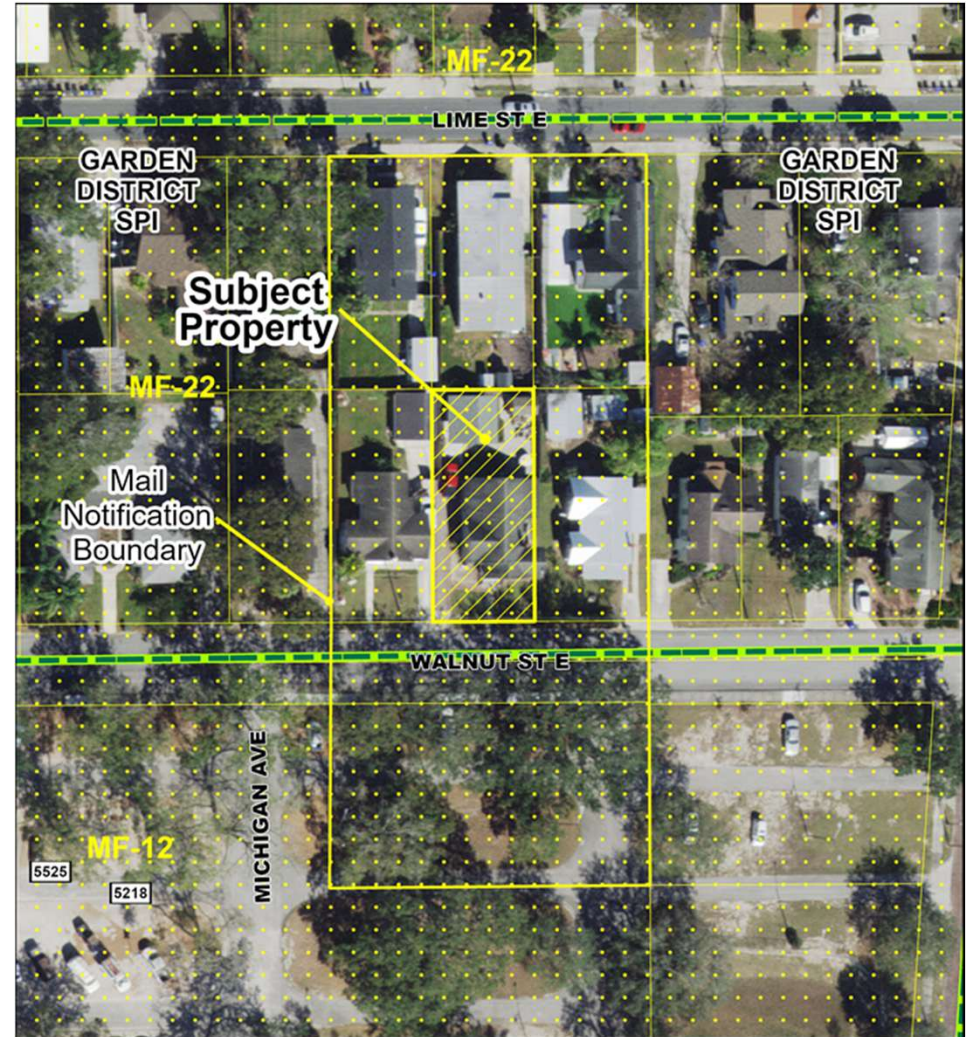
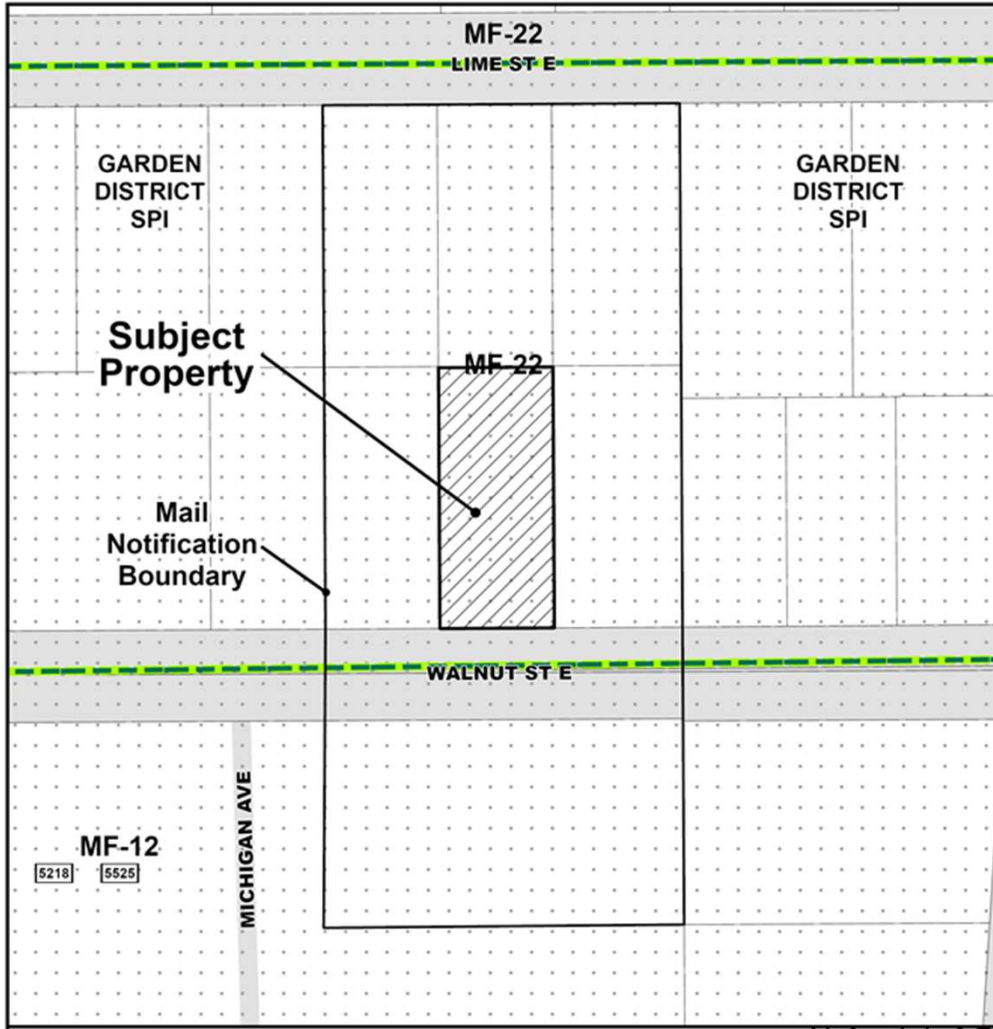
ADU25-007

836 Walnut Street E

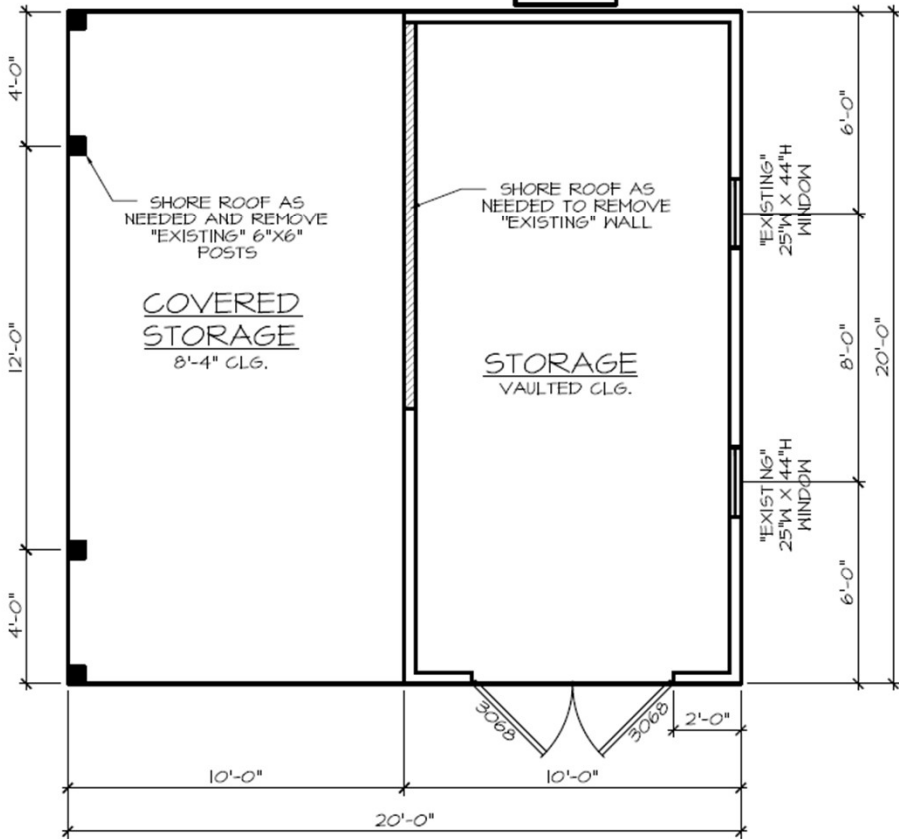
Compatibility review to allow for the construction of an accessory dwelling unit on property located at 836 E. Walnut Street.



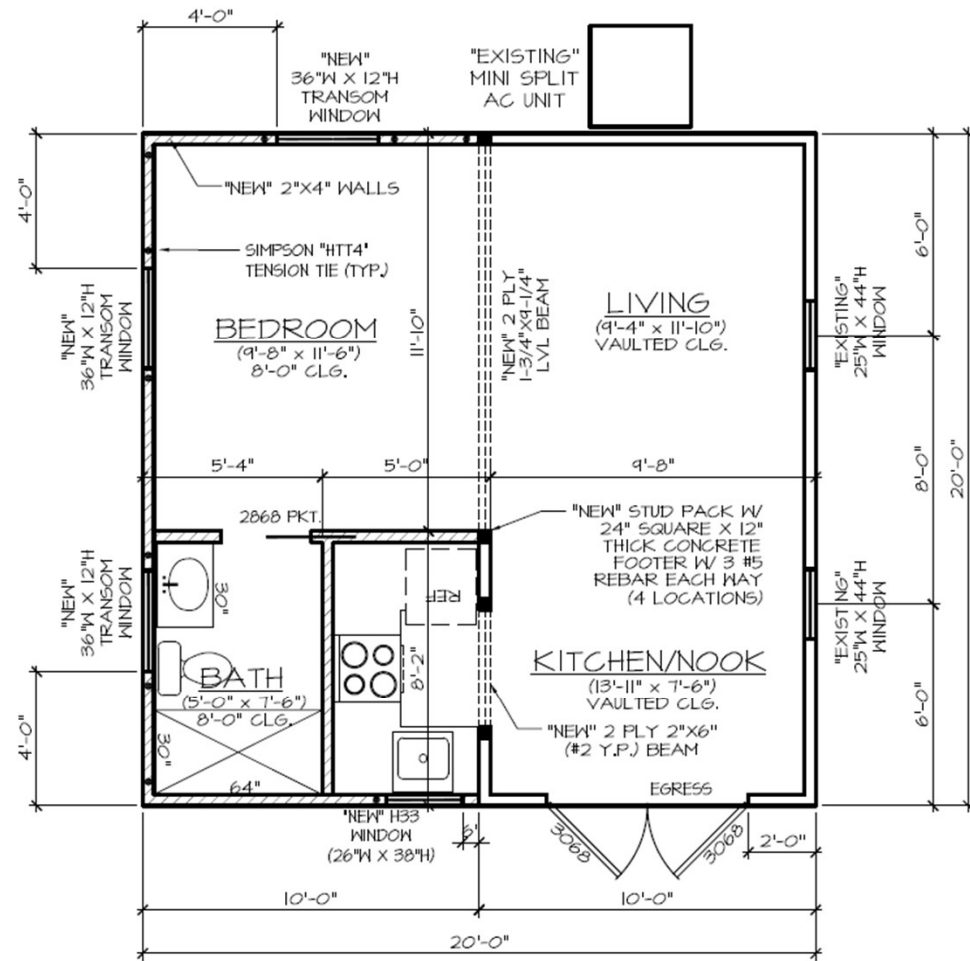
836 Walnut Street E



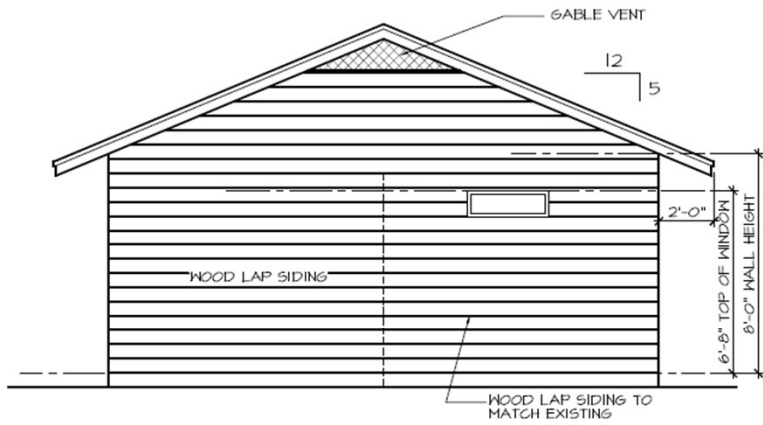
"EXISTING"
MINI SPLIT
AC UNIT



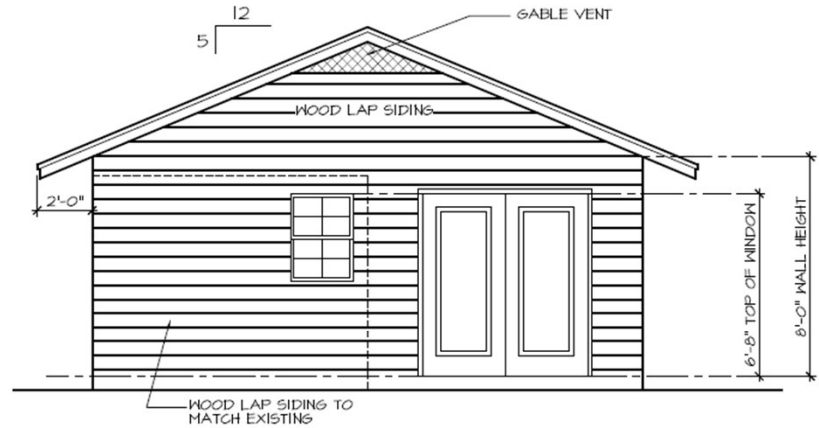
EXISTING FLOOR PLAN
1/4" = 1'-0"



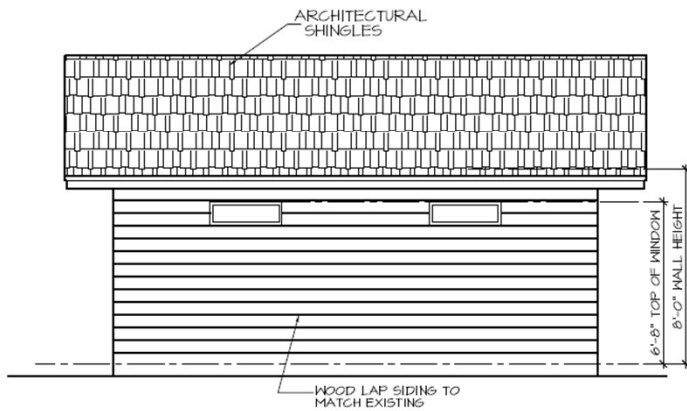
PROPOSED FLOOR PLAN
1/4" = 1'-0"



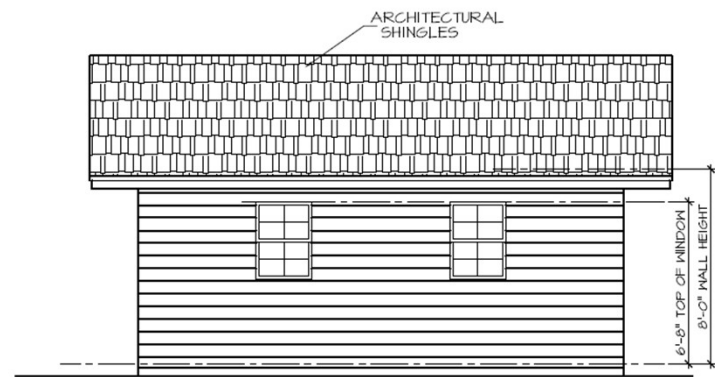
PROPOSED REAR ELEVATION
1/4" = 1'-0"



PROPOSED FRONT ELEVATION
1/4" = 1'-0"



PROPOSED LEFT ELEVATION
1/4" = 1'-0"



PROPOSED RIGHT ELEVATION
1/4" = 1'-0"





ADU25-007 - Conditions

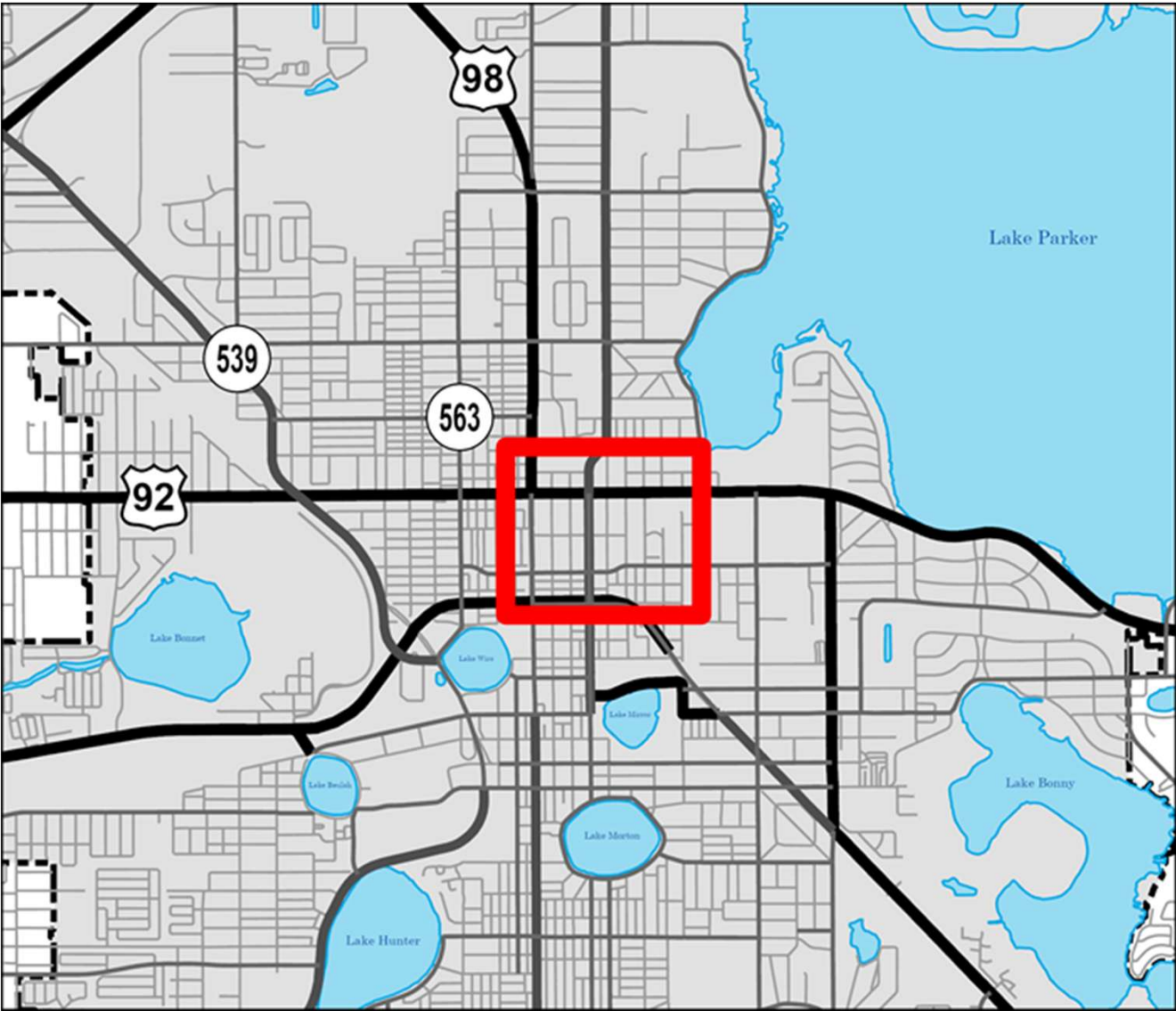
1. Development Standards: In accordance with the MF-22 / Urban Neighborhood context sub-district standards and Sub-Section 4.3.2 of the Land Development Code, except as otherwise provided herein.
2. Maximum Floor Area: 400 sq. ft.
3. Site Development Plan: The project shall be developed in substantial accordance with the site development plan included as Attachment "A."
4. Architectural Plans: The project shall be designed in substantial accordance with the floor plan, Attachment "B," and architectural elevations, Attachment "C." The accessory dwelling unit shall be finished in accordance with the approved plans for HPB25-200.

Item 2

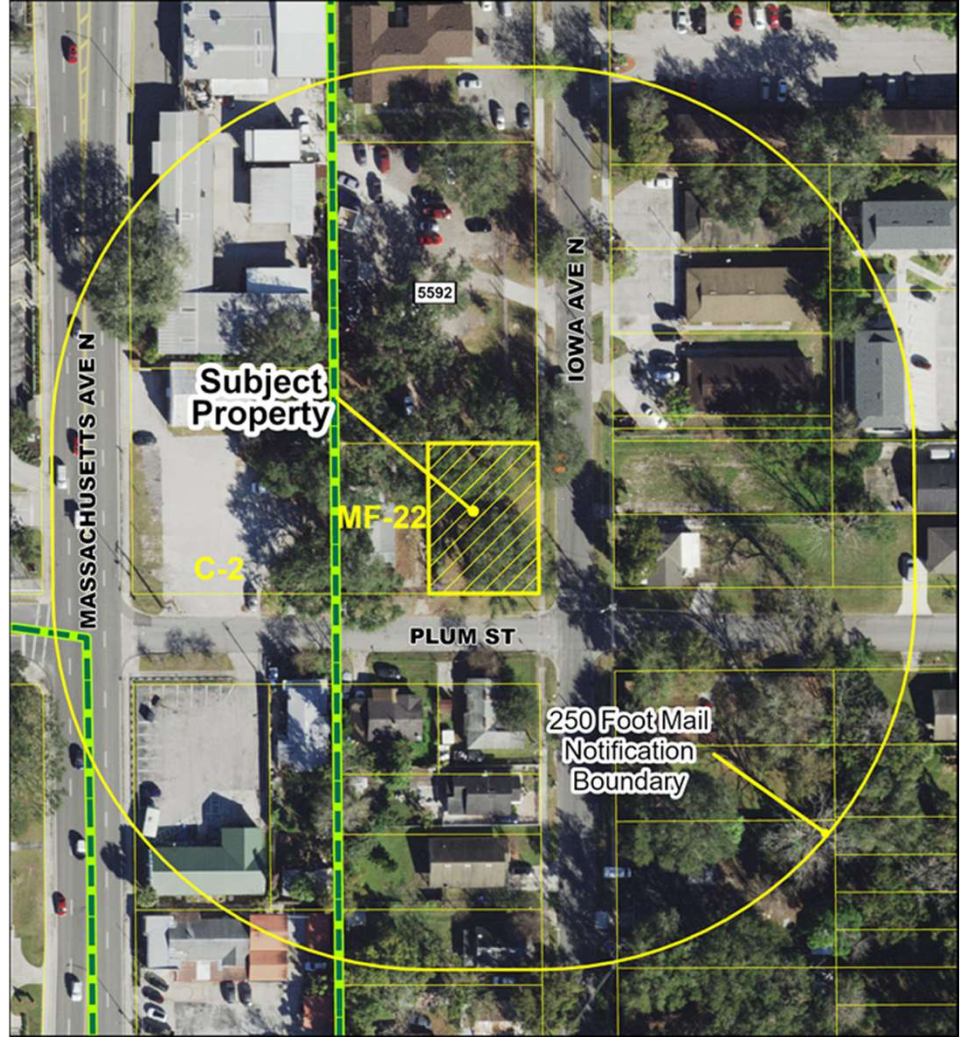
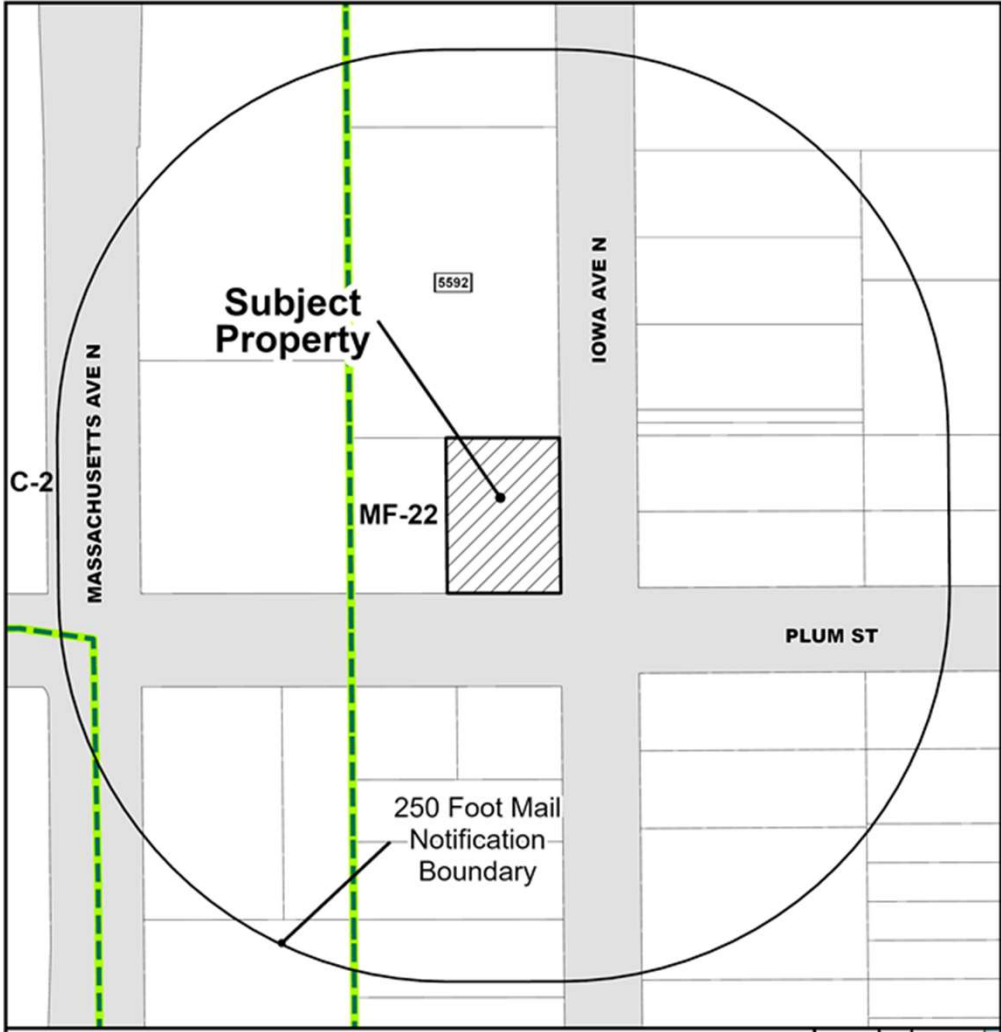
CUP25-013

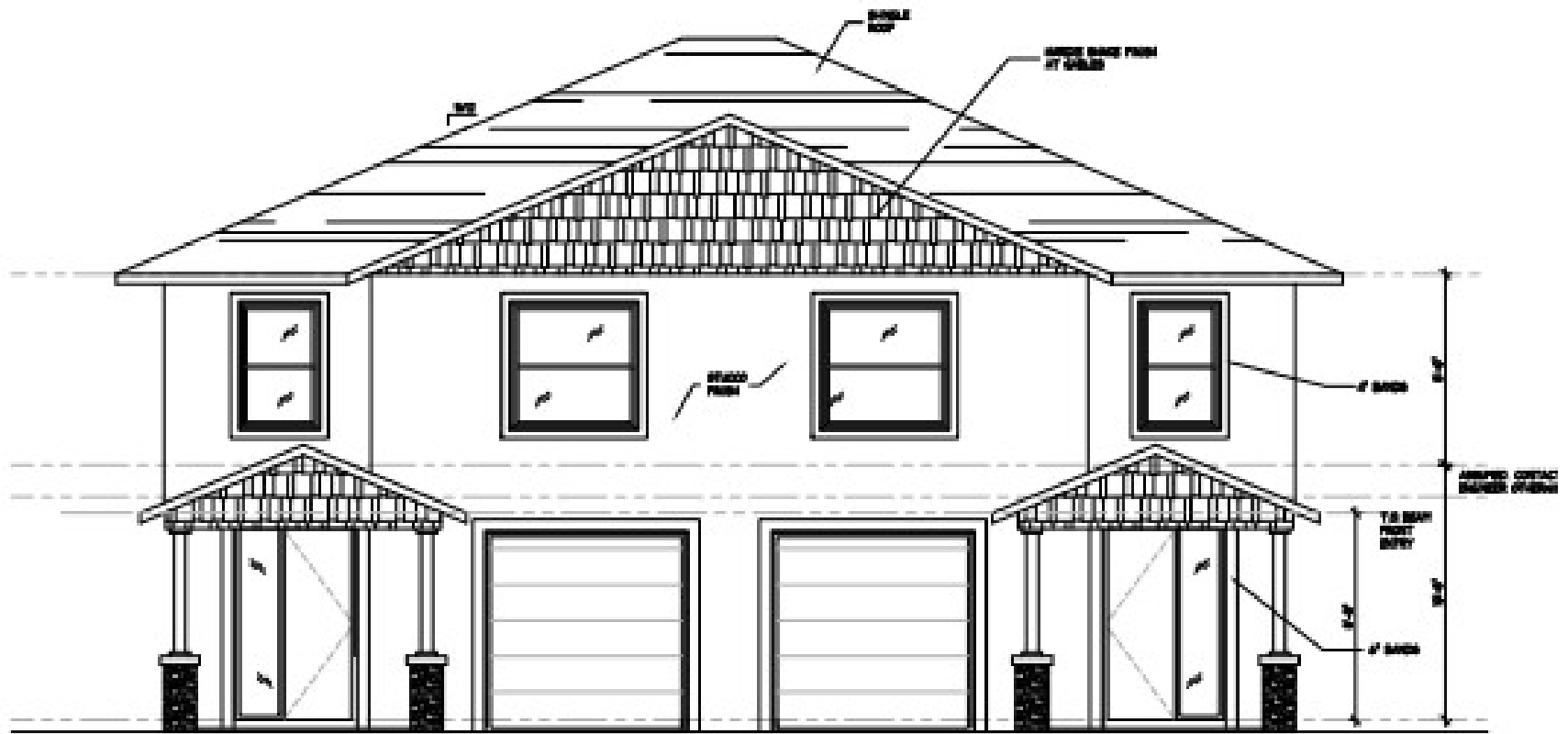
420 Plum Street

Conditional use to allow a two-family dwelling (duplex) on property located at 420 Plum Street.



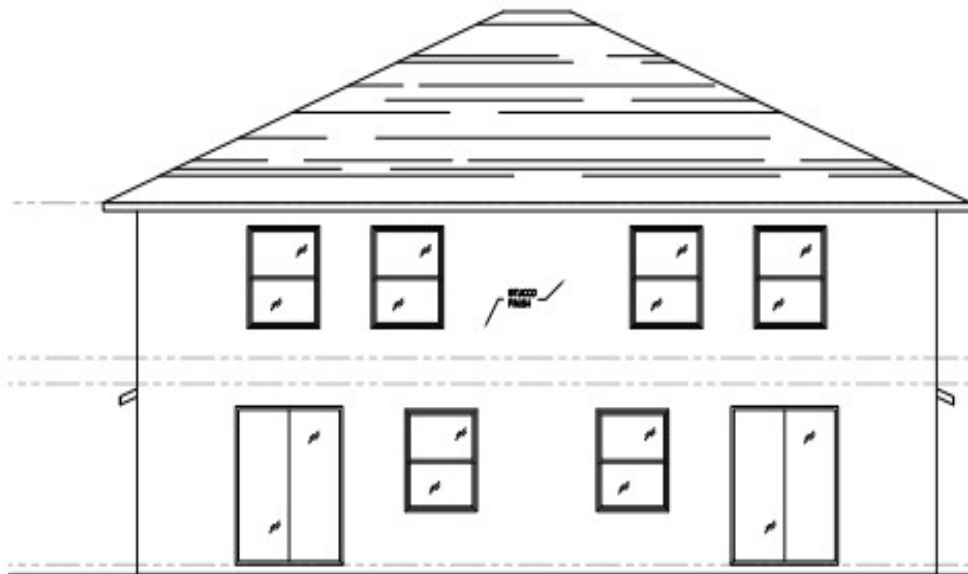
420 Plum Street



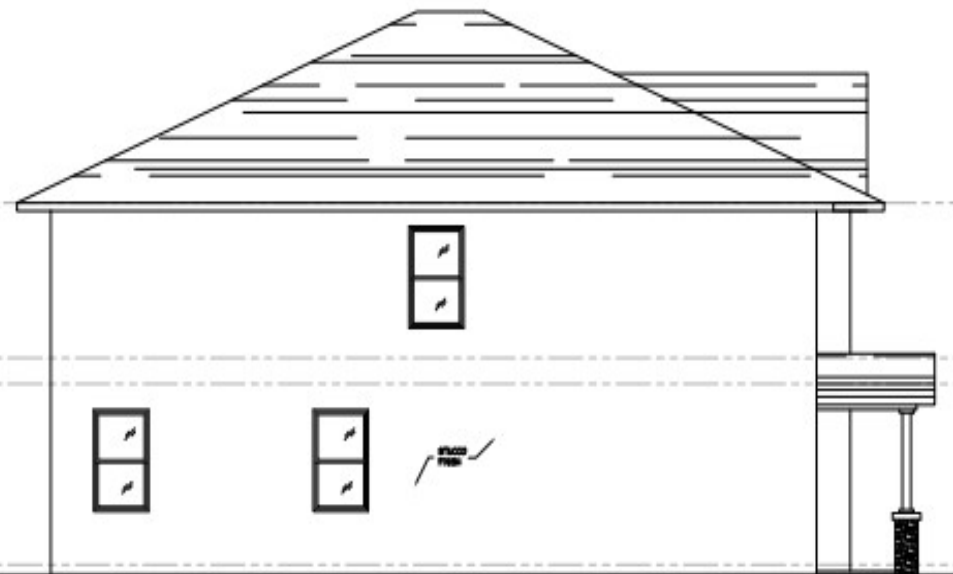


FRONT ELEVATION

SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"



LEFT/RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



Plum St

Facing NW on Plum St



NE boundary facing N on Iowa Av



Iowa Av

NW boundary facing S



SE boundary facing W on Plum St

CUP25-013 - Conditions

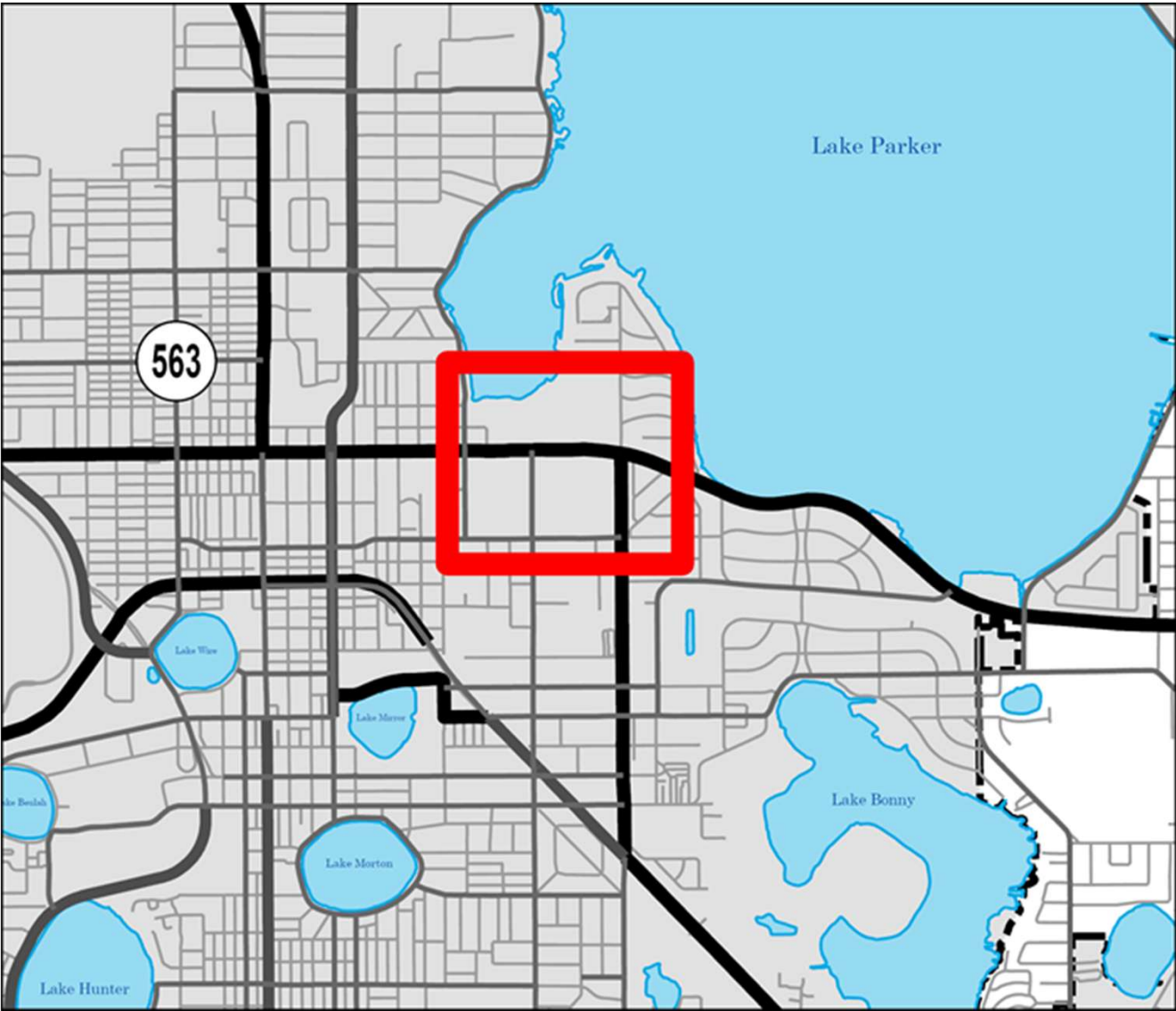
1. Permitted Uses: A Two-Family Dwelling (Duplex)
2. Maximum Intensity of Use: One duplex (two dwelling units total)
3. Development Standards: In accordance with RB/Urban Neighborhood context sub-district.
4. Site Development Plan: The site shall be developed in accordance with the site development plan included as Attachment "C". With the approval of the Director of Community and Economic Development, minor adjustments may be made at the time of site plan review without requiring a modification of this conditional use.
5. Architectural Elevations: The project shall be developed in substantial accordance with the architectural elevations included as Attachment "D-1" and "D-2". Minor adjustments may be made at the time of building permit review without requiring a modification to the conditional use.
6. Off-Street Parking: In accordance with Sub-Section 4.11.4.6 of the Land Development Code
7. Landscaping and Buffering: In accordance with Sub-Section 4.5.4.2 of the Land Development Code, a minimum of one (1) large "A" tree shall be planted per dwelling unit (two trees total). In lieu of a landscape plan, at the time of building permit review, the specific tree species to be planted, caliper, and planting location shall be shown on the site plan for each two-family dwelling unit.

Item 3

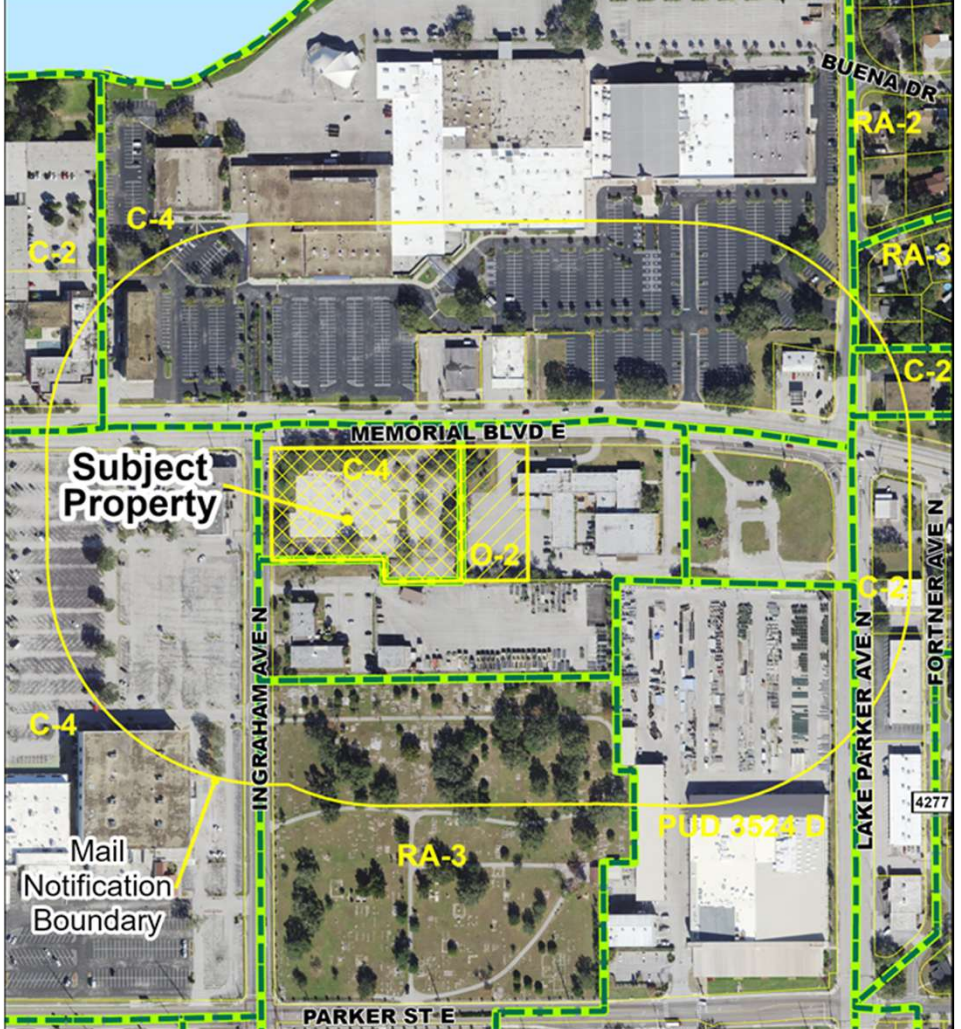
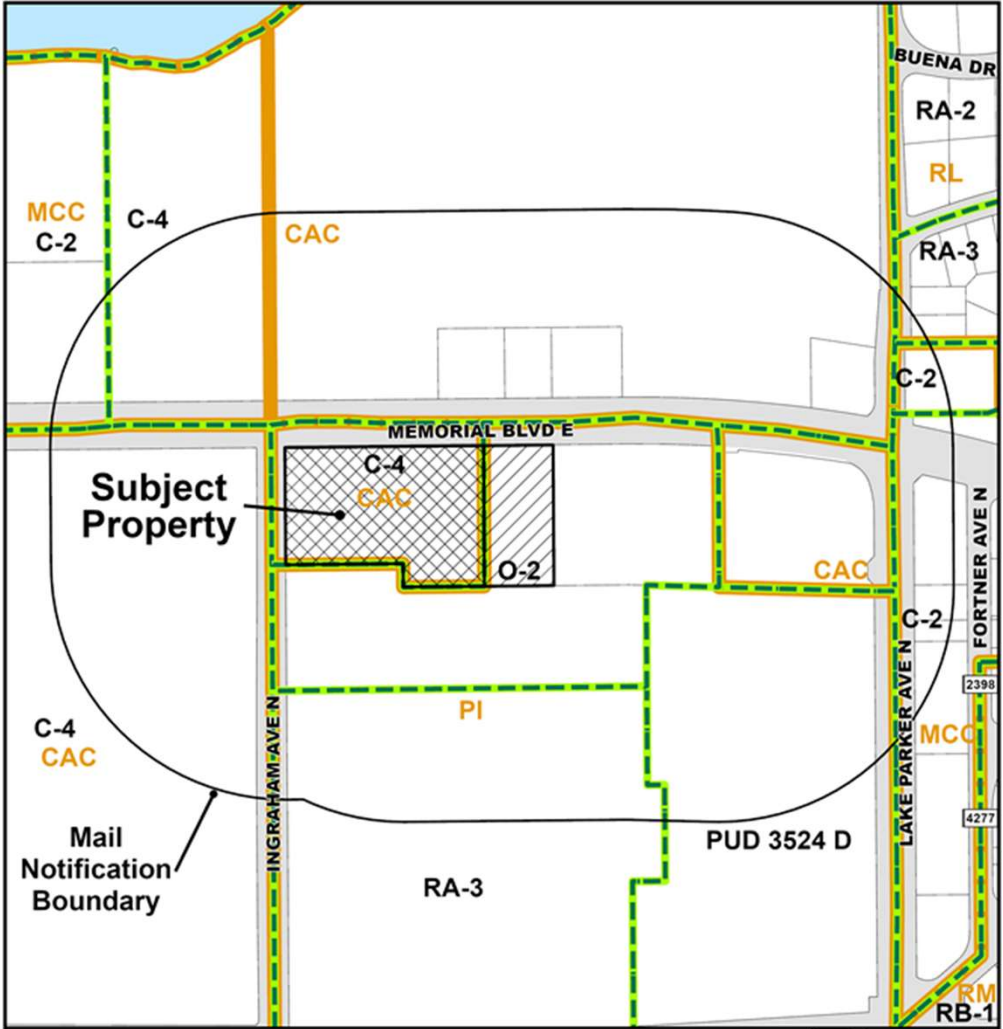
PUD25-017/LUS25-006

1005 E. Memorial Boulevard

Small-scale land use amendment to change the future land use designation from Community Activity Center (CAC) to Public Buildings/Ground/Institutional (PI) on approximately 2.63 acres; a change of zoning on approximately 2.63 acres from C-4 (Community Center Commercial) to PUD (Planned Unit Development); and a change of zoning on approximately 1.02 acres 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 1005 E. Memorial Boulevard.



1005 E. Memorial Boulevard





Northeast Boundary Facing East



Northeast Boundary Facing North



Northeast Boundary Facing South



Northeast Boundary Facing West



North Boundary Facing W.



Available **Colliers**
407 362 6141
Jorge Rodriguez, CCIM
Alexie Fonseca
colliers.com
Colliers International Florida, LLC | Commercial Real Estate Services

WILLIAMS
FENCE CO.
CALL FOR QUOTE

Northwest Boundary Facing E



Northwest Boundary Facing North



Northwest Boundary Facing West



Northwest Boundary Facing South



Northwest Boundary Facing SE

General Meeting



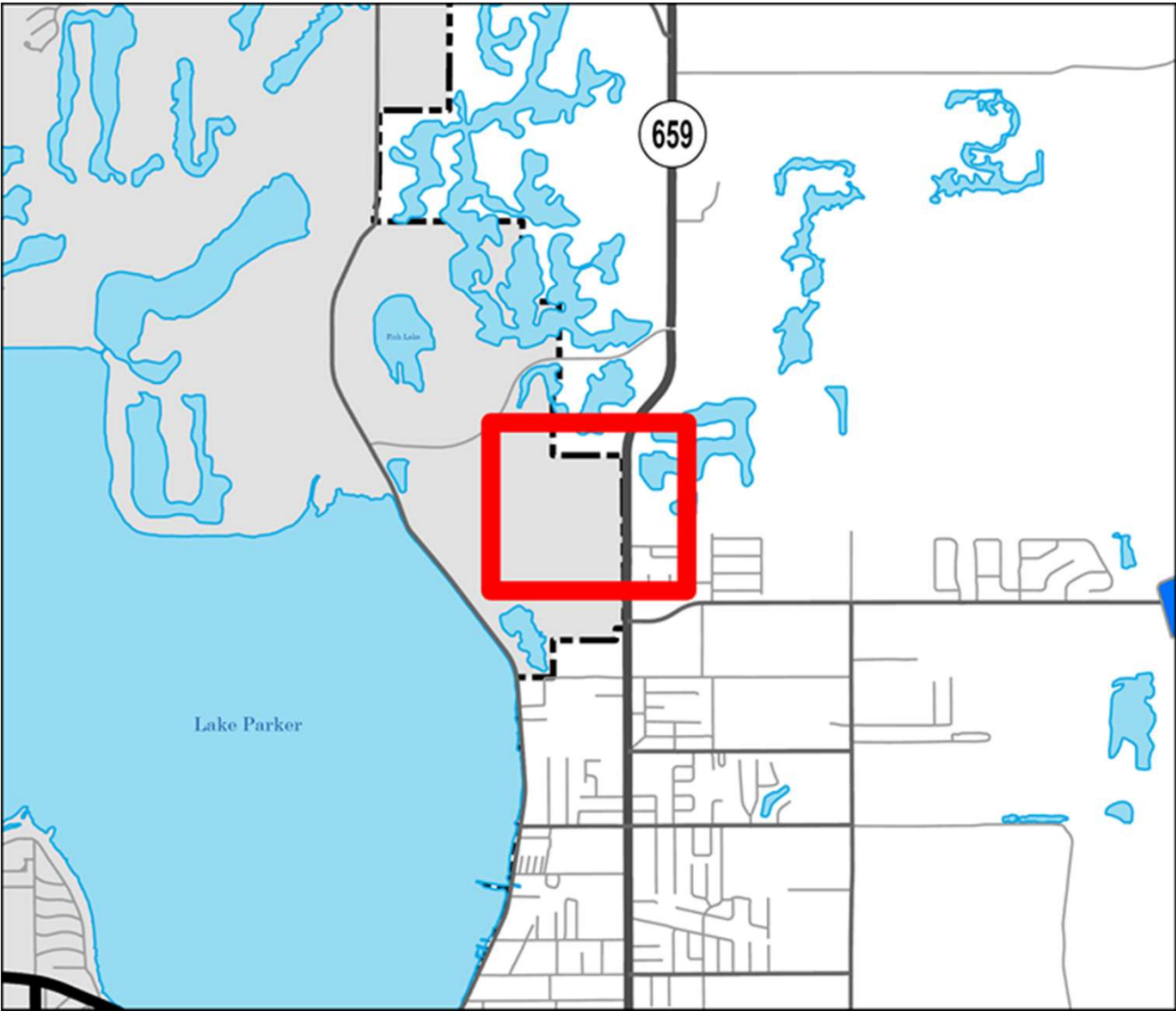
4. Review minutes of the October 21, 2025 meeting

Item 5

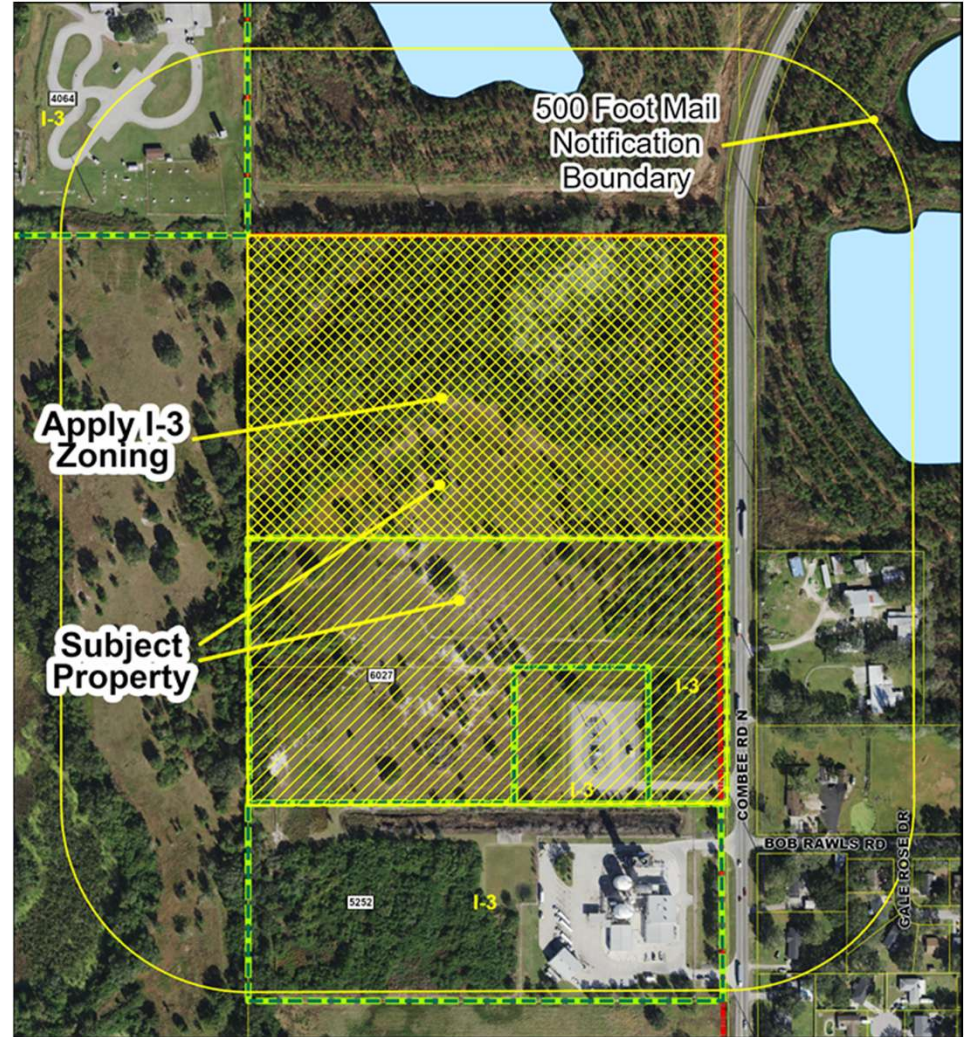
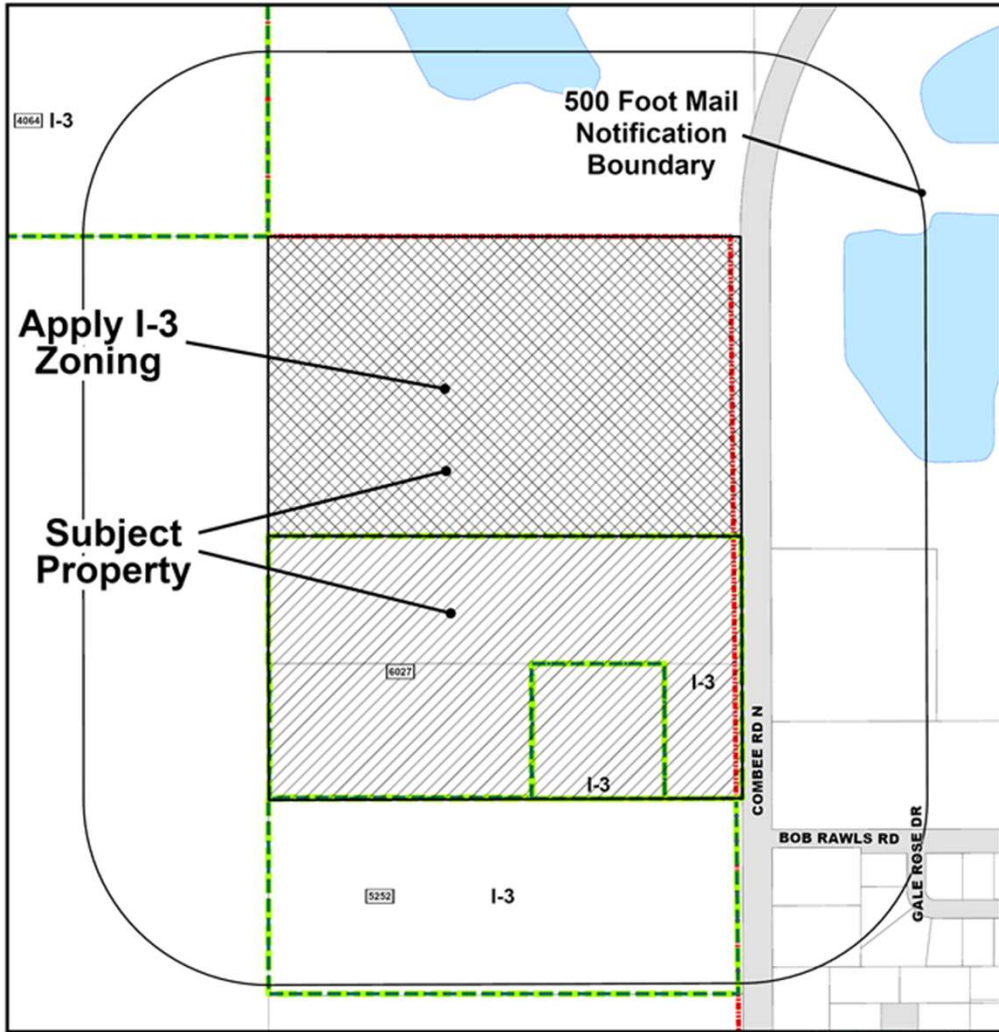
CUP25-011/ZON25-012

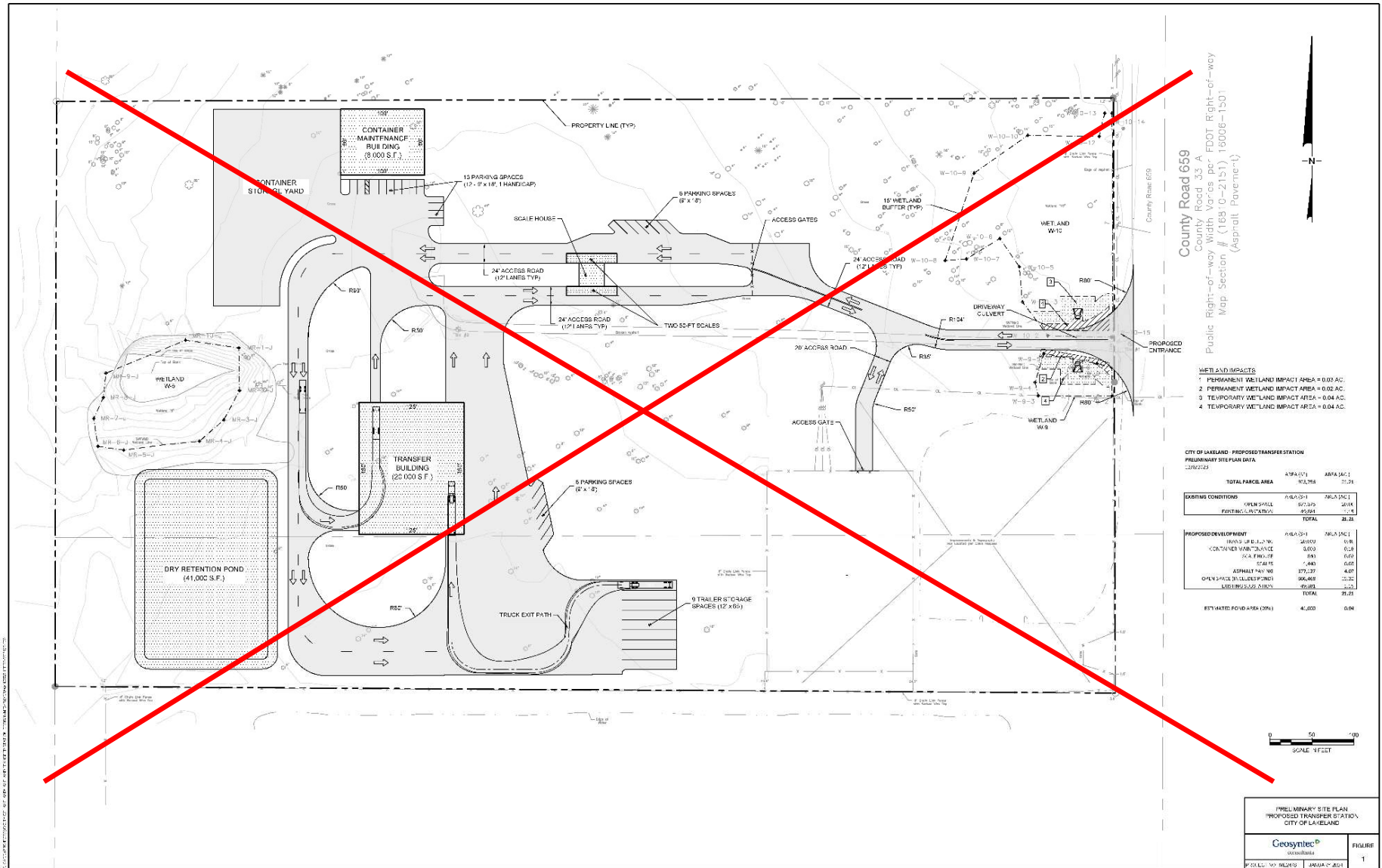
2760 N. Combee Road

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 expand the boundaries and adopt a new site development plan on property located at 2760 N. Combee Road.



2760 N. Combee Rd





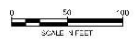
County Road 659
 County Road 33 A
 County Road 100
 Public Right-of-way With Verge per FOOT Right-of-way
 Map Section # (183 10-2151) 18008-1501
 (Asphalt Pavement)



- WETLAND IMPACTS**
1. PERMANENT WETLAND IMPACT AREA = 0.03 AC.
 2. PERMANENT WETLAND IMPACT AREA = 0.03 AC.
 3. TEMPORARY WETLAND IMPACT AREA = 0.04 AC.
 4. TEMPORARY WETLAND IMPACT AREA = 0.04 AC.

CITY OF LAKELAND - PROPOSED TRANSFER STATION
PRELIMINARY SITE PLAN DATA
 12/8/2023

	AREA (SQ FT)	AREA (AC)
TOTAL PARCEL AREA	374,754	8.524
EXISTING CONDITIONS		
OPEN SPACE	67,345	1.544
PARTING CALCULATED	85,984	1.944
TOTAL		3.488
PROPOSED DEVELOPMENT		
ROADS (SIDEWALKS)	45,000	1.018
CONTAINER MAINTENANCE	9,000	0.206
SCALE HOUSE	883	0.020
TRUCKWAY	7,440	0.170
OPEN SPACE (RECALCULATED)	372,237	8.482
EXISTING LOSS (SUBTOTAL)	62,623	1.428
TOTAL		9.824
EST. WATER POND AREA (20%)	41,000	0.934



PRELIMINARY SITE PLAN
 PROPOSED TRANSFER STATION
 CITY OF LAKELAND

Geosyntec
 CONSULTANTS

PROJECT NO. 18008-1501 AREA 02.014 **FIGURE 1**



Front gate facing W

NOTICE
PERSONAL PROTECTION
EQUIPMENT REQUIRED
BEYOND THIS POINT.

DANGER
Hazardous
Voltage Inside
KEEP OUT!
Authorized Personnel Only

**IN CASE OF EMERGENCY
CALL 834-4248**
**LAKELAND
ELECTRIC**
**SADDLE CREEK
SUBSTATION**

HEARTLAND CRIME STOPPERS
ADVICE: WITH COMPENSATION YOU MAY BE ABLE TO
RECOVER SOME OF YOUR LOSSES. CALL 834-4248
FOR MORE INFORMATION.
CALL 834-4248 FOR MORE INFORMATION.
CALL 834-4248 FOR MORE INFORMATION.



Eastern boundary facing N on Combee Rd



Eastern boundary facing NW on Combee Rd



Eastern boundary facing S on Combee Rd



Facing E across on Combee Rd

CUP25-011 - Conditions

- A. Permitted Uses: A Solid Waste Transfer Station
- B. Site Development Plan: The project shall be developed in substantial accordance with the site development plan, Attachment "C." With the approval of the Director of Community and Economic Development, minor modifications may be made at the time of site plan review without requiring a modification to the conditional use.
- C. Development Standards: In accordance with the I-3/Suburban Special Purpose context sub-district.
- D. Buffering and Landscaping: In accordance with Section 4.5 of the Land Development Code.
- E. Outdoor Lighting: In accordance with Section 4.6 of the Land Development Code.

CUP25-011 - Conditions

F. Transportation

1. Binding Concurrency Determinations shall be made at the time of site plan submittal.
2. The site shall comply with all Florida Department of Transportation (FDOT) permitting requirements. It is anticipated that dedicated northbound left- and southbound right-turn lanes will be required for the site's State Road 659/Combee Road driveway.
3. The site shall include an internal access connection to the adjacent Lakeland Electric Saddle Creek Substation as depicted in "Attachment C". Upon completion of this access connection to the satisfaction of Lakeland Electric or as otherwise required through the FDOT permitting process, the existing Saddle Creek Substation driveway on State Road 659/Combee Road shall be removed.
4. A sidewalk shall be constructed along the site's State Road 659/Combee Road frontage with timing and phasing being determined during the design and permitting process.
5. The driveway gate shall be designed to accommodate maximum inbound traffic queues. Queuing, stopping, or standing within public right of way shall be prohibited.
6. Prior to first site plan submittal, the City shall petition the Lakeland Area Mass Transit District (LAMTD) Board of Directors to annex the subject property into its boundaries.

Item 6

PUD25-006/LUS25-002

752 Carpenters Way

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:

(Continued from October meeting)

Item 6 (Continued)

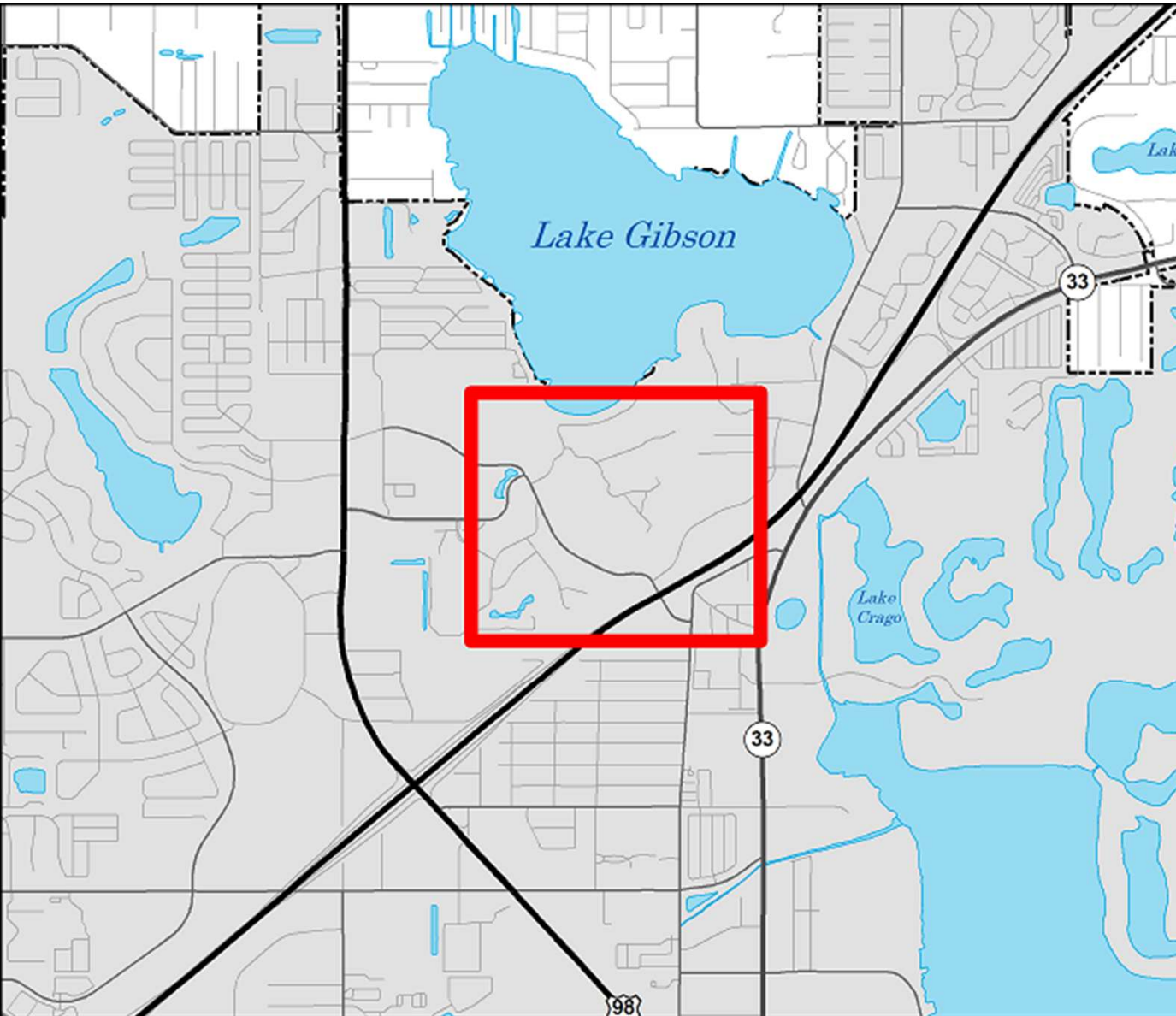
- I. A small-scale map amendment, to change the future land use designation from Residential Low (RL) to Residential Medium (RM), and a major modification of PUD zoning to allow for 44 single-family attached (townhome) dwelling units on approximately 8.48 acres located at 752 Carpenters Way (Tracts 9A and 9B within Area W).

Item 6 (Continued)

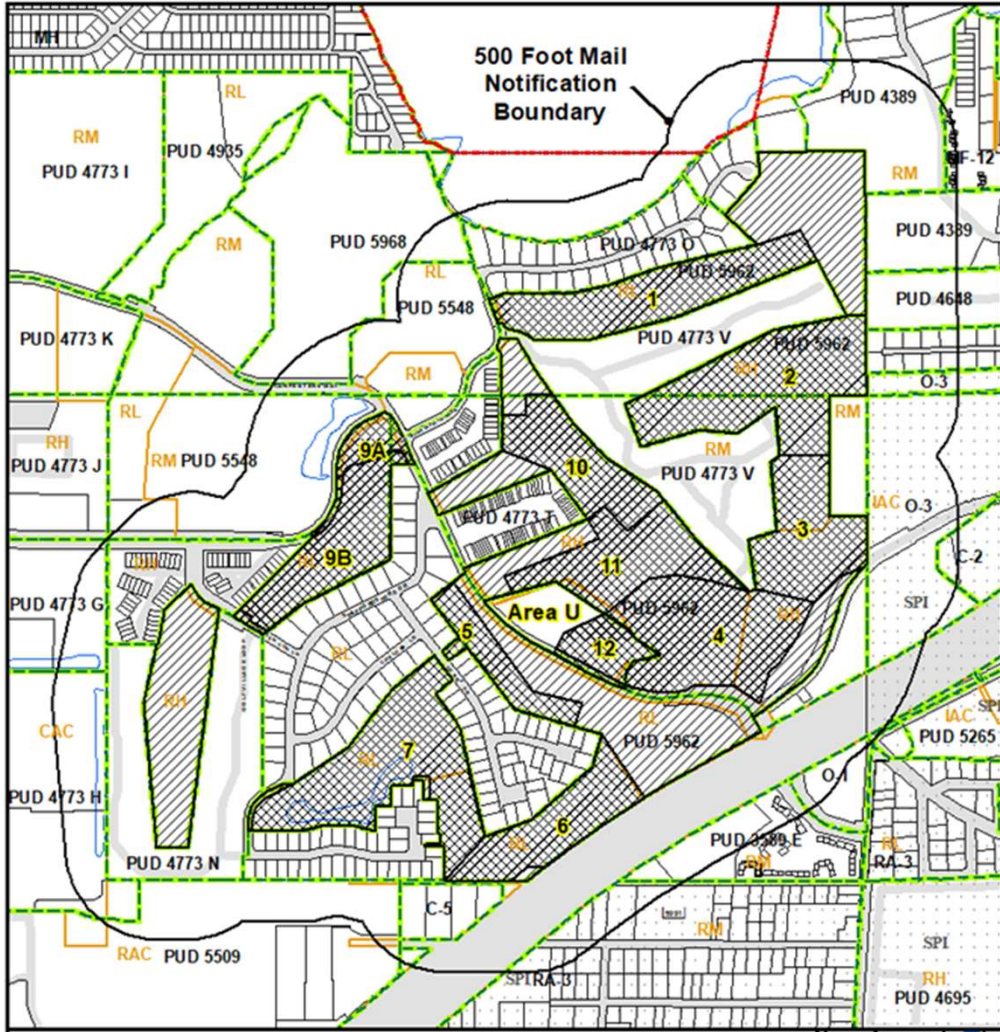
- II. A small-scale map amendment, to change the future land use designation from Residential Medium (RM) to Residential High (RH), and a major modification of PUD zoning to remove a portion of Area U and create a new Tract 12 in Area W for a clubhouse/amenity center to serve future multi-family residential 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).

Item 6 (Continued)

- 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).



Former Wedgewood Golf
Course



Application Under Consideration

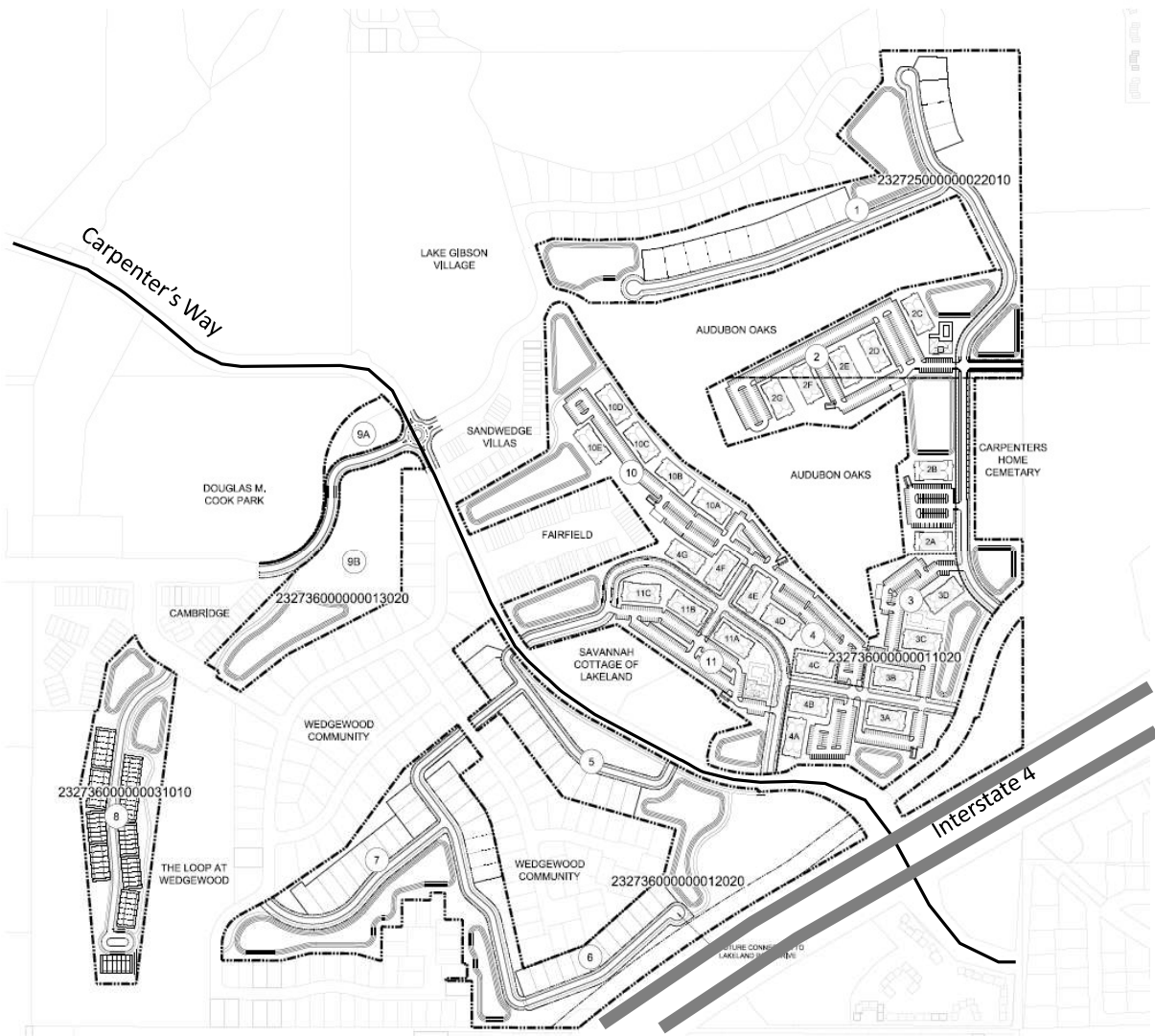
- PUD Ordinance No. 5962, with Minor Modifications approved in 2023 and 2024, remains in effect.
- Major Modification and associated Future Land Use Map Amendments:
 - Add 19 dwelling units to approved plan;
 - Add Tract 12 to PUD;
 - Assign specific uses for Tracts 9A and 9B;
 - Revise layout;
 - Revise mix of dwelling units.

Needed Board Actions

- **Approve** Major Modification to PUD and Future Land Use Amendments
 - City Commission for Final Action
- **Approve with New or Revised Conditions**
 - City Commission for Final Action
- **Deny** Major Modification to PUD and Future Land Use Amendments

Needed Board Actions

- Section 12.7.3 – Appeal to the City Commission
 - P&Z failed to properly follow adopted procedure or due process requirements;
 - P&Z failed to properly apply adopted standards or regulations;
 - Administrative staff failed to follow professional practice in performing technical analysis;
 - No competent, substantial evidence was presented to the P&Z Board to support its decision;
 - New evidence has been discovered that, through the exercise of proper diligence, could not have been discovered prior to the public hearing before the P&Z.



Approved December 2022

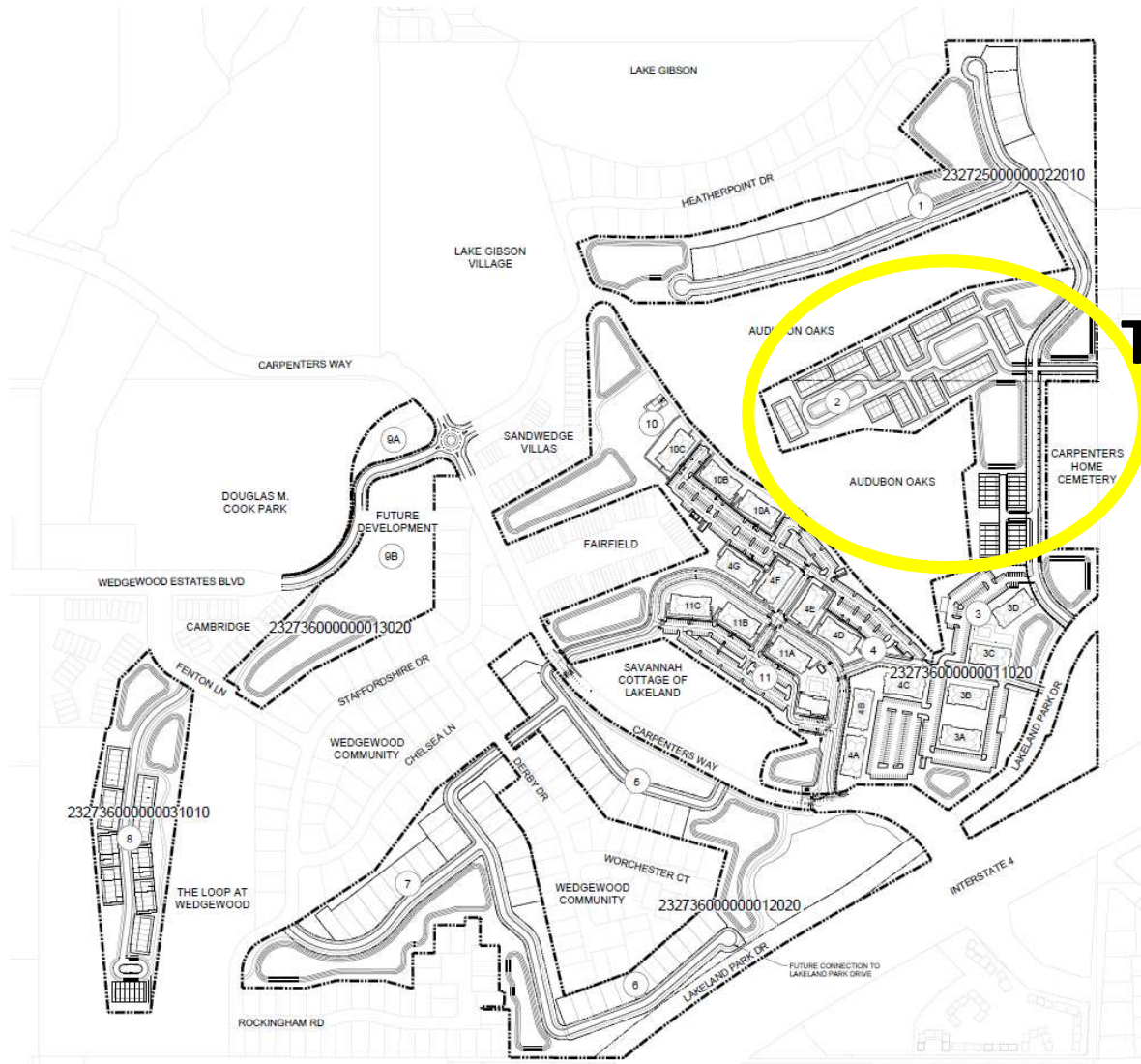
Total 954 units

60 Single-Family

60 Townhome

834 Multi-Family

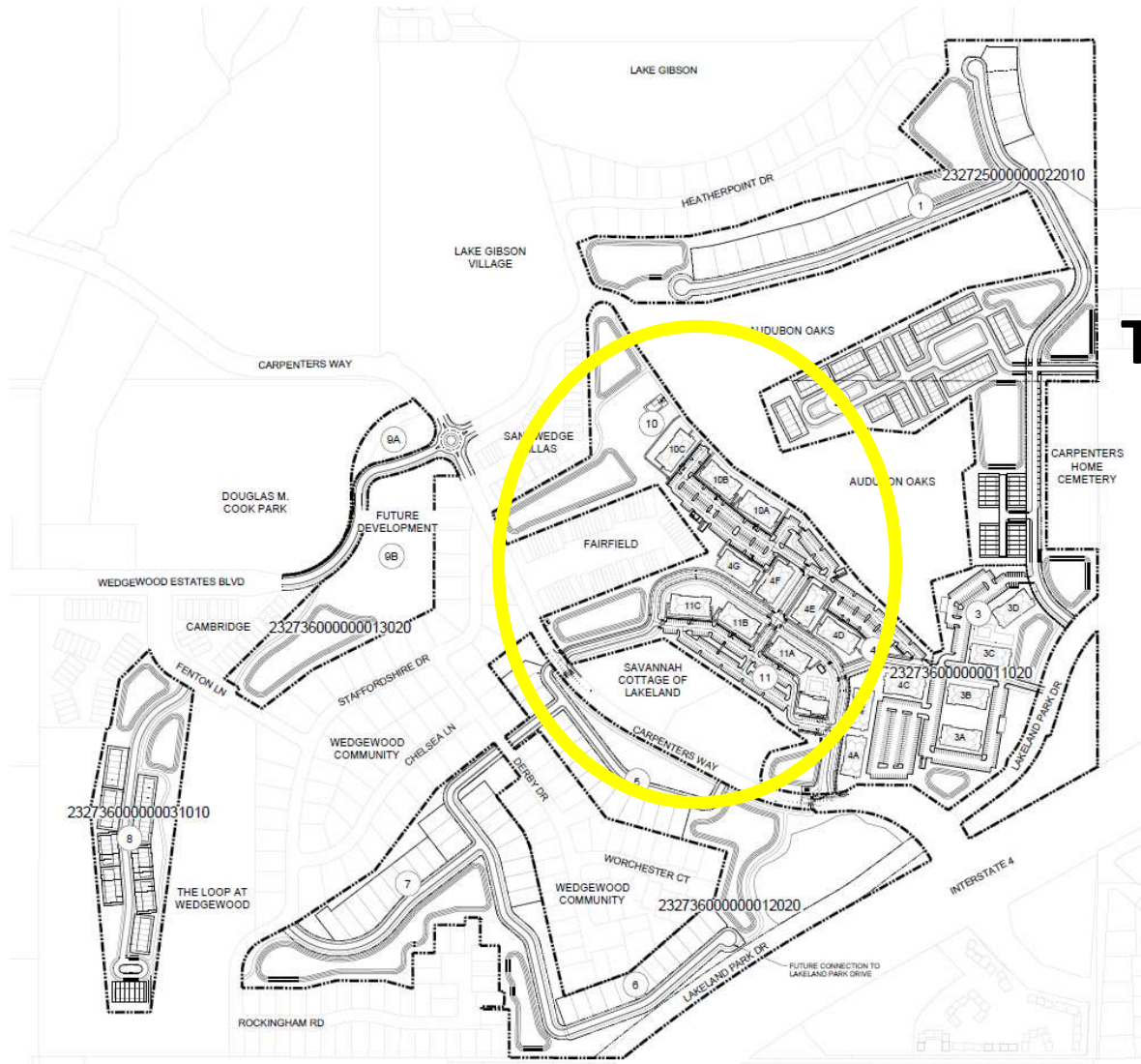
**Tract 9 left for Future
Development**



**Approved December 2023
Minor Modification**

Total 820 units
60 Single-Family
156 Townhome
604 Multi-Family

**96 Townhome units as
OPTION for Tract 2
instead of 230 multi-
family dwelling units**



**Approved July 2024
Minor Modification**

Total 652 units

60 Single-Family

318 Townhome

274 Multi-Family

**162 Townhome units
as OPTION for Tracts 4
(partial), 10 and 11
instead of 450 multi-
family dwelling units**

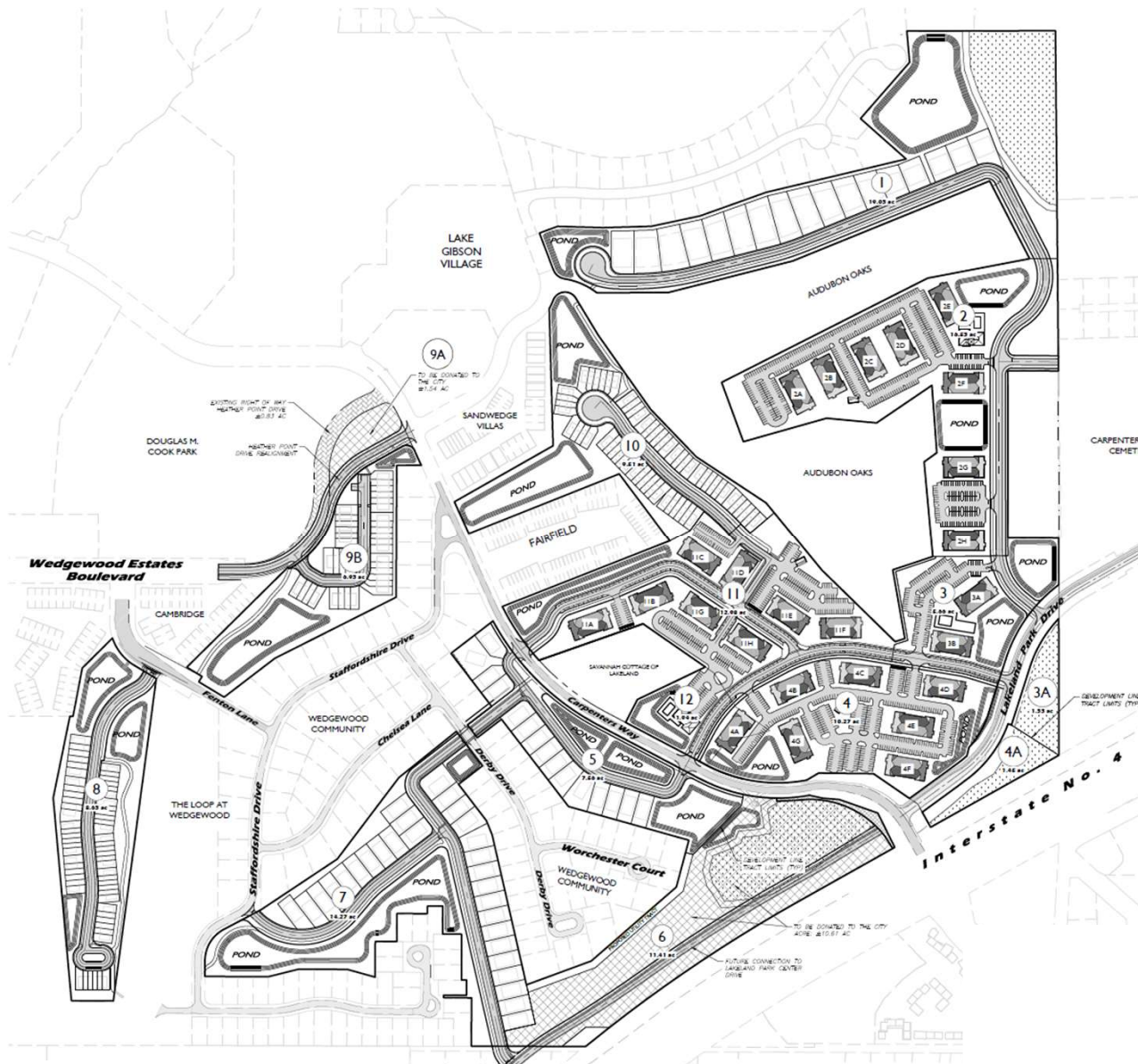
Original 2025 Proposal

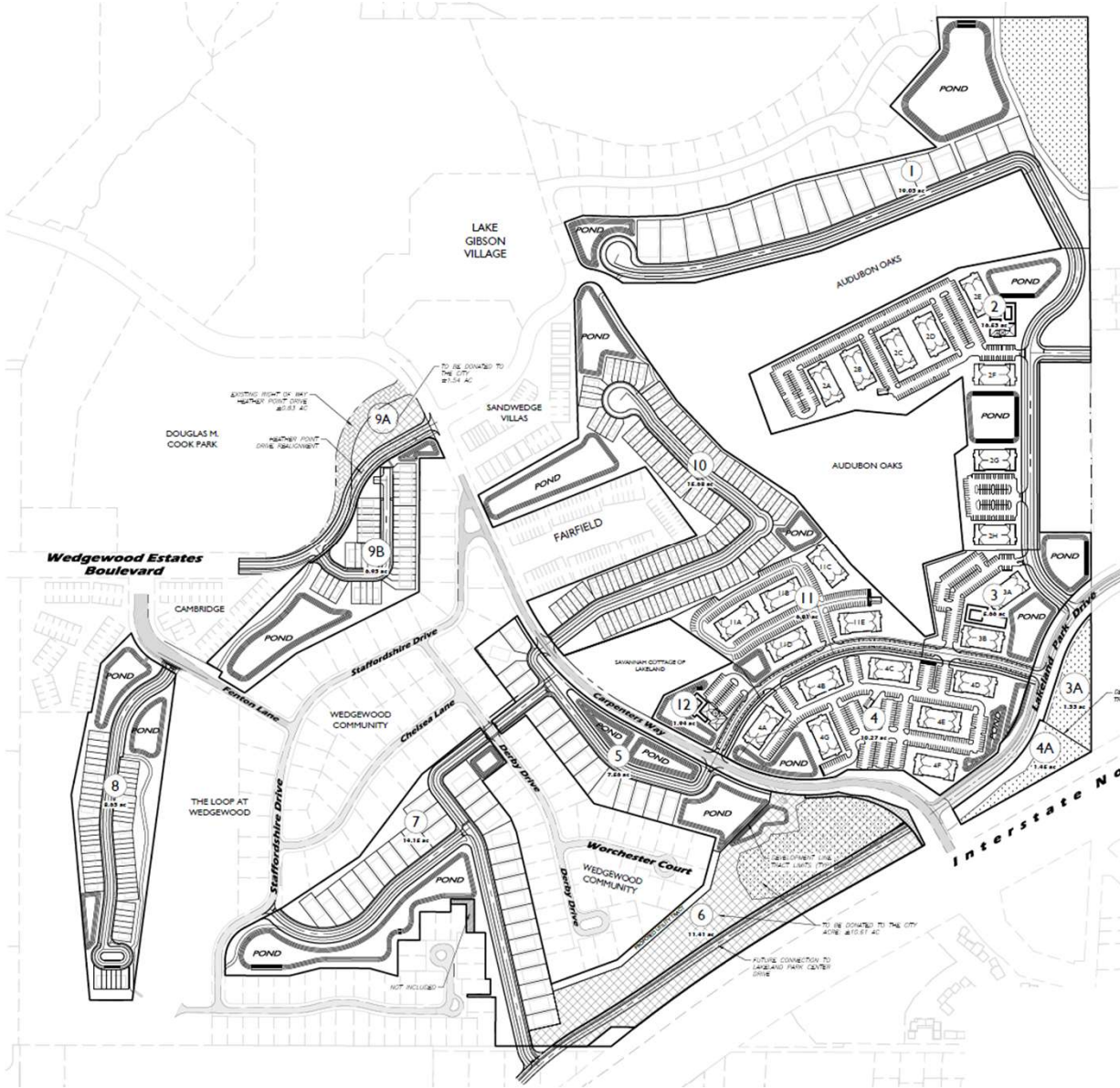
Total 978 units

66 Single-Family

162 Townhome

750 Multi-Family





Current Proposal

Total 973 units

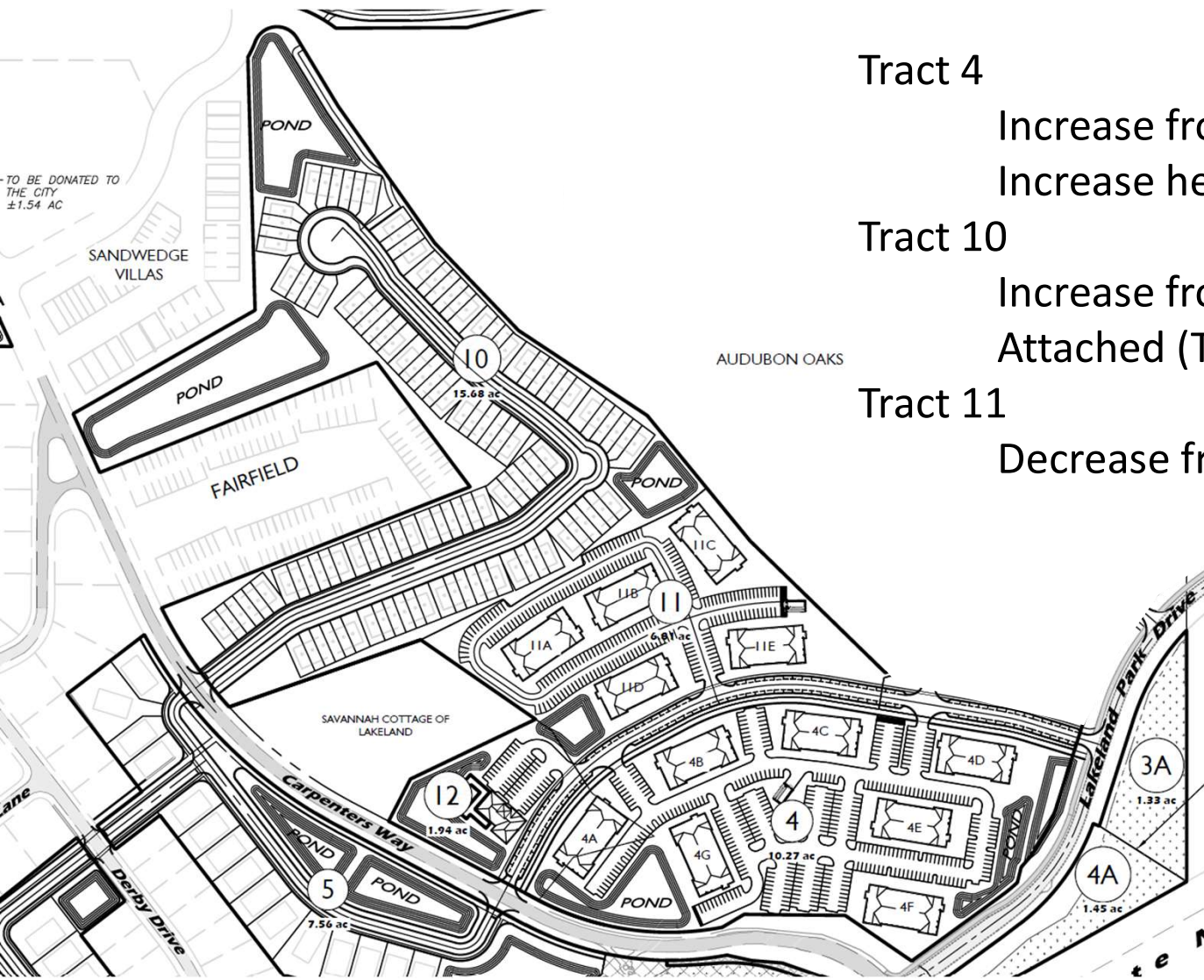
61 Single-Family

212 Townhome

700 Multi-Family

954 units approved in
2022 plan (increase of
19 units)

Major change since October Planning and Zoning Board: Tracts 4, 10 and 11



Tract 4

Increase from 210 to 280 Multi-family units
Increase height from three to four-story

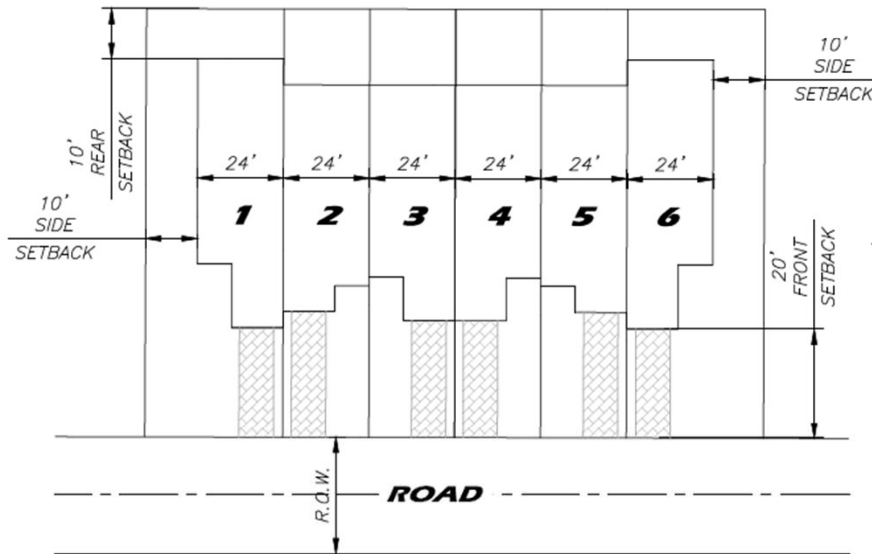
Tract 10

Increase from 58 to 116 Single-Family Attached (Townhome) units

Tract 11

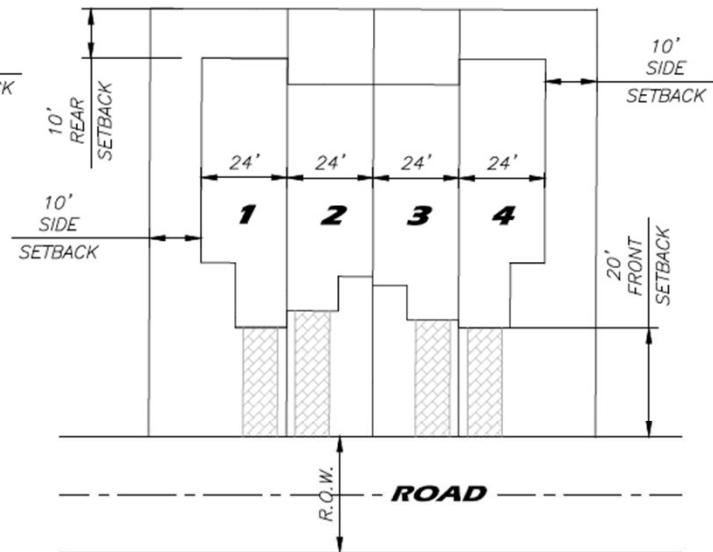
Decrease from 240 to 120 Multi-family units

LOT LAYOUT TOWNHOUSE



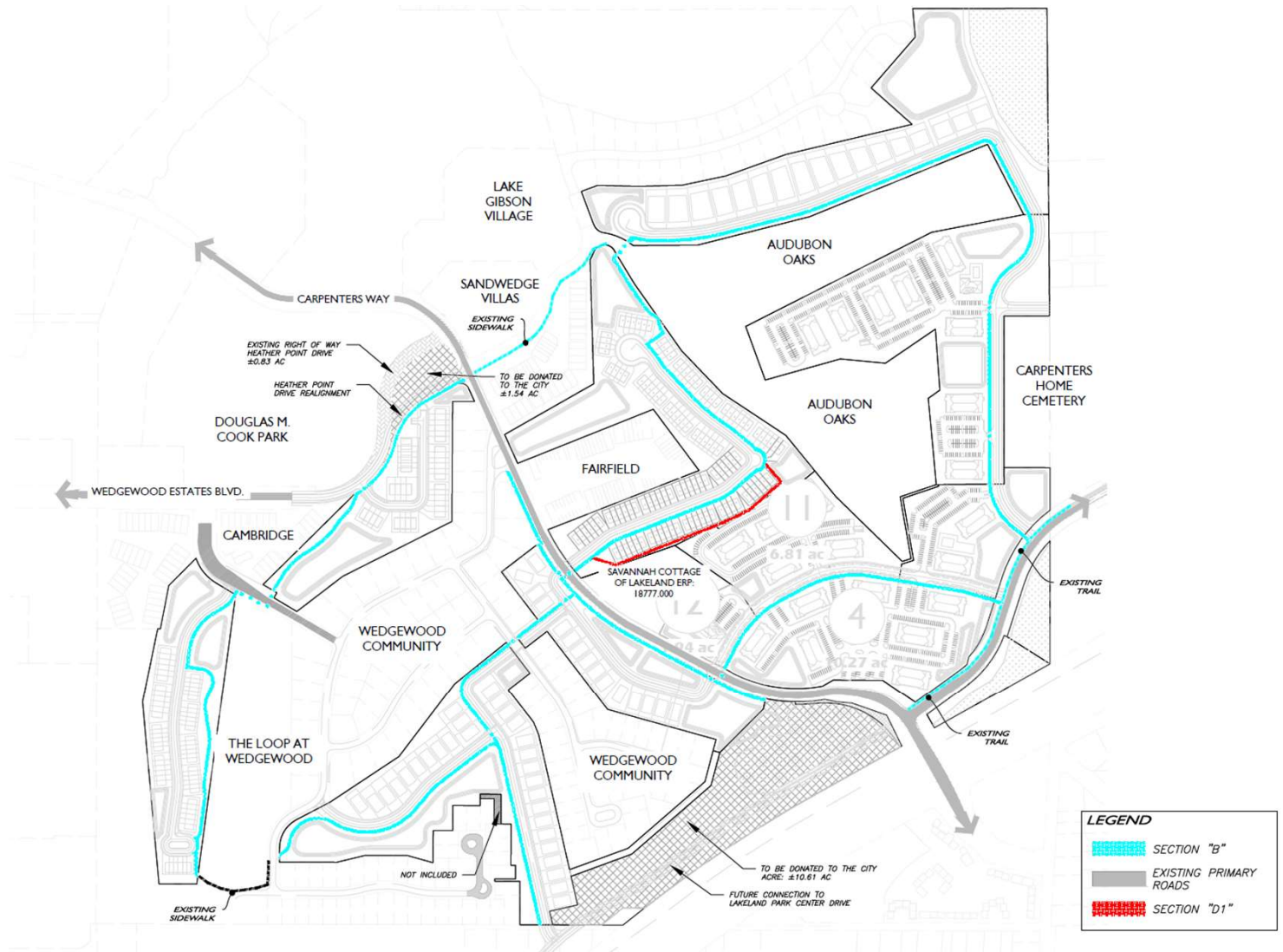
LOT LAYOUT
6 UNITS TOWNHOUSE
N.T.S.

NOTE: GARAGES SHALL BE RECESSED TO 25 FEET



LOT LAYOUT
4 UNITS TOWNHOUSE
N.T.S.

NOTE: GARAGES SHALL BE RECESSED TO 25 FEET



2 SITE CIRCULATION - PEDESTRIAN

ATTACHMENT "W-5b"

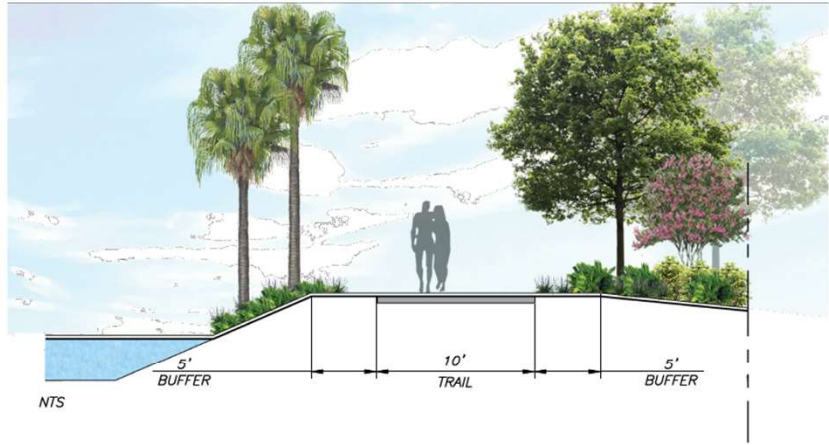
(IN FEET)
SCALE: 1" = 550'

TRACT ENGINEERING
FROM CONCEPTUAL TO COMPLETION

1137 S. LAKELAND DR., SUITE 1
LAKELAND, FL 33813
FIRM REGISTRATION NUMBER - 34043

LEGEND

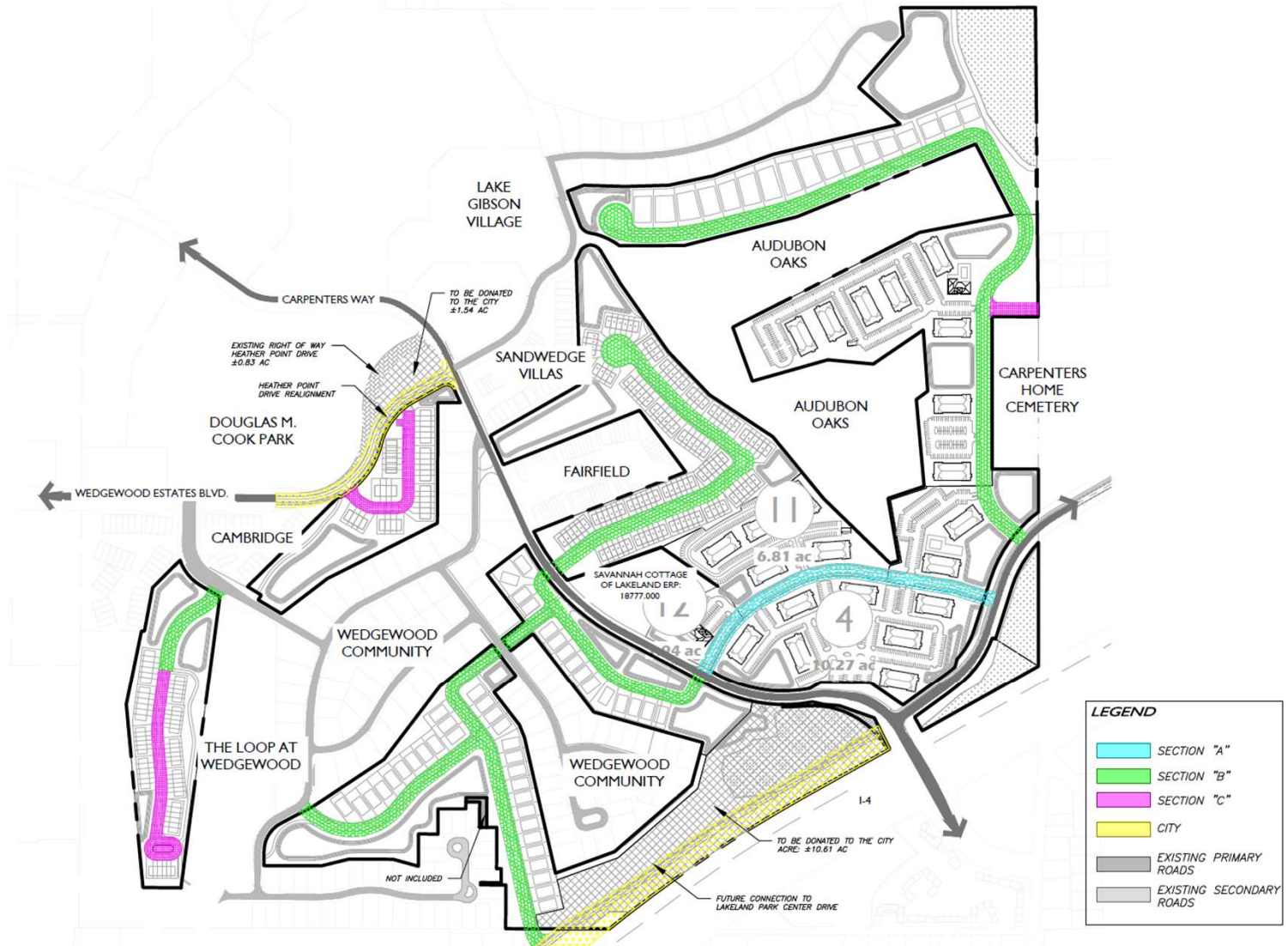
- SECTION "B"
- EXISTING PRIMARY ROADS
- SECTION "D1"



SECTION "D1"

**WEDGE
WOOD**

TRACT ENGINEERING
 FROM CONCEPTUAL TO COMPLETION
 5137 S. LAKELAND DR., SUITE 3
 LAKELAND, FL 33813
 FIRM REGISTRATION NUMBER - 34343



LEGEND

■	SECTION "A"
■	SECTION "B"
■	SECTION "C"
■	CITY
	EXISTING PRIMARY ROADS
	EXISTING SECONDARY ROADS

1

SITE CIRCULATION - ROW

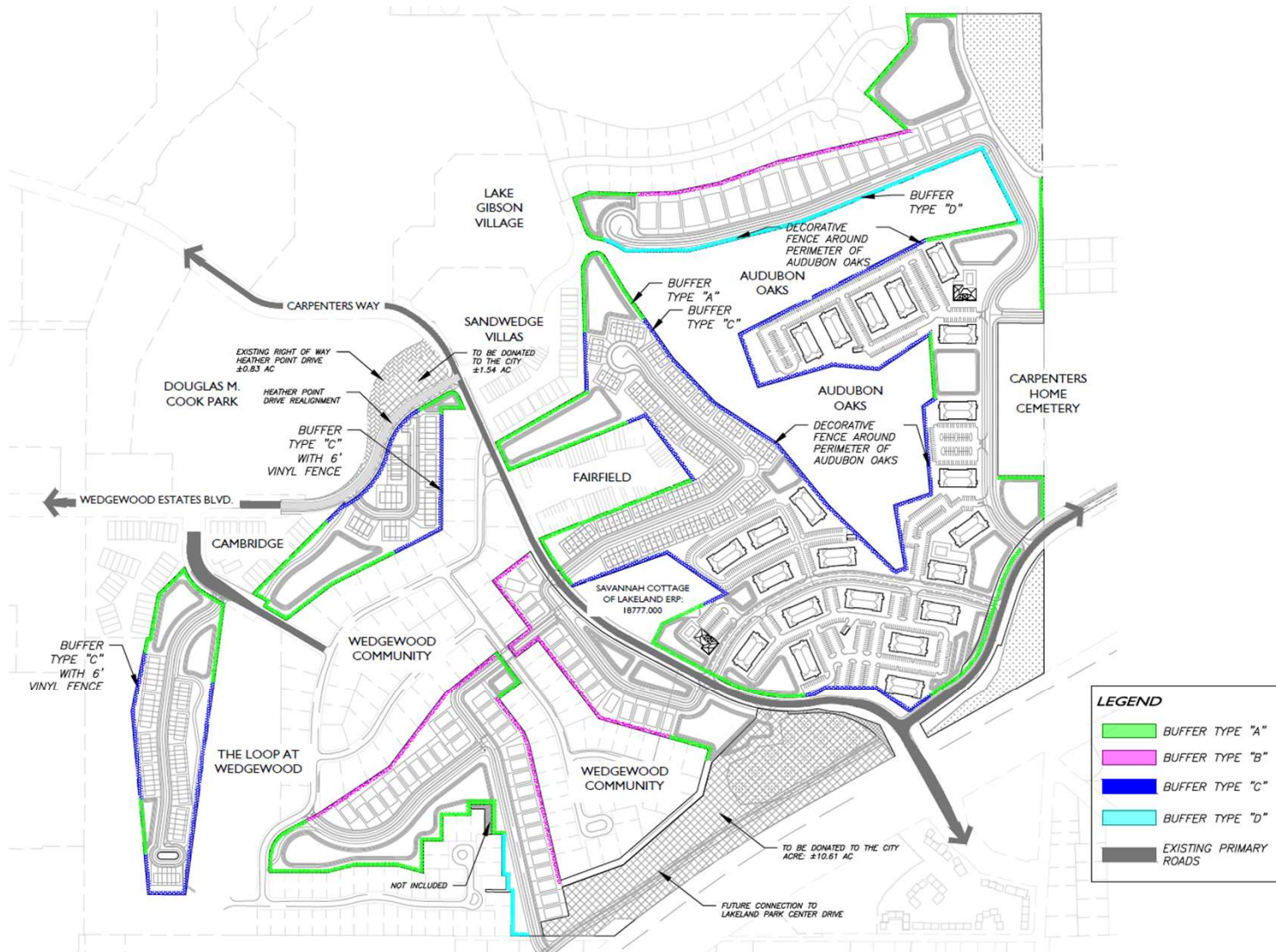
ATTACHMENT "W-5a"

(IN FEET)
SCALE: 1" = 550'



TRACT ENGINEERING
FROM CONCEPTUAL TO COMPLETION

5137 S. LAKELAND DR., SUITE 9
LAKELAND, FL 33811
FIRM REGISTRATION NUMBER - 34343



LEGEND	
█	BUFFER TYPE "A"
█	BUFFER TYPE "B"
█	BUFFER TYPE "C"
█	BUFFER TYPE "D"
█	EXISTING PRIMARY ROADS

3

LANDSCAPE BUFFERS

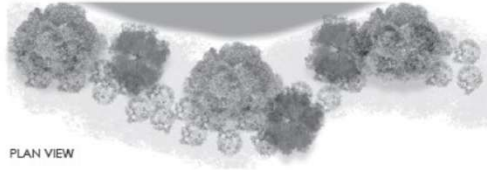
ATTACHMENT "W-4a"

(IN FEET)
SCALE: 1" = 550'



TRACT ENGINEERING
FROM CONCEPTUAL TO COMPLETION

5137 S LAKELAND DR, SUITE 3
LAKELAND, FL 33853
FIRM REGISTRATION NUMBER - 34343



PLAN VIEW

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

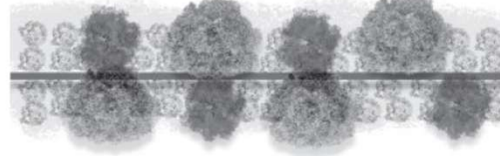


C TYPE 'C' LANDSCAPE BUFFER

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



Single-family detached



Single-family attached



Multi-family



Public Comments Received since October meeting

- Traffic gridlocked on Carpenters Way at certain times of day
- Drainage issues
- 4-story structures not compatible with neighborhood – no other 4-story structures around. Keep multi-family buildings at 3-stories
- Traffic signal may lead to traffic congestion: roundabout would be better to manage speed and traffic flow
- Two trash dumpsters for multi-family are too close to existing Audubon Oaks buildings
- Illogical to expect Lakeland Park Center Drive Extension to solve traffic problems when there is no funding to build road
- Lakeland needs financial guarantee that developer will finish project once started

Staff is Recommending Approval

- Increase of 19 dwelling units from original approval in 2022
- Keeps Multi-Family near interstate and away from single-family detached dwellings
- Reduces uncertainty by eliminating single-family attached options granted through minor modifications in 2023 and 2024
- Increase connectivity to Lakeland Park Center Drive and Lakeland Park Center Drive Extensions

PUD25-006/LUS25-002 - Conditions

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~~

PUD25-006/LUS25-002 – Conditions (Continued)

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, 9B, 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~~

PUD25-006/LUS25-002 – Conditions (Continued)

~~*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.~~

PUD25-006/LUS25-002 – Conditions (Continued)

~~**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

5. Right-of-way Donations: Tract 6 and 9A

PUD25-006/LUS25-002 – Conditions (Continued)

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: 14 17 single-family detached dwelling units
 - b. Tract 5: 14 15 single-family detached dwelling units
 - ~~c. Tract 6: 12 single-family detached dwelling units~~
 - ~~d. Tract 7: 20 single-family detached dwelling units~~
 - d. Tract 7: 29 single-family detached dwelling units

PUD25-006/LUS25-002 – Conditions (Continued)

2. Single-Family Attached Residential Uses (Tracts ~~2, 4, 8, 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. Tract 9B: 36 single-family attached dwelling units
 - c. Tract 10: 116 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~~
 - c. ~~Tracts 4/10/11: 450 multi-family dwelling units~~
 - c. Tract 4: 280 multi-family dwelling units
 - d. Tract 11: 120 multi-family dwelling units

PUD25-006/LUS25-002 – Conditions (Continued)

4. Transfer of Units Between Development Tracts: A maximum five percent (5%) increase in residential units may be permitted above the amount approved in any receiving tract, provided that the total cumulative residential density for the development does not exceed 973 dwelling units. Any redistribution of units within this limit shall not require a formal amendment to the approved PUD or Development Agreement, subject to staff-level review and approval for consistency with the overall master plan and available infrastructure capacity. Residential units transferred between development tracts shall be the same residential use type (i.e. multi-family residential to multi-family residential or single-family detached residential to single-family detached residential).

PUD25-006/LUS25-002 – Conditions (Continued)

- C. Development Standards...
 - 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**

...

**~~Four-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”.

PUD25-006/LUS25-002 – Conditions (Continued)

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,” **and “W-6f.”**
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.

PUD25-006/LUS25-002 – Conditions (Continued)

L. Transportation:

...

- 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”.

...

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.

PUD25-006/LUS25-002 – Conditions (Continued)

3. Bicycle/Pedestrian Infrastructure

...

- 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.

PUD25-006/LUS25-002 – Conditions (Continued)

- 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.

Item 7

LDC25-002

Changes to Article 1 (Introduction and Use of this Code); 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, revising the Planning and Zoning Board review and approval requirements for subdivisions plats in the Green Swamp Area of Critical State Concern; and establishing procedures for issuance of early start construction permits prior to recording of the final plat.

Senate Bill 812 (2024)

Chapter 177, F.S.

Requires local governments to create a program to expedite the issuance of residential permits for up to 75% of the lots within a subdivision prior to recording of the final plat if certain conditions are met.

In Response

Early Start Construction –
Proposed changes to Article 9, *Subdivision Standards* creating standards for the issuance of early start permits.

Senate Bill 784 (2025)

Chapter 177, F.S.

Requires subdivision plats and replats to be approved by an “administrative authority” without further action by a governing body.

Effective July 1, 2025

In Response

City Resolution No. 6001 –
Adopted by the City Commission on July 7, 2025 designating the City Manager as the approval authority for subdivision plats and replats.

Land Development Code –
Changes to Articles 6, 9 and 12 to revise subdivision review processes and remove plat approval authority from the Planning & Zoning Board

LDC25-002 – Proposed Text Changes

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 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~~

LDC25-002 – Proposed Text Changes

~~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.~~

LDC25-002 – Proposed Text Changes

ARTICLE 12: ADMINISTRATION AND ENFORCEMENT

12.2 – PLANNING AND ZONING BOARD

12.2.2 POWERS AND DUTIES

...

12.2.2.2 Powers and Duties with Respect to Land Development Codes

...

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.

LDC25-002 – Proposed Text Changes

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 ~~plat~~ approvals.

...

LDC25-002 – Proposed Text Changes

ARTICLE 9: SUBDIVISION STANDARDS

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.

LDC25-002 – Proposed Text Changes

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.

...

LDC25-002 – Proposed Text Changes

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.~~

LDC25-002 – Proposed Text Changes

~~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.~~

LDC25-002 – Proposed Text Changes

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

LDC25-002 – Proposed Text Changes

construction plans on behalf of the directors and shall advise the directors regarding conformance thereof with the requirements of these regulations 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.

LDC25-002 – Proposed Text Changes

9.3.1.54 Subdivision Review Team

...

9.3.1.65 Capacity Review Committee

...

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

...

9.3.2 ENFORCEMENT AND PENALTIES

...

- 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~~

LDC25-002 – Proposed Text Changes

~~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.

...

9.4 – CONCEPT PLAN

...

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...

LDC25-002 – Proposed Text Changes

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

... 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

... Following written notification of approval by the Subdivision Review Team, the applicant shall submit ~~six~~ signed and sealed copies of the

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construction plans to the Community and Economic Development Department for final approval.

9.5.2 EXPIRATION OF PRELIMINARY PLAT AND CONSTRUCTION PLAN 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...

9.5.3 PRELIMINARY PLAT DESIGN AND DRAWING REQUIREMENTS

...

9.5.3.3 Information Shown on Preliminary Plat Drawings

...

j. For residential subdivisions, identification of the number of lots,

LDC25-002 – Proposed Text Changes

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

...

9.5.4.3 Information Shown on Construction Plan Drawings

...

- I. 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.

...

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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...

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.

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- 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.

...

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9.7 – FINAL PLAT

9.7.1 FINAL PLAT REVIEW, APPROVAL AND RECORDING

9.7.1.1 Preparation and Submittal 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~~ the final plat in accordance with the most recent subdivision review procedures.

...

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9.7.1.3 Information Shown on Final Plat Drawings

...

- ~~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~~;
- en. Certification statement indicating approval by the City Manager, to be worded as set forth in Sub-Section ~~9.7.3.2~~; and
- po. Certification statement indicating acceptance by the Clerk of the Circuit Court of Polk County, to be worded as follows:

...

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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.~~

LDC25-002 – Proposed Text Changes

~~9.7.1.5 Approval 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 determination 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.~~

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9.7.1.65 Variation of Subdivision Requirements by the Planning and Zoning Board

...

~~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 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

LDC25-002 – Proposed Text Changes

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.~~

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9.7.3 RECORDING OF FINAL PLAT AND 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 original ink on Mylar drawings of the final plat or ~~an~~ equivalent photographic Mylar copies thereof; and 2) two reproducible paper ~~Mylar~~ copies of the original ink on Mylar drawing of the final plat.

LDC25-002 – Proposed Text Changes

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:

...

~~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:~~

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~~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 drawingsu 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 drawingsu and on the reproducible paper

LDC25-002 – Proposed Text Changes

~~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

...

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

...

9.7.3.54 Recording of Final Plat

...

LDC25-002 – Proposed Text Changes

~~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

...

9.7.3.86 Final Acceptance of Public Subdivision Improvements by the City

...

LDC25-002 – Proposed Text Changes

9.8 – GENERAL DESIGN STANDARDS FOR LAYOUT OF SUBDIVISIONS

...

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 engineer's certified cost estimate for necessary subdivision improvements, as defined in s.177.031(9), F.S. and in accordance with the City's Engineering Standards Manual. In the case of phased development, such bond

LDC25-002 – Proposed Text Changes

~~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.

LDC25-002 – Proposed Text Changes

- 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.

...

Item 8

LDC25-003

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.

LDC25-003 – Proposed Text Changes

ARTICLE 13: NONCONFORMITIES

...

13.4 – LOT NONCONFORMITIES

...

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

LDC25-003 – Proposed Text Changes

this Code, may be built upon without recourse to a variance, provided that all height, setback and other applicable 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.

...

Item 9

LDC25-004

Changes to Article 4 (General Site Development Standards), Section 4.4 (Fences and Walls) to establish standards for security fencing on vacant, undeveloped property.

Security Fencing

Allow security fencing of vacant, undeveloped property.

- Security fences up to 6 ft. in height may be placed on property lines, subject to visibility triangles.
- May be constructed of chain link, metal picket, or other similar open style fence.
- Once the property is developed, security fencing shall be removed and all new fencing must comply with applicable design standards for residential or non-residential properties.



LDC25-004 – Proposed Text Changes

ARTICLE 4: GENERAL SITE DEVELOPMENT STANDARDS

4.4 – FENCES AND WALLS

4.4.4 OPTIONAL FENCES AND WALLS

...

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 has 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

LDC25-004 – Proposed Text Changes

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.

Item 10

LDC25-005

Changes to Article 2 (Use Standards), Section 2.5 (Temporary Uses) to allow for the temporary use of roll-off containers for non-construction related activities.

Temporary Use of Roll-Off Containers

Allow a temporary use permit for commercial roll-off containers for non-construction related activities.

- Limited to 30 days or less (no more than once during any six-month period).
- Must be located on private property, setback 5 feet from any property line.
- Containers related to construction activity may be placed without the need for temporary use permit with no limitations if associated within an open building permit.

LDC25-005 – Proposed Text Changes

ARTICLE 2: USE STANDARDS

2.5 – TEMPORARY USES

2.5.1 GENERAL

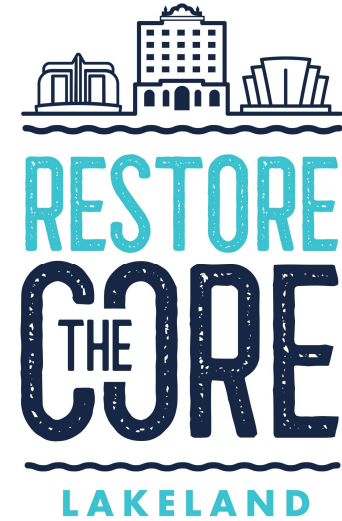
...

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 not 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.

11. Report of City Commission action on Planning &
Zoning Board recommendations along with Planning &
Transportation Manager's Report

12. Audience

13. Adjourn



Redevelopment Plan Updates (Midtown, Downtown, Dixieland)

Purpose:

- Launch public engagement series
- Build awareness
- Collect survey responses & input

More information:

restorethecorekld.com