



City Commission Meeting Agenda

September 3, 2024

City Hall - Commission Chamber
228 S. Massachusetts Avenue

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If a person decides to appeal any decision made by the City Commission with respect to any matter considered at this meeting, he or she will need a record of the proceedings, and, for such purpose, he or she 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.

SALUTE TO THE FLAG

CALL TO ORDER - 9:00 A.M.

- PRESENTATIONS**
- Pension Preservation (Cherie Watson, Retirement Services Director)
 - Heroism Award: Carlee Steele - Parks, Recreations & Cultural Arts
 - Certified Public Manager Program Graduates (Mike Brown, Mark Kaczmarek, Robby Kniss and Toni Panaou)
 - Beautification Awards (Bill Koen)
 - Residential: Glenn and Sharon Steffy – 749 Hollingsworth Road
 - Commercial: Family Worship Center Churches Inc. – 1350 E. Main Street

PROCLAMATIONS - None

COMMITTEE REPORTS AND RELATED ITEMS

~~Finance Committee 08/30/24~~

[Municipal Boards & Committees 08/30/24](#)

APPROVAL OF CONSENT AGENDA

All items listed with an asterisk (*) are considered routine by the City Commission and will be enacted by one motion following an opportunity for public comment. There will be no separate discussion of these items unless a City Commissioner or Citizen so requests, in which event the item will be removed from the consent agenda and considered in its normal sequence. For items listed with an asterisk (*) under the Community Redevelopment Agency portion of the agenda, the City Commission shall be deemed to be acting in its capacity as the Community Redevelopment Agency of the City of Lakeland when approving the consent agenda.

APPROVAL OF MINUTES (with any amendments)

* [Commission Budget Workshop Minutes – Aug. 12, 2024](#)

* [Commission Minutes – Aug. 16-19, 2024](#)

I. REQUESTS TO APPEAR FROM THE GENERAL PUBLIC

II. EQUALIZATION HEARINGS

[A.](#) Lots Cleaning and Clearing

ACTION TAKEN
Approved 6-0
Approved 6-0
Approved 6-0
Approved 6-0
Approved 6-0

III. PUBLIC HEARINGS

A.	Ordinances (Second Reading)	Approved 6-0 Ord. 6048
<u>1.</u>	Proposed 24-029; Amending Ordinance 5895 to Add the Remaining 198-Acre Portion of the Hawthorne Mill Planned Unit Development to the Hawthorne Mill North Community Development District (1 st Rdg. 08-19-24)	
B.	Ordinances (First Reading)	Continued to 09/16/24
<u>1.</u>	Proposed 24-030; Voluntary Annexation of Approximately 10.82 Acres Located North of Interstate 4, South of N. State Road 33, and East of Epicenter Boulevard	
<u>2.</u>	Proposed 24-031; Proposed Text Amendment CPA24-001 to the Lakeland Comprehensive Plan to Correct a Typographical Error Pertaining to the Percentage of Residential Uses Allowed within Regional Activity Center (RAC), Community Activity Center (CAC), Neighborhood Activity Center (NAC) and Interchange Activity Center (IAC) Future Land Use Districts and the Percentage of Commercial Uses Allowed within Business Park (BP) Future Land Use Designations	Approved 6-0 For Transmittal
<u>3.</u>	Proposed 24-032; Proposed Text Amendment CPA24-002 to the Lakeland Comprehensive Plan to Evaluate the Feasibility of Connecting On-Site Private Septic Systems to City Sanitary Sewer Service	Approved 6-0 For Transmittal
<u>4.</u>	Proposed 24-033; Proposed Text Amendment LDC24-001 to the Land Development Code to Allow Ground Floor Residential Uses within Existing Non-Residential Buildings in C-6 and C-7 Zoning Districts, Define Restaurant and Retail Uses and Allow within Certain Zoning Districts, and Revise Definitions Pertaining to Outdoor Storage	No Action
<u>5.</u>	Proposed 24-034; Proposed Text Amendment LDC24-002 to the Land Development Code to Revise the Development Standards for Residential Uses in Urban Neighborhood Context Districts, Define the Minimum Front Yard Setback for Infill Properties Located within Established Residential Neighborhoods and Define the Frontage Buildout as a Percentage of the Overall Width of the Principal Structure	No Action
<u>6.</u>	Proposed 24-035; Proposed Text Amendment LDC24-003 to the Land Development Code to Establish a Footprint for Accessory Structures on Single-Family or Two-Family Residential Lots, Prohibit the Installation of Secondary Electric Meters on Accessory Structures, Define Accessory Structures with Greater than 1,000 sq. ft. of Floor Area as Principal Structures and Provide Clarification Regarding Zoning Compliance for Certain Accessory Structures which do not Require a Building Permit	No Action
<u>7.</u>	Proposed 24-036; Proposed Text Amendment LDC24-004 to the Land Development Code to Establish Permitting Requirements for New and Existing Fences and Walls	No Action
<u>8.</u>	Proposed 24-037; Proposed Text Amendment LDC24-005 to the Land Development Code to Apply the Tree Preservation Requirements to Unplatted Parcels of Land which are Zoned for Single-Family or Two-Family Residential Uses of Greater than One Acre, Adopt a New list of Qualified Plantings and Incorporate Certain Florida-Friendly Landscaping Requirements for Irrigation Systems	No Action

C.	<u>9.</u>	Proposed 24-038; Proposed Text Amendment LDC24-006 to the Land Development Code to Revise the Payment in Lieu of Construction Where a Sidewalk Network Does Not Exist on Local Streets and Where a Sidewalk Would Not be Feasible Due to Site Constraints	No Action
	<u>10.</u>	Proposed 24-039; Proposed Text Amendment LDC24-007 to the Land Development Code to Remove Development Standards Pertaining to Electric Vehicle Charging Facilities, Remove Application Requirements for a Business Tax Receipt for Food Trucks and Provide Clarification Regarding the Documentation of Property Owner Authorization and Access to Permanent Restroom Facilities	No Action
	<u>11.</u>	Proposed 24-040; Proposed Text Amendment LDC24-008 to the Land Development Code to Adopt Changes Mandated by the Florida Department of Emergency Management (FDEM) and the Federal Emergency Management Agency (FEMA) Pertaining to the National Flood Insurance Program (NFIP)	No Action
	<u>12.</u>	Proposed 24-041; Proposed Text Amendment LDC24-009 to the Land Development Code to Require a Signed and Sealed Analysis Prepared by a Professional Traffic Engineer and Additional Safety Analyses that will be Required for Major Traffic Studies	No Action
	<u>13.</u>	Proposed 24-042; Proposed Text Amendment LDC24-010 to the Land Development Code to Clarify Terminology and Correct Scrivener's Errors Throughout, Provide Clear Terminology and Organizational Clarity, Consistent with Historic Preservation Policies, Standards, and Design Guidelines, Add Review Criteria for the Relocation of Historic Buildings, and Add Formal Procedures for Processing Appeals of Decisions of the Historic Preservation Board and the Design Review Committee	No Action
	Resolutions		
	<u>1.</u>	Proposed 24-055; Lots Cleaning and Clearing	Approved 6-0 Reso. 5930
	<u>2.</u>	Proposed 24-056; Authorizing the Execution of an Amended Grant Agreement with the Florida Department of Transportation for Financial Project No. 445718-1-94-01 to Add State Funding for Upgrading to a Category III Instrument Landing System at Lakeland Linder International Airport	Approved 6-0 Reso. 5931
	<u>3.</u>	Proposed 24-057; Authorizing the Execution of a Grant Agreement with the Federal Aviation Administration to Provide Funding for the Terminal Area Master Plan at Lakeland Linder International Airport	Approved 6-0 Reso. 5932
	<u>4.</u>	Proposed 24-058; Authorizing the Execution of a Grant Agreement with the Federal Aviation Administration to Provide Funding for the Design of the Consolidated Fuel Farm Project at Lakeland Linder International Airport	Approved 6-0 Reso. 5933
	<u>5.</u>	Proposed 24-059; Approval of Project Pomelo for the Polk County Bonus Incentive Program	Approved 6-0 Reso. 5934
	<u>6.</u>	Proposed 24-060; Vacating an Existing Public Utility Easement Located at 3075 Whitten Road	Approved 6-0 Reso. 5935

<p><u>7.</u> Proposed 24-061; Authorizing Heatherpoint Drive Roadway Improvements and Levy of Non-Ad Valorem Assessment to Recoup Improvement Costs</p>	Continued to 09/16/24
<p><u>8.</u> Proposed 24-062; Authorizing the Issuance of City of Lakeland, Florida Revenue Note, Series 2024 (AMT), in an Amount Not to Exceed \$20,000,000 for the Purpose of Financing and Refinancing the Costs of Acquiring, Constructing, Extending, Improving or Enlarging Certain Airport Facilities Located at Lakeland Linder International Airport</p>	Approved 6-0 Reso. 5936
<p>IV. COMMUNITY REDEVELOPMENT AGENCY</p>	
<p>V. CITY MANAGER</p>	
<p><u>A.</u> Approval of Shortlisted Firms Responsive to Request for Qualifications No. 2024-RFQ-244 for Park Planning Continuing Contract Consultants Services</p>	Approved 6-0
<p><u>B.</u> Ratifying and Authorizing the Execution of CBA extension with Fraternal Order of Police, Lakeland Lodge 185</p>	Approved 6-0
<p>VI. CITY ATTORNEY</p>	
<p>A. Ordinances (First Reading)</p>	
<p><u>1.</u> Proposed 24-045; Large Scale Amendment #LUL24-003 to the Future Land Use Map to Apply Business Park (BP) Land Use on Approximately 10.82 Acres Located North of Interstate 4, South of N. State Road 33, and East of Epicenter Boulevard</p>	Continued to 09/16/24
<p><u>2.</u> Proposed 24-046; Application of I-2 (Medium Industrial) Zoning and Suburban Special Purpose (SSP) Context District Designation on Approximately 10.82 Acres Located North of Interstate 4, South of N. State Road 33, and East of Epicenter Boulevard</p>	Continued to 09/16/24
<p><u>3.</u> Proposed 24-047; Small Scale Amendment #LUS24-009 to the Future Land Use Map to Change Future Land Use from Conservation (C) to Regional Activity Center (RAC) on Approximately 5.71 Acres, from Conservation (C) to Residential Medium (RM) on Approximately 3.22 Acres, from Regional Activity Center (RAC) to Residential Medium (RM) on Approximately 0.57 Acres, from Residential Medium (RM) to Conservation (C) on Approximately 16.30 Acres, and from Residential Medium (RM) to Regional Activity Center (RAC) on Approximately 10.50 Acres Generally Located South of S. Parkway Frontage Road and East of Harden Boulevard</p>	No Action
<p><u>4.</u> Proposed 24-048; Amending Ordinance 3440, as amended, Major Modification of PUD Zoning to Allow for the Development of a 400-bed Hospital, 200,000 sq. ft. of Medical Office Uses, 204,000 sq. ft. of retail commercial uses, and 250 multi-family dwelling units on Approximately 218 Acres; Change to Context District from Suburban Corridor (SCO) and Suburban Neighborhood (SNH) to Suburban Special Purpose (SSP) on Approximately 98.21 Acres Generally Located South of S. Parkway Frontage Road and East of Harden Boulevard</p>	No Action

<p>B. Miscellaneous</p> <p>* 1. Waiver of 5:01 p.m. Hearing Requirement</p> <p>* 2. Sale of 608 N. Morgan Avenue to Morgan Ave Apartments, LLC</p>	<p>Approved 6-0</p> <p>Approved 6-0</p>
<p>VII. FINANCE DIRECTOR</p>	
<p>VIII. UTILITY</p> <p>A. Ordinances (First Reading)</p> <p>1. Proposed 24-049; Establishing Lakeland Electric Rate Classifications, Rates and Fees; Miscellaneous Revisions</p> <p>B. Resolutions - NONE</p> <p>C. Miscellaneous - NONE</p>	<p>No Action</p>
<p>IX. AUDIENCE</p>	
<p>X. MAYOR AND MEMBERS OF THE CITY COMMISSION</p>	
<p>XI. CALL FOR ADJOURNMENT</p>	<p>11:54 a.m.</p>

Reminder:

8/30 ~~8:00 AM-Finance Committee (LE 1A & 1B)~~
 8:15 AM-[Municipal Boards & Committees](#) (LE 1A & 1B)
 8:30 AM-Agenda Study (LE 1A & 1B)
 11:00 AM-[Utility Committee](#) (LE 1A & 1B)

9/5 6:00 PM-FY25 Budget Hearing (CC Chamber)