



City Commission Meeting Agenda

December 1, 2025

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 - Parks, Recreation & Cultural Arts MIDFLORIDA Esports Center (Michael Marotz, Recreation Manager and David Collinsworth, Recreation Specialist)
 - Beautification Awards (Stacy Smith, Horticulturalist)
 Commercial: CR Lakeside Village LLC - 1400 Town Center Dr.
 Residential: Luka Mernik - 509 Park Street

PROCLAMATIONS - Learning Resource Center Day

REQUESTS TO APPEAR FROM THE GENERAL PUBLIC

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.

I. APPROVAL OF MINUTES (with any amendments)

- * A. Commission Minutes Nov 13-17, 2025
- * B. Utility Committee Minutes Nov 14, 2025

II. REPORTS AND RELATED ITEMS

III. EQUALIZATION HEARINGS

- A. Lots Cleaning and Clearing

IV. PUBLIC HEARINGS

- A. Ordinances (Second Reading)
 - 1. Proposed 25-037; Voluntary Annexation of Approximately 1.09 Acres Located North of Swindell Road, West of Alderman Road, and East of Eagles Landing Boulevard (1st Rdg. 11-17-25)

ACTION TAKEN

Approved 7-0

Approved 7-0

Approved 7-0

Approved 7-0

Approved 7-0
Ordinance 6118

	<u>2.</u>	Proposed 25-039; Small Scale Amendment #LUS25-005 to the Future Land Use Map to Apply Business Park (BP) Land Use on Approximately 1.09 Acres Located North of Swindell Road, West of Alderman Road, and East of Eagles Landing Boulevard (1 st Rdg. 11-17-25)	Approved 6-0 Ordinance 6119
	<u>3.</u>	Proposed 25-040; Application of I-2 (Medium Industrial) Zoning and Suburban Special Purpose (SSP) Context District Designation on Approximately 1.09 Acres Located North of Swindell Road, West of Alderman Road, and East of Eagles Landing Boulevard (1 st Rdg. 11-17-25)	Approved 6-0 Ordinance 6120
	<u>4.</u>	Proposed 25-041; Amending Chapter 42, Article II "City of Lakeland Firefighters' Retirement System" of the City Code (1 st Rdg. 11-17-25)	Approved 6-0 Ordinance 6121
	B.	Ordinances (First Reading)	
	<u>1.</u>	Proposed 25-042; Application of I-3 (Heavy Industrial) Zoning on Approximately 23.78 Acres Located at 2760 N. Combee Road	No Action
	<u>2.</u>	Proposed 25-043; Amending Ordinance 6027; Major Modification of a Conditional Use for a Solid Waste Transfer Facility to Expand the Boundaries and to Adopt a New Site Development Plan on Approximately 23.78 Acres Located at 2760 N. Combee Road	No Action
	<u>3.</u>	Proposed 25-044; Proposed Text Amendment LDC25-002 to the Land Development Code Modifying Subdivision Plat Approval Process	No Action
	<u>4.</u>	Proposed 25-045; Proposed Text Amendment LDC25-003 to the Land Development Code to Allow Nonconforming Lots of Record Altered Due to a Public Taking to be Built Upon in Certain Circumstances	No Action
	<u>5.</u>	Proposed 25-046; Proposed Text Amendment LDC25-004 to the Land Development Code to Establish Standards for Security Fencing on Vacant, Undeveloped Property	No Action
	<u>6.</u>	Proposed 25-047; Proposed Text Amendment LDC25-005 to the Land Development Code to Allow for the Temporary Use of Roll-Off Containers for Non-Construction Related Activities	No Action
	C.	Resolutions	
	<u>1.</u>	Proposed 25-074; Lots Cleaning and Clearing	Approved 7-0 Resolution 6035
	D.	Miscellaneous	
	1.	Development Agreement with SJD Development, LLC for the Wedgewood Redevelopment Project (Continuance Requested)	Continued 7-0 to 12/15/25
V.	COMMUNITY REDEVELOPMENT AGENCY		
	<u>A.</u>	Purchase Agreement for 617 N. Kentucky Avenue and 706 N. Tennessee Avenue	Approved 7-0
	<u>B.</u>	First Amendment to Tax Increment Benefits Agreement and Site and Infrastructure Funding Agreement with Lake Wire Apartments, LLC for Property Located at 321 W. Peachtree Street	Approved 7-0
	<u>C.</u>	Mass Market Property Dispositions	Referred back to staff w/additional direction
VI.	CITY MANAGER		
	<u>A.</u>	Renewal of the City's Health Plan's Stop Loss Reinsurance Coverage with Voya	Approved 7-0

<u>B.</u> Change Order to Purchase Order with Tetra Tech Inc. for Ongoing Phase 2 Site Environmental Sampling and Phase 3 Restoration at Gateway Boulevard and Whitten Road	Approved 7-0
VII. CITY ATTORNEY	
A. Ordinances (First Reading) <u>1.</u> Proposed 25-048; Approving a Conditional Use to Allow a Two-Family Dwelling (Duplex) on Property Located at 420 Plum Street	No Action
<u>2.</u> Proposed 25-049; Small Scale Amendment #LUS25-002 to the Future Land Use Map to Change Future Land Use Designation from Residential Low (RL) to Residential Medium (RM) on Approximately 8.48 Acres Located at 752 Carpenter's Way and Residential Medium (RM) to Residential High (RH) on Approximately 2.48 Acres Located at 503 Carpenter's Way	No Action
<u>3.</u> Proposed 25-050; Amending Ordinance 4773, as Amended; Major Modification of PUD (Planned Unit Development) Zoning to Allow 36 Single-Family Attached (Townhome) Dwelling Units on Approximately 8.48 Acres, Allow a Clubhouse/Amenity Center on Approximately 2.48 Acres, Increase the Maximum Number of Single-Family Detached Dwelling Units from 14 to 17 on Approximately 19.02 Acres, Adopt a New Site Development Plan and Reduce the Maximum Number of Single-Family Detached Dwelling Units from 46 to 44 on Approximately 33.24 Acres and Adopt a New Site Plan to Allow 116 Single-Family Attached (Townhome) Dwelling Units and 700 Multi-Family Dwelling Units on Approximately 57.74 Acres Generally Located North of Interstate-4, South of Heatherpoint Drive, East and West of Carpenters Way, and South of Wedgewood Estates Boulevard	No Action
<u>4.</u> Proposed 25-051; Amending the Stormwater Utility Fee Schedule	No Action
B. Miscellaneous	
<u>1.</u> Waiver of 5:01 p.m. Hearing Requirement	Approved 6-0
<u>2.</u> Cost Share Agreement with Polk Regional Water Cooperative for Construction Services for the Lakeland, Bartow, Polk County Interconnect	Approved 6-0
<u>3.</u> Administrative Services Agreement with United HealthCare Services, Inc. for Group Medical Administration Services and Pharmacy Benefit Manager Services	Approved 6-0
VIII. FINANCE DIRECTOR	
IX. UTILITY	
A. Ordinances - NONE	
B. Resolutions - NONE	
C. Miscellaneous	
<u>1.</u> Agreement with Airgas USA, LLC for the Purchase of Specialty and Calibration Gases for the McIntosh and Larsen Power Plants	Approved 6-0
X. AUDIENCE	

XI. MAYOR AND MEMBERS OF THE CITY COMMISSION

XII. CALL FOR ADJOURNMENT

3:48 p.m.

Reminder:

There will not be an agenda study meeting prior to the 12/01/25 Commission meeting.