



# City Commission Meeting Agenda

## December 15, 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](mailto: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** - 2025 Christmas Parade Awards (Bob Donahay, Director of Parks, Recreation & Cultural Arts)  
- Purple Heart City Award (John Hillery, Military Order of the Purple Heart)  
- United Daughters of the Confederacy Recognition (Sheila Tindle, UDC)

**PROCLAMATIONS** - Daughters of the American Revolution 100th Birthday

### 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.](#) City Commission Minutes 12-01-25

#### II. REPORTS AND RELATED ITEMS

[A.](#) Municipal Boards & Committees 12-12-25

#### III. EQUALIZATION HEARINGS

#### IV. PUBLIC HEARINGS

A. Ordinances (Second Reading)

[1.](#) Proposed 25-042; Application of I-3 (Heavy Industrial) Zoning on Approximately 23.78 Acres Located at 2760 N. Combee Road (1<sup>st</sup> Rdg. 12-01-25)

#### ACTION TAKEN

Approved 6-0

Approved 6-0

Approved 6-0

Approved 6-0  
Ordinance 6122

|                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                 |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|
| <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 (1 <sup>st</sup> Rdg. 12-01-25)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Approved 6-0<br>Ordinance 6123  |
| <u>3.</u>      | Proposed 25-044; Proposed Text Amendment LDC25-002 to the Land Development Code Modifying Subdivision Plat Approval Process (1 <sup>st</sup> Rdg. 12-01-25)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Approved 6-0<br>Ordinance 6124  |
| <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 (1 <sup>st</sup> Rdg. 12-01-25)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Approved 6-0<br>Ordinance 6125  |
| <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 (1 <sup>st</sup> Rdg. 12-01-25)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Approved 6-0<br>Ordinance 6126  |
| <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 (1 <sup>st</sup> Rdg. 12-01-25)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Approved 6-0<br>Ordinance 6127  |
| <u>7.</u>      | Proposed 25-048; Approving a Conditional Use to Allow a Two-Family Dwelling (Duplex) on Property Located at 420 Plum Street (1 <sup>st</sup> Rdg. 12-01-25)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Approved 6-0<br>Ordinance 6128  |
| <u>8.</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 (1 <sup>st</sup> Rdg. 12-01-25)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Approved 5-1<br>Ordinance 6129  |
| <u>9.</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 (1 <sup>st</sup> Rdg. 12-01-25) | Approved 5-1<br>Ordinance 6130  |
| <u>10.</u>     | Proposed 25-051; Amending the Stormwater Utility Fee Schedule (1 <sup>st</sup> Rdg. 12-01-25)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Denied 6-0                      |
| B. Resolutions |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Approved 5-0<br>Resolution 6036 |
| <u>1.</u>      | Proposed 25-075; Establishing the City Commission's Intention to Utilize the Uniform Method of Collection to Collect All Unpaid Demolition and Lot Clearing Non-Ad Valorem Special Assessments Levied by the City Commission during Calendar Year 2025 and Preceding Years                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                 |

|              |                    |                                                                                                                                                                                                                                                   |                                 |
|--------------|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|
|              | <a href="#">2.</a> | Proposed 25-076; Expressing Support for the Tradeport Boulevard Feasibility Study                                                                                                                                                                 | Approved 5-0<br>Resolution 6037 |
| C.           |                    | Miscellaneous                                                                                                                                                                                                                                     |                                 |
|              | 1.                 | Development Agreement with SJD Development, LLC for the Wedgewood Redevelopment Project (Continued 12-01-25)                                                                                                                                      | Continued 5-0                   |
| <b>V.</b>    |                    | <b>COMMUNITY REDEVELOPMENT AGENCY</b>                                                                                                                                                                                                             |                                 |
|              | <a href="#">A.</a> | Task Authorization with Dix.Hite + Partners, Inc. for the Lake Wire Master Plan                                                                                                                                                                   | Approved 5-0                    |
|              | <a href="#">B.</a> | Disposition of 820 N. Massachusetts Avenue                                                                                                                                                                                                        | Approved 6-0                    |
|              | <a href="#">C.</a> | Disposition of 830 N. Massachusetts Avenue                                                                                                                                                                                                        | Approved 6-0                    |
|              | <a href="#">D.</a> | Disposition of 310 Plum Street                                                                                                                                                                                                                    | Approved 6-0                    |
|              | <a href="#">E.</a> | Termination of Acquisition and Redevelopment Agreement with ONICX Investments II, LLC                                                                                                                                                             | Approved 5-1                    |
| <b>VI.</b>   |                    | <b>CITY MANAGER</b>                                                                                                                                                                                                                               |                                 |
| *            | <a href="#">A.</a> | Approval of 2025 Report of Local Affordable Housing Incentives                                                                                                                                                                                    | Approved 6-0                    |
|              | <a href="#">B.</a> | Purchase Order with The [re]Design Group for Hardware Upgrades and Extended Support of Virtual Server Infrastructure                                                                                                                              | Approved 4-0                    |
| *            | <a href="#">C.</a> | Change Order with Straughn Trout for Se7en Wetlands Education Center Project                                                                                                                                                                      | Approved 6-0                    |
|              | <a href="#">D.</a> | Task Authorization with AtkinsRealis for the Design, Permitting, and Construction Phase Services for Phase 1 Construction of the Southeast Quadrant Watermain Extension at Lakeland Linder International Airport and Corresponding Appropriations | Approved 5-0                    |
|              | <a href="#">E.</a> | Amendment No. 1 to Contract with AtkinsRealis for Professional Engineering Services for the Taxiway A Shoulders Project at Lakeland Linder International Airport                                                                                  | Approved 6-0                    |
| <b>VII.</b>  |                    | <b>CITY ATTORNEY</b>                                                                                                                                                                                                                              |                                 |
|              | A.                 | Ordinances (First Reading)                                                                                                                                                                                                                        |                                 |
|              | <a href="#">1.</a> | Proposed 25-052; Approving the Annexation of Lands within the Boundaries of the Lakeland Area Mass Transit District                                                                                                                               | No Action                       |
|              | B.                 | Miscellaneous                                                                                                                                                                                                                                     |                                 |
|              | <a href="#">1.</a> | Agreement with Woolpert, Inc. for Development of an Airport Business Plan for Lakeland Linder International Airport                                                                                                                               | Approved 5-0                    |
|              | <a href="#">2.</a> | Termination Agreement with FDOT for the New York Avenue Pedestrian Overpass Project                                                                                                                                                               | Approved 5-0                    |
|              | <a href="#">3.</a> | Agreement with Genuine Parts Company d/b/a NAPA Auto Parts for On-Site Supplier of Automotive Parts                                                                                                                                               | Approved 5-0                    |
|              | <a href="#">4.</a> | Agreement with Bentley Systems, Inc., for Purchase of Software Subscription under the Enterprise 365 Public Sector Program                                                                                                                        | Approved 5-0                    |
|              | <a href="#">5.</a> | Lease Agreement with Appraisal Central, Inc.                                                                                                                                                                                                      | Approved 5-0                    |
|              | <a href="#">6.</a> | Agreement with Hubbard Construction Company for Construction of Paved Shoulders Along Taxiway A at Lakeland Linder International Airport                                                                                                          | Approved 5-0                    |
|              | <a href="#">7.</a> | Recyclable Materials Processing Agreements with Republic Service of Florida, LP and Recycling Services of Florida, Inc.                                                                                                                           | Approved 5-0                    |
| <b>VIII.</b> |                    | <b>FINANCE DIRECTOR</b>                                                                                                                                                                                                                           |                                 |
| *            | <a href="#">A.</a> | Appropriation and Increase in Estimated Revenues in the Wastewater R&R Fund                                                                                                                                                                       | Approved 6-0                    |

**IX. UTILITY**

- A. Ordinances - NONE
- B. Resolutions - NONE
- C. Miscellaneous

- [1.](#) Task Authorization with Geosyntec Consultants, Inc. for Groundwater Monitoring Support at McIntosh Power Plant
- [2.](#) Agreement with AiDash, Inc. for Intelligent Vegetation Management System for Lakeland Electric

Approved 5-0

Approved 5-0

**X. AUDIENCE**

**XI. MAYOR AND MEMBERS OF THE CITY COMMISSION**

**XII. CALL FOR ADJOURNMENT**

4:23 p.m.

**Reminder:**

12/12/25 8:20 AM-[Municipal Boards & Committees](#) (CC Conf Rm)

8:30 AM-Agenda Study (CC Conf Rm)

~~9:30 AM Project Update Workshop (CC Conf Rm) CANCELLED~~