

AGENDA

Planning & Zoning Board
City Commission Chambers
November 18, 2025, 8:30 a.m.

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

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

PUBLIC HEARING

- ITEM 1:**
- Compatibility review to allow for the construction of an accessory dwelling unit on property located at 836 E. Walnut Street. Owner: Thomas G. and Cindy C. Lunsford Revocable Trust. Applicant: JF Squared Design Build LLC. (ADU25-007)
 - Consideration of final decision.
- ITEM 2:**
- Conditional use to allow a two-family dwelling (duplex) on property located at 420 Plum Street. Owner: PSM Land Properties LLC. Applicant: Chestnut Grove Construction. (CUP25-013)
 - Consideration of final decision.
- ITEM 3:** 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. Owner: CFTB Realty, LLC. Applicant: Timothy F. Campbell, Clark, Campbell, Lancaster, Workman & Arith, P.A. (LUS25-006/PUD25-017)

GENERAL HEARING

- ITEM 4:** Review minutes of the October meeting.
- ITEM 5:** Application of I-3 (Heavy Industrial) zoning on 23.78 acres and a major modification to an existing conditional use permit for a solid waste transfer facility to expand the boundaries and to adopt a new site development plan on property located at 2760 N. Combee Road. Owner: City of Lakeland. Applicant: Sarah Gustitus-Graham, Geosyntec Consultants, Inc. (CUP25-011/ZON25-012)
- ITEM 6:** Small-scale map amendment and major modification of PUD (Planned Unit Development) zoning on property generally located north of Interstate-4, south of Heatherpoint Drive, east and west of Carpenters Way, and south of Wedgewood Estates Boulevard. More specifically, the requested

changes are as follows:

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

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

Note: Continued from a previous meeting.

ITEM 7: 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. Applicant: City of Lakeland. (LDC25-002)

ITEM 8: Changes to Article 13 (Nonconformities), Section 13.4 (Lot Nonconformities) to allow nonconforming lots of record altered due to a public taking to be built upon when the resulting lot dimensions are within 10 percent of the original platted lot depth and area. Applicant: City of Lakeland. (LDC25-003)

ITEM 9: Changes to Article 4 (General Site Development Standards), Section 4.4 (Fences and Walls) to establish standards for security fencing on vacant, undeveloped property. Applicant: City of Lakeland. (LDC25-004)

ITEM 10: 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. Applicant: City of Lakeland. (LDC25-005)

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

ITEM 12: Audience.

ITEM 13: Adjourn.



Planning & Zoning Board General Application

General Information:				
Project No:	ADU25-007		Application Date:	10/19/2025
Associated Projects:				
Project Name:	LUNSFORD ADU			
Subject Property Address:	836 WALNUT ST E			
Parcel ID:	242819226500000022	Total Acreage:		
Applicant Name:	JF SQUARED DESIGN BUILD LLC			
Applicant Address:	1025 WALKING TREE DR	LAKELAND	FL	33803
Owner Name:	LUNSFORD THOMAS G AND CINDY C REVOCABLE TRUST			
Owner Address:	836 E WALNUT ST	LAKELAND	FL	33801
Request:				
Application Type:	Accessory Dwelling Unit			
Land Use				
Current	Residential High		(RH)	
Proposed	Not Applicable			
Zoning				
Current	Multi Family		(MF-22)	
Proposed	Not Applicable			
Sub Context District				
Current	(UNH)		Urban Neighborhood	
Proposed				
Explanation of Request:	Convert the existing storage shed at the rear of the property into and ADU to use as an in-law cottage			

Justification:	. The homeowners have an aging parent that will be living with them and they intend to use the space as an age-in-place care facility.							
Concurrency:								
Proposed Dwelling Units:	0	Project Floor Area:						Square feet
Type of Use:					Phase		Year	
Estimate of Public Service Demand								
Roadways	Daily Trips:	#Error		PM Peak Hour Trips:				
Potable Water		GPD	Wastewater		GPD	Solid Waste		PPD



October 20, 2025

City of Lakeland Historical Review

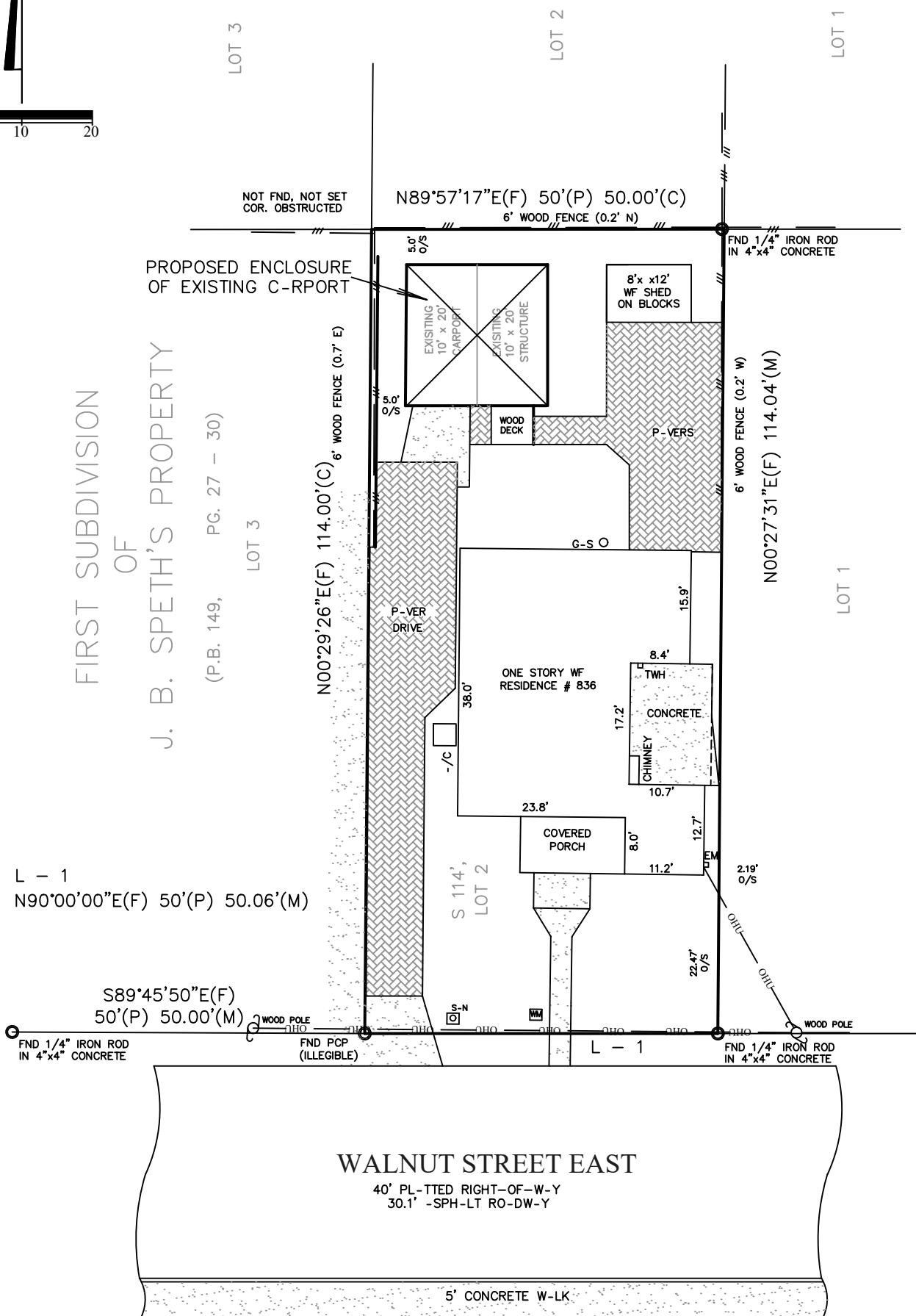
RE: Lunsford ADU 836 E Walnut St

Dear Emily

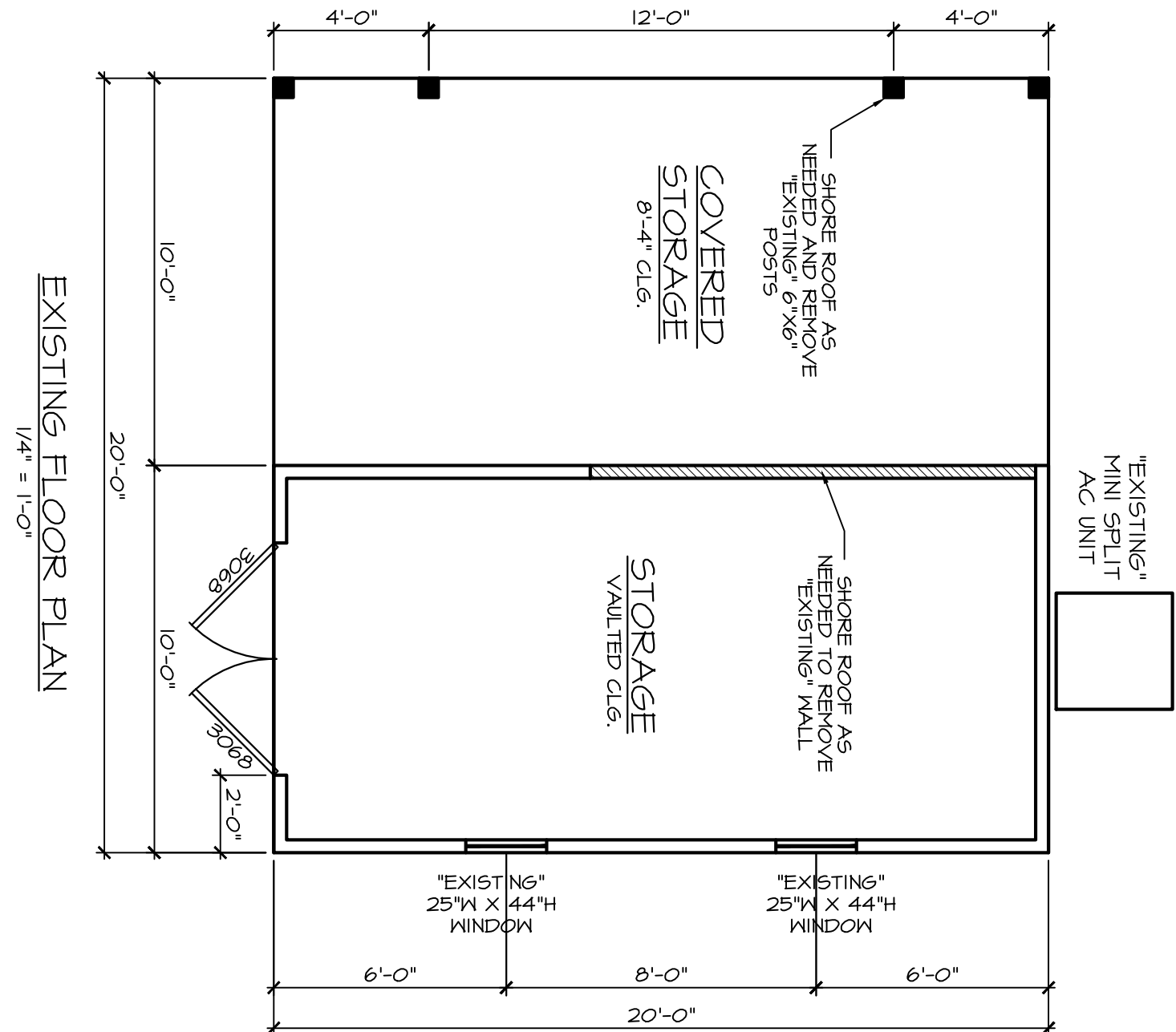
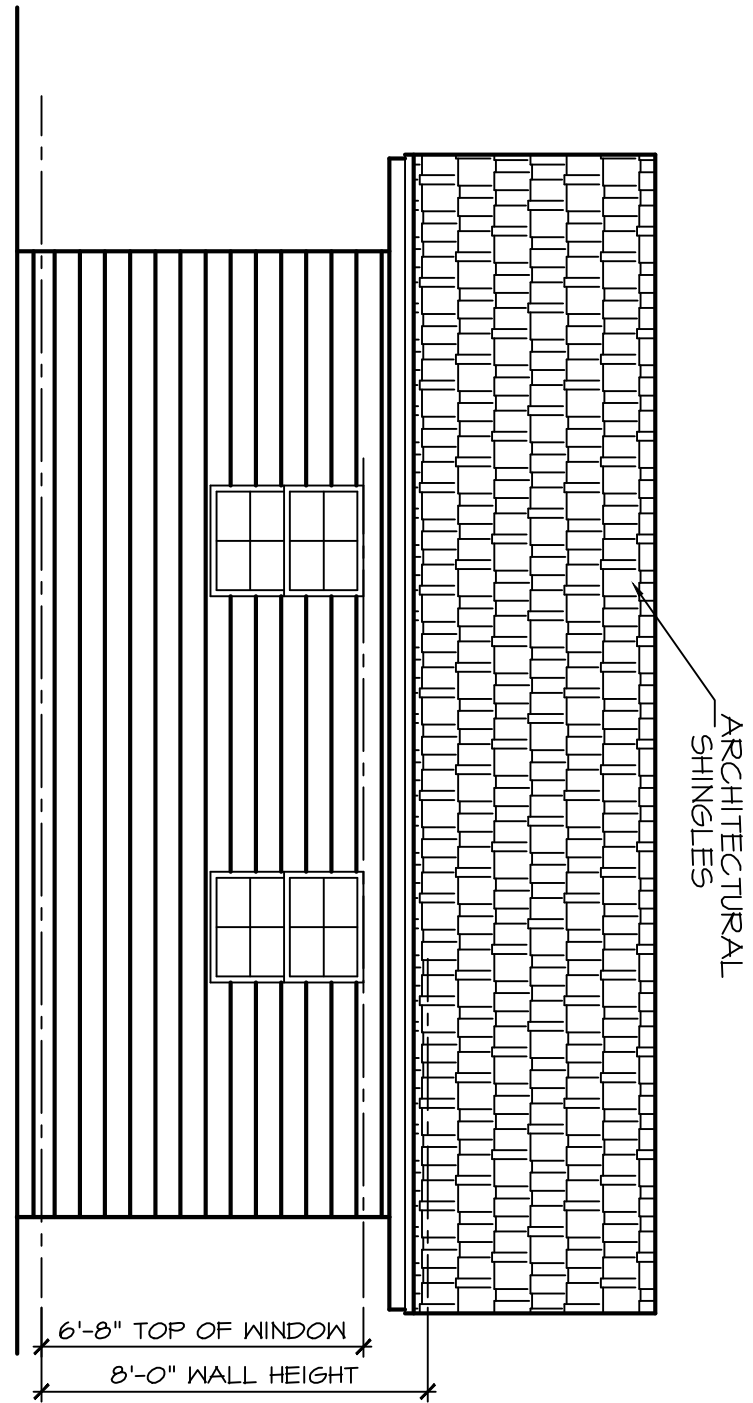
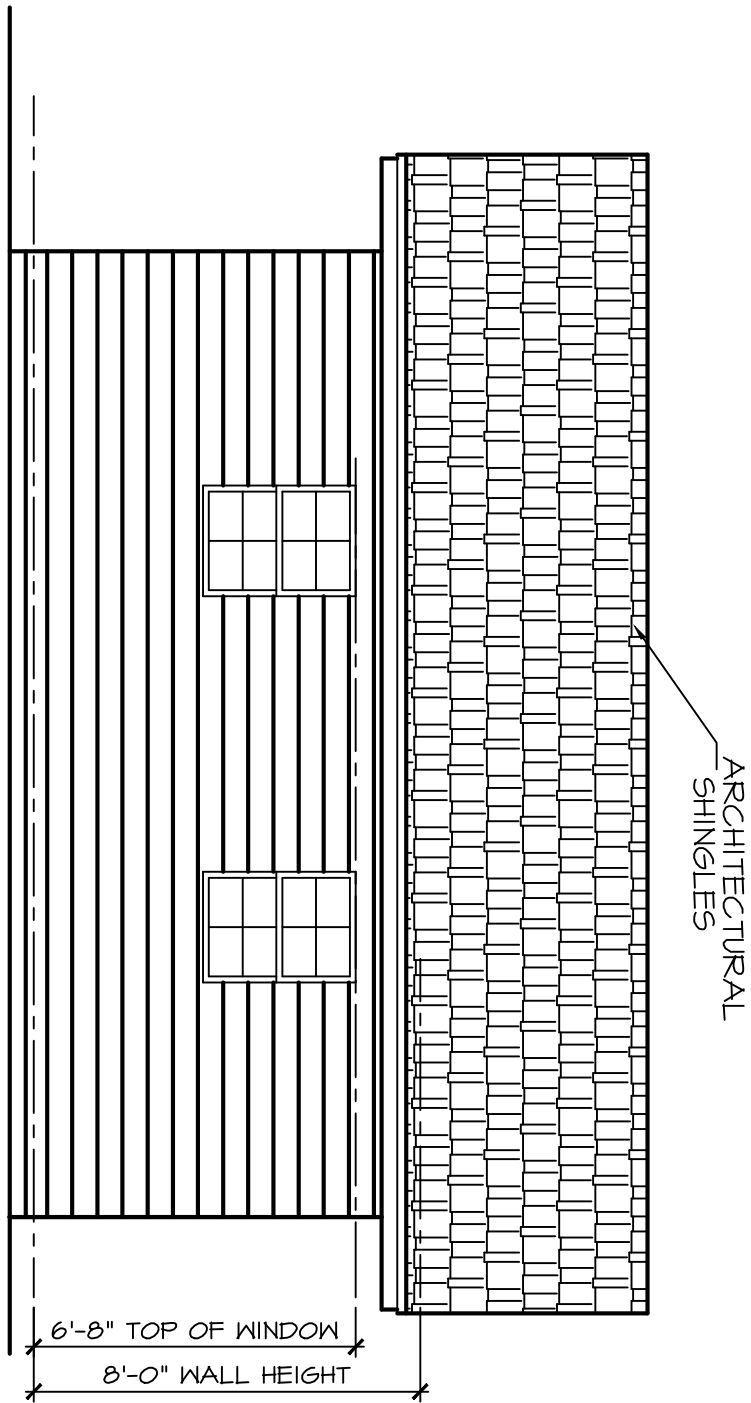
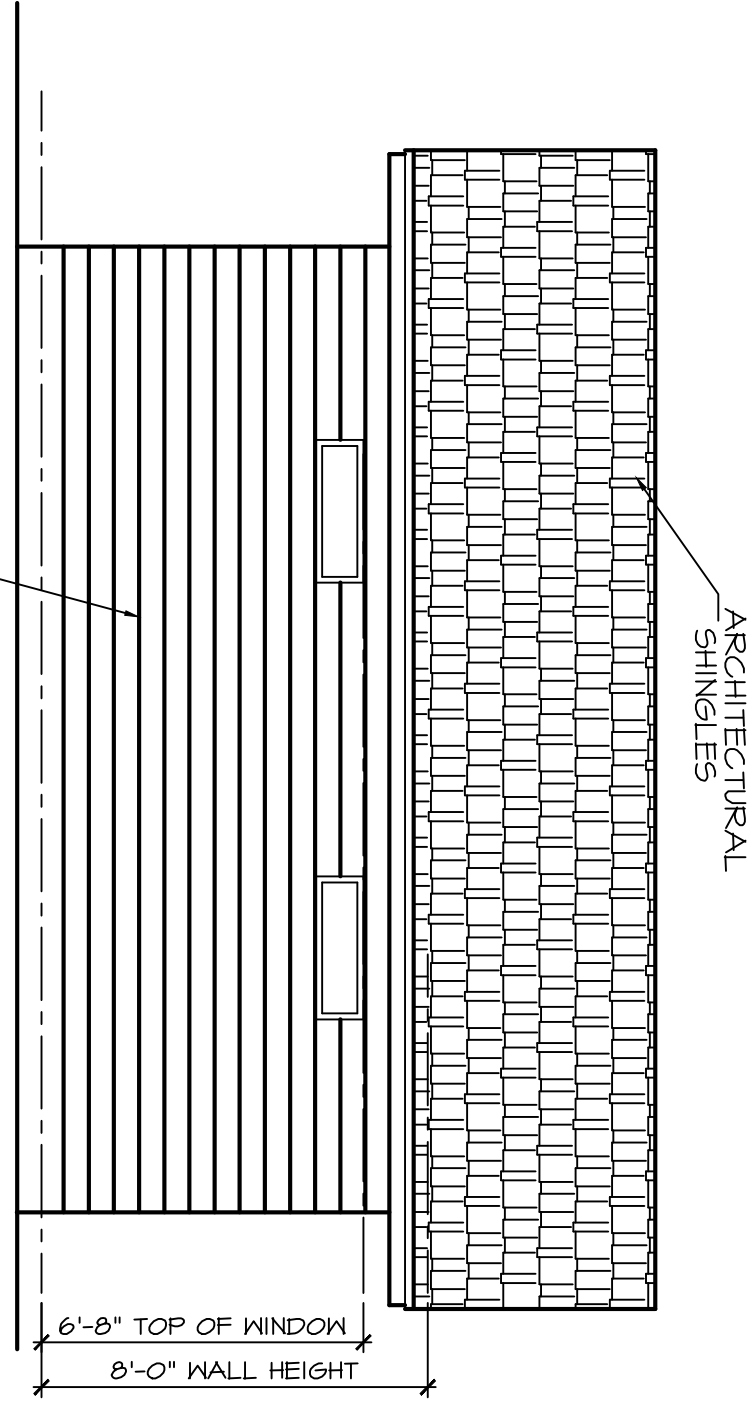
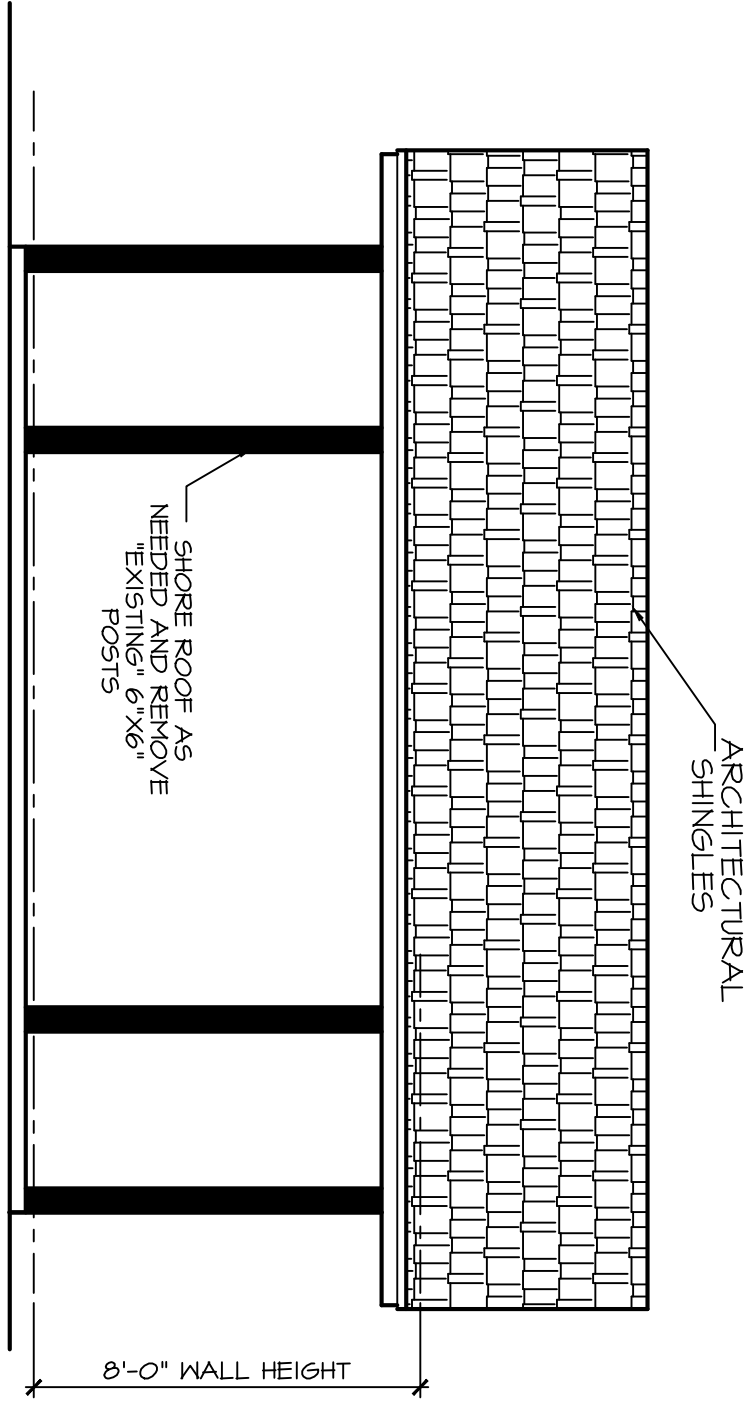
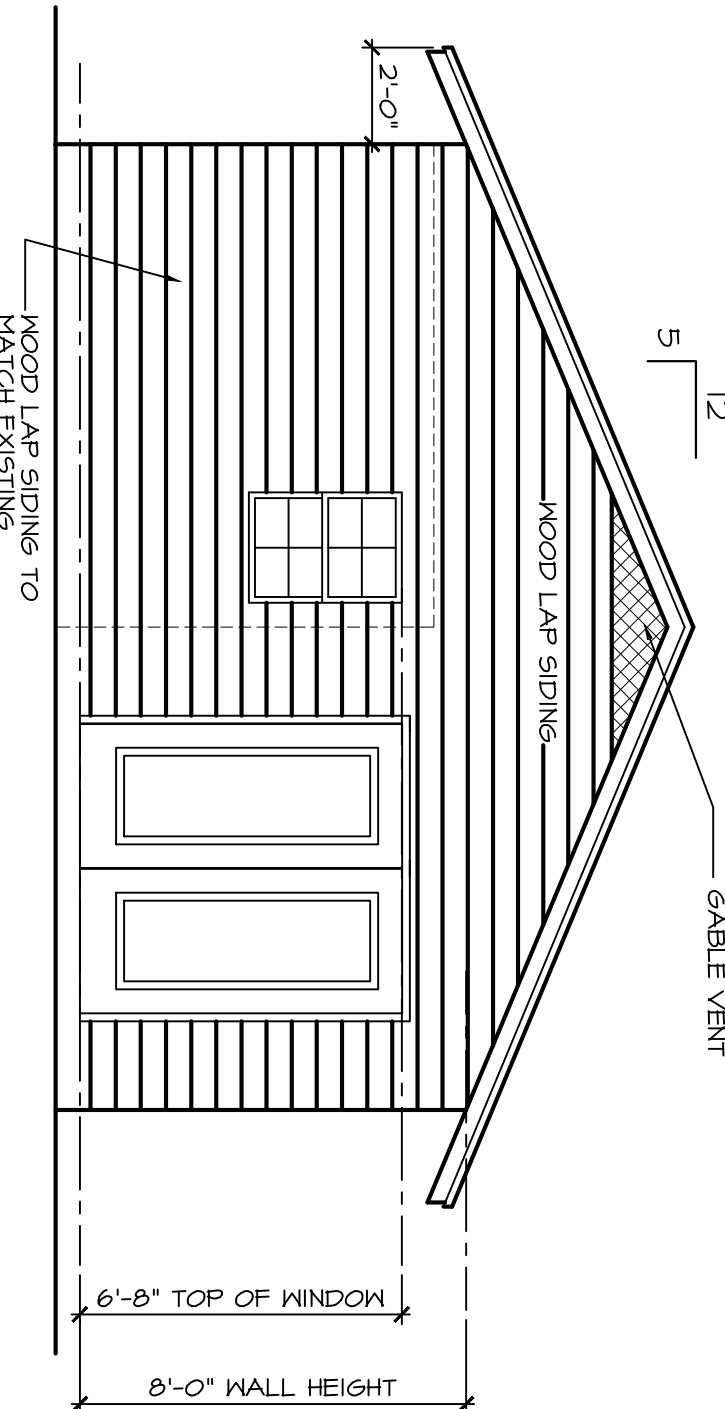
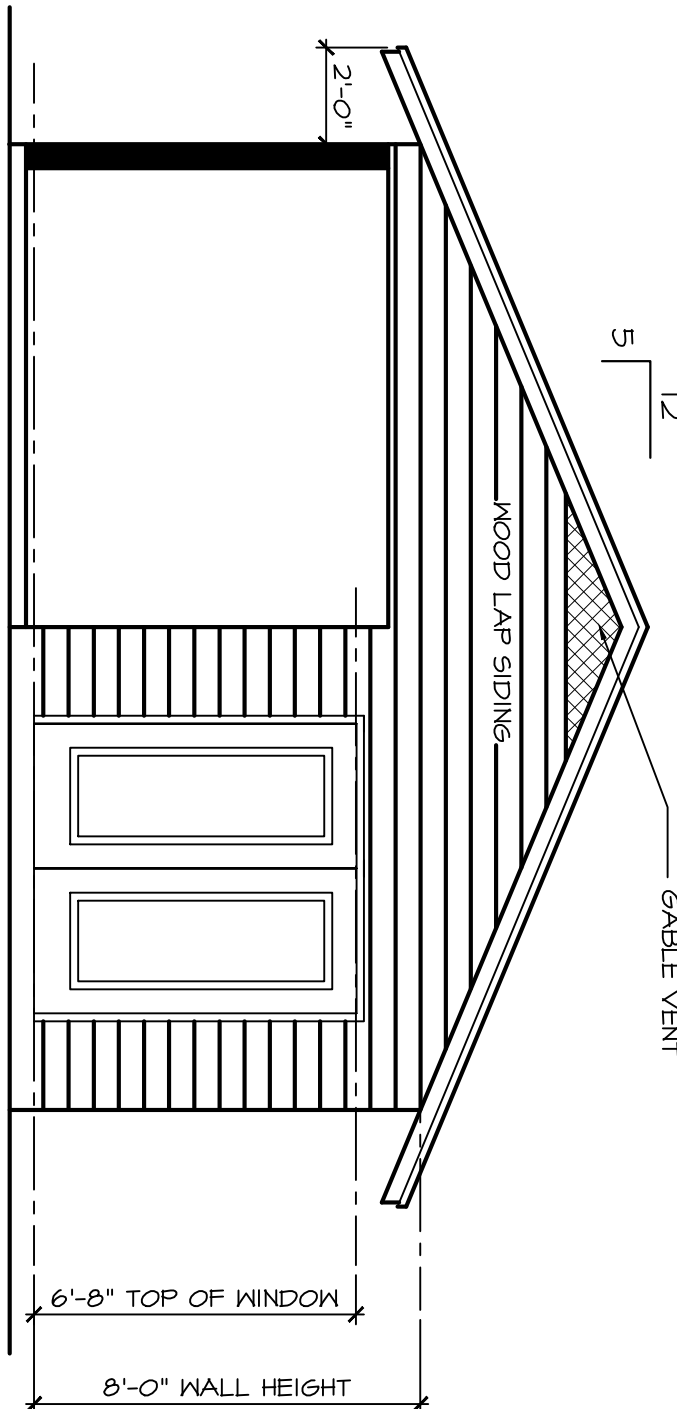
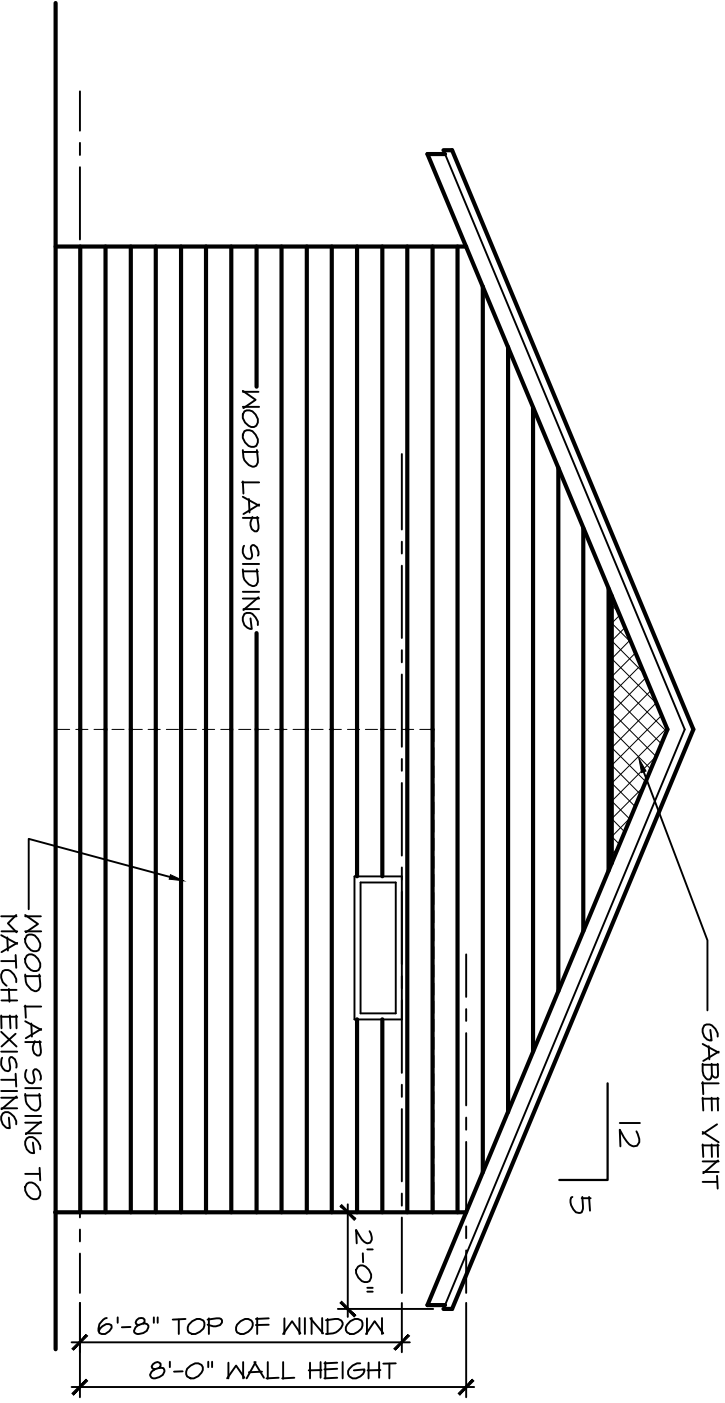
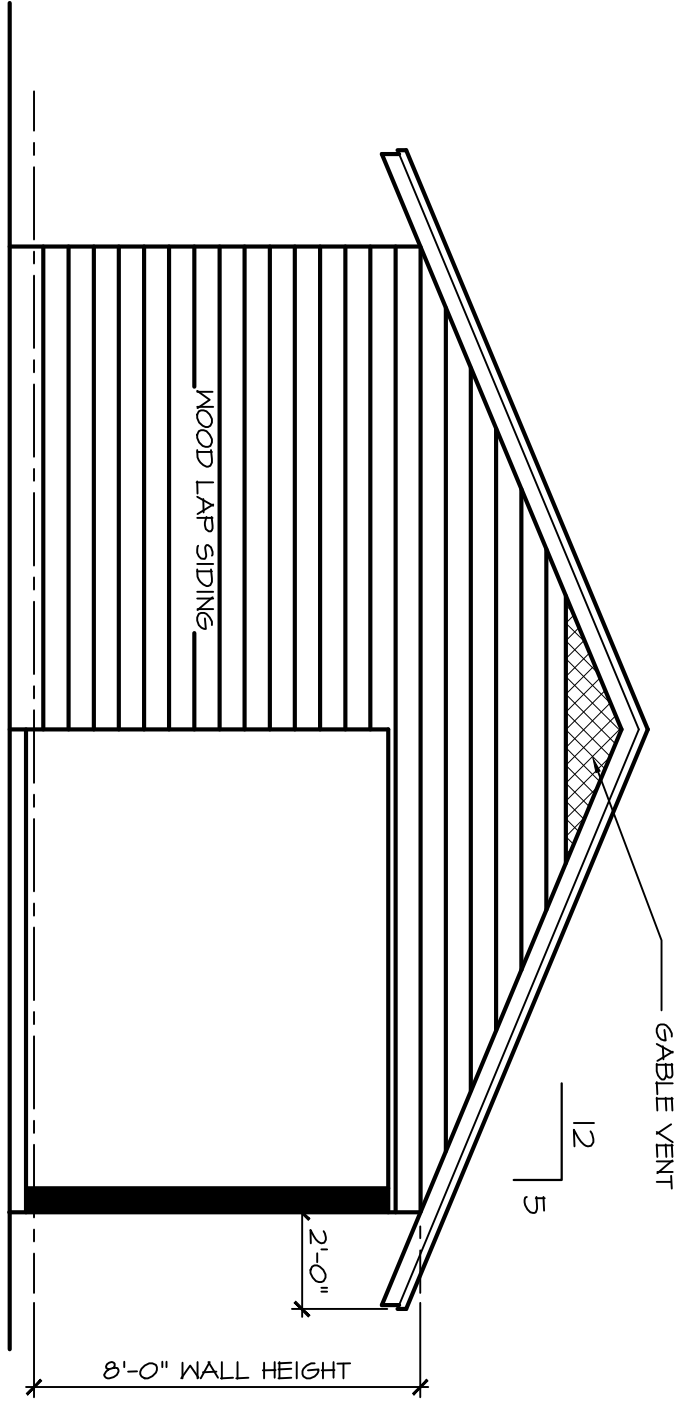
We are requesting permission to convert the existing storage shed at the rear of the property into an ADU to use as an in-law cottage. Tom and Cindy Lunsford (the homeowners) have an aging parent that will be living with them and they intend to use the space as an age-in-place care facility.

Sincerely yours,

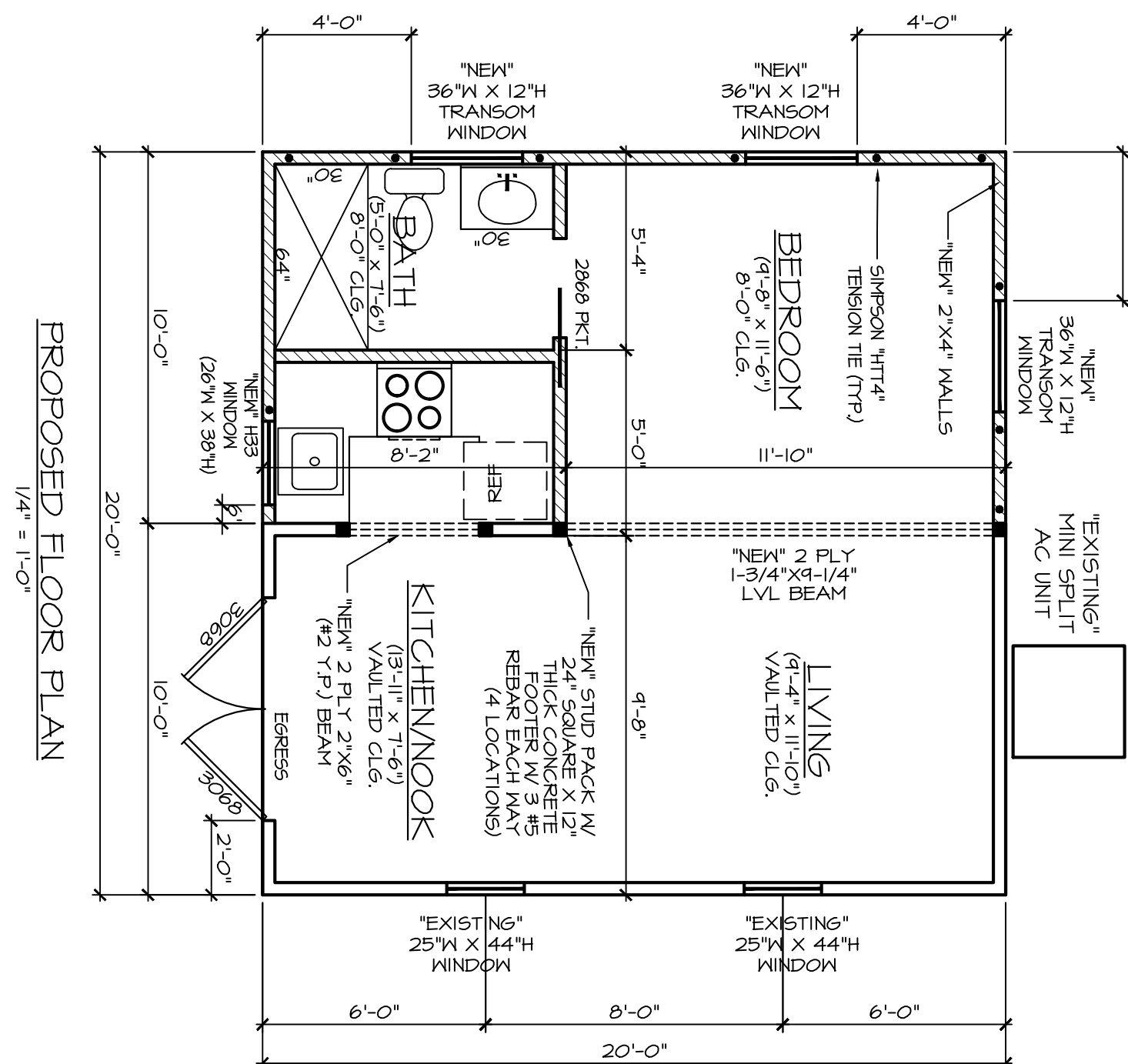
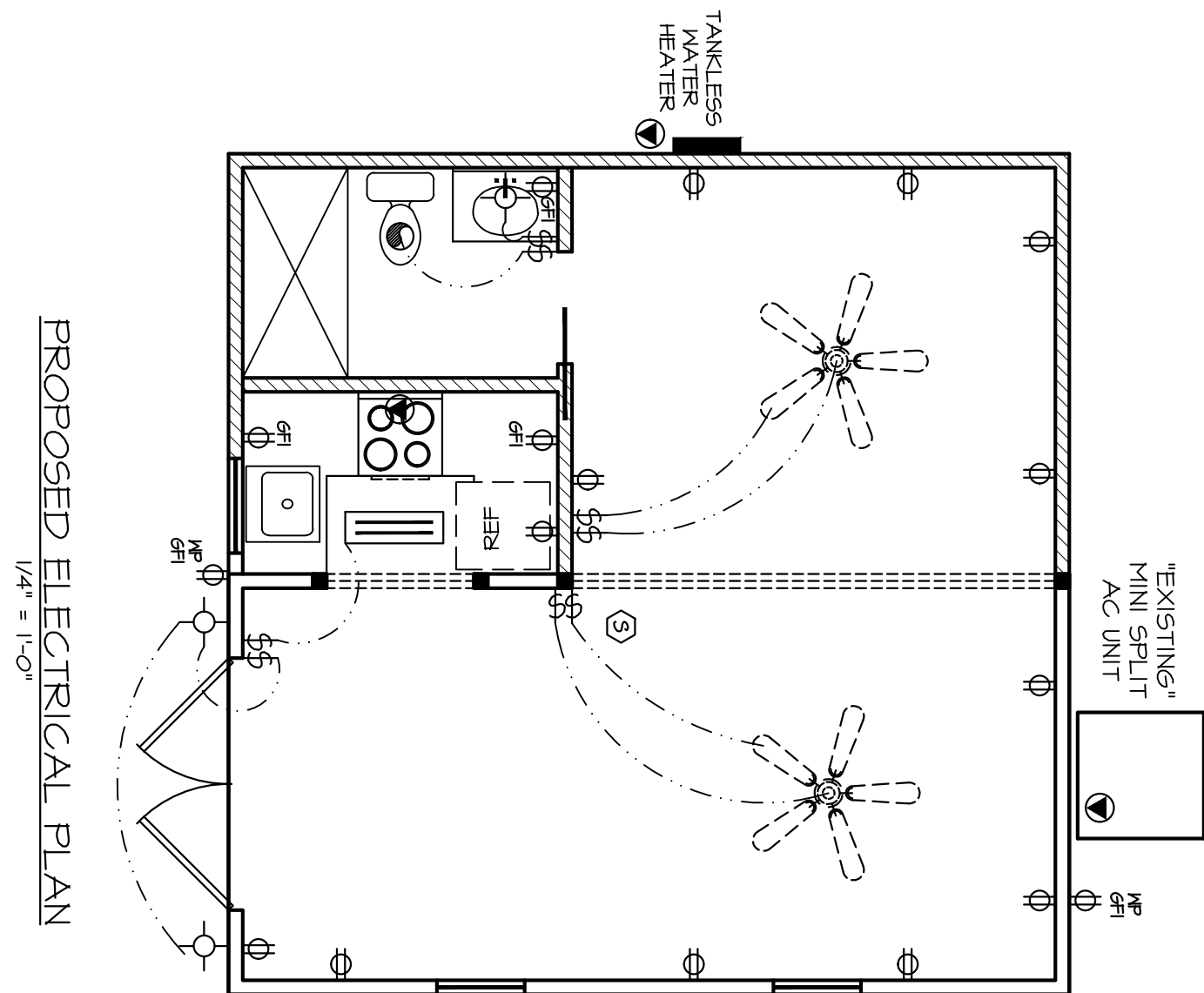
Joseph Fisher
JF Squared Design Build LLC



SITE PLAN

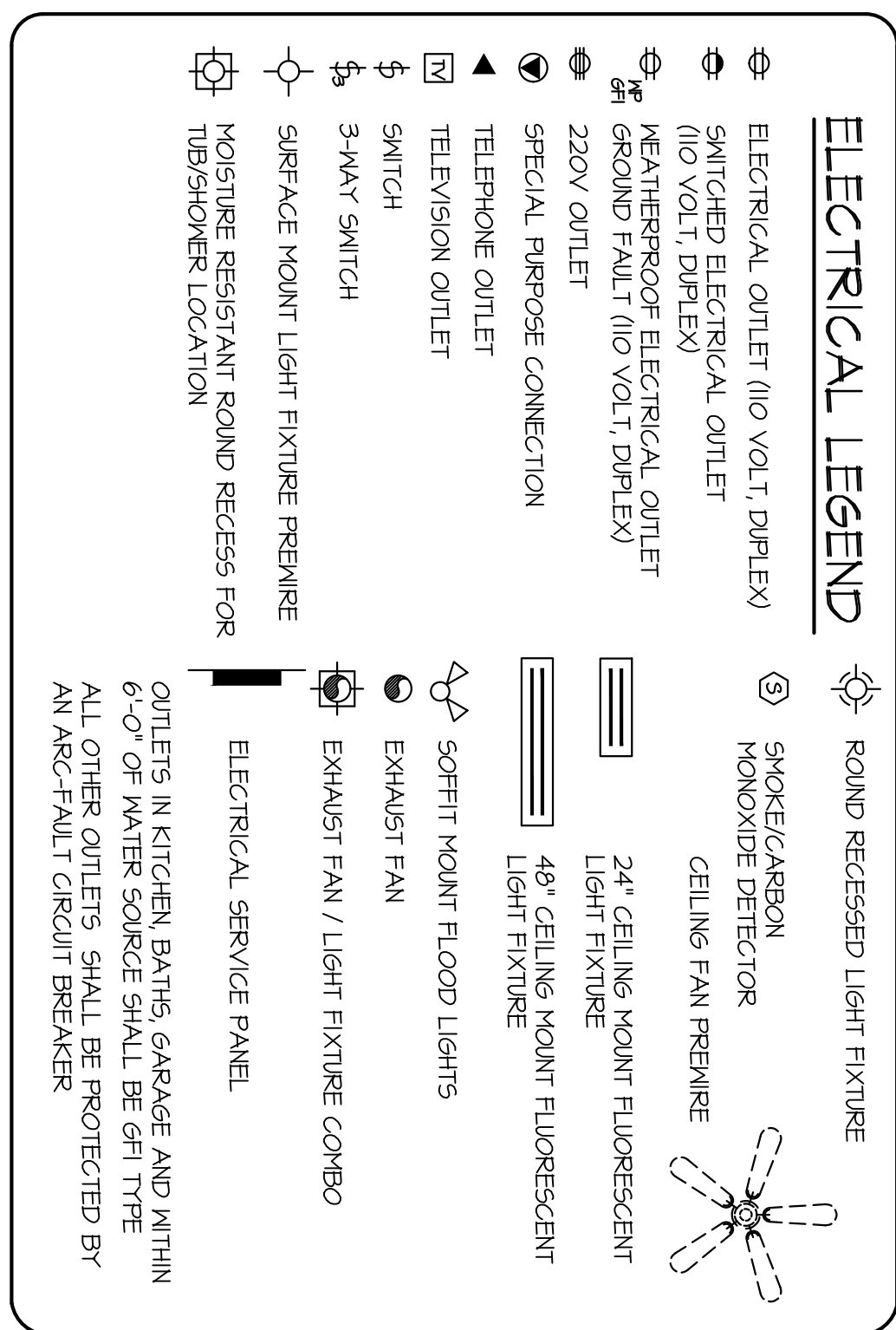


EXISTING AREA	SQ.FT.
STORAGE	200
COVERED STORAGE	200
TOTAL AREA	400



PROPOSED AREA	SQ.FT.
LIVING	400
TOTAL AREA	400

NOTE:
A/C CONTRACTOR TO VERIFY
EXISTING SYSTEM IS LARGE ENOUGH
THAT IS TO BE ADDED.



I HEREBY CERTIFY
THAT THE CONSTRUCTION PLANS SHOWN HEREON ARE IN COMPLIANCE WITH
CHAPTER 16, SECTION 604 OF THE 2023 FLORIDA BUILDING CODE 8TH EDITION FOR
140 MPH ULTIMATE DESIGN WIND SPEED RISK CATEGORY II) ALONG WITH
THE ENTIRE 2023 FLORIDA BUILDING CODE, 8TH EDITION.

HOMEOWNERS:

LUNSFORD RESIDENCE
836 WALNUT STREET
LAKELAND, FL

PROJECT:

LUNSFORD RENOVATION
836 WALNUT STREET
LAKELAND, FL

ENGINEER OF RECORD:

ARKAY ENGINEERING INC.
STRUCTURAL ENGINEERS

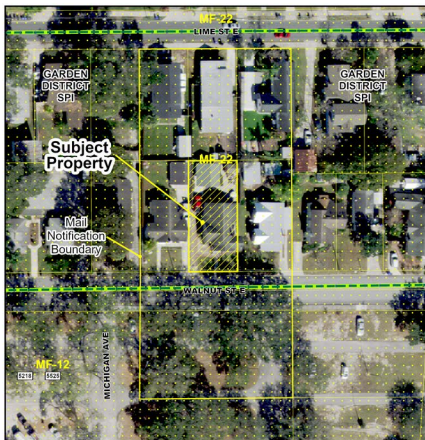
1958 E. EDGEWOOD DRIVE, LAKELAND, FLORIDA 33803
PHONE: 863-688-6500 FAX: 863-688-6557
STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION # EB6347
RICHARD L. KIDDEY, P.E. - FLORIDA LICENSE # 37296

DATE: 04-22-25
SCALE: AS NOTED
JOB # 21891

SHEET

1

PERMIT SET



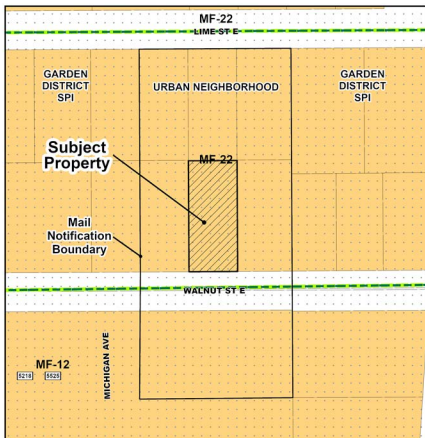
File Number: ADU25-007

Present Zoning: MF-22 with SPI
Context: Urban Neighborhood
Proposed Zoning: Compatibility Review
 for an Accessory Dwelling Unit

November 2025

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





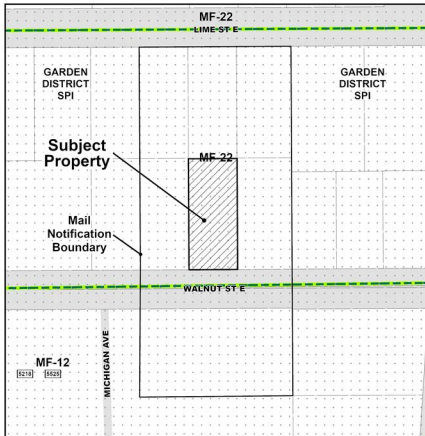
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November 2025

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





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

October 30, 2025

RE: 836 E. Walnut Street - Project No. ADU25-007

Dear Property Owner:

This letter is to advise you that JF Squared Design Build LLC, on behalf of the Thomas G. and Cindy C. Lunsford Revocable Trust, requests a compatibility review to allow for the construction of an accessory dwelling unit on property located at 836 E. Walnut Street. The subject property is legally described as follows:

SPETH J B FIRST ADD PB 3 PG 33 LOT 2 S 114 FT

The public hearing to consider this request will be held before the Lakeland Planning and Zoning Board at **8:30 a.m., on Tuesday, November 18, 2025**, in the Lakeland Electric Building rooms 1A/B, 501 E. Lemon Street. As an owner of property adjacent to this request, as indicated on the attached map, you will be given an opportunity to express your opinion at the public hearing or you may submit your views to the Community Development Department, 863-834-6011 or planning@lakelandgov.net, prior to the November 18th meeting.

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

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

THIS IS A COURTESY LETTER NOT REQUIRED BY LAW



Planning & Zoning Board General Application

General Information:

Project No:	CUP25-013	Application Date:	9/15/2025		
Associated Projects:					
Project Name:	420E PLUM ST				
Subject Property Address:	904 IOWA AVE N				
Parcel ID:	242818204000021181	Total Acreage:	0.17		
Applicant Name:	CHESTNUT GROVE CONSTRUCTION				
Applicant Address:	P.O. BOX 5743	LAKELAND	FL	33813	
Owner Name:	PSM LAND PROPERTIES LLC				
Owner Address:	719 N MASSACHUSETTS AVE	LAKELAND	FL	33801	

Request:

Application Type:	Conditional Use Permit	
Land Use		
Current	Residential High	(RH)
Proposed	Not Applicable	
Zoning		
Current	Multi Family	(MF-22)
Proposed	Not Applicable	
Sub Context District		
Current		
Proposed		

Explanation of Request:	To provide affordable housing for those that may not be able to afford it otherwise. Parker St Ministries is able to subsidize rents to keep local residents in their neighborhood. This mission of supplying beautiful housing at approachable rent rates would be enhanced by increasing the density from one single family home to a two-unit duplex, thus allowing the opportunity for two families, instead of just one, to benefit.							
Justification:								
Concurrency:								
Proposed Dwelling Units:	0	Project Floor Area:					Square feet	
Type of Use:					Phase		Year	
Estimate of Public Service Demand								
Roadways	Daily Trips:	#Error		PM Peak Hour Trips:				
Potable Water		GPD	Wastewater		GPD	Solid Waste		PPD

Chestnut Grove Construction

Project Narrative:

This property is owned by Parker St Ministries, a local non-profit whose mission is to provide affordable housing for those that may not be able to afford it otherwise. Parker St Ministries is able to subsidize rents to keep local residents in their neighborhood. This mission of supplying beautiful housing at approachable rent rates would be enhanced by increasing the density from one single family home to a two-unit duplex, thus allowing the opportunity for two families, instead of just one, to benefit.

Chestnut Grove Construction
License #CRC1332899



PO Box 5743
Lakeland FL
33813

PHONE 863-265-4890



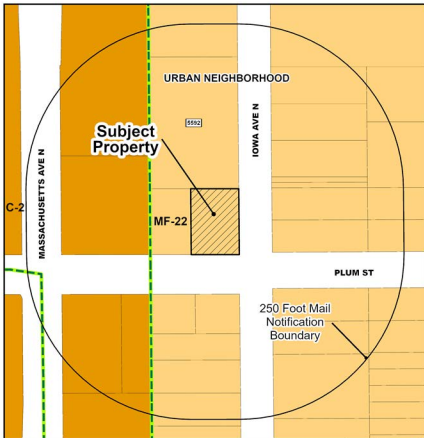
File Number: CUP25-013

Present Zoning: MF-22
 Present Context: Urban Neighborhood
 Proposed Zoning: Conditional Use to Allow
 a Duplex

November 2025

- Subject Property
- 250 Foot Mail Notification Boundary
- Zoning
- 45MT Conditional Use
- Parcels
- City Limits
- Water Body
- SPI
- Railroad





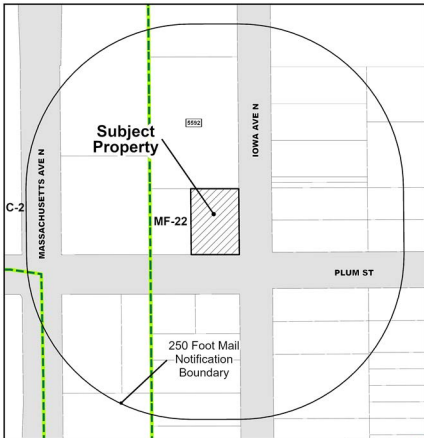
File Number: CUP25-013

Present Zoning: MF-22
Present Context: Urban Neighborhood
Proposed Zoning: Conditional Use to Allow a Duplex

November 2025

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





File Number: CUP25-013

Present Zoning: MF-22
Present Context: Urban Neighborhood
Proposed Zoning: Conditional Use to Allow a Duplex

November 2025





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

October 30, 2025

RE: 420 Plum Street - Project No. CUP25-013

Dear Property Owner:

This is to advise you that the Chestnut Grove Construction, on behalf of PSM Land Properties LLC, requests a conditional use to allow two-family dwelling (duplex) on property located at 420 Plum Street. The subject property is legally described as:

RICHLAWN SUB PB 5 PG 32 BLK 21 LOTS 18 E 73 FT & E 73 FT OF 19

The public hearing to consider this request will be held before the Lakeland Planning and Zoning Board at **8:30 a.m., on Tuesday, November 18, 2025**, in the City Commission Room, City Hall, 228 S. Massachusetts Avenue. As an owner of property within 250 feet of this request, as indicated on the attached map, you will be given an opportunity to express your opinion at the public hearing or you may submit your views to the Community Development Department, 863-834-6011 or planning@lakelandgov.net, prior to the November 18th meeting.

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

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THIS IS A COURTESY LETTER NOT REQUIRED BY LAW



Planning & Zoning Board General Application

General Information:				
Project No:	LUS25-006		Application Date:	10/1/2025
Associated Projects:	PUD25-017			
Project Name:	CFTB REALTY ENTITLEMENT MATTER			
Subject Property Address:	1001 MEMORIAL BLVD E # TL			
Parcel ID:	242818000000011060	Total Acreage:	3.65	
Applicant Name:	TIMOTHY F CAMPBELL			
Applicant Address:	500 SOUTH FLORIDA AVENUE	LAKELAND	FL	33801
Owner Name:	SAGE LD 1 LLC			
Owner Address:	7706 WANDERING WAY	ORLANDO	FL	32836
Request:				
Application Type:	Comprehensive Plan Amendment		Future Land Use Map	
Land Use				
Current	Community Activity Center		(CAC)	
Proposed	Not Applicable			
Zoning				
Current	Community Center Commercial		(C-4)	
Proposed	PUD (Planned Unit Development)			
Sub Context District				
Current	(UCO)		Urban Corridor	
Proposed				
Explanation of Request:	The property owner is requesting a comprehensive plan amendment and planned unit development zoning to allow the development of the subject property for a lodging and social services facility with a health clinic as a conditional use on the subject property.			

Justification:	The property owner is requesting a comprehensive plan amendment and planned unit development zoning to allow the development of the subject property for a lodging and social services facility with a health clinic as a conditional use on the subject property.							
Concurrency:								
Proposed Dwelling Units:	0	Project Floor Area:					Square feet	
Type of Use:				Phase		Year		
Estimate of Public Service Demand								
Roadways	Daily Trips:	#Error		PM Peak Hour Trips:			44.13	
Potable Water	9450	GPD	Wastewater	7560	GPD	Solid Waste	330	PPD



CLARK, CAMPBELL, LANCASTER,
WORKMAN & AIRTH, P.A.
— ATTORNEYS AT LAW —

TIMOTHY F. CAMPBELL

Board Certified Real Estate Attorney
Board Certified City, County & Local Government Attorney
Land Use and Zoning | Commercial Real Estate | Corporate Law

tcampbell@clarkcampbell-law.com

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PETER J. MUNSON
MADISON R. NEWBERG
MICHAEL E. WORKMAN¹

BOARD CERTIFICATIONS:

1. REAL ESTATE 2. TAX LAW
3. CITY, COUNTY & LOCAL GOVERNMENT

October 1, 2025

Brian Rewis, Director
Community and Economic Development Department
City of Lakeland
228 South Massachusetts Avenue
Lakeland, Florida 33801

Re: CFTB Realty LLC / Land Use Matter

Dear Brian:

Our firm represents CFTB Realty LLC (the “**Owner**”), the owner of an approximately 3.45 acre parcel identified as Polk County Parcel Identification Number 24-28-18-000000-011040 (the “**1115 Parcel**”), and the contract purchaser for an approximately 2.62 acre parcel identified as 242818-000000-011060 (the “**1005 Parcel**”). Both are located south of Memorial Boulevard just east of North Ingraham Avenue. The Owner proposes to develop the 1005 Parcel and the west approximately 148 feet of 1115 the Parcel (collectively, the “**Property**”) for a lodging and social services facility for the homeless with a health clinic as an accessory use (the “**Proposed Use**”). The Property includes a small portion of the original 1115 Parcel because the 1115 Parcel is nearly an acre larger than the 1005 Parcel and the addition of a portion of the 1115 Parcel to accommodate the proposed building for the Proposed Use.

The Owner seeks to establish a zoning designation of Planned Unit Development (**PUD**) and a future land use designation of Public and Institutional (**PI**) for the Proposed Use of the Property (the “**Proposed Designations**”). The following shall serve as background information and the justification for this request.

Background Information

The Property is located within the limits of the City of Lakeland, has present land use designations of Commercial Activity Center (the 1005 Parcel) and Public and Institutional (the 1115 Parcel), present zoning designations of C-4 Commercial (the 1005 Parcel) and O-2 Office (the 1115 Parcel), and is within an Urban Corridor context district.

Talbot House has served the Lakeland community for 46 years, providing food, shelter, free medical and dental services, residential recovery programs, employment training and placement, and affordable housing opportunities in order to restore hope and empower the existing population of homeless men and women in Polk County to achieve self-sufficiency.

Talbot House presently provides services at 814 North Kentucky Avenue, but their facilities are not designed well to allow them to provide services to the community and are not in good condition. The Proposed Use is an opportunity for Talbot House to relocate to a new site designed to allow Talbot House to serve their purpose and mission while minimizing their impacts on the community through an intentional and thoughtful campus design.

Justification

The Proposed Use addresses a need for a neighborhood services facility on the Memorial Boulevard Corridor that is clearly identified in the Memorial Boulevard Economic Development Strategy and Implementation Strategic Plan that was recently adopted by the City Commission (as further described below). The Proposed Use will substantially improve Talbot House's ability to serve the community while simultaneously addressing and reducing any impacts on the community. The Proposed Use is consistent with the existing and requested public and institutional land use, is consistent with the Comprehensive Plan, is compatible with other uses in the vicinity of this site along Memorial Boulevard.

Memorial Boulevard Economic Development Strategy and Implementation Strategic Plan

Following are some key excerpts from the City Commission's Memorial Boulevard Economic Development Strategy and Implementation Strategic Plan that acknowledge the necessity and encourage a use such as the Proposed Use as part of the Memorial Boulevard redevelopment strategy.

- Neighborhood service facilities aim to enhance the delivery of municipal and social services by relocating them directly into communities. The report outlines four key objectives of decentralization: improving administrative efficiency, increasing accessibility for residents, fostering responsiveness between government and citizens, and encouraging innovation in service delivery.
- From a planning perspective, the report underscores the importance of location decisions, recommending centers be placed in well-traveled, accessible areas near public transportation. **The Property is an ideal location for the Proposed Use.**
- Neighborhood Health Centers provide integrated, preventive care within underserved areas. Information and Advisory Centers offering housing, legal, and employment guidance through locally rooted staff. Multipurpose Centers that consolidate education, employment, health, and housing services in one location for greater efficiency and user impact. **The Proposed Use specifically includes an Employment Center, Medical Clinic and Housing to serve residents and others in the community who are in need of such services.**
- According to recent studies, providing shelter or supportive housing for individuals experiencing homelessness saves taxpayers an average of \$20,000– \$30,000 per person per

year by reducing emergency service use emergency room visits, ambulance rides, police interventions, and incarceration, with studies revealing reductions in hospitalizations (by 78%), emergency room visits (by 79%), and jail stays (by 84%) when individuals are placed in stable housing). When coupled with job training or maintenance crews that visibly improve commercial corridors, these programs stimulate local spending, support workforce development, and contribute to a stronger, more inclusive local economy. **The development of the Proposed Use will address housing and medical care for citizens experiencing homelessness and others and provide education and employment opportunities for residents and members of the community for the general benefit of the City of Lakeland.**

- Community Benefit - Supportive housing and wraparound services are associated with improved neighborhood stability when services are integrated into community infrastructure and often contribute to neighborhood revitalization. The inclusion of housing and social services into urban planning has been found to be essential for sustainable revitalization and economic inclusion. **The Proposed Use is a realization of the objective to include supportive housing and wraparound services as part of the community infrastructure that will be an essential part of the desired neighborhood revitalization.**
- The local study found that revitalizing Memorial Boulevard with embedded shelter-to-work programs presents an opportunity for mutually beneficial partnerships.

The Proposed Use is consistent with the existing public and institutional land use, is consistent with the Comprehensive Plan, is compatible with other uses in the vicinity of this site along Memorial Boulevard and is ideally located to allow for the provision of social services to the constituents who will benefit from such services. The Proposed Use is intended to serve homeless constituents in and around the City of Lakeland and to seek to end their homelessness through financial independence, medical care and housing. These social services are essential to the City of Lakeland and will serve to improve the lives of individuals and the City as a community of individuals.

Plan Revisions

This application and revised Property location and Site Plan reflect thoughtful consideration of the feedback received from the City of Lakeland Community and Economic Development Department, the Planning & Zoning Board members and the community (at both a neighborhood meeting and the Planning & Zoning Board public hearing on the previous application) and provides, amongst other things, the following:

- The applicant acquired the parcel of land that is adjacent to and west of the initial parcel to improve the orientation as described below to reduce impacts along the Memorial Boulevard corridor.

- The updated project plan relocates and redevelops Talbot House into a strategically designed social services facility that will improve service delivery while reducing external impacts.
- The new building design centralizes client accommodations and daytime activities, with design features that enhance efficiency, safety, and neighborhood compatibility.
- The building site plan has been re-designed so that the client services access points for the Proposed Use are oriented west facing Ingraham Avenue.
 - The re-orientation removes client or other pedestrian traffic or congregation from Memorial Boulevard.
 - The revised client building access points are adjacent to the existing Citrus Connection bus stop on Ingraham Avenue to allow for safe and convenient public transit access for clients and others and to eliminate the proximity to the bus stop on Memorial Boulevard and the potential for mid-block pedestrian traffic to and from that bus stop.
 - While the Medical Clinic access remains on Memorial Boulevard because it serves non-residents who can access the Clinic from the parking lot or otherwise, client access to the Medical Clinic is provided internally within the building to eliminate the need for external access for clients.
- The outdoor green space is modified to be an internal courtyard, open only to the fenced southern property boundary and the adjacent U.S. Army Reserve facility..
 - The redesigned outdoor green space is enhanced to provide covered bicycle parking, an expanded internal courtyard for residents and guests and access to exterior restroom facilities.
 - The outdoor green space will be subject to manageable capacity limitations for residents and clients.
- Overall, the revised site plan improves pedestrian and transit safety, reduces the potential for congregation and pedestrian traffic along Memorial Boulevard, provides improved functionality for residents, clients and staff, and balances the delivery of services with neighborhood compatibility through thoughtful site orientation and design.

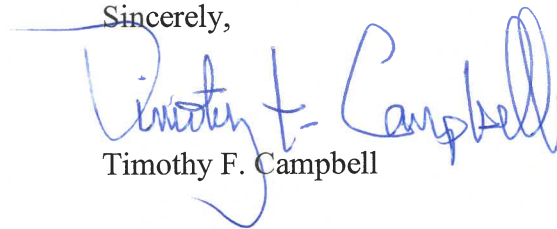
Name: Brian Rewis, Director
Subject: CFTB Realty LLC / Land Use Matter (City of Lakeland)
Date: October 1, 2025
Page: Page 5 of 5

Conclusion

We are pleased to provide the revised site plan on the new parcel for the City's consideration. We respectfully request your support of the Proposed Use and Proposed Designations. Please let me know if you have any questions or require any additional information from CFTB Realty, Talbot House or our development team.

Thank you for your consideration of these applications.

Sincerely,



Timothy F. Campbell

Copy: Client (transmitted via email)
Jon Kirk, Straughn Trout Architects (transmitted by email)



JONATHAN A. KIRK
FLORIDA REG. NO. AR932116

STA PROJECT #:	2429	
PROJECT MGR.:	JAK	
#	DATE	ISSUED AS
	10.1.25	PZ APP



File Number: LUS25-006 PUD25-017

Present Zoning: C-4 and O-2

Present Land Use: CAC (2.63 AC+/-)

Present Context: Urban Corridor

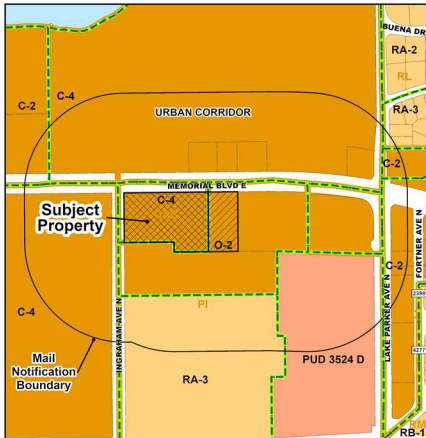
Proposed Zoning: Change in Zoning from C-4 and O-2 to PUD to Allow a Transient Lodging and Social Services Facility with an Accessory Health Clinic

Proposed Land Use: PI (2.63 AC+/-)

November 2025

- CAC to PI
- O-2 & C-4 to PUD
- Mail Notification Boundary
- Zoning
- Future Land Use
- 4567 Conditional Use
- Parcels
- City Limits
- Water Body
- SPI
- Railroad





File Number: LUS25-006 PUD25-017

Present Zoning: C-4 and O-2

Present Land Use: CAC (2.63 AC+/-)

Present Context: Urban Corridor

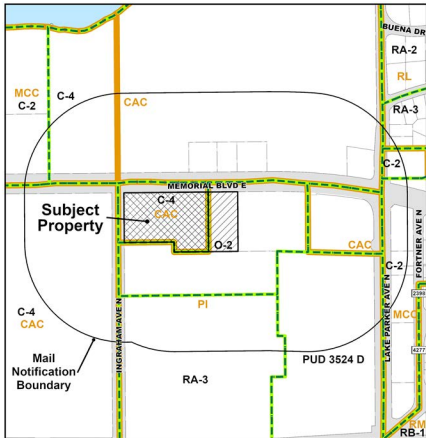
Proposed Zoning: Change in Zoning from C-4 and O-2 to PUD to Allow a Transient Lodging and Social Services Facility with an Accessory Health Clinic

Proposed Land Use: PI (2.63 AC+/-)

November 2025

- CAC to PI
- O-2 & C-4 to PUD
- Mail Notification Boundary
- Zoning
- Future Land Use
- Conditional Use
- Parcels
- City Limits
- Water Body
- SPI
- Railroad





File Number: LUS25-006 PUD25-017

Present Zoning: C-4 and O-2

Present Land Use: CAC (2.63 AC+/-)

Present Context: Urban Corridor

Proposed Zoning: Change in Zoning from C-4 and O-2 to PUD to Allow a Transient Lodging and Social Services Facility with an Accessory Health Clinic

Proposed Land Use: PI (2.63 AC+/-)

November 2025

- CAC to PI
- O-2 & C-4 to PUD
- Mail Notification Boundary
- Zoning
- Future Land Use
- Conditional Use
- Parcels
- City Limits
- Water Body
- SPI
- Roadway/Railway
- Railroad





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

October 30, 2025

RE: 1005 E. Memorial Boulevard - Project No. LUS25-006/PUD25-017

Dear Property Owner:

This is to advise you that Timothy F. Campbell, Clark, Campbell, Lancaster, Workman & Arith, P.A., on behalf of CFTB Realty, LLC, requests a 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. The subject property is legally described as:

Begin at a point 67.85 feet South and 280 feet East of the Northwest corner of the NE 1/4 of the NE 1/4 of Section 18, Township 28 South, Range 24 East to a point of beginning on the South right-of-way line of East Memorial Boulevard; thence continue North 89°27'00" East a distance of 173.41 feet; thence South 0°18'40" East a distance of 300 feet; thence South 89°27'00" West a distance of 173.12 feet; thence North 0°22'00" West a distance of 300 feet to the Point of Beginning; AND The North 250 feet of the West 280 feet of that part of the NE1/4 of the NE 1/4 of Section 18, Township 28 South, Range 24 East, lying South of East Lakeland Memorial Boulevard, (U.S. Highway 98) less the West 30 feet thereof which is reserved for street purposes.

The public hearing to consider this request will be held before the Lakeland Planning and Zoning Board at **8:30 a.m., on Tuesday, November 18, 2025**, in the City Commission Room, City Hall, 228 S. Massachusetts Avenue. As an owner of property within 500 feet of this request, as indicated on the attached map, you will be given an opportunity to express your opinion at the public hearing *or* you may submit your views to the Community Development Department, 863-834-6011 or planning@lakelandgov.net, prior to the November 18th meeting.

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

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

THIS IS A COURTESY LETTER NOT REQUIRED BY LAW

MINUTES

Planning & Zoning Board

City Commission Chambers

Tuesday, October 21, 2025

8:30 a.m.

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

PUBLIC HEARING

ITEM 1: Conditional use to allow medical office uses on the second floor of the Yarnell Building on property located at 120 E. Pine Street. Owner: Yarnall Historic Properties LLC. Applicant: Marvin McBride. (CUP25-010)

Todd Vargo stated the subject property is located at the northwest corner of E. Pine Street and N. Tennessee Avenue and within the C-7 Munn Park Historic District. The purpose of this request is to obtain conditional use approval to allow for the use of the second floor of the Yarnall building for medical office uses. Mr. Vargo pointed to photos on the overhead screen of the subject property and second floor layout. The current tenant mix of the Yarnell Building, which consists primarily of professional office uses, includes ground floor commercial tenants such as a hair salon and a medical day spa. The subject property is located within the downtown parking exempt area and not required to provide any off-street parking.

Mr. Vargo presented the recommended conditions for approval.

In response to Jeri Thom, Mr. Vargo stated the applicant did not have any objections to the conditions.

Terry Dennis made a motion for approval of staff's recommendation. Silvana Knight seconded the motion and it passed 7—0.

ITEM 2: Minor modification to an existing conditional use for Victory Christian Academy to revise the quantity and location of athletic fields on property located at 1401 Griffin Road. Owner: Victory Assembly of God of LKLD FL Inc. Applicant: Rodney Gadd, P.E., Gadd & Associates, LLC. (CUP25-012)

Audrey McGuire stated the subject property is located north of Griffin Road and east of Mall Hill Drive. The purpose of the request is to revise the quantity and location of athletic fields. There has also been a slight increase in some of the building square footage.

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

Ms. McGuire presented the recommended condition for approval.

Terry Dennis made a motion for approval of staff's recommendation. Veronica Rountree seconded the motion and it passed 7—0.

ITEM 3: Minor modification of PUD (Planned Unit Development) zoning to allow for the placement of a 28' x 40' metal storage building with a mean roof height of 13.375' on Lots 53 and 54 within Lakeland RV Resort located at 900 Old Combee Road. Owner: NHC FL 103, LLC. Applicant: Eric Langston, ETL Contractors, LLC. (PUD25-016)

Todd Vargo stated the subject property is located at the south of Interstate-4 and north of Old Combee Road. The request is to allow for the placement of a metal storage building on Lot 53 within the Lakeland RV Resort. Mr. Vargo pointed to photos on the overhead screen of the subject property, site plan and elevations.

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

In response to Matthew Lyons, Mr. Vargo stated the recommendation for approval will be limited to Lot 53 only.

Michael Pozar, Lakeland RV Resort, representing the applicant was present in support of the request.

In response to Kathy Robertson, 1050 Lake Deeson Woods Lane, Mr. Pozar stated the new storage building will be for employee use only.

Mr. Vargo presented the recommended condition for approval.

Silvana Knight made a motion to approve staff's recommendation with the condition that the metal storage building be limited to Lot 53. Susan Seitz seconded the motion and it passed 7—0.

ITEM 4: Application of I-3 (Heavy Industrial) zoning on 23.78 acres, and a major modification to an existing conditional use for a solid waste transfer facility to adopt a new site development plan and expand the boundaries to include an adjacent 23.78 parcel to the north, on property located at 2670 N. Combee Road Owner: City of Lakeland. Applicant: Sarah Gustitus-Graham, Geosyntec Consultants, Inc. (CUP25-011/ZON25-012)

Damaris Stull stated the subject property is located west of Lake Parker and west of Combee Road. The subject property is mostly undeveloped and surrounded by wetlands and floodplains. To the north, the subject property abuts the Tenoroc Public Use Area, which is within unincorporated Polk County. To the south, the subject property abuts Matheson Tri-Gas. The purpose of this request is to apply I-3 zoning to the 23.78-acre parcel and to expand the boundaries of the conditional use permit allowing for a larger development footprint of the previously approved solid waste transfer facility. Ms. Stull pointed to photos on the overhead screen of the subject property and revised conceptual site development plan. The revised site development plan includes the previously approved 20,000 sq. ft. waste transfer building, two administrative office buildings, a scale house for weighing vehicles, a truck washing station, a gravel outdoor storage yard for containers, stormwater retention areas and off-street parking for employee vehicles, City solid waste collection trucks, and semi-truck trailers which will be used to transfer waste to the landfill. Ms. Stull summarized the changes between the original request and the current request.

Sarah Gustitus-Graham, Geosyntec Consultants, Inc. was present in support of the request.

Discussion ensued.

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

ITEM 5: Changes to Article 9 (Subdivision Regulations); Article 12 (Administration and Enforcement), Section 12.2 (Planning and Zoning Board); and Article 6 (Natural Resource Protection Standards), Subsection 6.3.11 (Permitting Requirements and Effective Dates) to establish a minor subdivision review process, removing final plat approval authority from the Planning and Zoning Board and designating the City Manager as the administrative authority responsible for final plat approval, and revising the Planning and Zoning Board review and approval requirements for subdivisions plats in the Green Swamp Area of Critical State Concern. Applicant: City of Lakeland. (LDC25-002)

Audrey McGuire summarized the proposed changes to Article 9 (Subdivision Regulations); Article 12 (Administration and Enforcement), Section 12.2 (Planning and Zoning Board); and Article 6 (Natural

Resource Protection Standards), Subsection 6.3.11 (Permitting Requirements and Effective Dates) of the Land Development Code.

ITEM 6: Changes to Article 13 (Nonconformities), Section 13.4 (Lot Nonconformities) to allow nonconforming lots of record altered due to a public taking to be built upon when the resulting lot dimensions are within 10 percent of the original platted lot depth and area. Applicant: City of Lakeland. (LDC25-003)

Audrey McGuire summarized the proposed changes to Article 13 (Nonconformities), Section 13.4 (Lot Nonconformities) of the Land Development Code.

ITEM 7: Changes to Article 4 (General Site Development Standards), Section 4.4 (Fences and Walls) to establish standards for security fencing on vacant, undeveloped property. Applicant: City of Lakeland. (LDC25-004)

Audrey McGuire summarized the proposed changes to Article 4 (General Site Development Standards), Section 4.4 (Fences and Walls) of the Land Development Code.

ITEM 8: Changes to Article 2 (Use Standards), Section 2.5 (Temporary Uses) to allow for the temporary use of roll-off containers for construction and renovation purposes. Applicant: City of Lakeland. (LDC25-005)

Audrey McGuire summarized the proposed changes to Article 2 (Use Standards), Section 2.5 (Temporary Uses) of the Land Development Code.

Staff will present a written recommendation for all LDC amendments at the next regular meeting of the Board.

GENERAL MEETING

ITEM 9: Review minutes of the September meeting.

Susan Seitz made a motion for approval of the minutes from the previous meeting. Sarah Jenna seconded the motion and it passed 7—0.

ITEM 10: Major modification to an existing conditional use for Blake Academy to expand the boundaries of the school campus and allow for the construction of a new 15,291 sq. ft. gymnasium with associated off-street parking on property located at 510 Hartsell Avenue. Owner: School Board of Polk County Rosabelle W Blake Academy. Applicant: Sarah Case, Next Level Planning & Permitting. (CUP25-006) **Note: Applicant requests a continuance to December.**

Damaris Stull stated the applicant requests a continuance to December.

Silvana Knight made a motion to continue the item until December. Terry Dennis seconded the motion and it passed 7—0.

ITEM 11: Annexation, a small-scale land use map amendment to apply a future land use designation of Business Park (BP), and the application of I-2 (Medium Industrial) zoning, concurrent with a City-initiated application to apply a Suburban Special Purpose (SSP) context sub-district designation, on approximately 1.09 acres located north of Swindell Road, west of Alderman Road, and east of Eagles Landing Boulevard. Owner: McCourt Equipment Inc. Applicant: Sarah Case, Next Level Planning & Permitting. (ANX25-002/LUS25-005/ZON25-010/ZON25-011)

Damaris Stull stated the subject property is vacant and is located north Swindell Road, west of Alderman Road, and east of Eagles Landing Boulevard. The purpose of this request is to annex the subject property in the City of Lakeland and to apply City land use and zoning for future development with I-2 uses. In 2022, three parcels located to the north and west, with a total area of approximately

8.52 acres and under the same ownership as the subject property, were annexed into the city and assigned a Business Park future land use designation and I-2 zoning. The applicant intends to combine the subject property with the three parcels to the west to create a single 9.61-acre development site to be developed for use by an industrial equipment rental business. Ms. Stull pointed to photos on the overhead screen of the subject property.

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

Ms. Stull stated staff recommends approval.

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

Silvana Knight made a motion for approval of staff's recommendation. Veronica Rountree seconded the motion and it passed 7—0.

ITEM 12: Small-scale map amendment and major modification of PUD (Planned Unit Development) zoning on property generally located north of Interstate-4, south of Heatherpoint Drive, east and west of Carpenters Way, and south of Wedgewood Estates Boulevard. More specifically, the requested changes are as follows:

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

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

Todd Vargo made a presentation which summarized an overview of the proposed changes for each development tract and summarized the modifications previously approved by the Board. The original request was approved in December 2022 for a total of 954 units. 60 single-family, 60 townhome dwelling units and 834 multi-family units dwelling units. Tract 9 was left for future development. In December 2023, there was a minor modification for a total of 820 units. 60 single-family, 156 townhome

dwelling units and 604 multi-family dwelling units. The applicant was given the option for Tract 2 to have 96 townhome dwelling units instead of 230 multi-family dwelling units. In July 2024, there was another minor modification for a total of 652 units. 60 single-family, 318 townhome dwelling units and 274 multi-family dwelling units. The applicant was given the option for Tracts 4, 10 and 11 to have 162 townhome dwelling units instead of 450 multi-family dwelling units. The current proposal is for 978 units. 66 single-family, 162 townhome dwelling units and 750 multi-family dwelling units.

Chuck Barmby stated the City and the developer continue to negotiate the required Development Agreement to address transportation impacts. Mr. Barmby stated Tract 9A will now be donated by developer to the City for use as right-of-way to assist with the reconstruction and alignment of Wedgewood Estates Boulevard with Heatherpoint Drive. As originally advertised, the proposed changes to Tract 6 would've reduced the number of lots from 12 to 5 to account for the donation of right-of-way for the future extension of Lakeland Park Center Drive. The five-lot subdivision would've been oriented towards Lakeland Park Center Drive with access limited to a one-way spur road. The revised application completely removes the five residential lots in Tract 6 which will be set aside as part of the lands donated to the City as right-of-way for the future extension of Lakeland Park Center Drive.

Mr. Vargo summarized the public comments received in response to the request since the September meeting.

Daniel Kovacs, 5137 S. Lakeland Drive, representing the applicant, was present in support of the request.

In response to Silvana Knight, Mr. Kovacs stated there are a total of 25, three-story apartment buildings proposed in the request.

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

Mr. Vargo presented the recommended condition for approval.

A lengthy discussion ensued among the applicant, staff and Board regarding the recommended conditions for approval as well as the lack of maintenance of the subject property.

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

Ashely Haynie, 707 Carpenters Way, stated that the concessions offered would not address any of her concerns about traffic along Carpenters Way.

Cindy Mitchell, 707 Carpenters Way, stated that she no longer has a peaceful green space to view because the property has not been maintained. She is opposed to the request.

David DeMarcay, 4350 Audubon Oaks Circle. Mr. DeMarcay respectfully requested that there be a traffic study completed now as there has been an increase in traffic. He also asked what the phasing plan is for the development.

Chuck Barmby provided the Board an overview on the history of the traffic studies completed in relation to the request.

In response to Ms. Knight, Mr. Kovacs stated the project will be developed through two separate development phases.

Mr. Vargo reviewed the recommended conditions for approval.

In response to Ms. Thom, Mr. Kovacs stated he agrees to staff's recommended conditions.

Silvana Knight made a motion for approval of staff's recommendation. Terry Dennis seconded the motion.

A lengthy discussion ensued among the applicant, staff and Board regarding the compatibility of the request and possible changes to the request and conditions to address the concerns of the Board and public.

The motion to approve staff's recommendation failed 0—6. All Board members voted against the motion.

Terry Dennis made a motion to approve staff's recommendation with the changes based on the discussion that pertain to the elimination of buildings 11A, 11B and 11C in Tract 11, increasing the building height from three to four stories in Tract 4, and changing the landscape buffer in the portion of Tract 11 adjacent to Fairfield on the Tee to a Type B buffer. Silvana Knight seconded the motion. The motion failed, 2—4. Bessie Reina, Veronica Rountree, Susan Seitz and Jeri Thom voted against the motion.

Katie Prenoveau stated for the record those that voted against the motion need to specify the reason.

Mr. Kovacs asked the Board for other recommendations from those that voted against the motion.

A lengthy discussion ensued among the applicant, staff and Board regarding the Board's concerns, history of the previously approved requests, the current request, as well as the need for more public testimony.

Bessie Reina made a motion for a one-month continuance. Susan Seitz seconded the motion and it passed 6—0. Sarah Jenna was not present at the time of the vote.

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

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

ITEM 14: Audience.

There were no comments from the audience.

ITEM 15: Adjourn.

There being no further discussion, the meeting was adjourned at 12:02 PM.

Respectfully Submitted,

Jeri Thom, Chair

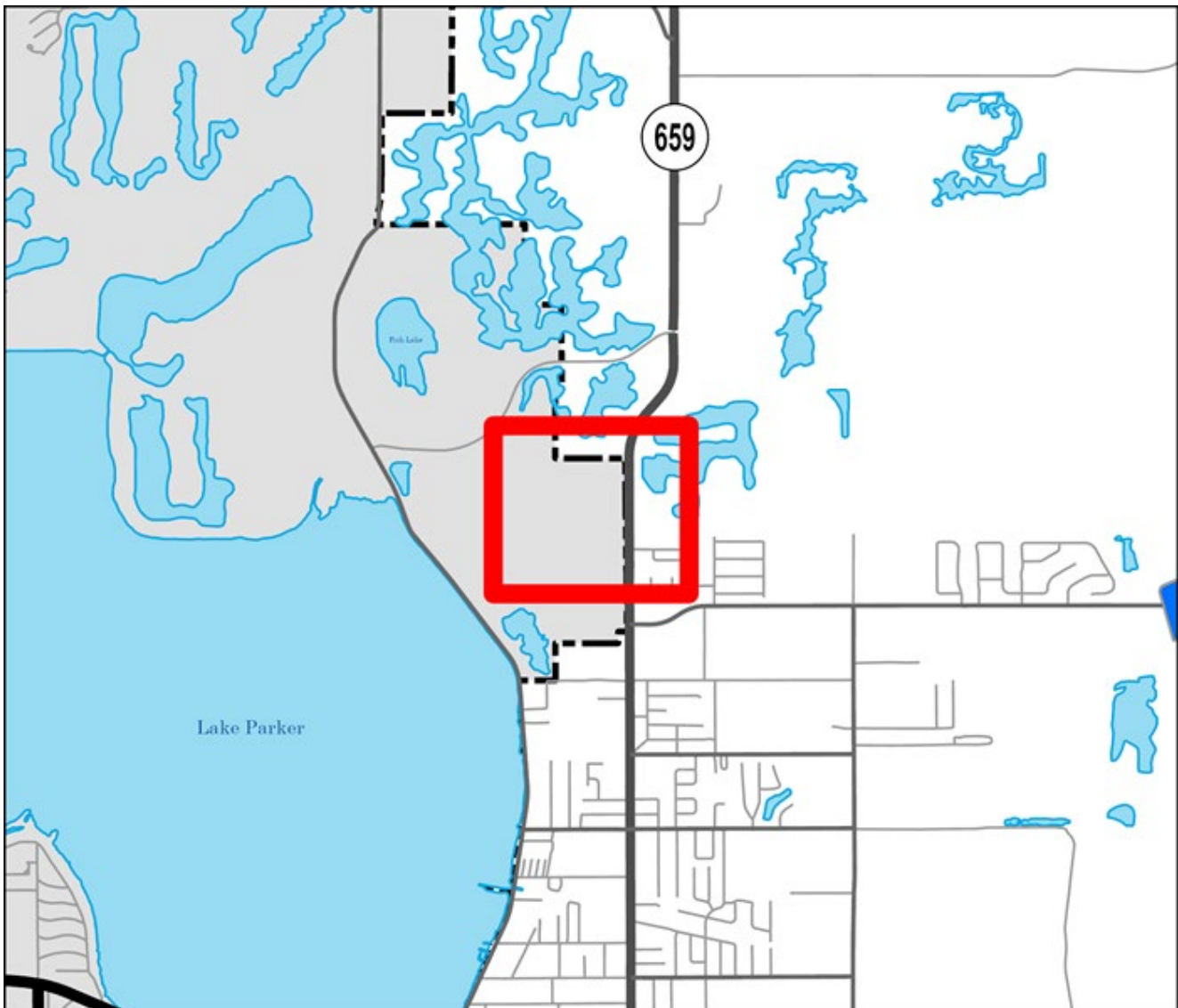
Bessie Reina, Secretary



Community & Economic Development Staff Recommendation

Date:	November 18, 2025	Reviewer:	Damaris Stull
Project No:	CUP25-011/ZON25-012	Location:	2760 N. Combee Road
Owner:	City of Lakeland		
Applicant:	Sarah Gustitus-Graham, Geosyntec Consultants, Inc.		
Current Zoning:	I-3 (Heavy Industrial)	Future Land Use:	Industrial (I)
Context District:	Suburban Special Purpose (SSP)		
P&Z Hearing:	October 21, 2025	P&Z Final Decision:	November 18, 2025
Request:	Application of I-3 (Heavy Industrial) zoning on 23.78 acres and a major modification to an existing conditional use permit for a solid waste transfer facility to expand the boundaries and to adopt a new site development plan on property located at 2760 N. Combee Road.		

1.0 Location Maps





2.0 Background

2.1 Summary

Sarah Gustitus-Graham, Geosyntec Consultants, Inc., on behalf of the City of Lakeland, requests the application of I-3 (Heavy Industrial) zoning and a major modification to an existing conditional use permit 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. A map of the subject property is included as Attachment “B.”

2.2 Subject Property

The subject property is a vacant 23.78-acre parcel located on the west side of N. Combee Road immediately north of a 20.93 acre that received conditional use permit approval in February 2024 for a solid waste transfer facility. Both parcels have a future land use designation of Industrial (I) but the 23.78 acre parcel lacks zoning. The subject property consists of a mixture of light to moderately wooded scrub uplands and a small number of isolated wetlands. The northeast corner of the subject property, approximately 6.9 acres in area, is located within the 100-year floodplain (Flood Zone A).

To the north, the subject property abuts the Tenoroc Public Use Area, which is within unincorporated Polk County, owned by the State of Florida and maintained by the Florida Fish and Wildlife Conservation Commission (FWC). To the south, the subject property abuts Matheson Tri-Gas, a Level III Industrial Use, which produces industrial, medical, and specialty gases through the separation of atmospheric gases such as nitrogen, oxygen, and argon. To the east, across N. Combee Road, the subject property abuts the Tenoroc Public Use Area and single-family and commercial uses located within unincorporated Polk County. To the west, the subject property abuts a large area of undeveloped scrub uplands and wetlands which is owned by the City

2.3 Project Background

The purpose of this request is to apply I-3 zoning to the 23.78-acre parcel and to expand the boundaries of the conditional use permit allowing for a larger development footprint of the previously approved solid waste transfer facility. Pursuant to Table 2.3-1, Permitted Principal Uses, the proposed solid waste transfer station is classified as a Level III Utility and Essential Service Facility which is only permitted as a conditional use within I-3 zoning districts. A revised conceptual site development plan which shows the new design and layout of the proposed solid waste transfer facility is included as Attachment “C.”

2.4 Existing Uses of Adjacent Properties

Boundary	Existing Land Use	FLUM	Zoning	Context
North	Tenoroc Public Use Area	County ROS	N/A	SSP
South	Industrial	Industrial	I-3	SSP
East	Tenoroc Public Use Area & Rural Residential/Commercial	RS/ROS (Polk County)	RS/ROS	NA
West	Undeveloped	Industrial	NA	SSP

2.5 Attachments

Attachment A: Legal Description

Attachment B: Base Map of Subject Property

Attachment C: Site Plan

3.0 Discussion

Pursuant to Article 2, Use Standards of the Land Development Code, the intent of the I-3 zoning district is to permit the establishment of industrial and wholesale uses which often have significant external impacts because of their appearance and/or their potential for generating noise, vibration, odor, glare, fire, explosion, or air or water quality threats. Uses permitted in the I-3 District can create an appreciable nuisance or hazard. The I-3 district also permits the same light industrial uses and non-industrial uses permitted in the I-2 district.

The proposed solid waste transfer facility will be used by the Solid Waste Division of Public Works to collect and compact Class I solid waste prior to disposal at the Polk County landfill. Waste will be collected locally and delivered to the site using standard front, side or rear loaded garbage trucks, and then weighed prior to being unloaded within an enclosed transfer building which has an approximate height of 56' 4" when measured from the ridge of the roof. Within the transfer building, the waste will be compacted and loaded into large containers which are then carried by semi-trailers for disposal at the landfill. While the solid waste transfer facility will primarily be utilized for the City's solid waste collection system, the facility will also accept and process Class I solid waste from other local governments and from private waste hauling services.

The revised site development plan includes the previously approved 20,000 sq. ft. waste transfer building, two administrative office buildings, a scale house for weighing vehicles, a truck washing station, a gravel outdoor storage yard for containers, stormwater retention areas and off-street parking for employee vehicles, City solid waste collection trucks, and semi-truck trailers which will be used to transfer waste to the landfill. To provide vehicle access to the solid waste transfer facility, a new driveway will be constructed in the southeast corner of the 23.78-acre parcel which will connect to N. Combee Road. Upon the completion of the solid waste transfer facility, an existing driveway located approximately 700 feet to the south which serves the electrical substation will be removed. Aside from the new driveway, only a small portion of the 23.78-acre parcel will be used for a truck washing station, a stormwater retention pond, and a small portion of the off-street parking area designated for the parking and storage of solid waste collection truck. The bulk of the parcel will remain undeveloped and preserve as wetlands and wooded scrub uplands.

The proposed solid waste transfer facility will be visually buffered from Combee Road through the preservation of wooded wetlands located north and south of the entrance driveway on N. Combee Road. The waste transfer building will be setback approximately 750 feet from the right-of-way for N. Combee Road and be oriented such that solid waste collection trucks enter the upper level of the building from the west and exit to the north after being unloaded. The scale house, where solid waste collection trucks will queue to have their loads weighed prior to entering the transfer building, will be setback approximately 600 feet from the right-of-way for N. Combee Road. Because all waste transfer activities will occur within an enclosed building, which will be setback a substantial distance from N. Combee Road and well buffered by natural landscaping, it is anticipated that the use itself will have a

minimal impact on nearby residential and commercial uses located to the east in unincorporated Polk County.

3.1 Transportation and Concurrency

The subject property is located on the west side of SR-659 (N. Combee Road), an urban minor arterial classified roadway operated by the Florida Department of Transportation (FDOT). Based on information provided in the Polk Transportation Planning Organization's (TPO) Roadway Network Database, dated January 17, 2025, the adjacent segment of N. Combee Road between CR 546/Saddle Creek Road and SR-33 has an Annual Average Daily Traffic volume of 13,800 vehicles and operates at an acceptable Level-of-Service "C" during the PM Peak with two-hour average volumes of 633 northbound and 609 southbound vehicles (directional capacity is 880 vehicles). Florida DOT and Polk County are coordinating the funding, design and installation of a traffic signal at the Saddle Creek Road/N. Combee Road intersection located to the south of the subject property. The City will be providing right of way to accommodate the new infrastructure at this intersection and construction could be scheduled as early as 2027. At the existing Lakeland Electric Saddle Creek Substation driveway, the posted speed on Combee Road is reduced from 55 miles per hour (north) to 45 miles per hour (south).

Based on an analysis performed by City staff, the proposed solid waste transfer facility is expected to generate 160 truck trips per day when operating at full capacity in approximately ten years and 314 daily automobile trips, with seventy-eight employees expected to enter and exit the site daily. Approximately 41 trips are expected to be generated during the AM Peak Hour of Adjacent Street Traffic (between 7-9 AM) with 43 trips expected to be generated during the PM Peak Hour of Adjacent Street Traffic (between 4-6 PM). Based on the traffic volumes anticipated to be generated by the transfer facility, the site access is considered a Type B Driveway according to the standards outlined in the FDOT Multimodal Access Management Guidebook. Based on the traffic volumes on N. Combee Road, it appears northbound left turn and southbound right turn auxiliary lanes may be warranted at this location. To comply with the Land Development Code access management requirements, it is proposed that access to the Saddle Creek Substation be provided from within the transfer facility site with the existing driveway connection to Combee Road being removed and restored.

The subject property is located within the Urban Development Area (UDA) as designated in the Comprehensive Plan and is not currently served by fixed-route transit service by the Lakeland Area Mass Transit District (LAMTD, operating as The Citrus Connection). The site is also not currently located within LAMTD's boundaries within which a half-mill ad valorem tax is levied for transit services within the Lakeland area. Sidewalks do not exist along the west side of Combee Road from CR 546/Saddle Creek Road to Centurian Drive. As required by the City and Polk County Land Development Codes, sidewalk segments have been constructed along the frontages of new development activity.

3.2 Comprehensive Plan Compliance

The Community and Economic Development Department reviewed this request for compliance with Lakeland Comprehensive Plan: Our Community 2030 and it is our opinion that the request is consistent with the Comprehensive Plan.

4.0 Recommendation

4.1 Community and Economic Development Staff

The Community and Economic Development Department reviewed this request and recommends that the request for the application of I-3 zoning on 23.78 acres and a major modification to an existing conditional use for a solid waste transfer facility to adopt a new site development plan and expand the boundaries. Letters of notification were mailed to 10 property owners within 500 feet of the subject property. No emails or comments were received.

4.2 The Planning & Zoning Board

It is recommended that the request for the application of I-3 zoning and a major modification to the conditional use for a solid waste transfer facility, as described above and in Attachments "A", "B," and "C," be approved subject to the following conditions:

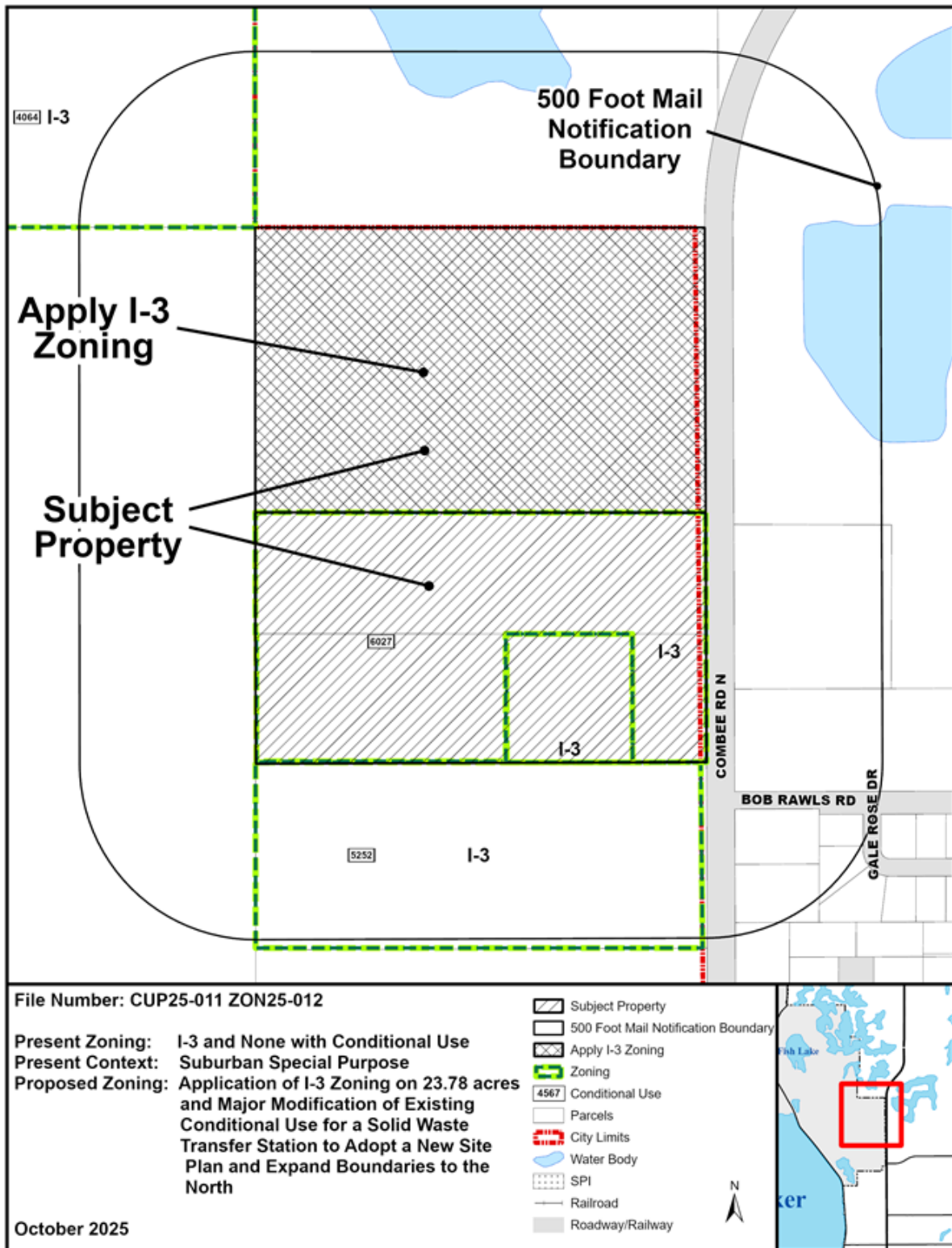
- A. Permitted Uses: A Solid Waste Transfer Station
- B. Site Development Plan: The project shall be developed in substantial accordance with the site development plan, Attachment "C." With the approval of the Director of Community and Economic Development, minor modifications may be made at the time 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.
- 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

ATTACHMENT "A"

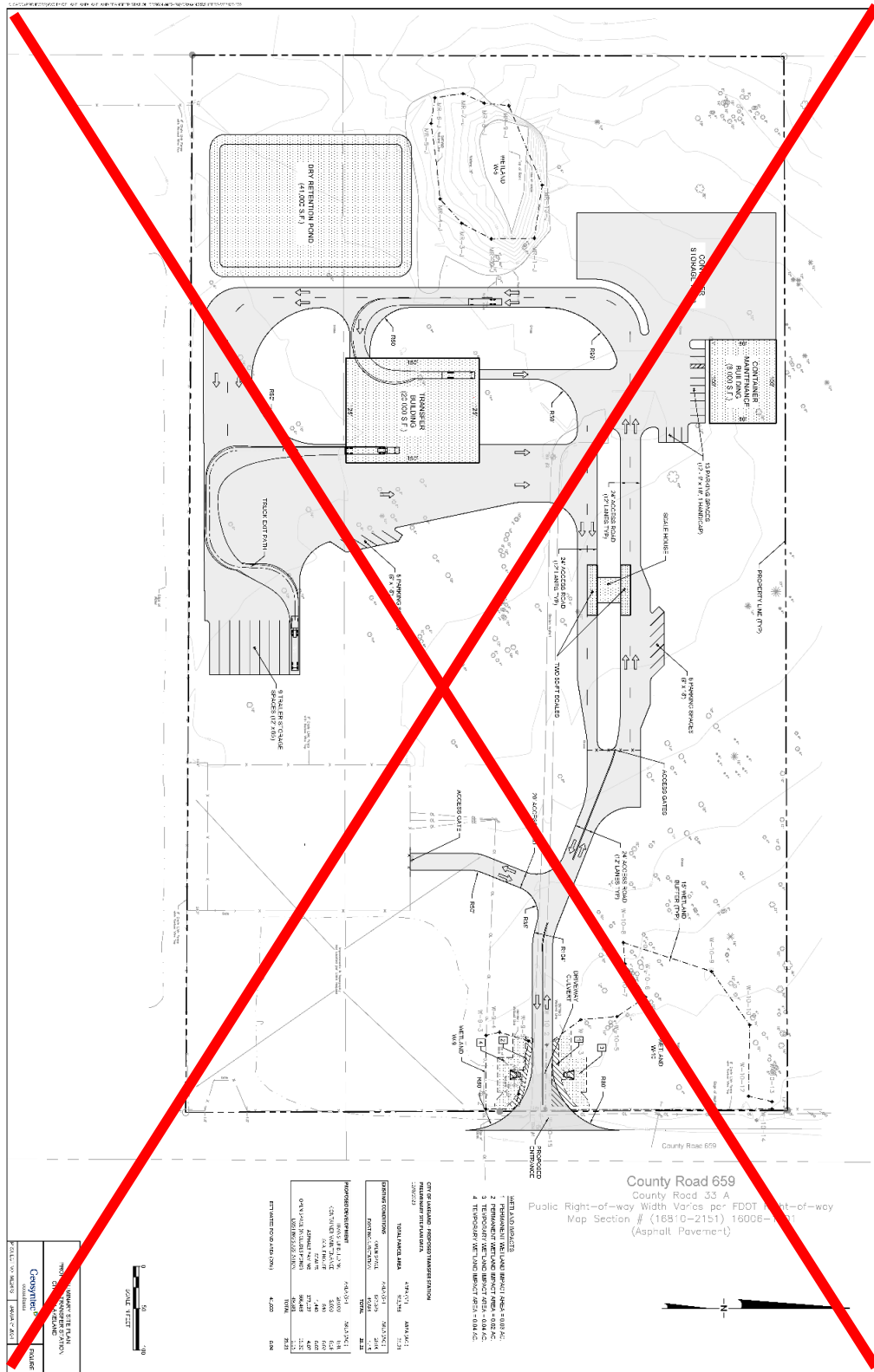
Legal Description

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

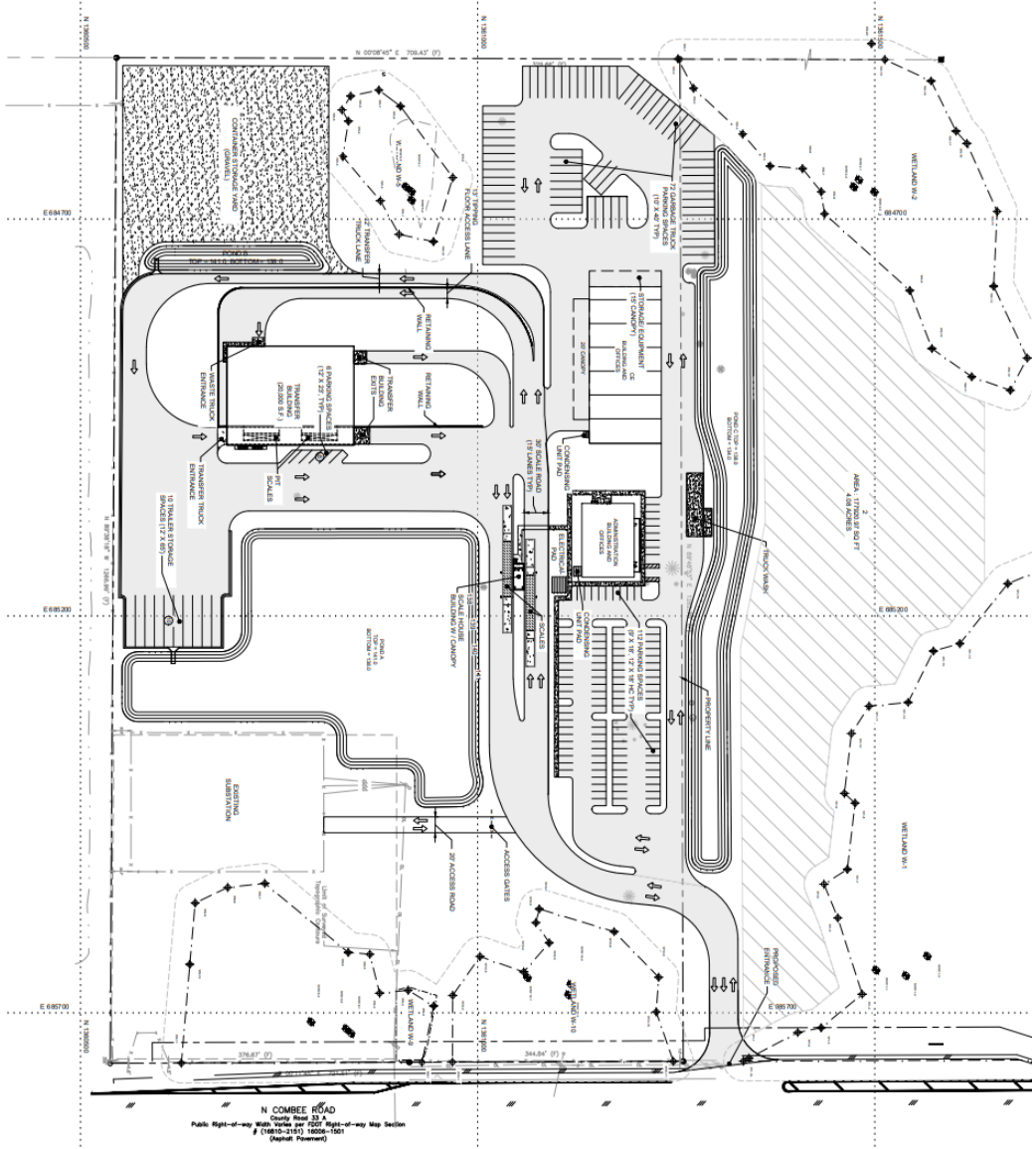
ATTACHMENT "B"



ATTACHMENT "C"



ATTACHMENT "C"



FOR REVIEW PURPOSES ONLY
DRAFT PENDING PUBLICATION NOT FOR CIRCULATION

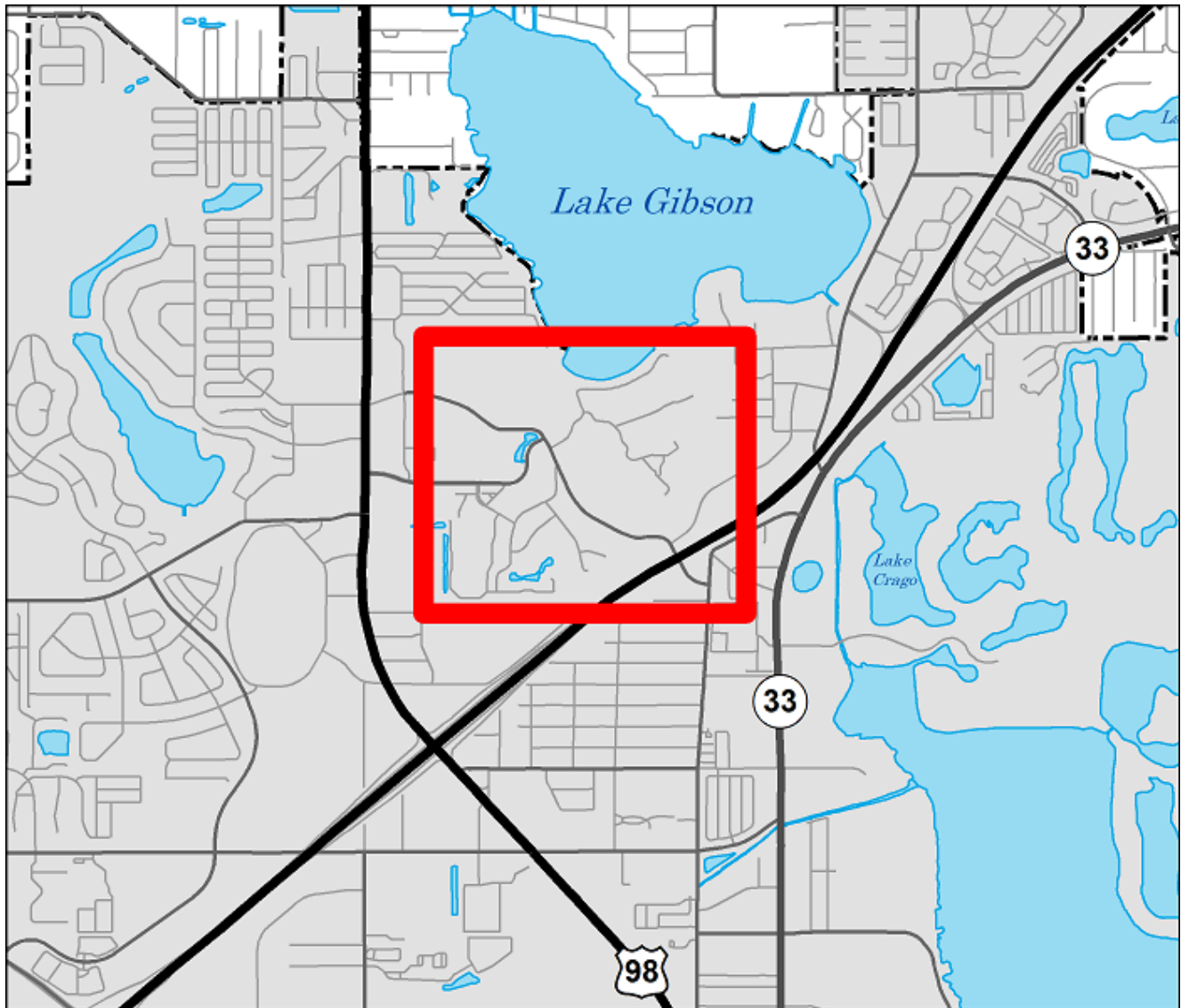
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Community & Economic Development Staff Recommendation

Date:	November 18, 2025	Reviewer:	Todd Vargo
Project No:	LUS25-002 PUD25-006	Location:	Former Wedgewood Golf Course
Owner:	SJD Development LLC, Ronin Assets LLC		
Applicant:	Chloe Dyal and Chirag Kikani, Tract Engineering		
Current Zoning:	PUD (Planned Unit Development) 5962, 4773W	Future Land Use:	Residential Low (RL), Residential Medium (RM), Residential High (RH)
Context District:	Suburban Neighborhood (SNH)		
P&Z Hearing:	September 16, 2025	P&Z Final Decision:	November 18, 2025
Request:	Small-scale map amendment and major modification of PUD (Planned Unit Development) zoning on property generally located north of Interstate-4, south of Heatherpoint Drive, east and west of Carpenters Way, and south of Wedgewood Estates Boulevard. More specifically, the requested changes are as follows: I. A small-scale map amendment, to change the future land use designation from Residential Low (RL) to Residential Medium (RM), and a major modification of PUD zoning to allow for 44 single-family attached (townhome) dwelling units on approximately 8.48 acres located at 752 Carpenters Way (Tracts 9A and 9B within Area W). II. A small-scale map amendment, to change the future land use designation from Residential Medium (RM) to Residential High (RH), and a major modification of PUD zoning to remove a portion of Area U and create a new Tract 12 in Area W for a clubhouse/amenity center to serve future multi-family residential uses on Tracts 4 and 11, in lieu of a previously approved 70,100 sq. ft. assisted living facility, on approximately 2.48 acres located at 503 Carpenters Way (Area U). III. A major modification of PUD zoning to increase the maximum number of single-family detached dwelling units from 14 to 17 on approximately 19.02 acres located south of Heatherpoint Drive, east of Carpenters Way, and north of Audubon Oaks Drive (Tract 1 within Area W). IV. A major modification of PUD zoning to adopt a new site development plan and increase the maximum number of single-family detached dwelling units from 46 to 49 on approximately 33.24 acres generally located north of Interstate-4, south of Wedgewood Estates Boulevard, and west of Carpenters Way (Tracts 5, 6, and 7 within Area W). V. A major modification of PUD zoning to adopt a new site plan to allow 58 single-family attached (townhome) dwelling units and 750 multi-family dwelling units, in lieu of previously approved entitlements for 834 multi-family dwelling units, on approximately 57.74 acres located north of Lakeland Park Center Drive, east of Carpenters Way, east and west of Audubon Oaks apartments (Tracts 2, 3, 4, 10 and 11 within Area W).		

1.0 Location Maps





2.0 Background

2.1 Summary

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

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

2.2 Subject Property

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

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

2.3 Project Background

The purpose of the request, through a small-scale land use map amendment and major modification of the PUD zoning, is to adopt a new site development plan which will allow for the development of up to 61 single-family detached dwelling units, 212 single-family attached (townhome) dwelling units, and 700 multi-family dwelling units. A revised master site development plan, which shows the location of proposed building footprints, off-street parking, internal driveways, access points, amenities, and the layout of new single-family subdivisions, is included as Exhibit “W-3.”

2.4 Existing Uses of Adjacent Properties

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

2.5 Attachments

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

3.0 Discussion

The current PUD approval allows for a total of 954 dwelling units. Below is a table which compares the current PUD entitlements with the changes being requested. **As originally advertised in September, the proposed changes would've reduced the maximum number of multi-family dwelling units from 834 to 750, but the total number of dwelling units allowed would've increased approximately 2.5% from 954 to 978 due to the proposed 44-unit townhome development on Tracts 9A/9B, the inclusion of a new 2.48-acre parcel (Tract 12), and changes to the lot layout in the single-family development area, Tracts 1, 5, 6, and 7 which would've increased the total number of single-family lots from 60 to 66.**

Due to the inability to obtain a motion for approval at the October 21st meeting of the Planning & Zoning Board, the applicant revised the application in response to the public comments and direction provided by Board members at that meeting. The revised application reduces the maximum number of multi-family dwelling units from 834 to 700 through the removal of 120 multi-family units on Tract 11 and adding 70 additional units to Tract 4 by increasing the maximum building height from three to four stories. On Tracts 9A/9B, the eight townhomes proposed for Tract 9A have been eliminated. For Tract 10, the development tract closest to Fairfield on the tee, the boundaries have been modified to include the portion of Tract 11 which previously allowed 120 multi-family dwelling units and increase the total number of single-family attached dwelling units from 58 to 116. For the single-family portion (Tracts 1, 5, 6, and 7), the applicant has agreed to donate the entirety of Tract 6 to the City as future right-of-way for the Lakeland Park Center Drive extension reducing the proposed number of single-family detached dwelling units from 66 to 61. Altogether, the revised application proposes a total of 973 dwelling units: 61 single-family detached dwelling units on Tracts 1, 5, 6 and 7, 212 single-family attached dwelling units on Tracts 8, 9B and 10, and 700 multi-family units on Tracts 2, 4, and 11.

	Current PUD	Proposed Changes
Single-family detached units	60	61
Single-family attached units	60	212
Multi-family units	834	700
Total	954	973

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

Tract 1

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

Tract 2

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

Tract 3

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

Tracts 4, 10 and 11

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

The revised application reduces the number of multi-family dwelling units from 240 to 120 on Tract 11, increases the number of multi-family dwelling units on Tract 4 from 210 to 280 by increasing the maximum height of each building from three to four stores, and increase the proposed number of two-story single-family attached dwelling units on Tract 10 from 58 to 116 through the inclusion of the portion of Tract 11 which was previously proposed for 120 multi-family dwelling units.

Tract 5

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

Tract 6

Tract 6 is currently approved for a 12-lot single-family detached subdivision. As originally advertised, the proposed changes to Tract 6 would've reduced the number of lots from 12 to 5 to account for the donation of right-of-way for the future extension of Lakeland Park Center Drive. The five-lot subdivision would've been oriented towards Lakeland Park Center Drive with access limited to a one-way spur road. The revised application completely removes the five residential lots in Tract 6 which will be set aside as part of the lands donated to the City as right-of-way for the future extension of Lakeland Park Center Drive.

Tract 7

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

Tract 8

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

Tract 9A and 9B

Tracts 9A and 9B are identified as a future development area in the approved PUD. As originally advertised, the proposed changes to Tracts 9A and 9B would've allowed for a total of 44 single-family attached (townhome) dwelling units with a maximum height of two stories. Eight of the townhomes would've been located in Tract 9A, north of Wedgewood Estates Boulevard which will be reconstructed to align with Heather Drive, with the remaining 36 townhome units located on Tract 9B, south of Wedgewood Estate Boulevard.

The revised application eliminates the eight townhome units proposed for Tract 9A which will now be donated by developer for use as right-of-way to assist with the reconstruction and alignment of Wedgewood Estates Boulevard with Heatherpoint Drive. For the remaining 36 townhome units on Tract 9B, south of Wedgewood Estates Boulevard, a small-scale map amendment will be required to change the future land use designation from Residential Low (RL) to Residential Medium (RM). The RL future land use designation allows for a maximum density of five (5) dwelling units per acre while the RM future land use will allow for a maximum density of 12 dwelling units per acre. The 36 townhomes will abut the rear yard of existing single-family homes located to the south and east along Staffordshire Drive.

Tract 12

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

Project Phasing

According to the applicant, the project will be developed through two separate development phases. Phase I will consist of 460 multi-family dwelling units in Tracts 3, 4, 11 and the amenity center in 12. Phase II will consist of 61 single-family detached dwelling units in Tracts 1, 5, and 7, 240 multi-family units in Tract 2, and 212 single-family attached dwelling units in Tracts 8, 9 and 10.

Future Land Use Map Amendments

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

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

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

Utilities

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

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

School Concurrency

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

As part of the proposed modification to the PUD, the applicant has submitted another request to the PCSB for a non-binding determination of school concurrency. The non-bonding request shows capacity at both the zoned elementary school (North Lakeland) as well as the adjacent elementary school (Edgar Padgett). There is partial capacity in the zoned middle school (Sleepy Hill) with more capacity available in the adjacent middle school (Lake Gibson). Both the zoned high school (Lake Gibson) and the adjacent high school (Tenoroc) have capacity. Since this determination is non-binding, the applicant will be required to submit a binding concurrency application to the School Board at the time of site plan review before any of the development phases can move forward.

Public Comment

Prior to the public hearing on September 16, 2025, staff received five e-mails and two phone calls from concerned residents. Issues raised included traffic impacts, stormwater management challenges, loss

green space related to the proposed development of Tracts 9A and 9B, removal of the roundabout where Wedgewood Estates Boulevard will be realigned to intersect Carpenters Way at Heatherpoint Drive, the loss of green space and removal of a 75-year old tree where a proposed street between Tracts 5 and 7 intersects Derby Drive, and opposition to having new single-family lots which will abut the rear yard of existing homes on Derby Drive.

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

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

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

Additional comments received after the public hearing on September 16, 2025, included the cost of providing police, fire, and EMS services for the proposed development as well as additional buses and teachers needed for school-age children. A new fire station, Station #8 located at the Sleepy Hill Road/Mall Hill Road intersection that is under design and scheduled for construction to begin in Spring 2026. Construction is expected to be completed in Spring 2027. The new Polk County EMS Station on Robson Street is also under design. Using the Staffordshire/Carpenters Way intersection as a good central point in the development, Fire Station 8 is located 1.6 miles away and the Robson EMS Station is 1.5 miles away.

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

At the October 21, 2025 Planning and Zoning Board meeting, the applicant was unable to secure a motion for approval for the application as originally submitted due to the Board member concerns related to compatibility of the three-story multi-family uses in Tract 11 with the two-story condos located in Fairfield on the Tee. A motion was passed to continue the application until following month's meeting on November 18th with the Board suggesting that buildings 11A, 11B and 11C be removed and that the landscape buffer planned along the southern side of Fairfield on the Tee be increased in size and additional plantings added.

In response to the direction given at the October meeting, the applicant reduced the maximum number of multi-family dwellings units on Tract 11 from 240 to 120. The portion of Tract 11 located to the south of Fairfield on Tee, previously proposed for three apartment buildings, has now been added to Tract 10 and proposed for 58 additional single-family townhome units increasing the total number of townhomes on Tract 10 from 58 to 116. Lastly, to account for the removal of multi-family units on Tract 11, the applicant is proposing to increase the maximum number of multi-family dwelling units on Tract 4 from 210 to 280 through the increase of the maximum building height from three-stories to four-stories. The applicant has scheduled a community meeting for November 12th to present the proposed changes to Wedgewood residents for public comment and feedback. However, since the community meeting will occur after the publication of the November meeting packet, staff will provide a summary of the response of Wedgewood residents to the proposed changes at the November 18th meeting of the Planning and Zoning Board.

3.1 Transportation and Concurrency

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

The current land use and zoning request increases the total unit count from 954 to **973** units. Based in average rates published in the Institute of Transportation Engineers *Trip Generation Manual* (12th Edition), the new mix of residential units and **19**-unit count increase is expected to generate an additional **176** Daily and **8** PM Peak Hour (of Adjacent Street Traffic, 4 PM – 6PM) trips. Subsequent to the original PUD approval in 2022, the professional engineering teams for the developer and City have continued to coordinate the amount and alignment of the right of way needed to accommodate the LPC Drive Extension; to minimize the road's impact on the adjacent Florida Gas Transmission line easement; and to coordinate stormwater and floodplain impacts of both the road and development. The City has purchased approximately 1.32 acres immediately west of the subject property for the LPC Drive extension and has coordinated with the developer's utility engineer to ensure that the planned wastewater force main design does not conflict with roadway design. The Lakeland Area Mass Transit District (Citrus Connection) has re-aligned the inbound portion of its Pink Line to utilize the southbound direction of Lakeland Park Drive Extension (opened in 2022) to support existing and future residents in the vicinity of the Wedgewood community.

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

In 2023, the developer submitted a site plan (Project No. SIT23-020) for 330 multi-family units in Tracts 10, 11 and a portion of Tract 4, which was not approved due to the existing PUD condition that requires the execution and recording of a Development Agreement addressing the timing of the transportation mitigation requirements also contained within the PUD. The City and the developer continue to negotiate the required Development Agreement that will be the subject of two public hearings by the City Commission, scheduled to occur with the first and second readings of the land use changes and PUD modification that are ultimately approved by the Planning & Zoning Board. In addition to the timing of meeting the required transportation conditions, the Development Agreement will also establish City Multi-Modal Transportation Impact Fee pre-payment and credit schedules, a proportionate-share of net payments required of the developer, and impact fee collections that could be invested in projects such as the LPC Drive Extension for which construction is not currently funded in the City's Capital Improvement Plan. For the realigned Wedgewood Estates Boulevard intersection opposite Heatherpoint Drive, staff is recommending a revision to the PUD condition that currently requires right of way dedication and construction of a roundabout at this location to include the option of a traffic signal if subsequent analyses determine comparable operations with a lower cost and reduced maintenance of traffic impacts to adjacent residents during construction. Roundabouts typically require extended lane and intersection approach closures that are not generally expected with traffic signal and associated turn lane installation.

Land Use Transportation Evaluation

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

Based on an analysis performed by City staff, the proposed solid waste transfer facility is expected to generate 160 truck trips per day when operating at full capacity in approximately ten years and 314 daily automobile trips, with seventy-eight employees expected to enter and exit the site daily. Approximately 41 trips are expected to be generated during the AM Peak Hour of Adjacent Street Traffic (between 7-9 AM) with 43 trips expected to be generated during the PM Peak Hour of Adjacent Street Traffic (between 4-6 PM). Based on the traffic volumes anticipated to be generated by the transfer facility, the site access is considered a Type B Driveway according to the standards outlined in the FDOT Multimodal Access Management Guidebook. Based on the traffic volumes on N. Combee Road, it appears northbound left turn and southbound right turn auxiliary lanes may be warranted at this location. To comply with the Land Development Code access management requirements, it is proposed that access to the Saddle Creek Substation be provided from within the transfer facility site with the existing driveway connection to Combee Road being removed and restored.

The subject property is located within the Urban Development Area (UDA) as designated in the Comprehensive Plan and is not currently served by fixed-route transit service by the Lakeland Area Mass Transit District (LAMTD, operating as The Citrus Connection). The site is also not currently located within LAMTD's boundaries within which a half-mill ad valorem tax is levied for transit services within the Lakeland area. Sidewalks do not exist along the west side of Combee Road from CR 546/Saddle Creek Road to Centurian Drive. As required by the City and Polk County Land Development Codes, sidewalk segments have been constructed along the frontages of new development activity.

3.2 Comprehensive Plan Compliance

The Community and Economic Development Department reviewed this request for compliance with Lakeland Comprehensive Plan: Our Community 2030 and it is our opinion that the request is consistent with the Comprehensive Plan.

4.0 Recommendation

4.1 Community and Economic Development Staff

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

4.2 The Planning & Zoning Board

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

Area U and W in Ordinance 4773, as reamended

XXII. Area U

- A. Land Use Intensity: PUD-49
- B. Permitted Uses: Assisted living facility in one or more buildings.
- C. Maximum Floor Area:
 - Phase I: 21,100 square feet.
 - Phase II: 70,100-square feet
- D. Maximum Building Height:
 - Phase 1: One (1) story
 - Phase 2: Two (2) stories

E. Setbacks

1. From Carpenters Way: Fifty (50) feet.
2. From all other project boundaries; Twenty-five (25) feet.

F. Site Development Plan:

The site shall be developed in accordance with the site development plan included as Exhibit "U-1"

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

XIV. Area W

A. Permitted Uses.

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

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

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

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

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

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

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

- a. Tract 1: ~~44-17~~ single-family detached dwelling units
- b. Tract 5: ~~44-15~~ single-family detached dwelling units
- c. ~~Tract 6: 12 single-family detached dwelling units~~
- d. ~~Tract 7: 20 single-family detached dwelling units~~
- c. Tract 7: 29 single-family detached dwelling units

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: ~~454-60~~ 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

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).

C. Development Standards:

1. Single-Family Detached Residential Uses:

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

- i. Minimum Lot Width: 90 feet
 - ii. Minimum Lot Area: 10,000 sq. ft.
 - iii. Minimum Front Setback: 25 feet
 - iv. Minimum Street Side Setback: 15 feet
 - v. Minimum Side Setback: 7.5 feet
 - vi. Minimum Rear Yard Setback: 25 feet
 - b. Tracts 5, 6-and 7: In accordance with the RA-3/SNH context sub-district except as follows
 - i. Minimum Lot Width: 60 feet
 - ii. Minimum Lot Area: 7,500 sq. ft.
 - iii. Minimum Front Setback: 25 feet
 - iv. Minimum Street Side Setback: 15 feet
 - v. Minimum Side Setback: 7.5 feet
 - vi. Minimum Rear Yard Setback: 25 feet
- 2. Single-Family Attached Residential Uses: In accordance with the MF-12/SNH context sub-district except as follows.
 - a. Minimum Setbacks for Townhouse Building Groups
 - i. From Property Lines of Adjacent Multi-Family Uses: 25 feet.
 - ii. Minimum Internal Setback Between Building Groups: 10 feet.
 - b. Development Standards for Single-Family Attached Dwellings:
 - i. Minimum Lot Width: 19 feet
 - ii. Minimum Living Area: 1,463 sq. ft.
 - iii. Minimum Front Setback: ~~25~~20 feet
 - iv. Minimum Street Side Setback: 15 feet
 - v. Minimum Interior Side Setback 0 feet
 - vi. Minimum Rear Yard Setback: 10 feet
 - vii. Maximum Building Height: Two (2) stories.
 - viii. Maximum number of dwellings per group: Six (6)
- 3. Multi-Family Residential Uses: In accordance with the MF-12/SNH context sub-district except as follows.
 - a. Minimum Setbacks:
 - i. From Property Lines of Adjacent Multi-Family Uses: 25 feet.
 - ii. Minimum Internal Setback Between Buildings: 15 feet

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

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

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

- D. Site Development Plan: The site shall be developed in accordance with the proposed site development plan included as Exhibits "W-3", "W-3a" and "W-3b" and the site data table and phasing plan included as Exhibit "W-7." With the approval of the Director of Community & Economic Development, minor alterations may be made at the time of site plan review without requiring a modification to the PUD zoning.
- E. Landscaping and Buffering: In accordance with Section 4.5 of the Land Development Code, the Landscape Buffer Plan, Exhibit "W-4a" and Typical Buffer Details, Exhibit "W-4b." In addition to the buffering shown on the Landscape Buffer Plan, a Type "D" buffer as shown in Exhibit "W-4b" shall be installed and maintained adjacent to the north and west boundaries of the United Brotherhood of Carpenters and Joiners of America cemetery. Within Tract 8, the buffer shall include a six-foot tall vinyl privacy fence. Within Tract 2, the buffer shall include either a black or green vinyl chain link fence or decorative metal picket fencing with a minimum height of four feet.

F. Access

1. Access from the development tracts onto Carpenter's Way shall be limited to the intersections illustrated in Exhibit "W-3"
2. Access improvements on Carpenters Way at street or driveway connections to the development tracts, such as turning lanes, shall be constructed in accordance with the standards and specifications of the Florida Department of Transportation and City as appropriate and determined during the permitting process. The cost of such improvements shall be the responsibility of the applicant.
3. All roads within the development shall be constructed in accordance with City of Lakeland standards.
4. Access to the United Brotherhood of Carpenters and Joiners of America cemetery shall be formalized through a recorded agreement. If such agreement already exists, a copy of the agreement shall be provided prior to the issuance of the first building permit for the development.

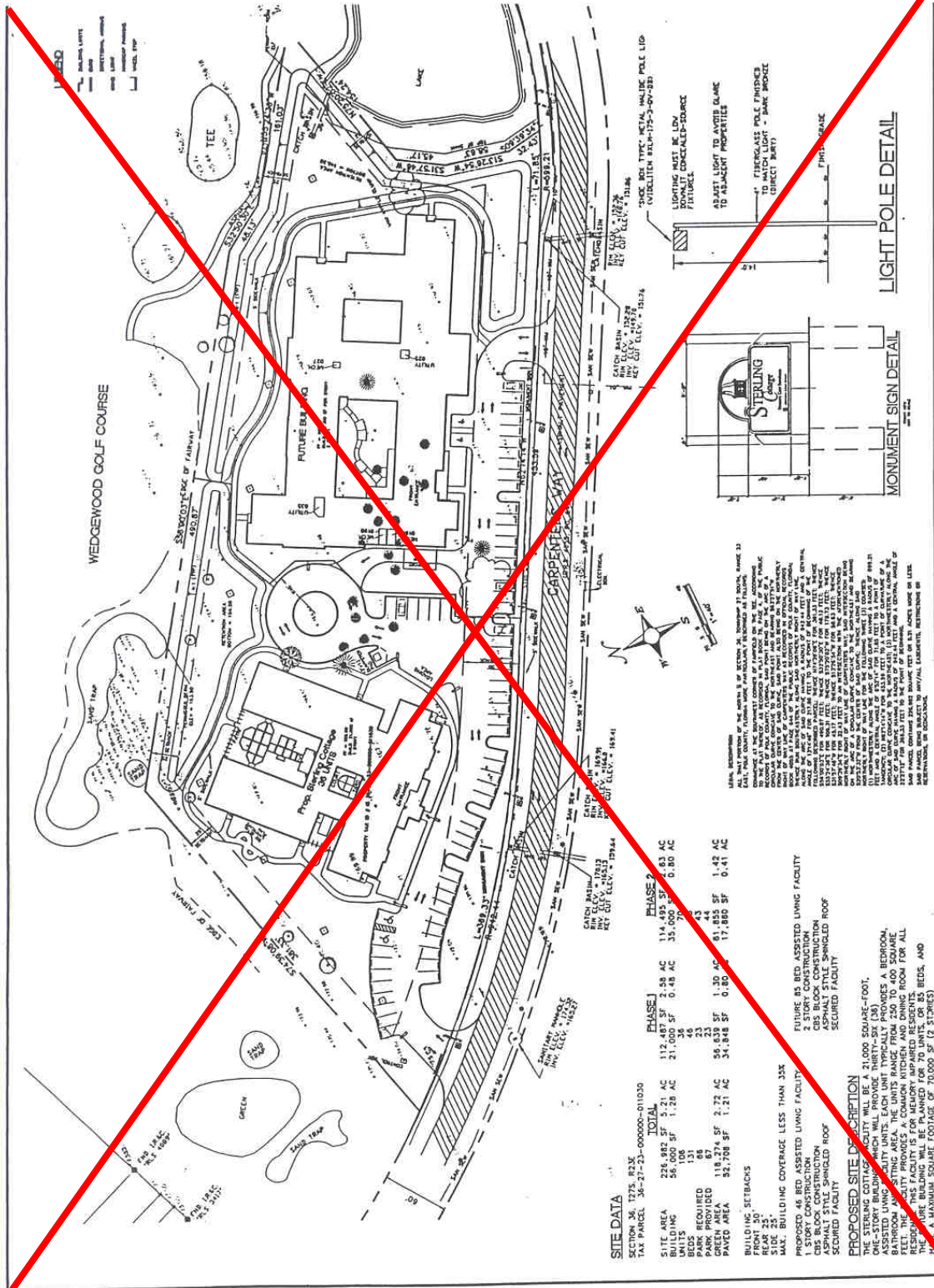
G. Civic Open Space and Recreational Amenities

1. A development-wide paved multi-use trail system shall be constructed as illustrated in Exhibits "W-5b," "W-6a," "W-6b," "W-6c," and "W-6d," "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.
- H. Off-street Parking: Off-street parking shall be provided in accordance with Section 4.11 and Table 4.11-1 of the Land Development Code. If the minimum amount of parking cannot be provided for a specific development tract, the maximum number of multi-family dwelling units shall be reduced to align with amount of parking provided.
 - I. Signage: In accordance with Section 4.9 of the Land Development Code.
 - J. Outdoor Lighting: Except for City-approved streetlights within rights-of-way, all outdoor lighting fixtures shall be of the “fully shielded” type such that the light emitting, distributing, reflecting, and refracting components of the light fixture (lamp, lens, reflective surfaces, etc.) shall not extend beyond the opaque housing of the fixture.
 - K. Stormwater Ponds: stormwater ponds shall be designed as water features with a natural appearance and shape. The use of fencing shall be minimized, but in the event fencing is required, fence materials used shall consist of either black or green vinyl chain link or decorative metal picket fencing. Any landscaping shall be located on the outside of such fencing.
 - L. Transportation:
 1. Prior to the first site plan or preliminary plat submittal, the developer and City shall execute and record in the Official Records of the Polk County Clerk of Courts a Development Agreement through which the timing of the following specific transportation concurrency mitigation requirements are addressed. This agreement shall be executed by the City Commission and recorded with the Polk County Clerk of Courts.
 - a. Right-of-way dedication to the City of Lakeland to accommodate the Lakeland Park Center Drive Extension south of Carpenters Way. The dedicated right-of-way and design shall minimize impacts to an existing gas transmission line and accommodate necessary stormwater treatment facilities for this future roadway or shared facilities for the roadway and adjacent development.
 - b. Right-of-way dedication and construction of a roundabout or traffic signal with turn lanes at the Carpenters Way/Wedgewood Estates Boulevard/Heatherpoint Drive intersection, including the realignment of Wedgewood Estates Boulevard to align with Heatherpoint Drive as generally illustrated in Exhibit “W-5a”.
 - c. Installation of a transit shelter and bus bay shall be installed on Lakeland Park Drive at the entrance to Tracts 3A/3B to serve a re-alignment of the Citrus Connection’s Pink Line, which is anticipated to occur once the apartment development phases commence.

2. A major update to the Wedgewood Redevelopment Traffic Impact Study (dated March 2022) shall be conducted for all remaining project phases for which a building permit has not been requested by ~~September 1, 2027~~ November 1, 2035.
3. Bicycle/Pedestrian Infrastructure
 - a. An integrated multi-use trail network shall be implemented throughout the proposed development area as depicted in Exhibits “W-5a” and “W-5b”. The appropriate cross-sections for each trail and street type shall be included with site plan and subdivision construction plan submittals for the applicable project phases. Raised crosswalks shall be installed at each location where this trail network crosses Carpenters Way.
 - b. Concurrent with the construction of the Carpenters Way/Wedgewood Estates Boulevard-Heatherpoint Drive ~~roundabout~~ intersection realignment, a sidewalk shall be constructed along the south side of Carpenters Way to the eastern terminus of the existing frontage sidewalk at Douglas Cook Park.
 - c. ADA-compliant sidewalk routes shall be constructed between each principal multi-family residential building and amenity to the planned trail network and existing frontage sidewalks on the adjacent street network.
 - d. Bicycle parking for each multi-family residential building and amenity shall be provided in compliance with Section 4.11.6 of the Land Development Code, with designs in compliance with Index 900 of the City Engineering Standards Manual.
4. Prior to the first Certificate of Occupancy for Tract 2, a roadway “stub-out” shall be constructed to the eastern site boundary in support of a future roadway connection to Arteva Drive.
5. Current and future developers within this area of the PUD shall work with the City to support its efforts to locate a high-speed rail (such as Brightline) stop in its vicinity.

M. Maintenance of Trails, Stormwater Infrastructure and Common Areas: Each development tract shall have a Homeowners Association, Property Owners Association, or some other legal entity which shall be responsible for the perpetual maintenance of trails and common areas within the boundaries of the development tract.



U.S. GOVERNMENT PRINTING OFFICE: 1964



Exhibit "W-1"

Legal Description

Tract 1

Beginning at a point whose Northing is 1369644.334 and whose Easting is 669323.451; thence bearing N 41-3-13.864 E a distance of 293.913; thence bearing N 5-5-2.201 W a distance of 123.838; thence bearing N 89-54-40.000 E a distance of 585.110; thence bearing S 0-30-16.244 E a distance of 897.286; thence bearing S 89-34-30.900 W a distance of 109.474; thence bearing N 27-10-11.222 W a distance of 344.529; thence bearing S 67-52-1.045 W a distance of 837.897; thence bearing S 75-46-40.726 W a distance of 504.832; thence bearing S 89-44-25.447 W a distance of 280.573; thence along a curve to the LEFT, having a radius of 282.593 a delta angle of 28° 24' 19.47", and whose long chord bears N 66-33-54.838 W a distance of 138.670; thence along a curve to the RIGHT, having a radius of 56.266 a delta angle of 63° 06' 44.52", and whose long chord bears N 50-2-14.386 W a distance of 58.892; thence bearing N 20-32-46.160 W a distance of 152.326; thence bearing N 69-41-52.000 E a distance of 76.000; thence bearing S 88-22-19.000 E a distance of 178.650; thence bearing N 88-22-46.662 E a distance of 190.685; thence bearing N 77-59-56.004 E a distance of 195.156; thence bearing N 70-22-13.996 E a distance of 277.616; thence bearing N 76-35-39.621 E a distance of 565.596; thence bearing N 48-22-54.083 W a distance of 239.952 to the point of beginning.

Tract 2

Beginning at a point whose Northing is 1367915.746 and whose Easting is 669607.933; thence bearing N 5-13-46.479 W a distance of 377.370; thence bearing N 54-13-46.919 E a distance of 61.645; thence bearing N 4-10-46.086 W a distance of 266.321; thence bearing S 55-48-6.657 W a distance of 263.144; thence bearing N 84-40-35.152 W a distance of 198.089; thence bearing S 74-13-52.034 W a distance of 339.880; thence bearing N 20-10-3.917 W a distance of 248.951; thence bearing N 63-9-29.350 E a distance of 909.256; thence bearing N 79-11-36.890 E a distance of 408.664; thence bearing N 89-34-30.900 E a distance of 109.474; thence bearing S 0-38-2.668 E a distance of 83.212; thence bearing S 0-24-45.929 E a distance of 117.500; thence bearing S 0-36-46.181 E a distance of 117.500; thence bearing S 0-24-9.103 E a distance of 124.796; thence bearing N 89-55-7.631 W a distance of 199.655; thence bearing S 0-1-42.588 E a distance of 660.088; thence bearing S 0-36-1.695 E a distance of 71.489; thence bearing S 89-25-42.236 W a distance of 286.048; thence bearing S 89-25-42.236 W a distance of 9.877 to the point of beginning.

Tract 3

Beginning at a point whose Northing is 1367915.845 and whose Easting is 669617.809; thence bearing N 89-25-42.236 E a distance of 286.048; thence bearing N 0-36-1.695 W a distance of 71.489; thence bearing S 89-44-47.620 E a distance of 200.438; thence bearing S 0-1-29.832 E a distance of 184.817; thence along a curve to the LEFT, having a radius of 590.000 a delta angle of 35° 26' 29.50", and whose long chord bears S 35-29-49.749 W a distance of 359.166; thence bearing S 17-46-35.000 W a distance of 99.611; thence bearing N 74-4-59.754 W a distance of 113.102; thence along a curve to the LEFT, having a radius of 475.000 a delta angle of 06° 33' 54.85", and whose long chord bears N 77-21-57.177 W a distance of 54.398; thence bearing N 80-27-18.850 W a distance of 260.447; thence bearing N 9-21-5.406 E a distance of 67.412; thence bearing N 72-42-43.516 E a distance of 54.746; thence bearing N 9-55-42.139 W a distance of 274.571; thence bearing N 71-39-54.955 E a distance of 165.020; thence bearing N 5-14-11.146 W a distance of 7.407 to the point of beginning.

Tract 3A

Beginning at a point whose Northing is 1367671.551 and whose Easting is 670103.668; thence bearing S 0-1-29.832 E a distance of 536.511; thence bearing N 57-32-36.316 W a distance of 221.206; thence bearing N 17-46-35.000 E a distance of 239.200; thence along a curve to the RIGHT, having a radius of 490.000 a delta angle of $26^{\circ} 05' 57.49''$, and whose long chord bears N 30-49-33.744 E a distance of 221.279 to the point of beginning.

Tract 4

Beginning at a point whose Northing is 1367448.229 and whose Easting is 669755.878; thence bearing S 74-4-59.754 E a distance of 113.102; thence bearing S 17-46-35.000 W a distance of 126.470; thence along a curve to the RIGHT, having a radius of 354.000 a delta angle of $24^{\circ} 37' 20.10''$, and whose long chord bears S 30-5-15.051 W a distance of 150.960; thence bearing S 14-15-43.000 W a distance of 34.470; thence along a curve to the RIGHT, having a radius of 371.500 a delta angle of $06^{\circ} 51' 06.27''$, and whose long chord bears S 50-31-1.867 W a distance of 44.400; thence bearing S 53-56-35.000 W a distance of 236.593; thence bearing N 55-31-55.505 W a distance of 172.173; thence bearing N 89-25-55.024 W a distance of 216.055; thence bearing S 59-29-30.316 W a distance of 55.004; thence along a curve to the RIGHT, having a radius of 606.263 a delta angle of $42^{\circ} 28' 51.98''$, and whose long chord bears N 79-29-5.227 W a distance of 439.279; thence bearing N 27-45-46.000 E a distance of 118.260; thence along a curve to the RIGHT, having a radius of 472.500 a delta angle of $18^{\circ} 01' 46.95''$, and whose long chord bears N 36-46-39.477 E a distance of 148.073; thence along a curve to the RIGHT, having a radius of 472.500 a delta angle of $16^{\circ} 09' 51.75''$, and whose long chord bears N 53-52-28.830 E a distance of 132.861; thence bearing N 61-57-24.708 E a distance of 115.837; thence along a curve to the RIGHT, having a radius of 472.500 a delta angle of $37^{\circ} 27' 05.43''$, and whose long chord bears N 80-40-57.421 E a distance of 303.382 ; thence bearing S 80-35-29.866 E a distance of 115.802; thence bearing S 80-27-18.850 E a distance of 260.447; thence along a curve to the RIGHT, having a radius of 475.000 a delta angle of $06^{\circ} 33' 54.85''$, and whose long chord bears S 77-21-57.177 E a distance of 54.398 to the point of beginning.

Tract 4A

Beginning at a point whose Northing is 1366911.629 and whose Easting is 669566.286; thence bearing N 53-56-35.000 E a distance of 178.273; thence bearing N 52-36-59.000 E a distance of 46.040; thence along a curve to the LEFT, having a radius of 470.000 a delta angle of $32^{\circ} 47' 45.83''$, and whose long chord bears N 36-13-5.000 E a distance of 265.370; thence bearing S 70-10-48.000 E a distance of 14.310; thence bearing S 57-32-36.316 E a distance of 221.206; thence bearing S 60-44-55.000 W a distance of 578.230; thence bearing N 29-15-5.000 W a distance of 67.779 to the point of beginning.

Tract 5

Beginning at a point whose Northing is 1366745.048 and whose Easting is 668663.609; thence bearing N 74-57-40.102 W a distance of 30.000; thence bearing N 15-2-19.898 E a distance of 50.135; thence bearing N 74-23-16.329 W a distance of 491.651; thence bearing N 37-34-54.164 W a distance of 433.129; thence bearing S 52-27-7.000 W a distance of 120.000; thence bearing N 37-32-53.000 W a distance of 63.420; thence bearing N 52-27-7.000 E a distance of 120.000; thence bearing N 37-32-53.000 W a distance of 262.500; thence bearing N 52-27-43.156 E a distance of 208.463; thence along a curve to the LEFT, having a radius of 1000.769 a delta angle of $33^{\circ} 46' 42.47''$, and whose long chord bears S 45-21-42.530 E a distance of 581.492; thence bearing S 62-11-29.851 E a distance of 453.554; thence along a curve to the LEFT, having a radius of 666.103 a delta angle of $15^{\circ} 40' 37.68''$, and whose long chord bears S 70-16-5.261 E a distance of 181.690; thence bearing S 11-12-15.283 W a distance of 46.226; thence bearing S 44-57-8.085 W a distance of 268.948 to the point of beginning.

Tract 6

Beginning at a point whose Northing is 1366233.362 and whose Easting is 668008.192; thence bearing N 69-53-8.899 E a distance of 272.187; thence bearing N 49-1-18.527 E a distance of 443.075; thence bearing N 15-2-19.898 E a distance of 140.110; thence bearing S 74-57-40.102 E a distance of 30.000; thence bearing N 44-57-8.085 E a distance of 268.948; thence bearing N 11-12-15.283 E a distance of 46.226; thence along a curve to the LEFT, having a radius of 666.103a delta angle of 11° 18' 04.11", and whose long chord bears S 83-45-26.153 E a distance of 131.171; thence bearing S 0-54-1.000 E a distance of 11.058; thence along a curve to the LEFT, having a radius of 680.200a delta angle of 04° 25' 32.30", and whose long chord bears N 88-23-50.152 E a distance of 52.527; thence bearing N 86-11-4.000 E a distance of 55.403; thence along a curve to the RIGHT, having a radius of 369.670a delta angle of 57° 26' 11.01", and whose long chord bears S 65-5-50.493 E a distance of 355.254; thence bearing S 32-31-36.943 E a distance of 50.012; thence bearing S 60-44-55.000 W a distance of 422.389; thence along a curve to the LEFT, having a radius of 5879.580a delta angle of 08° 44' 58.32", and whose long chord bears S 56-22-25.838 W a distance of 896.988; thence bearing N 89-38-40.621 W a distance of 93.162; thence bearing S 51-14-19.171 W a distance of 119.719; thence bearing N 89-50-54.000 W a distance of 212.951; thence bearing N 12-52-54.534 W a distance of 61.227; thence bearing N 77-7-5.466 E a distance of 125.000; thence bearing N 12-52-54.534 W a distance of 157.914to the point of beginning.

Tract 7

Beginning at a point whose Northing is 1366822.680 and whose Easting is 667873.417; thence bearing S 12-52-54.534 E a distance of 604.533; thence bearing S 12-52-54.534 E a distance of 157.914; thence bearing S 77-7-5.466 W a distance of 125.000; thence bearing S 12-52-54.534 E a distance of 61.227; thence bearing N 89-50-54.000 W a distance of 143.519; thence bearing N 0-13-57.000 E a distance of 190.000; thence bearing N 89-46-3.000 W a distance of 110.000; thence bearing N 0-13-57.000 E a distance of 10.000; thence bearing S 89-46-3.000 E a distance of 90.000; thence bearing N 0-13-57.000 E a distance of 60.000; thence bearing N 89-46-3.000 W a distance of 20.000; thence bearing N 0-13-57.000 E a distance of 180.000; thence bearing N 89-46-3.000 W a distance of 44.230; thence bearing N 0-13-57.000 E a distance of 129.980; thence bearing N 89-45-18.311 W a distance of 90.770; thence bearing S 0-13-57.000 W a distance of 50.000; thence bearing N 89-49-55.966 W a distance of 120.007; thence bearing S 0-13-57.000 W a distance of 110.000; thence bearing N 89-46-3.000 W a distance of 85.000; thence bearing S 0-13-57.000 W a distance of 140.000; thence bearing N 74-30-44.000 W a distance of 114.020; thence bearing N 89-46-3.000 W a distance of 190.000; thence bearing S 76-11-46.000 W a distance of 123.690; thence bearing N 89-46-3.000 W a distance of 250.000; thence bearing N 0-13-57.000 E a distance of 62.330; thence along a curve to the RIGHT, having a radius of 138.830a delta angle of 61° 56' 15.00", and whose long chord bears N 31-12-4.500 E a distance of 142.876; thence bearing N 62-10-11.985 E a distance of 0.003; thence bearing N 62-10-12.000 E a distance of 165.990; thence bearing N 56-26-18.000 E a distance of 360.000; thence bearing N 37-11-42.000 E a distance of 401.480; thence bearing N 51-14-17.000 E a distance of 289.840; thence bearing S 37-18-51.035 E a distance of 169.900; thence bearing S 52-25-1.745 W a distance of 119.087; thence bearing S 37-32-30.858 E a distance of 179.989; thence bearing S 22-7-58.159 E a distance of 59.970to the point of beginning.

Tract 8

Beginning at a point whose Northing is 1367436.181 and whose Easting is 666551.405; thence bearing S 7-36-17.000 W a distance of 1277.033; thence bearing N 89-46-3.000 W a distance of 165.003; thence bearing N 5-8-48.000 W a distance of 800.000; thence bearing N 11-35-59.000 E a distance of 327.190; thence bearing S 89-46-3.000 E a distance of 12.410; thence bearing N 10-52-60.000 E a distance of 192.440; thence bearing N 45-12-39.000 E a distance of 167.370; thence along a curve to the LEFT, having a radius of 200.000a delta angle of 40° 24' 38.57", and whose long chord

bears S 38-51-27.716 E a distance of 138.154; thence bearing S 59-3-47.000 E a distance of 100.000 to the point of beginning.

Tract 9A

Beginning at a point whose Northing is 1368477.359 and whose Easting is 667502.505; thence along a curve to the RIGHT, having a radius of 796.194 a delta angle of 01° 49' 36.51", and whose long chord bears S 25-53-50.430 E a distance of 25.385; thence along a curve to the RIGHT, having a radius of 35.000 a delta angle of 85° 08' 38.24", and whose long chord bears S 18-13-42.608 W a distance of 47.356; thence bearing S 60-48-1.727 W a distance of 156.126; thence along a curve to the LEFT, having a radius of 350.000 a delta angle of 44° 20' 39.18", and whose long chord bears S 38-37-42.135 W a distance of 264.173; thence along a curve to the RIGHT, having a radius of 309.351 a delta angle of 31° 50' 43.77", and whose long chord bears N 7-56-24.687 W a distance of 169.736; thence bearing N 7-50-5.743 E a distance of 17.977; thence bearing N 12-51-43.890 E a distance of 28.456; thence bearing N 17-53-22.037 E a distance of 28.456; thence bearing N 22-55-0.184 E a distance of 28.456; thence bearing N 27-56-38.331 E a distance of 28.456; thence bearing N 32-58-16.478 E a distance of 28.456; thence bearing N 37-59-54.624 E a distance of 28.456; thence bearing N 43-1-32.771 E a distance of 28.456; thence bearing N 48-3-10.918 E a distance of 28.456; thence bearing N 53-4-49.065 E a distance of 28.456; thence bearing N 58-6-27.212 E a distance of 28.456; thence bearing N 63-8-5.359 E a distance of 28.456; thence bearing N 65-42-35.946 E a distance of 35.830; thence bearing N 61-30-25.266 E a distance of 5.303; thence bearing N 53-4-16.284 E a distance of 5.303; thence bearing N 44-38-7.301 E a distance of 5.303; thence bearing N 36-11-58.319 E a distance of 5.303; thence bearing N 27-45-49.337 E a distance of 5.433; thence bearing S 43-37-28.028 E a distance of 81.381; thence along a curve to the RIGHT, having a radius of 200.000 a delta angle of 16° 38' 37.32", and whose long chord bears S 35-18-9.369 E a distance of 57.893 to the point of beginning.

Tract 9B

Beginning at a point whose Northing is 1368278.290 and whose Easting is 667497.625; thence bearing S 0-14-21.069 W a distance of 522.623; thence bearing S 63-20-6.000 W a distance of 532.072; thence bearing S 52-41-59.959 W a distance of 253.176; thence bearing N 59-7-48.924 W a distance of 116.481; thence bearing N 30-56-13.000 E a distance of 25.000; thence bearing N 59-3-47.000 W a distance of 70.000; thence bearing N 45-22-54.685 E a distance of 560.063; thence bearing S 28-21-16.794 E a distance of 7.064; thence along a curve to the LEFT, having a radius of 360.000 a delta angle of 47° 41' 16.66", and whose long chord bears N 37-48-4.876 E a distance of 291.058; thence along a curve to the RIGHT, having a radius of 290.000 a delta angle of 46° 50' 35.18", and whose long chord bears N 37-22-44.136 E a distance of 230.546; thence bearing N 60-48-1.727 E a distance of 145.630; thence along a curve to the RIGHT, having a radius of 35.000 a delta angle of 94° 33' 46.24", and whose long chord bears S 71-55-5.153 E a distance of 51.429; thence bearing S 24-38-12.033 E a distance of 64.017; thence bearing N 89-46-0.785 W a distance of 96.839 to the point of beginning.

Tract 10

A legal description for the revised Tract 10 will be provided prior to the City Commission hearing.

Tract 11

A legal description for the revised Tract 11 will be provided prior to the City Commission hearing.

Tract 12 (Formerly part of Area U)

Being a portion of the North $\frac{1}{2}$ of Section 36, Township 27 South, Range 23 East, Polk County, Florida, more particularly described as follows:

Commence at the southwest corner of "Fairfield on the Tee", according of the plat thereof, as recorded in Plat Book 78, Page 24, of the public records of Polk County, Florida, said point being on the arc of a circular curve concave to the northeast and bearing S63°28'10"W from the center of said curve, said point also being on the northerly right-of-way line of Carpenters Way as recorded in official records book 4055, page 644, of the public records of Polk County, Florida; thence southeasterly along the arc of said curve with a radius of 942.44 feet, through a central angle of 13°14'46", a distance of 217.88 feet; thence continue southeasterly, along said northerly right-of-way line and along said curve through a central angle of 22°27'36", a distance of 369.45 feet; thence, continue along said northerly right-of-way line S62°08'12"E (S62°14'14"E per historic deed), a distance of 91.13 feet to the point of beginning; thence N27°25'51"E, a distance of 100.76 feet; thence N64°27'26"E, a distance of 244.38 feet; thence S56°01'07"E (S56°00'03"E per historic deed), a distance of 170.71 feet; thence S32°43'25"E (S32°50'30" per historic deed), a distance of 48.04 feet (48.13' per historic deed); thence S55°22'26"E (S55°24'36"E per historic deed), a distance of 161.05 feet (161.03' per historic deed); thence S75°20'55"W (S75°20'02"W per historic deed), a distance of 154.15 feet (154.24' per historic deed); thence S31°57'55"W (S31°57'46"W per historic deed), a distance of 45.20 feet (45.17' per historic deed); thence S13°34'12"W (S13°26'54"W per historic deed), a distance of 57.17 feet (57.26' per historic deed); thence S08°49'51"E (S09°39'34"E per historic deed), a distance of 33.77 feet (33.20' per historic deed) to the point of curvature of a non tangent curve to the right, having a radius of 599.21 feet, a central angle of 06°51'38" (06°52'14" per historic deed), a chord bearing of N65°42'41"W, for a chord distance of 71.71 feet; thence along the arc of said curve, a distance of 71.75 feet (71.85' per historic deed); thence N62°08'12"W (N62°14'14"W per historic deed), a distance of 362.30 feet to the point of beginning, and containing 2.841 acres (108.073 square feet) of land, more or less.

Exhibit "W-2"

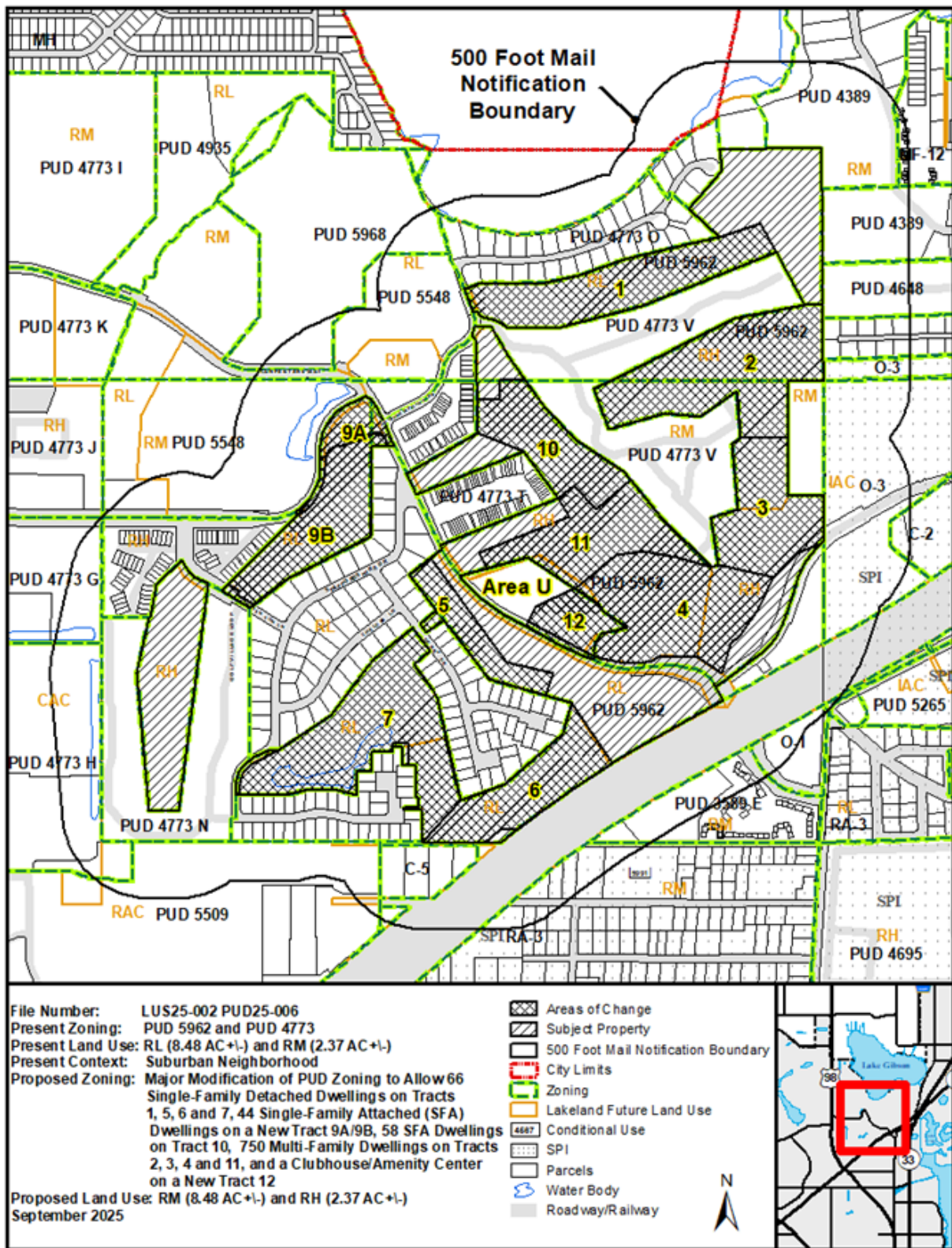
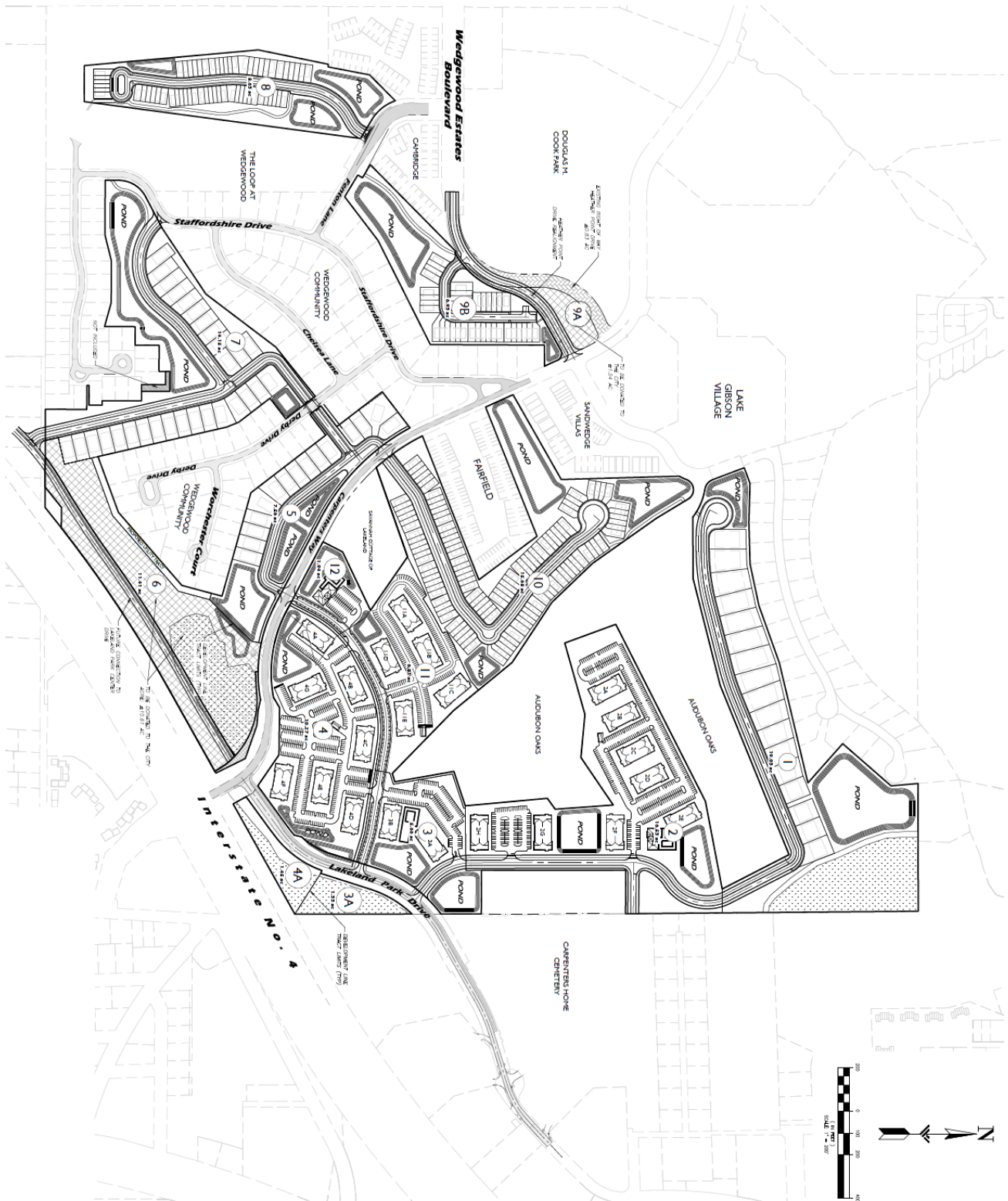


Exhibit "W-3"



2

AUDUBON OAKS

CARPENTERS HOME
CEMETERY

23272500000022010

~~232736000000611020~~

TOWNHOME PARCELS		EXISTING LUL	PROPOSED LUL	PHASE
DEVELOPMENT AREA 2				
DEVELOPABLE AREA	=	16.55 AC		
TOTAL UNITS	=	96 UNITS		
(22 X 60)		18 UNITS		
(22 X 70)		11 UNITS		
(18 X 77)		56 UNITS		
DENSITY:	=	5.80 DU/AC		



Kinley»Horn

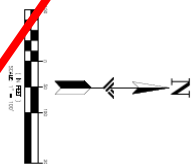
PRELIMINARY SITE DATA TABLE

~~MULTI-FAMILY PARCELS~~

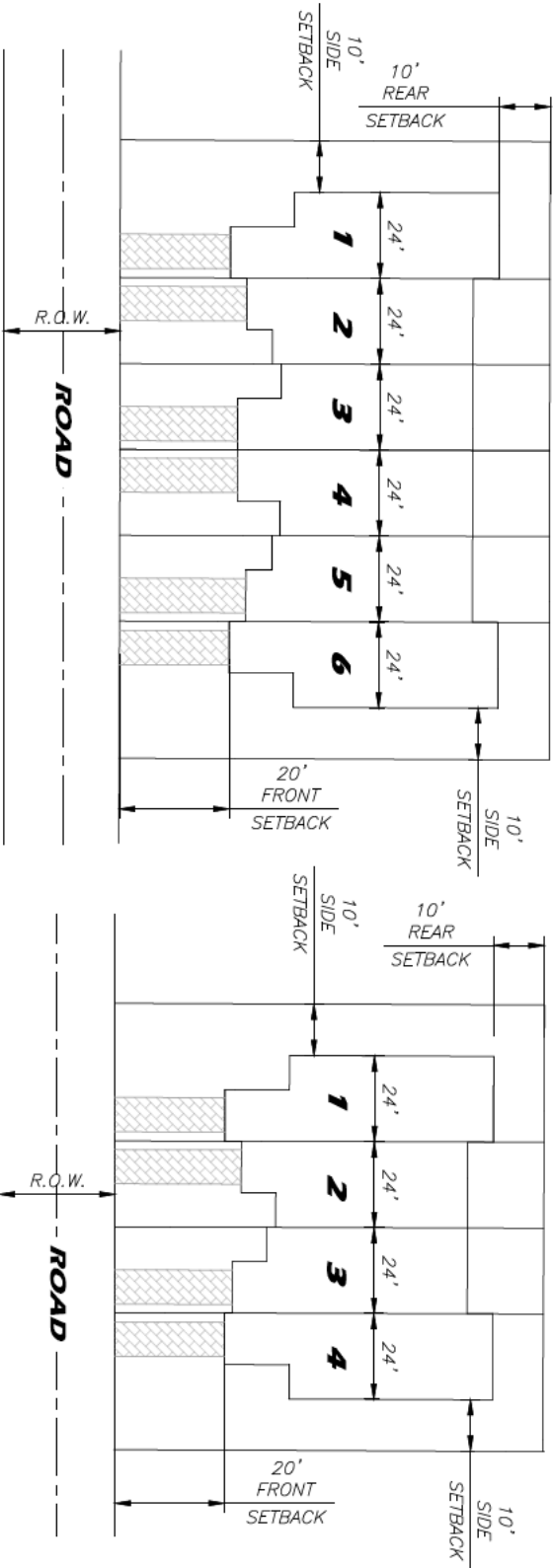
TOWNHOMES PARCELS

(19 X 17) - UNITS
TOTAL UNITS: ± 162 UNITS

DEVELOPMENT AREA 4, 10 & 11:
TOTAL DEVELOPABLE AREA:
TOTAL UNITS:
DENSITY:
± 28.21 AC
± 282 (N^o & T^h)
± 9.89 DU/AC



LOT LAYOUT TOWNHOUSE



LOT LAYOUT
6 UNITS TOWNHOUSE

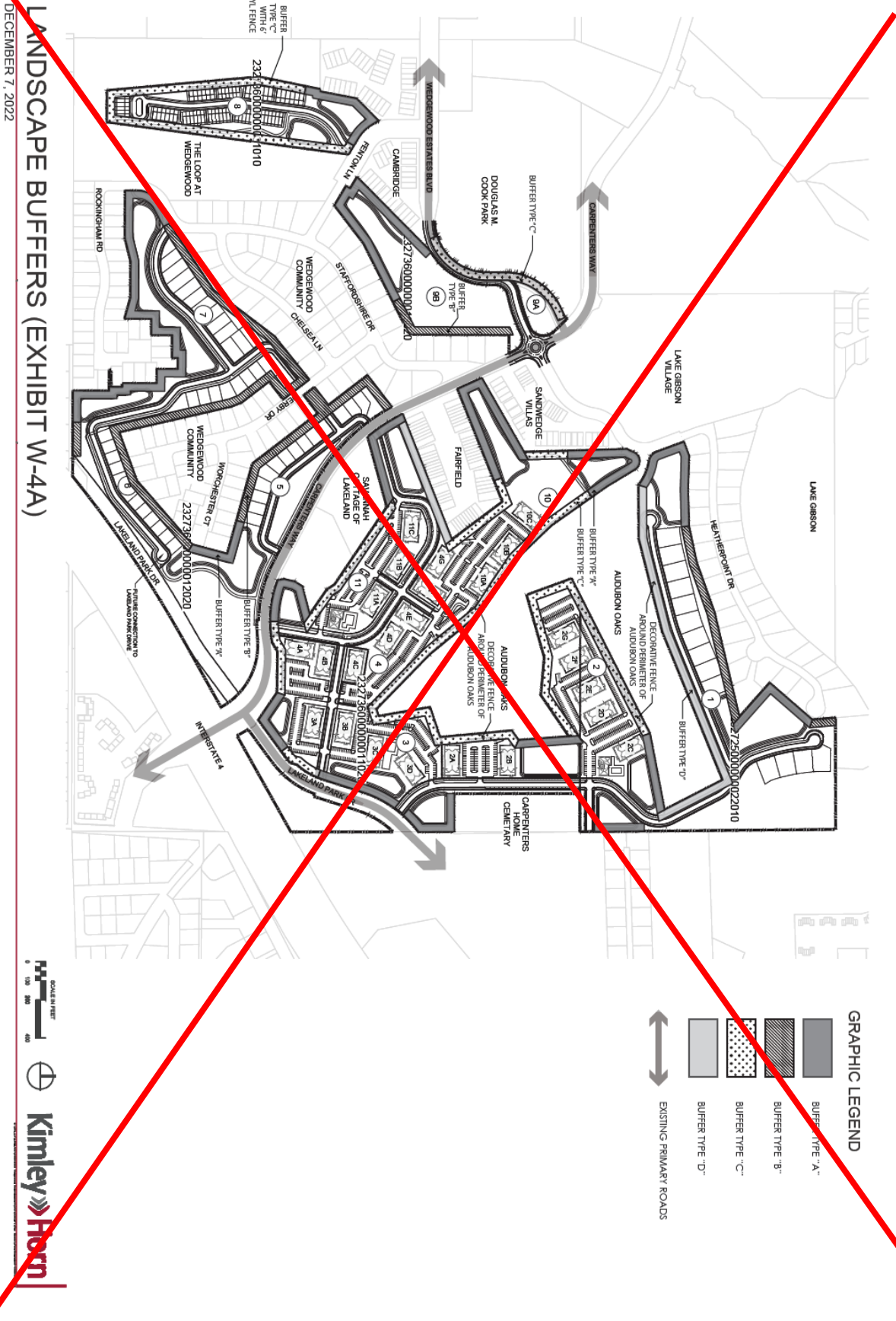
N.T.S.

NOTE: GARAGES SHALL BE RECESSED TO 25 FEET

LOT LAYOUT
4 UNITS TOWNHOUSE

N.T.S.

NOTE: GARAGES SHALL BE RECESSED TO 25 FEET



LANDSCAPE BUFFERS

ATTACHMENT "W-4a"



TRACT ENGINEERING
FROM CONCEPTUAL TO COMPLETION
1317 LAKELAND BL. SUITE 100
LAKELAND, FL 33803
PHONE: 813.941.1111
WWW.TRACTENGINEERING.COM

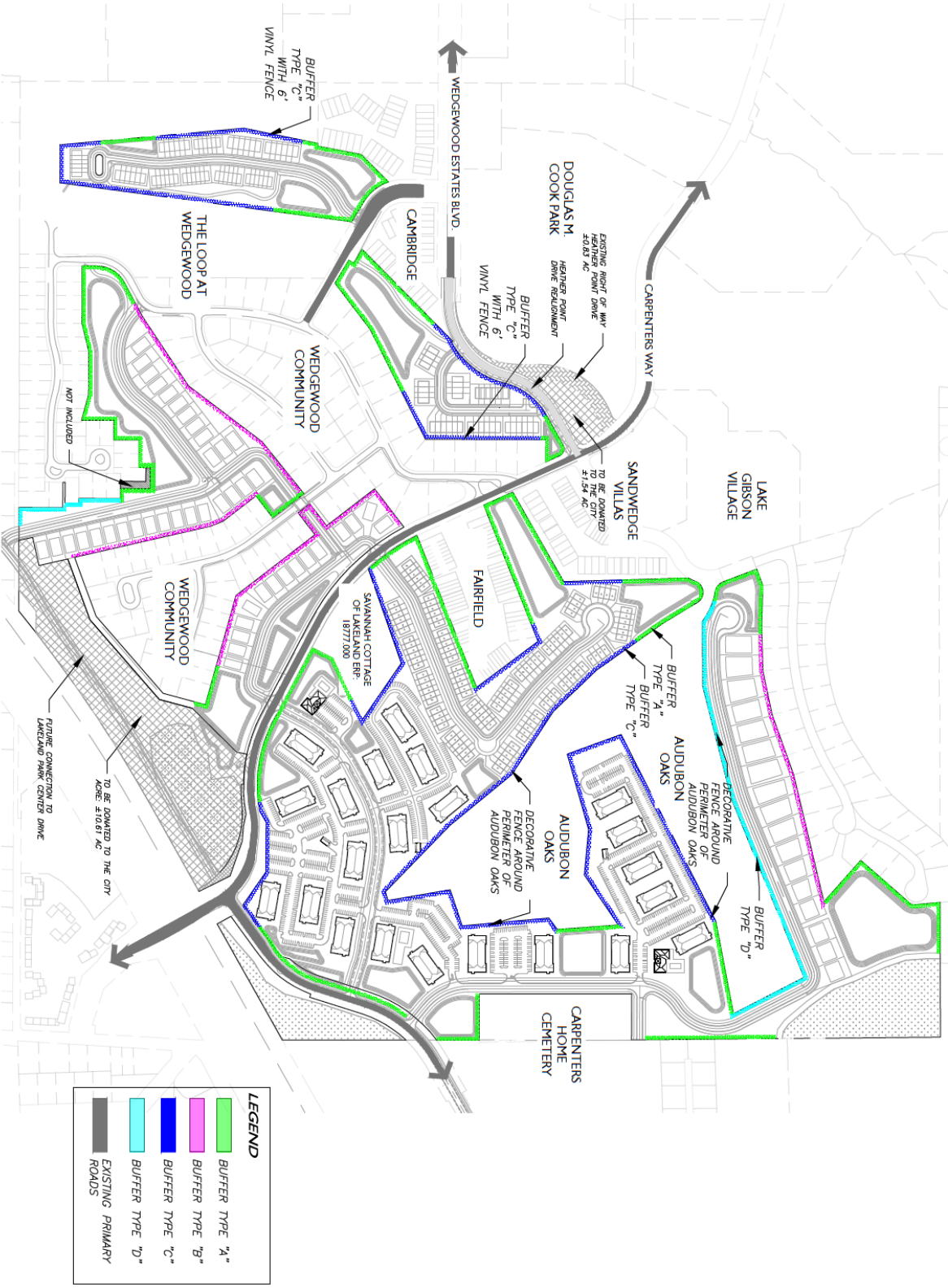
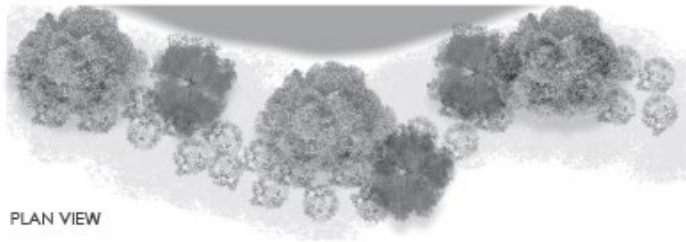


Exhibit "W-4b"



A TYPE 'A' LANDSCAPE BUFFER

TYPICAL PER EVERY 100 LF

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

PLAN VIEW



B TYPE 'B' LANDSCAPE BUFFER

TYPICAL PER EVERY 100 LF

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

PLAN VIEW

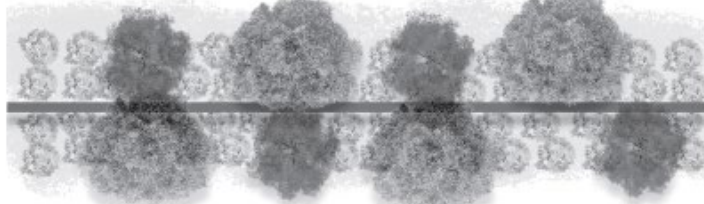


C TYPE 'C' LANDSCAPE BUFFER

TYPICAL PER EVERY 100 LF

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

PLAN VIEW



D TYPE 'D' LANDSCAPE BUFFER

TYPICAL PER EVERY 100 LF

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

LANDSCAPE BUFFER - SECTIONS

SITE CIRCULATION - ROADWAY (EXHIBIT W-5A)

DECEMBER 6, 2022



Kimley-Horn



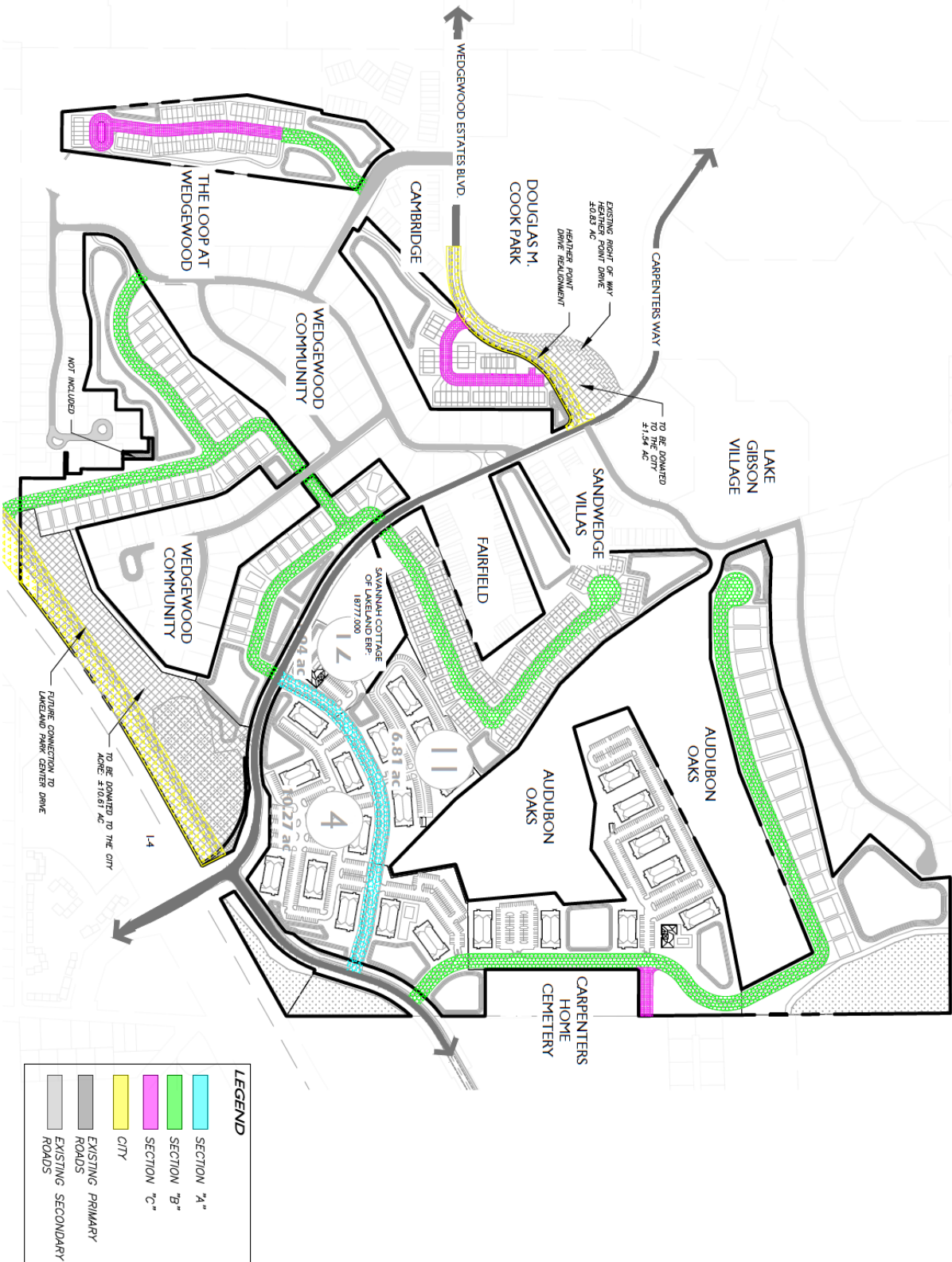
SITE CIRCULATION - ROW

ATTACHMENT "W-5a"

SCALE: 1" = 500'



TRACT ENGINEERING
FROM CONCEPTUAL TO COMPLETION
3157 S. LAKELAND BL., SUITE 100
LAKELAND, FL 33803
PHONE: 888.888.8888



~~SITE CIRCULATION - PEDESTRIAN (EXHIBIT W-5B)~~



GRAPHIC LEGEND

SECTION "D"

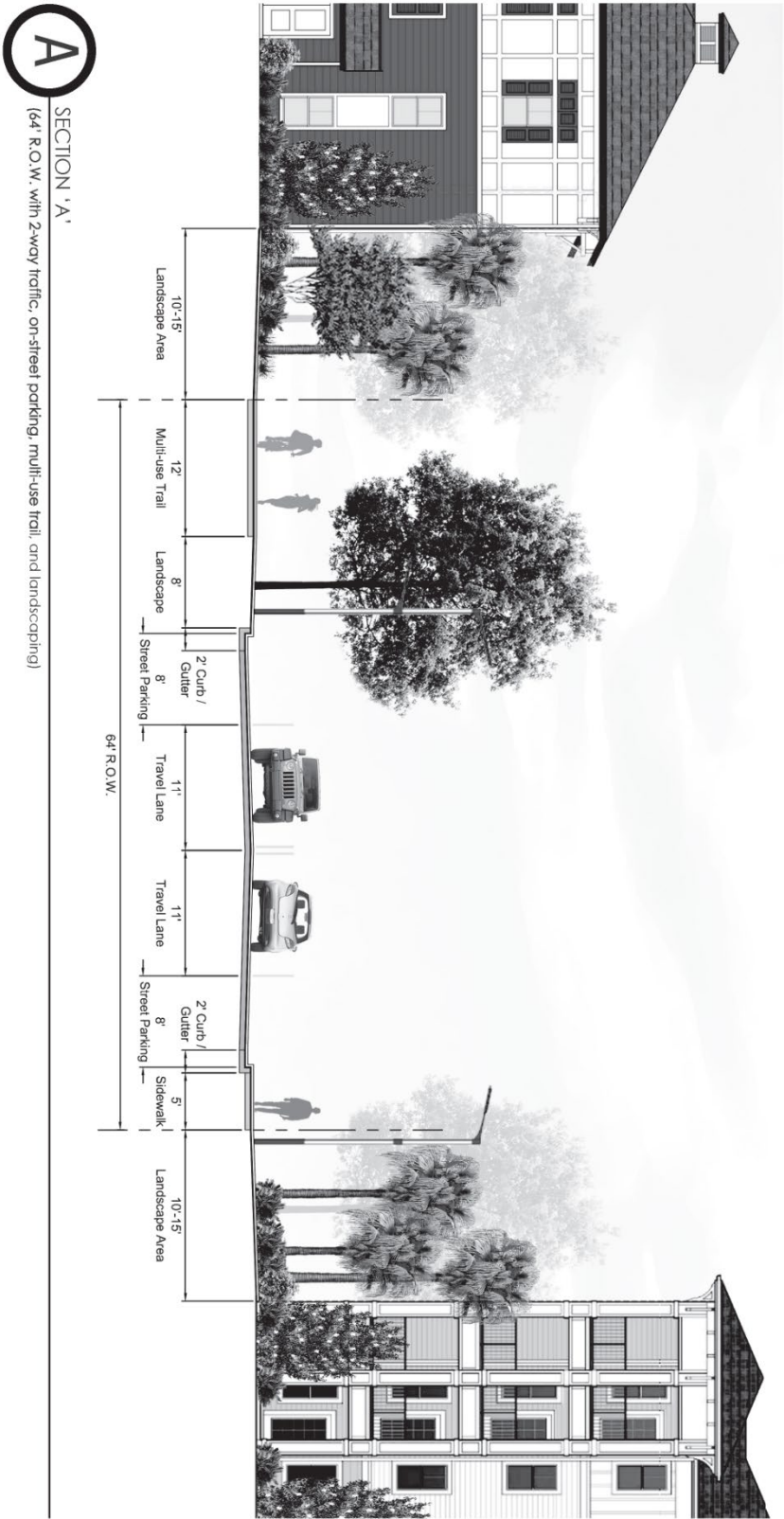
 EXISTING PRIMARY ROADS

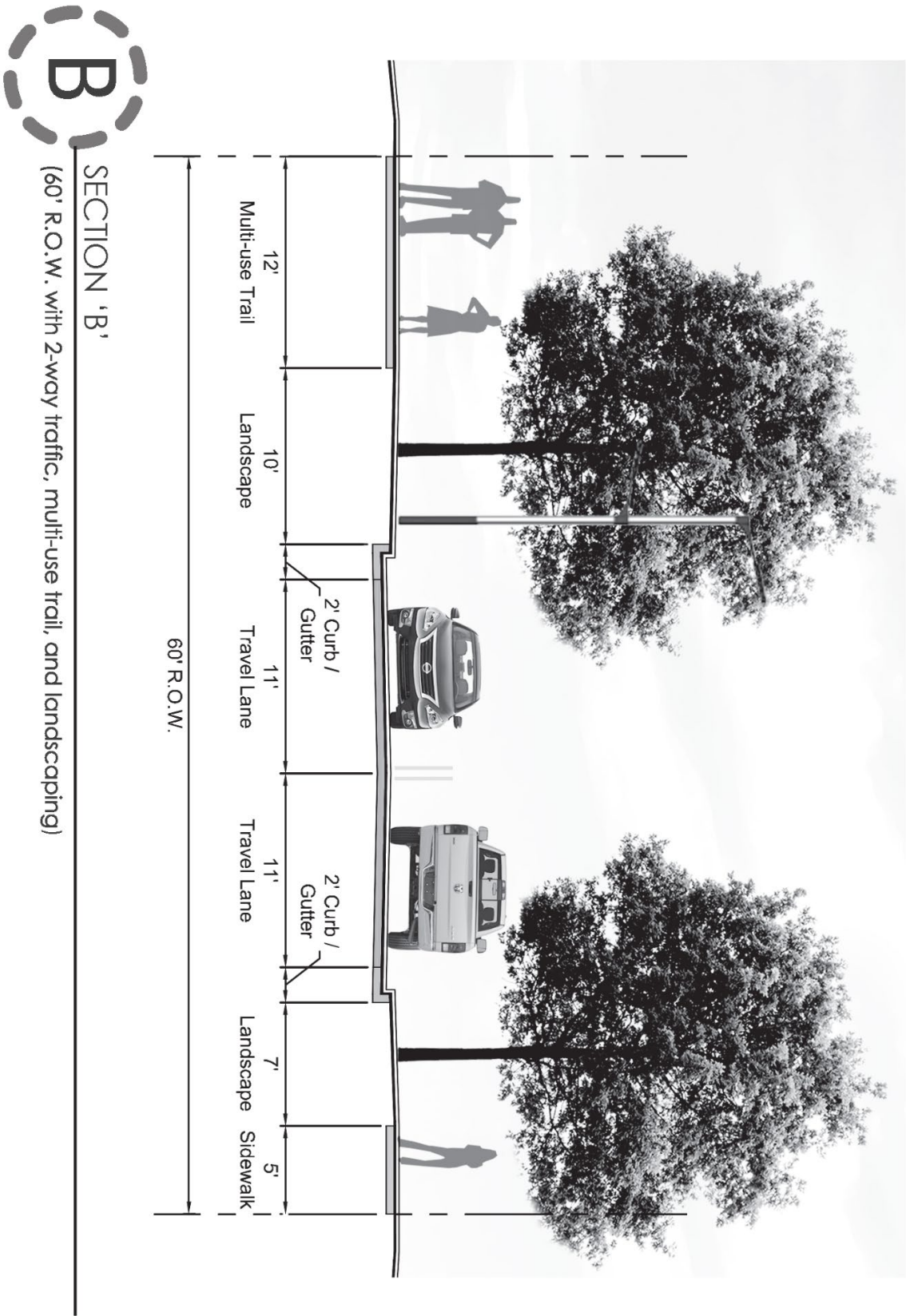
A horizontal scale bar with markings at 0, 100, 200, and 400 feet. The text "SCALE IN FEET" is written above the bar.

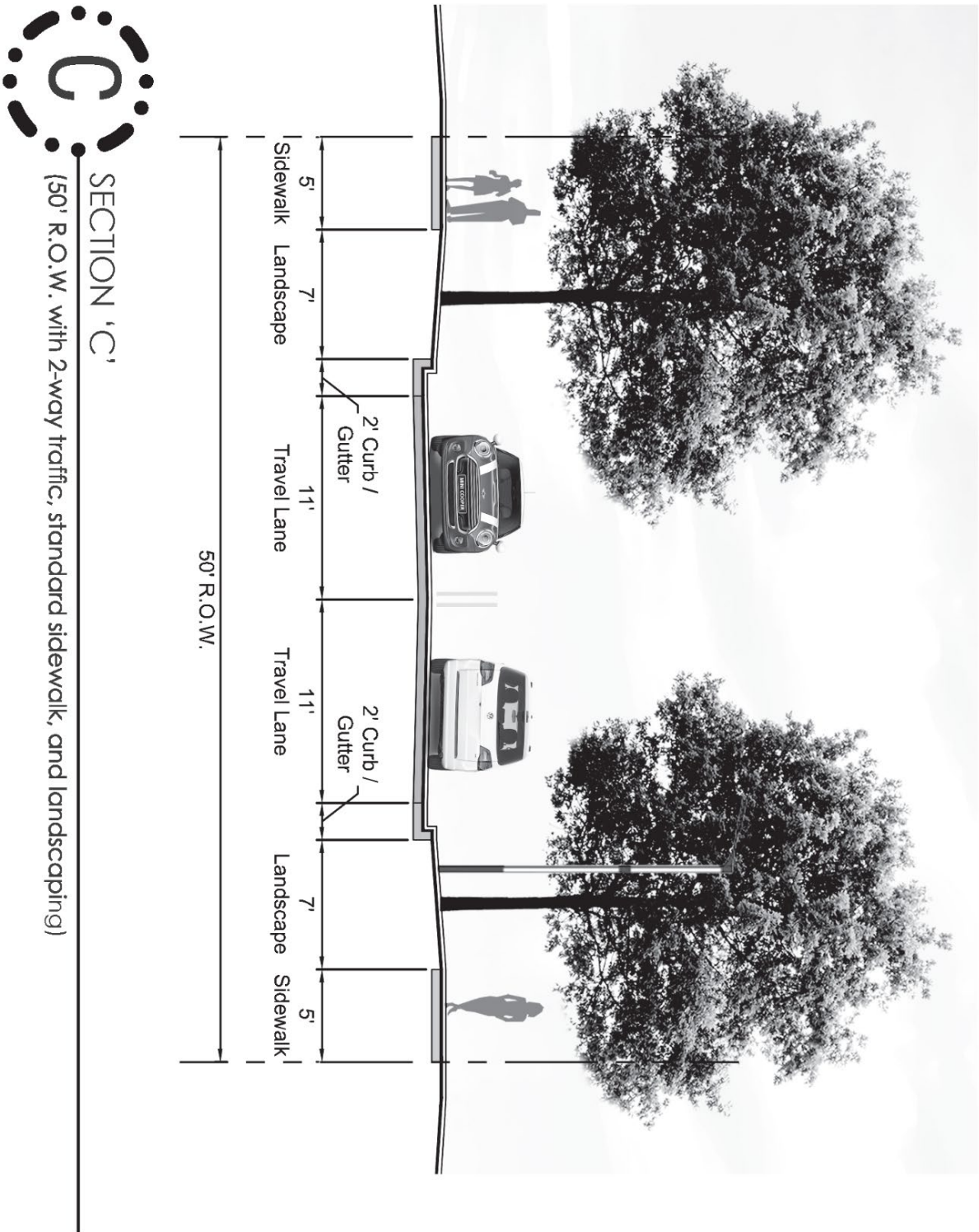


Kimley»Horn

Exhibit “W-6a”





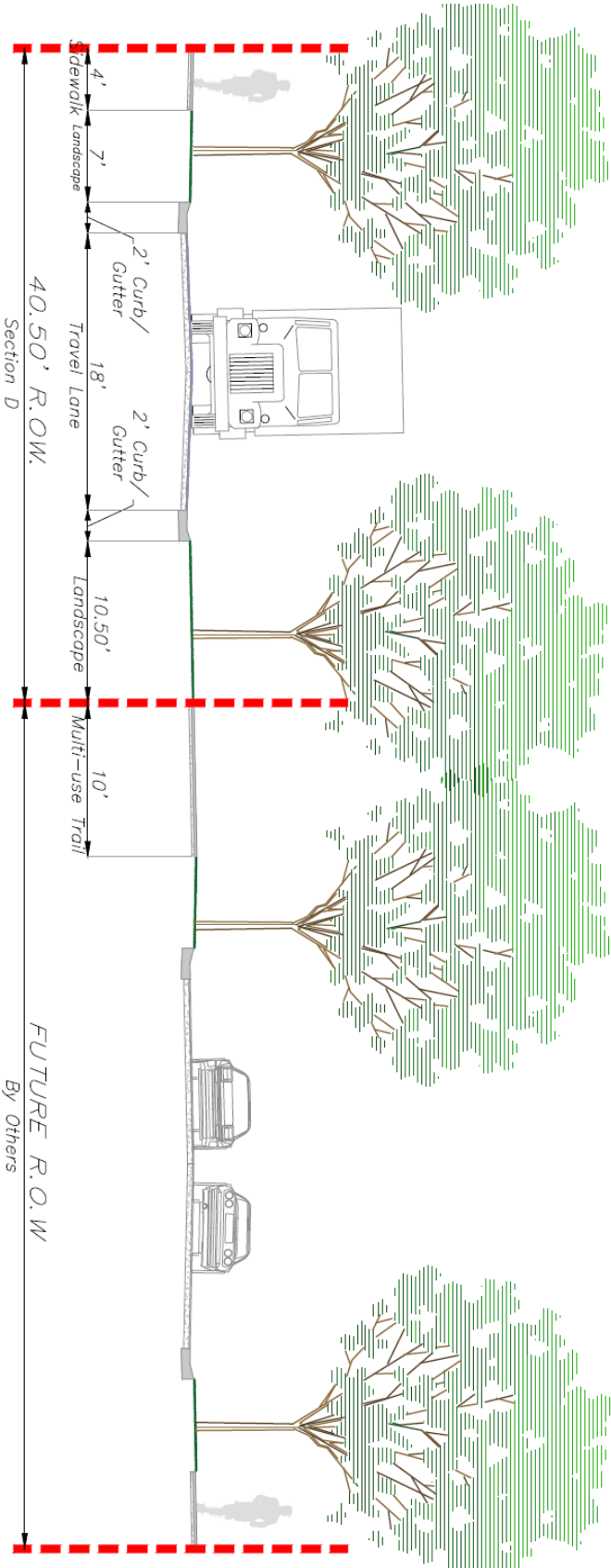


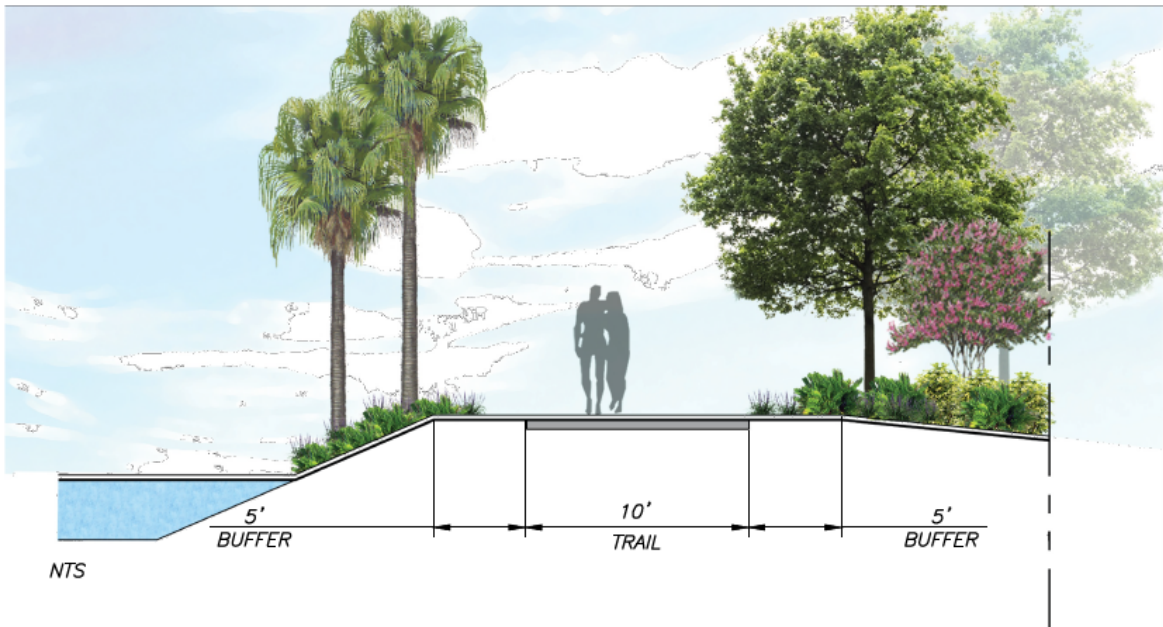


SECTION 'D'

(multi-use trail / greenway open space)

SECTION "E" — ROW





SECTION "D1"

**WEDGE
WOOD**



TRACT ENGINEERING
FROM CONCEPTUAL TO COMPLETION

5137 S LAKELAND DR, SUITE 3
LAKELAND, FL 33813
FIRM REGISTRATION NUMBER - 34343

Exhibit "W-7"

PRELIMINARY SITE DATA TABLE

SINGLE FAMILY PARCELS

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

TOWNHOME PARCELS

			EXISTING FLU RH	PROPOSED FLU RH	PHASE II
DEVELOPMENT AREA 8:					
DEVELOPABLE AREA	±	8.63 AC			
TOTAL UNITS:	±	60 UNITS			
(24' X 83')	±	12 UNITS			
(22' X 76')	±	12 UNITS			
(19' X 77')	±	36 UNITS			
DENSITY:	±	6.95 DU/AC			
TOTAL TOWNHOME UNITS:	±	60 UNITS			

MULTIFAMILY PARCELS

			BUILDING DATA:	PHASE
DEVELOPMENT AREA 2:				
DEVELOPABLE AREA:	±	16.55 AC	2A 4-STORY / 40 UNITS	III
UNITS:	±	230 ←	2B 4-STORY / 40 UNITS	III
DENSITY:	±	13.90 DU/AC	2C 3-STORY / 30 UNITS	III
PARKING PROVIDED:	±	295 (2.2 RATIO)	2D 3-STORY / 30 UNITS	III
PARKING REQUIRED:	±	114	2E 3-STORY / 30 UNITS	III
1 BEDROOM/ STUDIO	±	92 (1.5 PER UNIT)	2F 3-STORY / 30 UNITS	III
2+ BEDROOM	±	138 (2 PER UNIT)	2G 3-STORY / 30 UNITS	III
DEVELOPMENT AREA 3:				
TOTAL AREA	±	12.46 AC		
WETLANDS	±	2.77 AC		
DEVELOPABLE AREA:	±	9.69 AC		
UNITS:	±	154 ←	3A 4-STORY / 40 UNITS	II
DENSITY:	±	15.89 DU/AC	3B 4-STORY / 40 UNITS	II
PARKING PROVIDED:	±	264 (1.7 RATIO)	3C 4-STORY / 34 UNITS	II
PARKING REQUIRED:	±	277	3D 4-STORY / 40 UNITS	II
1 BEDROOM/ STUDIO	±	62 (1.5 PER UNIT)		
2+ BEDROOM	±	92 (2 PER UNIT)		
DEVELOPMENT AREA 4/10/11:				
DEVELOPABLE AREA:	±	28.31 AC		
UNITS:	±	450 ←	4A 4-STORY / 40 UNITS	II
DENSITY:	±	15.90 DU/AC	4B 4-STORY / 40 UNITS	II
PARKING PROVIDED:	±	861 (1.9 RATIO)	4C 4-STORY / 40 UNITS	II
PARKING REQUIRED:	±	810	4D 4-STORY / 40 UNITS	I
1 BEDROOM/ STUDIO	±	180 (1.5 PER UNIT)	4E 4-STORY / 40 UNITS	I
2+ BEDROOM	±	270 (2 PER UNIT)	4F 4-STORY / 40 UNITS	I
			4G 4-STORY / 40 UNITS	I
			10A 2-STORY / 20 UNITS	I
			10B 2-STORY / 20 UNITS	I
			10C 2-STORY / 20 UNITS	I
			11A 4-STORY / 40 UNITS	I
			11B 4-STORY / 40 UNITS	I
			11C 3-STORY / 30 UNITS	I
TOTAL MULTIFAMILY UNITS:	±	834 UNITS		
BUILDINGS (80' X 157')	±	24		
PHASE 1	±	330 UNITS		
PHASE 2	±	274 UNITS		
PHASE 3	±	230 UNITS		

Exhibit "W-7"

PRELIMINARY SITE DATA TABLE					MULTI-FAMILY					EXISTING FLU	PROPOSED FLA	PHASE
DETACHED SINGLE FAMILY (MAX. 2 STORY)					DEVELOPMENT AREA 2 (MAX 3-STORY)					RM	RH	II
DEVELOPMENT AREA 1		RL	RL	II	TOTAL AREA	16.53 AC						
TOTAL AREA	19.03 AC				WETLANDS	0 AC						
WETLANDS	3.79 AC				DEVELOPABLE AREA	16.53 AC						
DEVELOPABLE AREA	15.24 AC				UNITS	240 DU (30/BLDG/3-STORY)						
UNITS (90' WIDE):	17 DU				DENSITY	14.52 DU/AC						
DENSITY	0.89 DU/AC				PARKING REQUIRED (1 BLDG = 12/15/3)							
					1 BED (1.5 SPA / BED)	144						
					2+ BED (2 SPA / BED)	240						
					3+ BED (2 SPA / BED)	48						
					TOTAL SPACES	432						
					PARKING PROVIDED	502						
DEVELOPMENT AREA 5		RL	RL	II	DEVELOPMENT AREA 3 (MAX 3-STORY)					RH	RH	I
TOTAL AREA	7.56				TOTAL AREA	6.99 AC						
WETLANDS	0				OPEN SPACE	1.27 AC						
DEVELOPABLE AREA	7.56				WETLANDS	1.2 AC						
UNITS (60' WIDE):	15				DEVELOPABLE AREA	5.79 AC						
DENSITY	1.98				UNITS	60 DU (30/BLDG/3-STORY)						
					DENSITY	8.58 DU/AC						
DEVELOPMENT AREA 6		RL	RL	II	PARKING REQUIRED (1 BLDG = 12/15/3)							
TOTAL AREA	11.41 AC				1 BED (1.5 SPA / BED)	36						
WETLANDS	3.25 AC				2+ BED (2 SPA / BED)	60						
DEVELOPABLE AREA	8.16 AC				3+ BED (2 SPA / BED)	12						
UNITS (60' WIDE):	0 DU				TOTAL SPACES	108						
DENSITY	0.00 DU/AC				PARKING PROVIDED	161						
DEVELOPMENT AREA 7		RL	RL	II	DEVELOPMENT AREA 4 (MAX 4-STORY)					RH	RH	I
TOTAL AREA	14.15 AC				TOTAL AREA	10.27 AC						
WETLANDS	0 AC				OPEN SPACE	3.60 AC						
DEVELOPABLE AREA	14.15 AC				WETLANDS	0 AC						
UNITS (60' WIDE):	29 DU				DEVELOPABLE AREA	10.27 AC						
DENSITY	2.05 DU/AC				UNITS	280 DU (40/BLDG)						
TOTAL SF UNITS	61				DENSITY	27.26 DU/AC						
ATTACHED SINGLE FAMILY (MAX. 2 STORY)		EXISTING FLU	PROPOSED FLA	PHASE	PARKING REQUIRED (1 BLDG = 12/15/3)							
DEVELOPMENT AREA 8		RM	RM	II	1 BED (1.5 SPA / BED)	168						
TOTAL AREA	8.63 AC				2+ BED (2 SPA / BED)	280						
WETLANDS	0 AC				3+ BED (2 SPA / BED)	56						
DEVELOPABLE AREA	8.63 AC				TOTAL SPACES	504						
UNITS (TH)	60 DU				PARKING PROVIDED	504						
DENSITY	6.95 DU/AC				DEVELOPMENT AREA 11 (MAX 3-STORY)					RM	RH	I
DEVELOPMENT AREA 9		RL	RM	II	TOTAL AREA	6.81 AC						
TOTAL AREA	8.47 AC				OPEN SPACE	2.18 AC						
WETLANDS	0 AC				WETLANDS	0 AC						
DEVELOPABLE AREA	8.47 AC				DEVELOPABLE AREA	6.81 AC						
UNITS (TH)	36 DU				UNITS (60' WIDE)	120 DU (30/BLDG)						
DENSITY	4.25 DU/AC				DENSITY	17.62 DU/AC						
DEVELOPMENT AREA 10		RM	RM	II	PARKING REQUIRED (1 BLDG = 12/15/3)							
TOTAL AREA	15.68 AC				1 BED (1.5 SPA / BED)	72						
OPEN SPACE	6.40 AC				2+ BED (2 SPA / BED)	120						
WETLANDS	0 AC				3+ BED (2 SPA / BED)	24						
DEVELOPABLE AREA	15.68 AC				TOTAL SPACES	216						
UNITS (TH)	116 DU				PARKING PROVIDED	270						
DENSITY	7.40 DU/AC				DEVELOPMENT AREA 12 (MAX 3-STORY)					RM	RH	I
TOTAL TH UNITS	212				TOTAL AREA	1.94 AC						
					OPEN SPACE	1.00 AC						
					WETLANDS	0 AC						
					DEVELOPABLE AREA	1.94 AC						
					USE = CLUBHOUSE							
					DENSITY	0.00 DU/AC						
					PARKING REQUIRED (1 BLDG = 12/15/3)							
					1 BED (1.5 SPA / BED)	0						
					2+ BED (2 SPA / BED)	0						
					3+ BED (2 SPA / BED)	0						
					TOTAL SPACES	0						
					PARKING PROVIDED	20						
					TOTAL MF UNITS	700						
					TOTAL PARKING REQUIRED	620						
					TOTAL PARKING PROVIDED	1383						
					TOTAL SITE SUMMARY							
					TOTAL AREA	127.47 AC						
					WETLANDS	20.42 AC						
					DEVELOPABLE AREA	86.47 AC						
					TOTAL UNITS	973 DU						
					DENSITY	7.63 DU/AC						
					TOTAL STORMWATER	26 AC	20%					



Community & Economic Development Staff Recommendation

Date:	November 18, 2025	Reviewer:	Audrey McGuire
Project No:	LDC25-002	Applicant:	City of Lakeland
P&Z Hearing:	October 21, 2025	P&Z Final Decision:	November 18, 2025
Request:	Changes to Article 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.		

1.0 Background

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

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

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

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

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

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

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

1.1 Attachments

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

2.0 Discussion

Article 1, Section 1.6 and Article 9, Section 9.2 – Definitions

Both Article 1 (Introduction and Use of this Code) and Article 9 (Subdivision Standards) contain definitions related to subdivisions. For continuity purposes, staff is proposing to remove the definitions for “subdivisions” and “right-of-way subdivisions” from Article 1, Section 1.6 (Definitions) and relocate them to Article 9, Section 9.2 (Definitions).

Senate Bill 784 (2025 Legislative Session)

Senate Bill 784, adopted by the Florida Legislature on June 20, 2025, amends Chapter 177, Florida Statutes pertaining to subdivision platting. SB 784 requires subdivision plats to be approved by an administrative authority without further action or approval by local governing bodies if the plat is in compliance with s.177.091, F.S. This bill took effect on July 1, 2025.

As an initial step to comply with SB 784, the City Commission adopted Resolution No. 6001 on July 7, 2025, which designates the City Manager as the final administrative authority for the approval of final plats. Proposed changes to Articles 6, 9 and 12 are intended to align with Resolution 6001 and address the requirements of SB 784.

a. Article 12, Section 12.2 – Planning and Zoning Board

Article 12, Section 12.2 of the Land Development Code (Attachment “B”) establishes the City of Lakeland Planning and Zoning Board and sets forth the powers and duties thereof. Currently, with respect to subdivisions, the Board is tasked with the power to: 1) hear and decide applications for final plat approval; and 2) hear and decide appeals or variations from, and interpretations of, the subdivision regulation provisions of the Land Development Code.

In compliance with SB 784, the proposed changes to Sub-Section 12.2.2.2.b (Powers and Duties with Respect to Subdivision Regulations) remove the Planning and Zoning Board’s authority hear and decide applications for final plat approval. The Board will retain its duties with respect to appeals, variations from, and interpretations of the subdivision regulations.

b. Article 6, Sub-Section 6.3.11 – Permitting Requirements and Effective Dates

Article 6, Section 6.3 of the Land Development Code (Attachment “C”) provides minimum standards for development and redevelopment within the Green Swamp Area of Critical State Concern (ACSC). All development orders, including subdivision plans and plats, are required to be rendered to the State Land Planning Agency (The Florida Department of Commerce) for review and may not take effect until 45 days after rendition to the State, provided no comments are received from the Land Planning Agency.

In addition to the above requirements, the Land Development Code provides an additional requirement that all site plans and subdivision plans / plats in the Green Swamp ACSC be reviewed and approved by the Planning and Zoning Board prior to review by the State Land Planning Agency. To remove any potential conflict with SB 784, staff is proposing a change to Sub-Section 6.3.11 to require only subdivision construction plans (not plats) be approved by the Planning and Zoning Board for subdivision projects in the Green Swamp ACSC. Plats will still be required to be sent to the State Land Planning Agency for review.

c. Article 9, Section 9.3 – Administration and Enforcement

To comply with SB 784 and be in alignment with Resolution 6001, the proposed changes to Section 9.3 remove the Planning and Zoning Board's authority to approve plats and replats and designate the City Manager as the administrative approval authority. The roles of other municipal personnel are also clarified with respect to these changes.

d. Article 9, Section 9.7 – Final Plat Review, Approval and Recording

Section 9.7 of the Land Development Code outlines the procedures for final plat review and approval. Consistent with SB 784 and Resolution 6001, the proposed changes to Section 9.7 remove final plat approval processes of the Planning and Zoning Board and revise the processes and final plat approval statement of the City Manager.

Senate Bill 812 (2024 Legislative Session)

Senate Bill 812, adopted by the Florida Legislature in 2024, amended Chapter 177, Florida Statutes pertaining to subdivision platting to require certain local governments to create a program to expedite the issuance of residential permits prior to recording of the final plat. Local governments are required to establish a process to allow for the issuance of building permits for up to 50 percent of the development lots within a residential subdivision or planned community prior to recording of the final plat if certain conditions are met; this percentage increases to 75 percent by December 31, 2027.

The process must allow an applicant to specify the percentage of planned homes or the number of building permits to be expedited for approval by the local government. Local governments are required to issue building permits for up to 50 percent of the lots (75 percent by the end of 2027) in accordance with the Florida Building Code, provided the buildings or structures remain unoccupied and all conditions of s.177.073(6), F.S. are met, including: a) the local government has approved a preliminary plat for the residential subdivision, planned community or phase thereof; b) the applicant provides proof that a copy of the approved preliminary plat, along with approved plans, have been provided to relevant gas, water and wastewater utilities; and c) the applicant holds a valid performance bond for up to 130 percent of the necessary subdivision improvements, as defined in s.177.031(9), F.S., that have not been completed. Until the plat is recorded, applicants are prohibited from transferring ownership of the residential dwelling units and may not obtain a certificate of occupancy, either temporary or final.

a. Article 9, Section 9.5 – Preliminary Plat and Construction Plans

Section 9.5 of the Land Development Code provides the submittal review and approval requirements for subdivision construction plans and preliminary plats. Staff is proposing changes to Sub-Sections 9.5.3 and 9.5.4 to require applicants to identify the number of residential lots proposed to commence construction prior to recording of the final plat on the preliminary plat and construction plan drawings. This will serve as the first step in the application process for early start construction permits as required by SB 812.

b. Article 9, Sub-Section 9.8.8 – Early Start Construction

Sub-Section 9.8.8 of the Land Development Code currently provides standards for which early start construction permits may be issued for model homes prior to the recording of a final plat. To address SB 812, staff is proposing to revise this sub-section for Early Start Construction to allow up to 75 percent of development lots, including model homes, in residential subdivisions to be constructed prior to completion of infrastructure improvements and recording of the final plat. Early start construction permits may be issued if applicants have an approved preliminary plat and construction plans, provide a performance bond in accordance with s.177.031(9), F.S. for necessary subdivision improvements, and otherwise meet the requirements of Sub-Section 9.8.8 and SB 812.

Although local governments are currently only required to issue permits for up to 50 percent of the development lots, to avoid re-amending this section of the Land Development Code before December 2027, staff is proposing to allow early start construction permits for up to 75 percent with these changes since there is nothing in SB 812 that would prevent a local government from issuing permits for more than 50 percent.

These proposed changes outline the standards which must be met for the application and issuance of early start construction permits in residential subdivisions.

Minor Subdivisions

Except for simple parcel splits, in which a parcel of land is subdivided into no more than two lots or parcels, the Land Development Code currently requires that a preliminary plat and construction plans be submitted prior to approval of a final plat, regardless of the size of the subdivision and whether any subdivision improvements, such as the construction or extension of roadways, utilities and drainage, are required. The Land Development Code does not provide any exceptions for smaller subdivision projects which have existing access to improved streets, utilities and drainage facilities, and no other subdivision improvements are required by the City or any other government agency having jurisdiction. The following proposed changes to Article 9 are intended to define minor subdivisions and establish a process to allow for the waiver of the preliminary plat and construction plan requirements if certain conditions are met.

a. Article 9, Sub-Section 9.2 – Definitions

Added a new definition for “Minor Subdivisions” in Section 9.2 (Definitions) to define the subdivision of land into three or five lots or parcels where no subdivision improvements are required.

b. Article 9, Sub-Section 9.5.6 – Waiver of Preliminary Plat and Construction Plans for Minor Subdivisions

Added a new Sub-Section 9.5.6 to establish standards for when preliminary plat and construction plan requirements may be waived for minor subdivisions, provided all lots have access, adequate utilities, and no other subdivision improvements are required. If the preliminary plat and construction plan requirements are waived, the minor subdivision review process will consist of a final plat in accordance with Section 9.7 of the Land Development Code.

3.0 Recommendation

3.1 Community & Economic Development Staff

The Community & Economic Development Department reviewed this request for compliance with the Lakeland Comprehensive Plan: Our Community 2030 and it is our opinion that the request is consistent with the Comprehensive Plan.

3.2 Planning & Zoning Board

The Community & Economic Development Department reviewed this request and recommends the proposed changes to the Land Development Code.

Recommendation

It is recommended that the proposed changes to Article 1, Article 6, Article 9 and Article 12 of the Land Development Code, as described in Attachments "A," "B," "C" and "D," be approved.

ATTACHMENT "A"

ARTICLE 1: INTRODUCTION AND USE OF THIS CODE

1.6 – DEFINITIONS

1.6.2 DEFINITIONS

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

...

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

...

Subdivision:

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

ATTACHMENT "B"

ARTICLE 12: ADMINISTRATION AND ENFORCEMENT

12.2 – PLANNING AND ZONING BOARD

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

12.2.1 ORGANIZATION, RULES AND PROCEDURES

12.2.1.1 Appointment and Terms of Members

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

12.2.1.2 Officers

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

12.2.1.3 Meetings and Records

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

12.2.1.4 Rules and Procedures

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

12.2.2 POWERS AND DUTIES

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

12.2.2.1 Powers and Duties with Respect to Comprehensive Planning Program

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

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

12.2.2.2 Powers and Duties with Respect to Land Development Codes

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

a. Powers and Duties with Respect to Zoning:

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

b. Powers and Duties with Respect to Subdivision Regulation:

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

12.2.2.3 Studies and Reports

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

12.2.2.4 Consultation with Public Agencies; Public Participation

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

12.2.2.5 Right of Entry

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

ATTACHMENT "C"

ARTICLE 6: NATURAL RESOURCE PROTECTION STANDARDS

6.3 – GREEN SWAMP AREA OF CRITICAL STATE CONCERN

...

6.3.11 PERMITTING REQUIREMENTS AND EFFECTIVE DATES

...

6.3.11.1 Additional Review Requirements

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

...

ATTACHMENT "D"

ARTICLE 9: SUBDIVISION STANDARDS

9.1 – INTENT, APPLICABILITY AND AUTHORITY

9.1.1 INTENT

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

9.1.2 APPLICABILITY

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

9.1.3 AUTHORITY

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

9.2 – DEFINITIONS

Subdivision:

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

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

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

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

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

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

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

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

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

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

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

9.3 – ADMINISTRATION AND ENFORCEMENT

9.3.1 ADMINISTRATION

9.3.1.1 City of Lakeland Planning and Zoning Board

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

9.3.1.2 Director of Community Development

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

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

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

9.3.1.43 City Manager

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

9.3.1.54 Subdivision Review Team

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

9.3.1.65 Capacity Review Committee

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

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

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

9.3.2 ENFORCEMENT AND PENALTIES

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

agencies such as SWFWMD, FDOT, FDEP and applicable federal agencies; and a Letter of Authorization having been signed by the Public Works Director. This prohibition shall not preclude the commencement of certain land alteration activities permitted through the issuance of a Site Alteration Permit in accordance with Section 6.5.

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

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

9.4 – CONCEPT PLAN

9.4.1 CONCEPT PLAN REVIEW PROCESS

9.4.1.1 Concept Review Required

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

9.4.1.2 Preparation and Submission of Concept Plan

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

9.4.1.3 Review of Concept Plan

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

9.4.1.4 Subdivision Review and Platting Requirements

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

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

9.4.2 CONCEPT PLAN DESIGN AND DRAWING REQUIREMENTS

9.4.2.1 Size, Scale and Character of Concept Plan Drawings

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

9.4.2.2 Information Shown on Concept Plan Drawings

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

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

9.4.3 NON-BINDING CONCURRENCY DETERMINATION REQUIREMENT

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

9.5 – PRELIMINARY PLAT AND CONSTRUCTION PLANS

9.5.1 PRELIMINARY PLAT AND CONSTRUCTION PLANS REVIEW AND APPROVAL PROCESS

9.5.1.1 Preparation and Submission of Preliminary Plat and Construction Plans

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

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

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

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

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

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

9.5.2 EXPIRATION OF PRELIMINARY PLAT AND CONSTRUCTION PLAN APPROVAL

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

9.5.3 PRELIMINARY PLAT DESIGN AND DRAWING REQUIREMENTS

9.5.3.1 General Design Standards for Preliminary Plats

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

9.5.3.2 Size, Scale and Character of Preliminary Plat Drawings

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

9.5.3.3 Information Shown on Preliminary Plat Drawings

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

- a. Name of the subdivision;

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

9.5.4 CONSTRUCTION PLAN DESIGN AND DRAWING REQUIREMENTS

9.5.4.1 General Design Standards for Construction Plans

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

9.5.4.2 Size, Scale and Character of Construction Plan Drawings

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

9.5.4.3 Information Shown on Construction Plan Drawings

Construction plan drawings shall contain the following minimum information:

- a. The location of existing property lines, streets, sidewalks, buildings, water courses, wetlands, floodplains, railroads, sewers, bridges, culverts, drain pipes, water and wastewater mains and any public or private easements that are within or adjacent to the proposed subdivision.
- b. All proposed subdivision improvements, including improvements specified in or made necessary by conditions adopted as part of Planned Unit Developments or other zoning ordinances applicable to the subject property.
- c. Proposed roadway typical section, including all dimensions and structural features of the proposed section including street lighting and street trees. The proposed roadway typical shall be consistent with street types permitted in the context in accordance with Section 3.3 and with an appropriate typical section as shown in the Engineering Standards Manual or of an alternate design approved by the Director of Public Works.
- d. Alignments and dimensions of proposed streets, alleys, parks, public lands, easements and utility layouts (electrical distribution, water supply including fire hydrants, wastewater, and stormwater management), showing feasible connection to an existing or proposed system. The alignments and dimensions

shall provide for the installation of underground electrical distribution and service to each lot contained within the subdivision plat.

- e. Lot lines and appropriate dimensions.
- f. Contour lines at vertical intervals of not more than one foot.
- g. Existing ground profiles and proposed grades of all streets and profiles of utilities as may be necessary to review critical areas or points of conflict. Street profiles and grades shall be at center lines of streets.
- h. Soil survey data in accordance with the Engineering Standards Manual.
- i. A Professional Engineer licensed in the State of Florida shall sign and affix his seal to each sheet of engineering plans submitted for review in accordance with Chapter 471, F.S.
- j. Detailed construction drawings for any and all external utility construction to extend adequate water and wastewater services to the development, including the size and location of interconnections. Utility design shall be supported by detailed flow, loading, hydraulic, fire flow and demand calculations demonstrating the ability of the proposed infrastructure to meet the demands within the development.
- k. Provisions, both in terms of easements, depths, sizes and stub-outs, to enable the future extension of the utilities to abutting properties for future service and/or looping as required by the city through an upsizing agreement or other written agreement entered into by the city and the developer.
- l. The number and location of any ~~proposed model~~ homes proposed to commence construction prior to recording of the final plat in accordance with Sub-Section 9.8.8.
- m. A street tree planting plan in accordance with the landscaping and irrigation plan requirements of Section 4.5.

9.5.5 BINDING CONCURRENCY DETERMINATION REQUIREMENT

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

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

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

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

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

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

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

9.6 – CONSTRUCTION OF SUBDIVISION IMPROVEMENTS

9.6.1 LETTER OF AUTHORIZATION REQUIRED

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

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

9.6.2 INSTALLATION OF UNDERGROUND UTILITIES

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

9.6.3 SUPERVISION, INSPECTION, TESTING AND CERTIFICATION

9.6.3.1 Construction Supervision by Developer's Engineer

The developer shall be responsible for employing a Professional Engineer licensed in the State of Florida who shall inspect the construction of all subdivision improvements and certify that the subdivision improvements have been constructed

in substantial accordance with the approved plans and specifications. 9.6.3.2
Construction Inspection and Testing

- a. The Director of Public Works shall be notified at least 48 hours before any construction is to start. The director shall make or cause to have made periodic inspections of the subdivision construction. Within any given geographic area, the following construction operations shall proceed in the order in which they are listed with subsequent operations being allowed to proceed only upon satisfactory completion of required inspections and tests for preceding operations:
 - (1) Installation of underground utilities and stormwater systems;
 - (2) Subsoil excavation, as required;
 - (3) Construction of roadway subgrade and curb;
 - (4) Construction of roadway base; and
 - (5) Construction of roadway surface.
- b. The Director of Public Works shall order such tests to be performed on pipe and concrete work, trench backfill, subgrade construction, base construction and asphaltic concrete surface as necessary to ensure construction is in accordance with the city's specifications. All such tests shall be performed by a qualified geotechnical engineering laboratory with samples drawn from locations designated by the city's inspector. A copy of each test report shall be furnished to the city. During the course of the construction of the subdivision improvements, the city may require the following tests to be performed, the costs of which shall be borne by the developer:
 - (1) AASHTO Soil Classification in public right-of-way at any location deemed appropriate by the city's engineer;
 - (2) Proctor and densities on embankment construction;
 - (3) Florida bearing value or limerock bearing ratios of top 12 inches of subgrade;
 - (4) Proctor and densities on subgrade and base;
 - (5) Concrete cylinder breaks on curb construction;
 - (6) Asphalt extraction on asphaltic concrete surface course;
 - (7) Thickness cores on base and pavement;
 - (8) Video taping of the interior of storm sewer; or
 - (9) Other tests as city deems necessary to ensure compliance with city's requirements.

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

9.6.3.3 Electrical Inspection and Testing by General Manager of Lakeland Electric

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

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

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

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

9.6.3.5 Violation Notice—Construction Not in Compliance with Approved Plans

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

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

9.6.3.6 Stop-Work Orders

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

9.6.3.7 Changes During Construction

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

9.6.3.8 Certification by Developer's Engineer

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

9.6.3.9 Assurance of Completion Performance Guarantee

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

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

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

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

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

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

- a. Roadways and roadway drainage systems shall be maintained by the developer for one year, or an alternative length of time approved by the Director of Public Works.

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

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

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

9.6.4 OFF-SITE IMPROVEMENTS

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

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

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

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

9.7 – FINAL PLAT

9.7.1 FINAL PLAT REVIEW, APPROVAL AND RECORDING

9.7.1.1 Preparation and Submission of Final Plat

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

9.7.1.2 Size, Scale and Character of Final Plat Drawings

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

9.7.1.3 Information Shown on Final Plat Drawings

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

- a. Location of all existing monuments in or adjoining the subdivision and description of the location of all monuments with relation to range, township and section;
- b. Block and lot numbers;
- c. All data necessary to permit the ready location on the ground of alignment, bearing and length of every boundary, street block, lot and building lines, including the radius, central angle and tangent of curved lines, chord bearing and distance;
- d. Length of all streets as measured along the centerline of road rights-of-way;
- e. All linear dimensions to the nearest one-hundredth (1/100) of a foot;

- f. Dimensions of all angles to the nearest second of arc;
- g. All reservations or dedications of lands to the public, including easements, rights-of-way and any other land dedicated to public use, including reservations or dedications specified in or made necessary by conditions adopted as part of Planned Unit Developments or other zoning ordinances applicable to the subject property;
- h. All reservations or dedications of land to individual lot owners including easements, rights-of-way and any other land dedicated to the private use of individual lot owners;
- i. Maintenance provisions for rights-of-way and common areas;
- j. FEMA 100-year flood elevations where applicable;
- k. Certification statement indicating ownership and owner's dedication of all streets, rights-of-way and any land dedicated to public use;
- l. Where the legal description of the plat, in whole or part, makes reference to, or is coincident with section and quarter section lines, the surveyor shall additionally show on the plat a legible sketch depicting all elements of such resurvey as are necessary to verify placement of said land lines and boundary lines;
- m. Certification statement indicating compliance with Florida Statutes relating to the making of maps and plats by the City Surveyor, to be worded as set forth in Sub-Section 9.7.3.1;
- ~~n. Certification statement indicating approval by the Chairman of the Planning and Zoning Board, to be worded as set forth in Sub-Section 9.7.3.2;~~
- ~~on.~~ Certification statement indicating approval by the City Manager, to be worded as set forth in Sub-Section 9.7.3.2; and
- ~~po.~~ Certification statement indicating acceptance by the Clerk of the Circuit Court of Polk County, to be worded as follows:

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

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

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

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

~~The Planning and Zoning Board shall approve or disapprove a final plat at the meeting at which it is presented for consideration by the Director of Community Development. Approval shall be accomplished by the affirmative vote of a majority of those present and voting. The basis for approval shall be a finding that the final plat conforms to the provisions of these regulations. The basis for disapproval shall be a finding that the plat does not conform, or there is insufficient information to determine conformance. In arriving at a determination, the Board shall consider the recommendations of the Director of Community Development, the Director of Public~~

~~Works, the General Manager of Lakeland Electric, the Director of Water Utilities and the Director of Parks and Recreation or their designees. The Board shall also consider the opinion of the City of Lakeland Surveyor as to whether the plat complies with Florida Statutes relating to the making of maps and plats.~~

9.7.1.65 Variation of Subdivision Requirements by the Planning and Zoning Board

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

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

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

9.7.2 COMMON AREA MAINTENANCE PROVISIONS

9.7.2.1 Common Area Maintenance Provisions

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

9.7.3 RECORDING OF FINAL PLAT AND FINAL ACCEPTANCE OF SUBDIVISION IMPROVEMENTS

9.7.3.1 Review of Final Plat by the City Surveyor

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

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

STATE OF FLORIDA

COUNTY OF POLK
CITY OF LAKE LAND

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

Name

Florida Registration # _____

City Surveyor

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

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

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

~~_____, Chairman~~

9.7.3.32 Approval of Plat by City Manager

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

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

_____, City Manager

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

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

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

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

9.7.3.54 Recording of Final Plat

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

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

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

9.7.3.75 Final Inspection of Subdivision Improvements and Release of Maintenance Guarantee

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

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

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

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

9.7.3.86 Final Acceptance of Public Subdivision Improvements by the City

Acceptance by the city of rights-of-way, easements and/or other ground dedicated to the public occurs upon recording of the final plat by the City Manager or his

designee. Acceptance of public improvements for maintenance occurs upon release of the maintenance guarantee by the Director of Public Works.

9.8 – GENERAL DESIGN STANDARDS FOR LAYOUT OF SUBDIVISIONS

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

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

9.8.1 STREETS AND ALLEYS

9.8.1.1 Conformity to Comprehensive Plan

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

9.8.1.2 Relation to Existing Street System

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

9.8.1.3 Street Right-of-Way Widths

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

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

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

9.8.1.4 Additional Right-of-Way on Existing Streets

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

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

9.8.1.5 Restriction of Access

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

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

9.8.1.6 Grades, Alignment and Other Design Characteristics

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

9.8.1.7 Intersections

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

9.8.1.8 Cul-De-Sac Streets

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

9.8.1.9 All Lots Served by Street; Reserve Strip Restricted

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

9.8.1.10 Half-Street Prohibited

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

9.8.2 STREET NAMES

Streets that are in alignment with existing streets shall bear the name of the existing streets. Street names shall not contain directions (east, west, north, south) nor be spelled the same as, or be phonetically similar to, the names of existing streets; neither shall such words as "way," "drive," "court," etc., be used to designate different roads with the same name. However, it is not the intent of this section to prevent the use of such

words as "way," "drive," "court," "circle," to designate different streets of the same name, within the boundaries of one platted subdivision. It is the intent of this section that no subdivision have streets named the same as any other subdivision's streets, or any other street or road. For the purposes of this section, the term "streets" shall include all streets and roads within and adjacent to the greater Lakeland Addressing District, not just those in the city of Lakeland. Streets shall be named in accordance with the Polk County Addressing Ordinance, and the street naming set forth in Figure 9.9-1. All street names must be approved by the city's Property Information Office.

9.8.3 BLOCKS

9.8.3.1 Length

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

9.8.3.2 Width

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

9.8.4 LOTS

9.8.4.1 Arrangement

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

9.8.4.2 Minimum Size

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

9.8.4.3 Splitting and Combining of Existing Lots and Parcels

- a. All requests for lot and parcel splits shall be processed through the Polk County Property Appraiser's Office by submitting a request to combine or split real property.
- b. For properties that are currently improved, the owner of the property will be required to submit a survey which shows the setbacks and location of all improvements on the property.
- c. Lot and parcel splits which result in the creation of nonconformities with respect to the setbacks for principal and accessory structures, orientation of the required front and rear yards, and the location of required off-street parking shall be prohibited.
- d. Lot and parcel splits which would result in the separation of any required off-street parking, driveway aprons or other facilities serving a principal structure on

the property shall not be processed until such facilities have been reconstructed in accordance with the current Land Development Code standards.

- e. Any encroaching structures on the newly created lot or parcel shall be removed or relocated unless there is an approved permit for the construction of a new principal structure. For the purposes of this section, encroachments shall be defined as any sidewalks, driveways, aprons, patios and other impervious surfaces, and any sheds, detached garages, accessory dwellings, swimming pools, pool pumps, generators, and other accessory structures and equipment which were accessory to the principal structure on the parent parcel.
- f. It shall be the responsibility of the property owner to ensure that any above-ground or below-ground utility feeds which may encroach on a newly-created vacant lot or parcel are relocated prior to the sale or conveyance of the property.

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

- a. The splitting and combining of lots and parcels in existing subdivisions shall maintain the lot orientation and block pattern as shown on the recorded subdivision plat. The creation of any new lots or parcels which are oriented contrary to the orientation of lots shown on the recorded plat shall be prohibited.
- b. Any new lots or parcels created shall not restrict access to any existing above-ground or below-ground utilities, alleys, easements, pedestrian facilities or solid waste collection areas.

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

9.8.5 UTILITY EASEMENTS

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

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

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

9.8.6 PUBLIC LAND AND SERVICE AREAS

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

9.8.7 CHARACTER OF THE LAND

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

9.8.8 ~~MODEL HOMES~~ EARLY START CONSTRUCTION

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

- a. Prior to the issuance of any building permits, the applicant shall post a performance bond for 130 percent of the 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 shall be provided on a phase-by-phase basis. The number of model homes shall not exceed the greater of five units or 10 percent of the total building lots within any single platted phase, not to exceed 30 total units. Fractions shall be rounded to the nearest whole number.
- b. Certificates of Occupancy ~~for model homes~~ shall not be issued until the plat is recorded.
- c. The phase(s) or site where ~~model homes are to be built~~ early start construction permits are requested to be issued shall have an approved set of final construction plans including a preliminary plat approved by the Subdivision Review Team.
- d. Each ~~model home~~ lot shall be accessible by a stabilized road base meeting the minimum requirements of the latest edition of the NFPA 1 Fire Code.
- e. There shall be no water, electric or sanitary sewer service to individual ~~model~~ homes until the plat is recorded.
- f. Temporary metered water service may be provided to the parent tract in accordance with Water Utilities Department procedures and fees. If the developer extends temporary water service to any individual ~~model~~ home, a properly permitted wastewater collection/treatment system such as a temporary septic system or pump out tank shall be provided.
- g. Prior to the placement of combustible materials on any ~~model~~ home construction site, fire suppression water shall be available from a fully functioning hydrant within 1,000 feet of the site measured by the route of vehicle travel along approved roadways and/or stabilized road base.
- h. Temporary electric service may be provided to the parent tract in accordance with Lakeland Electric procedures and fees.

9.9 – GENERAL DESIGN STANDARDS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS

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

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

9.9.1 UTILITIES

9.9.1.1 Water Supply

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

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

Cross-Connection Control

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

Water Conservation Requirements

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

9.9.1.2 Wastewater Collection

When any part of a proposed subdivision is within 1,250 feet of a usable public wastewater collection system, all lots in the subdivision shall be connected therewith unless otherwise determined by the Director of Water Utilities based on considerations of the cost effectiveness or availability of capacity. The cost of providing the wastewater collection facilities shall be paid by the developer, except as provided by Sub-Section 9.6.4. The design and the construction of the system shall be approved by the Director of Water Utilities in accordance with the

Engineering Standards Manual and the necessary permits for system construction shall be obtained from the Florida Department of Environmental Protection prior to the start of system installation.

9.9.1.3 Irrigation Water Supply

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

9.9.1.4 Stormwater Management

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

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

9.9.1.5 Underground Electric Distribution Facilities and Services

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

9.9.1.6 Street Lighting Systems

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

9.9.1.7 Street Trees

Street trees shall be provided within rights-of-way along both sides of streets or roads of all subdivisions. For purposes of this section, street trees shall be those species identified as street trees in Table 4.5-6 (~~Landscaping and Tree Regulations~~) (Qualified Trees) and having a minimum height of eight feet and a one-inch diameter trunk at breast height (DBH) or a one and one-half inch diameter trunk at six inches above grade at time of planting. Street trees shall be planted at a ratio of one tree per 50 linear feet of roadway and in accordance with the typical street sections in Figures 9.9-3 and 9.9-4. The required street trees shall be in addition to trees required by Sub-Section 4.5.4. Planting and irrigation plans shall be approved by the Director of Parks and Recreation who shall also have the authority to modify these

requirements, including but not limited to situations in which compliance cannot be met due to conflicts with utilities, lighting, driveway connections or other physical site constraints. Street trees shall be planted prior to final acceptance of public subdivision improvements except that street trees adjacent to residential lots shall be planted prior to issuance of a Certificate of Occupancy for each residential unit.

9.9.2 TRAFFIC CONTROL DEVICES

9.9.2.1 Street Name Signs

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

9.9.2.2 Traffic Control Signs

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

9.9.2.3 Pavement Marking

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

9.9.2.4 Traffic Signals

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

9.9.2.5 Method of Installation or Payment

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

9.9.3 MONUMENTS

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

9.9.4 PERMITS REQUIRED BY GOVERNMENTAL AGENCIES

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

Southwest Florida Water Management District (SWFWMD)

Florida Department of Environmental Protection (FDEP)

Florida Department of Transportation (FDOT)

Polk County Health Department (PCHD)

Polk County Engineering Department (PCED)

US Army Corps of Engineers (ACOE)



Community & Economic Development Staff Recommendation

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

1.0 Background

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

1.1 Attachments

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

2.0 Discussion

There are several subdivisions in the city platted prior to the 1950s which do not meet the minimum lot dimensions specified by the current zoning code. Currently, the Land Development Code (LDC) allows for nonconforming lots which were created as part of a subdivision prior to July 18, 1950, to be built upon without recourse to a variance, provided that the lots have not been reduced in size from the original platted lot dimensions. The Land Development Code also provides for nonconforming lots which were created after July 18, 1950, due to a lawful public taking to be built upon when the lot dimensions following the taking are within ten percent of the minimum dimensional requirements specified by the Land Development Code.

The above provisions, however, do not currently allow for nonconforming lots which were recorded or platted prior to July 18, 1950, in which the degree of nonconformity was further increased due to a lawful public taking to be built upon. The proposed changes will allow for nonconforming lots which were recorded or plated prior to July 18, 1950, and subsequently further altered by a public taking, to be built upon when the resulting lot dimensions are within ten percent (10%) of the original platted lot depth and area.

3.0 Recommendation

3.1 Community & Economic Development Staff

The Community & Economic Development Department reviewed this request for compliance with the [Lakeland Comprehensive Plan: Our Community 2030](#) and it is our opinion that the request is consistent with the Comprehensive Plan.

3.2 Planning & Zoning Board

The Community & Economic Development Department reviewed this request and recommends the proposed changes to the Land Development Code.

Recommendation

It is recommended that the proposed changes to Article 13 of the Land Development Code, as described in Attachment "A," be approved.

ATTACHMENT "A"

ARTICLE 13: NONCONFORMITIES

13.4 – LOT NONCONFORMITIES

13.4.1 APPLICABILITY

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

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

13.4.2 STANDARDS

13.4.2.1 Authority to Continue

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

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

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

13.4.2.3 Division of Lots Restricted

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

13.4.2.4 Nonconforming Lots and Parcels Created After July 18, 1950

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



Community & Economic Development Staff Recommendation

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

1.0 Background

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

1.1 Attachments

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

2.0 Discussion

Staff is proposing to revise the standards for optional fences and walls to allow for the installation of security fencing on vacant, undeveloped property. Under the proposed changes, security fences may be installed along property lines, subject to any visibility triangles at unsignalized intersections, and must be constructed of chain link, metal picket, or other similar style fence which does not impede visibility.

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

For several years, the City has received inquiries from property owners seeking to install six-foot high fences along the front and street-side property lines of vacant, undeveloped property to secure the property from trespassers and prevent illegal dumping. Staff is proposing changes to the optional fence and wall standards to allow for security fencing to be installed along the property lines of vacant, undeveloped property without the need for a variance. However, once the property is developed, the security fencing will be required to be removed and any new fencing must adhere to the applicable design standards for residential or non-residential properties.

3.0 Recommendation

3.1 Community & Economic Development Staff

The Community & Economic Development Department reviewed this request for compliance with the Lakeland Comprehensive Plan: Our Community 2030 and it is our opinion that the request is consistent with the Comprehensive Plan.

3.2 Planning & Zoning Board

The Community & Economic Development Department reviewed this request and recommends the proposed changes to the Land Development Code.

Recommendation

It is recommended that the proposed changes to Article 4 of the Land Development Code, as described in Attachment "A," be approved.

ATTACHMENT "A"

ARTICLE 4: GENERAL SITE DEVELOPMENT STANDARDS

4.4 – FENCES AND WALLS

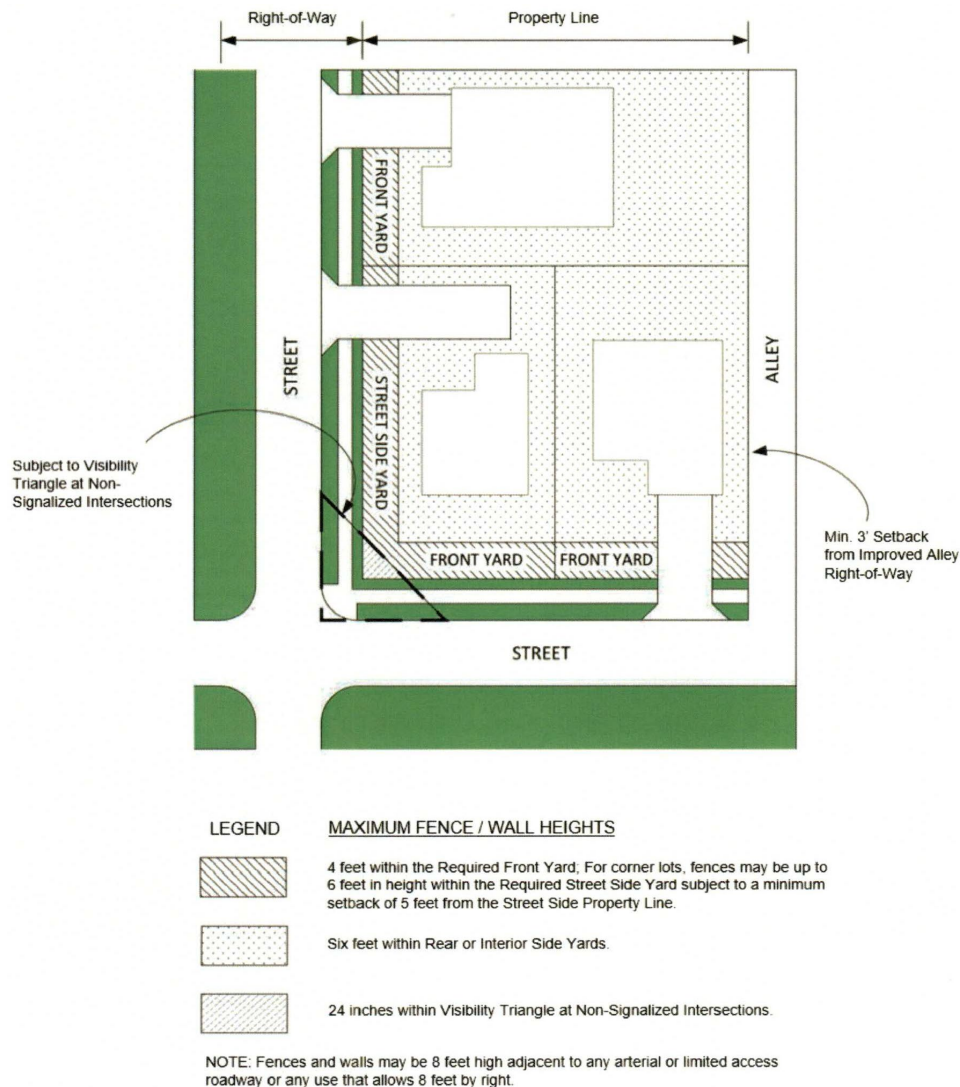
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4.4.4 OPTIONAL FENCES AND WALLS

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

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

Figure 4.4-1 Residential Fences and Walls



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

- Optional fences or walls erected in areas zoned for mobile home and recreational vehicle parks, office/commercial uses or in the I-1 zoning district shall not exceed eight feet in height, except that in required front yards, the portion of such fences or walls that extends above four feet in height shall be made of pickets, wrought

iron, chain link or similar open construction having no greater than 50 percent view blockage when viewed from an angle perpendicular to the face of the fence or wall.

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

c. Security Fencing on Vacant Property

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



Community & Economic Development Staff Report

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

1.0 Background

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

1.1 Attachments

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

2.0 Discussion

The LDC's current standards prohibit the use of commercial roll-off containers (dumpsters) on residential properties without an active building permit. However, there have been instances in which property owners need a roll-off container general, non-construction-related, waste disposal purposes, such as after a hurricane or other storm event or when the contents of a dwelling need to be disposed of due to eviction, foreclosure or distressed living conditions. Staff is proposing changes to Article 2, Section 2.5 (Temporary Uses) which will allow a temporary use permit to be issued for the placement of commercial roll-off containers for non-construction related activities for 30 days or less, provided the container is placed on private property at least five feet away from any property boundary line. A temporary use permit will not be required for roll-off containers associated with an active building permit.

3.0 Recommendation

3.1 Community & Economic Development Staff

The Community & Economic Development Department reviewed this request for compliance with the Lakeland Comprehensive Plan: Our Community 2030 and it is our opinion that the request is consistent with the Comprehensive Plan.

3.2 Planning & Zoning Board

The Community & Economic Development Department reviewed this request and recommends the proposed changes to the Land Development Code.

Recommendation

It is recommended that the proposed changes to Article 2 of the Land Development Code, as described in Attachment "A," be approved.

ATTACHMENT "A"

ARTICLE 2: USE STANDARDS

2.5 – TEMPORARY USES

2.5.1 GENERAL

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

Borrow Pits, Borrow Piles and Similar Excavations

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

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

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

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

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

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

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

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

2.5.2 EXCEPTION FOR PUBLIC PROPERTIES

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



Report of City Commission Action on Planning and Zoning Board Recommendations

Tuesday, November 18, 2025

Meeting of November 3, 2025

Ordinances (First Reading)

Proposed 25-038; Approving a Conditional Use to Allow Medical Office Uses on the Second Floor of the Yarnall Building on Property Located at 120 E. Pine Street (CUP25-010)

Meeting of October 20, 2025

Ordinances (Second Reading)

Proposed 25-036; Amending Ordinance 4501, as amended; Major Modification of Planned Unit Development (PUD) Zoning for Lakeside Village to Allow a 130-Room Hotel on Property Located at 3607 Lakeside Village Boulevard. (PUD25-010) **Approved 7—0, Ordinance 6116**