RESOLUTION NO. ____

PROPOSED RESOLUTION NO. CRA26-002

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LAKELAND, FLORIDA, ACTING IN ITS CAPACITY AS THE LAKELAND COMMUNITY REDEVELOPMENT AGENCY, ADOPTING THE NINE URBAN DESIGN AND IMPLEMENTATION PLAN; MAKING FINDINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Lakeland, Florida, acting in its capacity as the Lakeland Community Redevelopment Agency (the "CRA"), recognizes the economic and historical significance of the nine-block area generally bounded by US 92 (Memorial Boulevard) to the north, US 98 (Bartow Road) to the south, North Massachusetts Avenue to the east, and North Florida Avenue to the west, as a strategically important area within the Midtown Community Redevelopment Area; and

WHEREAS, the CRA previously identified and advanced redevelopment planning efforts for a smaller portion of this area known as the Mass Market area and has since expanded its planning focus to encompass the larger nine-block area, now known as "The Nine," to establish a more comprehensive and coordinated vision for redevelopment and economic revitalization; and

WHEREAS, the CRA has identified The Nine as a priority for revitalization through strategic public infrastructure investment, private redevelopment, and coordinated economic development initiatives; and

WHEREAS, the CRA, in partnership with Dover, Kohl & Partners, Inc., led the development of The Nine Urban Design and Implementation Plan (the “Plan”), attached hereto as Attachment “A” and incorporated herein by reference, with significant contributions from a multidisciplinary team of consulting partners, including Kittelson & Associates, Inc., Zimmerman/Volk Associates, Inc., and Applied Sciences Consulting, Inc., whose collective expertise in transportation, market and housing analyses, urban design, and infrastructure planning helped shape the Plan’s vision and implementation strategies; and

WHEREAS, the CRA previously adopted the Memorial Boulevard Economic Development Strategy, which establishes a corridor-wide framework for revitalization through an enhanced corridor experience, strategic redevelopment opportunities, improved connections to surrounding neighborhoods and community assets, and coordinated policies and programs to encourage investment; and

WHEREAS, the Plan builds upon and advances the goals of the Memorial Boulevard Economic Development Strategy by translating its broader economic development objectives into a focused, place-based framework for a strategically important area within the Midtown Community Redevelopment Area, identifying opportunities for infill and mixed-use redevelopment, infrastructure and multimodal connectivity improvements, enhanced public spaces, and regulatory and development process improvements to facilitate private investment and strengthen the economic vitality of the corridor; and

WHEREAS, the Plan further advances the goals of the Midtown Redevelopment Plan, which prioritizes strengthening residential neighborhoods, encouraging the highest and best use of key properties, expanding economic activity, improving connectivity, and enhancing the public realm; and

WHEREAS, the Plan establishes a comprehensive implementation framework to transform The Nine into a vibrant, connected, and economically thriving district by attracting private investment, strengthening public infrastructure and the public realm, expanding diverse housing opportunities, and creating opportunities for small businesses and neighborhood-serving commercial uses through coordinated strategies focused on governance and interagency coordination, regulatory and development process improvements, developer engagement and promotion, strategic property acquisition and site readiness, infrastructure and utility investments, multimodal transportation and mobility enhancements, parking solutions, and public realm design and improvements, which, when fully realized, will establish a cohesive and distinctive district that encourages reinvestment, strengthens connections to surrounding neighborhoods and community assets, supports long-term economic vitality, and enhances quality of life within the Midtown Community Redevelopment Area; and

WHEREAS, the Plan reflects the input and aspirations of residents, neighborhood leaders, business owners, and other stakeholders and envisions a thriving neighborhood and business environment that strengthens connections among Downtown, the Medical District, the Parker Street and North Lake Wire neighborhoods, and surrounding community assets; and

WHEREAS, the Lakeland CRA Advisory Board received an update on The Nine Urban Design and Implementation Plan during its September 3, 2026, retreat and expressed consensus in support of proceeding with the planning effort; and

WHEREAS, the City Commission received a presentation on The Nine Urban Design and Implementation Plan on November 13, 2026; and

WHEREAS, adoption of the Plan establishes a unified vision and actionable framework to guide future public and private investment, coordinate redevelopment priorities, and advance the long-term transformation of The Nine as a distinctive and integral part of the Midtown Community Redevelopment Area;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF LAKELAND, FLORIDA, ACTING IN ITS CAPACITY AS THE LAKELAND COMMUNITY REDEVELOPMENT AGENCY, AS FOLLOWS:

SECTION 1. The foregoing findings are hereby adopted and incorporated herein by reference.

SECTION 2. The Nine Urban Design and Implementation Plan is hereby adopted as a strategic planning and implementation framework to guide future redevelopment, infrastructure investment and revitalization efforts within the area.

SECTION 3. If any word, sentence, clause, phrase or provision of this Resolution for any reason is held to be unconstitutional, void or invalid, the validity of the remainder of this Resolution shall not be affected thereby.

SECTION 3. This Resolution shall become effective upon passage.

PASSED AND CERTIFIED AS TO PASSAGE this 16th day of November, A.D. 2026.

CITY COMMISSION OF THE CITY OF LAKELAND, FLORIDA, AS THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LAKELAND

By: _____
SARA ROBERTS McCARLEY
MAYOR

ATTEST: _____
KELLY S. KOOS, CITY CLERK

APPROVED AS TO FORM AND CORRECTNESS: _____
PALMER C. DAVIS
CITY ATTORNEY

ATTACHMENT "A"




Lake Bonnet
Bonnet Springs Park
W Memorial Blvd
Medical District
US 98
N THE NE
In-Town Bypass
Lake Wire
Downtown
N Florida Ave
US 92
E Memorial Blvd
Amtrak Station
Lake Mirror



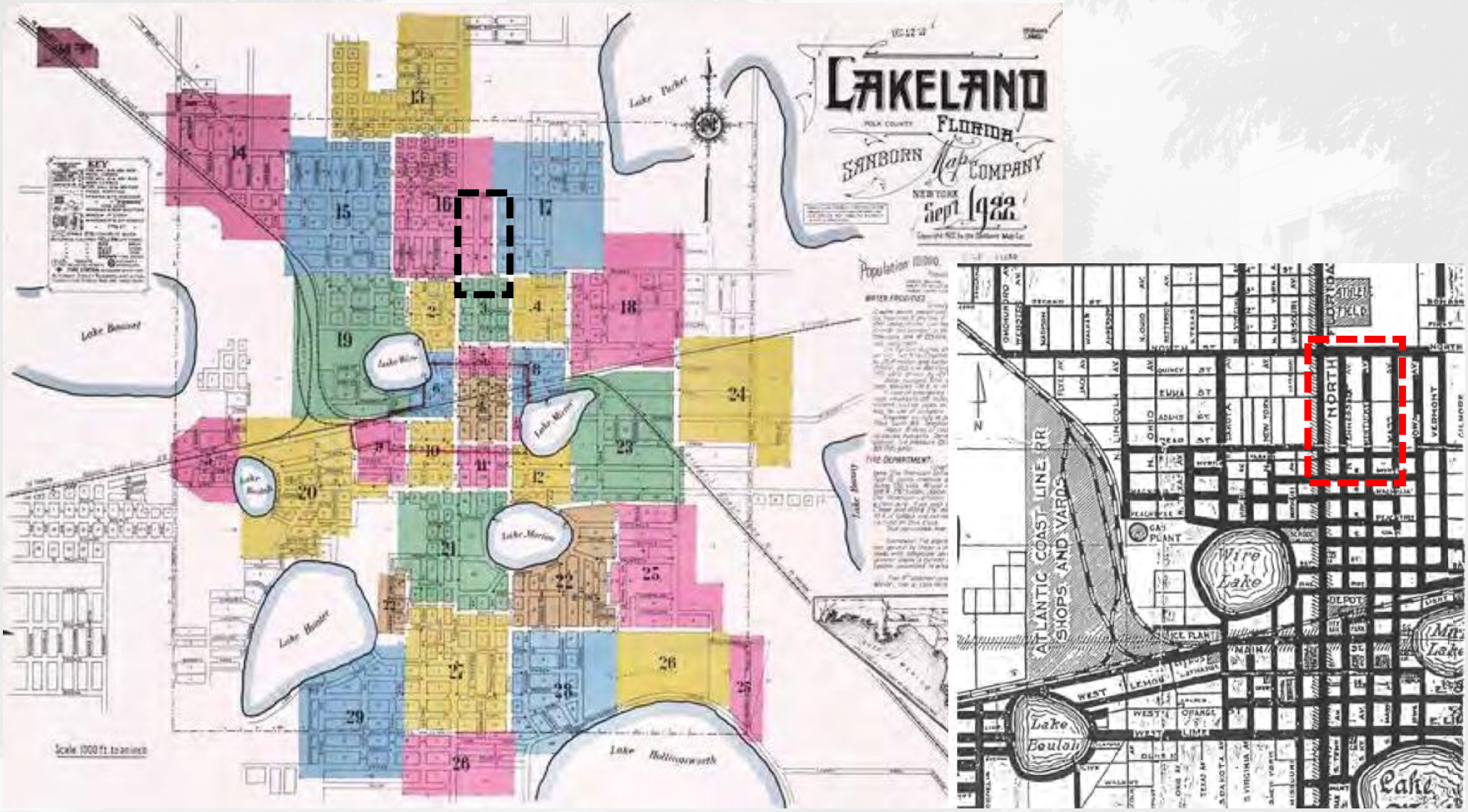
TOTAL AREA:

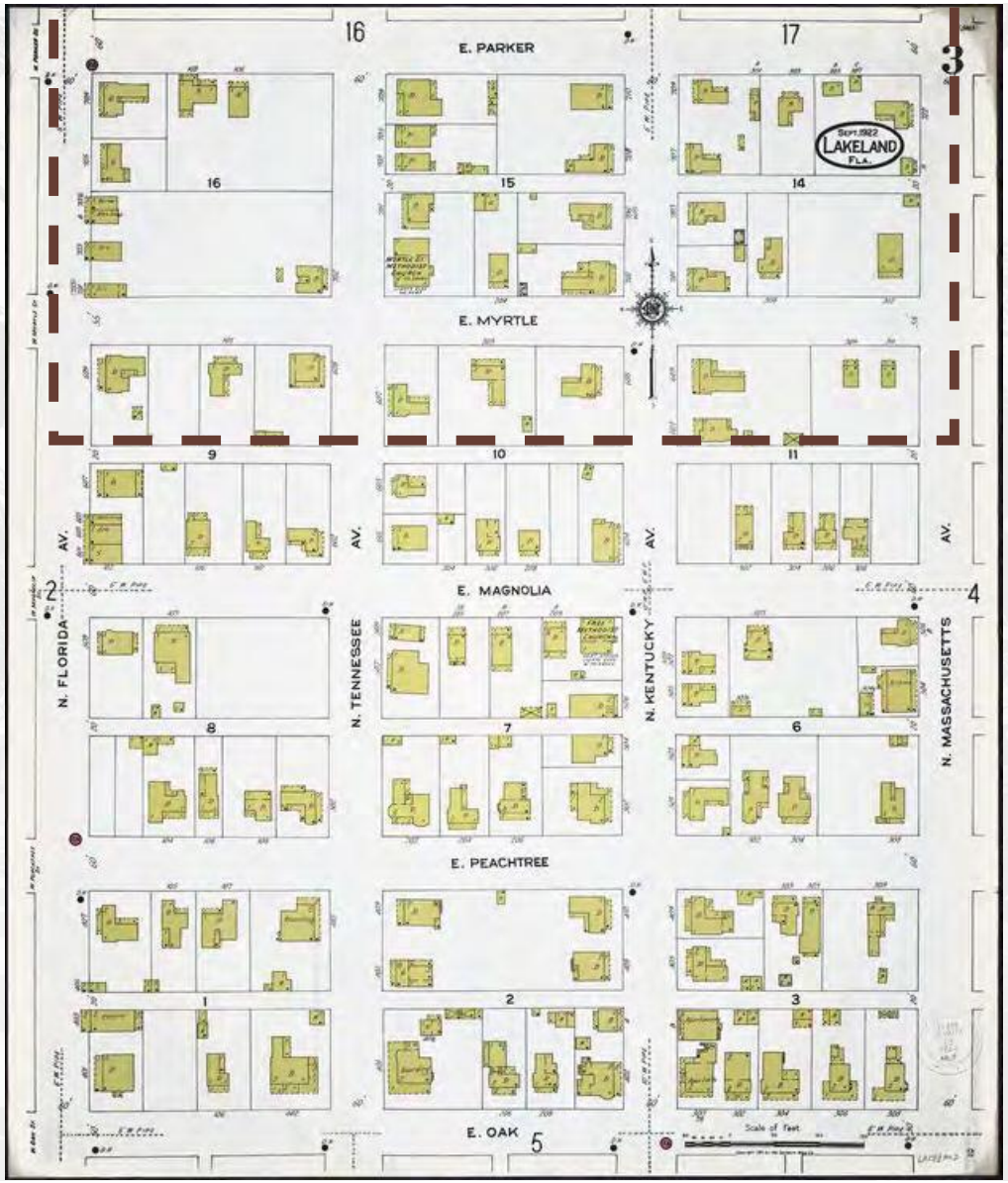
~ 42 acres

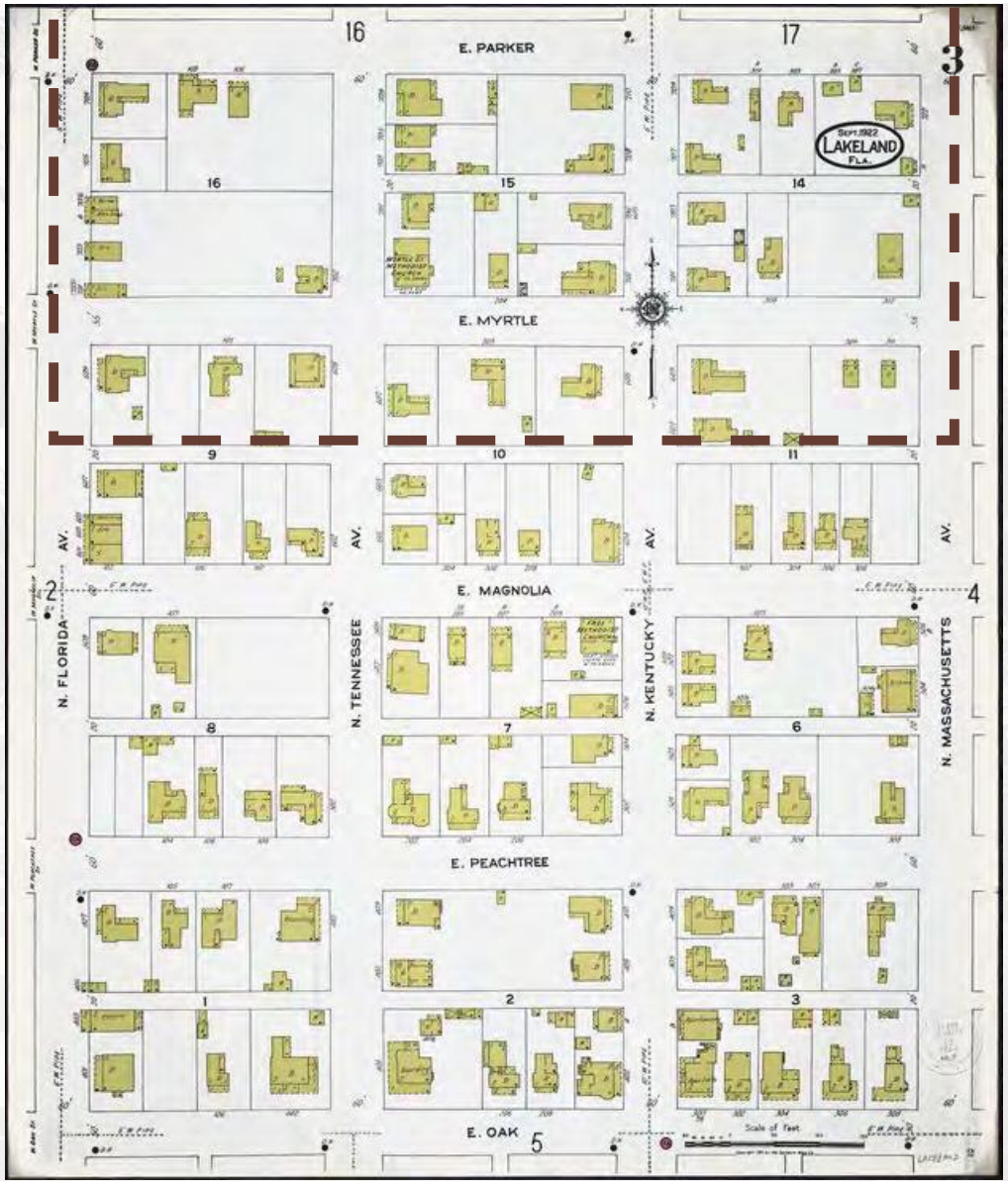
(not including State-owned ROW)

PARCELS:

~ 30 acres


LAKELAND
POLK COUNTY
FLORIDA
SANBORN Map COMPANY
NEW YORK
Sept 1922
KEY
Lake Bonny
Lake Parker
Lake Hunter
Lake Morton
Lake Beulah
Lake Hollingsworth
Scale 1000 ft. to an inch
Population 10000
WATER FACILITIES
FIRE DEPARTMENT
N
ATLANTIC COAST LINE RR
SHOPS AND YARDS
GAS PLANT
ICE PLANT
DEPOT
MAIN
NORTH
WEST
LEMON
ORANGE
LINCOLN
OHIO
QUINCY
ERIE
DAKOTA
VERMONT
Wire Lake
Lake Beulah
Lake


16
17
E. PARKER
Sept. 1922
LAKELAND
FLA.
E. MYRTLE
E. MAGNOLIA
E. PEACHTREE
E. OAK
N. FLORIDA AV.
N. TENNESSEE AV.
N. KENTUCKY AV.
N. MASSACHUSETTS AV.
Scale of Feet



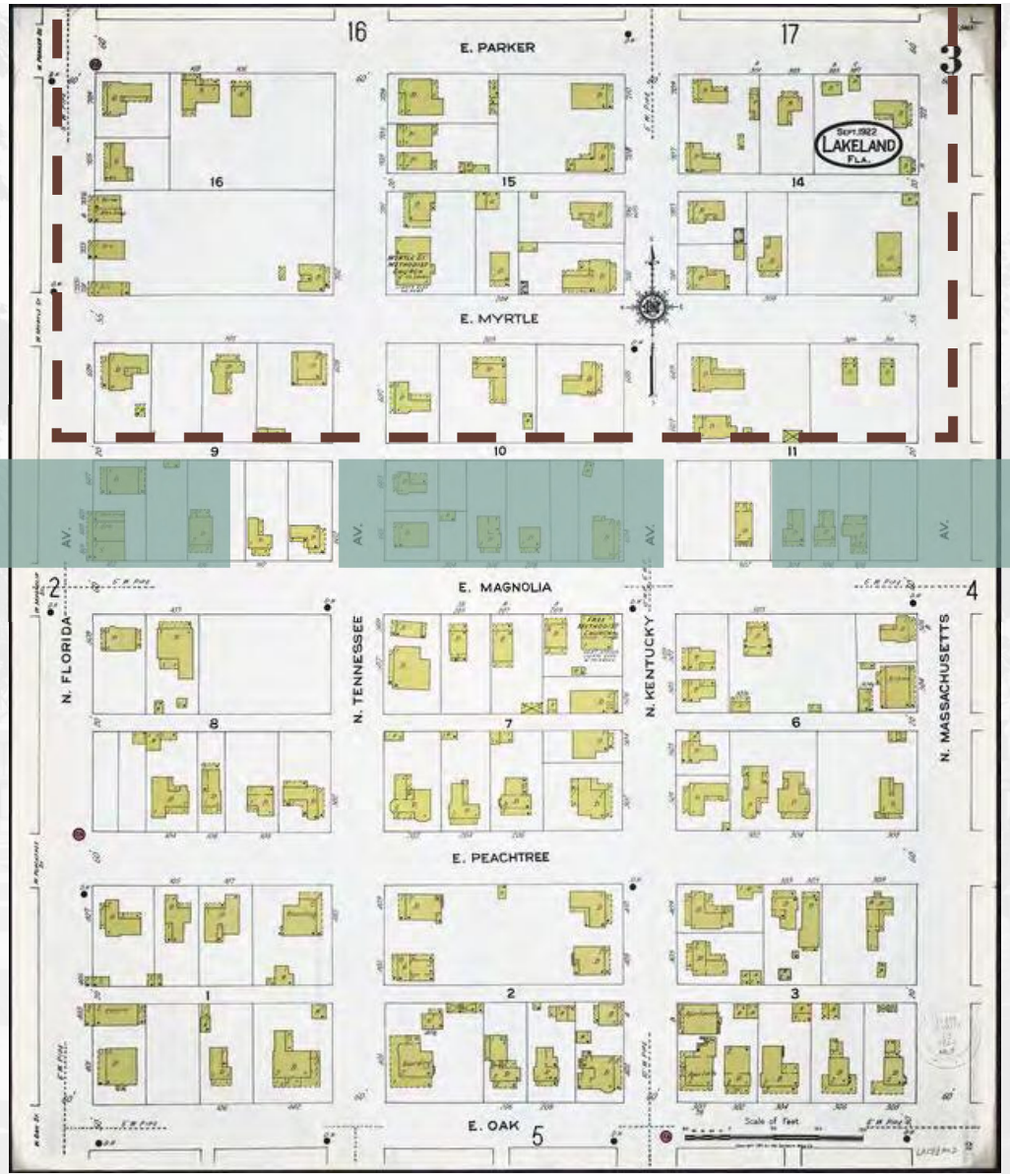
101
Detached Homes

3
Apartment Buildings

8
Businesses

2
Boarding Schools

2
Churches


16
E. PARKER
17
3
Sept. 1922
LAKELAND
FLA.
16
15
14
E. MYRTLE
9
10
11
AV.
AV.
AV.
2
E. MAGNOLIA
4
N. FLORIDA
N. TENNESSEE
N. KENTUCKY
N. MASSACHUSETTS
8
7
6
E. PEACHTREE
1
2
3
E. OAK
5
Scale of Feet


E. PARKER
E. MYRTLE
E. MAGNOLIA
E. PEACHTREE
E. OAK

The Ledger

NEWS

In-Town Bypass Splits Lakeland Neighborhood

RICK ROUSOS The Ledger

Updated Feb. 16, 2004, 6:38 a.m. ET

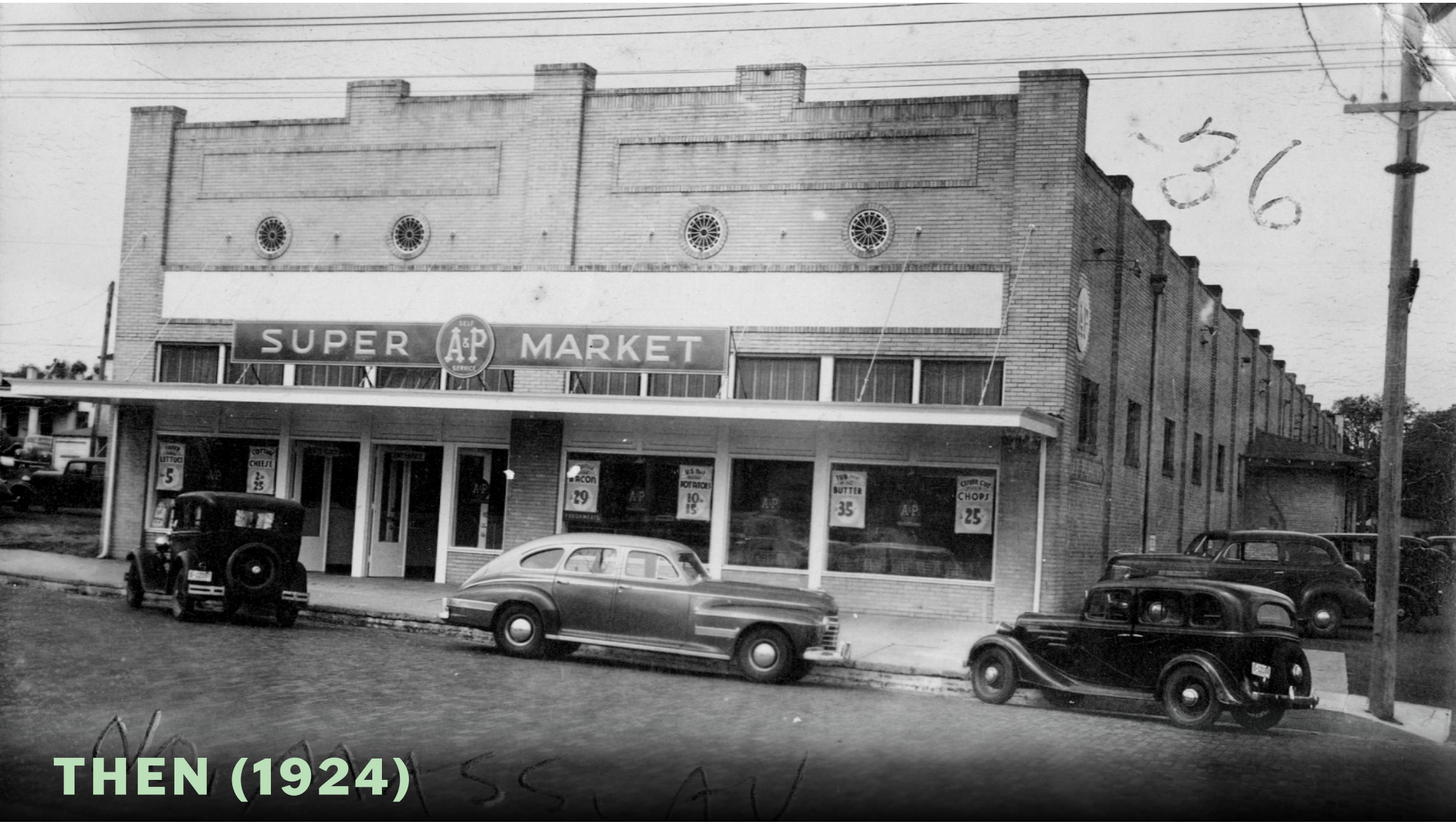
The long-awaited in-town bypass, scheduled to open later this month, may be a road to riches for downtown landowners just to its south.

But the bypass, paralleled by a tall fence, could also lead to more rags for people living in a destitute neighborhood immediately to its north.

The first phase of the bypass splits the surrounding neighborhood with a four-lane road.



Source: Lakeland Ledger (2/16/2004)


SUPER
A&P
SELF SERVICE
MARKET
LETTUCE
5
CHEESE
25
BACON
29
POTATOES
10
15
BUTTER
35
CHOPS
25

THEN (1924)





NOW



THEN (mid 1950s)


TAX COLLECTOR
NOW



TOTAL AREA:

~ 42 acres

(not including State-owned ROW)

PARCELS:

~ 30 acres



CITY + CRA-OWNED PARCELS:

~ 13 acres (43%)

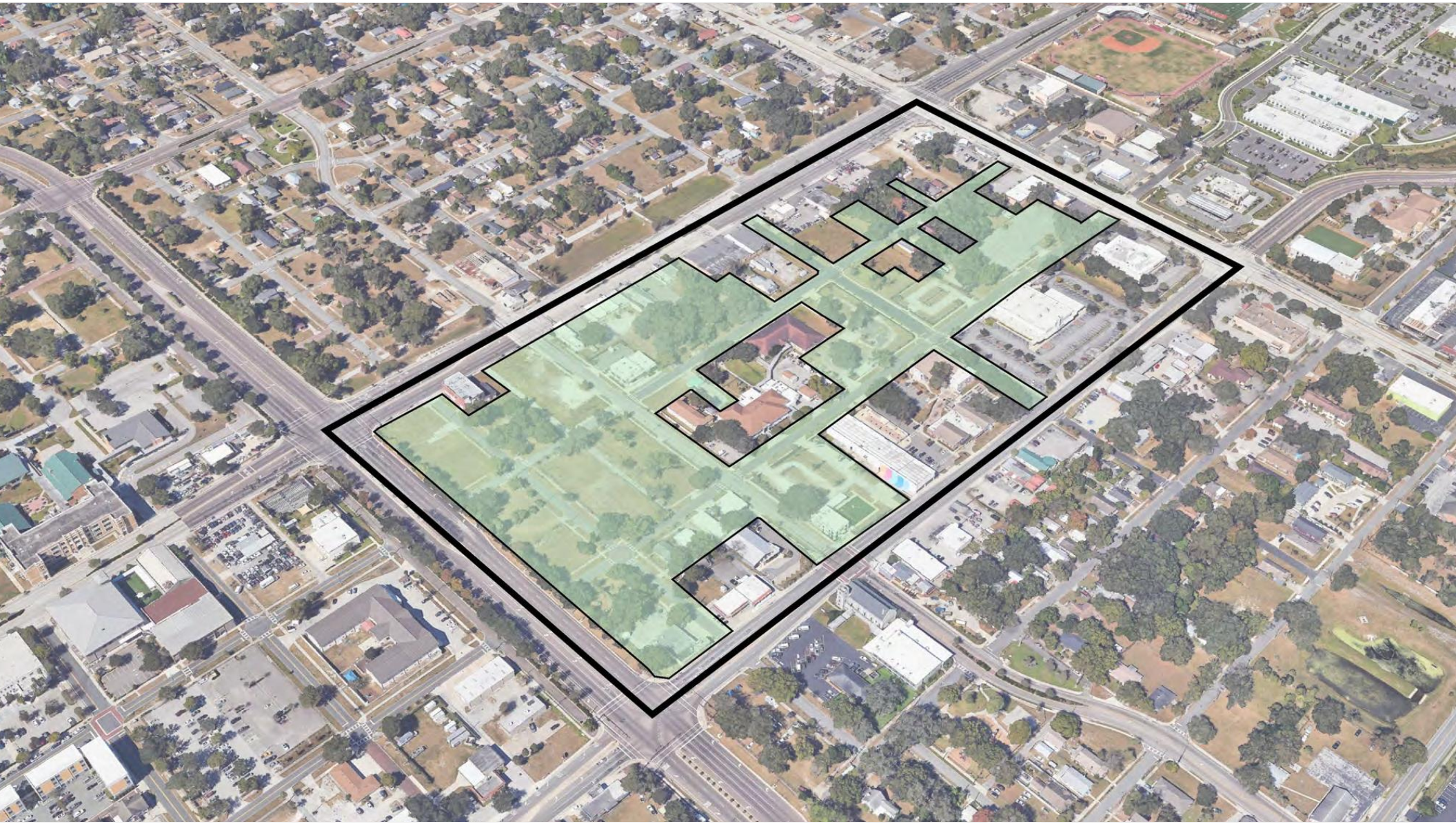
CITY-OWNED ROW:

~ 12 acres

(includes internal streets + Mass Ave)

COMBINED:

59% of total project area





URBAN NEIGHBORHOOD
PRECEDENTS


BACK BAY (BOSTON, MA)


GEORGETOWN (WASHINGTON, DC)

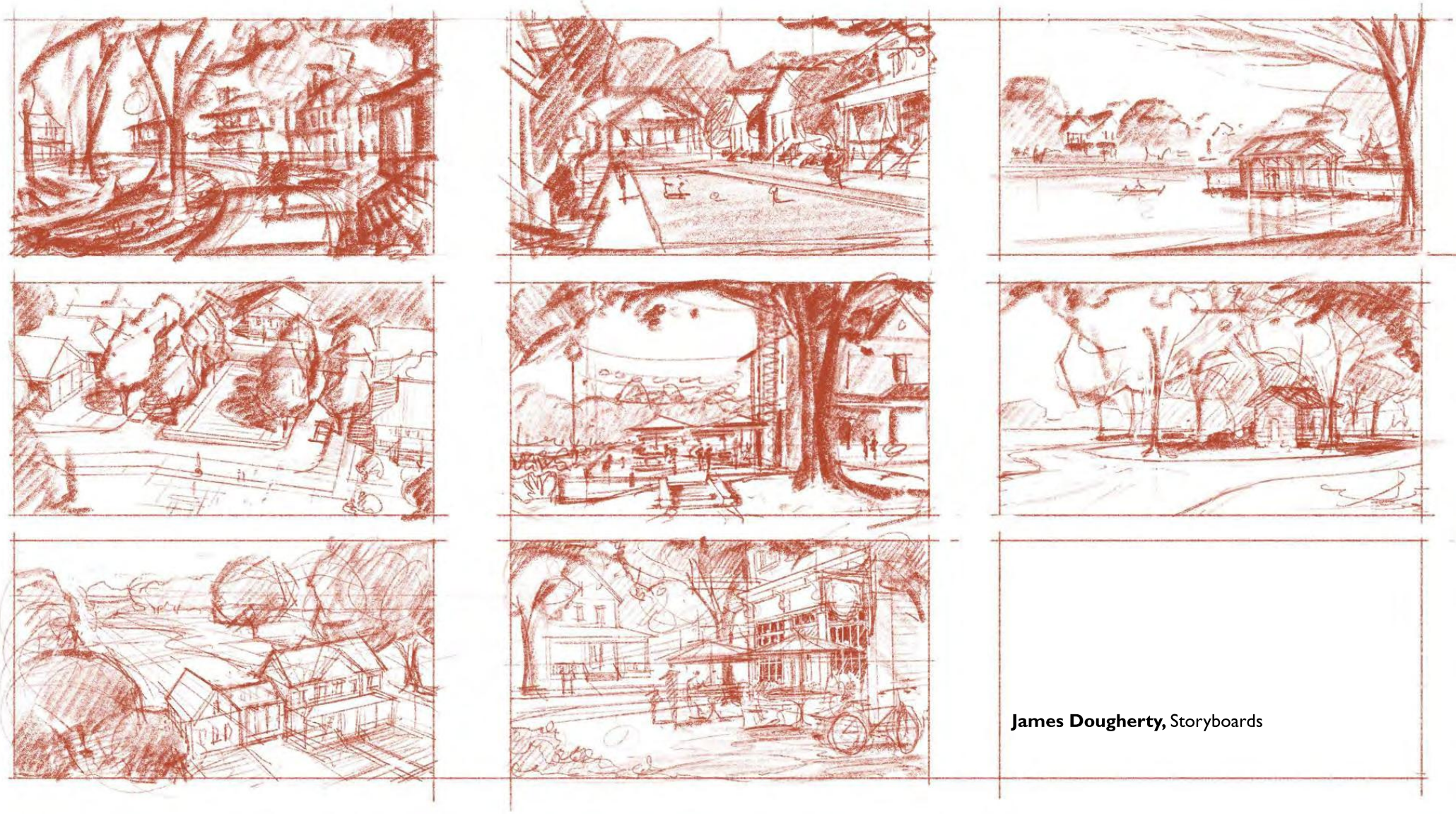


GLENWOOD PARK (ATLANTA, DC)




EQUITABLE


INTERSTATE 20 WEST
(VARIABLE R/W)
SCHOOL
PARK
SANDRET AVENUE (50' R/W)
GLENWOOD AVENUE, (50' R/W)
SINGLE FAMILY DETACHED
SINGLE FAMILY ATTACHED
MULTI-FAMILY
COMMERCIAL / OFFICE
SCHOOL
CONCEPT MASTER PLAN FOR
GLENWOOD PARK
FOR: GREEN STREET PROPERTIES
MASTER PLAN BY: DOVER, KOHL & PARTNERS / TUNNELL-SPANGLER & ASSOCIATES
NORTH
DECEMBER 19, 2001



James Dougherty, Storyboards


Pastry Shop


The Atlanta Skyline
The site affords a striking view of the downtown Atlanta skyline to the northwest. The master plan was configured to maximize access to this view for as many units as possible.
Elementary School
A new on-site elementary school will help to ease overcrowding in other local schools. The new school is configured as a compact neighborhood-friendly campus, with outdoor play areas surrounded by classroom buildings.
Glenwood Park
This elliptical park is the project's namesake and is a gathering place for the entire neighborhood. It is surrounded by regularly spaced shade trees and contains a large play field and a restored creek segment.
Townhomes
Glenwood Park features a wide variety of housing choices to suit many lifestyle and income groups.
Single-Family Homes
Houses in Glenwood Park borrow architecturally from the best of Atlanta's great historic neighborhoods.
Apartment Buildngs
Larger apartment and mixed-use buildings front Glenwood Memorial Connector, taming this busy thoroughfare into a traffic-calmed signature neighborhood street.
Brasfield Square
This square is central to the neighborhood's shopping area. Brasfield square is planted with formal rows of trees, and is fronted by multi-story mixed-use buildings.
Mixed-Use Buildings
Apartments and offices are located above retail storefronts.
GLENWOOD PARK
ATLANTA, GEORGIA