LAKELAND CITY COMMISSION

Regular Session
July 1, 2024

The Lakeland City Commission met in Regular Session in the City Commission Chambers. Mayor Pro Tem Stephanie Madden, and Commissioners Bill Read, Sara Roberts McCarley, Mike Musick, and Guy LaLonde were present. Mayor Bill Mutz and Commissioner Chad McLeod were absent. City Manager Shawn Sherrouse, City Attorney Palmer Davis, Finance Director Mike Brossart, and City Clerk Kelly Koos were present.

CALL TO ORDER - 9:00 A.M.

PRESENTATIONS

GIS Services and Capabilities (Tracy Kirkpatrick, GIS Manager)

Beautification Awards (Bill Koen)
- Residential: J & C Allen Properties - 1411 Amos Ave
- Commercial: Valencia at the Park Apartments - 301 S Lake Ave

PROCLAMATIONS

Arts and Health Day
34th Anniversary of the American with Disability Act

COMMITTEE REPORTS AND RELATED ITEMS

Real Estate & Transportation Committee 06/28/24

Commissioner Mike Musick presented this report to the Commission. The Commission voted on each item individually.

First Amendment to Lease Agreement with Black Hawk Brothers, LLC

Motion: Commissioner Sara Roberts McCarley moved to approve the recommendation. Commissioner Mike Musick seconded.

Mayor Pro Tem Stephanie Madden asked for comments from the Commission and the audience. There were no comments.

Action: Mayor Pro Tem Stephanie Madden called for the vote and the motion carried unanimously.

Lease Agreement with Tom Evans Environmental, Inc.

Motion: Commissioner Sara Roberts McCarley moved to approve the recommendation. Commissioner Mike Musick seconded.

Mayor Pro Tem Stephanie Madden asked for comments from the Commission and the audience. There were no comments.

Action: Mayor Pro Tem Stephanie Madden called for the vote and the motion carried unanimously.

Vacation of Public Rights-of-Way Located West of N. Florida Avenue, East of N. New York Avenue, North of W. 4th Street, and South of W. 5th Street

Urban Planning & Transportation Manager Chuck Barmby gave a brief presentation. This is a land use and zoning request that will come before the Commission in August.

Palmer Davis explained the church will receive the westerly half of the Right-of-Way.

Tim Campbell represented Central Florida Health Care (CFHC). CFHC is working with the school board and the church for parking agreements. They have a good working relationship.

There was a correction to this portion of the minutes. The Right-of-Way will be divided between CFHC and the church.

Tim Campbell explained that the clinic was asking for the fee to be waived since they are serving indigent citizens. The church was also a non-profit.

The Commission discussed the request:

- This was not a standard request; however, the City did not purchase the Right-of-Way and little money was invested. The Right-of-Way was dedicated to the City by plat in the early 1900's.
- Applicants for Right-of-Way vacations are not usually non-profit entities.

Motion on amendment: Commissioner Bill Read moved to amend the recommendation and waive the fee. Commissioner Sara Roberts McCarley seconded.

Mayor Pro Tem Stephanie Madden asked for comments on the amendment from the Commission and the public. There were no comments.

Action on Amendment: Mayor Pro Tem Stephanie Madden called for the vote on the amendment and the motion carried unanimously.

Action: Commissioner Mike Musick moved to approve the amended recommendation. Commissioner Sara Roberts McCarley seconded.

Mayor Pro Tem Stephanie Madden asked for comments from the Commission and the audience on the amended recommendation. There were no comments.

Action: Mayor Pro Tem Stephanie Madden called for the vote and the motion carried unanimously.

License Agreement for Overflow Parking with Well Done Development, LLC d/b/a The Well (Cont. 06-17-24)

Motion: Commissioner Bill Read moved to approve the recommendation. Commissioner Mike Musick seconded.

Mayor Pro Tem Stephanie Madden asked for comments from the Commission and the audience. There were no comments from the audience.

The Commission discussed parking requirements. The site plan met LDC requirements. This was a temporary arrangement that expires in March 2025. The City could cancel the agreement if they decided to sell the property.

Action: Mayor Pro Tem Stephanie Madden called for the vote and the motion carried unanimously.

APPROVAL OF CONSENT AGENDA

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

Motion: Commissioner Sara Roberts McCarley moved to approve the Consent Agenda. Commissioner Mike Musick seconded.

Mayor Pro Tem Stephanie Madden asked for comments from the audience and the Commission. There were no comments.

Action: Mayor Pro Tem Stephanie Madden called for the vote and the motion carried unanimously.

APPROVAL OF MINUTES (with any amendments)

* City Commission 06/14/24 – 06/17/24

Action: The Commission approved these minutes as part of the Consent Agenda.

REQUESTS TO APPEAR FROM THE GENERAL PUBLIC – None

EQUALIZATION HEARINGS

Recess/convene: The Commission recessed the Regular Session and convened as the Equalization Board.

Palmer Davis explained the City Charter requires that prior to recording a lien against private property, the City Commission convene as the Equalization Board and grant those property owners the opportunity to object to the recording of the lien or ask any questions they might have. If someone present received a notice to appear before the City Commission regarding lot cleanings/clearings or demolition assessment, this is the time to address the Commission.

Lot Cleaning and Clearing

Motion: Commissioner Sara Roberts McCarley moved to approve the assessments. Commissioner Bill Read seconded.

Mayor Pro Tem Stephanie Madden asked for comments from the Commission and the audience. There were no comments from the audience.

The Commission discussed a way to expedite collection of the liens. Placing the assessments on the tax roll had the highest collection rate. The tax collector takes a small percentage, but it is worth it given the high collection rate.

Action: Mayor Pro Tem Stephanie Madden called for the vote and the motion carried unanimously.

Adjourn/reconvene: The Equalization Board adjourned and the City Commission reconvened in Regular Session.

PUBLIC HEARINGS

Ordinances (Second Reading)

Ordinance 6036; Proposed 24-017; Voluntary Annexation of Approximately 11.5 Acres Located North of the Intersection of Airport Road and Gay Road (1st Rdg. 06-17-24)

> AN ORDINANCE RELATING TO THE VOLUNTARY ANNEXATION OF PROPERTY; INCLUDING WITHIN THE TERRITORIAL LIMITS OF THE CITY OF LAKELAND, FLORIDA 11.5 ACRES OF PROPERTY LOCATED NORTH OF THE INTERSECTION OF AIRPORT ROAD AND GAY ROAD; FINDING

> COMPLIANCE WITH CHAPTER 171, FLORIDA STATUTES; MAKING FINDINGS; FINDING CONFORMITY WITH THE COMPREHENSIVE PLAN; PROVIDING AN EFFECTIVE DATE.

Palmer Davis read the title.

Motion: Commissioner Mike Musick moved to approve the ordinance. Commissioner Bill Read seconded.

Urban Planner and Transportation Manager, Chuck Barmby gave a presentation on the first 3 ordinances under public hearings. They were all related to the same project. Some residents were concerned about truck operations. As a result, an 8 foot wall will be constructed to buffer the residents.

Mayor Pro Tem Stephanie Madden asked for comments from the Commission and the audience. There were no comments.

Action: Upon roll call vote Commissioners Guy LaLonde, Mike Musick, Sara Roberts McCarley, Bill Read, and Mayor Pro Tem Stephanie Madden voted aye. Ayes-five. Nays-zero. The motion carried unanimously.

Ordinance 6037; Proposed 24-018; Small Scale Amendment #LUS24-002 to the Future Land Use Map to Apply Business Park (BP) Land Use on Approximately 11.5 Acres Located North of the Intersection of Airport Road and Gay Road (1st Rdg. 06-17-24)

> AN ORDINANCE RELATING TO LOCAL GOVERNMENT COMPREHENSIVE PLANNING; MAKING FINDINGS; PROVIDING FOR SMALL SCALE AMENDMENT #LUS24- 002 TO A CERTAIN PORTION OF THE FUTURE LAND USE MAP OF THE LAKELAND COMPREHENSIVE PLAN: OUR COMMUNITY 2030; PROVIDING FOR THE APPLICATION OF A FUTURE LAND USE DESIGNATION OF BUSINESS PARK (BP) ON APPROXIMATELY 11.5 ACRES LOCATED NORTH OF THE INTERSECTION OF AIRPORT ROAD AND GAY ROAD; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

Palmer Davis read the title.

Motion: Commissioner Sara Roberts McCarley moved to approve the ordinance. Commissioner Mike Musick seconded.

Mayor Pro Tem Stephanie Madden asked for comments from the Commission and the audience. There were no comments.

Action: Upon roll call vote Commissioners Bill Read, Sara Roberts McCarley, Mike Musick, Guy LaLonde, and Mayor Pro Tem Stephanie Madden voted aye. Ayes – five. Nays – zero. The motion carried unanimously.

Ordinance 6038; Proposed 24-019; Application of PUD (Planned Unit Development) Zoning to Allow for the Development of 117,000 sq. ft. of Limited I-1 (Light-Industrial - Limited Commercial) and I-2 (Medium Industrial) Warehousing and Industrial Uses, and Application of Suburban Special Purpose (SSP) Context District on Approximately 11.5 Acres Located North of the Intersection of Airport Road and Gay Road (1st Rdg. 06-17-24)

> AN ORDINANCE RELATING TO ZONING; ADOPTING FINDINGS; PROVIDING FOR PUD (PLANNED UNIT DEVELOPMENT) ZONING TO ALLOW FOR THE DEVELOPMENT OF 117,000 SQUARE FEET OF LIMITED I-1 (LIGHT-INDUSTRIAL – LIMITED COMMERCIAL) AND I-2 (MEDIUM INDUSTRIAL) WAREHOUSING AND INDUSTRIAL USES ON APPROXIMATELY 11.5 ACRES LOCATED NORTH OF THE INTERSECTION OF AIRPORT ROAD AND GAY ROAD; PROVIDING FOR SUBURBAN SPECIAL PURPOSE (SSP) CONTEXT DISTRICT ON THE PROPERTY; FINDING CONFORMITY WITH THE COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

Palmer Davis read the title.

Motion: Commissioner Mike Musick moved to approve the ordinance. Commissioner Sara Roberts McCarley seconded.

Mayor Pro Tem Stephanie Madden asked for comments from the Commission and the audience. There were no comments.

Action: Upon roll call vote Commissioners Bill Read, Sara Roberts McCarley, Mike Musick, Guy LaLonde, and Mayor Pro Tem Stephanie Madden voted aye. Ayes – five. Nays – zero. The motion carried unanimously.

Ordinance 6039; Proposed 24-020; Vacating Public Rights-of-Way Located North of George Jenkins Boulevard, South of W. Chase Street, East of Snowbird Avenue and West of N. Westgate Avenue

> AN ORDINANCE RELATING TO PUBLIC RIGHT-OF-WAY; MAKING FINDINGS; VACATING PUBLIC RIGHT-OF-WAY LOCATED NORTH OF GEORGE JENKINS BOULEVARD, SOUTH OF W. CHASE STREET, EAST OF SNOWBIRD AVENUE AND WEST OF N. WESTGATE AVENUE WITHIN THE CITY OF LAKELAND, FLORIDA; AUTHORIZING THE RECORDING OF A CERTIFIED COPY OF THIS ORDINANCE; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

Palmer Davis read the title.

Motion: Commissioner Sara Roberts McCarley moved to approve the ordinance. Commissioner Mike Musick seconded.

Chuck Barmby gave a brief presentation.

Mayor Pro Tem Stephanie Madden asked for comments from the Commission and the audience. There were no comments.

Action: Upon roll call vote Commissioners Guy LaLonde, Mike Musick, Sara Roberts McCarley, Bill Read, and Mayor Pro Tem Stephanie Madden voted aye. Ayes-five. Nays-zero. The motion carried unanimously.

Ordinance 6040; Proposed 24-021; Amending Ordinance 4899, as amended, the City's Pole Attachment Ordinance, to Extend the Expiration Date of Promotional Rates for Wireline Attachments of Broadband Facilities for Unserved and Underserved Areas

> AN ORDINANCE OF THE CITY OF LAKELAND, FLORIDA RELATED TO POLE ATTACHMENTS; AMENDING ORDINANCE 4899, AS AMENDED, TO EXTEND THE EXPIRATION DATE OF PROMOTIONAL RATES FOR WIRELINE ATTACHMENTS OF BROADBAND FACILITIES ON CITY POLES CONSISTENT WITH REQUIREMENTS SET FORTH IN STATE LAW; MAKING FINDINGS; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

Palmer Davis read the title.

Motion: Commissioner Mike Musick moved to approve the ordinance. Commissioner Sara Roberts McCarley seconded.

Mayor Pro Tem Stephanie Madden asked for comments from the Commission and the audience. There were no comments.

Action: Upon roll call vote Commissioners Guy LaLonde, Mike Musick, Sara Roberts McCarley, Bill Read, and Mayor Pro Tem Stephanie Madden voted aye. Ayes-five. Nays-zero. The motion carried unanimously.

Ordinance 6041; Proposed 24-022; Approving the Annexation of Lands within the Boundaries of the Lakeland Area Mass Transit District (1st Rdg. 06-17-24)

> AN ORDINANCE RELATING TO THE LAKELAND AREA MASS TRANSIT DISTRICT; MAKING FINDINGS; APPROVING THE INCLUSION OF CERTAIN LANDS LOCATED WITHIN THE CITY OF LAKELAND WITHIN THE BOUNDARIES OF THE LAKELAND AREA MASS TRANSIT DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

Palmer Davis read the title.

Motion: Commissioner Mike Musick moved to approve the ordinance. Commissioner Sara Roberts McCarley seconded.

Mayor Pro Tem Stephanie Madden asked for comments from the Commission and the audience. There were no comments from the audience.

The Commission discussed:
- An existing driveway, which will serve as an access road.
- The property was functioning as overflow parking for the auto auction.
- The only access will be off Tomkow Rd.
- Kudos to staff on planning for future transit.
- Current zoning is I-2.
- There has been no request for development in 3-years.
- The Green Swamp hinders development.

Action: Upon roll call vote Commissioners Bill Read, Sara Roberts McCarley, Mike Musick, Guy LaLonde, and Mayor Pro Tem Stephanie Madden voted aye. Ayes – five. Nays – zero. The motion carried unanimously.

Resolutions

Resolution 5915; Proposed 24-040; Lots Cleaning and Clearing

> A RESOLUTION RELATING TO ASSESSMENTS; DETERMINING THE NECESSITY FOR HAVING CLEANED AND CLEARED CERTAIN PROPERTIES WITHIN THE CITY OF LAKELAND; PROVIDING FOR THE ASSESSMENT OF LIENS AGAINST SUCH PROPERTY FOR EXPENSES INCURRED IN THE CLEANING AND CLEARING THEREOF; PROVIDING AN EFFECTIVE DATE.

Palmer Davis read the title.

Motion: Commissioner Mike Musick moved to approve the resolution. Commissioner Sara Roberts McCarley seconded.

Mayor Pro Tem Stephanie Madden asked for comments from the Commission and the audience. There were no comments.

Action: Upon roll call vote Commissioners Bill Read, Stephanie Madden, Sara Roberts McCarley, Mike Musick, Guy LaLonde, and Mayor Bill Mutz voted aye. Ayes – seven. Nays – zero. The motion carried unanimously.

Resolution 5916; Proposed 24-041; Vacating an Existing Public Utility Easement Located North of Wilder Road and West of Wilder Pines Avenue

A RESOLUTION RELATING TO PUBLIC UTILITY EASEMENTS; MAKING FINDINGS; VACATING AN EXISTING PUBLIC UTILITY EASEMENT LOCATED NORTH OF WILDER ROAD AND WEST OF WILDER PINES AVENUE; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

Palmer Davis read the title.

Motion: Commissioner Mike Musick moved to approve the resolution. Commissioner Bill Read seconded.

Mayor Pro Tem Stephanie Madden asked for comments from the Commission and the audience. There were no comments.

Action: Upon roll call vote Commissioners Guy LaLonde, Mike Musick, Sara Roberts McCarley, Bill Read, and Mayor Pro Tem Stephanie Madden voted aye. Ayes-five. Nays-zero. The motion carried unanimously.

Resolution 5917; Proposed 24-042; Intent to Vacate Public Rights-of-Way Located West of N. Florida Avenue, East of N. New York Avenue, North of W. 4th Street, and South of W. 5th Street

A RESOLUTION RELATING TO PUBLIC RIGHT-OF-WAY; MAKING FINDINGS; DECLARING THE CITY COMMISSION'S INTENTION TO ADOPT AN ORDINANCE VACATING PUBLIC RIGHTS-OF-WAY ON PROPERTY LOCATED WEST OF N. FLORIDA AVENUE, EAST OF N. NEW YORK AVENUE, NORTH OF W. 4TH STREET, AND SOUTH OF W. 5TH STREET; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

Palmer Davis read the title.

Motion: Commissioner Sara Roberts McCarley moved to approve the resolution. Commissioner Mike Musick seconded.

Mayor Pro Tem Stephanie Madden asked for comments from the Commission and the audience. There were no comments from the audience.

The Commission discussed the approval process. What the Commission approved as part of Real Estate & Transportation Committee was just the first part of the process.

COMMUNITY REDEVELOPMENT AGENCY – None

CITY MANAGER

Approval of Purchase Order to Schneider Electric Smart Grid Solutions for Renewal of ArcFM Solutions Software

The City of Lakeland received a proposal from Schneider Electric Smart Grid Solutions for the renewal of the Lakeland Electric, Energy Deliveries ArcFM Solutions Software. ArcFM Solutions Software is the Design software suite Energy Delivery uses to design the electric system. It is a comprehensive graphic work design solution that lets them build and analyze new construction designs in a single application. Other components used within the ArcFM Solution suite streamline the estimating and as-built workflow processes. Energy Delivery is dependent on the software solution and cannot operate without it or a similar software suite.

Funding is provided in the Fiscal Year 2024 Department of Information Technology (DoIT) Operating budget. The City's Purchasing Division has approved Schneider Electric Smart Grid Solutions as a sole source provider and pursuant to the City's Contract # 2004-MM-333 with Schneider.

Staff recommended the City Commission authorize the issuance of a Purchase Order to Schneider Electric Smart Grid Solutions in the amount of $88,402.10 for the renewal of ArcFM Solutions Software.

Shawn Sherrouse presented this item to the Commission.

Motion: Commissioner Sara Roberts McCarley moved to approve the recommendation. Commissioner Mike Musick seconded.

Mayor Pro Tem Stephanie Madden asked for comments from the Commission and the audience. There were no comments from the audience. The Commission discussed the software.

Scott Bishop explained this was for new services at new homes in the service territory. He advised the public to be sure they have an LE account if they are moving into a newly built home.

Action: Mayor Pro Tem Stephanie Madden called for the vote and the motion carried unanimously.

Task Authorization with American Compliance Technologies, Inc. for Removal, Disposal and Replacement of Contaminated Soils at Gateway Boulevard and Whitten Road and Appropriation for Wastewater R&R Fund

On April 22, 2024, the Wastewater Division was notified of a possible wastewater force main leaking in a heavily wooded wetland area off Gateway Blvd. The force main was found to be leaking and was subsequently repaired. The leak had been occurring for a significant amount of time and was likely the source of odor complaints from nearby residents. This section of force main conveys a large portion of industrial waste and due to the significance of the leak and sampling results, the Florida Department of Environment Protection (FDEP) is requiring a waste clean-up effort on the site.

The City has been working with FDEP on a clean-up and sampling plan and received approval on phase one of that plan on June 20, 2024. American Compliance Technology (ACT) Environmental and Infrastructure (Bartow, FL) has provided a proposal under a continuing contract, Professional Environmental Risk Engineering Services (RFQ 1210A) to remove impacted soils, replace impacted soils with clean fill, transport soils, and properly dispose of impacted soils.

The proposed Task Authorization is to complete the phase one site clean-up work. The major tasks of this project include:

- Removing approximately 5,600 cubic yards of impacted soils
- Transporting and properly disposing of impacted soils
- Replacing excavated soils with clean topsoil to backfill the site
- Compacting the new soil

This work was unplanned and unbudgeted. However, it is imperative this work commences before the heavy rainy season begins and floods this site as any delays could further the environmental impact.

Staff recommends that the City Commission authorize an appropriation and increase in estimated revenues of $947,192.00 in the Wastewater Replacement & Renewal Fund from the Unappropriated Surplus of the Wastewater Utilities Fund.

Staff recommended the City Commission authorize the appropriate City officials to execute Task Authorization ACT-24-04(er) with American Compliance Technologies, Inc. for Removal, Disposal and Replacement of Contaminated Soils at Gateway Boulevard and Whitten Road in the amount not-to-exceed $947,192.00.

Shawn Sherrouse presented this item to the Commission. Staff did a great job working behind the scenes to solve this problem.

Motion: Commissioner Bill Read moved to approve the recommendation. Commissioner Mike Musick seconded.

Mayor Pro Tem Stephanie Madden asked for comments from the Commission and the audience. There were no comments from the audience. Commissioner Stephanie Madden complimented staff for their efforts on the project.

Action: Mayor Pro Tem Stephanie Madden called for the vote and the motion carried unanimously.

Approval of Purchase Order to Transportation Control Systems for MioVision Dual Camera Systems for Traffic Signal Video Detection

Many signalized intersections in the City of Lakeland are equipped with vehicular traffic detectors. These detectors sense the presence of a vehicle, communicate directly with the traffic signal control system, and are used for traffic management purposes, such as queue detection, vehicle counting, or speed detection. This equipment is not used to detect traffic infractions.

The most common detector type, inductive loop, consists of looped wire embedded in the pavement. As such, the wires are disturbed when a road is resurfaced and must be removed and replaced. Typically, up to two intersections with these detectors are resurfaced by the City annually. In these situations, the loop detectors are replaced with more efficient overhead video camera detection equipment rather than embedding wire into the new pavement. Video cameras convert images into data, can replace several loop detectors, and measure traffic over a larger area rather than a single point. It also helps preserve the pavement since it does not require channels to be sawed into the pavement. The City's Traffic Signal Technicians install this equipment.

This year, traffic detector replacements are planned for seven intersections:

1. Lake Hunter Drive at Sikes Boulevard
2. Cleveland Heights Boulevard at Westover Street
3. Cleveland Heights Boulevard at Highland Drive
4. Cleveland Heights Boulevard at Hallam Drive
5. Cleveland Heights Boulevard at Lake Miriam Drive
6. Lincoln Avenue at Beacon Road
7. Lincoln Avenue at Edgewood Drive

The City solicited a quote from Transportation Control Systems and the City's Purchasing Division approved Transportation Control Systems as the selected vendor pursuant to a Florida Department of Transportation contract (Bid # DOT-ITB-24-9098-SJ). Funding for this work is included in the Transportation Fund Capital Improvement Plan.

Staff recommended the City Commission authorize the issuance of a Purchase Order to Transportation Control Systems in the amount of $180,103.00 for seven MioVision Dual Camera Traffic Signal Video Detector Systems.

Shawn Sherrouse presented this item to the Commission.

Motion: Commissioner Sara Roberts McCarley moved to approve the recommendation. Commissioner Bill Read seconded.

Mayor Pro Tem Stephanie Madden asked for comments from the Commission. There were no comments.

Action: Mayor Pro Tem Stephanie Madden called for the vote and the motion carried unanimously.

CITY ATTORNEY

Ordinances (First Reading)

Proposed 24-023; Approving a Conditional Use to Allow a Special Event Venue/Banquet Hall on Property Located at 112 E. Pine Street

> AN ORDINANCE RELATING TO ZONING; MAKING FINDINGS; APPROVING A CONDITIONAL USE TO ALLOW A SPECIAL EVENT VENUE/BANQUET HALL ON PROPERTY LOCATED AT 112 E. PINE STREET; FINDING CONFORMITY WITH THE COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

The foregoing is the title of an ordinance read for the first time by short title only. The Commission will hold the second reading and public hearing on July 15, 2024.

Proposed 24-024; Amending Ordinance 5259, as amended, Major Modification of a Conditional Use to Allow for the Placement of Two Temporary 960 Sq. Ft. Modular Classroom Buildings and an Increase in the Maximum School Enrollment from 225 to 500 Students for Parkway Baptist Church Located at 4210 Lakeland Highlands Road

> AN ORDINANCE RELATING TO ZONING; MAKING FINDINGS; AMENDING ORDINANCE 5259, AS AMENDED, TO MODIFY AN EXISTING CONDITIONAL USE TO ALLOW FOR THE PLACEMENT OF TWO TEMPORARY 960 SQUARE FEET MODULAR CLASSROOM BUILDINGS AND AN INCREASE IN THE MAXIMUM SCHOOL ENROLLMENT FROM 225 TO 500 STUDENTS FOR PARKWAY BAPTIST CHURCH LOCATED AT 4210 LAKELAND HIGHLANDS ROAD; FINDING CONFORMITY WITH THE COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

The foregoing is the title of an ordinance read for the first time by short title only. The Commission will hold the second reading and public hearing on July 15, 2024.

Proposed 24-025; Vacating Public Rights-of-Way Located West of N. Florida Avenue, East of N. New York Avenue, North of W. 4th Street, and South of W. 5th Street

> AN ORDINANCE RELATING TO PUBLIC RIGHT-OF-WAY; MAKING FINDINGS; VACATING PUBLIC RIGHTS-OF-WAY ON PROPERTY LOCATED WEST OF N. FLORIDA AVENUE, EAST OF N. NEW YORK AVENUE, NORTH OF W. 4TH STREET, AND SOUTH OF W. 5TH STREET; AUTHORIZING THE RECORDING OF A CERTIFIED COPY OF THIS ORDINANCE; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

Miscellaneous

Task Authorization with Alfred Benesch & Company for Impact Fee Update Study - Law Enforcement, Fire Protection, Parks, Recreation & Cultural Arts, and Multi-Modal Transportation

This Task Authorization with Alfred Benesch & Company, as successor by merger with Tindale-Oliver & Associates, Inc., is to complete an update study of the City's law enforcement, fire protection, parks, recreation and cultural facilities, and multi-modal transportation impact fees. The City of Lakeland Impact Fee Ordinance for Transportation Facilities and the City of Lakeland Consolidated Impact Fee Ordinance both require that impact fee studies are to be updated at least every five (5) years. The City's impact fees for these categories were last updated in 2019, adopted by the City Commission November 18, 2019, with an effective date of March 1, 2020.

Under the Task Authorization, Benesch will perform the required impact fee study for a lump sum of $167,821.44. A preliminary project schedule provided by Benesch outlines critical path tasks associated with the study, culminating in a City Commission workshop and public hearing for Commission consideration of an update study fee schedule in May and June 2025, respectively. Funding for the update study is available in each of the respective impact fee trust accounts as shown below, and for which a corresponding budget appropriation request is noted below.

Law Enforcement:	$33,986.21
Fire Protection:	$34,272.75
Parks, Recreation & Cultural Arts District 1:	$17,505.63
Parks, Recreation & Cultural Arts District 2:	$17,505.63
Multi-Modal Transportation District 1:	$32,275.61
Multi-Modal Transportation District 2:	$32,275.61
TOTAL	$167,821.44

Staff recommended that the City Commission approve the Task Authorization with Alfred Benesch & Company for an impact fee update study of the City's law enforcement, fire protection, parks, recreation and cultural arts and multi-modal transportation impact fees, and authorize the appropriate City officials to execute the Task Authorization. Staff also recommended that the City Commission approve an appropriation from the unappropriated surplus of the noted Impact Fee Funds as shown above.

Palmer Davis presented this item to the Commission.

Motion: Commissioner Bill Read moved to approve the recommendation. Commissioner Mike Musick seconded.

Mayor Pro Tem Stephanie Madden asked for comments from the Commission and the audience. There were no comments from the audience.

The Commission discussed the fact that the City ordinance required review every 5 years.

Action: Mayor Pro Tem Stephanie Madden called for the vote and the motion carried unanimously.

Local Government Area of Opportunity Development Incentive Program 2024 - Twin Lakes Estates - Phase III

This commitment letter to the Florida Housing Finance Corporation (FHFC) was committing funding in the amount of $460,000 to Twin Lakes III, Ltd. for a proposed affordable housing community located at 501 Hartsell Avenue, West of Hartsell Avenue and South of Lake Buelah Drive.

On June 18, 2024, the FHFC issued Request for Applications 2024-201 (RFA 2024-201) Housing Credit Financing for Affordable Housing Developments in Small and Medium Counties. The application provides preference or a “boost” for applications that are partially financed by the local government with a minimum amount of $460,000.00.

The City of Lakeland released a Notice of Funds Available on June 6th in the amount of $460,000 to support developers applying for the upcoming FHFC RFA 2024-201. The funds may only be awarded to a single qualified developer seeking to apply through the related application to FHFC for housing tax credit financing.

Housing division staff received two (2) qualifying applications from developers; Twin Lakes III, Ltd. and Blue Sky Communities. Upon review of the applications, both applicants met the minimum requirements for funding. On June 20th, a summary of each application was provided to the Affordable Housing Review Committee, with representation from Community and Economic Development Department, Lakeland electric, Water Department, Building Inspection and members from the Affordable Housing Advisory Committee. The committee reviewed and discussed each application and provided a final ranking and recommendation to award funding to Twin Lakes III LTD.

This funding will be pledged to the project through the Local Government Verification of Contribution Loan Form. This pledge is subject to Twin Lakes III Ltd. Being awarded housing credit financing from the Florida Housing Finance Corporation RFA 2024-201, after which a final funding agreement will be brought to the City Commission for consideration. The FHFC application deadline is July 9th, 2024.

The proposed development, Twin Lakes Estates – Phase III, will realize the demolition of the final remaining 40 units of the former Westlake Apartments and the construction of 86 new multi-family units. Seventy-seven of the units will serve households earning between 51%-60% of the Area Median Income (AMI), with the remainder set aside for those at 31%-50% AMI. Twin Lakes III. Ltd. Requested $460,000.00 as a local government contribution towards the total project budget of $28,595,981.00. Funding for the City’s contribution is available in the Mid-Town CRA Trust Fund.

It is recommended that the City Commission authorize the appropriate City officials to execute the Commitment Letter to the Florida Housing Finance Corporation.

Palmer Davis presented this item to the Commission.

Motion: Commissioner Bill Read moved to approve the recommendation. Commissioner Sara Roberts McCarley seconded.

Mayor Pro Tem Stephanie Madden asked for comments from the Commission and the audience. There were no comments from the audience.

The Commission discussed:

- City funding
- The unit mix
- Community support
- The State only permits cities to back one project
- A community can only win funding once a year

Action: Mayor Pro Tem Stephanie Madden called for the vote and the motion carried unanimously.

AUDIENCE

Sammy Mazelle, lifelong resident, spoke against the church of Scientology.

Sharad Patel resident of Zephyrhills, spoke about his efforts in affordable housing in surrounding counties. He started a nonprofit working for affordable housing. We are getting creative to develop affordable housing such as co-living and permanent supportive housing. He was working to put on in an old extended stay here in Lakeland. He also has a tech company where he works in artificial intelligence. Some cities are starting to hire AI directors. He wanted to work with Lakeland too. He is working with Zephyrhills and Dade City. He planned to attend future commission meetings.

MAYOR AND MEMBERS OF THE CITY COMMISSION

Voting Delegate for 2024 Florida League of Cities Conference

Commissioner Bill Read nominated Commissioner Sara Roberts McCarley but she respectfully declined.

Motion: Commissioner Bill Read moved to appoint Commissioner Stephanie Madden. Commissioner Mike Musick seconded and the motion carried unanimously.

Commissioner Sara Roberts McCarley apologized for missing on Friday. It was move in day at college. She attended Warrior Games at ESPN Center at Disney. The games and celebration at Disney were very moving.

Commissioner Guy LaLonde attended Juneteenth Celebration at Simpson Park.

Commissioner Stephanie Madden was excited that her Army Ranger will be home for the July 4th celebration. She reminded the public about the baseball game on July 4th. Citizens can see fireworks twice this week.

Happy 4th of July!

CALL FOR ADJOURNMENT - 11:15 a.m.

Kelly S. Koos, City Clerk

CITY OF LAKELAND FLORIDA
INCORPORATED
JAN. 1 1885