

LAKELAND CITY COMMISSION**Regular Session
January 2, 2024**

The Lakeland City Commission met in Regular Session in the City Commission Chambers.

CALL TO ORDER - 9:00 A.M.

Mayor Bill Mutz explained that Commissioner Sam Simmons resigned effective December 30, 2023, to avoid the Form 6 requirement and would not be attending today.

MOTION TO ADJOURN SINE DIE

Motion: Commissioner Mike Musick moved to adjourn Sine Die. Commissioner Sara McCarley seconded.

Mayor Bill Mutz asked for comments from the Commission and the audience. There were no comments.

Action: Mayor Bill Mutz called for the vote and the motion carried unanimously.

CITY CLERK GIVES OATH OF OFFICE:

City Commissioners LaLonde, McLeod and Read.

Family photos with newly elected commissioners.

Newly elected reflections:

Commissioner Chad McLeod: He was not excited to hear others were running. As he campaigned, he enjoyed meeting with citizens and explaining why he wanted to remain. It has made him a better candidate and a better leader.

Commissioner Bill Read: Being out amongst the citizens is good because you can hear about their issues that are important to them.

Commissioner Guy LaLonde: He was excited to be here and looking forward to working for the northwest district. He was grateful to Dr. Simmons. He ran a good race.

MOTION TO RECONVENE AS THE 2024 CITY COMMISSION

Motion: Commissioner Sara McCarley moved to convene as the 2024 City Commission. Commissioner Chad McLeod seconded.

Mayor Bill Mutz asked for comments from the Commission and the audience. There were no comments.

Action: Mayor Bill Mutz called for the vote and the motion carried unanimously.

ELECTION OF MAYOR PRO TEM

Motion: Commissioner Bill Read moved to appoint Commissioner Stephanie Madden as Mayor Pro Tem. Commissioner Mike Musick seconded.

Mayor Bill Mutz asked for comments from the Commission and the audience. There were no comments from the audience. Commissioner Stephanie Madden accepted the appointment.

Action: Mayor Bill Mutz called for the vote and the motion carried unanimously.

PRESENTATIONS

Beautification Awards (Bill Koen)

- Residential: Phyllis and George Carr - 1927 Seminole Trail
- Commercial: Parker Pointe Apartments - 900 E. Bella Vista St.

PROCLAMATIONS

Knights of Columbus Centennial Anniversary Day
Lakeland Toastmasters International Club #2262

Verbal Report from City Manager Shawn Sherrouse: Mr. Sherrouse recognized over 25 events the City of Lakeland hosted or partnered with over the last 2 months. He recognized and thanked all the staff who worked so hard to put on these extra events over the holiday season. A copy of his presentation is on file in the agenda packet.

COMMITTEE REPORTS AND RELATED ITEMS – None

APPROVAL OF CONSENT AGENDA

All items listed with an asterisk (*) were considered routine by the City Commission and were enacted by one motion following an opportunity for public comment. There was no separate discussion of these items unless a City Commissioner or Citizen so requested, in which event the item was removed from the consent agenda and considered in its normal sequence.

Motion: Commissioner Sara McCarley moved to approve the consent agenda. Commissioner Mike Musick seconded.

Mayor Bill Mutz asked for comments from the Commission and the audience. There were no comments.

Action: Mayor Bill Mutz called for the vote and the motion carried unanimously.

APPROVAL OF MINUTES (with any amendments)

- * Canvassing Board Minutes – Dec. 15, 2023
- * City Commission Minutes – Dec. 15-18, 2023

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 re a lot cleaning/clearing or demolition assessment, this is the time to address the Commission.

Lots Cleaning and Clearing

Motion: Commissioner Bill Read moved to approve the assessments. Commissioner Stephanie Madden seconded.

Mayor Bill Mutz asked for comments from the Commission and the audience. There were no comments.

Action: Mayor Bill Mutz 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) – None

Ordinances (First Reading)

Palmer Davis explained a public hearing was required for the following ordinances. The Commission would take no other action today.

Proposed 24-001; Proposed Text Amendment CPA23-004 to the Lakeland Comprehensive Plan to Expand Transit Oriented Corridors in the City of Lakeland

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF LAKELAND, FLORIDA RELATING TO LOCAL GOVERNMENT COMPREHENSIVE PLANNING; PROVIDING FOR TEXT AMENDMENT CPA23-004 TO THE LAKELAND COMPREHENSIVE PLAN: OUR COMMUNITY 2030; AMENDING CHAPTER 2 OF THE COMPREHENSIVE PLAN TO REVISE MAP FLU-7, TRANSIT ORIENTED CORRIDORS; MAKING FINDINGS; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

Palmer Davis read the title.

Urban Planning and Transportation Manager Chuck Barmby presented on both ordinances. These changes were requested to take advantage of development in Downtown West and the central core area. He explained the change in definition of a Transit Oriented Corridor (TOC). He then reviewed the staff recommendation for the 2 ordinances.

The Commission discussed:

- Sidewalks versus Trails.
- The effect on the Citrus Connection. Since LAMTD is a separate governing body, they are not compelled to make changes to their routes. It does support LAMTD changes to routes and services.
- Density on the expanded corridors: Density depends upon infrastructure availability in the area. It boils down to concurrency and parking.
- These changes align the City, TPO, FDOT and the transit authority. Chuck Barmby works well with those entities to ensure safe pedestrian traffic to transit stops.

Proposed 24-002; Proposed Text Amendment LDC23-002 to the Land Development Code to Expand Transit Oriented Corridors within the City of Lakeland and to Revise the Definition of Transit Oriented Corridors

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF LAKELAND, FLORIDA RELATING TO ZONING; PROVIDING FOR TEXT AMENDMENT LDC23-002 TO ARTICLE 1 OF THE LAND DEVELOPMENT CODE TO REVISE FIGURE 1.4-1 "TRANSIT ORIENTED CORRIDORS" AND REVISE THE DEFINITION OF "TRANSIT ORIENTED CORRIDORS" IN SECTION 1.6; MAKING FINDINGS; FINDING CONFORMITY WITH THE COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

Palmer Davis read the title. He asked the mayor to call for public comments on both ordinances.

Mayor Bill Mutz asked for public comment. There were no comments.

Resolutions

Resolution 5876; Proposed 24-001; Lots Cleaning and Clearing

A RESOLUTION RELATING TO ASSESSMENTS; DETERMINING THE NECESSITY FOR HAVING CLEANED AND CLEARED CERTAIN PROPERTIES WITHIN THE CITY OF LAKE LAND; 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 Chad McLeod moved to approve the resolution. Commissioner Sara McCarley seconded.

Mayor Bill Mutz asked for comments from the Commission and the audience. There were no comments.

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

COMMUNITY REDEVELOPMENT AGENCY - None

CITY MANAGER – None

CITY ATTORNEY

Ordinances (First Reading)

Proposed 24-003; Amending Ordinance 4850; Major Modification of PUD (Planned Unit Development) Zoning in Order to Adopt a New Master Plan for the Florida Baptist Children's Home Property Located at 1015 Sikes Boulevard

AN ORDINANCE RELATING TO ZONING; MAKING FINDINGS; AMENDING ORDINANCE 4850 TO PROVIDE FOR A MAJOR MODIFICATION OF PUD (PLANNED UNIT DEVELOPMENT) ZONING IN ORDER TO ADOPT A NEW MASTER PLAN FOR THE FLORIDA BAPTIST CHILDREN'S HOME PROPERTY LOCATED AT 1015 SIKES BOULEVARD; PROVIDING CONDITIONS; 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 January 16, 2024.

Chuck Barmby gave a presentation on the ordinance.

The Commission discussed:

- Mayor Bill Mutz on parking: The parking was reduced because it is part of a larger campus. It was not treated the same as a standalone development. These changes would not have a big impact on resources. They have a nonbinding concurrency certificate from the school board. They will be subject to capacity review by water and wastewater utilities.
- Commissioner Bill Read on density: The project will be complete around 2030. Staff did not know the total density. There was a substantial amount of open space on the project.
- Commissioner Mike Musick: How did tearing down and adding new buildings affect the decision making? What are the criteria to permit the taller buildings. Chuck Barmby explained in this case it is geared towards the applicant's needs. They are serving a larger community demand. The City is responding to their requests. Through the public hearing process, the City learns if there are concerns from the surrounding property owners. It is not a new development because they have existing buildings on site. The review impacts are considered the net difference between the existing and the new.
- Commissioner Chad McLeod: Requested someone from Florida Baptist Children's Home attend the public hearing and explain their master plan and their impact in the community.

The following two ordinances were related to property at the northeast corner of Florida Ave. and Glenwood Dr. The land use change was from BP to RH. The max development potential was 292 units. The developer was looking at 150.

Proposed 24-004; Small Scale Amendment #LUS23-002 to the Future Land Use Map to Change Future Land Use from Business Park (BP) to Residential High (RH) on Approximately 3.9 Acres Located at 3601 N. Florida Avenue

AN ORDINANCE RELATING TO LOCAL GOVERNMENT COMPREHENSIVE PLANNING; MAKING FINDINGS; PROVIDING FOR SMALL SCALE AMENDMENT #LUS23- 002 TO A CERTAIN PORTION OF THE FUTURE LAND USE MAP OF THE LAKELAND COMPREHENSIVE PLAN: OUR COMMUNITY 2030; CHANGING THE FUTURE LAND USE DESIGNATION ON APPROXIMATELY 3.9 ACRES LOCATED AT 3601 N. FLORIDA AVENUE FROM BUSINESS PARK (BP) TO RESIDENTIAL HIGH (RH); 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 January 16, 2024.

Proposed 24-005; Change in Zoning from O-3 (Moderate Impact Office) to MF-22 (Multi-Family) and a Change from Urban Special Purpose (USP) to Urban Neighborhood (UNH) on Approximately 3.9 Acres Located at 3601 N. Florida Avenue

AN ORDINANCE RELATING TO ZONING; MAKING FINDINGS; PROVIDING FOR A CHANGE IN ZONING FROM O-3 (MODERATE IMPACT OFFICE) TO MF-22 (MULTI-FAMILY) ON APPROXIMATELY 3.9 ACRES LOCATED AT 3601 N. FLORIDA AVENUE; CHANGING THE CONTEXT DISTRICT FOR THE PROPERTY FROM URBAN SPECIAL PURPOSE TO URBAN NEIGHBORHOOD; PROVIDING CONDITIONS; 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 January 16, 2024.

Miscellaneous Reports

Waiver of 5:01 p.m. Hearing Requirement

During the month of January, the City Commission will be presented a Text Amendment to the Lakeland Comprehensive Plan and the Land Development Code which will require at least one hearing after 5:00 p.m.

Staff requested that the Commission waive the statutory requirement that at least one of the hearings on these matters be held after 5:00 p.m.

Palmer Davis presented this item to the Commission.

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

Mayor Bill Mutz asked for comments from the Commission and the audience. There were no comments.

Action: Mayor Bill Mutz called for the vote and the motion carried unanimously.

FINANCE DIRECTOR

Appropriation and Increase in Estimated Revenues - Transportation Fund

The City of Lakeland executed a Local Agency Program (LAP) agreement with the Florida Department of Transportation (FDOT) for the design, construction and

Construction Engineering and Inspection (CEI) services for Three Parks Trail West project on June 19th, 2020.

The LAP Agreement (441844-1-38/58/68-01), reimbursed the City in the amount of \$43,200 for the Design Phase and provides funding in the amount of \$305,200 for Construction and CEI services. The Three Parks Trail West project consists of approximately 0.60 miles of a 10-foot-wide shared use path along the east side of Cleveland Heights Blvd, connecting the current Three Parks Trail south terminus near Robin Road to Westover Street. The Three Parks Trail West segment will complete the overall 3.6-mile loop of the Three Parks Trail system, which is an important component of the City's Lake-to-Lake Bikeway and is also identified as part of a designated pathways corridor in the Citywide Pathways Vision Plan.

The City's Public Works Engineering department recently completed the design phase with federal funds administered by the FDOT. The City's Public Works Department has received approval from FDOT to utilize in-house staff for construction and CEI. Construction is anticipated to begin in January and will be completed during summer of 2024.

Staff requested that the City Commission authorize an appropriation and an increase in estimated revenues in the amount of \$305,200 within the Transportation Fund for Construction and CEI Services (\$262,000 for Construction, and \$43,200 for CEI services) for the Three Parks Trail West project.

Mike Brossart presented this item to the Commission.

Motion: Commissioner Bill Read moved to approve the recommendation. Commissioner Stephanie Madden seconded.

Mayor Bill Mutz asked for comments from the Commission and the audience. There were no comments.

Action: Mayor Bill Mutz called for the vote and the motion carried unanimously.

Peterson Park:

Mayor Bill Mutz asked about progress on the Peterson Park repair quotes. Shawn Sherrouse will gather the information and give an update for the Commission.

UTILITY – None

AUDIENCE – None

MAYOR AND MEMBERS OF THE CITY COMMISSION

Commissioner Chad McLeod:

- Happy New Year.
- Thanked Commissioner Sara McCarley for serving the past two years as Mayor Pro Tem. She led through some difficult discussions.

Commissioner Bill Read - Happy 2024. He hoped it was a good year and that the City would remain vibrant.

Commissioner Stephanie Madden welcomed Commissioner Guy LaLonde.

Mayor Bill Mutz reminded Commissioner Guy LaLonde that they never mind if he interrupted and asked questions.

Commissioner Sara McCarley:

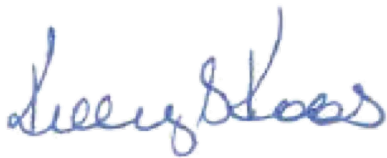
- Excited for Commissioner Stephanie Madden to serve as Mayor Pro Tem. She was excited about this coming year.
- The legislative session starts next Tuesday. We will have Lakeland Days and Polk County days.

Commissioner Mike Musick knows that the discipline and response Commissioner Guy LaLonde gives his business was what he will bring to the City.

Commissioner Guy LaLonde: Today's meeting went well. He thanked Palmer Davis for his additional time to bring him up to speed. It is an honor to be here. He looked forward to working with the commission. He wanted to serve the City.

Mayor Bill Mutz: We have been through a lot since 2021. We now have an opportunity to see a lot of positive come out of the ground. It is important to look toward the future as the Commission and work to provide certainty. Growth is inevitable. We need to grow wisely. He was grateful for staff, their commitment, and wise decisions.

CALL FOR ADJOURNMENT - 10:26 a.m.



Kelly S. Koos, City Clerk

