LAKELAND CITY COMMISSION

Regular Session
December 15, 2025

The Lakeland City Commission met in Regular Session in the City Commission Chambers. Mayor Bill Mutz and Commissioners Chad McLeod, Bill Read, Stephanie Madden, Mike Musick, and Guy LaLonde were present. Commissioner Sara Roberts McCarley was 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.

Commissioner Stephanie Madden gave an update on the Menorah lighting in Kryger Park last night. Happy Hanukkah to the Jewish community.

PRESENTATIONS

2025 Christmas Parade Awards (Bob Donahay, Director of Parks, Recreation & Cultural Arts). John Williams presented the awards.

Purple Heart City Award (John Hillery, Military Order of the Purple Heart). Award to City for being a Purple Heart City

United Daughters of the Confederacy Recognition (Sheila Tindle, UDC)

PROCLAMATIONS

Daughters of the American Revolution 100th Birthday

REQUESTS TO APPEAR FROM THE GENERAL PUBLIC – None

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 Chad McLeod moved to approve the Consent Agenda. 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.

APPROVAL OF MINUTES (with any amendments)

*City Commission Minutes 12-01-25

Action: The Commission approved this item as part of the Consent Agenda.

REPORTS AND RELATED ITEMS

Municipal Boards & Committees 12-12-25

Commissioner Guy LaLonde presented this report. Ms. Lolita Berrien recently passed away.

Action: Commissioner Bill Read moved to approve the recommended appointments. 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.

EQUALIZATION HEARINGS - None

PUBLIC HEARINGS

Ordinances (Second Reading)

Ordinance 6122; Proposed 25-042; Application of I-3 (Heavy Industrial) Zoning on Approximately 23.78 Acres Located at 2760 N. Combee Road (1st Reading. 12-01-25)

> AN ORDINANCE RELATING TO ZONING; MAKING FINDINGS; PROVIDING FOR I-3 (HEAVY INDUSTRIAL) ZONING ON APPROXIMATELY 23.78 ACRES LOCATED AT 2760 N. COMBEE ROAD; PROVIDING CONDITIONS; FINDING CONFORMITY WITH THE COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

Palmer Davis read the title.

Motion: Commissioner Chad McLeod moved to approve the ordinance. Commissioner Bill Read seconded.

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

Martha Thomas came forward. This is her neighborhood. She objected to the transfer station. It is too close to her home. It will adversely impact the quality of their lives.

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

Ordinance 6123; Proposed 25-043; Amending Ordinance 6027; Major Modification of a Conditional Use for a Solid Waste Transfer Facility to Expand the Boundaries and to Adopt a New Site Development Plan on Approximately 23.78 Acres Located at 2760 N. Combee Road (1st Reading. 12-01-25)

> AN ORDINANCE RELATING TO ZONING; MAKING FINDINGS; AMENDING ORDINANCE 6027 TO PROVIDE FOR A MAJOR MODIFICATION OF AN EXISTING CONDITIONAL USE FOR A SOLID WASTE TRANSFER FACILITY TO EXPAND THE BOUNDARIES AND TO ADOPT A NEW SITE DEVELOPMENT PLAN ON APPROXIMATELY 23.78 ACRES LOCATED AT 2760 N. COMBEE ROAD; FINDING CONFORMITY WITH THE COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

Palmer Davis read the title.

Motion: Commissioner Stephanie Madden moved to approve the ordinance. Commissioner Mike Musick seconded.

Mayor Bill Mutz asked for comments from the Commission and the audience.

Urban Planning and Transportation Manager Chuck Barmby offered comments from staff. The transfer station is 700 feet from the Combee Road right-of-way line behind the existing substation. This primary change was to move the Solid Waste administrative offices to this location. The design kept the sorting facility away from residents. Staff visited the Clearwater transfer station near their spring training facility. The community cannot recognize it as a solid waste transfer station.

Solid Waste Manager Gene Ginn responded to the Commission’s questions. They have moved the transfer station as far away from Combee Road as possible. The other uses not related to the transfer station were closer to Combee. The transfer station is fully enclosed to eliminate odor and wildlife activity. The transfer to the larger trailer will happen in the enclosed building. As part of the City’s license and permit, the City will have staff to clean the area. That was a requirement of the FDEP (Florida Department of Environmental Protection). The site is designed to be a good neighbor.

Commissioner Stephanie Madden spoke to the citizen and asked that they reach out if they see debris or feel the City is not doing their part to keep the area clean. She encouraged the citizens to reach out if they feel this project is affecting their quality of life.

Naquaisha Coward asked if there were other alternatives to a different road beside the one the citizens use. What if the trucks tear up the roadway? What about the wetlands? She was also concerned about the noise.

Chuck Barmby responded that one of the major changes with the modified Conditional Use Permit (CUP) are the turn lanes and entrance which are built to handle the large trucks to protect the roadway. This project will also have to be approved by FDOT (Florida Department of Transportation).

Gene Ginn explained that to date the City had environmental surveys and flagged the boundaries of the wetland. They also completed soil samples to be sure the building could be placed in the area. They have also surveyed for wildlife. They have done the research to make sure about the location.

The Commission discussed:

- The 500 feet notice was a City of Lakeland requirement, a courtesy notice.
- The possibility of expanding the notice to 1,000 feet.
- Citizens should reach out if they have concerns.
- There was a public hearing before the Planning & Zoning Committee.
- Notices were also posted online.
- Hours of operation.

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

Ordinance 6124; Proposed 25-044; Proposed Text Amendment LDC25-002 to the Land Development Code Modifying Subdivision Plat Approval Process (1st Reading. 12-01-25)

> AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF LAKELAND, FLORIDA RELATING TO ZONING; PROVIDING FOR TEXT AMENDMENT LDC25-002 TO THE LAND DEVELOPMENT CODE; ESTABLISHING 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; MAKING FINDINGS; 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 Chad McLeod seconded.

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

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

Ordinance 6125; Proposed 25-045; Proposed Text Amendment LDC25-003 to the Land Development Code to Allow Nonconforming Lots of Record Altered Due to a Public Taking to be Built Upon in Certain Circumstances (1st Reading. 12-01-25)

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF LAKELAND, FLORIDA RELATING TO ZONING; PROVIDING FOR TEXT AMENDMENT LDC25-003 TO ARTICLE 13 (NONCONFORMITIES), SECTION 13.4 (LOT NONCONFORMITIES) OF THE LAND DEVELOPMENT CODE 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; MAKING FINDINGS; FINDING CONFORMITY WITH THE COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

Palmer Davis read the title.

Motion: Commissioner Stephanie Madden moved to approve the ordinance. Commissioner Chad McLeod seconded.

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

The Commission discussed how this rule would assist Habitat for Humanity to build on smaller lots they were gifted.

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

Ordinance 6126; Proposed 25-046; Proposed Text Amendment LDC25-004 to the Land Development Code to Establish Standards for Security Fencing on Vacant, Undeveloped Property

> AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF LAKELAND, FLORIDA RELATING TO ZONING; PROVIDING FOR TEXT AMENDMENT LDC25-004 TO ARTICLE 4 (GENERAL SITE DEVELOPMENT STANDARDS), SECTION 4.4 (FENCES AND WALLS) OF THE LAND DEVELOPMENT CODE TO ESTABLISH STANDARDS FOR SECURITY FENCING ON VACANT, UNDEVELOPED PROPERTY; MAKING FINDINGS; 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 Chad McLeod seconded.

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

The Commission explained these ordinances came at the request of citizens.

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

Ordinance 6127; Proposed 25-047; Proposed Text Amendment LDC25-005 to the Land Development Code to Allow for the Temporary Use of Roll-Off Containers for Non-Construction Related Activities (1st Reading. 12-01-25)

> AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF LAKELAND, FLORIDA RELATING TO ZONING; PROVIDING FOR TEXT AMENDMENT LDC25-005 TO ARTICLE 2 (USE STANDARDS), SECTION 2.5 (TEMPORARY USES) OF THE LAND DEVELOPMENT CODE TO ALLOW FOR THE TEMPORARY USE OF ROLL-OFF CONTAINERS FOR NON-CONSTRUCTION RELATED ACTIVITIES; MAKING FINDINGS; 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 Stephanie Madden seconded.

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

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

Ordinance 6128; Proposed 25-048; Approving a Conditional Use to Allow a Two-Family Dwelling (Duplex) on Property Located at 420 Plum Street (1st Reading. 12-01-25)

AN ORDINANCE RELATING TO ZONING; MAKING FINDINGS; APPROVING A CONDITIONAL USE TO ALLOW A TWO-FAMILY DWELLING (DUPLEX) ON PROPERTY LOCATED AT 420 PLUM STREET; FINDING CONFORMITY WITH THE COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

Palmer Davis read the title.

Motion: Commissioner Chad McLeod moved to approve the ordinance. Commissioner Mike Musick 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, Stephanie Madden, Bill Read, Chad McLeod, and Mayor Bill Mutz voted aye. Ayes-seven. Nays-zero. The motion carried unanimously.

Ordinance 6129; Proposed 25-049; Small Scale Amendment #LUS25-002 to the Future Land Use Map to Change Future Land Use Designation from Residential Low (RL) to Residential Medium (RM) on Approximately 8.48 Acres Located at 752 Carpenter's Way and Residential Medium (RM) to Residential High (RH) on Approximately 2.48 Acres Located at 503 Carpenter's Way (1st Reading. 12-01-25)

AN ORDINANCE RELATING TO LOCAL GOVERNMENT COMPREHENSIVE PLANNING; MAKING FINDINGS; PROVIDING FOR SMALL SCALE AMENDMENT #LUS25-002 TO A CERTAIN PORTION OF THE FUTURE LAND USE MAP OF THE LAKELAND COMPREHENSIVE PLAN: OUR COMMUNITY 2030, CHANGING THE FUTURE LAND USE DESIGNATION FROM RESIDENTIAL LOW (RL) TO RESIDENTIAL MEDIUM (RM) ON APPROXIMATELY 8.48 ACRES LOCATED AT 752 CARPENTER’S WAY AND RESIDENTIAL MEDIUM (RM) TO RESIDENTIAL HIGH (RH) ON APPROXIMATELY 2.48 ACRES OF PROPERTY LOCATED AT 503 CARPENTER’S WAY; PROVIDING AN EFFECTIVE DATE.

Palmer Davis read the title.

Motion: Commissioner Chad McLeod moved to approve the ordinance. Commissioner Mike Musick seconded.

Chuck Barmby explained staff would present, the developer would present, staff will review specific changes, the applicant will answer questions for the Commission and then there will be public comments. This was the first public hearing and first reading. A copy of the presentations are in the agenda packet.

Chuck Barmby gave an initial staff presentation and reviewed locations of various tracts. He then introduced the development team - Danny Kovacs of Tract Engineering, LLC and Mr. Scott House, owner of SJD.

Danny Kovacs stated this project has been around since 2022. They have several meetings with staff. He did have a list of questions from the Commission. He will address some of the changes since the first hearing:

- Revised Site Plan - addressed some of the citizen concerns. They changed some of the multifamily to townhomes in response to concerns about higher buildings.
- Improved buffer between townhomes and existing residents.
- Made changes near Lakeland Park extension.
- Made changes in Tract 9b too.

Chuck Barmby then gave staff's review of the changes:

- Approved December 2022 permitted 954 units
    - Tract9 left for future development
- Approved December 2023 Minor Modification allowed 820 units
    - 96 townhome units as option for Tract 2
- Approved July 2024 Minor Modification allowed 652 units
    - 162 Townhome units as Option for Tracts 4, 10 and 11 instead of 450 multi-family dwelling units.
- The request today allowed 973 units including 61 single-family, 212 townhomes, and 700 multi-family
    - This was a 19 unit increase compared to 2022.

Chuck Barmby displayed a color-coded map to show where units will be located. He then reviewed requested changes:

- Reviewed Site Circulation Pedestrian
- Site Circulation Right-of-Way
- Landscape buffers
- Reviewed public comments received to date.
- Recommended Approval
- Reviewed PUD Conditions

The Commission discuss:

- Buffer requirement, type and size of trees. Size is usually worked out during the review process. Stacy Smith would weigh in on the size and location of the plant material. Residents would see a berm, a hedge and then a canopy of trees.

- School concurrency. It is important to note the school board was in the middle of school rezoning. There is adequate school capacity at all levels.
- Burt Harris infraction, land rights, and the importance of hearing from citizens to meet the concerns of existing residents.
- The Commission is listening to residents and their concerns. These hearings are an opportunity to improve conditions for the residents in addition to the developers.
- Maintenance and code violations. The CDD (Community Development District) will be responsible for maintenance but that did not include the entire PUD (Planned Unit Development) area.
- There will be a homeowner's association for each tract.
- These projects going forward will have to be permitted through SWFWMD (Southwest Florida Water Management District). The development was originally built prior to SWFWMD's existence.

Mr. Kovacs reviewed the Commission questions. These questions and answers are listed in the presentation, on file in the agenda packet.

Mr. Kovacs explained that SJD has been maintaining the property since 2022. There have been some complexities where some inlets are not on their property. Mr. House has paid a landscape company to maintain the stormwater ponds. He showed some photos of things that have been done. Mr. House is committed to maintaining the property. He is committed to maintain the inlets/outlets on SJD properties but the surrounding areas must maintain their inlets/outlets for the water to flow.

Public Comment

Don Hamilton came forward. He attended a meeting in 2022 where SJD reviewed plans for the community. Now they are changing those plans. The traffic on Carpenters Way is already bad. His pool is in danger because of stormwater runoff. He thought the new plans were over development. He has contacted FEMA, the Army Corp of Engineers and Code Enforcement. He has contracted a lawyer and he has had to hire an engineer. SJD has shown no concern for his situation. He wanted to know what SJD planned to do about that wall.

Beverly Copeland had questions about the master association. How will the CDD make enough money if they cannot assess the apartment dwellers? She felt the traffic study is outdated. She wanted a new traffic study. She wanted the roundabout. Traffic backs up and delays emergency vehicles. She was glad to hear about the force main. They did not want the City or the residents to have to pay for a force main.

Linda Sanchez Dowers came forward and asked the Commission to deny the ordinance. She wanted the Commission to continue the ordinances to allow the resolution of unresolved issues. She has zero confidence that SJD will install the necessary infrastructure to not diminish their quality of life. They are not properly maintaining their land. They are not good neighbors. The CDD has been ineffective and has not held

SJD accountable because the members of the board are Scott House and his associates. Being a good neighbor is not contingent on city approvals.

Mike Wagner was relieved to hear Commissioner Stephanie Madden's comments. Rezoning 9b to residential medium did not improve his quality of life. It improved the probability of the developer. At one time it was presented as a green space. Scott House has not been a good neighbor to them. During Milton, water came off the golf course into their lanai because SJD has not maintained the drainage ditches. He asked the Commission to deny this request. He also asked they provide the maximum buffer permitted. They were now planning for the minimum buffer and a white vinyl fence. The roundabout should not go away for a traffic light. He asked they delay and revisit later. They are adding 36 townhomes that could be up to 3 stories. This change increased the developer’s value but decreased their property value.

Patty Arjona has lost confidence with SJD. They have had flooding. The storm drains no longer reach the ponds. The water is rerouting into their homes. There were coyotes living in the storm ponds. The newer homes to be built had much smaller setbacks. They had lost confidence in SJD and moving forward. They were concerned they would overbuild apartments that would sit vacant.

David DeMarcay owned surrounding apartments. He was representing those residents. He was concerned about the multifamily buildings being 4-stories. This plan allowed the opportunity to refine the project. The multifamily should be limited to 3-stories to remain compatible with the surrounding community. He requested a maximum building height of 3 stories. He wanted to see a roundabout. They perform better than stop signs. They were not opposed to development. They requested the project fit within the existing residential community.

Wes Stiger’s neighborhood is 196 feet above sea level but we are talking about flooding. David DeMarcay was a good example of a good neighbor. He supported good development. SJD was not meeting the minimum requirement.

Andrew Bendall recognized the original approved for 954 units. There was a reduction to 652. Now they are at 973. That is the wrong direction. The traffic study is unbelievable. Traffic was unacceptable. They were looking to the City to bring additional road development to ease the flow of traffic. He appreciated Commissioner Guy LaLonde's concerns about maintenance. The property needed to be maintained now. They had no confidence that the developer would maintain the property until developed. He referenced Greenleaf, imposing assessments on homeowners because of developer neglect. He had concerns that the residents do not fund new infrastructure.

Gina Ward suggested keeping and using the golf cart paths as buffers from the development.

Dennis Grice was concerned about the buffer. He preferred nothing get built until Lakeland Park Center road was complete. The storm drains are completely blocked.

Jeff Brown had concerns about traffic and construction debris. He asked the Commission to deny the development.

Naquaisha Coward felt Carpenters Way was too small for an additional 900 dwelling units. It was too small for a roundabout. She did not think there was school capacity.

Don Brown was concerned about the master HOA. If they are not doing the maintenance now, it will be on the residents' back once the HOA is formed. He asked the Commission to consider the existing residents who were getting older.

Scott House came forward with his response. He had not developed the property because he could not get the permit. He has been working on the approvals. As soon as he can get approval, he was ready to start the project. He had approval from FDOT to put the 10-inch line under I-4. He agreed with concerns about drainage. The property has had many owners and there has been no resolution. He will have to get a permit to break ground to fix the stormwater issues. It is going to take development to fix the stormwater issues. As a developer, he redevelops failed golf courses. As a developer he is not maintaining a golf course. He is maintaining raw land. He should have hired a professional landscaper sooner. Cleaning out the culverts will still be deficient until the rebuilding of the stormwater system.

Mr. Kovacs explained they attended the previous meetings to try to understand and respond to resident concerns. The tree size is 2-inch caliper which is city code. The developer will pay for the force main. He compared photos of the 2022 plan and today's plan; the Right-of-Way has not changed. The buffer has been identified since 2022.They relocated the 4-story buildings for less intensity. The HOA will only affect the residents of Wedgewood. They would have DOT restrictions in place during construction.

Mr. House gave his commitment to intensify landscaping and clean culverts going forward.

Chuck Barmby reviewed the recommended approval.

Commission comments:

Commissioner Chad McLeod: These types of proposals are always challenging. There were several issues that have been brought up. Some fell under good neighbor and some will fall under the development agreement. He thought this was a better plan than previously.

Commissioner Guy LaLonde clarified they were voting on proposed ordinance 25-049, referencing tracts 9a, 9b and 12.

Action: Upon roll call vote Commissioners Chad McLeod, Bill Read, Stephanie Madden, Mike Musick, and Mayor Bill Mutz voted aye. Commissioner Guy LaLonde voted nay. Ayes – five. Nays – one. The motion carried.

Ordinance 6130; Proposed 25-050; Amending Ordinance 4773, as Amended; Major Modification of PUD (Planned Unit Development) Zoning to Allow 36 Single-Family Attached (Townhome) Dwelling Units on Approximately 8.48 Acres, Allow a Clubhouse/Amenity Center on Approximately 2.48 Acres, Increase the Maximum Number of Single-Family Detached Dwelling Units from 14 to 17 on Approximately 19.02 Acres, Adopt a New Site Development Plan and Reduce the Maximum Number of Single-Family Detached Dwelling Units from 46 to 44 on Approximately 33.24 Acres and Adopt a New Site Plan to Allow 116 Single-Family Attached (Townhome) Dwelling Units and 700 Multi-Family Dwelling Units on Approximately 57.74 Acres Generally Located North of Interstate-4, South of Heatherpoint Drive, East and West of Carpenters Way, and South of Wedgewood Estates Boulevard (1st Reading. 12-01-25)

> AN ORDINANCE RELATING TO ZONING; MAKING FINDINGS; AMENDING ORDINANCE 4773, AS AMENDED, TO PROVIDE FOR A MAJOR MODIFICATION OF PLANNED UNIT DEVELOPMENT (PUD) ZONING TO ALLOW 36 SINGLE-FAMILY ATTACHED (TOWNHOME) DWELLING UNITS ON APPROXIMATELY 8.48 ACRES, ALLOW A CLUBHOUSE/AMENITY CENTER ON APPROXIMATELY 2.48 ACRES, INCREASE THE MAXIMUM NUMBER OF SINGLE-FAMILY DETACHED DWELLING UNITS FROM 14 TO 17 ON APPROXIMATELY 19.02 ACRES, ADOPT A NEW SITE DEVELOPMENT PLAN AND REDUCE THE MAXIMUM NUMBER OF SINGLE-FAMILY DETACHED DWELLING UNITS FROM 46 TO 44 ON APPROXIMATELY 33.24 ACRES AND ADOPT A NEW SITE PLAN TO ALLOW 116 SINGLE-FAMILY ATTACHED (TOWNHOME) DWELLING UNITS AND 700 MULTI-FAMILY DWELLING UNITS ON APPROXIMATELY 57.74 ACRES OF PROPERTY GENERALLY LOCATED NORTH OF INTERSTATE-4, SOUTH OF HEATHERPOINT DRIVE, EAST AND WEST OF CARPENTERS WAY AND SOUTH OF WEDGEWOOD ESTATES BOULEVARD; PROVIDING CONDITIONS; FINDING CONFORMITY WITH THE COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

Palmer Davis read title.

Motion: Commissioner Chad McLeod moved to approve the ordinance. Commissioner Stephanie Madden seconded.

Mayor Bill Mutz asked for comments from the Commission and the audience.

The Commission discussed:

- Their appreciation to the citizens for coming out, and the developer's comments. Redeveloping a golf course is not easy.

- Staff believed that the plan presented today was better than what was approved in 2022. Transportation concurrency will be part of the development agreement. The City was gaining Right-of-Way provisions. The buffer changes, the maintenance and common areas are better than what was approved 3 years ago.
- Going forward, the best advocacy for stormwater and traffic for the residents was the City of Lakeland and SWFWMD. That is not unlike other developments such as Hawthorne.
- A loss of green space for additional units. Tracts 9a and 9b were in a holding pattern and never intended to remain as green space.
- Tract 12 will hold the amenities center.
- The development agreement was scheduled for the two meetings in January for those public hearings.
- Mr. House and the development had a lot of work to do to build trust in the community. The developer does have rights but the Commission must fight for the best outcome for the residents. It does not do Mr. House any good to not provide a good product.

Audience:

Harlem Turner came forward. He referenced a new development on Kathleen Road that was flooded during Hurricane Milton. He supported the residents in their concerns.

Don Hamilton explained there is a drain on Staffordshire Drive and a drain on Derby Drive that both go to the same pond. The developer was planning on building a house in that pond. Where will the water go? Mayor Bill Mutz explained this new development will require stormwater management.

Beverly Copeland asked if the town homes were rentals or for sale? Mr. Kovacs said the townhomes will be fee simple. The existing homeowners will not be affected.

David Stevens: the area has been through several developers. He was concerned about the $300,000 townhomes that are scheduled to be built. Will there be a performance bond to ensure projects will not be abandoned and left incomplete? Palmer Davis explained the City required performance bonds for infrastructure but not for construction of the actual units.

Mike Wagner agreed the developer purchase a failed golf course. He purchased a golf course and failed to take care of it. He could have maintained the lakes. He has not done anything. Is the plan better now than what was approved in 2022? The developer is taking so long because he keeps moving the goal posts to maximize his profits. That is at our expense. Why is it better to go to residential medium from residential low?

Chuck Barmby explained this plan allows for additional density but also allows for the realignment for Wedgewood Blvd. This plan makes more certain what will go in that green space.

Linda Sanchez Dowers came forward about a dying rotting tree adjacent to her property. The root system has encroached on their property. She has filed a complaint. She has a statement from an arborist that states this tree needs to be removed. She wanted to use this platform to ask Mr. House to remove the tree. He does not need a permit to remove that tree.

Naquaisha Coward thought this would be an opportunity to build a senior development.

Mr. House addressed the residents. He heard from code enforcement about the tree. The landscaper hired another arborist who said the tree was fine and there is no reason to remove. it. He will go back and revisit the issue. He would like to preserve as many trees as possible.

Action: Upon roll call vote Commissioners Mike Musick, Stephanie Madden, Bill Read, Chad McLeod, and Mayor Bill Mutz voted aye. Commissioner Guy LaLonde voted nay. Ayes-five. Nays-one. The motion carried.

Proposed 25-051; Amending the Stormwater Utility Fee Schedule (1st Reading. 12-01-25)

> AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF LAKELAND, FLORIDA RELATING TO THE CITY'S STORMWATER UTILITY; MAKING FINDINGS; PROVIDING FOR AN AMENDED FEE SCHEDULE; AMENDING THE UNIT OF MEASUREMENT USED TO DETERMINE AN EQUIVALENT RESIDENTIAL UNIT (ERU); AMENDING THE CREDIT PROVIDED FOR QUALIFYING ONSITE STORMWATER FACILITIES; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

Palmer Davis read the title.

Failed Motion: Commissioner Guy LaLonde moved to approve. The motion failed for lack of a second

Motion: Commissioner Chad McLeod moved to deny the ordinance. Commissioner Stephanie Madden seconded.

Mayor Bill Mutz asked for comments from the Commission and the audience. There were no comments from the audience. The Commission debated how to move forward.

Shawn Sherrouse would schedule a workshop to get folks in the room and hear from the consultant.

Action: Upon roll call vote Commissioners Chad McLeod, Bill Read, Stephanie Madden, Mike Musick, Guy LaLonde, and Mayor Bill Mutz voted aye. Ayes – six. Nays – zero. The motion carried unanimously. The ordinance was denied.

Resolutions

Resolution 6036; Proposed 25-075; Establishing the City Commission's Intention to Utilize the Uniform Method of Collection to Collect All Unpaid Demolition and Lot Clearing Non-Ad Valorem Special Assessments Levied by the City Commission during Calendar Year 2025 and Preceding Years

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LAKELAND, FLORIDA ELECTING TO UTILIZE THE UNIFORM METHOD OF COLLECTING NON-AD VALOREM ASSESSMENTS, AS AUTHORIZED UNDER SECTION 197.3632, FLORIDA STATUTES, FOR COLLECTING ALL UNPAID DEMOLITION AND LOT CLEARING NON-AD VALOREM SPECIAL ASSESSMENTS LEVIED BY THE CITY COMMISSION DURING CALENDAR YEAR 2025 AND PRECEDING YEARS; ADOPTING FINDINGS OF FACT; STATING THE NEED FOR THE LEVY OF SAID ASSESSMENTS; PROVIDING FOR THE MAILING OF THIS RESOLUTION; PROVIDING AN EFFECTIVE DATE.

Palmer Davis read the title.

Motion: Commissioner Guy LaLonde moved to approve the resolution. Commissioner Mike Musick seconded.

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

The Commission discussed the process. In August they will add the unpaid fees to the tax roll.

Action: Upon roll call vote Commissioners Guy LaLonde, Mike Musick, Stephanie Madden, Bill Read, and Mayor Bill Mutz voted aye. Ayes-five. Nays-zero. The motion carried unanimously. Commissioner Chad McLeod was absent at that time.

Resolution 6037; Proposed 25-076; Expressing Support for the Tradeport Boulevard Feasibility Study

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LAKELAND, FLORIDA EXPRESSING SUPPORT FOR THE TRADEPORT BOULEVARD FEASIBILITY STUDY, RECOMMENDING THAT ADJUSTED “CORRIDOR 2” BE ADVANCED TO A PROJECT DEVELOPMENT & ENVIRONMENT (PD&E) STUDY WITH MULTIMODAL TYPICAL SECTION; PROVIDING AN EFFECTIVE DATE.

Palmer Davis read the title.

Motion: Commissioner Mike Musick moved to approve the resolution. Commissioner Guy LaLonde seconded.

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

Action: Upon roll call vote Commissioners Bill Read, Stephanie Madden, Mike Musick, Guy LaLonde, and Mayor Bill Mutz voted aye. Ayes – five. Nays – zero. The motion carried unanimously. Commissioner Chad McLeod was absent at that time.

Miscellaneous

Development Agreement with SJD Development, LLC for the Wedgewood Redevelopment Project (Continued 12-01-25)

Palmer Davis presented this item and explained that staff requested a continuance.

Action: Commissioner Mike Musick moved to continue to January 5, 2025. Commissioner Bill Read 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 5-0. Commissioner Chad McLeod was absent at that time.

COMMUNITY REDEVELOPMENT AGENCY

Recess/Convene: The Commission recessed the Regular Session and Convened as the Community Redevelopment Agency Board.

Task Authorization with Dix.Hite + Partners, Inc. for the Lake Wire Master Plan

This proposed Task Authorization with Dix.Hite + Partners, Inc. was to prepare the Lake Wire and Freedom Park Master Plan. This work will produce a coordinated planning and design framework for the area, including conceptual and schematic design documents for Lake Wire and Freedom Park and a preliminary cost estimate to guide future capital planning.

This planning effort is needed to implement priorities identified in the Downtown West Action Plan, which identified Lake Wire as the “missing middle” between Downtown and Midtown and emphasized the need for a unified approach to area improvements. Existing plans for Lake Wire and Freedom Park are nearly two decades old and no longer reflect current conditions, development patterns, or planned infrastructure changes. In addition, Public Works, Parks & Recreation, and the CRA each have forthcoming initiatives in this area, and a consolidated master plan is necessary to align design direction, sequencing, and cost assumptions across departments.

The planning effort is anticipated to be completed within approximately 7 months. The CRA Advisory Board reviewed the proposal at its November 13, 2025 meeting and recommended approval. The total not-to-exceed cost for this Task Authorization is $342,000, and all services will be performed in accordance with the terms and conditions of the City's Continuing Contract for Park Planning Consultant Services (2024-RFQ-244).

Staff recommended that the City Commission, acting as the Lakeland Community Redevelopment Agency, approve the Task Authorization with Dix.Hite + Partners, Inc. and authorize the appropriate City officials to execute all necessary documents.

Palmer Davis presented this item.

Motion: Commissioner Mike Musick 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, 5-0. Commissioner Chad McLeod was absent at that time.

Disposition of 310 Plum Street

Significant discussions have taken place at the City Commission's November 17th and December 1st meetings relating to the sale of the Mass Market properties to the respective tenants of the buildings located at 820 and 830 N. Massachusetts Avenue and 310 Plum Street. Discussions have particularly focused on potential credits for base rent paid to date, previous capital improvements that have already been completed, and future capital improvements, with an emphasis on improvements necessary to remediate storm damage.

As noted in the agenda memos for 820 and 830 N. Massachusetts Avenue, those properties require offsite parking to serve their parking needs, while 310 Plum Street is uniquely situated among the Mass Market properties in having sufficient onsite parking for its needs. As a result, the complications associated with the sale of 820 and 830 N. Massachusetts Avenue do not exist with respect to 310 Plum Street.

The summary below shows the proposed purchase price for 310 Plum Street, full credit for base rent paid to date and credit for future capital improvements associated with the addition of 4 new apartment units and the remodel of the 12 existing apartment units on the property. The current tenant/proposed purchaser of 310 Plum Street, Neighbors of Lakeland LLC, is not seeking credits for any previous capital improvements.

Although the sale of 310 Plum Street does not present the same difficulties associated with the sale of 820 and 830 N. Massachusetts Avenue, the credits for future capital improvements to 310 Plum Street are not connected to storm remediation. Further, it was unclear to staff whether full rent credit will be offered to 820 and 830 N. Massachusetts Avenue once other uncertainties are resolved. As a result, and to proceed as consistently as possible with the other Mass Market properties, staff was not prepared to recommend the sale of 310 Plum Street in accordance with the terms shown on the summary below at this time.

Provided the City Commission agreed with this recommendation, it would be necessary to negotiate a renewal of Neighbor's current lease. Neighbor's current lease is at the end of its term and is on a month-to-month basis, and, as a result, would need to be extended.

Summary:	
Buyer	**Neighbors of Lakeland LLC**
Purchase Price:	**$1,320,000**
Deposit	$10,000
Base Rent	($114,095)
Future Capital Improvements	($300,000)
Total Value of Credits	($414,095)
CASH TO CRA	**$905,905**

Palmer Davis introduced 310 Plum Street.

Brian Rewis, Community & Economic Development Director, presented additional options.

- Option C reflected the proposal provided by Mr. Seeley on Friday at Agenda Study, with a 20% redevelopment credit.

There is always the "Do Nothing" option which will lead to new leases. Brian Rewis reminded the Commission not to sell any property below appraised value. Give credits instead for the sake of surrounding properties and future sales.

Palmer Davis explained this property has sufficient onsite parking.

Brian Seeley of Neighbors of Lakeland preferred option C. He distributed a handout. Option C was the following:

Option C – Sell property with 20% redevelopment incentive:

Purchase Price	**$1,320,000**
Redevelopment Incentive	($264,000)
CASH TO CRA	**$1,056,000**

Motion: Commissioner Mike Musick moved to approve Option C. Commissioner Guy LaLonde seconded.

Palmer Davis reminded the Commission that the sale would be dependent on the development of a formal real estate contract.

The Commission discussed:
- The additional units
- Rent for current tenants
- Mr. Seeley's obligations once he is the owner
- Right of First Refusal should Mr. Seeley sell the property within 10 years.
- Credits vs. selling below appraisal value

Mayor Bill Mutz asked for comments from the audience.

Naquaisha Coward remembers Mr. Seeley in past meetings. He has been helping the community a lot and supports him.

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

Disposition of 830 N. Massachusetts Avenue

Significant discussions have taken place at the City Commission's November 17th and December 1st meetings relating to the sale of the Mass Market properties to the respective tenants of the buildings located at 820 and 830 N. Massachusetts Avenue and 310 Plum Street. Discussions have particularly focused on potential credits for base rent paid to date, previous capital improvements that have already been completed, and future capital improvements, with an emphasis on improvements necessary to remediate storm damage.

The sale of 820 and 830 N. Massachusetts Avenue was originally contemplated to include offsite parking areas located immediately west of N. Kentucky Avenue. However, the consultants working on the Mass Market plan for the CRA have identified these parking areas as potential sites for a future parking garage. As a result, City Commission direction to staff has been to pull those parking areas out of the sale and structure a lease arrangement for the parking areas instead to preserve the option to build a parking garage on the properties in the future. It should be noted that 310 Plum Street has sufficient parking onsite and the potential sale of that property has never included offsite parking.

Since the December 1st meeting, City and CRA staff have had several discussions with the CRA's appraiser and have now received an updated appraisal. As expected, the appraiser has concluded that, for the Mass Market properties to have significant value, they must have available parking in the area. Offering parking in a new parking garage is an option but would need to be at market parking rates to facilitate the financing of the garage. However, requiring market rates for parking has a significant effect on the appraised values of 820 and 830 N. Massachusetts Avenue.

The below summary shows the originally proposed purchase price for 830 N. Massachusetts Avenue, which included the associated parking area, full credit for base rent paid to date, credit for previous capital improvements that have already been completed, credit for future capital improvements necessary to remediate storm damage, and the reduction in appraised value based upon the City constructing a parking garage on the offsite parking area located at 902 N. Kentucky Avenue and leasing parking spaces in the garage to DouBakehouse at market rates. The summary utilizes the appraiser's value based upon a construction timeline for the parking garage of 10 years and Dou Bakehouse's need for 41 parking spaces.

Summary:

Purchase Price:	$1,410,000
Base Rent	($246,090)
Previous Capital investments	($172,298)
Future Capital Improvements/Remediation	($60,000)
Total Value of Credits	($478,388)
Reduction in Appraised Value Due to Parking Garage	($610,000)
CASH TO CRA	$321,612

As can be seen on the summary, the result of this reappraisal is a reduction in the purchase price in the amount of $610,000. Because of the significant variation in the appraised value of the property based upon the current uncertainty of whether a parking garage will be located upon 902 N. Kentucky Avenue (the parking area utilized by DouBakehouse), staff was not prepared to recommend the sale of 830 N. Massachusetts Avenue upon the terms reflected in the summary. Provided the City Commission agreed with this recommendation, it would be necessary to negotiate a modification of Dou Bakehouse's current lease. Specifically, DouBakehouse would take over the portion of the Collective previously occupied by Haus Management. The lease would need to be modified to recognize Dou Bakehouse's occupancy of this additional space.

Brian Rewis presented 6 options to the Commission.

Option F was added late Friday afternoon from the buyer to build out the collective space. This option had a lower Future Capital cost component and was the preferred option from the buyer's perspective. Option F was the following:

Option F – Sell Building and Parking with partial revised Future Capital Investment/Remediation Credits

Purchase Price	**$1,410,000**
Base Rent	($246,090)
Previous Capital Investment	($172,298)
Future Capital Improvements/Remediation	($147,425)
Total Value of Credits	($565,813)
CASH TO CRA	**$844,187**

Diana Cortes Blaqicet from Dou Bakehouse thanked the CRA staff and Commission for their time. Their business was proof they can exist as a long-term businesses. Their business has grown through the years. They want to step into the owner role. She was requesting the same proposal as Mr. Rewis presented with Option F.

David Hernandez provided handouts - a copy is on file in the agenda packet

Motion: Commissioner Stephanie Madden moved to approve Option F. Commissioner Mike Musick seconded.

Palmer Davis reminded the Commission this would be dependent upon negotiating a formal real estate agreement. It would include a right of first refusal. Offsite parking was an issue in this sale. The agreement would include an option to purchase.

The Commission discussed:

- The Right of First Refusal
- Construction services does lend itself to remediation.

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

Disposition of 820 N. Massachusetts Avenue

Significant discussions have taken place at the City Commission's November 17th and December 1st meetings relating to the sale of the Mass Market properties to the respective tenants of the buildings located at 820 and 830 N. Massachusetts Avenue and 310 Plum Street. Discussions have particularly focused on potential credits for base rent paid to date, previous capital improvements that have already been completed, and future capital improvements, with an emphasis on improvements necessary to remediate storm damage.

The sale of 820 and 830 N. Massachusetts Avenue was originally contemplated to include offsite parking areas located immediately west of N. Kentucky Avenue. However, the consultants working on the Mass Market plan for the CRA have identified these parking areas as potential sites for a future parking garage. As a result, City Commission direction to staff has been to pull those parking areas out of the sale and structure a lease arrangement for the parking areas instead to preserve the option to build a parking garage on the properties in the future. It should be noted that 310 Plum Street has sufficient parking onsite and the potential sale of that property has never included offsite parking.

Since the December 1st meeting, City and CRA staff have had several discussions with the CRA's appraiser and have now received an updated appraisal. As expected, the appraiser has concluded that, for the Mass Market properties to have significant value, they must have available parking in the area. Offering parking in a new parking garage is an option but would need to be at market parking rates to facilitate the financing of the garage. However, requiring market rates for parking has a significant effect on the appraised values of 820 and 830 N. Massachusetts Avenue.

The summary below shows the originally proposed purchase price for 820 N. Massachusetts Avenue, which included the associated parking area, full credit for base rent paid to date, credit for previous capital improvements that have already been completed, credit for future capital improvements necessary to remediate storm damage, and the reduction in appraised value based upon the City constructing a parking garage on the offsite parking area located at 830 N. Kentucky Avenue and leasing parking spaces in the garage to Haus Management at market rates. The summary utilizes the appraiser's value based upon a construction timeline for the parking garage of 10 years and Haus Management's need for 80 parking spaces.

Summary:

Purchase Price:	$1,880,000
Base Rent	($151,024)
Previous Capital investments	($294,409)
Future Capital Improvements/Remediation	($60,000)
Total Value of Credits	($505,433)
Reduction in Appraised Value Due to Parking Garage	($1,190,000)
CASH TO CRA	$184,567

As can be seen on the summary, the result of the reappraisal was a reduction in the purchase price by an amount of $1,190,000. Because of the significant variation in the appraised value of the property based upon the current uncertainty of whether a parking garage will be located upon 830 N. Kentucky Avenue (the parking area utilized by Haus Management), staff could not recommend the sale of 820 N. Massachusetts Avenue at this time upon the terms reflected in the summary. Provided the City Commission agreed with this recommendation, it would be necessary to negotiate a modification of Haus Management's current lease. Specifically, Haus has relocated a portion of its operations from the space it occupied in the Collective to the space formerly occupied by Artifact in 820 N. Massachusetts Avenue. The lease would need to be modified to recognize Haus' occupancy of this additional space.

Palmer Davis presented this item to the CRA. Brian Rewis, Community & Economic Development Director, presented additional options to the Commission.

Laura Shannon of Haus820 presented their revised purchase offer as follows, which included the purchase of the parking area at 830 N. Kentucky Avenue:

Purchase Price	**$1,880,000.00**
Prior Rent Paid	($151,023.70)
Prior Capital Improvements	($176,711.90)
Milton Remediation Refund	($117,696.93)
Modified Replacement of Collective in Artifact to "white box:	($335,843.11)
CASH TO CRA	**$1,098,724.36**

Motion: Commissioner Guy LaLonde moved to approve the revised purchase offer. Commissioner Stephanie Madden seconded.

Mayor Bill Mutz asked for comments from the Commission and the audience.

The Commission discussed:
- Appreciation for everyone coming with additional options today.
- The Artifact space
- These were old buildings with old infrastructure.
- The gain to the CRA was approximately $3 Million, which they can apply to other projects.
- Final approval would be dependent upon negotiating a formal real estate agreement.

Mario Stone of The Well was excited to hear this conversation. He was grateful for the approval for all the buyers. He was happy to see them get to Yes.

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

Termination of Acquisition and Redevelopment Agreement with ONICX Investments II, LLC

On May 2, 2022, the City Commission approved an Acquisition and Redevelopment Agreement with ONICX Investments II, LLC (Onicx) for the development of a multi-family and retail/office mixed use development, with associated parking garage, on a 1.49-acre CRA-owned property located north of E. Oak Street, east of N. Tennessee Avenue, south of E. Peachtree Street and west of N. Kentucky Avenue. The property is currently being utilized as a 150-space surface parking lot and is commonly referred to as the Oak Street Parking Lot.

Under the Agreement, closing was to have occurred within 30 days of the satisfaction of all closing conditions, but no later than 12 months following the Effective Date of the Agreement, unless otherwise extended as provided in the Agreement. The Agreement allowed Onicx to extend the closing date for up to two 30-day periods at no cost to Onicx. The Agreement also provided Onicx the right to request additional 30-day extensions by submitting written requests to the CRA and including a $10,000 extension fee with each additional extension request. The extension fees were to be credited against the purchase price at closing or retained by the CRA in the event Onicx failed to close.

Onicx has submitted a total of 20 requests to extend the closing date, including the initial two free extension requests, making $180,000 in extension payments to the escrow agent. Together with the initial deposit of $25,000, the escrow agent currently holds $205,000 in deposits. Onicx last made an extension payment on December 9, 2024 and, as a result, is in default of the Agreement. Onicx met with City staff on May 20, 2025 and expressed a continued commitment to the project, but no significant progress has occurred since such time and no additional extension payments have been made.

Because no meaningful progress has taken place to advance this project for some time and Onicx has not submitted the required additional deposits to extend the closing date, it is staff's opinion that no additional extensions will result in delivery of the project envisioned by the CRA and City of Lakeland at the time the RFP was awarded to Onicx.

As a result, it is recommended that the City Commission, acting as the Lakeland Community Redevelopment Agency, terminate the Acquisition and Redevelopment Agreement with ONICX Investments II, LLC and authorize staff to direct the escrow agent to forward payment of the $205,000 deposit amount currently held by the escrow agent to the CRA.

Palmer Davis presented this item.

Motion: Commissioner Mike Musick moved to terminate the agreement. Commissioner Chad McLeod seconded.

The Onicx team was present and explained the project would need an additional $10 Million in CRA incentives to work.

Changing the scope or adding incentives would trigger a new Request for Proposals (RFP).

The group debated how to move forward including:

- Granting an additional 30 days
- The need to restore displaced parking for McKeel if the project moved forward
- Bringing the closing extension payments current
- The risk of capital to Onicx

Frank McCaulley with Trinity Presbyterian served on the Board of McKeel. They were desperate for parking downtown.

Action: Mayor Bill Mutz called for vote and the motion carried 5-1 with Commissioner Chad McLeod voting no.

Adjourn/Reconvene: The CRA adjourned and the Commission reconvened in Regular Session.

CITY MANAGER

*Recommendation re: Approval of 2025 Report of Local Affordable Housing Incentives

The William E. Sadowski Affordable Housing Act, enacted by the Florida legislature in 1992, established a funding source for local governments to expand the production and preservation of affordable housing.

The State Housing Initiatives Partnership Program (SHIP) was created and provides distribution of Sadowski Funds to local governments to develop housing strategies that promote partnerships to preserve, improve and provide housing for families at or below 140% of area median income. SHIP entitlement communities are required to appoint an Affordable Housing Advisory Committee (AHAC) that reviews 11 specific incentives that are outlined in Florida Statutes.

Each AHAC must also review and evaluate the implementation of affordable housing incentives and submit an annual report. The report includes a review of established policies and procedures, including the Land Development Code and Comprehensive Plan, and recommended specific actions or initiatives to encourage or facilitate affordable housing.

This year’s final report was reviewed and approved by the City of Lakeland AHAC on November 20, 2025. This report must also be presented to the City Commission for approval by December 31, 2025, and then forwarded to the Florida Housing Finance Corporation (FHFC) in Tallahassee.

Staff recommended the City Commission approve the 2025 Report of Affordable Housing Incentives and authorize transmittal to the FHFC.

Action: The Commission approved this item as part of the Consent Agenda.

Purchase Order with The [re]Design Group for Hardware Upgrades and Extended Support of Virtual Server Infrastructure

The Information Technology (IT) Department received a proposal from The [re]Design Group, a Dell recommended reseller, for upgrade and support renewal of the City’s Virtual Server Infrastructure (VxBlock). The VxBlock is the hardware platform that hosts most of the City’s virtual servers and is a critical part of the City’s information technology infrastructure. The proposal will replace key hardware components and extend support for the system for an additional two years. This additional investment to extend the life of the system will provide a cost-effective alternative to the replacement of the entire system while reducing the overall annual cost of the system from over $1 million annually to just over $500,000 annually.

The total estimated cost of the two-year contract is $1,064,054.16 which is included in DoIT's FY26 Hardware Replacement budget.

The City's Purchasing Division has approved The [re]Design Group pursuant to Florida NASPO Participating Addendum under the Master Agreement No. 23026 NASPO ValuePoint Cooperative Purchasing Program.

Staff recommended the City Commission authorize the issuance of a Purchase Order to The [re]Design Group in the amount of $1,064,054.16 for the hardware upgrade and extended virtual server support and authorize the appropriate City officials to execute all necessary documents.

Shawn Sherrouse presented this item to the Commission.

Motion: Commissioner Guy LaLonde 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 4-0. Commissioners Chad McLeod and Stephanie Madden were absent at that time.

***Recommendation re: Approval of Change Order No. 1 with Straughn Trout for Se7en Wetlands Education Center Project**

Public Works is seeking approval of proposed Change Order No. 1 to purchase order 302462 in the amount of $10,372.80. This change order is for the contract with Straughn Trout for the Se7en Wetlands Education Center Project architectural and engineering design services.

The original contract with Straughn Trout included schematic design services, design development services, construction document services and construction administration services in the amount of $96,782.00. Additional service fees in the amount of $10,372.80 are requested for tasks associated with site planning and permitting expenses. These changes include incorporating Polk County Utilities requirements for fire and potable water supply lines, fire flow calculations and gopher tortoise information onto plans.

Funding is provided for in the Fiscal Year 2026 Budget. These funds are provided by a grant from FDEP in 2023.

Staff recommended the City Commission approve Change Order No. 1 to purchase order 302462 in the amount of $10,372.80 with Straughn Trout for architectural and engineering design services for the Se7en Wetlands Education Center Project and authorize the appropriate City officials to execute all necessary documents.

Action: The Commission approved this item as part of the Consent Agenda.

Task Authorization with AtkinsRealis for the Design, Permitting, and Construction Phase Services for Phase 1 Construction of the Southeast Quadrant Watermain Extension at Lakeland Linder International Airport and Corresponding Appropriations

The Southeast Quadrant Watermain Extension Project is broken into 4 distinct phases. Phases 2A, 2B, and 2C will extend the watermain further into the southeast quadrant of Lakeland Linder International Airport (LLIA) while Phase 3 will replace the existing aging 6-inch watermain along Airside Center Drive and upsize it to a 12-inch watermain. Combined, these improvements will complete the looped system and enhance domestic and fire flow capacity.

The proposed Task Authorization with AtkinsRealis in the amount of $231,900 includes the following scope of work:

- Project Management and Coordination
- Design Drawings
- Bidding Services
- Construction Administration and Coordination
- Inspections
- Closeout Documentation

Staff seeks approval of this Task Authorization with AtkinsRealis under the terms and conditions of the City’s Continuing Contract for Professional Engineering Consulting Services entered on October 6, 2025, in accordance with the Request for Qualifications 2025-RFQ-020.

Additionally, staff seeks to appropriate funds from Water Utilities for the construction of Phase 1 of the Southeast Quadrant Watermain Extension Project in the amount of $230,000. This scope of work will be completed under the existing Task Authorization with Register Construction & Engineering, Inc. for the Construction of an Aircraft Maintenance Facility at LLIA approved by the City Commission on January 21, 2025, under the terms and conditions of the City’s Continuing Contract for Construction Trade Professionals entered on December 16, 2024, in accordance with Request for Qualifications 2024-RFQ-289.

Total costs for the design, permitting, and construction phase services of Phase 2A, 2B, 2C, and 3 along with the construction of Phase 1 is $461,900.

Phase	Description	Expense

Phase 1	Construction	$230,000
Phase 2A	Design, Permitting, Construction Phase Services	$59,521
Phase 2B	Design, Permitting, Construction Phase Services	$42,574
Phase 2C	Design, Permitting, Construction Phase Services	$37,045
Phase 3	Design, Permitting, Construction Phase Services	$92,760
	TOTAL	$461,900

Staff requests approval to appropriate funds from Water Utilities in the amount of $461,900. LLIA will reimburse Water Utilities for its share of the project cost in the amount of $369,140 through an internal loan at 4% interest. Repayment of the internal loan will occur through annual repayments of $45,511 for 10 years, commencing May 2026. Water Utilities will fund the Phase 3 portion of the design directly in the amount of $92,760. All necessary appropriations are listed below.

Staff recommended the City Commission authorize the appropriate City Officials to execute a Task Authorization with AtkinsRealis for the Design, Permitting and Construction Phase Services for Phases 2A-3 for the Southeast Quadrant Watermain Extension at Lakeland Linder International Airport in the amount of $231,900 and authorize an appropriation and increase in estimated revenues in the following funds:

- In the amount of $369,140 in the Water Impact Fee Fund from the Unappropriated Surplus of the Water Utilities Impact Fee Fund
- In the amount of $92,760 in the Water Renewal and Recovery Fund form the Unappropriated Surplus of the Water Utilities Fund
- In the amount of $45,511 in the LLIA Renewal and Replacement Fund from the Unappropriated Surplus of the LLIA Operating Fund

Staff also recommended the City Commission authorize the appropriate City officials to execute all necessary documents.

Shawn Sherrouse presented this item.

Motion: Commissioner Guy LaLonde moved to approve the recommendations. 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 5-0. Commissioner Stephanie Madden was absent at this time.

Amendment No. 1 to Contract with AtkinsRealis for Professional Engineering Services for the Taxiway A Shoulders Project at Lakeland Linder International Airport

This Amendment No. 1 in the amount of $458,653 is for Professional Engineering Services for the addition of 30-foot-wide paved shoulders along the existing Taxiway A between Runway 5-23 and Taxiway A1. Designed by AtkinsRealis under their existing Contract, this Amendment includes bidding support and construction phase services consisting of providing professional services and technical support to include resident project representative (RPR) services. Time allotted for this phase of the project is 165 days.

AtkinsRealis was awarded this Contract through Request for Qualifications (RFQ) 2024-RFQ-221 on December 2, 2024, at a not to exceed cost of $1,009,140. Amendment No. 1 will increase the total project cost by $458,653 (45%) to $1,467,793.

Having now received additional grant funding from the Federal Aviation Administration (FAA) for the construction phase of the project. Staff is requesting approval to execute this Amendment No. 1 to pay for the remaining services that were awarded to AtkinsRealis pursuant to RFQ 2025-RFQ-221.

The total cost for the professional services will be $1,467,793, for which funding through FAA grants, an FDOT grant, and Airport surplus funds is allocated as follows:

Funding Source	**Amount**
FAA Grants	$1,321,013.70
FDOT Aviation Work Program Grant	$73,389.65
Airport Surplus	$73,389.65

Staff recommended the City Commission approve Amendment No. 1 to the Contract with AtkinsRealis in the amount of $458,653 for Professional Engineering Services to include Bidding and Construction Phase Services for the Taxiway A Shoulders Project at Lakeland Linder International Airport and authorize the appropriate City Officials to execute all necessary documents.

Shawn Sherrouse presented this item to the Commission.

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

Commissioner Chad McLeod left the meeting at 3:31 p.m.

CITY ATTORNEY

Ordinances (First Reading)

Proposed 25-052; Approving the Annexation of Lands within the Boundaries of the Lakeland Area Mass Transit District

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.

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 5, 2026.

Miscellaneous

Agreement with Woolpert, Inc. for Development of an Airport Business Plan for Lakeland Linder International Airport

This proposed Agreement with Woolpert, Inc. was for the development of an updated Airport Business Plan for Lakeland Linder International Airport (Airport) consistent with the Airport Cooperative Research Program's Report 77 – Guidebook for Developing General Aviation Airport Business Plans and the Florida General Aviation Airport Business Plan Guidebook. Since the Airport's existing Business Plan was completed in 2014 and all recommendations contained in the Plan have been fully executed, the Airport is now in need of developing an updated Business Plan to address the Airport's continuing rapid growth. The intent of the Business Plan is to provide a detailed analysis of the Airport's business opportunities, financial health and operating structure to assist Airport staff in identifying key target areas for future growth and improvement of the Airport.

To address this need, the City's Purchasing Department issued Request for Qualifications (RFQ) No. 2025-RFQ-059 (RFQ) on August 14, 2025, and received proposals from the 3 consultants listed below.

- Woolpert, Inc. Dayton, OH
- PFM Financial Advisors, LLC Orlando, FL
- Lakelander Creative and Dream Pilot Lakeland, FL

The City's selection committee, which included the Airport Assistant Director, Airport Assistant Director of Maintenance and Operations, Airport Planning Manager, Airport Customer Experience Manager and the City's Assistant Finance Director, selected Woolpert, Inc. to be the most qualified consultant that best met the needs of the Airport. Woolpert, Inc.'s proposed Scope of Work will include the following key components:

- Mission, Vision, and Values
- SWOT (Strengths, Weaknesses, Opportunities, and Threats) Analysis

- Goals (Current and Future Business Opportunities)
- Financial Analysis, including Budgeting & Accounting Controls
- Review of the Airport's Debt Structure & Future Funding Opportunities for Future Capital Improvement Projects
- Review of the Airport Operating Structure & Governance
- Airport Community Value (Economic Impact)

The term of the Agreement will be effective December 15, 2025, subject to City Commission approval and continue for a period of 12 months. The total cost of Woolpert's services is $345,000.00. Funding for this project is provided, in part, by a Florida Department of Transportation (FDOT) Public Transportation Grant Agreement in the amount of $172,500.00, which was previously approved by the City Commission on May 19, 2025. The remaining 50% of the project cost will be provided from the unappropriated surplus of the Airport's Operating Fund in the amount of $172,500.00, which was also previously approved by the City Commission on May 19, 2025.

Staff recommended that the City Commission approve this Agreement with Woolpert, Inc. for the development of an Airport Business Plan for the Airport and authorize the appropriate City officials to execute all corresponding documents on behalf of the City.

Deputy City Attorney Ramona Sirianni presented this item to the Commission.

Motion: Commissioner Mike Musick moved to approve the recommendation. Commissioner Guy LaLonde 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 5-0.

Termination Agreement with FDOT for the New York Avenue Pedestrian Overpass Project

This Termination Agreement was for the New York Avenue Pedestrian Overpass project in Downtown Lakeland. On June 24, 2025, the City, Florida Department of Transportation and CSX Transportation, Inc. entered into a three-party Railroad Reimbursement Agreement through which CSX granted aerial rights and established approval processes for the Florida Department of Transportation (FDOT) to construct the bridge over its rail line. That executed Agreement also committed FDOT to fund the materials for this overpass and other elements such as watchman/flagging services, liability insurance and costs to modify signal wire lines and other facilities within CSX's right of way. The City committed to accepting jurisdiction, ownership, liability and maintenance responsibilities for this overpass when construction is completed.

During the 2025 Florida Legislative Session, several sources of revenue to fund the New York Overpass and other rail-related projects around the state were eliminated by House

Bill 7031, approved by the Governor and Filed with the Secretary of State on June 30, 2025 as Chapter 2025-208. The Termination Agreement is requested by FDOT due to the loss of the funding, including the amount budgeted for the construction phase that was to be provided by FDOT in March 2026.

Staff recommended that the City Commission approve the Termination Agreement and authorize the appropriate City officials to execute same. Staff also recommended that the City Commission request that the deleted New York Avenue Pedestrian Overpass project and other rail-related projects in Polk County that have been deleted in 2025 be added back into the FDOT Work Program at the earliest available opportunity.

Palmer Davis presented this item.

Motion: Commissioner Stephanie Madden 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 5-0.

Agreement with Genuine Parts Company d/b/a NAPA Auto Parts for On-Site Supplier of Automotive Parts

This proposed Agreement with Genuine Parts Company d/b/a NAPA Auto Parts (NAPA) was to serve as the City's integrated on-site supplier of automotive parts for its vehicles. The City is seeking services from NAPA to serve as its in-house parts store to manage the purchase of inventory and issuance of fleet-related parts, materials and other associated items such as fluids and tires. The City is purchasing such services with NAPA pursuant to Hillsborough County Sheriff's Office Request for Proposal 2024-017: Integrated Business Solutions issued May 31, 2024.

NAPA has been serving as the City's on-site supplier of automotive parts since 2010. The in-house store eliminates the need for organic parts/material procurement, inventory management, parts management staff and the inefficiencies with tasking technicians with parts research and procurement instead of repairing vehicles. Rather, NAPA will be staffing the on-site store with its own personnel.

By utilizing NAPA's own automotive management system technology for industry-standard parts and materials, the City's Fleet division will benefit from improved efficiencies. This technology interfaces with the City's Fleet software systems, which will reduce pricing and markups due to NAPA's national buying power. In addition, the City will be able to take advantage of cost reductions through agreements between NAPA and other companies for non-NAPA parts, while maintaining a total inventory management with on hand stock exceeding $500,000 at no cost to the City until a part is issued pursuant to a work order. The public-private partnership between NAPA and

Fleet's tire servicing vendor will also reduce tire inventory cost, vehicle downtime for tire work and assist with bulk fluid inventory management that eliminates inventory waste.

The term of this Agreement shall be effective January 1, 2026, subject to approval by the City Commission and continue through September 16, 2029, with the option to renew for 5 additional 1 year periods upon mutual written agreement of the parties. All terms and conditions for this purchase will be governed by the Hillsborough County Sheriff's Integrated Business Solutions Master Agreement dated September 17, 2024, and the corresponding Addendum with NAPA.

Consistent with the City's existing agreement with NAPA, billing will occur at the same initial 10% gross profit rate monthly for material purchases and inventory issuance, with a net goal of 10% monthly. Operational costs for delivery vehicles, computers and other material will continue to be billed at cost. Currently, City purchases with NAPA encompass approximately $2,800,000 per year, which is contained in Fleet's FY26 budget subject to approval by the City Commission. Any additional renewals, if exercised by the parties, will be subject to budget approval by the City Commission in subsequent budget years.

Staff recommended that the City Commission approve this Agreement with NAPA to provide services as an on-site supplier of automotive parts for City vehicles and authorize the appropriate City officials to execute all corresponding documents related to the Agreement.

Ramona Sirianni presented this item to the Commission.

Motion: Commissioner Mike Musick 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 5-0.

Agreement with Bentley Systems, Inc., for Purchase of Software Subscription under the Enterprise 365 Public Sector Program

This proposed agreement with Bentley Systems, Inc. ("Bentley") was to purchase a 3-year software subscription under the Enterprise 365 Public Sector Program ("EPS-365"). This multi-year purchase order will be governed by the EPS-365 Program Agreement, as amended and most recently approved by the City Commission on December 16, 2024.

The City utilizes EPS-365 applications across multiple departments, including Water Utilities, Electric, and Public Works, to support design, modeling, and asset-management activities related to roads, wastewater and water systems, and other infrastructure. The proposed purchase order provides 88 software licenses covering seven EPS-365 applications. The Purchasing Department has approved Bentley as a sole source provider for these software products.

The 3-year subscription will be effective January 1, 2026, upon City Commission approval. The total cost for the subscription is $455,945, with annual fees as follows:

- Year 1 (January 1, 2026 – December 31, 2026): $144,630
- Year 2 (January 1, 2027 – December 31, 2027): $151,861
- Year 3 (January 1, 2028 – December 31, 2028): $159,454

Entering a multiyear subscription is estimated to save the City $224,053 over current market pricing for annual renewals. The first-year cost is included in the Department of Information Technology's FY2026 budget, and funding for years two and three will be subject to future budget approval.

Staff recommended that the City Commission approve this agreement with Bentley Systems, Inc., and authorize the appropriate City officials to execute all necessary documents.

Assistant City Attorney Alex Landback presented this item to the Commission.

Motion: Commissioner Mike Musick moved to approve the recommendation. Commissioner Guy LaLonde 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 5-0.

Lease Agreement with Appraisal Central, Inc.

This proposed Lease Agreement with Appraisal Central, Inc., was for 3,000 square feet hangar space located on the south side of Lakeland Linder International Airport (Airport) on the eastern side of Airside Center. Appraisal Central, Inc., a tenant at the Airport since 2012, has occupied this same space pursuant to a Lease Agreement that expired on November 30, 2025. Appraisal Central, Inc. is now requesting to enter into a new Lease Agreement to continue leasing the same space.

The proposed Lease Agreement is for an initial term of five (5) years, with a retroactive effective date of December 1, 2025, subject to City Commission approval. The Lease also includes 2 additional 1 year renewal options upon mutual written agreement of the parties. Base rent for the first year of the Lease will be $1,317.50 per month or $15,810.00 annually ($5.27 per square foot). Beginning on December 1, 2026, the base rent will be subject to an annual 2.5% increase for the remaining initial 5 year term and for any subsequent option of renewal exercised by the parties. The base rent rate and annual rent increases are consistent with other lease agreements for space located in this area of the Airport. In accordance with the Lease, the Airport will be responsible for paying for all utilities, including electric, water, wastewater, stormwater, refuse collection and heating/air conditioning.

Staff recommended that the City Commission approve this Lease Agreement with Appraisal Central, Inc. and authorize the appropriate City officials to finalize and execute all corresponding documents consistent with the above-specified terms.

Ramona Sirianni presented this item to the Commission.

Motion: Commissioner Mike Musick 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 5-0.

Agreement with Hubbard Construction Company for Construction of Paved Shoulders Along Taxiway A at Lakeland Linder International Airport

This proposed Agreement with Hubbard Construction Company was for the construction of paved shoulders along Taxiway A at Lakeland Linder International Airport (Airport). This project is necessary to bring Taxiway A into compliance with current Federal Aviation Administration (FAA) design standards. As of the 2020 Airport Master Plan Update, the Airport's design aircraft, a Boeing 767-300F, falls within Taxiway Design Group (TDG) 5 design standards. As such, and in accordance with FAA Advisory Circular 150/5300-13B, TDG 5 taxiways require a 30 foot wide paved shoulder.

Accordingly, the City's Purchasing Department issued Invitation to Bid 2025-ITB-027 (Bid) in May of 2025 for construction services and received only 1 bid, which was from Hubbard Construction Company based in Winter Park, Florida. The Airport's Engineer of record, AtkinsRealis, along with Airport staff, evaluated Hubbard Construction Company's bid and determined that it met all the requirements set forth in the City's Bid.

Pursuant to the Agreement, Hubbard Construction Company's scope of work will include the installation of 30 foot wide paved shoulders along Taxiway A from Runway 5-23 to Taxiway A1. In addition to the paved shoulders, this project also includes the installation of new LED taxiway edge lighting and airfield directional signage, stormwater drainage conveyances, pavement markings, grading of airfield infield areas and installation of sod.

The term of this Agreement will commence upon approval by the City Commission, with construction anticipated to be completed in 165 days. The total cost for the construction services is $6,825,967.25. Funding for the project will be provided through FAA grants, an FDOT grant and Airport surplus funds, which will be allocated as follows:

FAA Airport Improvement Program Grant	$3,761,107.95
FAA IIJA Program Grant	$2,723,560.93
FDOT Aviation Work Program Grant	$170,649.00
Airport Surplus	$170,649.37
Total Cost	$6,825,967.25

The City Commission previously approved and accepted the FAA Airport Improvement Program and IIJA Program Grants on September 2, 2025, while the FDOT Aviation Work Program Grant was approved by the City Commission on April 7, 2025. No additional appropriations are needed to fund this project.

Staff recommended that the City Commission approve this Agreement with Hubbard Construction Company for the construction of paved shoulders along Taxiway A at the Airport and authorize the appropriate City officials to execute all corresponding documents on behalf of the City.

Ramona Sirianni presented this item to the Commission.

Motion: Commissioner Stephanie Madden 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 from the audience.

The Commission discussed the grants. There were 2 different grants written, one was the jobs grant.

Action: Mayor Bill Mutz called for the vote and the motion carried 5-0.

Recyclable Materials Processing Agreements with Republic Service of Florida, LP and Recycling Services of Florida, Inc.

The Solid Waste and Recycling Division of the City's Public Works Department collects approximately 6,000 tons of recyclable material in our City-wide residential and commercial recycling programs. This material, once collected by City recycling trucks, requires cleaning and separating into sellable recycling commodities. Once the materials are cleaned, sorted and bailed they are sold on the secondary markets by the processor to help offset the cost associated with our recycling programs.

In October of 2025, the Solid Waste & Recycling Division issued an RFP for recycling processing services for all residential and commercial recyclable material collected. The following companies submitted qualifying proposals to the RFP for review, with their recycling drop-off locations listed:

- Recycling Services of Florida, Inc. Lakeland, FL
- Republic Service of Florida, LP Lakeland, FL

- Single Stream Recyclers, LLC Sarasota, FL
- WM Tampa, FL

City staff, as well as Resource Recycling Systems Consultants, have evaluated the RFP responses and identified Recycling Services of Florida as the highest-ranked respondent for commercial recycling processing services and Republic Service of Florida as the highest-ranked respondent for residential recycling. A Notice of Intent to award was sent out on November 21, 2025 and no protests have been received.

The scope of work with both Recycling Services of Florida and Republic Service of Florida includes the following:

- Accepting all collected program recyclables for processing based on type awarded
- Processing, cleaning and bailing recyclables
- Selling recyclables in the secondary markets
- Disposing of program residue
- Providing recycled material reports

Both Agreements are for an initial 5-year term, beginning December 19, 2025 and ending December 18, 2030, and may be extended upon written mutual agreement of the parties for 2 periods of 1 year each. Each Agreement allows the City to terminate without cause upon 90 days' written notice. The total processing fee to be paid to both Contractors will be offset by the revenue generated from the Contractors selling the City's recyclables on the secondary recycling markets. Based upon current market conditions, it is estimated that the City will make a net payment to Republic of $360,000 for the remainder of FY26 and $60,000 to Recycling Services of Florida for the same period. For comparison purposes, the cost to simply send 6,000 tons of collected recycling materials to the Polk County landfill is estimated at $276,000. As a result, the ultimate net cost to the City to recycle for the current fiscal year is estimated to be $79,440. As noted, these figures could change depending upon the prices generated in the secondary recycling market.

Funding for these services is provided in the FY26 Solid Waste Annual Budget and is subject to approval in future annual budgets. Staff recommended that the City Commission award RFP 2025-082 to Recycling Services of Florida for commercial recycling processing services and Republic Service of Florida LP for residential recycling processing services and authorize the appropriate City officials to execute both Agreements on behalf of the City of Lakeland.

Palmer Davis presented this item.

Motion: Commissioner Guy LaLonde 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 5-0.

FINANCE DIRECTOR

*Appropriation and Increase in Estimated Revenues in the Wastewater R&R Fund

Lakeland Water Utilities executed a FDEP Standard Grant Agreement for "Lakeland Western Trunk Gravity Sewer Project Phase 1 – L0239" in the amount of $1,000,000 with the City Commission approval on November 17, 2025, through Resolution 6033. The City will be reimbursed for costs associated with work described in First Amendment to Progressive Design-Build Agreement for the Western Trunk Gravity Sewer Replacement, previously approved by the City Commission on October 7, 2024.

The work described in this agreement includes installing a new 42" gravity main and manholes from the intersection of Lotus Av and Forest Park St to the intersection of Herschell St and Dade Av.

All work in this grant agreement will be completed and reimbursed in FY26. The loan agreement has been fully executed, and the grant must be appropriated. Therefore, it is requested that the City Commission authorize an appropriation and increase in estimated revenues in the amount of $1,000,000 in the Wastewater R&R fund.

Action: The Commission approved this item as part of the Consent Agenda.

UTILITY

Miscellaneous

Task Authorization with Geosyntec Consultants, Inc. for Groundwater Monitoring Support at McIntosh Power Plant

This proposed Task Authorization with Geosyntec Consultants, Inc. (Geosyntec) was to provide groundwater monitoring support in accordance with the Coal Combustion Residual (CCR) Rule for the byproduct storage area at McIntosh Power Plant. Pursuant to this Task Authorization, Geosyntec will:

- Provide sample collection from groundwater monitoring wells
- Provide semi-annual detection and assessment monitoring support that includes data validation of raw analytical data
- Prepare annual groundwater monitoring and a corrective action report for the byproduct storage area
- Provide groundwater elevation contour figures
- Conduct a CCR landfill inspection of the byproduct storage area and prepare a corresponding report

- Provide general CCR support, including regular meetings with Lakeland staff

Upon approval by the City Commission, Geosyntec will commence work, which is anticipated to be completed by the end of January 2027. All services pursuant to this Task Authorization will be performed in accordance with the terms and conditions contained in the City's Continuing Contract for Environmental Consulting Services with Geosyntec dated November 1, 2024, and Geosyntec's proposal dated November 18, 2025. All reimbursable expenses shall be paid in accordance with the City's Consultant Expense Reimbursement Policy. The total not-to-exceed cost of the work is estimated to be $186,200.00, of which Orlando Utilities Commission will pay $68,480.00 as a 40% owner of the property, and the City will pay $111,720.00 as a 60% owner of the property, which is included in Lakeland Electric's FY2026 budget.

Staff recommended that the City Commission approve this Task Authorization and that the appropriate City officials be authorized to execute the Task Authorization and all corresponding documents with Geosyntec to provide groundwater monitoring support in accordance with the CCR Rule for the byproduct storage area at the McIntosh Power Plant.

Ramona Sirianni presented this item.

Motion: Commissioner Mike Musick moved to approve the recommendation. Commissioner Bill Read 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 5-0.

Agreement with AiDash, Inc. for Intelligent Vegetation Management System for Lakeland Electric

This proposed Agreement with AiDash, Inc. was for the procurement of an Intelligent Vegetation Management System (IVMS) for Lakeland Electric. This SaaS platform will support proactive identification, prioritization and mitigation of vegetation-related risks across Lakeland Electric's transmission and distribution network. The City's Purchasing Department has reviewed and approved AiDash as a sole source supplier for this platform.

The IVMS will enable the vegetation management team to utilize an advanced Artificial Intelligence (AI) driven remote sensing and analytics tool to enhance Lakeland Electric's ability to manage vegetation impacts on system reliability. This solution supports achievement of the utility's reliability improvement goals by reducing vegetation-caused outages and ensuring compliance with NERC Transmission Vegetation Management standards.

AiDash's IVMS offers a comprehensive combination of satellite-based vegetation analytics, multi-year planning and budgeting tools, mobile workforce workflows and a unified data dashboard. This integrated approach to vegetation management will improve efficiency, visibility and operational coordination across Lakeland Electric's transmission and distribution network.

The term of the Agreement, effective upon City Commission approval, is for an initial period of 1 year for the pilot program and includes 4 additional 1 year renewal options upon mutual written agreement of the parties. The 1 year cost for the IVMS is $99,900. The total estimated fee, including the additional 4 year renewal terms if exercised, including a one-time implementation, configuration and integration fee, is $499,500. The first-year cost for the project is included in Lakeland Electric's FY2026 budget. The remaining cost will be subject to budget approval by the City Commission in subsequent budget years. The IVMS implementation and configuration is anticipated to be completed by January 5, 2026.

Staff recommended that the City Commission approve the Agreement with AiDash, Inc. and authorize the appropriate City officials to execute this Agreement and all corresponding documents for the purchase of the IVMS.

Ramona Sirianni presented this item.

Motion: Commissioner Mike Musick 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 5-0.

AUDIENCE

Naquaisha Coward submitted a former complaint on behalf of residents at the LHA (Lakeland Housing Authority) for neglect and retaliation. Complaints continue to go unanswered. Her specific concerns would include the neglect of maintenance, and prolonged delays in repairs. She wanted the Commission to hold off on any support for LHA until they resolve the issues. She asked for an audit and they continue to go around the question.

Harlem Turner spoke about LHA and the Commission's inaction.

Michael spoke against the RP Funding Center not doing enough for his community.

Matt Hamilton came forward about an incident that occurred at Gandy Pool last month. He was informed that the pool was operating without pumping systems. The pool was opened without proper inspection or operating filter systems. He complained that public record requests went unacknowledged or responded to. Running the pool without systems is a health hazard.

MAYOR AND MEMBERS OF THE CITY COMMISSION

Commissioner Guy LaLonde offered parting comments to Mayor Bill Mutz and Commissioner Bill Read. He wished the community a very Merry Christmas.

Commissioner Stephanie Madden watched the Army/Navy game this weekend. Her son George was recognized during the game.

Commissioner Bill Read has really enjoyed his time here on the Commission. He felt his colleagues did a great job.

Mayor Bill Mutz closed with wishing everyone a very Merry Christmas. He announced that the January 5, 2026 meeting will be his final meeting. It has been a privilege to serve with this staff.

CALL FOR ADJOURNMENT - 4:22 p.m.

Kelly S. Koos,
City Clerk