From:	Lyons, Matthew
To:	Inglima, Aleya
Cc:	Barmby, Charles
Subject:	[EXTERNAL]: RE: [External] LDCD-2025-3 Lake Hamilton Road Sub-district
Date:	Wednesday, September 24, 2025 10:25:54 AM
Attachments:	image004.png

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Good morning, Aleya,

Per the email that you sent on 9/16, copied below are staff's comments in relation to LDCD-2025-3.

Please let me know if you have any questions.

Matthew Lyons, AICP
Executive Planner
Community & Economic Development
City of Lakeland

Matthew Lyons, Executive Planner

Planning staff doesn't have any objections regarding the proposed change from BPC-1 to BPC-2. BPC-2 as it is the equivalent of the City's I-2/BP zoning/FLU designation. BPC-2 is compatible with adjacent land uses to the east located in the City and the City's Southwest Sector Plan's envisions future development of non-residential uses in the area to the west of the airport. While the application does not include a site development proposal, the proposed outdoor storage use would be allowed by right under the City's I-2 zoning classification. While the property owner will be required to execute a voluntary annexation agreement should they need to connect to City water or wastewater services, the City will not pursue annexation at this time due to the minimal economic benefits related to the proposed outdoor storage use.

James Phillips, Transportation Planner

According to the TPO's Roadway Network Database, the section of Drane Field that Hamilton would connect to has a directional capacity of 790 and is currently hosting 490 Eastbound and 509 Westbound for the 2-hour average. I don't foresee this type of development adding significantly more trips but may need to keep an eye on any trucks trying to make that left to get out onto County Line.

Chuck Barmby, Transportation & Planning Manager

An "addition of lands" petition shall be submitted to the Lakeland Area Mass Transit District (Citrus Connection) for consideration by its Board of Directors per County Comprehensive Plan Policy 3.202-A4 (below) since it is located immediately adjacent to the current LAMTD boundaries on the east side of Hamilton Road. Through the County right of way permitting process, sufficient right of way will need to be dedicated along the site's Hamilton Road frontage if not already conveyed.

SECTION 3.202 MULTI-MODAL TRANSPORTATION SYSTEM AND LEVEL OF SERVICE STANDARDS

OBJECTIVE 3.202-A: By 2020, provide Category I or II Fixed-Route Transit Service to all areas identified as having a "High Transit Potential" within the defined Transit Supportive Development Area (TSDA). (Refer to the Public Transit System map in the TEMS)

POLICY 3.202-A1: Polk County shall establish categories of transit service for the classification of existing and future fixed-route and demand-responsive transit services as defined in EXHIBIT 1.

POLICY 3.202-A2: Polk County, in conjunction with the Polk Transportation Planning Organization (TPO), will maintain a Transit Potential Analysis for Polk County using the latest Census Data. Areas identified as having a "High Transit Potential" will be targeted for transit service improvements or expansion.

POLICY 3.202-A3: Polk County will maintain coordination efforts with the Lakeland Area Mass Transit District and the Winter Haven Area Transit Policy Board regarding the benefit of a countywide transit system as identified from the 2003 Countywide Transit Study. Polk County will support the Polk Transit Authority (PTA) and potential future funding mechanisms for transit capital and operations needed to implement a countywide transit system within the Urban and Rural Transit Service Areas.

POLICY 3.202-A4 : Polk County shall work with the Lakeland Area Mass Transit District (LAMTD), or its successors, to coordinate service area expansion and the annexation of areas served by LAMTD. Requests for final development approvals for property located outside, but within one (1) mile of the transit district boundaries, or within ¾ mile of an existing or proposed transit route with service into the district (LAMTD), shall require evidence of submission of a petition for voluntary inclusion into the transit district prior to the County's approval of the request. This policy is not intended to apply to individual single-family home building permit requests. Nothing in this policy shall bind the LAMTD to accept such petition. The buyers of properties affected by this tax shall be notified of the tax at the time of closing.

Adam Lunn, Assistant Airport Director

We don't have any objection to the proposal as it is a compatible land use around the airport. Our only request is that nothing is stored there that would impact our approach to Runway 10 or any other applicable Part 77 surface (ex. cranes that are raised during storage).

From: Barmby, Charles <Charles.Barmby@lakelandgov.net>
Sent: Wednesday, September 17, 2025 7:32 AM

To: Vargo, Todd <Todd.Vargo@lakelandgov.net>; Phillips, James <James.Phillips@lakelandgov.net>; Mcguire, Audrey <Audrey.Mcguire@lakelandgov.net>; Lyons, Matthew <Matthew.Lyons@lakelandgov.net>
Subject: Fw: [External] LDCD-2025-3 Lake Hamilton Road Sub-district

Good Morning, All. Any feedback you can provide will be appreciated.

Thanks,

Chuck

Sent via the Samsung Galaxy Z Flip5, an AT&T 5G smartphone
Get Outlook for Android

From: Inglima, Aleya <aleyainglima@polk-county.net>
Sent: Tuesday, September 16, 2025 3:18:35 PM
To: Barmby, Charles <Charles.Barmby@lakelandgov.net>
Subject: [External] LDCD-2025-3 Lake Hamilton Road Sub-district

Good afternoon,

Please see the attached staff report for LDCD-2025-3, Lake Hamilton Road Sub-district. The subject property is located near the City of Lakeland limits. This case is scheduled to be heard by the Board of County Commissioners on October 21, 2025. Please let us know if you have any comments or concerns.

Thank you,

Aleya Inglima
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Land Development Division
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Bartow, FL 33830
(863) 534-6764 Phone
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aleyainglima@polk-county.net

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