



Municipal Planning & Design Review Commission
Regular Meeting Agenda
Thursday, December 11, 2025, 5:30 PM
City Hall, Lakeland, Tennessee 38002

- I. CALL TO ORDER:
- II. ROLL CALL:
- III. APPROVAL OF MINUTES OF PREVIOUS MEETING:
 1. **Regular Meeting Minutes** - October 9, 2025
- IV. PUBLIC DISCUSSION:
- V. REPORTS OF OFFICERS AND COMMITTEES:
- VI. UNFINISHED BUSINESS:
- VII. NEW BUSINESS:
 1. **Action** - approval of an amended Preliminary Development Plan for the Lake District Planned Development.
 2. **Discussion** - land uses along Highway 70.
 3. **Discussion** - board training in 2026
- VIII. ANNOUNCEMENTS:
- IX. ADJOURNMENT:



Municipal Planning & Design Review Commission
Regular Meeting Minutes
Thursday, October 9, 2025, 5:30 PM
City Hall, Lakeland, Tennessee 38002

I. CALL TO ORDER:

The meeting was called to order by Chair Adam Henry 5:30 p.m. on Thursday, October 9, 2025.

II. ROLL CALL:

Adam Henry	Present
Amber Hitchcock	Present
Shawn Rowland	Present
Sal Feraci	Present
Carl Helton	Present
Cat Wright	Present
Jason Eaton	Present - late arrival 5:49pm
Commissioner Jim Atkinson	Present
Bill Sheridan	Absent

Staff personnel in attendance were Chief Planning Officer Paul Luker, Staff Planner Alex Barthol, Chief Utilities and Infrastructure Officer Emily Harrell, Community Development Specialist Lisa West and City Recorder Cheyenne Carter.

III. APPROVAL OF MINUTES OF PREVIOUS MEETING:

1. Regular Meeting Minutes - September 11, 2025

Sal Feraci moved to bring this item to the floor, seconded by Shawn Rowland.

Discussion ensued.

When the question was called the meeting minutes passed as presented, voice vote, 7 in favor 0 against 0 abstain (7-0-0).

IV. PUBLIC DISCUSSION:

None.

V. REPORTS OF OFFICERS AND COMMITTEES:

Commissioner Atkinson presented an update on behalf of the Board of Commissioners.

VI. UNFINISHED BUSINESS:

1. **Action** - approval of architectural design for the assisted living facility in Area 1, Lot 1 of the Ashmont Planned Development.

Shawn Rowland moved to bring this item to the floor, seconded by Carl Helton.

Staff Planner Alex Barthol presented this item.

Discussion ensued.

Chair Adam Henry motioned to relax the meeting rules, no objections were heard.

Applicant Cory Brady presented information and answered questions to the board members.

Discussion ensued.

Chair Adam Henry made a motion to approve the architectural design for the assisted living facility in Area 1 Lot 1 of the Ashmont Planned Development seconded by Sal Feraci.

When the question was called the motion passed as presented, roll call vote, 7 in favor 0 against 0 abstain (7-0-0).

Yea: Adam Henry, Amber Hitchcock, Shawn Rowland, Sal Feraci, Carl Helton, Cat Wright, Commissioner Atkinson

Nay: None

Abstain: None

VII. NEW BUSINESS:

1. **Action** - approval of recommendation to the Board of Commissioners for an Amended Outline Plan for Ashmont Planned Development.

Sal Feraci moved to bring this item to the floor, seconded by Carl Helton.

Chief Planning Officer Paul Luker presented this item.

Discussion ensued.

Applicant Cory Brady presented information and answered questions to the board members.

Discussion ensued.

When the question was called the approval of recommendation passed as presented, voice vote, 7 in favor 0 against 1 abstain (7-0-1).

2. **Action** - approval of site plan for a daycare at the southwest corner of Canada Road at Saskatoon Lane.

Sal Feraci moved to bring this item to the floor, seconded by Carl Helton.

Staff Planner Alex Barthol presented this item.

Discussion ensued.

Applicant Mike Hausman provided information and answered questions to the board members.

Discussion ensued.

Public comments were heard from Kathie Faverty at the 9000 block of Leeward Slopes Drive.

Discussion ensued.

Chair Adam Henry motioned to approve the site plan for a daycare at the southwest corner of Canada Road at Saskatoon Lane with the following conditions:

1. Replace proposed flat hardy board with a lap style hardy board.
2. All fencing shall be either capped cedar, or beige/tan vinyl.
3. Mix of lap and flat hardy with alternating colors on the west elevation.
4. Add shrubs around the south and east sections of fencing.
5. Replace proposed awnings with Bronze awnings.

When the question was called the motion for conditions failed, roll call vote, 4 in favor 4 against 0 abstain (4-4-0).

Yea: Adam Henry, Amber Hitchcock, Shawn Rowland, Carl Helton

Nay: Sal Feraci, Cat Wright, Jason Eaton, Commissioner Atkinson

Abstain: None

Discussion ensued.

Chair Adam Henry motioned to approve the site plan for a daycare at the

southwest corner of Canada Road at Saskatoon Lane with the following conditions, seconded by Commissioner Atkinson:

1. Replace proposed flat hardy board with a lap style hardy board.
2. All fencing shall be either capped cedar, or beige/tan vinyl.
3. Mix of lap and flat hardy with alternating colors on the west elevation.
4. Add shrubs around the south and east sections of fencing.
5. Replace proposed awnings with Bronze awnings.
6. Replace two types of brick with all Rustic Burgundy brick.

When the question was called the site plan passed with conditions, roll call vote, 7 in favor 1 against 0 abstain (7-1-0).

Yea: Adam Henry, Amber Hitchcock, Shawn Rowland, Carl Helton, Cat Wright, Jason Eaton, Commissioner Atkinson

Nay: Sal Feraci

Abstain: None

VIII. ANNOUNCEMENTS:

None

IX. ADJOURNMENT:

There being no other business on which to act, the meeting was adjourned without objection at 7:02pm on Thursday, October 9, 2025.

These minutes were approved on December 11, 2025.

Shawn Rowland
Secretary

ATTEST:

City Recorder

Meeting Date: Thursday, December 11, 2025

Project: Willows at the Lake – The Lake District Preliminary Development Plan Amendment

Staff Contact: Alex Barthol, Staff Planner

PROJECT INFORMATION

Location: Southeast corner of I-40 and Canada Road

Zoning District: C-2: Regional Commercial (Planned Development Overlay)

Site Area: 20.55 acres

Applicant: David Smith, Ph.D., PE

Representative: David Smith, Ph.D., PE

STAFF RECOMMENDATION

City Staff recommends approval of the Lake District PD Preliminary Development Plan Amendment application.

BACKGROUND:

The subject property is located at the southeast corner of Canda Road and I-40. The most recent amendment to this Planned Development was approved by the Municipal Planning Commission in June of 2021.

DISCUSSION

The applicant is seeking approval of a Preliminary Development Plan amendment to update portions of the PD relating to the town home section of the development known as “The Willows at the Lake”. The changes proposed are as follows:

1. Page 8 — Modify the street tree spacing from 40 feet to 45 feet.
2. Page 8 — Add the section of information under street lighting to document the change in 2022 to remove street lighting requirements in the residential areas.
3. Page 17 — Change the use of COS C from passive uses, landscape improvements only to developed COS for community amenities.
4. Page 24 — Change the street tree size from three-inch caliper to two-inch caliper.
5. Page 34 — Remove street lighting shown in residential areas as per the 2022 modification.

ANALYSIS AND RECOMMENDATION:

City Staff has reviewed this PDP amendment application and agrees that the changes being proposed do not materially affect the overall vision for the development. Staff recommends approval of the PDP amendment as submitted.

EXAMPLE MOTIONS

1. Motion to approve the Lake District Planned Development PDP Amendment application subject to the following conditions:
 - a. Conditions as determined by the Planning Commission
2. Motion to approve the Lake District Planned Development PDP Amendment application without conditions.
3. Motion to deny the Lake District Planned Development PDP Amendment application:
 - a. Reason for denial

November 14, 2025

FILE COPY
Rec'd
11-14-25

Paul Luker
Director of Planning, City of Lakeland
10001 US Highway 70
Lakeland, TN 38002

RE: The Lake District PDP Amendment

A2H # 25371

Dear Mr. Luker,

Please find attached the proposed amended pages for the Preliminary Development Plan for The Lake District. The PDP was last formally amended in 2022. However, the last changes to the PDP document were in 2019. On behalf of our client, we are proposing the following amendments to the PDP.

- Page 8 – Modify the street tree spacing from 40 feet to 45 feet.
- Page 8 – Add the section of information under street lighting to document the change in 2022 to remove street lighting requirements in the residential areas.
- Page 17 – Change the use of COS C from Passive uses, landscape improvements only to Developed COS for community amenities.
- Page 24 – Change the street tree size from three inch caliper to two inch caliper.
- Page 34 – Remove street lighting shown in residential areas as per the 2022 modification.

Please let me know if there are any questions or comments.

Sincerely,

A2H, Inc.



David M. Smith, Ph.D., PE
Site & Infrastructure Practice Leader | Principal



FILE COPY
Rec'd
11-14-25

CITY OF LAKELAND
Application for Planned Developments

Case No. _____ Date of Application 11/14/2025

Name of Applicant _____

Address _____

Daytime Telephone Number _____ Fax Number _____

Name of Property Owner BC Alternative Title Trust 2022 RTL-1

Address 1019 39th Ave, Ste 220, Puyallup, WA 98374 Telephone Number 888-540-9009

Name of Project Planning/Engineering Firm A2H, Inc.

Name of Project Manager or Contact Person David Smith, Ph.D., PE

Address 65 Germantown Court, Suite 300, Cordova, TN 38018

Telephone Number 901-237-9182 Fax Number _____

E-mail dauids@a2h.com

Name of Planned Development Willows at the Lake Parcel ID# see attached

Site Location Southeast corner of I-40 and Canada Road

Site Acreage 20.55 Zoning District(s) R-6 attached single family (per PD)

Proposed Use(s) Residential

Proposed Number of Lots/Dwelling Units 109 Proposed Gross Floor Area TBD Sq. ft.

Multiple Phases? No If yes, total number of phases and schedule _____

Approval requested: Outline Plan Preliminary Development Plan Final Development Plan

Application for Planned Developments

Applicants Signature

Date

Property Owners Signature (if different from applicant)

Date

Please contact the Planning Department Staff for meeting dates and times, number of copies of all required materials, and the required filling fee to be submitted with the application.

CITY OF LAKELAND
10001 Highway 70
Lakeland, TN 38002
Office: (901) 867-2717 Fax: (901) 867-2063
Email: dmurrell@lakelandtn.org

www.lakelandtn.gov

OBJECTIVES

The Board of Commissioners may, upon proper application, grant a special permit for a Planned Development to facilitate the use of flexible techniques of land development and site design providing relief from zoning requirements designed for conventional developments. Planned developments shall be permitted in all zoning districts except for the FW-Floodway District.

PRE-APPLICATION CONFERENCE WITH CITY STAFF

At least thirty (30) days prior to filing any application for a Planned Development, the prospective applicant shall request a pre-application conference with the City. A preliminary development plan shall be submitted to the Planning Commission with the application for the Planned Development within six (6) months of the pre-application conference.

EFFECT OF APPROVAL OF DEVELOPMENT PLANS

The approved preliminary development plan shall bind the applicant, owner and mortgagee, if any, with respect to the contents of such plan. The preliminary development plan shall be used in lieu of a Master Subdivision Plan to comply with the provisions of the Subdivision Regulations pertaining to Master Plans. A Planned Development and the approved preliminary development plan may be amended in accordance with the procedure which governed its approval. If any application for a Planned Development is denied by the Board of Commissioners, a reapplication pertaining to the same property and requesting the same Planned Development may not be filed within twelve (12) months of the date final action was taken on the previous application, unless such reapplication is initiated by the Planning Commission or authorized by the Board of Commissioners.

GENERAL PROVISIONS

No action of the Board of Zoning Appeals shall be required in the approval of a special permit for a Planned Development. The preliminary and final development plans shall contain a certification that the services of a Certified Planner (AICP or equivalent), Landscape Architect, Architect, and/or Civil Engineer were utilized in the design and planning of the project and related plan documents.

DEVELOPMENT AGREEMENT

Following approval of the Final Development Plan by the Planning Commission and prior to construction, the developer and/or owner must enter into a Development Agreement with and satisfactory to the City of Lakeland Board of Commissioners relative to all required public and private improvements. Construction including land preparation will not be permitted to commence until a Development Agreement has been fully executed by the City and developer.

DEVELOPMENT PERIOD, STAGING

The Planning Commission may recommend and the Board of Commissioners may establish a reasonable period of time for the completion of the Planned Development at the time the Special Permit is granted.

Each stage of development shall be planned and related to existing surrounding and available public facilities and services such that failure to proceed to subsequent stages will not have an adverse impact on the development or its surroundings at any stage of the development.

If no actual construction has begun or no use has been established in the Planned Development within the approved time period, the Board of Commissioners may, in its discretion, terminate the final development plan by giving written notice to the applicant. Actual construction is defined to include the placing of construction materials in a permanent position and fastened permanently or extensive grading including demolition or removal of existing structures necessary for the development. If actual construction is not commenced within this approved time period, the final development plan may be terminated.

Upon the request of the applicant and review of the recommendation of the Planning Commission, the Board of Commissioners may extend for a reasonable time, not to exceed one (1) year, the period for the commencement of actual construction of the Planned Development.

If the Final Development Plan is terminated, the Planned Development designation shall be removed from the Official Zoning Map and a notice of revocation shall be filed on the recorded development plan.

RECORDING OF FINAL DEVELOPMENT PLAN WITH REGISTERS OFFICE

After a final development plan is approved by the Planning Commission, the plan shall be recorded in the Shelby County Register’s Office after receipt of any necessary bonds, fees, and execution of Development Agreements relative to the provision of public and/or private improvements. All required certificates of approval shall be properly executed prior to recording of the final development plan and related documents.

PLANNED DEVELOPMENT SUBMISSION CHECKLIST

		For Office Use Only
Written Documents		
Outline Plan		
Following a pre-application conference with City staff, the applicant shall submit a request for an Outline Plan to the Planning Commission with the application for a Planned Development, all required fees and associated documentation. If the planned development is less than fifty (50) acres, the applicant may exclude this step and begin with the Preliminary Development Plan. The Preliminary Development Plan shall include as a minimum:		
<ul style="list-style-type: none"> a) A legal description prepared by and certified by a licensed surveyor or civil engineer in a form acceptable to the City of Lakeland of the total site proposed for development. b) A statement of current and proposed ownership and existing and proposed zoning. c) A statement of planning objectives to be achieved by the Planned Development through the design and use mixture approach proposed by the applicant. This statement should include a detailed description of the character development; d) Quantitative data for the following: <ul style="list-style-type: none"> i) Total acreage of the development and acreages devoted to specific uses. Any proposed phases shall be indicated. ii) Requested uses shall be designated by references to appropriate Lakeland Zoning Districts, including permitted use sections, densities, and bulk and area requirements. Deviations from the specific district regulations shall be requested in writing. iii) Approximate densities of development shall be indicated on the application and required plan. iv) Approximate acreage to be maintained as common acres and proposed maintenance plans. v) Appropriate studies, if applicable, (depending on the size and complexity of the development as determined by the Planning Director and Engineer) used in the development of the Outline Plan, such as but not limited to soils analysis, an economic feasibility study, a transportation impact study, an environmental inventory and impact analysis, a housing study, market analysis, and utility and infrastructure requirements. e) The Outline Plan shall include one or more graphic presentation maps. The Plan map shall include as a minimum the following: <ul style="list-style-type: none"> i) A property survey prepared and certified by a licensed surveyor or civil engineer in a form or other description acceptable to the Lakeland Planning Commission on a scale approved by the Planning Commission; 		

<ul style="list-style-type: none"> ii) A contour map on two (2')-foot intervals noting water courses, designated floodplains, identified aquifers or wetlands, and areas with slopes in excess of ten (10%) percent; iii) Aerial photographs or a surveyed drawing noting major natural features such as forested areas, lakes, streams, and existing uses and transportation features; iv) A Transportation Plan showing all existing and proposed arterial and collector status streets, as well as existing minor residential streets, and design concepts to be utilized such as frontage roads and internal circulation concepts should be submitted in the written documents and illustrations provided; v) A drainage analysis and plan; vi) Location of existing utilities, public facilities, proposed open space, and recreational or natural preservation areas; vii) A General Plan for provisions of utilities; viii) Proposed zoning scheme noting areas for residential, commercial, and industrial uses; ix) A Tree Preservation Plan; and, ix) Conceptual lot lines and plot designs. 		
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Preliminary Development Plan Approval Process and Effect of Approval		
<ol style="list-style-type: none"> 1. Application Deadline -An optional application / submission for approval of a Preliminary Development Plan of the entire Planned Development, if it is to be completed in one phase, or of a portion of the Planned Development, if it consists of more than one phase, shall be submitted, when complete, by the applicant on a date and time no later than the corresponding filing deadline for the Planning Commission meeting at which it is to be considered, as indicated in the approved Annual Planning Commission Filing and Meeting Schedule, and insufficient time so that the applicant may develop the Planned Development in accordance with the phasing schedule, if any, of the approved Preliminary Development Plan. An application shall not be considered complete and available for docketing at the Planning Commission until all of the filing requirements of this article are provided and on file with the City of Lakeland on or prior to the applicable filing deadline as stated herein. 2. Application / Submission Materials - The application /submission for Preliminary Development Plan approval shall be filed with the Planning Commission and shall include, but not be limited to the following, if not supplied previously with the Preliminary Development Plan: <ul style="list-style-type: none"> a. Tree survey per the Lakeland Tree Management Ordinance. b. Selected Stream Management Buffer requirements, as stated in Section 2 of this article. c. Preliminary Plat d. Subdivision covenants and restrictions. e. All quantitative and data requirements of the Preliminary Development Plan, shall be presented in final form, unless a specific requirement is expressly waived and deferred to a subsequent approval step by the Planning Commission. f. Detailed design guidelines including, but not limited to, building elevations, architectural renderings, design standards, and floor plans, for structures and improvements, in accordance with the documentation provided with the preliminary development plan, unless a specific requirement is expressly waived and deferred to a subsequent approval step by the Planning Commission. If necessary, any refinements to the standards and guidelines submitted with the preliminary development plan shall be provided with the detailed design guidelines, so that building permits subsequently approved shall be in substantial compliance with the detailed design guidelines. Standards, renderings, and proposed elevations shall be in substantial compliance with Lakeland Municipal Code, Chapter 14, Chapter 11, Architectural Design Standards, if applicable. The Planning Commission may waive Chapter 11 requirements for a mixed use development. For a mixed use development for which waivers of Chapter 11 are considered, each applicable standard that is waived shall be individually and expressly waived in writing. For each item waived, the applicant shall be required to provide alternative written standards, renderings, and elevations, or a written rationale as to why compliance cannot be achieved for the applicable item. 		

<ul style="list-style-type: none"> g. The general location, arrangement, and design of architectural, wall, or pole lighting, typical specifications and fixture types, pole types, and lighting levels. Plans shall be in compliance with Article III, Section 13 of the Land Development Regulations regarding, Site Lighting Standards, if applicable. If waivers are requested and an item is waived, each applicable standard that is waived shall be individually and expressly waived in writing. h. The general location, arrangement, and standards for signs that are part of a consistent design theme, in compliance with the Lakeland Sign Ordinance. Plans shall be in compliance with the Lakeland Sign Regulations. If waivers are requested and item is waived, each applicable standard that is waived shall be individually and expressly waived in writing. i. All textual information (such as descriptions, objectives, quantitative data, tabulations, bulk standards, and conditions) of the Preliminary Development Plan, and all other conditions of approval stated as part of the Special Permit granted by the Board of Commissioners, shall be provided on a separate plan sheet(s). 		
Final Development Plan Approval Process		
<ul style="list-style-type: none"> 1. Application /Submission Deadline -An application /submission for approval of a Final Development Plan of the entire Planned Development, if it is to be completed in one phase, or of a portion of the Planned Development, if it consists of more than one phase, shall be submitted by the applicant on a date and time no later than the corresponding filing deadline for the Planning Commission meeting at which it is to be considered, as indicated in the approved Annual Planning Commission Filing and Meeting Schedule, and in sufficient time so that the applicant may develop the Planned Development in accordance with the phasing schedule, if any, of the approved Preliminary Development Plan. An application shall not be considered complete and available for docketing at the Planning Commission until all of the filing requirements of this article are provided and on file with the City of Lakeland on or prior to the Applicable filing deadline as stated herein. 2. Application /Submission Materials-The application/submission for Final Development Plan approval shall be filed with the Planning Commission and shall include, but not be limited to the following: <ul style="list-style-type: none"> a. A plan suitable for recording with the Shelby County Register's Office b. Proof referred to on the plan and satisfactory to the City Attorney as to the provision and maintenance of common open space c. All certificates, seals and signatures required for the dedication of land and recordation of documents d. Location and type of existing and proposed landscaping e. Location and dimensions of utility and drainage facilities f. All textual information (such as descriptions, objectives, quantitative data, tabulations, bulk standards, and conditions) of the Preliminary Development Plan, and all other known conditions of approval stated as part of the Special Permit granted by the Board of Commissioners, shall be provided on a separate plan sheet(s). g. All other requirements of a Final Plan and Final Plat under the Lakeland Subdivision Regulations and/or this Ordinance 		

Parcel Labels

L0159Q B00001
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L0159Q B00039

CONDITIONS OF APPROVAL - ARTICLES X , XI, & XII

Refuse containers and loading areas shall be screened from view of adjacent public streets and residential properties.

Property used for public utilities, parks or open space may be provided to the City of Lakeland to be used for general public purposes subject to the acceptance of the Board of Commissioners of the City of Lakeland.

A six-foot decorative screening fence shall be used to screen the townhomes from the commercial areas to the west.

- **Tree Preservation and Replanting**
Should trees be required to be replanted as a result of tree removal, the developer shall replace trees where practical including along rights-of-way and within C.O.S. as well as within lots. The number of trees to be replanted shall be based upon the City’s Tree Preservation Ordinance. Where appropriate, the developer may make a payment in-lieu of tree planting per City requirements.

Street trees shall be planted by the developer as illustrated in Street Design Sections at 45’-0” on center (average) using a variety of native tree species for visual interest and health of trees planted.

A detailed landscape plan shall be submitted with each phase of development for review and approval by Design Review Commission.

- **Lighting**
Site Lighting will generally comply with the intent of the photometric plan as presented which may exceed standards defined under III Zoning regulations, section 13-Site Lighting Requirements.

The mounting height of a light fixture shall be measured from the center of the lamp to the finished grade or surface immediately below the light fixture.

Lake District Drive is primarily illuminated by fixtures that are 25 feet to the optics as allowed by the lighting regulations. This includes a section on the North side that is adjacent to the back side of a residential property and is within 150 feet of the property line. This violates Section 13, Part C, 4, c. However, the fixtures create virtually zero trespass lighting on most of the properties. A few properties experience trespass lighting that is very low and meets the limits of Part I, 3. Should the exemption not be allowed, the fixture height would be decreased and the quantity increased, changing the lighting theme from that on the rest of the main boulevard. This violates the spirit of maintaining a theme throughout the development.

In residential areas, street lighting will be accomplished through the use of on-lot lighting. Detailed design of lighting locations and fixtures will be provided with each set of construction plans.

- **Signage**
All signs shall be designed, located and constructed in accordance with a comprehensive sign plan submitted to and approved by the Design Review Commission of the City of Lakeland. Signage shall conform to Title 14, Chapter 4, Sign Ordinance, Lakeland Municipal Code. Gilad Development will be presenting a separate development wide signage package at a later date for review and approval by the City of Lakeland.

XI. Quantitative Data

Open Space:

Natural Preserve	20.14 Acres	12.40%		
Monroe Road Buffer	3.89 Acres	2.40%		
Boulevard Buffer	1.09 Acres	0.67%		
Residential Neighborhood Greens	2.62 Acres	1.61%		
Northern Lake Open Space	3.22 Acres	1.98%		
Southern Lake Open Space	8.43 Acres	5.19%		
Sub-Total	39.39 Acres	24.25%		

Development:

Main Street Mixed-Use	19.25 Acres	11.85%	396 Units	20.57 DU/Acre
Inline Retail	11.63 Acres	7.16%		
Outparcels*	16.97 Acres	10.45%		
Multi-family (Age Restricted)	6.18 Acres	3.81%	168 Units	27.18 DU/Acre
Single Family**	36.96 Acres	22.76%	286 Units	7.7 DU/Acre
Sub-Total	90.99 Acres	56.03%	805 Units	

Street Dedication:

Monroe Road ROW	2.73 Acres	1.68%		
Single Family Internal streets	15.51 Acres	9.55%		
Commercial Internal Streets	13.78 Acres	8.49%		
Sub-Total	32.02 Acres	19.72%		

Total	162.40 Acres	100.00%	805 Units	0.20 DU/Acre
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* Outparcels includes 1 hotel site

** Single Family includes alleys

EXHIBIT G - COMMON OPEN SPACE PLAN

In addition to sidewalks along streets and driveways, the common open spaces will be another primary way to provide pedestrian circulation to The Lake District and within the development. The proposed common open spaces are shown in the map at left, and outlined below.



Common Open Space	Area (Acres)	Purpose of and/or Proposed Improvements to Common Open Space
A	20.65	Tree protection, wetland conservation, and passive uses, trail and benches.
B	8.52	Passive uses, walkways around ponds, paddle boating, boardwalk and pedestrian bridge over pond.
C	3.44	Developed COS for community amenities.
D	3.34	Tree protection, buffer between development and existing residential.
E	1.42	Passive uses, landscape improvements only.
F	1.00	Developed COS for community amenities.
G	0.39	Passive uses, landscape improvements only.
H	0.18	Passive uses, landscape improvements only.
I	0.08	Passive uses, landscape improvements only.
J	0.12	Passive uses, landscape improvements only.
K	0.21	Passive uses, landscape improvements only.
L	0.14	Passive uses, landscape improvements only.
M	0.16	Passive uses, landscape improvements only.
N	0.03	Passive uses, landscape improvements only.
O	0.31	Passive uses, landscape improvements only.
P	0.04	Passive uses, landscape improvements only.
Q	0.17	Passive uses, landscape improvements only.
Total	40.2	

Common Open Spaces may be owned and maintained by either a Property Owners Association or the adjoining private property owner subject to the City of Lakeland standards for constructing and maintaining the Common Open Spaces.

EXHIBIT J - CONCEPTUAL STREET TREE PLAN



PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
TREES				
	GINKGO BILOBA 'PRESIDENTIAL GOLD'	PRESIDENTIAL GOLD MAIDENHAIR	2" CAL	B&B
	GLEDITSIA TRIACANTHOS INERMIS	THORNLESS COMMON HONEYLOCUST	2" CAL	B&B
	GYMNOCLADUS DIOICA	KENTUCKY COFFEE TREE	2" CAL	B&B
	LIRIODENDRON TULIPIFERA 'EMERALD CITY' TM	EMERALD CITY TULIP TREE	2" CAL	B&B
	NYSSA SYLVATICA 'CHERRY PIE'	WHITE CHAPEL TUPELO	2" CAL	B&B
	NYSSA SYLVATICA 'GREEN GABLE' TM	GREEN GABLE TUPELO	2" CAL	B&B
	NYSSA SYLVATICA 'WILDFIRE'	WILDFIRE TUPELO	2" CAL	B&B
	QUERCUS HEMISPHAERICA 'QHMTF'	AVALYN LAUERAL OAK	2" CAL	B&B
	QUERCUS LYRATA	OVERCUP OAK	2" CAL	B&B
	QUERCUS LYRATA 'DAHLONEGA'	GREEN SPRING OVERCUP OAK	2" CAL	B&B
	QUERCUS MACROCARPA 'URBAN PINNACLE'	URBAN PINNACLE OAK	2" CAL	B&B
	QUERCUS NUTTALLII	NUTTALL OAK	2" CAL	B&B
	QUERCUS NUTTALLII 'BETTERED'	RUBY SPRING NUTTALL OAK	2" CAL	B&B
	QUERCUS NUTTALLII 'OCHLOCKNEE'	BREEZEWAY NUTTALL OAK	2" CAL	B&B
	QUERCUS PHELLOS 'HIGHTOWER'	HIGHTOWER WILLOW OAK	2" CAL	B&B
	QUERCUS PHELLOS 'UPPERTON'	UPPERTON WILLOW OAK	2" CAL	B&B
	QUERCUS ROBUR X BICOLOR 'NADLER'	KINDRED SPIRIT OAK	2" CAL	B&B
	QUERCUS SHUMARDII	SHUMARD RED OAK	2" CAL	B&B
	ULMUS AMERICANA 'PRINCETON'	PRINCETON AMERICAN ELM	2" CAL	B&B
	ULMUS AMERICANA 'VALLEY FORGE'	VALLEY FORGE AMERICAN ELM	2" CAL	B&B
	ULMUS PARVIFOLIA 'EVERCLEAR'	EVERCLEAR LACEBARK ELM	2" CAL	B&B

November 14, 2025

LRK | A2H - Engineers • Architects • Planners | Gilad Development

PRELIMINARY DEVELOPMENT PLAN AMENDMENT

THE LAKE DISTRICT

THE LAKE DISTRICT

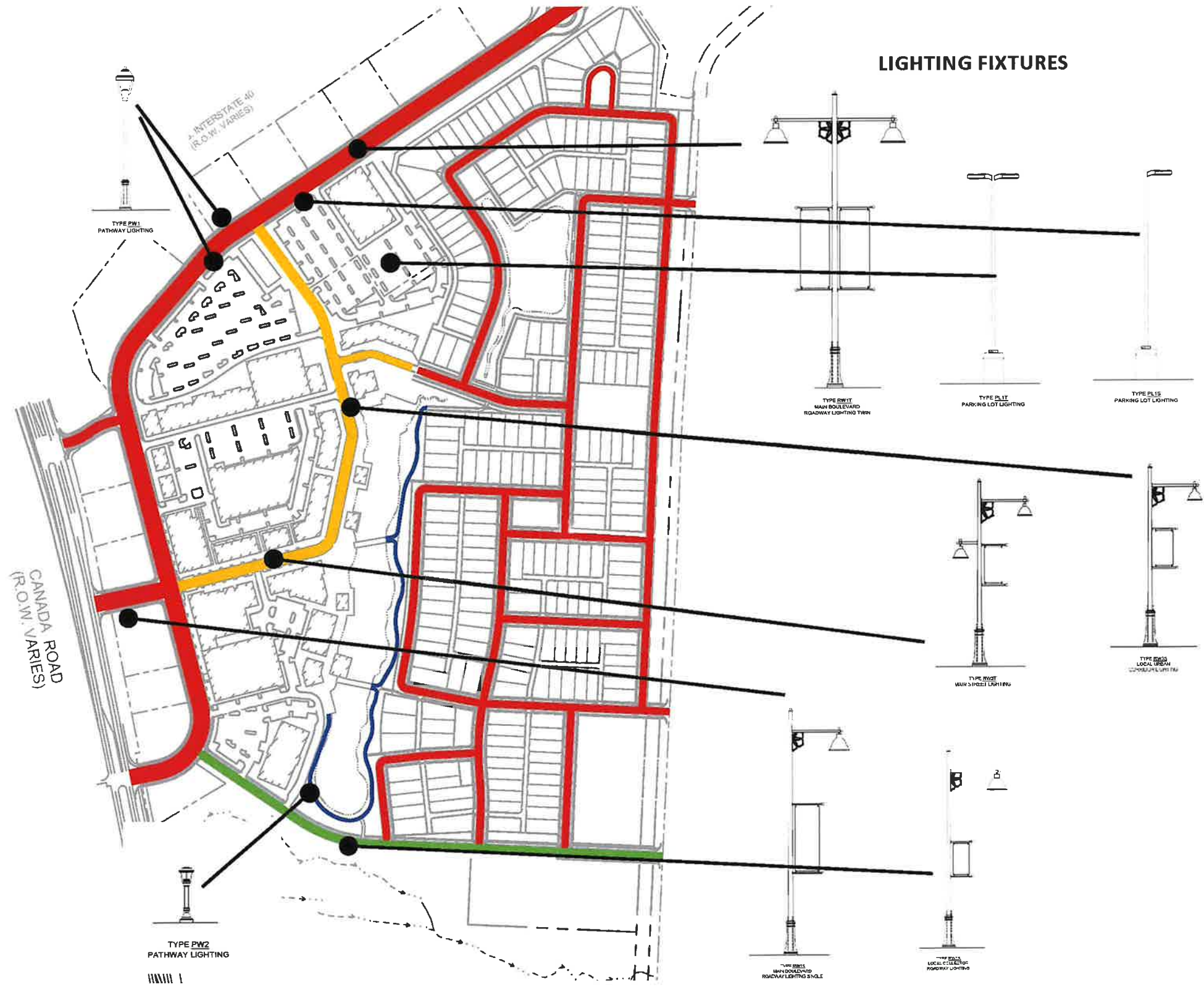


EXHIBIT G - COMMON OPEN SPACE PLAN

In addition to sidewalks along streets and driveways, the common open spaces will be another primary way to provide pedestrian circulation to The Lake District and within the development. The proposed common open spaces are shown in the map at left, and outlined below.



Common Open Space	Area (Acres)	Purpose of and/or Proposed Improvements to Common Open Space
A	20.65	Tree protection, wetland conservation, and passive uses, trail and benches.
B	8.52	Passive uses, walkways around ponds, paddle boating, boardwalk and pedestrian bridge over pond.
C	3.44	Passive uses, landscape improvements, water feature.
D	3.34	Tree protection, buffer between development and existing residential.
E	1.42	Passive uses, landscape improvements only.
F	1.00	Developed COS for community amenities.
G	0.39	Passive uses, landscape improvements only.
H	0.18	Passive uses, landscape improvements only.
I	0.08	Passive uses, landscape improvements only.
J	0.12	Passive uses, landscape improvements only.
K	0.21	Passive uses, landscape improvements only.
L	0.14	Passive uses, landscape improvements only.
M	0.16	Passive uses, landscape improvements only.
N	0.03	Passive uses, landscape improvements only.
O	0.31	Passive uses, landscape improvements only.
P	0.04	Passive uses, landscape improvements only.
Q	0.17	Passive uses, landscape improvements only.
Total	40.2	

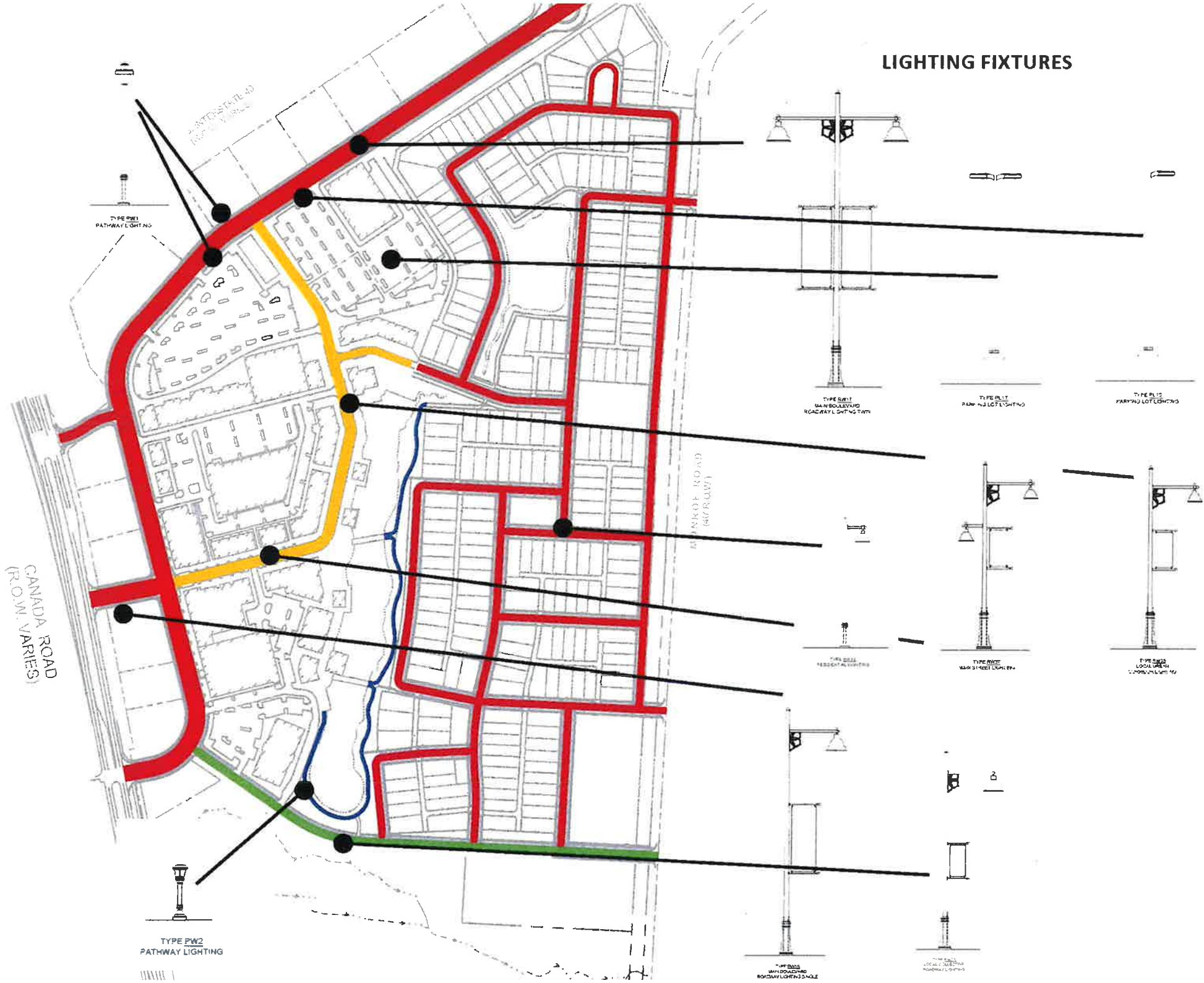
Common Open Spaces may be owned and maintained by either a Property Owners Association or the adjoining private property owner subject to the City of Lakeland standards for constructing and maintaining the Common Open Spaces.

EXHIBIT J - CONCEPTUAL STREET TREE PLAN



PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
	18	GINKGO BILOBA 'PRESIDENTIAL GOLD'	PRESIDENTIAL GOLD MAIDENHAIR	3" CAL	B&B	MATCHING
	13	GLEDITSIA TRIACANTHOS 'INERMIS'	THORNLESS COMMON HONEYLOCUST	3" CAL	B&B	MATCHING
	25	GYMNOCLADUS DIOICA	KENTUCKY COFFEE TREE	3" CAL	B&B	MATCHING
	29	LIRIODENDRON TULPIFERA 'EMERALD CITY'™	EMERALD CITY TULIP TREE	3" CAL	B&B	MATCHING
	18	NYSSA SYLVATICA 'CHERRY PIE'	WHITE CHAPEL TUPELO	3" CAL	B&B	MATCHING
	77	NYSSA SYLVATICA 'GREEN GABLE'™	GREEN GABLE TUPELO	3" CAL	B&B	MATCHING
	25	NYSSA SYLVATICA 'WILDFIRE'	WILDFIRE TUPELO	3" CAL	B&B	MATCHING
	33	QUERCUS HEMISPHERICA 'QHMTF'	AVALYN LAUERAL OAK	3" CAL	B&B	MATCHING
	18	QUERCUS LYRATA	OVERCUP OAK	3" CAL	B&B	MATCHING
	35	QUERCUS LYRATA 'DAHLONEGA'	GREEN SPRING OVERCUP OAK	3" CAL	B&B	MATCHING
	30	QUERCUS MACROCARPA 'URBAN PINNACLE'	URBAN PINNACLE OAK	3" CAL	B&B	MATCHING
	72	QUERCUS NUTTALLII	NUTTALL OAK	3" CAL	B&B	MATCHING
	20	QUERCUS NUTTALLII 'BETTERED'	RUBY SPRING NUTTALL OAK	3" CAL	B&B	MATCHING
	32	QUERCUS NUTTALLII 'OCHLOCKNEE'	BREEZEWAY NUTTALL OAK	3" CAL	B&B	MATCHING
	34	QUERCUS PHELLOS 'HIGHTOWER'	HIGHTOWER WILLOW OAK	3" CAL	B&B	MATCHING
	17	QUERCUS PHELLOS 'UPPERTON'	UPPERTON WILLOW OAK	3" CAL	B&B	MATCHING
	200	QUERCUS ROBUR X BICOLOR 'NADLER'	KINDRED SPIRIT OAK	3" CAL	B&B	MATCHING
	38	QUERCUS SHUMARDII	SHUMARD RED OAK	3" CAL	B&B	MATCHING
	43	ULMUS AMERICANA 'PRINCETON'	PRINCETON AMERICAN ELM	3" CAL	B&B	MATCHING
	37	ULMUS AMERICANA 'VALLEY FORGE'	VALLEY FORGE AMERICAN ELM	3" CAL	B&B	MATCHING
	80	ULMUS PARVIFOLIA 'EVERCLEAR'	EVERCLEAR LACEBARK ELM	3" CAL	B&B	MATCHING



Meeting Cycle: Thursday, December 11, 2025

Subject: **Discussion** - land uses along Highway 70.

Staff Contact:

STAFF RECOMMENDATION

BUDGET IMPACT

DISCUSSION

Meeting Cycle: Thursday, December 11, 2025

Subject: **Discussion** - board training in 2026

Staff Contact:

STAFF RECOMMENDATION

BUDGET IMPACT

DISCUSSION