

Plan Reviews - SIT24-021
Address: 2600 COUNTY LINE RD
Project Name: Publix Warehouse & Return Center

Reviewer	Status	Scheduled	Completed
BUILDING			
Christopher McMachen cmcma@lakelandgov.net	Authorized	10/5/26	10/02/26
Dale Marquardt dmarq@lakelandgov.net	Authorized	8/7/24	08/06/24
Completeness Check			
Luis Cruz lcruz@lakelandgov.net	Authorized	7/3/24	07/08/24
ELECTRICAL			
	No Review Required	10/5/26	10/09/26
PDOX_PLN_ELECTRICAL	Authorized	8/7/24	07/25/24

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ELECTRICAL			

Changemark Resolved Ref.#12 7/25/2024: (File name: C2.1A-SITE PLAN.pdf) -

1. To coordinate specific project electrical details, or for questions or concerns, please contact Aaron Crow (863) 834 â 8877 or aaron.crowl@lakelandelectric.com
2. This location currently has available single-phase and three-phase primary power; a change in service voltage, relocation of existing Lakeland Electric infrastructure, line extensions to provide service, etc. may result in a Contribution-In-Aid-of-Construction (CIAC) charge to the Customer/Developer. All conduit raceways, pull boxes, three-phase transformer pads, walsdorf and switch pads are to be provided by the customer and installed by the customer per Lakeland Electric specifications.
3. It is imperative to provide your electric service requirements to Lakeland Electric as soon as possible. Please provide a load Summary (Voltage and Current) and Electric Schedule Sheet to the assigned Project Manager as there currently is a minimum twelve (12) week lead-time on any padmounted transformer that is not currently in stock. We require a copy (.pdf and Paper) of electrical plans that include panel schedules and riser diagrams. Additionally, if this is a commercial submittal, we need a short narrative describing what the nature of the business the transformer will be serving and the proposed hours of operation.
4. We need site plans in AutoCAD (.dwg extension) Version 14 or earlier or Microstation (.dgn extension) format sent to us via email or CD. In order of preference, here is the criteria for the formats to be sent:
ArcGIS
File Geodatabase / Personal Geodatabase / Feature Class / Shape file
AUTOCAD
ACAD 2007 dwg files. These files should be processed so that objects are broken down to be utilized by previous versions.
ACAD R14 dwg files.
Microstation
Dgn files in Version 7 / Dgn files in Version 8 / No higher version of Microstation
5. Lakeland Electric designs the electrical distribution and the process does not start until all requested documents and drawings have been received. The design process is set for sixteen (16) weeks and material acquisition can take approximately the same time. It is imperative that LE receive requested items in a timely manner to help avoid delays in providing power.
6. Please be advised that should the Lakeland Electric Project Manager for this proposed development NOT receive the requested documents and load information before or with the Site Plan submittal, the project may be denied for all future submittals until necessary information is provided.

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FIRE			
Taylor Riley taril@lakelandgov.net	Authorized	10/5/26	09/28/26
Taylor Riley taril@lakelandgov.net	Authorized	5/13/26	05/12/26

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FIRE

Changemark Resolved Ref.#23 8/6/2024: (File name: C4.1B-UTILITY PLAN.pdf) - The submitted plans are insufficient to determine compliance with minimum requirements of the Florida Fire Prevention Code, 8th edition. Plan deficiencies include, but are not limited to:

Changemark Resolved Ref.#24 8/6/2024: (File name: C4.1B-UTILITY PLAN.pdf) - A control valve shall be installed within 20' of the hydrants (24:7.1.1.2.1).

Changemark Resolved Ref.#25 8/6/2024: (File name: C4.1B-UTILITY PLAN.pdf) - Ensure site plans include all items necessary to review for fire department access and water supply per Chapter 18 of NFPA 1 in the FFPC, 8th edition. Include fire department connection (FDC), hydrant within 100 ft of FDC, and point where fire line enters building.

Changemark Resolved Ref.#26 8/6/2024: (File name: C4.1B-UTILITY PLAN.pdf) - All responses shall be clouded and include a signed, sealed narrative.

Additional plan review comments may apply upon review of the revised drawings.

Taylor Riley is the Fire Plans Examiner assigned to this project. He can be reached at Taylor.Riley@lakelandgov.net or (863)999-5412.

Changemark Resolved Ref.#72 12/12/2025: (File name: C4.1B-UTILITY PLAN.pdf) - The fire department connection shall be on the system side of the water supply check valve. (13:16.12.5.1)

Note: Provide and clearly identify an independent fire department connection that ties directly into the fire sprinkler riser on the system side of the check valve.

If a separate underground lead-in is utilized for the FDC to be within 100 ft of a fire hydrant, show the following on the plan drawings:

The dedicated underground line serving the FDC.

The location of the nearest hydrant meeting the 100-ft requirement.

Changemark Info Only Ref.#73 12/12/2025: (File name: C4.1B-UTILITY PLAN.pdf) - All underground valves supplying fire sprinkler and standpipe systems SHALL be an indicating type valve (PIV). Underground valve boxes will not be accepted.

Where a PIV is impractical due to site condition non-indicating valves shall be allowed if provided with a valve key, lockable cover for the roadway box, and lockable cover painted red.

Comment Info Only Ref.#98 5/12/2026: All work shall be in compliance with the 8th edition of the Florida Fire Prevention Code and shall be verified at time of inspection. Review and approval doesn't relieve the applicant of the responsibility of compliance with this code.

Brad Liptak is the Fire Inspector assigned to this project. He can be reached at Brad.Liptak@lakelandgov.net or at (863)205-6694. Inspector Liptak is off on Fridays; please schedule accordingly.

Ensure the permit and signed plans are on the job site, available for the Fire Inspector to review.

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FIRE			

Taylor Riley taril@lakelandgov.net	Corrections Required	12/15/25	12/12/25
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FLOODPLAIN			
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Cole M Edwards cedwa@lakelandgov.net	Approved with Conditions	11/3/26	10/20/26
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Comment NA Ref.#1 9/25/2026: The prior conditional approval for SIT24-021 remains in effect. All previously stated conditions, including the accepted floodplain construction sequencing requirements and the limited scope of SAP26-00002, continue to apply.

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FLOODPLAIN			

Cole M Edwards cedwa@lakelandgov.net	Approved with Conditions	10/5/26	09/25/26
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Comment NA Ref.#1 9/25/2026: The prior conditional approval for SIT24-021 remains in effect. All previously stated conditions, including the accepted floodplain construction sequencing requirements and the limited scope of SAP26-00002, continue to apply.

Cole M Edwards cedwa@lakelandgov.net	Approved with Conditions	6/29/26	06/29/26
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Comment Resolved Ref.#19 8/5/2024: 1. Multiple Special Flood Hazard Areas (SFHAs) are present on this parcel and several look to be directly impacted by this development. These are all currently shown as un-numbered "A-Zones" on the FIRM. The Base Flood Elevations (BFEs) will need to be determined in order to enforce the proper Floodplain Management Requirements per the City's Land Development Code (LDC) 6.2. This includes, but is not limited to, minimum 2' freeboard for all Finished Floor Elevations (FFE) and any machinery servicing the structures above the most punitive (highest) BFE. These SFHAs and their corresponding BFEs must be depicted on the site plans in order to determine amount of impact and compensatory storage must be shown accordingly.

Comment Resolved Ref.#20 8/5/2024: 2. Due to the revision of onsite SFHAs, a Conditional Letter of Map Revision (CLOMR) and subsequent Letter of Map Revision (LOMR) must be approved by FEMA. The determined BFEs for existing SFHAs must be reported to and accepted by FEMA, the CLOMR acceptance (and eventual LOMR) will satisfy that. Due to the design of the site and structures being dependent on said BFEs, no sitework involving filling within the SFHAs or the structures themselves can't begin until the CLOMR is approved by FEMA. Be advised that the structures can not receive their C/O without City accepted Elevation Certificates (ECs) being filed. The ECs must reflect current FIRM information at that time; unless the LOMR is adopted, the proposed SFHA conditions on the current FIRM must be used and the required BFE for the structures will be based on City Floodplain Management Criteria listed in LDC 6.2

Comment NA Ref.#21 8/5/2024: 3. For all Community Assistance from the City with regards to Floodplain Management matters and the CLOMR/LOMR process, please contact Cole Edwards, PE, CFM at cole.edwards@lakelandgov.net .

Comment NA Ref.#22 8/5/2024: 4. Be advised that all requisite State/Federal permits/exemptions must be obtained prior to any site work commencing. Copies of all must be provided to Public Works Engineering prior to start and also kept onsite for inspection records.

Comment Resolved Ref.#41 8/7/2024: 5. Per City of Lakeland (COL) Engineering Standards 2-15: "The minimum freeboard for 25-year design frequency basins shall be one (1.0) foot between twenty-five (25) year twenty-four (24) hour design high water and top of bank. The minimum freeboard may be reduced to 6 inches if the stormwater management facility is completely surrounded by a permanent concrete border or if the contributing area is less than two (2) acres."
Multiple ponds do not meet this criteria according to the submitted plans cross-sections: Pond 1, Pond 2, and Pond 6. Please revise accordingly.

Comment Resolved Ref.#69 8/7/2024: 6. Submitted drainage calculations "Table 6" provides minimum elevations for FFE

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for each basin and show them as being 1' above the 100-year event elevation. City Engineering Standards 2-5 states "Base floor elevations shall be a minimum of two (2) feet above the one hundred year (100) year flood stage in accordance with Ordinance 5615." Fortunately both structures shown meet this requirement, but please revise the calculations report to reflect this requirement so that future development will not be unduly influenced. Once formal determinations have been made on the currently mapped SFHAs onsite and the CLOMR has been accepted, those BFEs may control the minimum required elevations of the building (2' freeboard above BFE) and will be evaluated at that time.

Comment Resolved Ref.#75 12/12/2025: 7. Please Distinguish Modeled 100-Year Floodplain from FEMA SFHAs
The plans show 100-year floodplain limits from ICPR modeling but do not clearly identify the FEMA SFHA boundaries or BFEs from the effective FIRM.

Please show for clarity:

- a. Clearly delineate FEMA SFHA (Zone A).
- b. Label all BFEs (NAVD 88).
- c. Show how CLOMR modeling aligns with City plans.

Comment Resolved Ref.#76 12/12/2025: 8. No cut/fill floodplain volume comparison is included. If there is none, please state as much on the plans. Otherwise, the following needs to be shown:

- a. Provide pre- and post-development floodplain volume tables by elevation.
- b. Show no net loss of storage below BFE.
- c. Identify which ponds/wetlands function as compensatory storage.

Comment Resolved Ref.#77 12/12/2025: 9. The post-development Time of Concentration (Tc) values are uniformly set to 15 minutes for all post-development basins. While Tc values are tabulated, the report does not provide supporting post-development Tc calculations demonstrating how this value was derived for each basin based on post-development flow paths, lengths, slopes, and surface conditions.

Please provide the following:

Documentation supporting the use of 15-minute post-development Tc, including post-development Tc calculations and identification of flow segments (sheet flow, shallow concentrated flow, channelized flow) consistent with the final site grading and drainage layout.

If a minimum Tc assumption is being applied, identify the governing standard or modeling convention supporting that assumption and confirm its applicability to this site.

A sensitivity analysis comparing model results using the proposed Tc values versus computed Tc values (or a reasonable upper-bound Tc), demonstrating that the selected Tc does not understate peak stages, discharges, or floodplain impacts for the applicable design storm events.

Revision or supplemental documentation is required to confirm the hydrologic assumptions used in the analysis and demonstrate no adverse impact.

Comment Resolved Ref.#78 12/12/2025: 10. The submitted SWPPP/ESC plans include standard erosion and sediment control BMPs; however, they do not explicitly acknowledge FEMA-regulated Special Flood Hazard Areas (SFHA) or identify floodplain-specific construction restrictions. In addition, the plans do not reference the requirement for CLOMR approval prior to construction activities within the SFHA.

Please revise the SWPPP/ESC sheets to include SFHA-specific controls, construction limitations within the floodplain, and a clear note referencing CLOMR approval requirements, as applicable.

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Comment NA Ref.#101 6/16/2026: REMAINING COMMENTS / CONDITIONS OF APPROVAL - SIT24-021 / Publix Warehouse & Return Center

1. Prior to commencement of any site work, provide the signed and sealed floodplain construction sequencing plan discussed with City staff. The sequencing plan must be reviewed and accepted by Public Works Engineering/Floodplain Management prior to any grading, filling, excavation, drainage work, utility work, structural work, or other land alteration within the currently effective FEMA Special Flood Hazard Areas, unless FEMA has issued the approved CLOMR and the City has reviewed and accepted the CLOMR documentation. The sequencing plan shall demonstrate that no offsite floodplain, drainage, or property impacts will occur and that any required compensatory/replacement storage and associated conveyance will be constructed, stabilized, functional, and inspected prior to any work that displaces flood storage.
2. Prior to commencement of site work, provide all required State and Federal permits, approvals, exemptions, or documentation of permit applicability, including applicable SWFWMD ERP documentation and FEMA CLOMR status documentation. Copies shall be provided to Public Works Engineering prior to construction and kept onsite for inspection records.
3. The final approved plan set, SWFWMD-approved drainage documentation, FEMA CLOMR/LOMR documentation, and City-accepted floodplain construction sequencing plan shall remain consistent with one another. Any inconsistency between the City-approved plans, SWFWMD documentation, FEMA CLOMR/LOMR modeling, or the accepted sequencing plan shall require revised documentation and additional City review prior to construction of the affected work.
4. Prior to Certificate of Occupancy, provide City-accepted Elevation Certificates for applicable structures and equipment/machinery servicing the structures. The Under Construction EC is to be based on the form board elevations to verify that the foundation is set to be high enough prior to pour. The Final EC is required at substantial completion in order to receive C/O on the structure. Elevation Certificates must reflect the currently effective FIRM information at the time of certification unless the LOMR has become effective. If the LOMR is not effective at the time of certification or Certificate of Occupancy, the currently effective FEMA Special Flood Hazard Area conditions and applicable City floodplain management criteria shall control.
5. Provide certified as-built information for the stormwater management system and floodplain-related improvements demonstrating compliance with the approved plans, SWFWMD-approved drainage documentation, FEMA CLOMR/LOMR documentation, and the City-accepted floodplain construction sequencing plan prior to project closeout.
6. For all stormwater/environmental/floodplain issues/concerns, please contact Cole Edwards, PE, CFM at cole.edwards@lakelandgov.net.

Cole M Edwards
cedwa@lakelandgov.net

Corrections Required

5/13/26

05/15/26

Comment Resolved Ref.#19 8/5/2024: 1. Multiple Special Flood Hazard Areas (SFHAs) are present on this parcel and several look to be directly impacted by this development. These are all currently shown as un-numbered "A-Zones" on the FIRM. The Base Flood Elevations (BFEs) will need to be determined in order to enforce the proper Floodplain Management Requirements per the City's Land Development Code (LDC) 6.2. This includes, but is not limited to, minimum 2' freeboard for all Finished Floor Elevations (FFEs) and any machinery servicing the structures above the most punitive (highest) BFE. These SFHAs and their corresponding BFEs must be depicted on the site plans in order to determine amount of impact and compensatory storage must be shown accordingly.

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Comment Unresolved Ref.#20 8/5/2024: 2. Due to the revision of onsite SFHAs, a Conditional Letter of Map Revision (CLOMR) and subsequent Letter of Map Revision (LOMR) must be approved by FEMA. The determined BFEs for existing SFHAs must be reported to and accepted by FEMA, the CLOMR acceptance (and eventual LOMR) will satisfy that. Due to the design of the site and structures being dependent on said BFEs, no sitework involving filling within the SFHAs or the structures themselves can't begin until the CLOMR is approved by FEMA. Be advised that the structures can not receive their C/O without City accepted Elevation Certificates (ECs) being filed. The ECs must reflect current FIRM information at that time; unless the LOMR is adopted, the proposed SFHA conditions on the current FIRM must be used and the required BFE for the structures will be based on City Floodplain Management Criteria listed in LDC 6.2

Comment NA Ref.#21 8/5/2024: 3. For all Community Assistance from the City with regards to Floodplain Management matters and the CLOMR/LOMR process, please contact Cole Edwards, PE, CFM at cole.edwards@lakelandgov.net.

Comment NA Ref.#22 8/5/2024: 4. Be advised that all requisite State/Federal permits/exemptions must be obtained prior to any site work commencing. Copies of all must be provided to Public Works Engineering prior to start and also kept onsite for inspection records.

Comment Unresolved Ref.#41 8/7/2024: 5. Per City of Lakeland (COL) Engineering Standards 2-15:
"The minimum freeboard for 25-year design frequency basins shall be one (1.0) foot between twenty-five (25) year twenty-four (24) hour design high water and top of bank. The minimum freeboard may be reduced to 6 inches if the stormwater management facility is completely surrounded by a permanent concrete border or if the contributing area is less than two (2) acres."
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Please show for clarity:

- Clearly delineate FEMA SFHA (Zone A).
- Label all BFEs (NAVD 88).
- Show how CLOMR modeling aligns with City plans.

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A sensitivity analysis comparing model results using the proposed Tc values versus computed Tc values (or a reasonable

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upper-bound Tc), demonstrating that the selected Tc does not understate peak stages, discharges, or floodplain impacts for the applicable design storm events.

Revision or supplemental documentation is required to confirm the hydrologic assumptions used in the analysis and demonstrate no adverse impact.

Comment Unresolved Ref.#78 12/12/2025: 10. The submitted SWPPP/ESC plans include standard erosion and sediment control BMPs; however, they do not explicitly acknowledge FEMA-regulated Special Flood Hazard Areas (SFHA) or identify floodplain-specific construction restrictions. In addition, the plans do not reference the requirement for CLOMR approval prior to construction activities within the SFHA.

Please revise the SWPPP/ESC sheets to include SFHA-specific controls, construction limitations within the floodplain, and a clear note referencing CLOMR approval requirements, as applicable.

Cole M Edwards
cedwa@lakelandgov.net

Corrections Required

8/7/24

08/07/24

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Address: 2600 COUNTY LINE RD
Project Name: Publix Warehouse & Return Center

Reviewer	Status	Scheduled	Completed
FLOODPLAIN			
<p>Comment Unresolved Ref.#19 8/5/2024: 1. Multiple Special Flood Hazard Areas (SFHAs) are present on this parcel and several look to be directly impacted by this development. These are all currently shown as un-numbered "A-Zones" on the FIRM. The Base Flood Elevations (BFEs) will need to be determined in order to enforce the proper Floodplain Management Requirements per the City's Land Development Code (LDC) 6.2. This includes, but is not limited to, minimum 2' freeboard for all Finished Floor Elevations (FFE) and any machinery servicing the structures above the most punitive (highest) BFE. These SFHAs and their corresponding BFEs must be depicted on the site plans in order to determine amount of impact and compensatory storage must be shown accordingly.</p> <p>Comment Unresolved Ref.#20 8/5/2024: 2. Due to the revision of onsite SFHAs, a Conditional Letter of Map Revision (CLOMR) and subsequent Letter of Map Revision (LOMR) must be approved by FEMA. The determined BFEs for existing SFHAs must be reported to and accepted by FEMA, the CLOMR acceptance (and eventual LOMR) will satisfy that. Due to the design of the site and structures being dependent on said BFEs, no sitework involving filling within the SFHAs or the structures themselves can't begin until the CLOMR is approved by FEMA. Be advised that the structures can not receive their C/O without City accepted Elevation Certificates (ECs) being filed. The ECs must reflect current FIRM information at that time; unless the LOMR is adopted, the proposed SFHA conditions on the current FIRM must be used and the required BFE for the structures will be based on City Floodplain Management Criteria listed in LDC 6.2</p> <p>Comment Unresolved Ref.#41 8/7/2024: 5. Per City of Lakeland (COL) Engineering Standards 2-15: "The minimum freeboard for 25-year design frequency basins shall be one (1.0) foot between twenty-five (25) year twenty-four (24) hour design high water and top of bank. The minimum freeboard may be reduced to 6 inches if the stormwater management facility is completely surrounded by a permanent concrete border or if the contributing area is less than two (2) acres." Multiple ponds do not meet this criteria according to the submitted plans cross-sections: Pond 1, Pond 2, and Pond 6. Please revise accordingly.</p> <p>Comment Unresolved Ref.#69 8/7/2024: 6. Submitted drainage calculations "Table 6" provides minimum elevations for FFE for each basin and show them as being 1' above the 100-year event elevation. City Engineering Standards 2-5 states "Base floor elevations shall be a minimum of two (2) feet above the one hundred year (100) year flood stage in accordance with Ordinance 5615." Fortunately both structures shown meet this requirement, but please revise the calculations report to reflect this requirement so that future development will not be unduly influenced. Once formal determinations have been made on the currently mapped SFHAs onsite and the CLOMR has been accepted, those BFEs may control the minimum required elevations of the building (2' freeboard above BFE) and will be evaluated at that time.</p>			
LANDSCAPE			
Stacy Smith ssmit@lakelandgov.net	Authorized	10/5/26	10/05/26

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LANDSCAPE			
Stacy Smith ssmit@lakelandgov.net	Authorized	6/29/26	06/15/26
<p>Changemark Resolved Ref.#8 7/11/2024: (File name: C0.1-COVER.pdf) - An irrigation plan was not included with this submittal. Detailed irrigation plans are required. Refer to 4.5.12.1 and 4.5.12.3 in the Land Development Code.</p> <p>Changemark Resolved Ref.#9 7/11/2024: (File name: D0.1-DEMO PLAN.pdf) - A survey of existing trees and a tree mitigation plan for trees being removed from the project area were not included with submittal. Please contact this reviewer at bill.koen@lakelandgov.net to determine if this information is required. Refer to 4.5.10 in the Land Development Code.</p> <p>Changemark Resolved Ref.#10 7/11/2024: (File name: L1.3-Landscape Plan.pdf) - Proper separations are required between proposed trees and underground water utilities. An eight foot separation is required between underground water utilities and large maturing (A) trees. A five foot separation is required medium maturing (B) trees. Refer to Table 4.5-6 in the Land Development Code.</p> <p>Changemark Resolved Ref.#11 7/11/2024: (File name: L1.3-Landscape Plan.pdf) - A fifteen foot separation is required between proposed trees and light poles. Refer to 4.5.11.2 (I) in the Land Development Code.</p> <p>Changemark Info Only Ref.#79 12/15/2025: (File name: L5.2-Landscape Plan.pdf) - 1. The trees within the plant schedule are providing 269 DBH inches.</p> <p>Changemark Resolved Ref.#80 12/15/2025: (File name: L1.0 Landscape Plan.pdf) - 1. Tree & shrub plantings around the retention pond(s) is required. See 4.5.8.3 Stormwater Management Facilities. Trees can be placed around the pond in natural groupings while allowing access for future maintenance.</p> <p>Changemark Resolved Ref.#81 12/15/2025: (File name: Topographical Survey.pdf) - 1. The Tree Survey within the Topographical Survey appears to be partial. Were areas sampled for the overall site? 2. If an agreement with Bill Koen (previous reviewer) was made, please provide. 3. If not, a Tree Survey and Tree Mitigation Plan will be required. We will need to know an accurate species ID, a DBH measurement, and a condition rating for each tree. Please tally the DBH listing. 4.5.12.2 4. We require the services of a certified consulting arborist for this project's Tree Survey.</p> <p>Changemark Resolved Ref.#82 12/15/2025: (File name: L1.7-Landscape Plan.pdf) - 1. Please include landscaping and irrigation for other on-site facilities including backflow prevention assemblies, lift stations, transformers and switchgear boxes within plans. Fig.4.5-7 2. In the case of a Backflow Prevention device, please utilize shrubs permitted. Table 4.5-8</p> <p>Changemark Resolved Ref.#99 5/13/2026: (File name: C0.1-COVER.pdf) - 1. Still awaiting a tree mitigation agreement.</p>			
Stacy Smith ssmit@lakelandgov.net	Corrections Required	5/13/26	05/13/26

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Stacy Smith ssmit@lakelandgov.net	Corrections Required	12/15/25	12/15/25

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William Koen bkoen@lakelandgov.net	Corrections Required	8/7/24	07/11/24

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PW ENG			
Mahen C Pete mpete@lakelandgov.net	No Review Required	10/5/26	10/02/26
Mahen C Pete mpete@lakelandgov.net	Approved with Conditions	6/29/26	06/17/26
Changemark Info Only Ref.#13 8/1/2024: (File name: C3.1C-GRADING PLAN.pdf) - 1. Mahen Pete -(863)-834-8442, mahen.pete@lakelandgov.net. 2. Provide details about connecting pipes for structure D-RDWY8 and D-RDWY7.			
Changemark Info Only Ref.#14 8/1/2024: (File name: C3.1C-GRADING PLAN.pdf) - 1. Mahen Pete -(863)-834-8442, mahen.pete@lakelandgov.net. 2. Please show cross section through retention pond to show maintenance berm and grading contours on both side slopes.			
Changemark Info Only Ref.#36 8/6/2024: (File name: C3.1D-GRADING PLAN.pdf) - 1. Mahen Pete - (863)-834-8442, mahen.pete@lakelandgov.net. 2. Consider aligning mitered end at deeper/other location to minimize erosion on opposite side slope.			
Changemark Info Only Ref.#37 8/6/2024: (File name: C3.2F-POND RELOCATION.pdf) - 1. Mahen Pete (863)-834-8442, Mahen.pete@lakelandgov.net.			

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2. Provide additional data of connecting pipe from STR D-RDWY 4 and STR D-RDWY 3.

Changemark Info Only Ref.#38 8/6/2024: (File name: C7.1-CONTROL STRUCTURE DETAILS.pdf) - 1. Mahen Pete-(863)-834-8442, mahen.pete@lakelandgov.net.

2. Please provide additional details for all control structures. Skimmer plate labels showing top, bottom etc. are required.

3. Please show concrete pad under bleeder pipe. Minimum 1' clearance is required.

4. It is recommended to raise baffle plate top to prevent floating debris from entering sump condition pipes and blocking bubbler structure.

Changemark Info Only Ref.#39 8/7/2024: (File name: R4.1-ACCESS RDWY PLAN AND PROFILE.pdf) - 1. Mahen Pete - (863)-834-8442, mahen.pete@lakelandgov.net.

2. Provide additional details for structures on roadway.

Changemark Info Only Ref.#40 8/7/2024: (File name: R4.1-ACCESS RDWY PLAN AND PROFILE.pdf) - 1. Mahen Pete - (863)-834-8442, mahen.pete@lakelandgov.net.

2. Please note that pipe segment between inlet DX-1 and DX-2 is under sump condition. It is recommended to provide baffle to minimize maintenance issues.

3. Access roadway is private roadway. Vertical curves are recommended to provide smooth transition.

Changemark Info Only Ref.#42 8/7/2024: (File name: C0.1-COVER.pdf) - 1. Mahen Pete -(863)-834-8442, mahen.pete@lakelandgov.net.

2. Permits from other agencies like SWFWMD, NPDES, Polk County etc. are required for this project.

3. Address all conditions outlined in PUD ordinance while submitting final plans.

4. It is noted that these are 30% plans. Staff will review plans when revisions are submitted.

Changemark Info Only Ref.#74 12/12/2025: (File name: C2.1A-SITE PLAN.pdf) - 1. Mahen Pete-(863)-834-8442, mahen.pete@lakelandgov.net.

2. Recommend a curve on bicycle /pedestrian path instead of 90-degree turn.

Comment Info Only Ref.#94 5/11/2026: Final design of frontage sidewalk to be permitted by Polk County Right of Way permit staff.

Changemark Info Only Ref.#102 6/17/2026: (File name: C2.2-OFFSITE SIDEWALK IMPROVEMENTS.pdf) - 1. Mahen Pete - (863)-834-8442, mahen.pete@lakelandgov.net.

2. Offsite sidewalk plan and construction details are approved with a condition that Polk County right of way permitting staff is a final authority to approve the design.

3. Staff is approving the plan with understanding that this is a conceptual design to satisfy one of the PUD conditions.

Mahen C Pete
mpete@lakelandgov.net

Approved with Conditions

5/13/26

05/11/26

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2. Please show cross section through retention pond to show maintenance berm and grading contours on both side slopes.

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2. Consider aligning mitered end at deeper/other location to minimize erosion on opposite side slope.

Changemark Resolved Ref.#37 8/6/2024: (File name: C3.2F-POND RELOCATION.pdf) - 1. Mahen Pete (863)-834-8442, Mahen.pete@lakelandgov.net.

2. Provide additional data of connecting pipe from STR D-RDWY 4 and STR D-RDWY 3.

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2. Please provide additional details for all control structures. Skimmer plate labels showing top, bottom etc. are required.

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2. Provide additional details for structures on roadway.

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2. Please note that pipe segment between inlet DX-1 and DX-2 is under sump condition. It is recommended to provide baffle to minimize maintenance issues.

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2. Permits from other agencies like SWFWMD, NPDES, Polk County etc. are required for this project.

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PW ENG			
Mahen C Pete mpete@lakelandgov.net	Approved with Conditions	12/15/25	12/15/25

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2. Please show cross section through retention pond to show maintenance berm and grading contours on both side slopes.

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2. Consider aligning mitered end at deeper/other location to minimize erosion on opposite side slope.

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Changemark Resolved Ref.#38 8/6/2024: (File name: C7.1-CONTROL STRUCTURE DETAILS.pdf) - 1. Mahen Pete-(863)-834-8442, mahen.pete@lakelandgov.net.

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Mahen C Pete mpete@lakelandgov.net	Corrections Required	8/7/24	08/07/24

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<p>Changemark Unresolved Ref.#38 8/6/2024: (File name: C7.1-CONTROL STRUCTURE DETAILS.pdf) - 1. Mahen Pete-(863)-834-8442, mahen.pete@lakelandgov.net.</p> <p>2. Please provide additional details for all control structures. Skimmer plate labels showing top, bottom etc. are required.</p> <p>3. Please show concrete pad under bleeder pipe. Minimum 1' clearance is required.</p> <p>4. It is recommended to raise baffle plate top to prevent floating debris from entering sump condition pipes and blocking bubbler structure.</p>			
<p>Changemark Unresolved Ref.#39 8/7/2024: (File name: R4.1-ACCESS RDWY PLAN AND PROFILE.pdf) - 1. Mahen Pete - (863)-834-8442, mahen.pete@lakelandgov.net.</p> <p>2. Provide additional details for structures on roadway.</p>			
<p>Changemark Unresolved Ref.#40 8/7/2024: (File name: R4.1-ACCESS RDWY PLAN AND PROFILE.pdf) - 1. Mahen Pete - (863)-834-8442, mahen.pete@lakelandgov.net.</p> <p>2. Please note that pipe segment between inlet DX-1 and DX-2 is under sump condition. It is recommended to provide baffle to minimize maintenance issues.</p> <p>3. Access roadway is private roadway. Vertical curves are recommended to provide smooth transition.</p>			
<p>Changemark Unresolved Ref.#42 8/7/2024: (File name: C0.1-COVER.pdf) - 1. Mahen Pete -(863)-834-8442, mahen.pete@lakelandgov.net.</p> <p>2. Permits from other agencies like SWFWMD, NPDES, Polk County etc. are required for this project.</p> <p>3. Address all conditions outlined in PUD ordinance while submitting final plans.</p> <p>4. It is noted that these are 30% plans. Staff will review plans when revisions are submitted.</p>			

Plan Reviews - SIT24-021
Address: 2600 COUNTY LINE RD
Project Name: Publix Warehouse & Return Center

Reviewer	Status	Scheduled	Completed
SUFFICIENCY			
Maria Boothby mboot@lakelandgov.net	Authorized	10/5/26	10/07/26
Maria Boothby mboot@lakelandgov.net	Authorized	6/29/26	06/15/26
Maria Boothby mboot@lakelandgov.net	Authorized	5/13/26	05/06/26
Luis Cruz lcruz@lakelandgov.net	Authorized	8/7/24	07/26/24

TRAFFIC ENG			
Angie Polk acarb@lakelandgov.net	Authorized	10/5/26	10/05/26

Comment Info Only Ref.#3 10/5/2026: 1. For any Traffic Engineering questions please contact Angie Polk at angela.polk@lakelandgov.net.
2. Please consider installing a clearance bar for the associate vehicle entrance to prevent accidental truck traffic.

Plan Reviews - SIT24-021

Address: 2600 COUNTY LINE RD
Project Name: Publix Warehouse & Return Center

Reviewer	Status	Scheduled	Completed
TRAFFIC ENG			
Angie Polk acarb@lakelandgov.net	Authorized	5/13/26	05/08/26
<p>Changemark Resolved Ref.#27 8/6/2024: (File name: C2.1A-SITE PLAN.pdf) - Please provide gate where the proposed chain-link fence crosses the sidewalk.</p> <p>Changemark Resolved Ref.#28 8/6/2024: (File name: C2.1C-SITE PLAN.pdf) - Please include appropriate pavement markings to taper second southbound lane before the lane reduction south of the intersection.</p> <p>Changemark Resolved Ref.#29 8/6/2024: (File name: C2.1C-SITE PLAN.pdf) - Add curbing/wheelstops for all parking spaces adjacent to sidewalk per LUC 4.11.4.5.</p> <p>Changemark Resolved Ref.#30 8/6/2024: (File name: R3.1-SIGNING AND PAVEMENT MARKING PLAN.pdf) - Please provide pavement markings or signage for lane assignments â truck, associate, etc. Depending on the lane assignment, there may be a weaving concern from the guard house to the far right-lane which provides access to passenger car parking.</p> <p>Changemark Resolved Ref.#31 8/6/2024: (File name: R3.3-SIGNING AND PAVEMENT MARKING PLAN.pdf) - Provide break in double yellow line at the intersection.</p> <p>Changemark Resolved Ref.#32 8/6/2024: (File name: C2.1D-SITE PLAN.pdf) - Label radii for turn.</p> <p>Changemark Resolved Ref.#33 8/6/2024: (File name: C2.1B-SITE PLAN.pdf) - Update incorrect callout.</p> <p>Comment Resolved Ref.#34 8/6/2024: All crosswalks (TYP) Install W11-2 pedestrian crossing signs and provide overhead lighting.</p> <p>Comment NA Ref.#35 8/6/2024: For questions related to Traffic Engineering, please contact Tess Schwartz at Theresa.Schwartz@lakelandgov.net.</p>			
Angie Polk acarb@lakelandgov.net	Corrections Required	12/15/25	12/12/25

Plan Reviews - SIT24-021

Address: 2600 COUNTY LINE RD
Project Name: Publix Warehouse & Return Center

Reviewer	Status	Scheduled	Completed
TRAFFIC ENG			
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	Corrections Required	8/7/24	08/06/24

Plan Reviews - SIT24-021

Address: 2600 COUNTY LINE RD
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Reviewer	Status	Scheduled	Completed
TRAFFIC ENG			
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Comment Unresolved Ref.#34 8/6/2024: All crosswalks (TYP) - Install W11-2 pedestrian crossing signs and provide overhead lighting.			

TRANSPORTATION			
Charles Barmby cbarm@lakelandgov.net	Approved with Conditions	11/3/26	10/27/26
Changemark Resolved Ref.#4 10/5/2026: (File name: P14820.1 - OVERALL SITE PLAN-C2.1 - 09-18-26_esign.pdf) - Pending approval of PUD Administrative Modification to reflect updated square footage.			
Changemark Info Only Ref.#5 10/27/2026: (File name: P14820.1 - OVERALL SITE PLAN-C2.1 - 09-18-26_esign.pdf) - Project shall comply with all conditions contained in Planned Unit Development Ordinance No. 6028 as approved by the City Commission and administratively amended on October 20, 2026 via PUD26-019.			
Changemark Info Only Ref.#6 10/27/2026: (File name: P14820.1 - OVERALL SITE PLAN-C2.1 - 09-18-26_esign.pdf) - Sidewalk shall comply with all Polk County permitting requirements, including any necessary right of way dedications and likely requirement for six-foot sidewalk width at the eastern end where located adjacent to the roadway.			

Plan Reviews - SIT24-021
Address: 2600 COUNTY LINE RD
Project Name: Publix Warehouse & Return Center

Reviewer	Status	Scheduled	Completed
TRANSPORTATION			
Charles Barmby cbarm@lakelandgov.net	Approved with Conditions	10/5/26	10/05/26
Changemark NA Ref.#4 10/5/2026: (File name: P14820.1 - OVERALL SITE PLAN-C2.1 - 09-18-26_esign.pdf) - Pending approval of PUD Administrative Modification to reflect updated square footage.			
Charles Barmby cbarm@lakelandgov.net	Approved with Conditions	6/29/26	06/26/26

Plan Reviews - SIT24-021

Address: 2600 COUNTY LINE RD
Project Name: Publix Warehouse & Return Center

Changemark Resolved Ref.#2 7/10/2024: (File name: C0.1-COVER.pdf) - A Binding Concurrency Application is required for this project. Please include this application with the next submittal.

Changemark Resolved Ref.#3 7/10/2024: (File name: C0.1-COVER.pdf) - Please upload the latest Major Traffic Study for this project.

Changemark Info Only Ref.#4 7/10/2024: (File name: C0.1-COVER.pdf) - Please contact Gator Howerton, County Engineer, at gatorhowerton@polk-county.net to schedule a Pre-Application Meeting for this project since Allen Breed Highway is a County facility.

Changemark Info Only Ref.#5 7/10/2024: (File name: C2.1C-SITE PLAN.pdf) - To comply with Section 4.11.6.3.d of the Land Development Code and Condition F.7 of PUD Ordinance 6028, the required bicycle parking shall be visible and located no more than 40 feet from the primary entrance, which in this case would be the main employee access gate in the parking lot.

Changemark Resolved Ref.#6 7/10/2024: (File name: C2.1-OVERALL SITE PLAN.pdf) - Per Condition F6, ADA-compliant pedestrian routes shall connect the 450,000 square foot warehouse and future phases with the CR 542/Allen K. Breed Highway frontage sidewalk.

Changemark Resolved Ref.#7 7/10/2024: (File name: C2.1-OVERALL SITE PLAN.pdf) - Per Condition F.5 of Ordinance 6028, a sidewalk shall be constructed along the remainder of the site's CR 542/Allen K. Breed Highway frontage with construction of the proposed 450,000 square foot warehouse. The sidewalk's eastern terminus will be close to the southwestern corner of the CR 542 intersection with the southbound SR 570/Polk Parkway on-ramp.

Changemark Resolved Ref.#83 12/15/2025: (File name: C2.1-OVERALL SITE PLAN.pdf) - Please provide exhibits/alignment for required frontage sidewalk as included in the response to comments.

Changemark Resolved Ref.#84 12/15/2025: (File name: Binding Concurrency-Determination-Application-binding.pdf) - Please provide Daily and PM Peak Hour Trip Generation in application.

Changemark Resolved Ref.#85 12/15/2025: (File name: P14820.1 - Major Traffic Study - Publix Lakeland v2.pdf) - Please provide required \$860 Major Traffic Study Review Fee. Please contact Christy Loughlin at christy.loughlin@lakelandgov.net to process this payment.

Changemark Info Only Ref.#91 5/5/2026: (File name: C2.1-OVERALL SITE PLAN.pdf) - Per Condition F.9 from PUD Ordinance No. 6028, prior to the first site plan approval beyond the 450,000 sf warehouse and the Recycle/Return Center, a transit shelter shall be constructed along the CR 542/Allen K. Breed Highway frontage at a location determined to be acceptable by the Lakeland Area Mass Transit District.

Changemark Info Only Ref.#92 5/8/2026: (File name: C2.2-OFFSITE SIDEWALK IMPROVEMENTS.pdf) - Please coordinate with Polk County to permit final design of CR 542 frontage sidewalk. Please stripe crosswalk across southern on-ramp at Polk Parkway and install a curb ramp on the east side of the intersection.

Changemark Info Only Ref.#93 5/8/2026: (File name: C2.1-OVERALL SITE PLAN.pdf) - As part of any future connection to Gateway Boulevard, the development will likely need to fund a proportionate share of a signal at the Gateway Boulevard/County Line Road intersection.

Plan Reviews - SIT24-021
Address: 2600 COUNTY LINE RD
Project Name: Publix Warehouse & Return Center

Reviewer	Status	Scheduled	Completed
TRANSPORTATION			
Charles Barmby cbarm@lakelandgov.net	Approved with Conditions	5/13/26	05/08/26

Plan Reviews - SIT24-021

Address: 2600 COUNTY LINE RD
Project Name: Publix Warehouse & Return Center

Changemark Resolved Ref.#2 7/10/2024: (File name: C0.1-COVER.pdf) - A Binding Concurrency Application is required for this project. Please include this application with the next submittal.

Changemark Resolved Ref.#3 7/10/2024: (File name: C0.1-COVER.pdf) - Please upload the latest Major Traffic Study for this project.

Changemark Info Only Ref.#4 7/10/2024: (File name: C0.1-COVER.pdf) - Please contact Gator Howerton, County Engineer, at gatorhowerton@polk-county.net to schedule a Pre-Application Meeting for this project since Allen Breed Highway is a County facility.

Changemark Info Only Ref.#5 7/10/2024: (File name: C2.1C-SITE PLAN.pdf) - To comply with Section 4.11.6.3.d of the Land Development Code and Condition F.7 of PUD Ordinance 6028, the required bicycle parking shall be visible and located no more than 40 feet from the primary entrance, which in this case would be the main employee access gate in the parking lot.

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Plan Reviews - SIT24-021

Address: 2600 COUNTY LINE RD
Project Name: Publix Warehouse & Return Center

Reviewer	Status	Scheduled	Completed
TRANSPORTATION			
Charles Barmby cbarm@lakelandgov.net	Corrections Required	12/15/25	12/15/25
<p>Changemark Resolved Ref.#2 7/10/2024: (File name: C0.1-COVER.pdf) - A Binding Concurrency Application is required for this project. Please include this application with the next submittal.</p> <p>Changemark Resolved Ref.#3 7/10/2024: (File name: C0.1-COVER.pdf) - Please upload the latest Major Traffic Study for this project.</p> <p>Changemark Info Only Ref.#4 7/10/2024: (File name: C0.1-COVER.pdf) - Please contact Gator Howerton, County Engineer, at gatorhowerton@polk-county.net to schedule a Pre-Application Meeting for this project since Allen Breed Highway is a County facility.</p>			
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Charles Barmby cbarm@lakelandgov.net	Corrections Required	8/7/24	07/10/24

Plan Reviews - SIT24-021

Address: 2600 COUNTY LINE RD
Project Name: Publix Warehouse & Return Center

Reviewer	Status	Scheduled	Completed
TRANSPORTATION			
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WATER SUPERVISOR			
Charlie Hart philh@lakelandgov.net	Reassigned	10/5/26	09/22/26
Gina Graham ggrah@lakelandgov.net	Reassigned	8/7/24	07/09/24

Plan Reviews - SIT24-021

Address: 2600 COUNTY LINE RD
Project Name: Publix Warehouse & Return Center

Reviewer	Status	Scheduled	Completed
WATER UTIL			
Jason Hall jhall@lakelandgov.net	Authorized	10/5/26	10/01/26
Jason Hall jhall@lakelandgov.net	Authorized	6/29/26	06/26/26
Changemark Resolved Ref.#43 8/7/2024: (File name: C0.1-COVER.pdf) - A Letter of Intent is required before Water Utilities will approve site plans. The Letter of Intent can be found at: https://www.lakelandgov.net/media/1174/v3-w8-letter-intent.pdf			
Changemark Info Only Ref.#44 8/7/2024: (File name: C0.1-COVER.pdf) - Please see comments by Water Utilities Hydraulic Modeler in the Reviewer's Attachment folder in ePlan.			
Changemark Resolved Ref.#45 8/7/2024: (File name: C4.1A-UTILITY PLAN.pdf) - Show the connections of the water line and force main on plans.			
Changemark Info Only Ref.#46 8/7/2024: (File name: C4.1A-UTILITY PLAN.pdf) - Show the force main size on plans.			
Changemark Resolved Ref.#47 8/7/2024: (File name: C4.1A-UTILITY PLAN.pdf) - Add a lift station page to plans.			
Changemark Resolved Ref.#48 8/7/2024: (File name: C4.1A-UTILITY PLAN.pdf) - Show the location of the required flow meter.			
Changemark Resolved Ref.#49 8/7/2024: (File name: C4.1B-UTILITY PLAN.pdf) - A connection is shown to the existing fire system. Will the onsite fire system be a looped system?			
Changemark Info Only Ref.#50 8/7/2024: (File name: C4.1C-UTILITY PLAN.pdf) - What is the clouded symbol representing?			
Changemark Info Only Ref.#51 8/7/2024: (File name: C4.1C-UTILITY PLAN.pdf) - What is the clouded water line connecting?			
Changemark Info Only Ref.#52 8/7/2024: (File name: C4.1D-UTILITY PLAN.pdf) - What is the clouded water line connecting?			
Changemark Info Only Ref.#53 8/7/2024: (File name: C4.1D-UTILITY PLAN.pdf) - Plans state a 14" domestic water line; what size domestic water meter will be providing service to this water line?			
Changemark Info Only Ref.#54 8/7/2024: (File name: C4.1E-UTILITY PLAN.pdf) - What is the clouded water line connecting?			
Changemark Info Only Ref.#55 8/7/2024: (File name: C4.1E-UTILITY PLAN.pdf) - What is the clouded symbol representing?			

Plan Reviews - SIT24-021

Address: 2600 COUNTY LINE RD
Project Name: Publix Warehouse & Return Center

Changemark Resolved Ref.#56 8/7/2024: (File name: C4.1E-UTILITY PLAN.pdf) - Show the location of the water meter and backflow preventers on plans.

Changemark Resolved Ref.#57 8/7/2024: (File name: C4.1E-UTILITY PLAN.pdf) - Show the utility easement around backflows. The easement shall be 5' off the concrete pad, around the perimeter of the concrete pad, and abutting the ROW.

Changemark Resolved Ref.#58 8/7/2024: (File name: C4.1E-UTILITY PLAN.pdf) - Show blow-up detail of the water meter/backflows. Label all pipe and fitting size and material.

Changemark Info Only Ref.#59 8/7/2024: (File name: C4.1F-UTILITY PLAN.pdf) - Plans show a pump house with domestic water and fire water connections. Will domestic water be used for fire service? Please call Water Utilities at 863-834-8316 to discuss the pump house shown on plans.

Changemark Info Only Ref.#60 8/7/2024: (File name: C4.1F-UTILITY PLAN.pdf) - What is size of domestic water line?

Changemark Resolved Ref.#61 8/7/2024: (File name: C1.2-JACK AND BORE PLAN AND PROFILE.pdf) - Show the existing public sanitary sewer force main on plan view and profile view.

Changemark Info Only Ref.#62 8/7/2024: (File name: C1.2-JACK AND BORE PLAN AND PROFILE.pdf) - Tap on water main to be installed by City of Lakeland Water Utilities. Developer shall be responsible for excavation, dewatering, restoration and MOT.

Changemark Info Only Ref.#63 8/7/2024: (File name: C6.1-DETAILS AGENCY.pdf) - ARV details are shown on page. Where are the ARVs to be located on the public portions?

Changemark Resolved Ref.#64 8/7/2024: (File name: C6.1-DETAILS AGENCY.pdf) - Detail for a wet tap on a force main is shown. Where is the location of the wet tap on the public force main?

Changemark Info Only Ref.#65 8/7/2024: (File name: C6.2-DETAILS AGENCY.pdf) - Detail WWS-009A is shown. There are no public manholes shown on plans. Any manholes installed shall not have manhole lid stating "Lakeland" on them.

Changemark Info Only Ref.#66 8/7/2024: (File name: C6.2-DETAILS AGENCY.pdf) - Detail WWS-19 is for a typical public lift station, not a private lift station.

Changemark Info Only Ref.#67 8/7/2024: (File name: C6.3-DETAILS AGENCY.pdf) - There shall be no jumpers on this project. Remove detail WS-402, Sheet 1 of 1.

Comment NA Ref.#68 8/7/2024: There may be future comments when revised plans are submitted.

Comment Resolved Ref.#96 5/12/2026: Show profile view of force main from tapping valve on existing force main to flow meter at property line.

Comment Info Only Ref.#97 5/12/2026: The fence along property line shall allow access to the sanitary flow meter and water backflows/meter from the Polk Parkway.

Jason Hall
jhall@lakelandgov.net

Corrections Required

5/13/26

05/12/26

Plan Reviews - SIT24-021

Address: 2600 COUNTY LINE RD
Project Name: Publix Warehouse & Return Center

Changemark Resolved Ref.#43 8/7/2024: (File name: C0.1-COVER.pdf) - A Letter of Intent is required before Water Utilities will approve site plans. The Letter of Intent can be found at: <https://www.lakelandgov.net/media/1174/v3-w8-letter-intent.pdf>

Changemark Unresolved Ref.#44 8/7/2024: (File name: C0.1-COVER.pdf) - Please see comments by Water Utilities Hydraulic Modeler in the Reviewer's Attachment folder in ePlan.

Changemark Resolved Ref.#45 8/7/2024: (File name: C4.1A-UTILITY PLAN.pdf) - Show the connections of the water line and force main on plans.

Changemark Info Only Ref.#46 8/7/2024: (File name: C4.1A-UTILITY PLAN.pdf) - Show the force main size on plans.

Changemark Resolved Ref.#47 8/7/2024: (File name: C4.1A-UTILITY PLAN.pdf) - Add a lift station page to plans.

Changemark Resolved Ref.#48 8/7/2024: (File name: C4.1A-UTILITY PLAN.pdf) - Show the location of the required flow meter.

Changemark Resolved Ref.#49 8/7/2024: (File name: C4.1B-UTILITY PLAN.pdf) - A connection is shown to the existing fire system. Will the onsite fire system be a looped system?

Changemark Info Only Ref.#50 8/7/2024: (File name: C4.1C-UTILITY PLAN.pdf) - What is the clouded symbol representing?

Changemark Info Only Ref.#51 8/7/2024: (File name: C4.1C-UTILITY PLAN.pdf) - What is the clouded water line connecting?

Changemark Info Only Ref.#52 8/7/2024: (File name: C4.1D-UTILITY PLAN.pdf) - What is the clouded water line connecting?

Changemark Info Only Ref.#53 8/7/2024: (File name: C4.1D-UTILITY PLAN.pdf) - Plans state a 14" domestic water line; what size domestic water meter will be providing service to this water line?

Changemark Info Only Ref.#54 8/7/2024: (File name: C4.1E-UTILITY PLAN.pdf) - What is the clouded water line connecting?

Changemark Info Only Ref.#55 8/7/2024: (File name: C4.1E-UTILITY PLAN.pdf) - What is the clouded symbol representing?

Changemark Resolved Ref.#56 8/7/2024: (File name: C4.1E-UTILITY PLAN.pdf) - Show the location of the water meter and backflow preventers on plans.

Changemark Resolved Ref.#57 8/7/2024: (File name: C4.1E-UTILITY PLAN.pdf) - Show the utility easement around backflows. The easement shall be 5' off the concrete pad, around the perimeter of the concrete pad, and abutting the ROW.

Changemark Resolved Ref.#58 8/7/2024: (File name: C4.1E-UTILITY PLAN.pdf) - Show blow-up detail of the water meter/backflows. Label all pipe and fitting size and material.

Changemark Info Only Ref.#59 8/7/2024: (File name: C4.1F-UTILITY PLAN.pdf) - Plans show a pump house with domestic water and fire water connections. Will domestic water be used for fire service? Please call Water Utilities at 863-834-8316 to discuss the pump house shown on plans.

Changemark Info Only Ref.#60 8/7/2024: (File name: C4.1F-UTILITY PLAN.pdf) - What is size of domestic water line?

Plan Reviews - SIT24-021

Address: 2600 COUNTY LINE RD
Project Name: Publix Warehouse & Return Center

Changemark Resolved Ref.#61 8/7/2024: (File name: C1.2-JACK AND BORE PLAN AND PROFILE.pdf) - Show the existing public sanitary sewer force main on plan view and profile view.

Changemark Info Only Ref.#62 8/7/2024: (File name: C1.2-JACK AND BORE PLAN AND PROFILE.pdf) - Tap on water main to be installed by City of Lakeland Water Utilities. Developer shall be responsible for excavation, dewatering, restoration and MOT.

Changemark Info Only Ref.#63 8/7/2024: (File name: C6.1-DETAILS AGENCY.pdf) - ARV details are shown on page. Where are the ARVs to be located on the public portions?

Changemark Resolved Ref.#64 8/7/2024: (File name: C6.1-DETAILS AGENCY.pdf) - Detail for a wet tap on a force main is shown. Where is the location of the wet tap on the public force main?

Changemark Info Only Ref.#65 8/7/2024: (File name: C6.2-DETAILS AGENCY.pdf) - Detail WWS-009A is shown. There are no public manholes shown on plans. Any manholes installed shall not have manhole lid stating "Lakeland" on them.

Changemark Info Only Ref.#66 8/7/2024: (File name: C6.2-DETAILS AGENCY.pdf) - Detail WWS-19 is for a typical public lift station, not a private lift station.

Changemark Info Only Ref.#67 8/7/2024: (File name: C6.3-DETAILS AGENCY.pdf) - There shall be no jumpers on this project. Remove detail WS-402, Sheet 1 of 1.

Comment NA Ref.#68 8/7/2024: There may be future comments when revised plans are submitted.

Comment Unresolved Ref.#96 5/12/2026: Show profile view of force main from tapping valve on existing force main to flow meter at property line.

Comment Info Only Ref.#97 5/12/2026: The fence along property line shall allow access to the sanitary flow meter and water backflows/meter from the Polk Parkway.

Jason Hall	Corrections Required	12/15/25	12/17/25
jhall@lakelandgov.net			

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Changemark Resolved Ref.#47 8/7/2024: (File name: C4.1A-UTILITY PLAN.pdf) - Add a lift station page to plans.

Changemark Unresolved Ref.#48 8/7/2024: (File name: C4.1A-UTILITY PLAN.pdf) - Show the location of the required flow meter.

Plan Reviews - SIT24-021

Address: 2600 COUNTY LINE RD
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Changemark Unresolved Ref.#57 8/7/2024: (File name: C4.1E-UTILITY PLAN.pdf) - Show the utility easement around backflows. The easement shall be 5' off the concrete pad, around the perimeter of the concrete pad, and abutting the ROW.

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Address: 2600 COUNTY LINE RD
Project Name: Publix Warehouse & Return Center

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Jason Hall	Corrections Required	8/7/24	08/07/24
jhall@lakelandgov.net			

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Plan Reviews - SIT24-021

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Plan Reviews - SIT24-021

Address: 2600 COUNTY LINE RD
Project Name: Publix Warehouse & Return Center

Reviewer	Status	Scheduled	Completed
ZONING			
Audrey McGuire aumcg@lakelandgov.net	Approved with Conditions	11/3/26	10/27/26
<p>Comment Resolved Ref.#2 10/5/2026: Pending administrative modification to the PUD to allow increase in square footage.</p> <p>Comment NA Ref.#7 10/27/2026: Approval pursuant to PUD26-019: Administrative modification to the PUD zoning to increase the allowed gross square footage of the return center to 63,022 sq. ft. A copy of the PUD Modification letter & site plan showing the increased square footage has been added to the Reviewer Attachments folder. Please ensure all plans are consistent and the updated site plan (showing the total gross square footage) is uploaded to the building permit.</p>			
Audrey McGuire aumcg@lakelandgov.net	Corrections Required	10/5/26	10/06/26
<p>Comment NA Ref.#2 10/5/2026: Pending administrative modification to the PUD to allow increase in square footage.</p>			
Audrey McGuire aumcg@lakelandgov.net	Authorized	5/13/26	05/11/26
<p>Changemark Resolved Ref.#15 8/2/2024: (File name: C0.1-COVER.pdf) - Landscaping and irrigation plans are missing from this submittal. Please follow the comments from Landscaping for submittal requirements.</p> <p>Changemark Resolved Ref.#16 8/2/2024: (File name: C0.1-COVER.pdf) - Please submit a concurrency determination application with the documents.</p> <p>Changemark Resolved Ref.#17 8/2/2024: (File name: C2.1-OVERALL SITE PLAN.pdf) - The PUD zoning Ordinance # is now PUD 6028.</p> <p>Changemark Resolved Ref.#18 8/2/2024: (File name: C2.1-OVERALL SITE PLAN.pdf) - Total Building heights are needed.</p>			
Audrey McGuire aumcg@lakelandgov.net	Corrections Required	12/15/25	12/12/25

Plan Reviews - SIT24-021
Address: 2600 COUNTY LINE RD
Project Name: Publix Warehouse & Return Center

Reviewer	Status	Scheduled	Completed
ZONING			
Changemark Resolved Ref.#15 8/2/2024: (File name: C0.1-COVER.pdf) - Landscaping and irrigation plans are missing from this submittal. Please follow the comments from Landscaping for submittal requirements.			
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Changemark Unresolved Ref.#17 8/2/2024: (File name: C2.1-OVERALL SITE PLAN.pdf) - The PUD zoning Ordinance # is now PUD 6028.			
Changemark Unresolved Ref.#18 8/2/2024: (File name: C2.1-OVERALL SITE PLAN.pdf) - Total Building heights are needed.			
Phillip Searce pscea@lakelandgov.net	Corrections Required	8/7/24	08/02/24
Changemark Unresolved Ref.#15 8/2/2024: (File name: C0.1-COVER.pdf) - Landscaping and irrigation plans are missing from this submittal. Please follow the comments from Landscaping for submittal requirements.			
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Changemark Unresolved Ref.#18 8/2/2024: (File name: C2.1-OVERALL SITE PLAN.pdf) - Total Building heights are needed.			
Total Reviews: 51			