

# Former Golf Course to Provide Lakeside Housing and Community Services

Transforming an underutilized area on the shores of Lake Parker, Lakeland, Florida



## Project Summary

**Community:** Lakeland, Florida

**Technical Assistance:** Strategic Action Plan

**Former Use:** Golf Course, Cattle Grazing

**Future Use:** Housing, Commercial, and Community Services

## Background

Old industrial facilities on the southeast side of Lake Parker in central Florida have blighted nearby properties over time. A large (57-acre) undeveloped former golf course within the City of Lakeland sits surrounded by a mix of industrial and power plants, commercial buildings, and residential neighborhoods.

In 2013, the Central Florida Regional Planning Council (CFRPC) used a Brownfields Area-Wide Planning grant from the U.S. Environmental Protection Agency (EPA) to conduct extensive community outreach and create a plan for redeveloping high-priority properties in the project area, including the former golf course. The community identified this site as having the greatest potential for redevelopment that could support important amenities such as a community center, senior living residences, and neighborhood-serving commercial businesses.

## EPA's Land Revitalization Technical Assistance

In 2016, EPA's Land Revitalization Program provided contractor technical assistance to identify options for revitalizing the project area. The contracting team held a 1.5-day workshop with community members discuss redevelopment hurdles, opportunities, and potential steps moving forward. The team prepared an updated land revitalization plan that presented viable short-term uses, specific action strategies to advance inter-agency and stakeholder activities, and planning-level redevelopment cost estimates for each element of the project.

The action plan and supporting technical assistance that EPA provided will foster economic development in the Lake Parker area and central Florida.

## Catalyst Site Progress

The CFRPC, the City of Lakeland, the property owner, and an affordable housing developer continue to work together on grant applications for Low-Income Tax Credits for more than 100 affordable housing units on the north portion of the property, which has been rezoned to allow for multi-family housing. In addition, sales of dilapidated mobile homes have been removed from the south side of the property and an updated Phase II environmental study has been completed. The site is marketed as shovel-ready for mixed-use development.



*Proposed catalyst site enhancements, including a mix of senior/assisted living residences and neighborhood-scale commercial, office, and community service facilities.*

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