

ORDINANCE NO. _____

PROPOSED ORDINANCE NO. 18-045

AN ORDINANCE RELATING TO ZONING; AMENDING ORDINANCE 4592, AS AMENDED, TO MODIFY BUILDING HEIGHT LIMITS WITHIN THE SPECIAL PUBLIC INTEREST ZONING DISTRICT FOR THE DIXIELAND COMMUNITY REDEVELOPMENT AREA; ADOPTING FINDINGS; FINDING CONFORMITY WITH THE COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Commission wishes to increase the maximum building heights allowed within certain areas of the Special Public Interest Zoning District for the Dixieland Community Redevelopment Area (the “Dixieland SPI District”) in order to encourage greater density within such areas and to expand the housing options available to Lakeland’s residents; and

WHEREAS, the City Commission, having held a duly-advertised public hearing at which interested parties were given the opportunity to be heard, finds that it is in the best interests of the City of Lakeland to increase building heights within the Dixieland SPI District as provided herein;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF LAKELAND, FLORIDA:

SECTION 1. The foregoing findings are true and correct and are hereby adopted and made a part hereof.

SECTION 2. Section 2 of Ordinance 4592, as amended, is hereby amended to add subsection 11 as follows:

11. Building Heights

Maximum building heights shall be in accordance with the underlying zoning and context sub-district standards except that the maximum building height for properties located north of East and West Palmetto Street shall be 70 feet if the principal use is multi-family residential developed in accordance with MF-22 standards.

SECTION 3. The City Commission does hereby expressly find that the provisions of this ordinance are in conformity with the Comprehensive Plan of the City of Lakeland adopted by Ordinance 5188.

SECTION 4. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 5. If any word, sentence, clause, phrase, or provision of this ordinance, for any reason, is held to be unconstitutional, void, or invalid, the validity of the remainder of this ordinance shall not be affected thereby.

SECTION 6. This ordinance shall take effect immediately upon its passage.

PASSED AND CERTIFIED AS TO PASSAGE this 6th day of August, A.D. 2018.

H. WILLIAM MUTZ, MAYOR

ATTEST: _____
KELLY S. KOOS, CITY CLERK

APPROVED AS TO FORM AND CORRECTNESS: _____
TIMOTHY J. McCAUSLAND
CITY ATTORNEY