

**ORDINANCE NO. \_\_\_\_\_**

**PROPOSED ORDINANCE NO. 19-038**

**AN ORDINANCE RELATING TO THE LAND DEVELOPMENT CODE; AMENDING ARTICLE 3 OF THE LAND DEVELOPMENT CODE TO SPECIFY A MINIMUM HEIGHT OF 24 FEET FOR STREET FACING BUILDING FACADES ON PROPERTIES LOCATED WITHIN THE URBAN CENTER (UCT) CONTEXT SUB-DISTRICT; MAKING FINDINGS; FINDING CONFORMITY WITH THE COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, by Ordinance 5425, adopted on December 16, 2013, the City Commission of the City of Lakeland, Florida adopted the Land Development Code for the City of Lakeland; and

**WHEREAS**, it has been determined that amendments are necessary to update the regulations contained within the Land Development Code; and

**WHEREAS**, the City Commission, upon recommendation by the Planning and Zoning Board, wishes to adopt the amendments to the Land Development Code set forth herein;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF LAKE LAND, FLORIDA:**

**SECTION 1.** The foregoing findings are incorporated herein by reference and made a part hereof.

**SECTION 2.** The amendments to the Land Development Code set forth in Attachment "A," attached hereto and made a part hereof, are hereby adopted.

**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, and that all procedures for the enactment of this ordinance have been complied with.

**SECTION 4.** All ordinances or parts of ordinances in conflict herewith are hereby repealed.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 18th day of November, A.D. 2019.

\_\_\_\_\_  
H. WILLIAM MUTZ, MAYOR

ATTEST: \_\_\_\_\_  
KELLY S. KOOS, CITY CLERK

APPROVED AS TO FORM AND CORRECTNESS: \_\_\_\_\_  
PALMER C. DAVIS  
INTERIM CITY ATTORNEY

## ATTACHMENT "A"

**Table 3.4-3 Urban Center Standards**

| Urban Center<br>UCT                    | Context sub-district:<br>C-6, All other districts not specified   |           | Context sub-district:<br>C-7          |           |
|--|---|-----------|---------------------------------------|-----------|
|  | Minimum   | Maximum   | Minimum                               | Maximum   |
| <b>Block Requirements</b>              |   |           |                                       |           |
| Block Face                             |   | 450'      |                                       | 450'      |
| Block Perimeter                        |   | 1,800'    |                                       | 1,800'    |
| <b>Building Types</b>                  | Detached, Attached<br>Special: SMU  |           | Attached<br>Special: SMU              |           |
| <b>Lot Requirements</b>                |   |           |                                       |           |
| Lot Width                              | 25'   | 200'      | 25'                                   | 200'      |
| Lot Area                               | 2,500 sf  | 30,000 sf | 2,500 sf                              | 30,000 sf |
| Lot Coverage <sup>1</sup>              | 55% outside Parking<br>Exempt Area<br>75% inside Parking<br>Exempt Area   | 100%      | 75%                                   | 100%      |
| <b>Principal Building Requirements</b> |   |           |                                       |           |
| Street Setback                         |   |           |                                       |           |
| Arterial                               | 0'  | 20'       | 0'                                    | 20'       |
| Collector                              | 0'  | 20'       | 0'                                    | 20'       |
| Main Street                            | 0'  | 10'       | 0'                                    | 10'       |
| Local Street                           | 0'  | 10'       | 0'                                    | 10'       |
| Interior Side Setback (Minimum)        | 0' Attached, subject to Building Code<br>5' Detached  |           | 0' Attached, subject to Building Code |           |
| Rear Setback (Minimum)                 | 0', subject to Building Code  |           | 0', subject to Building Code          |           |
| Frontage Buildout                      | 60% <sup>2</sup>  |           | 70%                                   |           |
| Building Height                        | 24' <sup>3</sup>  | 120'      | 24' <sup>3</sup>                      | 70'       |
| Parking Location                       | Zone 2, 3   |           | Zone 2, 3                             |           |
| Entrance Feature                       | Commercial  |           | Commercial                            |           |
| <b>Other</b>                           | Civic Open Space Requirements in accordance with <a href="#">Sub-Section 3.4.6</a> ; Design Standards for Principal Buildings in accordance with <a href="#">Sub-Section 3.4.7</a> ; Other Standards in accordance with <a href="#">Sub-Section 3.4.8</a> |           |                                       |           |

<sup>1</sup>Subject to applicable Floor Area Ratio limits. See [Table 1.4-2](#).

<sup>2</sup>Outside of the Parking Exempt Area, the required frontage buildout may be reduced only as required to accommodate access to a rear parking area for which no other access is available. In which case, access shall be limited to a single 20' wide drive.

<sup>3</sup>Minimum height of 24' for street facing building facades adjacent to sidewalks on properties with C-6 or C-7 zoning.

(Ord. No. 5455, 07-21-14; Ord. No. 5725, 07-02-18)



# Planning & Zoning Board Recommendation

|              |   |                     |                    |
|--------------|---|---------------------|--------------------|
| Date:        | November 4, 2019  | Reviewer:           | Phillip Scearce    |
| Project No:  | LDC19-005   | Applicant:          | City of Lakeland   |
| P&Z Hearing: | August 20, 2019   | P&Z Final Decision: | September 17, 2019 |
| Request:     | Changes to Article 3 (Urban Form Standards) to specify a minimum height of 24 feet for street facing building facades on properties located within the Urban Center (UCT) context sub-district. |                     |                    |

## 1.0 Background

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Periodically, various changes to the Land Development Code (LDC) are proposed in response to changing circumstances. The proposed changes to Article 3 (Urban Form Standards) address the minimum height for street facing building facades on properties located in the downtown core within the Urban Center (UCT) context sub-district. The recommended changes to Table 3.4-3 are included as Attachment “A.”

### 1.2 Attachments

Attachment A: Proposed Changes to Table 3.4-3 (Urban Center Standards)

## 2.0 Discussion

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Within walkable areas such as downtown, the framing of streets with building facades significantly impacts how streets are perceived and used by pedestrians. Generally, urban design principles suggest that well-designed streets should feel like an “outdoor room” where the height of the adjacent buildings is at least half the width of the street. Within downtown where taller buildings are encouraged, there is currently no minimum building height. Specifying a minimum building height of two-stories, however, is not always economically feasible.

Instead, staff proposes establishing a minimum façade height of 24’ for new street facing building facades within the C-6 and C-7 zoning districts of Urban Center (UCT) context sub-district. This amendment is targeted to the Downtown including the Munn Park Historic District. The proposed minimum façade height achieves the walkability goal of enclosure while avoiding establishing a minimum building story requirement. Architecturally, this effect can be achieved through the use of a parapet wall which simulates a two-story building façade.

## **3.0 Recommendation**

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### **3.1 Community and Economic Development Staff**

The Community and Economic Development Department and the Board reviewed this request for compliance with Lakeland Comprehensive Plan: 2010-2020 and it is our opinion that the request is consistent with the Comprehensive Plan.

### **3.2 The Planning & Zoning Board**

This recommendation was approved by a 6 – 0 vote of the Board.

The Community and Economic Development Department reviewed this request and recommended the proposed changes to the LDC.

#### Recommendation

It is recommended that the proposed changes to the LDC, as described in Attachment "A," be approved.

ATTACHMENT "A"

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