

ORDINANCE NO. _____

PROPOSED ORDINANCE NO. 21-010

AN ORDINANCE RELATING TO ZONING; MAKING FINDINGS; PROVIDING FOR A CHANGE IN ZONING CLASSIFICATION TO PUD (PLANNED UNIT DEVELOPMENT) ZONING TO ALLOW A MAXIMUM OF 32 SINGLE-FAMILY ATTACHED DWELLING UNITS ON APPROXIMATELY 4.09 ACRES LOCATED SOUTH OF DRUID STREET AND EAST OF GILMORE AVENUE; PROVIDING CONDITIONS; FINDING CONFORMITY WITH THE COMPREHENSIVE PLAN; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Board held a public hearing on December 15, 2020 to consider the request of Kimley-Horn & Associates, Inc., to change the zoning classification on approximately 4.09 acres located south of Druid Street and east of Gilmore Avenue, more particularly described on Attachment “A” and graphically depicted on Attachments “B” and “C” (the “Property”), from RA-3 (Single-Family Residential) to PUD (Planned Unit Development) to allow a maximum of 32 single-family attached dwelling units; and

WHEREAS, the Planning and Zoning Board approved the requested PUD zoning on February 16, 2021 and recommended approval to the City Commission; and

WHEREAS, the City Commission of the City of Lakeland, after conducting a duly-noticed public hearing pursuant to the requirements of law, finds that it is in furtherance of the public health, safety and welfare of the citizens of the City of Lakeland to approve the requested PUD zoning in accordance with the provisions of this Ordinance;

**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 City Commission does hereby approve Planned Unit Development (PUD) zoning on the Property, subject to the following conditions:

- A. Permitted Uses: Single-Family Attached Dwellings
- B. Maximum Number of Dwelling Units: 32
- C. Site Development Plan: The project shall be developed in substantial accordance with the site development plan included as Attachment "C." With the approval of the Director of Community & Economic Development, minor modifications may be made at the time of subdivision plat review without requiring a modification to the PUD.
- D. Development Regulations: In accordance with the Single-Family Attached (SFA) Special Building Type and RA-3/Urban Neighborhood context sub-district standards, except as follows.
 - 1. Minimum Lot Area: 1,440 sq. ft.
 - 2. Maximum Building Height: Two Stories or 28 feet
- E. Off-Street Parking: As shown on Attachment "C," the required off-street parking for each dwelling unit shall be accommodated through the provision of a rear loaded garage and a parking pad with a minimum depth of twenty (20) feet.
- F. Entrance Feature: In accordance with Sub-Section 3.4.5 of Table 3.4-1 or the Land Development Code, each dwelling unit shall provide an entrance feature located on the primary street frontage which the unit is oriented towards. Alternative entrance feature designs other than a "Porch" or "Stoop" may be approved by the Director of Community and Economic Development at the time of site plan review.
- G. Landscaping and Buffering: In accordance with the Land Development Code, except as follows.
 - 1. As shown on Attachment "C," a five-foot wide landscape buffer shall be constructed along the perimeter boundaries of the project. The

buffer shall consist of a minimum six-foot high view-blockage fence or wall and landscaping consisting of 16 shrubs plus four B-type (Medium) trees per 100 lineal feet.

2. When adjacent to a street, parking pads located to the rear of dwelling units shall be screened from public view by use of either a continuous hedge or a decorative knee wall with a minimum height of three (3) feet.
- H. Lighting: Except for City-approved street lights within rights-of-way, all outdoor lighting fixtures shall be of the “fully shielded” type such that the light emitting, distributing, reflecting and refracting components of the light fixture (lamp, lens, reflective surfaces, etc.) shall not extend beyond the opaque housing of the fixture.
- I. Transportation Conditions: Prior to the first Certificate of Occupancy,
1. Druid Street shall be widened to a 20-foot pavement width between Gilmore Avenue and the project entrance.
 2. A sidewalk shall be constructed along Druid Street from the project frontage to the Channing Road sidewalk.
 3. Each dwelling unit shall have a sidewalk connection from the entrance feature to the primary street frontage on which it is located.

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 19th day of July, A.D.
2021.

H. WILLIAM MUTZ, MAYOR

ATTEST: _____
KELLY S. KOOS, CITY CLERK

APPROVED AS TO FORM AND CORRECTNESS: _____
PALMER C. DAVIS
CITY ATTORNEY

ATTACHMENT "A"

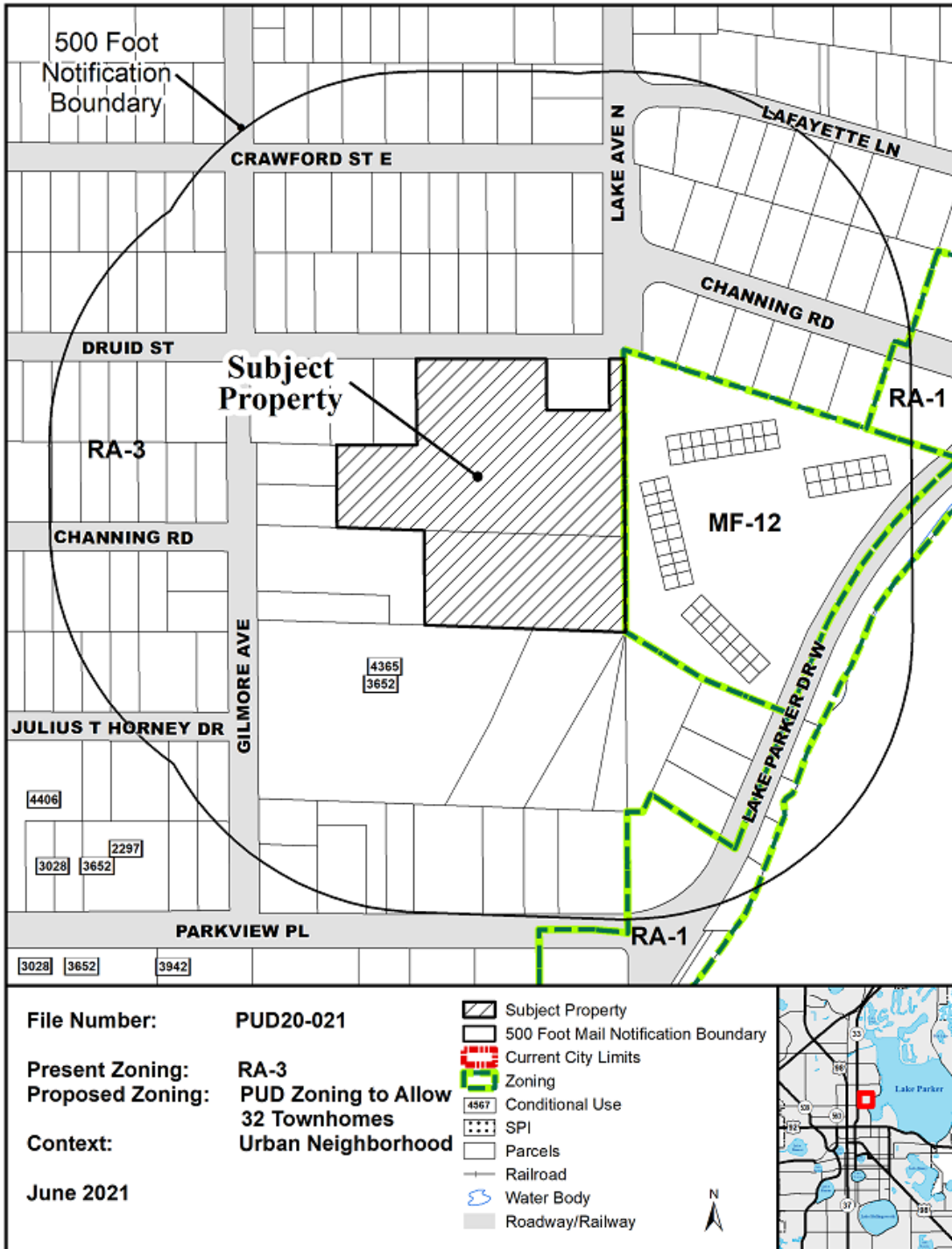
Legal Description:

A portion of Lots 6, 7, and 8 of E.D. FENTON TRACT, according to the Plat thereof recorded in Plat Book 3, Page 36 and in Plat Book 2, Page 33, of the Public Records of Polk County, Florida being more particularly described as follows:

Begin at the Northeast corner of Lot 6 of E.D. FENTON TRACT, according to the Plat thereof recorded in Plat Book 3, Page 36 and in Plat Book 2, Page 33, of the Public Records of Polk County, Florida, thence run $S00^{\circ}23'01''E$ along the Easterly line of said Lots 6 and 7, a distance of 475.50 feet; thence departing said Easterly line, run $N88^{\circ}00'51''W$, a distance of 350.00 feet; thence run $N00^{\circ}23'01''W$, a distance of 165.00 feet to a point on the Southerly line of said Lot 6; thence run $N88^{\circ}00'51''W$, a distance of 151.91 feet; thence run $N00^{\circ}23'01''W$, a distance of 143.61 feet; thence run $S89^{\circ}56'28''E$, a distance of 140.00 feet; thence run $N00^{\circ}23'01''W$, a distance of 150.00 feet to a point on the Northerly line of said Lot 6, also being a point on the Southerly right of way line of Druid Street; thence run $S89^{\circ}56'28''E$ along said South right of way line, a distance of 226.50 feet; thence departing said Southerly right of way line, run $S00^{\circ}23'01''E$, a distance of 90.00 feet; thence run $S89^{\circ}56'28''E$, a distance of 110.00 feet; thence run $N00^{\circ}23'01''W$, a distance of 90.00 feet to a point on the Southerly right of way line of Druid Street; thence run $S89^{\circ}56'28''E$ along said Southerly right of way line, a distance of 25.00 feet to the Point of Beginning.

Containing 178,277.8 square feet, or 4.1 acres, more or less.

ATTACHMENT "B"



ATTACHMENT "C"

