

ORDINANCE NO. _____

PROPOSED ORDINANCE NO. 22-035

AN ORDINANCE RELATING TO ZONING; MAKING FINDINGS; AMENDING ORDINANCE 3596 TO PROVIDE FOR A MODIFICATION TO PLANNED UNIT DEVELOPMENT (PUD) ZONING TO ALLOW C-6 OFFICE, COMMERCIAL AND RESIDENTIAL USES ON PROPERTY LOCATED AT 300 W. LIME STREET; PROVIDING CONDITIONS; FINDING CONFORMITY WITH THE COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Board held a public hearing on June 21, 2022 to consider the request of The Lunz Group, LLC, on behalf of Lakeland West Lime, LLC, to amend Ordinance 3596 to modify PUD zoning to allow C-6 office, commercial and residential uses on property located at 300 W. Lime Street, as more particularly described on Attachment “A” and graphically depicted on Attachment “B” (the “Property”); and

WHEREAS, the Planning and Zoning Board approved the requested PUD zoning modification on July 19, 2022 and recommended said modification to the City Commission; and

WHEREAS, the City Commission, after due public notice and a public hearing at which all interested persons were afforded the opportunity to be heard, finds that the Property should be classified or zoned as recommended by the Planning and Zoning Board;

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

SECTION 1. The Property is hereby classified or zoned PUD (Planned Unit Development) as set forth in Attachment “B” and Exhibit “B,” subject to the following amended conditions:

~~A. Land Use Intensity: PUD-40~~

~~A. Maximum Development Intensity:~~

~~1. Maximum Floor Area Ratio (FAR): 5.0~~

~~2. Maximum Density for Residential Development: 175 DU/acre~~

~~B. Permitted Uses: Newspaper business administrative offices and facilities for newspaper production and distribution~~

B. Permitted Uses: Those uses permitted by right in C-6 zoning districts, including administrative offices for a newspaper and facilities for newspaper production and distribution as a transitional use. Upon the commencement of the redevelopment of the property for C-6 office, commercial or residential uses, the existing use of the property for newspaper production and distribution shall become a legal, nonconforming use subject to the termination provisions in Section 13.3 of the Land Development Code.

~~C. Maximum Building Height: Seventy-Five (75) feet~~

~~D. Minimum Setbacks:~~

~~1. Buildings~~

~~a. From Sikes Boulevard: One hundred (100) feet~~

~~b. From Lime Street: Fifty (50) feet~~

~~c. From proposed right-of-way of Missouri Avenue as depicted on site plan attached as Exhibit “B”: Thirty (30) feet~~

~~d. From Palmetto Street: One hundred (100) feet~~

~~e. From other western parcel boundaries: One hundred (100) feet~~

~~f. From other south and east parcel boundaries: Thirty (30) feet~~

~~2. Parking or Internal Drives~~

~~From any parcel boundary: Ten (10) feet~~

~~3. Maximum projection into required setback~~

~~Five (5) feet for awnings, cornices, eaves, lintels, planter boxes, roof overhangs, gutters, belt courses, and similar ornamental features that are completely supported by a building.~~

~~E. Maximum Building Coverage: Thirty five (35) percent~~

C. Development Standards for Existing Office Building/Newspaper Printing Plant

1. Maximum Building Height: Seventy-Five (75) feet

2. Minimum Setbacks:

a. Buildings

i. From Sikes Boulevard: One hundred (100) feet

ii. From Lime Street: Fifty (50) feet

iii. From proposed right-of-way of Missouri Avenue as depicted on site plan attached as Exhibit "B": Thirty (30) feet

iv. From Palmetto Street: One hundred (100) feet

v. From other western parcel boundaries: One hundred (100) feet

vi. From other south and east parcel boundaries: Thirty (30) feet

b. Parking or Internal Drives

From any parcel boundary: Ten (10) feet

c. Maximum Projection into Required Setback

Five (5) feet for awnings, cornices, eaves, lintels, planter boxes, roof overhangs, gutters, belt courses, and similar ornamental features that are completely supported by a building.

D. Development Standards for New C-6 Uses and Redevelopment of Existing Office Building/Printing Plant: In accordance with the C-6/Urban Center context sub-district development standards.

E. Site Development Plan:

1. Existing Office Building/Newspaper Printing Plant: In accordance with Exhibit "B."

2. New C-6 Uses and Redevelopment of Existing Office Building/Printing Plant: In accordance with the conceptual site development, Exhibit "B." With the approval of the Director of Community & Economic Development, minor alterations may be made at the time of site plan review without requiring a modification to the PUD zoning.

F. Traffic Access

Access to the project site shall be limited to the following:

1. One access point from Sikes Boulevard which shall align with a proposed access point to vacant land west of Sikes Boulevard.

2. ~~One access point from Lime Street which shall align with New York Avenue.~~
3. ~~One access point from Missouri Avenue which shall align with W. Olive Street.~~
4. ~~There shall be no direct access from Palmetto Street.~~

F. Transportation

1. Concurrency

- a. Non-Binding Concurrency Determinations shall be made at the time of each Concept Plan submittal for specific proposed development activity. Binding Concurrency Determinations shall be made with each site plan submittal. Cumulative transportation analyses shall be required in compliance with Section 10.3.3 of the City Land Development Code.
- b. Transportation Demand Management (TDM) mitigation measures shall be implemented in compliance with Section 10.4.2 of the City Land Development Code.

2. Motorized Vehicular Site Access

- a. Right-in/Right-Out/Left-In Access on State Road 563 (Sikes Blvd.) at existing location, subject to approval and permitting by Florida Department of Transportation.
- b. One access point from Lime St. which shall align with New York Ave.
- c. Two access points from Missouri Ave., one aligning with Olive St. and one aligning with Hickory St.
- d. There shall be no direct motorized vehicle access from Palmetto St.

3. Non-Motorized Facilities

- a. An ADA-compliant pedestrian network shall be constructed to connect each principal building with the surrounding sidewalk and trail network.
- b. The site shall be designed to accommodate a minimum ten-foot wide trail between the West Lake Hunter Trail and Lime St., opposite the New York Avenue Cycle Track. This crossing shall be coordinated with the site's Lime St. vehicular entrance, with appropriate traffic control as approved by the City's Public Works Department. Such control may include signalization in the event that required warrants are met.
- c. A 12-foot wide pathway shall be constructed to Palmetto St.

- d. Unless already available, an 11-foot wide right-of-way dedication will be required from the southern curb line on Lime St. to accommodate a pedestrian promenade consistent with the "Main Street" typology. Construction of portions or all of an acceptable pedestrian promenade may be considered an acceptable Transportation Demand Management mitigation requirement allowed by the Land Development Code.
- e. Bicycle parking shall be provided in compliance with Section 4.11.6 of the Land Development Code. The minimum device design shall be in compliance with Index 900 of the Engineering Standards Manual; however, specific compliant designs that complement the overall hardscape package may be approved by the Director of Community & Economic Development.
- f. An on-site covered transit stop shall be constructed with a design and location that is acceptable to the Lakeland Area Mass Transit District.

G. Parking Requirements

1. Existing Office Building/Newspaper Printing Plant

The number of required off-street parking spaces shall be as depicted on the generalized site plan attached as Exhibit "B."

2. Development of New C-6 Uses and Redevelopment of Existing Office Building/Printing Plant

Off-street parking shall be provided in accordance with Section 4.11 and Table 4.11.1 of the Land Development Code.

GH. General Provisions

- 1. All development within the area subject to the PUD zoning shall be consistent with the generalized site plan attached as Exhibit "B" and shall be subject to landscaping and parking requirements of the City's ~~Land Development Regulations~~ Land Development Code.
- 2. Structures existing within the limits of the subject property which do not meet the setbacks required for this PUD zoning shall be declared conforming as to setbacks on the date the PUD zoning is established.
- 3. Existing vegetation along the southern boundary of the property which serves as a visual buffer for residences to the south shall be retained. Where no visual buffer exists along the southern boundary of the property west of New York Avenue, additional trees and shrubs- shall be planted to create a similar visual buffer. Such plantings shall be shown on a landscape plan to be submitted at the time of application for site plan approval.

4. Prior to issuance of a building permit for a proposed structure, a site development plan, which shall be consistent with the generalized site plan attached as Exhibit "B" along with building elevations which shall illustrate building materials, textures and color, as well as entrances and other features, shall be submitted to the Board of Directors of the Downtown Development Authority for review and approval.

SECTION 2. 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 5885.

SECTION 3. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 4. 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 5. This Ordinance shall take effect immediately upon the effective date.

PASSED AND CERTIFIED AS TO PASSAGE this 15th day of August, A.D. 2022.

H. WILLIAM MUTZ, MAYOR

ATTEST: _____
KELLY S. KOOS, CITY CLERK

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

ATTACHMENT "A"

COMMENCE AT THE SOUTHWEST CORNER OF THE NE 1/4 OF THE NE 1/4 OF SAID SECTION 24; THENCE NORTH 00°10'46" WEST, ALONG THE WEST LINE OF THE NE 1/4 OF THE NE 1/4 OF SAID SECTION 24, A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF PALMETTO STREET, AND THE POINT OF BEGINNING; THENCE CONTINUE N 00°10'46" WA DISTANCE OF 274.20 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF SIKES BLVD. AND A POINT ON A NONTANGENT CURVE HAVING A RADIUS OF 951.47 FEET, A CENTRAL ANGLE OF 24°31'20", A CHORD DISTANCE OF 404.12 FEET, AND A CHORD BEARING OF N 47°13'05" E; THENCE ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY RIGHT-OF-WAY, 407.22 FEET TO A FOUND 5/8" IRON ROD; THENCE N 55°02'36" WA DISTANCE OF 10.00' TO POINT ON THE SOUTHERLY RIGHT-OF-WAY OF SIKES BLVD. AND A POINT ON A NONTANGENT CURVE HAVING A RADIUS OF 941.47 FEET, A CENTRAL ANGLE OF 19°30'01", A CHORD DISTANCE OF 318.88 FEET, AND A CHORD BEARING OF N 25°12'24" E; THENCE ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY, 320.42 FEET TO A FOUND 5/8" IRON ROD; THENCE S 74°31'57" EA DISTANCE OF 15.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF SIKES BLVD. AND A POINT ON A NONTANGENT CURVE HAVING A RADIUS OF 956.47 FEET, A CENTRAL ANGLE OF 08°39'54", A CHORD DISTANCE OF 144.51 FEET, AND A CHORD BEARING OF NORTH 11°07'52" EAST; THENCE ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY, 144.65 FEET TO A FOUND 5/8" IRON ROD; THENCE N 89°40'16" EA DISTANCE OF 28.90 FEET TO A FOUND 5/8" IRON ROD; THENCE N 00°21'18" WA DISTANCE OF 284.64 FEET TO A FOUND 5/8" IRON ROD AND A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST LIME ST.; THENCE S 88°44'29" E ALONG SAID RIGHT-OF-WAY A DISTANCE OF 139.18' TO A FOUND 5/8" IRON ROD; THENCE S 54°48'11" EA DISTANCE OF 3.44 FEET TO A FOUND 5/8" IRON ROD; THENCE S 00°33'17" EA DISTANCE OF 6.81 FEET TO A FOUND 5/8" IRON ROD; THENCE N 89°59'31" EA DISTANCE OF 6.81' TO A FOUND "X" IN CONCRETE; THENCE N 00°21'18" WA DISTANCE OF 7.86 FEET TO A FOUND "X" IN CONCRETE; THENCE N 89°59'23" EA DISTANCE OF 290.00 FEET TO A FOUND 5/8" IRON ROD AND A POINT ON THE WEST RIGHT-OF-WAY LINE OF S. MISSOURI AVE.; THENCE S 00°21'18" E ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 958.90 FEET TO A FOUND 5/8" IRON ROD; THENCE S 89°43'00" WA DISTANCE OF 105.00 FEET TO A FOUND 5/8" IRON ROD; THENCE S 00°21'18" EA DISTANCE OF 20.00 FEET TO A FOUND 5/8" IRON ROD; THENCE S 89°43'30" WA DISTANCE OF 15.00 FEET TO A FOUND 5/8" IRON ROD; THENCE S 00°21'18" EA DISTANCE OF 101.23 FEET TO A FOUND 5/8" IRON ROD; THENCE S 89°56'14" WA DISTANCE OF 227.00 FEET TO A FOUND 5/8" IRON ROD; THENCE S 00°21'18" EA DISTANCE OF 180.00 FEET TO A FOUND 5/8" IRON ROD; THENCE S 89°56'14" WA DISTANCE OF 588.68 FEET TO THE POINT OF BEGINNING

ATTACHMENT "B"

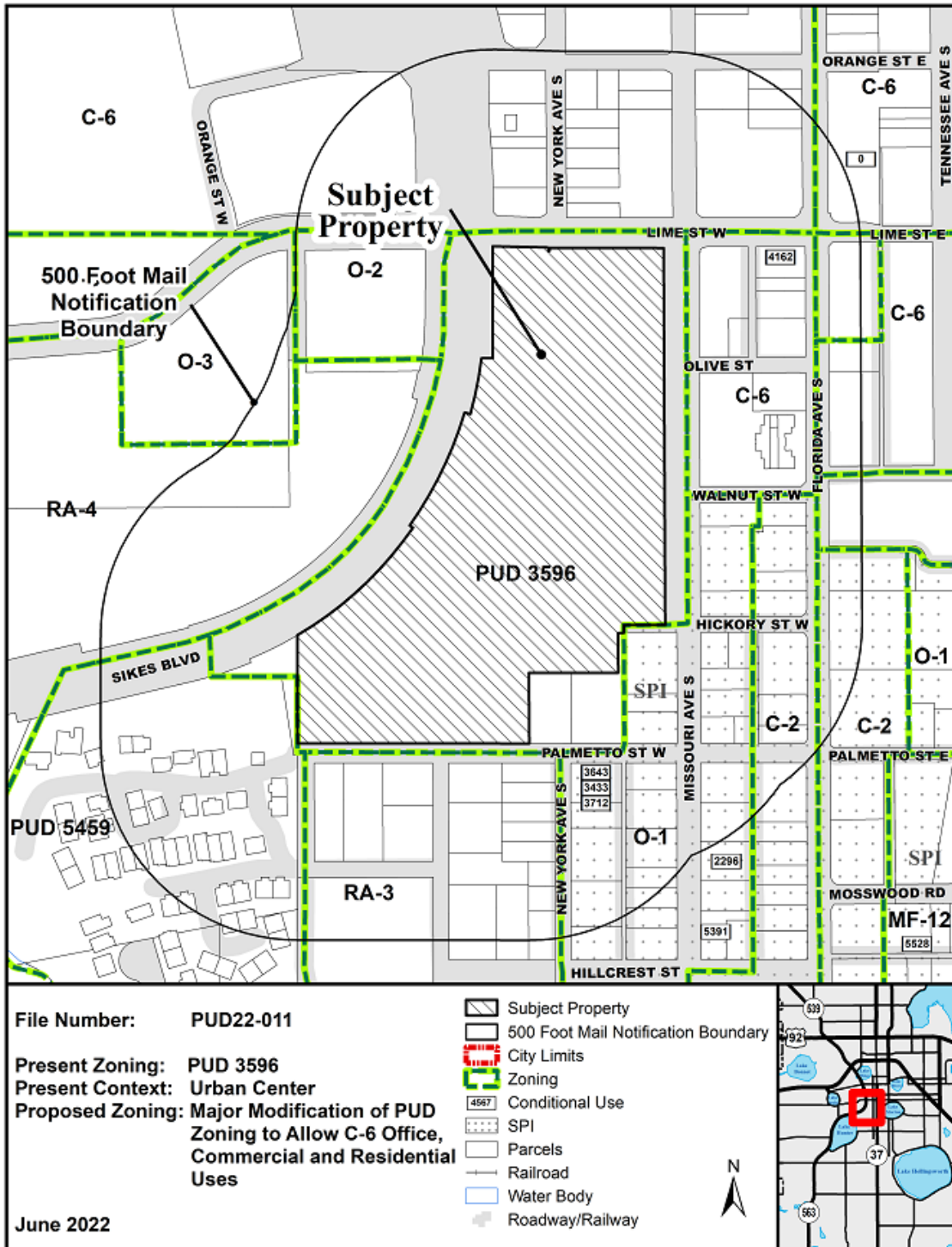


EXHIBIT "B"

SITE SUMMARY

SITE ADDRESS: 300 LIME ST W
LAKELAND, FL 33815

PARCEL ID: 232824000000011010

PROPOSED ZONING: PUD + UNDERLYING C-6

PROPOSED LAND USE: RAC

PROPOSED CONTEXT: UCT

PROPOSED DWELLING UNITS: 500

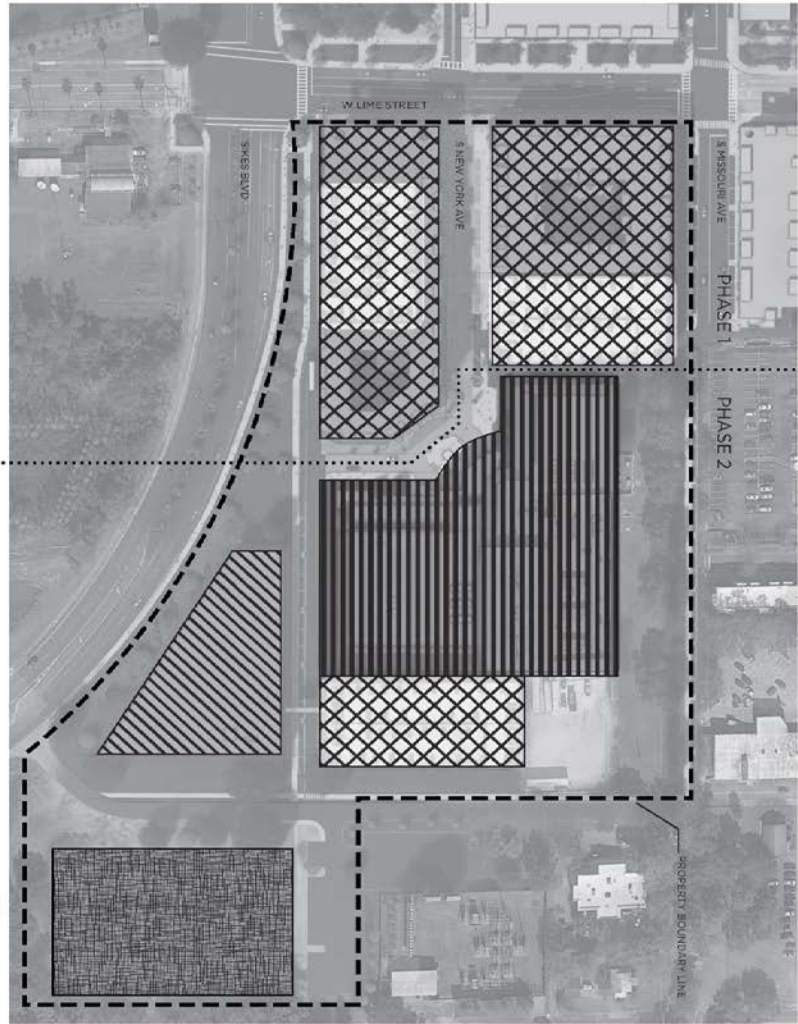
TOTAL PROJECT FLOOR AREA: 300,000SF

CONCEPT SUMMARY

EXISTING BUILDING TO REMAIN IN CURRENT CONFIGURATION

PROPOSED ADDITIONAL MIXED-USE (MULTI-FAMILY, RETAIL, OFFICE) AND STRUCTURED PARKING

-  MIXED-USE
-  MIXED USE AND STRUCTURED PARKING
-  EXISTING BUILDINGS
-  STORMWATER POND ON-SITE



CONCEPT SITE PLAN

WEST DOWNTOWN GATEWAY | THE LUNZ GROUP | 04.20.2021

