

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN that the City Commission of the City of Lakeland, Florida, will consider passage of the following titled ordinance(s) at a City Commission meeting which commences at 9:00 A.M. on Monday, September 16, 2024, in the City Commission Chamber at City Hall, Lakeland, Florida:

1. **PROPOSED 24-033; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF LAKE LAND, FLORIDA RELATING TO ZONING; PROVIDING FOR TEXT AMENDMENT LDC24-001 TO ARTICLE 2 (USE STANDARDS), SECTION 2.3 (PERMITTED USES) AND SECTION 2.6 (MASTER USE LIST) OF THE LAND DEVELOPMENT CODE TO ALLOW GROUND FLOOR RESIDENTIAL USES WITHIN EXISTING NON-RESIDENTIAL BUILDINGS IN C-6 AND C-7 ZONING DISTRICTS, DEFINE RESTAURANT AND RETAIL USES SUCH AS "GHOST KITCHENS" AND "DARK STORES" AND ALLOW WITHIN CERTAIN ZONING DISTRICTS, REVISE DEFINITIONS PERTAINING TO THE OUTDOOR STORAGE OF BOATS, MOTOR HOMES, TRAILERS AND OTHER EQUIPMENT, ADD A NEW USE SPECIFIC TO THE OUTDOOR STORAGE OF MEDIUM-DUTY AND HEAVY DUTY TRUCKS, SEMI-TRAILERS, MULTI-TRAILERS, CONSTRUCTION EQUIPMENT, TOOLS AND VEHICLES, AND AMEND THE ZONING DISTRICTS IN WHICH SUCH USES ARE PERMITTED BY RIGHT AND THROUGH A CONDITIONAL USE; MAKING FINDINGS; FINDING CONFORMITY WITH THE COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.**
2. **PROPOSED 24-034; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF LAKE LAND, FLORIDA RELATING TO ZONING; PROVIDING FOR TEXT AMENDMENT LDC24-002 TO ARTICLE 3 (URBAN FORM STANDARDS), SECTION 3.5 (EXCEPTIONS TO URBAN FORM STANDARDS) OF THE LAND DEVELOPMENT CODE TO REVISE THE DEVELOPMENT STANDARDS FOR SINGLE-FAMILY AND TWO-FAMILY RESIDENTIAL USES TO REDUCE THE MAXIMUM LOT COVERAGE FROM 55% TO 45% IN URBAN NEIGHBORHOOD CONTEXT SUB-DISTRICTS, DEFINE THE MINIMUM FRONT YARD SETBACK FOR INFILL PROPERTIES LOCATED WITHIN ESTABLISHED RESIDENTIAL NEIGHBORHOODS, AND DEFINE THE FRONTAGE BUILDOUT AS A PERCENTAGE OF THE OVERALL WIDTH OF THE PRINCIPAL STRUCTURE; MAKING FINDINGS; FINDING CONFORMITY WITH THE COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.**
3. **PROPOSED 24-035; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF LAKE LAND, FLORIDA RELATING TO ZONING; PROVIDING FOR TEXT AMENDMENT LDC24-003 TO ARTICLE 4 (GENERAL SITE DEVELOPMENT STANDARDS), SECTION 4.3 (ACCESSORY STRUCTURES) OF THE LAND DEVELOPMENT CODE TO ESTABLISH A MAXIMUM FLOOR AREA AND TOTAL CUMULATIVE FOOTPRINT FOR ACCESSORY STRUCTURES ON SINGLE-FAMILY OR TWO-FAMILY RESIDENTIAL LOTS OR PARCELS, PROHIBIT THE INSTALLATION OF SECONDARY ELECTRIC METERS ON ACCESSORY STRUCTURES WHEN LOCATED ON PROPERTIES ZONED FOR SINGLE-FAMILY OR TWO-FAMILY RESIDENTIAL USES, DEFINE ACCESSORY STRUCTURES WITH GREATER THAN 1,000 SQUARE FOOT OF FLOOR AREA AS PRINCIPAL STRUCTURES WHEN LOCATED ON A LOT OR PARCEL ZONED FOR OFFICE, COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL USES, AND PROVIDE CLARIFICATION REGARDING ZONING COMPLIANCE FOR CERTAIN ACCESSORY STRUCTURES WHICH DO NOT REQUIRE A BUILDING PERMIT; MAKING FINDINGS; FINDING CONFORMITY WITH THE COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.**
4. **PROPOSED 24-036; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF LAKE LAND, FLORIDA RELATING TO ZONING; PROVIDING FOR TEXT AMENDMENT LDC24-004 TO ARTICLE 4 (GENERAL SITE DEVELOPMENT STANDARDS), SECTION 4.4 (FENCES AND WALLS) AND ARTICLE 12 (ADMINISTRATION AND ENFORCEMENT) OF THE LAND DEVELOPMENT CODE TO ESTABLISH PERMITTING REQUIREMENTS FOR FENCES, SPECIFY THE THRESHOLD FOR WHEN REPAIR OR REPLACEMENT OF AN EXISTING FENCE WILL REQUIRE A PERMIT, SPECIFY HOW MUCH OF A NONCONFORMING FENCE OR WALL MAY BE REPAIRED OR REPLACED BEFORE THE FENCE OR WALL MUST BE BROUGHT INTO COMPLIANCE, REQUIRE FENCING MATERIALS WHICH HAVE BOTH A FINISHED AND UNFINISHED SIDE TO ORIENT THE FINISHED SIDE OUTWARDS WHEN ADJACENT OR DIRECTLY VISIBLE FROM STREETS OR ALLEYS, ADDRESS THE PLACEMENT OF CERTAIN MATERIALS ON FENCING, REVISE AN ILLUSTRATION WHICH ADDRESSES THE HEIGHTS OF FENCES AND WALLS WITHIN THE VISIBILITY TRIANGLE AT UNSIGNALIZED INTERSECTIONS, AND ALLOW FOR THE ADMINISTRATIVE APPROVAL OF PRIVACY FENCES UP TO EIGHT FEET IN HEIGHT SUBJECT TO THE WRITTEN CONSENT OF ADJACENT PROPERTY OWNERS WHEN LOCATED IN REAR YARDS AND NOT VISIBLE FROM ADJACENT STREETS OR ALLEYS; MAKING FINDINGS; FINDING CONFORMITY WITH THE COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.**
5. **PROPOSED 24-037; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF LAKE LAND, FLORIDA RELATING TO ZONING; PROVIDING FOR TEXT AMENDMENT LDC24-005 TO ARTICLE 4 (GENERAL SITE DEVELOPMENT STANDARDS), SECTION 4.5 (LANDSCAPING, TREES AND BUFFERING) OF THE LAND DEVELOPMENT CODE TO APPLY THE TREE PRESERVATION REQUIREMENTS TO UNPLATTED PARCELS OF LAND WHICH ARE ZONED FOR SINGLE-FAMILY OR TWO-FAMILY RESIDENTIAL USES AND GREATER THAN ONE ACRE IN AREA, ADOPT A NEW LIST OF QUALIFIED TREE, PALM, SHRUB, GROUND COVER AND FLOWER PLANTINGS, AND INCORPORATE CERTAIN FLORIDA-FRIENDLY LANDSCAPING REQUIREMENTS FOR IRRIGATION SYSTEMS; MAKING FINDINGS; FINDING CONFORMITY WITH THE COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.**
6. **PROPOSED 24-038; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF LAKE LAND, FLORIDA RELATING TO ZONING; PROVIDING FOR TEXT AMENDMENT LDC24-006 TO ARTICLE 4 (GENERAL SITE DEVELOPMENT STANDARDS), SECTION 4.7 (PEDESTRIAN, BICYCLE AND TRANSIT FACILITIES) OF THE LAND DEVELOPMENT CODE TO REVISE THE PAYMENT IN LIEU OF CONSTRUCTION WHERE A SIDEWALK NETWORK DOES NOT EXIST ON LOCAL STREETS AND WHERE A SIDEWALK WOULD NOT BE FEASIBLE DUE TO SITE CONSTRAINTS; MAKING FINDINGS; FINDING CONFORMITY WITH THE COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.**
7. **PROPOSED 24-039; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF LAKE LAND, FLORIDA RELATING TO ZONING; PROVIDING FOR TEXT AMENDMENT LDC24-007 TO ARTICLE 5 (STANDARDS FOR SPECIFIC USES), SECTION 5.9 (ELECTRIC VEHICLE CHARGING FACILITIES) AND SECTION 5.24 (FOOD TRUCKS) OF THE LAND DEVELOPMENT CODE TO REMOVE DEVELOPMENT STANDARDS PERTAINING TO ELECTRIC VEHICLE CHARGING FACILITIES, REMOVE APPLICATION REQUIREMENTS FOR A BUSINESS TAX RECEIPT FOR FOOD TRUCKS AND PROVIDE CLARIFICATION REGARDING THE DOCUMENTATION OF PROPERTY OWNER AUTHORIZATION AND ACCESS TO PERMANENT RESTROOM FACILITIES; MAKING FINDINGS; FINDING CONFORMITY WITH THE COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.**
8. **PROPOSED 24-040; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF LAKE LAND, FLORIDA RELATING TO ZONING; PROVIDING FOR TEXT AMENDMENT LDC24-008 TO ARTICLE 6 (NATURAL RESOURCE PROTECTION STANDARDS), SECTION 6.1 (GENERAL) AND SECTION 6.3 (GREEN SWAMP AREA OF CRITICAL STATE CONCERN) OF THE LAND DEVELOPMENT CODE TO ADOPT CHANGES MANDATED BY THE FLORIDA DEPARTMENT OF EMERGENCY MANAGEMENT (FDEM) AND THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) PERTAINING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP); MAKING FINDINGS; FINDING CONFORMITY WITH THE COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.**
9. **PROPOSED 24-041; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF LAKE LAND, FLORIDA RELATING TO ZONING; PROVIDING FOR TEXT AMENDMENT LDC24-009 TO ARTICLE 10 (CONCURRENCY STANDARDS) TO THE LAND DEVELOPMENT CODE TO REQUIRE A SIGNED AND SEALED ANALYSIS PERPARED BY A REGISTERED TRAFFIC ENGINEER AND ADDITIONAL SAFETY ANALYSES THAT WILL BE REQUIRED FOR MAJOR TRAFFIC STUDIES; MAKING FINDINGS; FINDING CONFORMITY WITH THE COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.**
10. **PROPOSED 24-042; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF LAKE LAND, FLORIDA RELATING TO ZONING; PROVIDING FOR TEXT AMENDMENT LDC24-010 TO ARTICLE 11 (HISTORIC PRESERVATION STANDARDS) OF THE LAND DEVELOPMENT CODE TO CLARIFY TERMINOLOGY AND CORRECT SCRIVENER'S ERRORS THROUGHOUT THE ARTICLE, ADD DEFINITIONS FOR CERTIFICATE OF REVIEW, DESIGN REVIEW COMMITTEE, HISTORIC PRESERVATION BOARD, AND RELOCATION, REDUCE THE TOTAL NUMBER OF MEMBERS ON THE HISTORIC PRESERVATION BOARD FROM 13 TO 9, CLAIRFY MEMBERSHIP COMPOSITION ALONG WITH A REQUIREMENT THAT MEMBERS MUST BE CITY RESIDENTS, CLAIRFY THE ROLE AND PURPOSE OF THE DESIGN REVIEW COMMITTEE, REVISE THE DEFINITION OF HISTORIC DISTRICT TO INCLUDE ASPECTS OF HISTORIC INTEGRITY, REVISE TERMINOLOGY PERTAINING TO THE NOMINATION OF LOCAL HISTORIC LANDMARKS, ADD REVIEW CRITERIA FOR THE RELOCATION OF HISTORIC BUILDINGS, AND ADD FORMAL PROCEDURES FOR PROCESSING APPEALS OF DECISIONS OF THE HISTORIC PRESERVATION BOARD AND THE DESIGN REVIEW COMMITTEE; MAKING FINDINGS; FINDING CONFORMITY WITH THE COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.**
11. **PROPOSED 24-047; AN ORDINANCE RELATING TO LOCAL GOVERNMENT COMPREHENSIVE PLANNING; MAKING FINDINGS; PROVIDING FOR SMALL SCALE AMENDMENT #LUS24-009 TO A CERTAIN PORTION OF THE FUTURE LAND USE MAP OF THE LAKE LAND COMPREHENSIVE PLAN: OUR COMMUNITY 2030, CHANGING THE FUTURE LAND USE DESIGNATION FROM CONSERVATION (C) TO REGIONAL ACTIVITY CENTER (RAC) ON APPROXIMATELY 5.71 ACRES, FROM CONSERVATION (C) TO RESIDENTIAL MEDIUM (RM) ON APPROXIMATELY 3.22 ACRES, FROM REGIONAL ACTIVITY CENTER (RAC) TO RESIDENTIAL MEDIUM (RM) ON APPROXIMATELY 0.57 ACRES, FROM RESIDENTIAL MEDIUM (RM) TO CONSERVATION (C) ON APPROXIMATELY 16.30 ACRES, AND FROM RESIDENTIAL MEDIUM (RM) TO REGIONAL ACTIVITY CENTER (RAC) ON APPROXIMATELY 10.50 ACRES GENERALLY LOCATED SOUTH OF S. PARKWAY FRONTAGE ROAD AND EAST OF HARDEN BOULEVARD; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.**
12. **PROPOSED 24-048; AN ORDINANCE RELATING TO ZONING; MAKING FINDINGS; AMENDING ORDINANCE 3440, AS AMENDED, TO PROVIDE FOR A MODIFICATION TO PUD (PLANNED UNIT DEVELOPMENT) ZONING TO ALLOW FOR THE DEVELOPMENT OF A 400-BED HOSPITAL, 200,000 SQUARE FEET OF MEDICAL OFFICE USES, 204,000 SQUARE FEET OF RETAIL COMMERCIAL USES, AND 250 MULTI-FAMILY DWELLING UNITS ON APPROXIMATELY 218 ACRES GENERALLY LOCATED SOUTH OF S. PARKWAY FRONTAGE ROAD AND EAST OF HARDEN BOULEVARD; CHANGING THE CONTEXT SUB-DISTRICT ON APPROXIMATELY 98.21 ACRES OF SAID PROPERTY TO SUBURBAN SPECIAL PURPOSE (SSP); PROVIDING CONDITIONS; FINDING CONFORMITY WITH THE COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.**
13. **PROPOSED 24-049; AN ORDINANCE RELATING TO THE ELECTRIC UTILITY; PROVIDING FOR AVAILABILITY OF SERVICE AND CONDITIONS THEREOF; ESTABLISHING RATE CLASSIFICATIONS; REMOVING DETERMINATION OF BILLING DEMAND CHARGES FOR CERTAIN RATE CLASSES; ESTABLISHING RATES FOR ELECTRIC SERVICE BY THE CITY OF LAKE LAND; ESTABLISHING A SURCHARGE FOR CUSTOMERS RECEIVING SERVICE OUTSIDE THE CORPORATE LIMITS OF THE CITY OF LAKE LAND; ESTABLISHING GENERAL PROVISIONS; ESTABLISHING A METHODOLOGY TO IMPOSE A FUEL CHARGE; PROVIDING RATES AND GENERAL PROVISIONS FOR PRIVATE AREA LIGHTING; PROVIDING FOR AN ENVIRONMENTAL COMPLIANCE COST CHARGE; MODIFYING CUSTOMER PARTICIPATION IN THE SOLAR HOT WATER PROGRAM; PROVIDING GENERAL PROVISIONS OF MEDICALLY ESSENTIAL SERVICE FOR RESIDENTIAL CUSTOMERS; ESTABLISHING A DEMAND CHARGE FOR EXISTING CUSTOMERS WITH SOLAR SYSTEMS AFTER JANUARY 1, 2025; PROVIDING AN ECONOMIC DEVELOPMENT RIDER FOR QUALIFIED CUSTOMERS; PROVIDING RATES FOR MISCELLANEOUS FEES AND CHARGES; ESTABLISHING A RATE INCREASE SUFFICIENT TO SUSTAIN A FINANCIALLY SELF-SUPPORTING ELECTRIC UTILITY; REPEALING ORDINANCE 5994; PROVIDING DEFINITIONS; MAKING FINDINGS; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.**

INTERESTED PERSONS may inspect such proposed ordinances at the City Attorney's Office in City Hall and may appear and be heard at the meeting with respect to the proposed ordinances. Anyone deciding to appeal a decision by the City Commission on the above subject matter at this hearing will need a record of the proceedings and, for purposes of that appeal, may need to ensure that a verbatim record of the proceeding is made, including the testimony and evidence upon which the appeal is to be made.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statute, persons with disabilities needing special accommodation to participate in this proceeding, or those requiring language assistance (free of charge) should contact the City of Lakeland ADA Specialist, Kristin Meador. Because providing a reasonable accommodation may require outside assistance, organizations, or resources, the City asks that any request be made with as much notice as possible, preferably 72 hours, but no later than 48 hours in advance of the event, at: (863) 834-6040, Email: ADASpecialist@lakelandgov.net. If hearing impaired, please contact the TDD numbers: Local - (863) 834-8333 or 1-(800) 955-8771 (TDD - Telecommunications Device for the Deaf) or the Florida Relay Service number: 1-(800) 955-8770 (VOICE), for assistance.

KELLY S. KOOS
City Clerk
City of Lakeland, Florida