

ORDINANCE NO. 3618

PROPOSED ORDINANCE NO. 95-16

AN ORDINANCE RELATING TO ZONING; CHANGING THE CLASSIFICATION OR ZONING OF VARIOUS PROPERTIES WITHHELD FROM CONSIDERATION DURING THE ZONING CONFORMANCE PROCESS AND LOCATED IN THE SOUTHEAST QUADRANT OF THE CITY OF LAKE LAND, FROM CLASSIFICATIONS WITHIN THE "REVISED ZONING CODE OF THE CITY OF LAKE LAND, FLORIDA, 1957" TO CLASSIFICATIONS WITHIN THE "ZONING CODE OF THE CITY OF LAKE LAND, 1993"; MAKING FINDINGS; PROVIDING CONDITIONS; FINDING CONFORMITY WITH THE COMPREHENSIVE PLAN; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Board held a public hearing on January 17, 1995, to consider recommendation for the application of new zoning district classifications to particular geographic areas of the City; and

WHEREAS, the Planning and Zoning Board, at its regular meeting on February 21, 1995, approved and recommended to the City Commission that the properties described in Attachments "A" through "D" be reclassified or rezoned from their present zoning classification to the proposed zoning classification identified in each Attachment, as provided in the "Zoning Code of the City of Lakeland, 1993"; and

WHEREAS, the City Commission of the City of Lakeland, Florida, after publication of a notice of its consideration of this ordinance, has determined that it is in the best interest of the City of Lakeland that the classification or zoning of the property be established as hereinafter provided; and

WHEREAS, the City Commission, having held a public hearing pursuant to said notice, where interested parties were given opportunity to be heard, finds the property should be classified or zoned as recommended by the Planning and Zoning Board.

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

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

5 SECTION 2. The properties described in Attachments "A"
6 through "D", attached hereto and made a part hereof, and
7 located within the City of Lakeland are reclassified as more
8 particularly set forth in each Attachment, and subject to the
9 conditions set forth therein.

10 SECTION 3. The City Commission does hereby expressly
11 find that the provisions of this ordinance are in conformity
12 with the Comprehensive Plan of the City of Lakeland adopted by
13 Ordinance 3287, as amended.

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15 conflict herewith are hereby repealed.

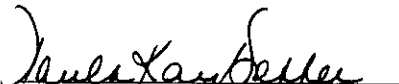
16 SECTION 5. If any word, sentence, clause, phrase, or
17 provision of this ordinance, for any reason, is held to be
18 unconstitutional, void, or invalid, the validity of the
19 remainder of this ordinance shall not be affected thereby.

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


22 PASSED AND CERTIFIED AS TO PASSAGE this 20th day of
23 March, A. D. 1995.

24 
25 RALPH L. FLETCHER, MAYOR

26 ATTEST:

27 
28 PAULA KAY HOFFER
29 CITY CLERK

30 APPROVED AS TO FORM AND CORRECTNESS:

31 
JOSEPH P. MAWHINNEY
CITY ATTORNEY

SUBJECT: ZONING CONFORMANCE FOR PROPERTY LOCATED ON
EAST MEMORIAL BOULEVARD BETWEEN INTERLACHEN
PARKWAY AND HOLLY ROAD

OWNER: MULTIPLE

APPLICANT: CITY OF LAKE LAND

PRESENT ZONING: PUD 4.0 (PLANNED UNIT DEVELOPMENT)

PROPOSED ZONING: PUD 40 (PLANNED UNIT DEVELOPMENT)

It is recommended that the zoning on the subject property be changed from PUD 4.0 to PUD 40, subject to the following conditions:

- A. Land Use Intensity: PUD 40
- B. Permitted Uses: Any use permitted in the C-2 (highway commercial) zoning district, with the following uses prohibited:
 - 1. The repair, service, sales, rental, lease or storage of automobiles, trucks, boats and campers.
 - 2. Filling stations and convenience stores.
 - 3. Fast food restaurants with drive-thru facilities.
 - 4. Conditional Uses.
 - 5. Bars, lounges, night clubs or package sales of alcoholic beverages. The sale of alcoholic beverages may be permitted in conjunction with a sit-down restaurant or a lounge located within a hotel.
 - 6. Bowling alleys or skating rinks.
 - 7. Off-premises advertising.
- C. Maximum Building Height: Two (2) stories.
- D. Land Use Intensity Provisions: The land use intensity ratio established herein shall be applicable to the property or any

portion thereof developed separately.

E. Minimum Setbacks: As required in the C-1 zoning district.

F. Access to Public Streets: Vehicular access to the public streets from the platted lots and the adjacent portions of Lake Shore Drive right-of-way vacated to the owners of the platted lots shall be limited as outlined below:

1. Lots 1 and 2: Access limited to Interlachen Parkway.
2. Lots 18-20: Access limited to Holly Road.
3. Lots 21-23: One point of access to Memorial Boulevard.
4. Lots 24-26: One point of access to Memorial Boulevard.
5. Lots 27-31: One point of access to Memorial Boulevard.
6. Cross access easements or agreements between and over separate property ownerships are encouraged in order to better facilitate traffic and access movements.

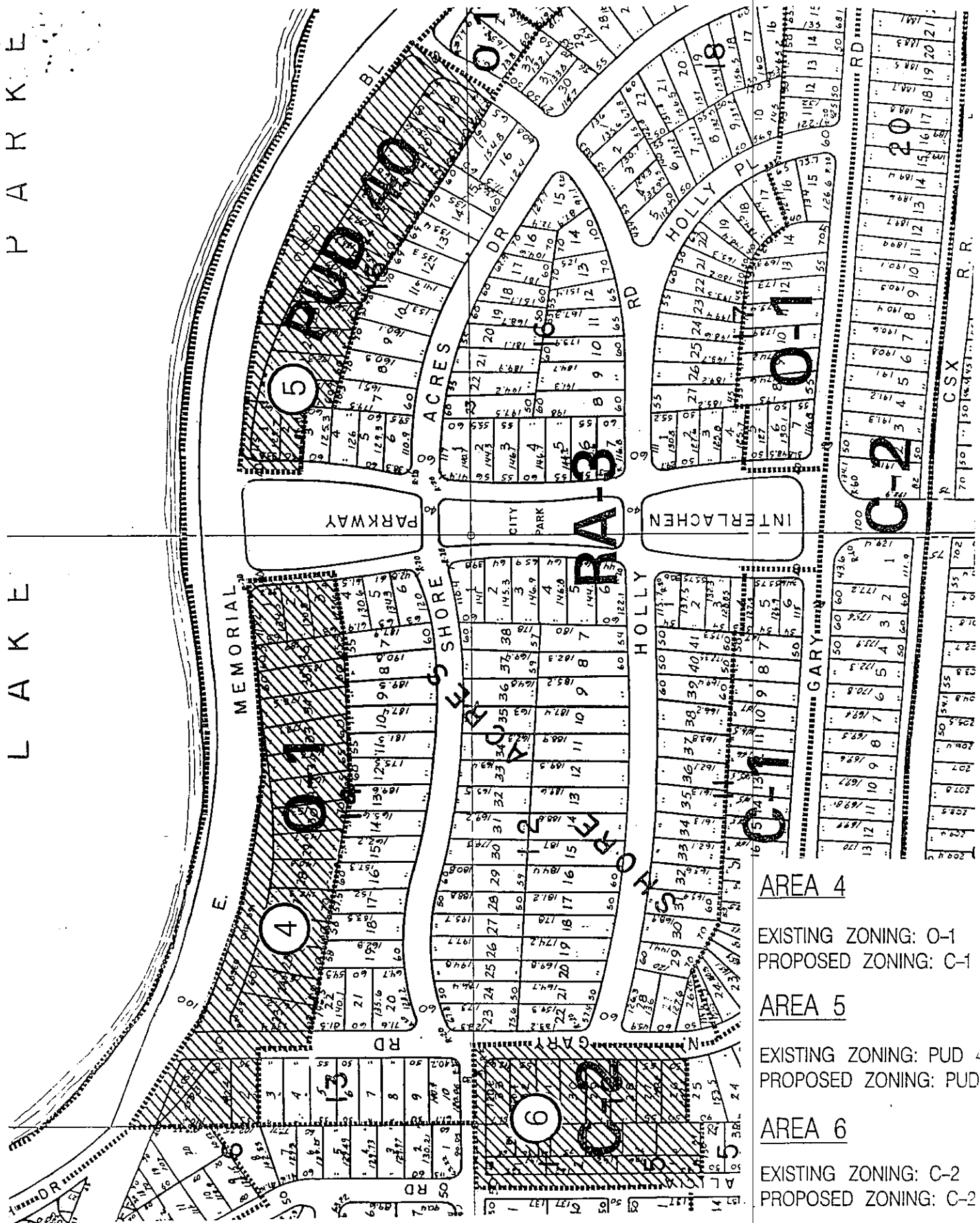
G. Development Plan Approval: Prior to the development of the property or any portion thereof, the developer shall submit a site development plan for review and approval by the Planning and Zoning Board.

The subject property is legally described as:

Lots 1 & 2 and Lots 18-31 of Block 15, Shore Acres Subdivision as recorded in PB 7, PG 15, public records of Polk County, Florida, together with all that portion of land lying between the above described lots and Memorial Boulevard.

P A R K E

L A K E



ZONING CONFORMANCE HOLD AREAS - SOUTH

ATTACHMENT A-4

