

MEMORANDUM

DATE: August 16, 2022

TO: Honorable Mayor and City Commission

VIA: James Slaton, City Manager

FROM: Mark J. Bennett, Development Services Director

SUBJECT: Ordinance 2022-37 - Proposed Amendments to Land Development Regulations – Downtown Design Standards 1st Reading and Public Hearing

Public Hearing Required - Notice Requirements Have Been Met

SYNOPSIS: *Staff proposes amendments to Chapter 23 of the Land Development Regulations (LDRs) to establish architectural and building design standards for downtown.*

Specific amendments to the following sections of the Land Development Regulations (LDRs) (Chapter 23, Lake Wales Code of Ordinances) are as follows:

- 1) Section 23-303 Sidewalks*
- 2) Section 23-306 Off-street and vehicular areas*
- 3) Section 23-307 Landscaping*
- 4) Section 23-342 Alcoholic Beverage Sales and Services*
- 5) Section 23-353 Outdoor Seating Areas*
- 6) Section 23-401 District Classifications*
- 7) Table 23-405 Correspondence of Zoning Districts to Comprehensive Plan Land Uses*
- 8) Section 23-421 Permitted Uses*
- 9) Table 23-422B Dimensional and Area Standards – Nonresidential Districts*
- 10) Section 23-423 Downtown Mixed-Use Design Standards (NEW)*
- 11) Section 23-545.3 Signage Design*
- 12) Table 23-545 Location, Area, and Height Requirements for Signs for Nonresidential Uses*
- 13) Section 23-802 Definitions*

RECOMMENDATION

Staff recommends that the City Commission approve Ordinance 2022-37 on First Reading.

BACKGROUND

The Lake Wales Connected Plan contains 43 Near-Term (Years 1-3) Action Items for implementation. Action Items 14 & 15 are specifically related to downtown design guidelines and zoning:

<u>Action Item #</u>	<u>Description</u>
14	<i>Adopt urban form and design guidelines for downtown streets (Park, Lincoln, Stuart, Orange, Central Avenues; Scenic Highway. 1st Street), and for historic restoration and infill of new buildings, based on the urban design recommendation of the Lake Wales Connected Plan.</i>
15	<i>Draft and adopt changes to zoning to implement Plan recommendations, in the form of strategic changes to the existing ordinance or a new Form-Based Code for the core of Lake Wales (include next 3 items)</i> <ul style="list-style-type: none">• <i>Revised local zoning restrictions of bars in Downtown</i>• <i>Update zoning requirements to permit infill building according to the Plan vision. Reduce or eliminate minimum parking requirements in the core of Lake Wales.</i>• <i>Streamline development approval process to reduce uncertainty.</i>

To accomplish the above-listed action items, the proposed amendments to Chapter 23, Lake Wales Code of Ordinances) are proposed.

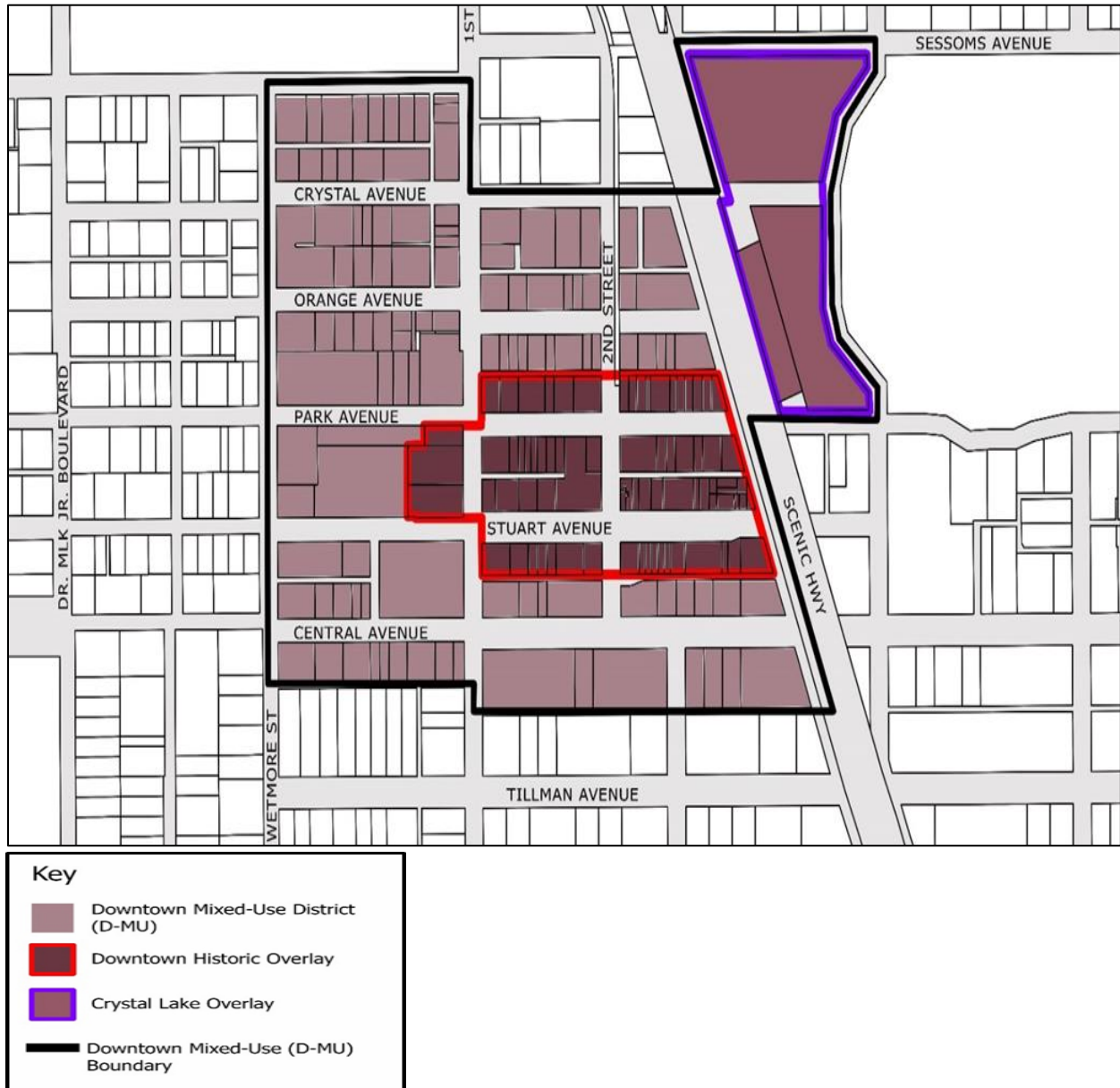
Section 23-423 Downtown Mixed-Use Standards

This new section will implement most of the provisions in the Lake Wales Connected Action Items. Included in this section are the following:

Purpose & Applicability – a description of the proposed new Downtown Mixed Use (D-MU) Zoning District, plus descriptions of the Downtown Historic Overlay and the Crystal Lake Overlay. The D-MU zoning district is intended to replace the existing C-1 and C-1A zoning district currently in place throughout downtown. This new zoning district contains standards for rehabilitating, restoring and preserving buildings in this district. The D-MU zone will also shape new development to be consistent with the design principles contained in Lake Wales Connected.

Downtown Historic Overlay - The Downtown Historic Overlay will replace the C-1A zoning district, but will retain the existing requirements for historic structures outlined in Section 23-653. The downtown design standards will supplement, but will not replace, the required review and approval by the Historic District Regulatory Board.

Crystal Lake Overlay – This section is included to recognize the unique environmental and historical character of the commercially zoned properties fronting Crystal Lake.



Building Form Standards – These standards address location of buildings on property, plus lists Primary Frontages and applicable requirements.

Building Height – 3 stories/45’ maximum

Parking – No minimum parking requirements are proposed in the D-MU district, but applicants will be required to provide a parking analysis.

Architectural Standards – This section contains design guidelines for building facades, to include façade transparency and shopfront design. This section also contains criteria for building walls, roofs/parapets, doors/windows, columns/railings, and entrance elements.

Review Process & Administrative Waivers – the Section contains criteria for the Administrative Official to conduct review, and grant waivers when deemed appropriate.

Other Changes to Chapter 23

The other revisions proposed to Chapter 23 are modifications to existing sections. These modifications are proposed to further implement the new D-MU section. Significant changes to this section include the following:

Bars – This use will be defined as “Any establishment with a principal or predominant use of selling, providing, or allowing the consumption of alcoholic beverages on the premises”. Bars are proposed as a Special Exception Use in the D-MU zoning. Within the Downtown Historic Overlay, up to three bars would be permitted at one time, and tracked using Business Tax Receipts. This is intended to be an incentive to promote the further redevelopment of this area. Additional bars would be allowed in the Downtown Historic Overlay, but only by Special Exception approval.

Outdoor Seating Areas on Public Sidewalks – Currently, this is allowed in the C-1 zoning district, subject to Commission approval. The proposed changes would allow this use in the Downtown Historic Overlay as an administrative approval. This is an example to further incentivizing redevelopment in this area, plus reduce the amount of regulatory requirements (as contemplated by Lake Wales Connected).

Table of Permitted Uses – This table has been modified to include the D-MU district.

Definitions – New definitions are proposed to provide clarity to new and existing uses as a result of these changes.

Lake Wales Main Street

Development Services Staff, along with the project consultant (Dover, Kohl, and Partners), worked closely with Main Street to obtain feedback, plus develop additional text for these changes. Due to these efforts, Lake Wales Main Street has provided a letter of support (please see attachment).

In their letter, Main Street is requesting that the City consider changes to the City's sign regulations. Given the complexity of signage regulations, Staff determined that it was not appropriate to include signage as part of the Downtown Design Standards project.

However, Staff recognizes the need for a review of the City's signage, and has formed a Steering Committee to re-examine the current regulations. The intent is to present changes in the next few months.

Historic District Regulatory Board

Section 23-208.4. Functions, Power, and Duties (of the Historic District Regulatory Board) Includes the following requirement:

d. To make recommendations to the Planning Board and City Commission for amendments to the code of ordinances and the comprehensive plan on matter relating to historic preservation.

Because the proposed changes involve historic preservation, the proposed changes were presented to the Historic District Regulatory Board. At their May 19th and June 16th meetings, the Board unanimously recommended approval of the changes to the Planning Board and City Commission.

Planning Board

On July 26, 2022, the Planning Board recommended approval of this request.

As previously mentioned, the proposed changes to Chapter 23 will implement certain Action Items listed in Lake Wales Connected. More importantly, it will ensure that redevelopment/new development in this part of Lake Wales is of the highest quality, and is an asset to the community.

CODE REFERENCES AND REVIEW CRITERIA

Section 23-303 Sidewalks

Section 23-306 Off-street and vehicular areas

Section 23-307 Landscaping

Section 23-342 Alcoholic Beverage Sales and Services

Section 23-353 Outdoor Seating Areas

Section 23-401 District Classifications

Table 23-405 Correspondence of Zoning Districts to Comprehensive Plan Land Uses

Section 23-421 Permitted Uses

Table 23-422B Dimensional and Area Standards – Nonresidential Districts

Section 23-423 Downtown Mixed-Use Design Standards (NEW)

Section 23-545.3 Signage Design

Table 23-545 Location, Area, and Height Requirements for Signs for Nonresidential Uses

Section 23-802 Definitions

FISCAL IMPACT

None

ATTACHMENTS

Ordinance 2022-37 – Downtown Design Standards (With Exhibit A)

Support Letter from Lake Wales Main Street, Inc.