

New Land Development Regulations Project

In past issues of CityWatch (dating to early 2007), there have been articles about proposals for changes to our land development regulations, including Administrative processes, Subdivision Types, and Streets.

This is an update for activity since approximately December, 2007.

- 1) At least five public meetings occurred between April and June, for landowners & citizens, various City Commissions (also public), and Builders-Developers. This was to review the early proposals for **Administrative processes and Subdivision Types**. These drafts have been on the City website, and handed out. If you have difficulty finding the City website / Planning pages, please call 867-2717, and ask for the Planning Department.
- 2) Staff initiated “Planner Q & A” meetings in March, setting aside time-slots 4 times per month, including one evening slot, for concerned parties to make appointments with the Planning Dept. These were quite active after the initial release of project documents, but this has waned. We hope that this will pick up with the release of more project documents this Summer.
- 3) The Advisory Committee reviewed additional proposals for **Zoning Districts, Land Use, and Building Types** thru this past June. The results will be forthcoming as draft documents to the City website, Planning Commission, etc. in the near future.
- 4) Farr & Assoc. provided rough drafts of proposed regulations for **Natural Resources, Streets, Stormwater, Open Space, Landscaping, and Parking**, in July. They are just reaching the Advisory Committee, and will be released sometime after preliminary review.

Items from #3 & #4 above were not covered in the prior round of public meetings, or were covered only conceptually. These items will be commented on by the Advisory Committee, cleaned up, and placed on the City website as drafts, at then will proceed to another round of public meetings. These meetings are for you – please attend one or more!

These items are substantive, and along with the earlier recommendations for administrative processes and subdivision types, should provide a clear picture of the intent of the new regulations. Enough work has occurred that staff believes the public and our Commissions will be able to see the effect of the proposed new standards, as well as the synergy that comes from integrating requirements for subdivisions, streets, stormwater, open space, buildings, land use, zoning, and other requirements. Farr & Assoc. and City staff believe that the end product will influence designs toward creating a sense of place, a more pedestrian friendly approach, and a more environment friendly approach, while clearly letting developer’s know what has to be done.

We continue to encourage any citizen, landowner, or interested party, to contact the Planning Department if information is desired in advance of publishing drafts on the City website, or before upcoming meetings. We may be able to share some concepts that are

not completely drafted and published. Planning staff keeps track of comments you provide, and passes them along to the consultants who are writing recommended regulations.

In addition to repeating the types of public meetings we have had in the past, Planning staff is likely to host a few community meetings, in perhaps the next 60 days, such as for Homeowners Associations, and Civic groups. Please stay tuned to Qnet, CityWatch, Channel 19, and the City Website for upcoming announcements of meetings, and website publications.

This project is not yet in its final stages, and more notice will be provided as we reach milestone events.

Not on Qnet?

Provide your email address to qnetcola@bellsouth.net . You must also provide your first and last name. You will be added to Qnet's weekly email about Lakeland.

(Qnet is not a City of Lakeland publication, but the City informs Qnet of certain announcements. The City appreciates Qnet's contribution toward connecting our community).