



Application for Certificate of Review MAJOR REVIEW HISTORIC PRESERVATION BOARD

Application Requirements

All Applications must be complete and include required support documents listed on page 3 of this form. **Incomplete applications will not be reviewed by the Historic Preservation Board / Design Review Committee ("HPB/DRC").**

Application Deadline

Applications are due by 5:00 p.m. on the first Thursday of the month. Complete Applications submitted by the deadline are eligible to be reviewed by staff and the HPB/DRC at that month's HPB/DRC meeting. *Due to holidays, the application deadline is the last Thursday of the month in October and November.

Application Submission

Return one copy of this completed application and all supporting documents (see page 3 of this application) to:

City of Lakeland
(City Hall, First Floor, Historic Preservation)
Attn: Senior Planner, Historic Preservation
228 S. Massachusetts Avenue
Lakeland, Florida 33801
Phone (863) 834-6094
Fax (863) 834-8432
Email: emily.foster@lakelandgov.net

Application Hearing

Complete Applications will be reviewed and decided by the HPB/DRC at their regular meeting held the fourth Thursday of the month at 7:30 a.m. in the Building Inspections Conference Room of City Hall. Please note that due to holidays, these meetings are held on the third Thursday in November and December.

Building Permit Requirements

In addition to this Application, a building permit must be acquired from the Building Inspection Division. **Building permits shall not be issued within Lakeland's Historic Districts without an approved Certificate of Review.**

Precedence of Decisions

Each application will be considered by the HPB/DRC on its own merit with reference to the Secretary of the Interior's Standards for Rehabilitation and the published Design Guidelines of the Historic Preservation Board. While the HPB/DRC may consider past actions when making decisions on an Application for a Certificate of Review, it is not held by those decisions when considering new applications that may appear similar in character.

PROPERTY OWNER INFORMATION

NAME: Lake Lime LLC
MAILING ADDRESS: 100 S KENTUCKY AVE STE 290, Lakeland, FL 33801
EMAIL ADDRESS: mclark@resbroadway.com
TELEPHONE NUMBER: (863) 683-3425

APPLICANT/AGENT INFORMATION

SAME AS ABOVE

NAME: Steven Boyington
MAILING ADDRESS: 110 S Kentucky Ave, Lakeland, FL 33801
EMAIL ADDRESS: stevenboyington@wmb-roi.com
TELEPHONE NUMBER: 863-687-3573

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PROPERTY ADDRESS: 322/324/325 S Lake Ave & 810 E Lime St

PROJECT TYPE (check all that apply):

- | | |
|---|---|
| <input checked="" type="checkbox"/> New Construction | <input checked="" type="checkbox"/> Demolition |
| <input type="checkbox"/> Addition | <input type="checkbox"/> Relocation |
| <input type="checkbox"/> Major Rehabilitation/Restoration | <input type="checkbox"/> Accessory Buildings (larger than 300 SF) |
| <input type="checkbox"/> Minor Exterior Alteration | <input type="checkbox"/> Other _____ |

RETROACTIVE REQUEST: YES NO CODE ENFORCEMENT ACTION: YES NO

HISTORIC DISTRICT: BEACON HILL BILTMORE-CUMBERLAND
 DIXIELAND EAST LAKE MORTON
 LAKE HUNTER TERRACE MUNN PARK
 SOUTH LAKE MORTON

CURRENT USE: RESIDENTIAL COMMERCIAL
 OTHER _____

DESIGN PROFESSIONAL/CONTRACTOR/CONSULTANT:
WMB-ROI, Inc.

FOR STAFF USE ONLY

Date Received: _____ HPB/DRC Meeting Date _____
 Project # HPB _____ Contributing: Yes No FMSF# _____
 Zoning: _____ Context District: _____ Future Land Use: _____
 Conceptual Review: Yes; HPB/DRC Final Review Meeting Date: _____ No

APPLICATION FEE: 170.00
(Fee applies if project cost exceeds \$10,000)
 Fee Received: Yes No
 Payment Type: _____

Project Description

Describe the scope of your project here, along with all relevant details. If the scope of work will involve more than one project on the subject property, please list each project separately. Please attach additional sheets if more space is needed to describe your project.

EXISTING CONDITIONS AND MATERIALS:

Vacant lots with grass, shrubs, and trees.

PROPOSED PROJECT:

99 unit residential complex consisting of 2 buildings. The western building will be approx. 26,470 SF with 39 units, and eastern building will be approx. 39,830 SF with 60 units total. Each building will have three floors and building height of approximately 40 feet. The parking lot will be located behind the buildings (on northside) and will contain about 81 parking spaces total. Each building will have 2 entry doors into the shared interior corridor. The Entry doors to the building will have full lite glazing. On the ground floor about half of the units will each have a small porch which are about 6' deep x 6' long with a decorative railing. The windows are to be casement or single hung windows. The roof will be low slope roof with a "haint" blue soffit extension with a continuous frieze band.

PROPOSED MATERIALS (SEE PAGE 4 FOR TYPES OF MATERIALS NEEDED FOR EACH BUILDING COMPONENT):

Building structure and cladding will be one of the following systems (pending pricing and completion of design):

- Wood frame construction with painted Hardie board siding and trim (as shown in renderings)
- Precast concrete panels with painted/textured finish
- CMU walls with painted stucco or Hardie siding

The roofing will be membrane roofing hidden behind parapet wall. The windows and doors may be vinyl or aluminum with clear low-e glazing. Decorative railings will be powder coated aluminum or steel railings.

NOTE: ALL COLORS, MATERIALS, AND DESIGN DETAILS ARE SUBJECT TO CHANGE PENDING BUDGET PRICING AND FINAL APPROVAL OF OWNER.

CERTIFICATION AND AUTHORIZATION

I certify that the information contained in this application is true and correct to the best of my knowledge at the time of submission. I understand that this application will not be accepted and deemed complete until all supporting and/or requested information has been supplied. I understand that this application may require a site visit to the subject property by City of Lakeland staff. I understand that this application is required to be heard a public meeting of the Lakeland Historic Preservation Board and its Design Review Committee. Either I or my authorized representative will be in attendance at this meeting. I understand that the issuance of a Certificate of Review does not relieve the responsibility of obtaining a building permit and following all other applicable codes and requirements of the City of Lakeland, Polk County, State of Florida.

In consideration for review of this application by the Historic Preservation Board/Design Review Committee for a proposed change to a property within one of Lakeland's Historic Districts, the applicant and owner agree to allow access to the property by City of Lakeland staff for inspection purposes during the review process, during the time that work is performed, and upon completion of the project.


Owner/Applicant Signature

01/03/2019
Date

Lime+Lake Apartments Paint Colors

Thursday, February 7, 2019 9:37 AM

Color Scheme

<p>SW 9063 Porch Ceiling</p> <p>View Details</p>	<p>SW 7511 Bungalow Beige</p> <p>View Details</p>	<p>SW 7102 White Flour</p> <p>View Details</p>	<p>SW 6243 Distance</p> <p>Interior / Exterior Locator Number: 224-C6</p>	<p>SW 7674 Peppercorn</p> <p>View Details</p>
Soffit Color	Field Color	Trim + Accent Color	Base Color 1	Base Color 2 (Stucco)

Hardie Artisan Panel Accent Wall Colors

<p>SW 6659 Captivating Cream</p> <p>View Details</p>	<p>SW 7102 White Flour</p> <p>View Details</p>	<p>SW 6386 Napery</p> <p>View Details</p>	<p>SW 6653 Delicious Melon</p> <p>Interior / Exterior Locator Number: 122-C2</p>
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Casement or Single Hung (TBD) - Window Color: Bronze/Dark Chocolate



Note: 28"x72" Casement w/ 28"x24" Fixed divided transom window above is shown in the renderings and elevations

If Single hung windows are chosen, the sash will add another division in the operable portion of the window

**BROADWAY APARTMENTS
LIME & LAKE**

LAKELAND, FL

MARK	DATE	DESCRIPTION
24/01/19	revised-31pg	
DR BY: SJB		CAL: MRL
CHKD BY: SJB		COM: MRL
DATE: 12/27/2018		
SCALE: 1" = 40'		
PROJECT NO: 18-106		

A PRELIMINARY PROPERTY
CONCEPT

1 BEDROOM ~ 99 APARTMENTS
PARKING 80
PORCHES (INCL JULLIET) APPROX 45% OF
LIME FACADE

APPENDIX 'D'
DEVELOPMENT REGULATIONS BY TYPE OF BUILDING

Building Type	Minimum Height (feet)	Maximum Height (feet)	Setbacks (feet)	Formations (feet)	Formations (feet)
Single-Family Detached	10	35	5	5	5
Single-Family Attached	10	35	5	5	5
Multi-Family (Low-Rise)	10	35	5	5	5
Multi-Family (Mid-Rise)	10	35	5	5	5
Multi-Family (High-Rise)	10	35	5	5	5
Commercial	10	35	5	5	5
Industrial	10	35	5	5	5
Public Use	10	35	5	5	5

Notes:
1. All setbacks shall be measured from the exterior face of the building.
2. All setbacks shall be measured from the exterior face of the building.
3. All setbacks shall be measured from the exterior face of the building.
4. All setbacks shall be measured from the exterior face of the building.
5. All setbacks shall be measured from the exterior face of the building.





PERSPECTIVE RENDERING
At the intersection of Lake Ave. and Lime St. looking northeast

LAKE & LIME APARTMENTS
Lakeland, FL 33801

WMB-ROI
(architecture)

110 South Kentucky Avenue
Lakeland, Florida 33801
P: 863.687.3573
www.WMB-ROI.com



PERSPECTIVE RENDERING
View From Lime St. looking northwest
LAKE & LIME APARTMENTS
Lakeland, FL 33801

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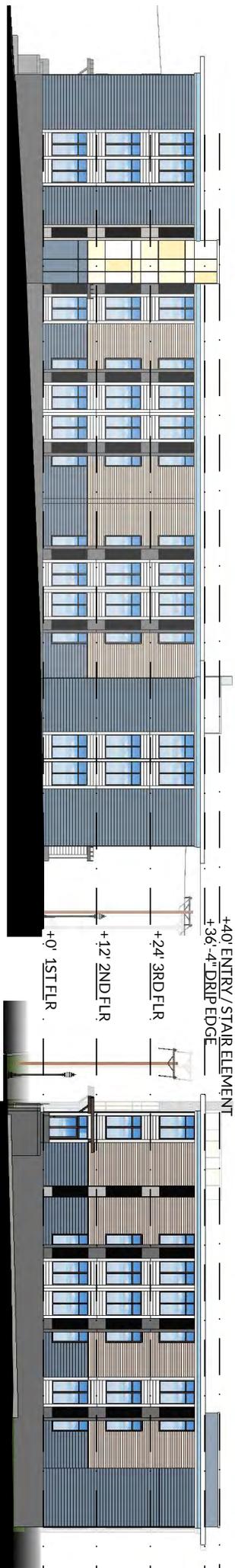
PERSPECTIVE RENDERING
View From Lime St. looking northwest
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SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION



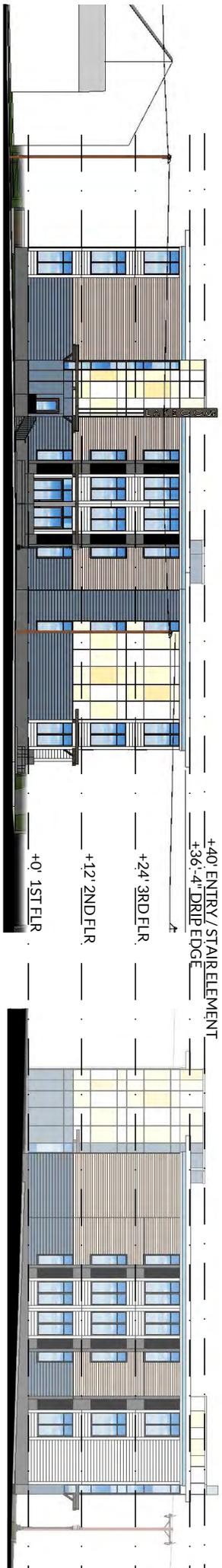
EAST ELEVATION



EXTERIOR ELEVATIONS
Building A
LAKE & LIME APARTMENTS
Lakeland, FL 33801

WMB-ROI
(architecture)

110 South Kentucky Avenue
Lakeland, Florida 33801
P: 863.687.3573
www.WMB-ROI.com



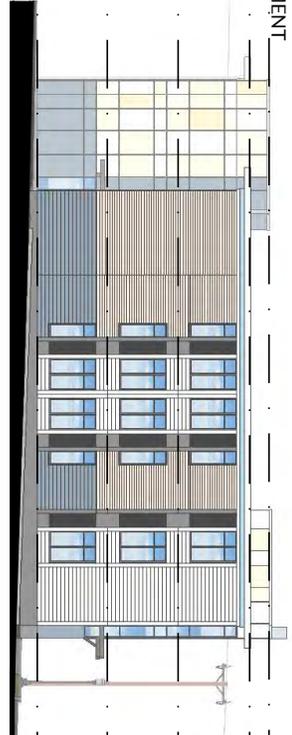
SOUTH ELEVATION



NORTH ELEVATION

+40' ENTRY / STAIR ELEMENT
 +36'-4" DRIP EDGE
 +24' 3RD FLR
 +12' 2ND FLR
 +0' 1ST FLR

+40' ENTRY / STAIR ELEMENT
 +36'-4" DRIP EDGE
 +24' 3RD FLR
 +12' 2ND FLR
 +0' 1ST FLR



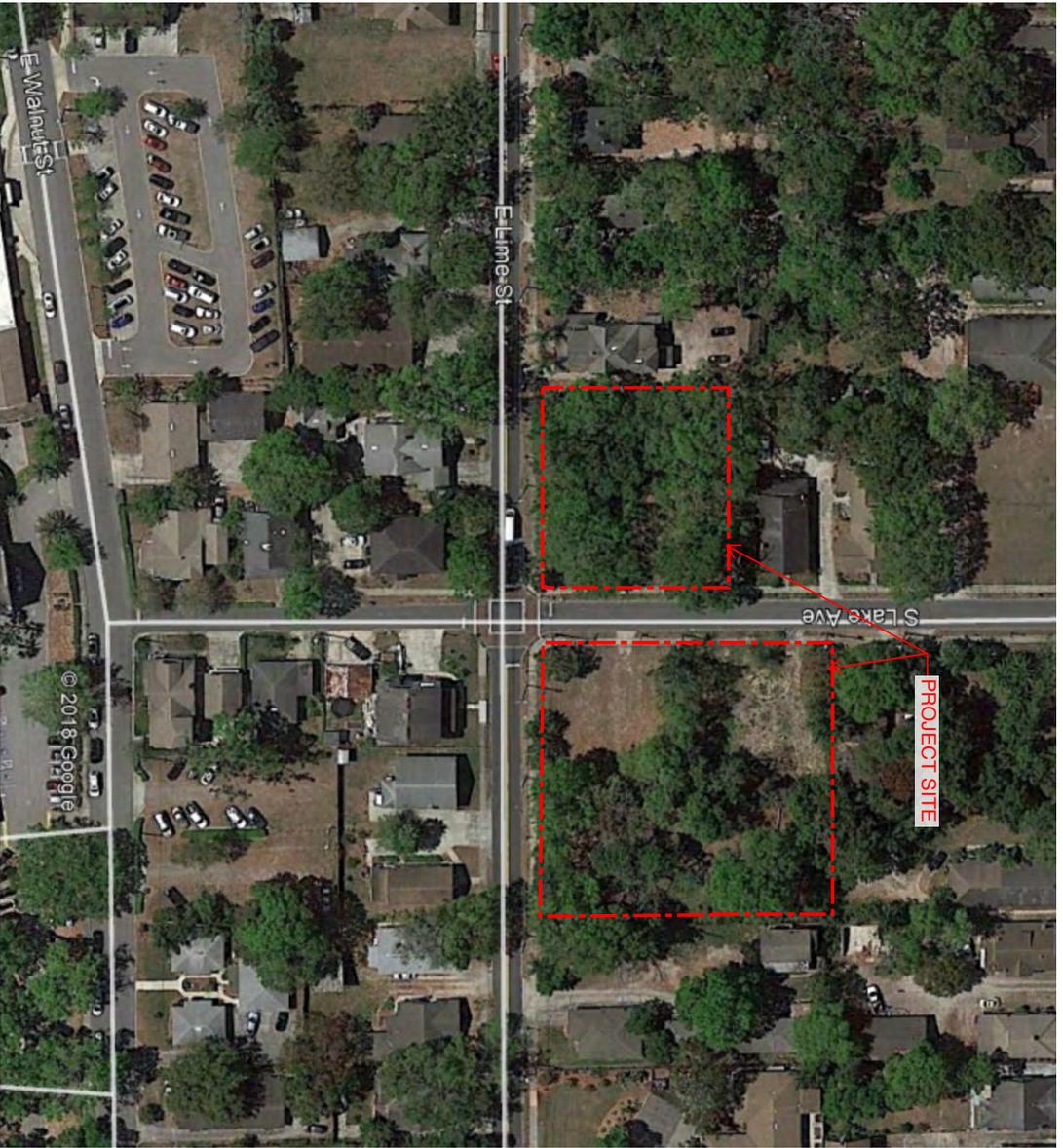
WEST ELEVATION



EAST ELEVATION



EXTERIOR ELEVATIONS
 Building B
 LAKE & LIME APARTMENTS
 Lakeland, FL 33801



AERIAL VIEW

