PLANNING COMMISSION MEETING
November 5, 2019 - 4:00 P.M.
COMMISSION ROOM/CITY HALL

CALL TO ORDER – Chair Perry Price

PLEDGE OF ALLEGIANCE – Chair Perry Price

ROLL CALL – Marsha Johnson, Secretary

APPROVE COMMISSION MINUTES - Regular Meeting – October 1, 2019

ANNOUNCEMENTS – Amy Palmer, Community Development Director

AGENDA

1. RECOMMENDATION ENDORSING THE LAKES DISTRICT VISION AND STRATEGY
AGENDA ITEM 1: RECOMMENDATION ENDORSING THE LAKES DISTRICT VISION AND STRATEGY

ACTION REQUESTED

ISSUE: The Planning Commission will consider a recommendation endorsing the Lakes District Vision and Strategies.

ATTACHMENTS:
- Lakes District Planning Area Map

ANALYSIS: In February 2019, the City Commission approved a Memorandum of Agreement with three major property owners in the North Auburndale Area and a Contract for Planning Consultant Services with Kimley-Horn and Associates for Master Planning the North Auburndale area. For several months prior to the Memorandum of Agreement, the City had been in discussions with the property owners who still own the majority of the agricultural properties in the north Auburndale area, about completing a visioning process. The visioning process would create a blueprint, or Master Plan, for the area. Those three property owners, Lanier Groves, Gapway Groves, and Wheeler Farms, formed a memorandum of agreement with the City and helped fund the cost of the planning consultant’s services. All parties agreed that the creation of the blueprint would help the property owners plan the development of their properties, many of which are no longer in agricultural use. The blueprint would also positively impact the lives of current and future residents in the north Auburndale area by planning for essential services and amenities in the area. The blueprint would continue the planning efforts of the Joint Planning Agreement (JPA) that the City and County have completed.

Working with the consultant, the City has held workshops with the property owners and with the public to help with the creation of the vision and strategies. The visioning process has become known as The Lakes District. In addition to the public participation during the visioning process, the planning consultant also completed an existing conditions review that analyzed a future land use build-out scenario of all the land in the study area. The result of the public participation and the existing conditions study is a series of strategies that could help implement the vision of what the area could become as it is developed.

The Vision for The Lakes District that was reached is: “Peaceful, beautiful, balanced”. And the Objective of the Vision is to: “Enhance the character of The Lakes District by reducing the encroachment of suburban sprawl while accommodating opportunities for economic development and growth.”
Four Strategies were also identified through the visioning process:

- The creation of greenway corridors
- The establishment of mixed-use centers to create community focal points
- The promotion of alternative transportation methods and the creation of walkability enhancements
- The protection of environmental resources and agricultural character

If the City Commission endorses The Lakes District, staff will pursue updates to the City’s Comprehensive Plan and Land Development Regulations (LDR) to implement the Vision and Strategy. Examples of Comprehensive Plan and LDR amendments to implement The Lakes District may include; the creation of mixed-use centers to accommodate residential, commercial, and recreation space; the adoption of a greenways and trails map to create linkages between mixed-use centers; and the creation of policies to encourage preservation of high quality ecological linkages and agricultural resources.

Staff will make a presentation of the Lakes District to provide further information and details about the Strategies and the Vision to the Planning Commission.

**STAFF RECOMMENDATION:** Recommend the City Commission endorse The Lakes District Vision and Strategy.