

Planning Commission Meeting Minutes September 7, 2021

Minutes for the Regular Meeting for the Planning Commission of the City of Auburndale, Florida held Tuesday, September 7, 2021, at 4:14 pm in the City Commission Room at City Hall, after having been properly advertised with the following members present - Chairman Perry Price, Commissioners Jody Miller, Jere Stambaugh and Brian Toune. Also, present was Community Development Director Julie Fife, City Planner Jesse Pearson, and Secretary Marsha Johnson. Chairman Perry Price declared a quorum and the Meeting was called to order and opened with the pledge to the American Flag. Absent were Commissioners Danny Chandler, Matt Maloney, and Mike Chevalier.

Motion was made by Commissioner Brian Toune and seconded by Commissioner Jody Miller to approve the minutes as written from the August 3, 2021, meeting. Upon vote all ayes.

Motion was made by Commissioner Jody Miller and seconded by Commissioner Jere Stambaugh to approve the minutes as written from the August 31, 2021, Workshop. Upon vote all ayes.

Chairman Perry Price closed the Regular Meeting and opened the Public Hearing.

AGENDA ITEM 1: PUBLIC HEARING – COMPREHENSIVE PLAN TEXT AMENDMENT – LAKES DISTRICT

Assistant City Manager Amy Palmer stated the Planning Commission will take public comment and consider a proposed Comprehensive Plan Text Amendment regarding The Lakes District before making a recommendation to the City Commission. Notice of Public Hearing was given in the Ledger on 8/21/2021 regarding this Public Hearing. 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. This area of the city has been experiencing rapid growth and development, and a change in land use patterns from agricultural to residential. In November 2019, following several planning workshops with the property owners and the public, the City Commission endorsed "The Lakes District" Vision and Strategies. The Lakes District Vision is a master plan, or blueprint, to help with the creation of greenway and trails corridors, mixed-use centers, walkability enhancements, and protection of environmental resources and agricultural character. With the endorsement of The Lakes District Vision and Strategies, City Staff and its consultant have drafted amendments to the City's Comprehensive Plan and Land Development Regulations. During a workshop with the Planning Commission on August 31, 2021, a presentation of The Lakes District's major themes was made, which include mixed-use village centers, pedestrian and bicycle connectivity, regulations for open space and residential neighborhoods, and the creation of a Transfer of Development Rights program. To help implement these Lakes District themes, the City needs to adopt amendments to its Comprehensive Plan and Land Development Regulations. The Comprehensive Plan Text Amendment "codifies" The Lakes District Vision and Strategy, and it sets the stage for land development regulations to be adopted that accomplish the major themes. The amendment to the Comprehensive Plan establishes a new Future Land Use category called "Lakes District Mixed Use". The Lakes District Mixed Use Future Land Use category provides opportunities for a mix of open space, residential, and non-residential types of land uses. In addition, The Lakes District Mixed Use category sets a maximum number of residential units at 18,074 and a maximum Floor Area Ratio for non-residential development at 0.1. This district-wide maximum density and intensity were calculated using the currently adopted City and County Future Land Use Map and were presented during the endorsement of The Lakes District Vision. The amendment to the Comprehensive Plan also adopts a new policy in the Transportation Element that encourages the development of bicycling and walking paths within the district. All Comprehensive Plan Text Amendments must be submitted to the Department of Economic Opportunity (DEO) for Expedited State Review. Amendments to the Land Development Regulations would take place following the State's review of the Comprehensive Plan Amendments. The action currently before the Planning Commission is only to take public comment on the proposed Comprehensive Plan Text Amendment and make a recommendation to the City Commission. Staff recommends approval of the Comprehensive Plan Text Amendment for The Lakes District to the City Commission.

At this time the presentation was shown on the screen.

Chairman Perry Price asked for public comment.

At 4:27 p.m. Commissioner Mike Chevalier came to the meeting.

Dennis Young of 254 Lake Tennessee Drive stated he had two questions about no adult use (Gentlemen's Clubs), and pickle ball clubs.

Assistant City Manager Amy Palmer stated the document that Mr. Young reviewed would be part of our Land Development Regulations which is not the subject matter for today's meeting. She would like to sit down with him and go over his comments and see if they can incorporate some of the changes. In regard to the Adult use that is governed by City Code and only allowed within the Commercial Highway zoning districts which will not be in the zoning of the Lakes District.

Chairman Perry Price closed the Public Hearing and opened the Regular Meeting.

AGENDA ITEM 2: RECOMMENDATION AMENDING THE COMPREHENSIVE PLAN – LAKES DISTRICT

Motion was made by Commissioner Brian Toune and seconded by Commissioner Mike Chevalier to recommend to the City Commission amending the Comprehensive Plan – Lakes District. Upon vote all ayes.

Upon vote all ayes.

Chairman Perry Price stated the meeting was adjourned at 4:33 p. m.

I HEREBY CERTIFY that the foregoing minutes are true and correct.

Marsha Johnson, Secretary