



City of Auburndale
Auburndale, Florida 33823

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Community Development Department

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PLANNING COMMISSION MEETING
SEPTEMBER 7, 2021 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 – August 3, 2021; Workshop August 31, 2021

ANNOUNCEMENTS – Julie Fife, Community Development Director

AGENDA

1. **PUBLIC HEARING** – AMENDING COMPREHENSIVE PLAN– LAKES DISTRICT
2. RECOMMENDATION AMENDING COMPREHENSIVE PLAN– LAKES DISTRICT

Ref. F.S. 286: If an individual decides to appeal any decision made by the Planning Commission with respect to this meeting, a verbatim transcript may be requested. If so, the individual should make provision for a transcript to be made at the meeting. Persons with disabilities needing special accommodations to participate in this proceeding should contact the City Clerk no later than five days prior to the proceeding at 968-5133.

**Planning Commission Meeting
September 7, 2021**

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

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

INFORMATION ONLY

ACTION REQUESTED

ISSUE: 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.

ATTACHMENTS:

- . Notice of Public Hearing – 8/21/2021
- . Proposed text amendment to the Comprehensive Plan

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. 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 RECOMMENDATION: Recommend approval of the proposed Comprehensive Plan Text Amendment for The Lakes District to the City Commission.

LAKES DISTRICT PROPOSED COMPREHENSIVE PLAN TEXT AMENDMENT. Amend the text of the Auburndale Comprehensive Plan by amending the "**Future Land Use Element**" by establishing a new Future Land Use classification. (Underlined text is proposed language to amend the Comprehensive Plan).

Future Land Use Element

Policy 1.7: The following future land use classifications are established:

- I. Commercial and Employment Centers
 - a) Community Activity Center
 - b) Neighborhood Activity Center
 - c) Business Park Center
 - d.) Tourism Commercial Center

- II. Residential
 - a) Low Density Residential
 - b) Medium Density Residential
 - c) High Density Residential

- III. Other
 - a) Institutional
 - b) Convenience Center
 - c) Commercial Corridors (existing)
 - d) Industrial

- e) City, Public Uses, Parks
- f) Schools, Public Private;
- g) Conservation and Wetlands;
- h) Agriculture
- i.) Leisure/Recreation
- j.) Lakes District Mixed Use

Policy 1.27: The Lakes District Mixed Use: The Lakes District Mixed Use (LDMU) land use category is intended to provide for an appropriate mix of open space, residential and non-residential types of land uses, that are physically and functionally integrated, implementing the City of Auburndale Vision Plan for The Lakes District and consistent with FS 163.3164. Residential, commercial, business, office, public, semi-public, public utility, institutional, recreational, cultural, civic, and agricultural land uses are consistent within this land use category subject to the implementing zoning district standards.

The provisions of the LDMU land use category shall take precedence over conflicting provisions within the Comprehensive Plan Future Land Use Element and/or Land Development Regulations. The maximum number of residential dwelling units and/or floor area ratio (FAR) of nonresidential land uses within the LDMU category-wide shall not exceed 18,074 residential dwelling units or an FAR of 0.1 of nonresidential land uses, as determined by the adopted 2019 City of Auburndale Future Land Use Map and/or adopted 2019 Polk County Future Land Use Map. Individual properties may exceed the densities or intensities previously approved providing the property does not exceed the maximum category-wide.

As a means to preserve the scenic vistas and open space of The Lakes District, development within the LDMU is encouraged to rezone and utilize standards described in Chapter 15 Article 4 of the City of Auburndale Land Development Regulations. Unless and until rezoning occurs, development within the LDMU shall be permitted in accordance with the zone district regulations and all other relevant regulations applicable to the LDMU.

LAKES DISTRICT PROPOSED COMPREHENSIVE PLAN TEXT AMENDMENT. Amend the text of the Auburndale Comprehensive Plan by amending the **“Transportation Element”** by encouraging continuous routes for bicycling and walking in the proposed Lakes District Future Land Use classification. (Underlined text is proposed language to amend the Comprehensive Plan).

Transportation Element

Policy 2.8: The City shall encourage the inclusion of continuous routes for bicycling and walking in The Lakes District and support the acquisition of right-of-way or easement for a bike path/ walkway connecting the District to Downtown.