

Planning Commission Workshop Minutes
August 31, 2021

Minutes of the Planning Commission Workshop Meeting of the City of Auburndale, Florida held Tuesday, August 31, 2021, at 2:00 pm in the City Commission Room at City Hall, after having been properly advertised with the following members present - Chairman Perry Price, Commissioners Matt Maloney, Jody Miller, Jere Stambaugh and Brian Toune. Also, present was Assistant City Manager Amy Palmer, City Planner Jesse Pearson, and Secretary Marsha Johnson. Pledge to the American flag. Absent were Commissioners Danny Chandler and Mike Chevalier.

Assistant City Manager Amy Palmer stated Philip DiMaria is with us, he has been our consultant on creating the new Lakes District Code. He was with us when Kelley Klepper was helping put together the vision and the strategies for the Lakes District. She introduced the presentation saying it had been a long time coming. We started the Lake District vision back in 2019. That vision was endorsed by the City Commission at the end of 2019. The next step of that is how do we implement that vision map and the strategies that were endorsed by the City Commission. So, here we are today we are actually looking at the code that will change the way we do business, really. I think it was at our last Plan Commission Meeting, Danny Chandler asked how do we create that new code. Well, the Lakes District is an opportunity to do that just that. We know that area of the city is experiencing rapid growth and I think a lot of people want to see something different than what is typically done. To get something different you've got to make change. That is what is being presented this afternoon is that Lakes District Plan. We are in a workshop setting, it is a little bit laid back, we are not asking for a recommendation today. Philip is going to get up and make his presentation. There will be some natural stopping points along the way, we will ask for questions at that point and see if we can get to some answers, If not, get back to you. If there are any thoughts or comments about the workshop following today's meeting and presentation, please get with me or Jessie or Julie in the next couple of days and we will try to get those comments and concerns and questions answered as well before we move into the actual making of recommendations and asking the City Commission to adopt the code. That is really the next step after the workshop is next Tuesday, we will be having a meeting at our regularly scheduled time at 4:00. P.m. We will be asking the Planning Commission to make a recommendation on the Comprehensive Plan Amendment. That moves the process forward a little bit of course this is a process, right? It started 2 years ago. So, the next step is to adopt a Comprehensive Plan Amendment that Philip is going to talk about that establishes the Lakes District within our Comprehensive Plan. Of course, that needs to be reviewed by the state, because it is in our Comp Plan. So, that would get transmitted to the state after the City Commission approves the Transmittal Resolution. Following the state review that Amendment comes back to the city and at that time we are able to adopt the Comprehensive Plan Amendment and new Land Development Regulations. Today's presentation focuses primarily on the larger document which is the Land Development Regulations. Also included in the presentation is the Comprehensive Plan Amendment. We anticipate taking both Amendments to the City Commission in November for adoption. So, that is kind of our time frame here, somewhere between now and the end of October we will be bringing back the Land Development Regulations to you for a recommendation. So again, next Tuesday is our Comprehensive Plan Amendment Recommendation and then sometime in October we will set a date and ask for a recommendation for the Land Development Regulations. Is that schedule pretty clear, I guess? Any questions?

Chairman Perry Price asked if that was okay with the state, they will react.

Assistant City Manager Amy Palmer stated the state will react after we transmit the Amendment to them on the 9th.

Chairman Perry Price asked in a timely manner.

Assistant City Manager Amy Palmer said yes, they have a thirty-day review period.

Commissioner Matt Maloney asked if we adopt this, I know a lot of this is still zoned County, do they have to abide by it, or will those pieces get annexed into the city limits.

Assistant City Manager Amy Palmer stated we are in conversation with those landowners that are outside the city limits to come into the city limits. So, the Lakes District would apply to them. I think they would find what we are asking for in the code is to their advantage to come into the city limits. We've got some really good feedback from developers and landowners. I hope that is the case that they will want to come into the city limits and develop in the city limits and not in Polk County. One other thing, about an outstanding issue other than the annexation is transportation. We know that the roads in the Lakes District are county maintained and county owned. We have been in conversations with them to start a transportation plan for those roads. Making sure that the residential units that will be developed in the Lake District that those traffic counts/those cars are accounted for on those roads. To come up with a plan to address whether it is an intersection improvement or road improvement, get that in a plan somewhere so that way it gets funded. That is an important point is to get it in a plan so that we know what we are dealing with, and we can get that funded. That is kind of another outstanding issue that is out there with the Lakes District and one that has been put in motion. With that I am going to turn it over to Philip and let him make his presentation because he does a great job.

Philip DiMaria stated I am with the Planning and Engineering firm for Kimley-Horn. Amy, and her staff have been a pleasure to work with here at the City of Auburndale for the last three years, focusing on the Lakes District. We are going to cover some major points, major themes within the code and keep it high level. He talked about the structure of the presentation and began with where we have been.

Where we have been

- Neighborhoods that are disconnected from schools, shopping, and activities
- Separated uses
- Repetitive housing patterns
- Driving as primary mode of transportation
- Lack of public spaces, parks, and amenities
- Change of land uses from agriculture to residential
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Where we are going

- Coherent and compact interconnected districts and neighborhoods
- Mixed and integrated uses
- Range of housing options, sizes, and prices
- Balanced transportation system that provide alternatives to driving
- Connected and walkable street network
- Celebration of public spaces

He showed some areas on the screen at this time with codes to borrow from.

Starkey Ranch - Pasco County

Horizon's West - Orange County

Oakland Park - Winter Garden

Haile Plantation - Alachua County

Commissioner Matt Maloney asked how many acres is the Lakes District total?

Assistant City Manager Amy Palmer said 3,000 acres.

Philip stated Amy had done a great job covering the process. Now we will move into major themes and excerpts.

Comprehensive Plan

- **Amendment to Policy 1.7 (Establishment of Future Land Use Classifications)**
 - Adds Lakes District Mixed Use as a FLUC
- **New Policy 1.27**

- Provides policy guidance on the Lakes District Mixed Use category.
 - General uses appropriate for category
 - Consistency with Florida Statutes
 - Identifies a category-wide maximum number of residential dwelling units (18,074) and non-residential FAR.
 - Identifies rezoning and utilization of new LDRs as method of implementation.

Chairman Perry Price asked how do you address the existing housing in this Lakes District.

Philip stated the building out analysis incorporated the existing housing. That 18,000 will also include the existing housing.

Chairman Perry Price asked if there was a compliant and non-compliant category in that, say a house that is there now would it be compliant with the new studies.

Philip said that is a really good question. As part of the code, we left it out of the Comp Plan. As part of the code, we included a small policy that spoke to basically grandfathering uses. There are existing Land Uses that are vested, there are rights associated with those. Folks are encouraged to rezone but they are not bound to anything if they already have rights.

Chairman Perry Price stated but, it would be bound if they sold it.

Philip stated we would once again encourage a rezone.

Commissioner Matt Maloney said we will use that round number of roughly 3,000 acres for the Lakes District. We would be looking at an average of roughly six residential homes per acre in that space.

Assistant City Manager Amy Palmer said 5-6.

Philip said when we did our build out analysis. Taking the Future Land Use category assigned to a piece of land and maxing it out per acre what would the category allow. The city and the county have a little bit of difference, but it is that 5-6 units an acre is where it comes in. That is reflective of that build out analysis. Now, when it comes to what is actually buildable obviously that changes a little bit. As we look to the code, that number is something that we knew we had to focus on when it came to building the code. Because we needed to understand, we needed to focus there is a lot of development and residential units that are allowed here, how do we want them to look? It is a good question.

Commissioner Brian Toune asked what the build out date is.

Philip said we don't have an identified build out date. For the Comprehensive Plan itself we are typically talking about 20-30 year.

Commissioner Brian Toune said we are looking to 45-50,000 people increase. 18,000 units you are going to have 3.2.

Philip said maybe this would be a good question Amy, just in terms of your Comprehensive Plan how long it has been on the books and then the experience of how that build out occurred. Planned horizon is very different from what actually.

Assistant City Manager Amy Palmer stated there would not a build out date for this. The Comprehensive Plan is just that, it is a plan. It may not reflect what is happening in the market. Sometimes there are slow downs, sometimes there are what we are in right now. As far as the build out date there wouldn't be one specific. Now, the Comprehensive Plan does get updated every nine years. It gives up opportunity to take a look at that plan and to update it. It would then extend the plan out another thirty years. It is constantly dealing with that.

Commissioner Brian Toune said this is a transitional plan that can change in how people live in the future.

Commissioner Matt Maloney asked using the roughly 3,000 acres does the increase as wetlands that is not buildable does that count in that.

Philip said yes.

Commissioner Matt Maloney said as rough numbers it is 1,000 acres of wetlands and 2,000 acres buildable, so it is actually closer to effectively 9 homes on average per acre. Do I understand that correctly Jesse?

City Planner Jesse Pearson stated it depends on the underlying land use, we would allow for transfer of densities. We have a low-density Land Use classification which is 0-6 units per acre. We cannot go beyond what the Comprehensive Plan tells us. Philip has transfer of density which he is going to explain to you. Also, you have to look at whenever a site is developed, you have retention, you have required open space, you have other things. Getting to 6 units per acre, I have never seen a development reach the maximum acreage. So, that needs to be taken into consideration. That is what we took into consideration as we reviewed and developed this plan.

Commissioner Matt Maloney said we are not going to see 10 homes on an acre because it is not going to fit.

City Planner Jesse Pearson said it would not fit the Land Use classification.

Chairman Perry Price said we just heard 6 or 5, is it going to be mostly 6 and an occasional 5 or all 5's and two or three 6's?

Assistant City Manager Amy Palmer said let me calculate the total acreage.

Chairman Perry Price said somewhere you are going to get into that detail.

Philip said absolutely, as part of the transmittal to the state that Amy discussed in her introduction. There is a required data inventory and analysis. All of this information is supplied to the state to provide backup information as to why this is accruing and where these numbers are coming from. Our intention today as part of this workshop was more so not dive into the numbers more cover the major themes, but since we are I thought it would be appropriate to bring this up. This is specifically within the city, there is about 2,200 acres, 1,500 of which are low density residential, 93 medium and to your point yes conservation wetlands 450 acres. We showed on the screen the densities and intensities that are assigned to each of these Land Use categories. Currently low density residential in the city is 6 dwelling units an acre associated with it so on and so forth. We did the exact same analysis with the county and in the county, there is 2,100 total acres a 1,000 of which are low density residential, 21 of which are preserve and 1,000 of which are agricultural or residential rural. What is occurring is those agricultural residential rural land uses are changing to residential rural. That is generally what is accruing, you can see how that changes the densities associated, you go from 2 units an acre to 5 units an acre, if you annex into the city, 6 units an acre. That generates the number we were discussing.

Assistant City Manager Amy Palmer stated 4355.

Commissioner Jere Stambaugh asked if that included the lake bottom.

Philip said it should.

Major Themes:

Village Centers

- **Mix of Uses**
 - Retail, grocery, restaurants, professional offices, residential, civic, parks/plazas, non-auto-oriented uses

- **Relationship of Buildings to the Street**
 - Street-facing facades and storefronts
 - Setbacks: Min. = 10 ft., Max. = 20 ft.
- **Building Form**
 - Max. building height: 50 ft.
 - Stories: 1 to 3
 - Non-residential building standards and guidelines
- **Parking Options**
 - Shared, on-street, and surface parking
- **Public Realm**
 - Landscaping and shade trees
 - Pedestrian-scale lighting
 - Minimally invasive sign standards
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Commissioner Brian Toune asked usually in this type of housing, what is the rental rate. In this type of housing where it is not city housing, but there is some residential in a semi form. What type of a percentage do you look at for rental properties?

Philip said he was not an economist or a developer or anything like that but to answer your question it really depends on location. Philadelphia and New York have two different even though the environment might be similar. There is a real question about supply and demand. Currently there is not a lot of that occurring. The plans that we have put in place focus more so on resident occupied buildings rather than rentals. We put special focus on town homes.

Commissioner Brian Toune asked about what our population changes could be over 25-30 years and the duration of time they stay.

Philip said no sir. That is a good question.

Commissioner Brian Toune said to me that is an important consideration to someone moving every day and what that does to a residential area, the impact.

Philip said before I go on, he showed picture that they had used as part of the community outreach which was a large part of the initial vision plan as well as the code develop itself and we had a few online surveys a couple weeks ago, we had an in-person workshop. There was a comment that suck out in his mind, "finally someone understands what we want to see in Auburndale", as a planner and as a someone working here with Amy, that spoke to me.

Village Centers Concepts from the Code

Sec. 15.200. – Zoning Districts.

(a) *Mixed Use Centers.*

- 1. *Village Center (VC District).* VC districts shall be developed as important destinations for groups of Residential Neighborhoods, providing a variety of shops, services, restaurants, and civic facilities that serve the needs of the surrounding neighborhoods. Village Centers may be a Transfer of Development Rights (TDRs) receiving zone.

Sec. 15.201. - Mixed Use Center Guidelines and Standards.

(f) *Building Height.* Height is generally limited by the number of stories, to provide variety to the skylines of Village Centers. Notwithstanding, no building shall exceed 50’ in height unless otherwise noted. Mezzanines, if less than 50% of the lower floor, shall not be considered as a story. First floors of commercial and residential buildings shall not exceed 25’ in height, floor to floor. Upper floors shall not exceed 15’ in floor to floor height. Civic buildings may exceed these maximums.

Sec. 15.202. - Village Center Guidelines and Standards.

The following guidelines and standards apply to Village Centers:

(a) *Primary Activity Center.* Village Centers shall be developed as important destinations for multiple Residential Neighborhoods, providing a variety of shops, services, restaurants, and civic facilities that serve the needs of the surrounding neighborhoods.

(c) *Urban Design Character.* Buildings shall be placed to form active street fronts and other connecting pedestrian spaces, with rear or courtyard style parking. The dominance of parking shall be reduced by breaking large lots into small blocks of parking, locating employee parking in less-used areas, and maximizing on-street parking.

(e) *Zone Transitions.* Zoning District boundaries and density changes in Village Centers shall occur at mid-block locations whenever possible, rather than along streets so that buildings facing each other are compatible and transitions between uses are gradual.

(g) *Central Feature or Gathering Place.* A Village Center shall include a comfortable, centrally located park or plaza with public amenities such as civic buildings, benches, monuments, kiosks, and public art.

Commissioner Brian Toune said building centers are an ideal situation. Have you looked at how they impact the community in general., the old community? I guess you would say the community of Auburndale. If we build 4 Dollar Generals out there, does that put 2 Dollar Generals out of business here? If you put 4 gas stations out there, does that put 2 gas stations out of business here?

Philip asked specific to downtown versus out there.

Commissioner Brian Toune stated yes.

Philip stated that is a good question. When it comes to growth ultimately all of these commercial developments, I call it special sauce. They have a calculator or a map where they gather all this information, census data, credit card data what have you, they have a list of how many roof tops there are in the area, where are they spending their money and then they make their business decisions based on that geographic data. So, with growth occurs more of a market.

Connectivity

- **Pedestrian and bicycle facilities**
 - Circulation within the development and access to schools, parks, village centers, and trails
- **Landscaping**
 - Shade trees, pedestrian-scale lighting, and CPTED safety considerations for sidewalk design
- **Traffic Calming**
 - Raised crosswalks and intersections
 - Chicanes

- Reduced curb radii

Connectivity Excerpts from the code

Sec. 15.402 – Street Network Standards.

- (b) Public Use. All block delineating streets shall be always available for public use. Gated thoroughfares or those posted as private do not count toward block configuration requirements.

Sec. 15.402 – Street Network Standards.

- (c) Network. The network of thoroughfares shall form an interconnected pattern with multiple intersections.

Sec. 15.306. - Pedestrian Access Ways and Bicycle Circulation.

- All residential developments shall be designed to promote pedestrian and bicycle circulation within the development and to promote access to surrounding areas, including schools, parks, village centers, and regional trail systems. Entry posts, columns, and/or landscaping shall be installed where an internal sidewalk intersects with a public sidewalk.

Sec. 15.402.3 – Street Network Standards.

- Bicycle Facilities. All required bicycle accommodations shall be provided as described below or in accordance with the standards of FDOT or the National Association of City Transportation Officials.

Sec. 15.402.6 – Street Network Standards.

- (b) Crosswalks. Crosswalks shall be required at all stop-controlled and signalized intersections with an ADT of 3,000 or greater. Any proposed crosswalks at uncontrolled locations require a study submitted to Public Works.

Chairman Perry Price asked how do you handle the foot track versus bicycle.

Philip said these street types incorporate facilities for different modes. On a Blvd. a cycle track might be more amenable because of the higher traffic and higher roadway speeds. A sidewalk would be required, a 10-foot-wide sidewalk on both sides and that allows for once again that bicycle/pedestrian travel off the road rather than on the road. He referred to page 40 of the code 15.10.

Commissioner Matt Maloney asked about crosswalks and bicycles, the bike trail crosses over 559 at Gapway. What I have in my head is where people cross Berkley Road to get to Wal-Mart. Push a button get a light, is that similar to what is going to happen on 559?

Assistant City Manager Amy Palmer said no. We are talking with the county about a roundabout at Gapway and 559 which actually slows traffic down and makes it much safer for pedestrians and cyclists.

Commissioner Matt Maloney said as long as it is not like the roundabouts that Lake Alfred tried to implement.

Assistant City Manager Amy Palmer said no. A true roundabout.

Chairman Perry Price mentioned biking up Pace Road etc.

Philip said they had discussions with the state office of Greenways and Trails to understand what their plans were as it related to Greenways and Trails through this district. Our hope is that through the support of private development adhering to this code as well as public investment and infrastructure that there is really well connected just generally fantastic bikeable route through this district.

Sec. 15.402.6 - Roundabouts.

- All residential developments shall be designed to promote pedestrian and bicycle circulation within the development and to promote access to surrounding areas, including schools, parks, village centers, and regional trail systems. Entry posts, columns, and/or landscaping shall be installed where an internal sidewalk intersects with a public sidewalk.

Philip corrected the above with, Any major intersection should be analyzed for the implementation of a roundabout rather than a signal.

Commissioner Matt Maloney said with a roundabout being the choice if possible?

Philip said he was not a roadway engineer, but there are all these different models that they have to run to see.

Commissioner Jere Stambaugh said Gapway and 559 where they cross yes, but you jump down to Adams Road isn't a thru to the west. Does that not work when you don't have a complete crossed intersection for roundabouts?

Philip said we have seen 3-legged roundabouts on plenty of occasions.

Commissioner Jere Stambaugh said roundabouts slow the traffic down because everyone has to yield. It allows you a fair chance of getting into the traffic flow. It keeps the traffic moving in both directions where a stop light doesn't because it favors either this direction or that direction. I really see the benefit of that.

Philip apologized for the miss reference there on page 39 at the bottom of the page you will see the code section that speaks to roundabouts. He read the criteria at this time.

Commissioner Jere Stambaugh asked what mind set would oppose roundabouts. There is a huge roundabout at 33 and Deen Still Road. There is massive truck traffic there and it still flows consistently. I think they are not thinking very deep to say no, I don't want that there. For the life of me, it slows traffic down.

Philip stated there are always going to be folks resistant to any sort of change. As folks get more familiar and they drive through them and get used to driving through them, they understand the benefits of them over time.

Sec. 15.402.6 – Traffic Calming.

- Bicycle Facilities. All required bicycle accommodations shall be provided as described below or in accordance with the standards of FDOT or the National Association of City Transportation Officials.

Parks and Open Space Requirements

Variety of Park Spaces

- Community Parks, Neighborhood parks, and Village Greens and Plazas
- 75% of dwelling units within 1/3-1/4 mile of a local park
- At least one Green and/or Plaza in all Village Centers
- **Stormwater and Natural Areas**
 - Adds to visual character and uniqueness
 - Active recreation opportunities
 - May count towards 25% of required park space

Sec. 15.206.

(a) Park Distribution. Public parks in the Lakes District are divided into three categories: Community Parks, Neighborhood Parks, and Village Greens and Plazas. Community Parks provide facilities that serve the needs of greater Auburndale, such as organized playing fields, swimming pools, amphitheaters, tennis and basketball complexes, and larger picnic areas. Neighborhood parks, by contrast, provide local centers of activity and recreation immediately accessible to residents, and include modest amenities such as tot-lots, small hard-surfaced courts, multi-purpose lawn areas, and informal natural settings. Village Greens and Plazas provide a place to focus civic activity in Village Centers or within Residential Neighborhoods. Park acreage shall be provided at a rate of 1 acre per 35 dwelling units and shall be distributed to provide adequate facilities throughout the community while emphasizing neighborhood recreation within walking distance of most residents.

Stormwater and natural areas may count towards up to 25% of the required park acreage considered park acreage if one of the following criteria are met:

1. Man-made lakes are permitted in the Open Space area when public access is allowed that is at least equivalent to the access provided to private landowners around the lake.
2. Stormwater management systems that utilize low impact development stormwater management principles, including but not limited to bio/vegetated swales, buffers and landscape strips; bioretention and biofiltration; rainwater harvesting systems and rain gardens.

3. Adds to the visual character and uniqueness of each development and allows for active recreational and aesthetic enjoyment by the residents.

Sec. 15.206.

- (b) *Location of Parks.*
- 1. *Greens and Plazas.* At least one Green and/or Plaza Shall be provided within all Village Centers.
- 2. *Neighborhood Parks.* Neighborhood Parks shall be included within the Residential Neighborhood Design and be distributed throughout Residential Neighborhoods, to allow a minimum of 75% of dwelling units to be within 1/3 to ¼ mile of a local park. To count toward the 75%, dwelling units shall not be located across arterial streets from the park. Where possible, Neighborhood Parks shall be shared with elementary schools and shall connect with the trail and greenway network.
- 3. *Community Parks.* Sites for community parks shall be distributed equitably within the Lakes District to be within bicycling or driving distance or an active recreation area. Where possible, link these sites and their facilities with the trail and greenway network.

Commissioner Matt Maloney asked about on the southwest piece of Lake Mattie where we just approved that PD for the Strang's, I see a bike trail there, how does that get implemented if that plan has already been set in motion. How do we interject the bike trail in something they have already set up without a bike trail?

Chairman Perry Price said that is like I was saying compliant and non-compliant and grandfathering in.

Philip said this is all future planning, acknowledging that this area has been a hot spot for development for a long time. What we can do is show them the plan on the map and ask that there is some future thinking about connectivity when it relates to in the Strang's case when it relates to their property.

Assistant City Manager Amy Palmer said she wanted to state what Philip said but, in my way too. The map is a vision, there may be other ways to accomplish this vision than what we see here on paper. We know for sure that they have placed a sidewalk on Cone Road. That provides some kind of connectivity south for pedestrians and cyclists. One of the other goals of having the trail along the lake front is for people to have access to the lake. I think within that subdivision they had provided some facilities along the lake. So, you know there is more than one way to accomplish the bigger vision, the bigger goal that the Lakes District is trying to accomplish. Keep that in mind too because yes some of these projects have already been approved without what we have on the map. The bigger goal is still being accomplished.

Commissioner Jere Stambaugh said it would be nice if that could connect into the Linear's, especially if it is existing built out you would have to approach the development and ask them if they were interested. It is all basically controlled at that point by homeowners' association. It couldn't be enforced but part of negotiating to see if that can be done.

Assistant City Manager Amy Palmer said yes, the vision has been shared with the landowners as has this document. They were involved heavily with the visioning. They are familiar with the map and they also are reviewing the document just as well.

Commissioner Matt Maloney asked about the park and green space. I see the ones on the northwest corners of Arietta and Ariana, would the city have to purchase the land from those landowners in order to create that.

Assistant City Manager Amy Palmer said right now that is planned as more private park space and again the major goal of creating the parks and open space so what we see on this vision map may not actually occur, but it is the major goal bringing in that park space. The ones on Lake Arietta, the ones on Lake Marianna they may become private park space. The city has been budgeting and it is in our capital improvement plan to create a park in the Lakes District. Where that occurs, we are still working with the property owners to find out where that actually will occur.

Commissioner Matt Maloney said the city would have to come out of pocket to create some of this.

Assistant City Manager Amy Palmer said I think the city will have to be a player in that if there is a public park up there. Yes, certainly in partnership with those landowners.

Commissioner Jere Stambaugh said am I assuming correct that part of the designing these developments is to incentivize them is to let them feel the parks would be in their developments and not the city. Correct?

Assistant City Manager Amy Palmer said yes, as part of the development regulation it is their responsibility to provide some.

Commissioner Jere Stambaugh said there are tradeoffs if they will provide that area more so than selling more lots. That is where they benefit. The city does too because then it is not the citizens paying for parks.

Commissioner Matt Maloney asked are there any more green pieces on here that I need to be aware of.

Assistant City Manager Amy Palmer said around Little Lake Van there is wetlands around that little pond, there is also on the shore of Lake Mattie would be some of the darker green. Then south of Bolender Road too there is a wetland there called Otter Pond and Lake Madora.

Chairman Perry Price said it seems odd that we have these large lakes here and only a portion of them are in the lakes district. Why wasn't it all captured?

Assistant City Manager Amy Palmer said we used them as a border, really that is my only response. They are kind of in the Lakes District as bordering all the land. That is what creates the Lakes District.

Chairman Perry Price said Lake Marianna even though you boarder it, you put in a park area there. But now that is controlled by the railroad right there.

Assistant City Manager Amy Palmer said Philip brought up another good point. We may have used the utility service boundary. So, the utility service boundary would not include the lakes. That may have also been part of creation of this map.

Chairman Perry Price said he was thinking you have great opportunity there.

Commissioner Brian Toune said it is not written in stone.

Chairman Perry Price said that is coming in October.

Philip said I am thinking logistically, we have established the Lakes District mixed use area as part of the Comprehensive Plan as a new category and zoning districts implement that category. It could potentially increase the size. Someone could come in with a Comprehensive Plan Amendment / Map Amendment and include more area with the Lakes District category.

Commissioner Jody Miller asked if older areas could come in. Like my area.

Philip said potentially.

Chairman Perry Price said you could run the boundary all the way to I-4.

Commissioner Jody Miller said you are talking about increasing the lot sizes, less density, more connectivity and I just see that as a win, win for the entire community of Auburndale.

Chairman Perry Price said he saw his favorite stuff being addressed here.

Commissioner Jody Miller said me too and what we saw on our training field trip it was a real eye opener.

Chairman Perry Price said her quote was the density was 2 per acre.

Commissioner Matt Maloney said he had just received a text and must go.

Assistant City Manager Amy Palmer said she wanted to address his comment, the boundary of the Lakes District was really formed because of the landowners when we first started down the road of creating the vision for the Lakes District. It was with the two major property owners the Lanier's and the Strang's and also the Wheelers they had a lot of land back then in this area. That is really why the district boundary stops where it does. We have the North Auburndale Overlay Lakes District as well which does have some design guidelines. I do want to park your comment and maybe readdress that at a later date as far as the code goes for the rest of the city.

Chairman Perry Price said by asking these three property owners you have left out a bunch of others.

Assistant City Manager Amy Palmer said these were the large landowners that were willing to participate in the visioning process.

Chairman Perry Price said we had to get them on board before anything else could happen.

Commissioner Jere Stambaugh said as I look at where you have got it outlined now. For instance, up 559 to where it stops the rest of it up to I-4 is not going to be residential because it is already in place. When you come down the west side of Juliana most of that is already developed now too. There is much that would be gained by including those areas. At that point it is mostly covered.

Chairman Perry Price said we have the whole college area there and they are planning on building, we just saw the plan last week. Warehousing behind, light commercial in front, businesses, and things. This would work great for that area.

Commissioner Jere Stambaugh said when you get on the west side of the parkway doesn't Lakeland city limits extend all the way over there. There isn't really much more to gain.

Commissioner Brian Toune said we need to look at this as a starting point.

Chairman Perry Price said we are changing the codes.

Commissioner Brian Toune said we have to start some place.

Chairman Perry Price said if I understand the code it is all city limits.

Commissioner Jere Stambaugh said no this isn't in the Lakes District it won't apply. It is a specific site.

Philip said we are hitting on all your concerns, moving along. I'll call your attention to the minimum park acreage shall be provided at a rate of one acre per 35 dwelling units, which shall be distributed to provided adequate facilities throughout the community while emphasizing neighborhood recreation within walking distance of most residents. That addresses that 75% threshold that was on the major themes page and also establishes a certain amount of park space that needs to be incorporated. He also referred to park location in the table above.

Commissioner Jere Stambaugh said so it is one acre for 35 residences, that is a pretty significant amount.

Philip said yes, it is high. That was part of the Lakes District kind of theory and vision is we've got these wide-open spaces, let's make people think about how to incorporate it. It is also part of the tradeoff of some of the

density intensity that is allowed in some of the village centers. You can build up to 50 ft, but you have provide some park acreage for any residential. It also ties a string to the number of dwelling units in your park acreage rather than the size of your development. Touching on that may count towards up to 25% of the required park acreage and some of the kind of other standards that are allowed including the encouragement of Stormwater management systems that utilize low impact development.

Sec. 15.206.

- (d) *Park Design.*
- 1. *Perimeter Frontage.* Parks shall be surrounded by streets and/or building fronts, except where they are bound by woodlands, creeks, agricultural uses, or other significant open space features. In any event, at least 50% of a park's perimeter shall front onto a street.
- 2. *Paths.* Park paths shall support direct connections from neighborhoods and surrounding commercial areas into parks. A fence shall not prohibit access from neighborhoods into a park.
- 3. *Climatic Design.* Parks shall provide comfortable areas for sitting and recreation year-round. Parks shall include adequately shaded areas for comfortable summer use and sun-exposed areas for comfortable winter use.
- 4. *Natural Features.* Parks shall be designed to conserve valuable natural features including creeks, significant habitats, woodlands, and existing large trees.
- 5. *Views.* Vistas from surrounding streets that end in a park shall be encouraged. Loading and storage areas shall not occupy these vistas.
- 6. *Crime Prevention.* All greens, plazas, parks, and trails shall incorporate Crime Prevention Through Environmental Design (CPTED) concepts.
- 7. *Linear Parks.* Linear parks may be counted toward acreage and distance requirement but shall be built in accordance with the specifications listed above.

Commissioner Jere Stambaugh asked what climatic design was.

Philip said climatic design was basically ensuring you have adequate shade structures, that you are thinking about where the sun sets as it relates to certain shade structures or if you have a tennis court or something like that you don't want the sunsetting behind the player.

Commissioner Jere Stambaugh said with the high temperatures that we have in Florida, one of the problems with all this land being developed was citrus at one time. The citrus is all gone so there is nothing out there. You don't have established trees that would work for climatic design and stuff like that. There will be a period of time to be able to get that shading from a tree that is full grown.

Philip said absolutely.

Commissioner Brian Toune said of their visit to Winter Garden, and I am fully in favor of this, and this will sound negative is the one thing I did not see a father outside playing baseball with his son, I didn't see a daughter out playing hula hoops.

Commissioner Jody Miller said they were at work.

Commissioner Brian Toune continued, because they have to go 2 blocks. With the rains coming, you can't go out. The one thing that limits us in this development is the lack of facilities. You and I played ball with your dad or your mom in the back yard. The biggest weakness I see in this is the fact that we have taken away the family structure of living and put it into you have to go here or go there. You can't let your 5-year-old son go out in the back yard and play. If it is 7 o'clock at night and you come home from work if your son wants to go you can't. That is the biggest single weakness that I see, it is not a failure by you or Amy or anybody else it is part of the negative part of this plan that is just born into it, you can't get away from it.

Commissioner Jere Stambaugh said the most talked about is parks.

Commissioner Brian Toune said the park is 2 blocks away. You want to send your 5-year-old to play?

Chairman Perry Price said we have given them the latest phones.

Assistant Amy Palmer said I understand what you are saying and with all due respect I was in Winter Garden on a Sunday morning and afternoon and there were a ton of people around. When we were there, it was during the day, and I think most people were at work. The thing about housing types I do acknowledge that yes some of the lots are going to be smaller and it doesn't promote that lets play in the front yard and play catch but, the plan does provide for a variety of houses it is not that we won't see that it is just going to be different types of houses in addition to some of the estate homes, you'll see the smaller lot homes, you will see some townhomes where those folks will need a central park to go down and play at versus playing in their yard. The takeaway there is the variety of houses that the code provides for.

Transfer of Development Rights

TDR Excerpts from the Code

- **15.401 – Transfer of Development Rights**

- (a) *Transfer of development rights (TDR).* In order to encourage the implementation of higher density Village Centers, as well as preserve other important uplands, agriculture areas, water reuse area, aquifer recharge, wetland connections and wildlife corridors, the City of Auburndale may allow the transfer of development rights from these sending areas to these receiving areas in the Lakes District. Development rights, and the transfer of those development rights, are limited to residential dwelling units and their associated densities.

Character

- Mixture of housing and lot types
- Min. and max. building setbacks
- Shelter from summer sun
- Porticos, awnings, arcades, and overhanging eaves
- Setbacks, alleyways, and alley-loading garages

Sec. 15.311. - Projections and Recesses.

- (a) *Projections.* Special architectural features, trellises, canopies and fabric awnings may project into front setbacks and sidewalks, provided they are not less than 8 feet above the sidewalk. Such projections shall not obstruct the sidewalk, meaning a 5-foot wide unobstructed sidewalk shall be maintained.

Sec. 15.313. - Facades and Roof Form.

- (a) *Articulation.* All exterior walls of a building shall be articulated with a consistent style and materials. Buildings shall use consistent materials and details on all sides that front public streets and trails.
- (d) *Entries.* Primary pedestrian entries shall be clearly expressed and be recessed or framed by a sheltering element such as an awning, arcade, porch or portico.

Sec. 15.314. - Visual Character.

- (a) *Climatic Response.* Building exteriors shall provide shelter from the summer sun. Porticos, awnings, arcades, and overhanging eaves are particularly appropriate at pedestrian pathways. Garden structures such as trellises and arbors (with or without vines) shall be used to provide dappled shade for pedestrian seating areas.

Philip said Amy and myself are working on providing some architectural guidelines that will be inserted into this code. So, there is a reserve chapter that you will notice within this document that will be add to hopefully in the next month or so prior to going to adoption. Continuing on to shelter from summer sun we are talking about

encouraging porches and setting back the garage from the street. Encouraging or requiring alley ways and alley loading garages in certain instances.

Commissioner Jere Stambaugh said about alleyways are they adequate for garbage pickup.

Commissioner Jody Miller said the ones we saw on our field trip were, and neighbors had even brought chairs out to the alley, and you could tell there were some social activity in the evening.

Commissioner Jere Stambaugh asked if they were public or private alleys.

Philip said if there incorporated within the development private alleys. Not public. They can be maintained by an HOA.

Philip said that concludes the presentation that we have for you. Truly appreciate you.

Commissioner Brian Toune asked about standalone buildings, placing a shed. Is that a situation where we would have to come in and ask for a variance?

Philip said specific to a small building like that it is not what we really envisioned as part of this code. The code is really focusing on more of a master plan type of community. The type of communities that you currently see out there today. As it relates to a straight zoning situation where you have a certain property, and you want to put a 10 x 10 shed or something like that you retain your existing development rights to be able to do that if you are allowed today.

Assistant City Manager Amy Palmer said she thought the Lakes District Code would provide for that type of development in itself. Let's say though we get one single business, say an Applebee's wants to relocate in the Lakes District and one of the landowners sell them a 2-acre parcel of land, I think there is a way for them to work within this mixed used area to locate there. They have to understand it is part of the master plan so there has to be a creation of eventually of a block and streets and landscaping and everything else that would have to be provided for.

Commissioner Brian Toune said the master plan will be pushed to the limit. Are we in control of the limits?

Commissioner Jere Stambaugh said that example of that right there is what you are trying to not allow.

Assistant City Manager Amy Palmer stated we want Applebee's to fit within the master plan really. For it to take on the look and feel that we are going for like the pictures Philip showed.

Philip said they would not be able to use their standard Applebee's signage or even design, but the idea is to push and pull in a way that does not necessarily preclude them but integrate them further into the community. One of the examples that we have used in the past is Hilton Head. If you drive in there is a McDonalds, there is a Starbucks, there is an Applebee's as you drive in and none of the signs, none of the buildings have a single primary color on them. They don't have the red or golden arches; they don't have the red roof of Applebee's. It is all kind sandstone and slate, very sleek looking as you come in. Those are the kind of design decisions that we are trying to emulate.

Commissioner Brian Toune said we saw that in Celebration. He said he must leave the meeting at this time.

Commissioner Jere Stambaugh asked about Tuesday's meeting?

Assistant City Manager Amy Palmer stated next Tuesday what is being presented is the Comprehensive Plan Amendment. So, the establishment of the Lakes District mixed use Land Use the density number the 1,800 residential units and the floor area ratio maximum for the Lakes District. That is getting established the new

Land Use category that will be on our Future Land Use Map. That is coming to us next Tuesday, that is the only recommendation we are asking for.

Commissioner Jere Stambaugh said we are not approving this.

Assistant City Manager Amy Palmer said no, we are still in draft form. If you have feedback to provide that to us within the next week or two, we are continuing to make changes to this plan as we get feedback from the landowners, from developers, from citizens, and city staff. The final document there may be some changes that come to you, then what was presented today.

Chairman Perry Price stated the next meeting is Tuesday, September 7 and the other one is October 5th.

Assistant City Manager Amy Palmer said there maybe another meeting in there from what Julie and Jessie are telling me, the October meeting has quite a few items on it so, we may address the Lakes District separately from that one. So, we may throw in another date in there depending on what that agenda looks like.

Chairman Perry Price said he would be on vacation the first two weeks of October.

Commissioner Jody Miller stated she would be back on the 6th.

Chairman Perry Price stated the meeting was adjourned at 3:32 p. m.

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

Marsha Johnson, Secretary