

Planning Commission Meeting Minutes
November 2, 2021

Minutes for the Regular Meeting for the Planning Commission of the City of Auburndale, Florida held Tuesday, November 2, 2021, at 4:00 pm in the City Commission Room at City Hall, after having been properly advertised with the following members present – Chairman Perry Price, Vice-Chairman Danny Chandler, Commissioners, Mike Chevalier, Matt Maloney, Jody Miller, and Jere Stambaugh. Also, present was Community Development Director Julie Fife, Assistant City Manager Amy Palmer, City Planner Jesse Pearson, and Secretary Marsha Johnson. Absent was Commissioner Brian Toune.

Chairman Perry Price declared a quorum and the Meeting was called to order and opened with the pledge to the American Flag.

Motion was made by Commissioner Danny Chandler and seconded by Commissioner Matt Maloney to approve the minutes as written from the October 5, 2021, meeting. Upon vote all ayes.

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

AGENDA ITEM 1: PUBLIC HEARING- ZONING MAP AMENDMENT – K-VILLE PHASE 3 SUBDIVISION

City Planner Jesse Pearson stated the Planning Commission will consider and take public comment on a Zoning Map amendment before making a recommendation to the City Commission. Notice of Public Hearing was given in the Ledger on 10/22/21. The City has received a request to rezone the Jernigan property, Dustin Jernigan is the owner. On his behalf Wood & Associates Engineering, LLC have applied for a zoning change request. The current Future Land Use is Low Density Residential. The property is located at K-Ville Avenue and Polk County Parkway. The current Future Land Use is Low Density Residential, and the Current City Zoning is Open Use Agricultural, and the proposed zoning classification is Single Family Residential-2. The portion that is requested to be zoned or rezoned in this case is vacant (+/- 27.45 acres). In March 2017 the City approved a zone change for Dustin Jernigan from Planned Development-Housing 1 to Open Use Agriculture on +/- 69.02 acres. Wood and Assoc. Engineering, LLC on behalf of property owner Dustin Jernigan is requesting a zone change on only +/- 27.45 acres from Open Use Agriculture to a zoning classification of Single Family Residential-2. The remainder of the property is not included in the request it will remain OUA. The requested zoning district of Single Family Residential-2 is consistent with the existing underlying Future Land Use of Low Density Residential and the Land Development Regulations. The requested Single Family Residential-2 requires a minimum lot size of 9,500 sq. ft. with a minimum width of 70'. The setbacks are 25' on the front, 10' on the side and 10' on the rear. The proposal is to develop a 64 lot subdivision with a minimum lot size of 70'x155'. The site will access City water and utilize septic tanks. The City's sewer system is not available in this area. The proposed zoning map amendment is compatible to existing zoning classifications and uses adjacent to the site such as Boswell Elementary and existing residential subdivisions to the north and to the east. Following public comment, the proposed amendment will be considered by the Planning Commission for a recommendation to the City Commission. At this time the property was shown on the screen. Staff Recommends approval of the proposed Zoning Map amendment of Single Family Residential-2 to the City Commission.

Chairman Perry Price asked for public comment.

John Bannon with Woods Associates Engineering, 1925 Bartow Rd 1925 Lakeland, FL. We are the engineer for the project. This will be the third phase of this subdivision. The first phase is under construction further to the west. The second phase is in design right now. This being the third phase, the layout is still in the works. It is planned to be 64 lots. Lots will be a little bit larger than a quarter acre minimum with septic, located on the northern side of the property adjacent to K-Ville. Access will be through the second phase of K-Ville, there will not be a driveway for this. If you have any questions, I will be happy to answer them.

Nathan Dixon of 2834 Grapefruit Drive. I have no problems with the development. However, when it talks about single home dwellings or single-family dwellings, I just want to get a little bit of clarification. Single-family

dwelling, what exactly does that mean? My considerations are, we have values in our homes right there and I just want to clarify that it is not going to be labeled as low-income housing.

John Bannon stated it won't be low-income housing, these are typically single-family homes. We do not know who the builders are yet. They are larger 10,000 square foot lots. Home sizes I imagine will be 1,800 square feet and above. It won't be duplexes.

Nathan Dixon stated that was my concern because of property values. I just wanted to clarify it's not going to end up mobile homes and a trashy area.

Chairman Perry Price said our city will not allow that. Whenever people come in and start saying it is going to decrease my value - I have never seen that in 30 years. It always increases because construction costs go up.

Nathan Dixon said that is what I told my wife. If it is a decent neighborhood and decent homes, I'm all for it, I want to protect my own interests.

City Planner Jesse Pearson stated for clarification, RS-2 is only for single-family residential. It does not allow multi-family and mobile homes. It is a single-family subdivision, to put your mind at ease.

Felipe Alvarez of 2832 Grapefruit Drive, adjacent to Mr. Dixon. The main entrance, is it going to be off 542?

John Bannon stated the entrance will be off K-Ville. It will be the entrance for phase II. This phase will connect through that phase.

Felipe Alvarez asked about some eagle nests there before, did they vacate.

Chairman Perry Price stated all of that is going to be taken into consideration. We will not go passed that; we have had that before. Don't worry about that eagle.

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

AGENDA ITEM 2: RECOMMENDATION AMENDING THE ZONING MAP – K-VILLE PHASE 3 SUBDIVISION

Motion was made by Commissioner Danny Chandler and seconded by Commissioner Jody Miller to recommend to the City Commission amending the Zoning - K-Ville Phase II Subdivision.

Commissioner Danny Chandler asked Jesse if he could state for the record the square footage allowance and the lot size in RS-2.

City Planner Jesse Pearson stated it is 9,500 square feet with a minimum lot width of 70'.

John Bannon said they will be 80' x 135'.

City Planner Jesse Pearson stated it is almost to RS-1 standards.

Commissioner Danny Chandler asked what the square footage minimum for the house is.

City Planner Jesse Pearson stated 1,200 is the minimum.

Upon vote all ayes.

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

AGENDA ITEM 3: PUBLIC HEARING- FUTURE LAND USE AND ZONING MAP AMENDMENT– AUBURN LAKES

Community Development Director Julie Fife stated the Planning Commission will consider and take public comment on a Future Land Use and Zoning Map amendments before making a recommendation to the City Commission. Notice of Public Hearing was given on October 22, 2021. Provided to you is the location map. On February 2012 the City approved a Future Land Use classification of Tourism Commercial Center (TCC) and established a zoning classification of Commercial Highway (CH) on 255.05 +/- acres with ingress and egress on Old Dixie Hwy. The original proposal was to establish a soccer camp. Vacant Land of Polk County, LLC on behalf of property owner Gus Wong is requesting to amend the Future Land Use from Tourism Commercial Center (TCC) to Residential Low on 181.88 acres +/- and to Residential Medium on 73.17 acres +/- . The request also includes a zoning classification amendment from Commercial Highway (CH) to General Residential-1 (RG-1) on (181.88 +/- acres) and General Residential-2 (RG-2) on (73.17 acres +/-) The applicant proposes to develop a 350-lot subdivision and a 360-unit apartment complex. The request is compatible with the proposed zoning and adjoining Future Land Use classifications and is consistent with surrounding development. The Future Land Use of Low Density Residential allows for single family detached dwelling units, schools, parks, and related public uses with residential densities of 0-6 units per acre. The Future Land Use of Medium Density which we talked about on the 73.17 acres allows for 7 to 10 dwelling units per acre. The primary intent of the Medium Density Residential areas is to encourage the continuation of mixtures of housing types. These dwelling units should include one and two story apartments, townhouses, duplexes, and single family dwellings. The zoning request of General Residential-1 (RG-1) is intended to include lands developed and suitable for development for low to medium density residential uses and allows for single family detached, single family semi-detached and attached townhouses. General Residential-2 (RG-2) is intended to be used for medium to high density residential uses and allows single family detached dwellings, two family and multiple family dwellings. The Future Land Use and Zoning Map request meet the requirements of the Comprehensive Plan, the Land Development Regulations and the Joint Planning Agreement with Polk County. Staff does recommend approval of the proposed Future Land Uses. The property was shown on the screen at this time. Following public comment, the proposed amendment will be considered by the Planning Commission for a recommendation to the City Commission. We will also be sending this because of the size up to the Department of Economic Opportunity for an expedited state review. Then it will go back to the City Commission. If they approve it, at that point staff will do a full review, site plan review, setbacks, everything that is needed for the zoning that we would be allowing. It would have to meet all the Land Development Regulations permitting requirements for the subject site. Again, staff recommends approval of the proposed future land uses of Low Density Residential, Medium Residential and the Zoning classifications of General Residential 1 and General Residential 2 to the City Commission.

Chairman Perry Price asked for public comment. There was none.

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

AGENDA ITEM 4: RECOMMENDATION AMENDING THE FUTURE LAND USE MAP - AUBURN LAKES

Motion was made by Commissioner Matt Maloney and seconded by Commissioner Mike Chevalier to recommend to the City Commission amending the Future Land Use Map – Auburn Lakes.

Commissioner Jere Stambaugh asked if that was phosphate mined land.

Dan Lewis of Vacant Land Polk County LLC stated yes, the property was mined years back. The lakes are the remnant from that mining. There has been quite a bit of geotechnical work that was done on the previous project, but it was a different design. We have gone back in and are in the process now of doing more testing to make sure it is suitable for a subdivision.

Commissioner Jere Stambaugh asked if it was reclaimed.

Dan Lewis of Vacant Land Polk County LLC stated it doesn't look like it was ever reclaimed I think it is just old land. It has remanent pits basically.

Commissioner Matt Maloney asked if the entry/exit point is going to be off Old Dixie.

Dan Lewis stated Old Dixie. Maybe a back-up gate with a Knox box on it going into the west for a secondary emergency entrance. Basically, there is only point where the median cross over is right now on Old Dixie Highway on the four-lane section.

Commissioner Jere Stambaugh stated that will all be dealt with in the design, if you cross the thresholds that triggers a secondary.

Dan Lewis stated, I agree.

Upon vote all ayes.

AGENDA ITEM 5: RECOMMENDATION AMENDING THE ZONING MAP- AUBURN LAKES

Motion was made by Commissioner Matt Maloney and seconded by Commissioner Danny Chandler to recommend to the City Commission amending the Zoning Map – Auburn Lakes. Upon vote all ayes.

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

AGENDA ITEM 6: PUBLIC HEARING – LAND DEVELOPMENT REGULATIONS TEXT AMENDMENT- THE LAKES DISTRICT – ZONING

Assistant City Manager Amy Palmer stated we have received an e-mail from Rhonda Deese to enter into the record regarding the last item regarding Auburn Lakes project. We will include this into the minutes.

Assistant City Manager Amy Palmer stated Notice of Public Hearing was given on 10/22/21 that the Planning Commission will take public comment and consider a proposed amendment to the Land Development Regulations before making a recommendation to the City Commission. In February of 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 which has been experiencing rapid growth and development, and a change in land use patterns from agricultural to residential. 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 to help with the creation of greenway and trails corridors, mixed-use centers, walkability enhancements, and protection of environmental resources and agricultural character. City Staff and its consultant 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. In September of 2021 the Planning Commission heard a proposed Future Land Use amendment to our Comprehensive Plan which establishes a new Future Land Use classification of Lakes District Mixed Use. The recommendation of approval by the Planning Commission was forwarded to the City Commission where it was approved for transmittal to the State for review. The City is currently awaiting the State's review comments and/or their approval. Concurrently, while the State has the amendment for the Comprehensive Plan under review. City Staff is proposing an amendment to our Land Development Regulations, Chapter 15, Special Overlay Districts. These proposed policies are intended to facilitate the new Future Land Use of Lakes District Mixed Use once adopted. The new Land Development Regulation policies are intended to establish coherent and compact interconnected districts and neighborhoods, mixed and integrated uses, provide for a range of housing options, sizes, and prices, develop a balanced transportation system that provides alternatives to driving, ensure a connected and walkable street network, and to enhance public spaces. Each of the following zoning districts may incorporate Transfer of Development Rights (TDRs) as proposed in the accompanying attachment, The Lakes District Planning Area. There are several Zoning Districts in the LDR's that we are proposing that would only be implemented in the Lakes District boundaries. I will summarize them.

Village Centers. This zoning classification provides a variety of shops, services, restaurants, and civic facilities that serve the needs of the surrounding neighborhoods. Village Centers have a base density of 6 dwelling units per acre which may be increased through the Transfer of Development Rights (TDR) process.

Residential Neighborhood. These medium to low density areas shall be scaled to the needs of pedestrians, with local destinations, such as Centers, schools, and community parks, within walking distance. Residential neighborhoods have a base density of 6 dwelling units per acre.

Estate Residential. Areas within the Lakes District where rural development patterns recognize unique environmental conditions and incorporate them into larger single-family residential lots. Estate Residential neighborhoods have a base density of 6 dwelling units per acre.

Parks/ Open Space. This zoning category is applied to proposed locations for parks and other open space (community, neighborhood, plazas, and greens) or institutional uses. Lands in these areas may also be a TDR sending zone and have a base density of 6 dwelling units per acre.

Conservation Network. Establishes an interconnected open space system that protects wetland habitat along with communities and protected wildlife species while allowing passive recreation such as pedestrian and bike trails where appropriate. Lands in these areas may be a TDR sending zone and have a base density of 6 dwelling units per acre. Transfer of Development Rights (TDR) encourages 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 sending areas to receiving areas in the Lakes District. Sending Zones include Estate Residential, Parks/Open Space, Conservation Network, Residential Neighborhood. Receiving Zones would be Village Centers and Residential Neighborhoods. There is a correction in this sentence which will be corrected in the document as well. It is understood that only newly proposed as of the adoption date of this document, site plans are eligible to send and receive TDR's. The proposed text amendment to the Land Development Regulations is consistent with the City of Auburndale Comprehensive Plan, all other Land Development Regulations, and the Joint Planning Agreement with Polk County. City staff recommends approval of the proposed Land Development Regulation text amendment to the City Commission. She wanted to choose some of the new policies that are different in how we do business today but also that are the same as how we do business today. As we move through some of the details, I think you will pick up on not only is it different in how we do business today with developers, but it really tries to get at the heart of the Lakes District. The Heart of the vision that was created in 2019 and really tries to implement that vision so that it becomes reality as development occurs. The title of the slide is Auburndale Lakes District Masterplan Community. The City Attorney read the document and he changed everything from Lakes District Planning Area to the Lakes District Masterplan Community. That is to be in line with some recent statutory changes passed by the State Legislature this past session. That is the only change Mr. Murphy made but, it is a big difference to the document you have in front of you today. At this time, she went through her presentation on the screen. The Lakes form the boundary. She spoke of the vision of a coherent and compact interconnected district and neighborhoods. Mixed and integrated uses. A range of housing options, sizes, and prices. A balanced transportation system that provides alternatives to driving. A connected street network and a celebration of public spaces. These are the key strategies as we look to creating the new Land Development Regulations.

Village Centers: A mix of uses is required. This comes out in the formation of different blocks. Within those blocks there are certain percentage thresholds that a developer must meet with residential development as well as commercial development. The intent there is that the design of those blocks will complement each other. This is a major change for us to allow a commercial and a residential use to be next door to each other. It accomplishes a goal of not interfering with each other. The code addresses the relationship of the buildings to the street. We are trying to accomplish a neighborhood feel with having the maximum setback of 20 feet. Building form is addressed; maximum building height is 60 feet, stories 1-3, a 4th story is permitted, but only if it is recessed 12 feet from the

building frontage. Requiring shared parking, on-street parking, and smaller parking lots. We spent a lot of time on the public realm, landscaping, shade trees, pedestrian scale lighting and minimally invasive sign standards. The Village Center is a Mixed-Use Center. It has a base density of 6 dwelling units per acre which may be increased through the TDR process. We will get into TDR's later and address any questions you may have. Village Centers are encouraged to develop as a series of complete blocks with interconnected streets. Each Village Center must contain a minimum mix of the different block types: mixed-use, residential, or civic. In the code there is a table that describes those block sizes and the requirements of what the percentage is within those blocks. Village Center housing requires medium intensity housing. The housing types that can be built within Village Centers include apartments/condominiums, residential over commercial, townhouses, duplexes, bungalows, small-lot single family and standard lot single family. Owner-occupied homes are specifically encouraged. Regarding the Urban Design characters, Buildings shall be placed to form active street fronts. Zone Transitions shall occur at mid-block locations. Central Feature or Gathering Place shall include a comfortable, centrally located parks or plazas with plaza with public amenities.

Residential Neighborhoods, this will be the majority of our Lakes District. They shall be scaled to the needs of pedestrians, with local destinations, such as Centers, schools, and community parks, within walking distance. Residential neighborhoods have a base density of 6 dwelling units per acre. It may be a TDR sending zone and receiving zone. Some of the guidelines and standard we have a new standard for parks in this code of 1 acre per 50 lots. Higher than what we are currently requiring. In addition to the size of the park, park space is required within a ¼ to 1/3 -mile walking distance of most homes. Each neighborhood shall include a variety of housing types and styles to allow people with a range of different ages and incomes to live in the neighborhood of their choice as an integrated and diverse community. New residential neighborhoods shall be designed to orient buildings to streets and public parks.

Estate Residential is intended for a more rural development pattern. The base density is 6 dwelling units per acre. In the general guidelines, residential development with a gross density of 1 dwelling unit per 1 acre.

Commissioner Matt Maloney asked if they were allowed to ask questions now or should we wait till we are done.

Assistant City Manager Amy Palmer stated she would stop at the end of each zoning category. Did you have something Village Centers or Residential Neighborhood?

Commissioner Matt Maloney said no ma'am.

Commissioner Mike Chevalier asked on the Village Centers with the 4 story. Is that 12 feet in addition to the 20?

Assistant City Manager Amy Palmer stated 60 is the maximum height.

Commissioner Mike Chevalier said the 4-story had to be setback an additional 12 is that on top of the 20' which was the minimum. A 32' setback.

Assistant City Manager Amy Palmer stated it would be 12' from the front of the building. Three at the 20' setback and then it steps back into the 4 story.

Assistant City Manager Amy Palmer stated yes. She continued with Estate Residential, conservation development is the 1 unit per gross acre. Buildings shall be sited within a ¼ acre buildable envelope. Areas outside of the building envelope shall be kept in a more natural state but can include roads and trails. The road standard could have more of a rural cross section, so it doesn't feel like your typical neighborhood subdivision. It can be narrower without a shoulder or curbing so it maintains rural and natural character.

Chairman Perry Price asked when you said the intent is, intent is hard to define. How do we make sure the intent is the law?

Assistant City Manager Amy Palmer stated when she was working with Phillip DiMaria on the code, she asked him to change a lot of the language to shall, to make them requirements.

Chairman Perry Price said yes. Right now, this is not a legal document.

Assistant City Manager Amy Palmer said no, it has not been adopted by the City Commission. This is a draft that we are asking for your recommendation today, then take it to the City Commission for approval.

Commissioner Matt Maloney asked if we are certain that we want one acre per lot in the Estate, why put the base at 6.

Assistant City Manager Amy Palmer said because it has 6 right now. So, there are no takings. Take Gapway Road, which is labeled as Estate on the vision map. It has a Future Land Use category of Low Density Residential, which allows up to 6 units per acre. If we were to change that today to say no, you are Estate Residential and you have only one unit to the acre. There is a taking there. So, we could get sued.

Commissioner Perry Price said, a taking? Is that improper.

Assistant City Manager Amy Palmer said yes, it is illegal.

Commissioner Danny Chandler said, you are going to honor the current zoning?

Assistant City Manager Amy Palmer said yes, the maximum number of residential units in the Lakes District can be 18,000. In the County there are 5 units to the acre. In the City there are 6 Units to the acre on most of that land. We are honoring that maximum density that those residential properties have right now.

Commissioner Mike Chevalier said, you could have a person on an acre with their house and next to them a 6 dwelling on an acre on Gapway.

Assistant City Manager Amy Palmer said yes if they can get that through their design standards in the LDR's. Another reason to keeping the 6 units is we are incorporating the TDR program into the code to encourage some of the larger lots, to encourage some conversation, to encourage park development and open space development. There is an opportunity for the property owners to increase density on those Village Centers. But leave the outlying areas in conservation land and lower density in the Estate Districts. There is an incentive for them to do lower density development.

Commissioner Matt Maloney stated the folks that live on the Lake Van side of 559 could transfer dwelling rights from the Gapway property over to the Lake Van side. Is there a cap?

Assistant City Manager Amy Palmer said there are other development standards in the code that would limit the density.

Chairman Perry Price said it looks like there is a lot of conflict there.

Assistant City Manager Amy Palmer said there are develop standards that would cap the density but there is also a table on page 22 of the document Section 15.301, Figure 15-3.

Chairman Perry Price said I see. That can be your regulator.

Assistant City Manager Amy Palmer said yes. We have had several developers and property owners test the document which is extremely helpful to staff. One of the changes was the number of stories.

Commissioner Matt Maloney said test it? Figure out ways to exploit it?

Assistant City Manager Amy Palmer said the developers tested a design they have to see how close it was to this document. They suggested going from 3 stories to 4 stories.

Parks and Open Space Requirements. The code requires a variety of park spaces. They include Community Parks, Neighborhood parks, and Village Greens and Plazas with 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. They are encouraged to create those stormwater areas as an amenity or natural areas. If they meet the criteria to making it part of the natural area, then it could count up to 25% of the park space requirement. Park acreage shall be provided at the rate of one acre per 50-dwelling units and shall be distributed to provide adequate facilities throughout the community. Location of Parks, Greens and Plazas. Shall be provided withing all Village Centers. Neighborhood Parks the regulation is 75% of dwelling units to be within 1/3 to 1/4 mile of a local park. Community Parks, the city will have to step in to create the community park up there. We have been talking with the major property owners in the area to help us identify an area. The city has been budgeting for purchase of additional park land.

Conservation Network - The Conservation Network as envisioned, would protect wetland communities and habitat for numerous common and protected wildlife species while allowing passive recreation uses such as pedestrian and bike trails. This is already required in our code, but we are restating it in the Lakes District. A minimum 50-foot upland buffer is required for those wetlands designated as protected by the city. Any questions on the Zoning Districts? **TDR program.** It encourages higher density Village Centers and preserves other important uplands, agriculture areas, water reuse areas, aquifer recharge, wetland connections and wildlife corridors. There are Sending Zone Districts and Receiving Zone Districts. The whole point is to transfer that density that is on that property into a Village Center to encourage the preservation of open space, park space and preservation/conservation areas. It allows for higher density which will help with some of the commercial services that the residents stated that they wanted to see in the Lakes District. Any question on the TDR program.

Chairman Perry Price asked, you can transfer 6 lots.

Assistant City Manager Amy Palmer said it depends on what you developed. If someone comes in and develops at 3-units per acre. They've got 3 units to the acre to transfer. If they created a 1-acre park they would have and additional 6 units that they could transfer somewhere.

Chairman Perry Price asked what if the maximum was only 4 to transfer. Would that hurt the Village Districts? If not agreeing with transferring it all, because I think that is going to be an out. Someone is going to design strictly for transfer. I think that transferring a different number than what the maximum is would be more advantageous to not encourage it be an initial design to start with.

Assistant City Manager Amy Palmer said you may be looking at a taking.

Chairman Perry Price said I don't know why I'm acting shellfish. I didn't see an equal transfer.

At this time there was more discussion regarding transfer scenarios.

Commissioner Matt Maloney stated he really liked the TDR's. I focus a lot on the Gapway property. I love that property. Everybody loves that property. I think the TDR is the only way if there is any hope of keeping it somewhat like it is now.

Assistant City Manager Amy Palmer stated the transfer needs to be in place at the time of development. The TDR program if adopted we are creating a market there.

Commissioner Matt Maloney asked if he was viewing it correctly.

Assistant City Manager Amy Palmer said yes.

Chairman Perry Price stated and I'm viewing it wrong. I've been taught there is nothing in life valuable anymore.

Assistant City Manager Amy Palmer stated if someone has a Village Center and they have not received density from another property the max that they could get is 6 units to the acre. They are required to do commercial and residential within the Village Center. We are trying to create that mixed use.

Commissioner Matt Maloney asked how much of that undeveloped portion of the Lakes District is currently zoned county vs zoned city.

Assistant City Manager Amy Palmer said most of that is in unincorporated Polk County. We have had numerous conversations about annexing those properties. If they don't annex, the LDR's do not apply.

Chairman Perry Price asked if it was going to increase traffic.

Assistant City Manager Amy Palmer stated any development is going to increase traffic.

Assistant City Manager Amy Palmer stated the next stages of the Lakes District is a Transportation Plan. We are working our next agreement with Kimley Horn to do some transportation planning city wide. That would include the Lakes District. We are also working with an architect to tie it all together to make it that Master Plan Community.

Commissioner Danny Chandler asked if the landowners are planning on initiating this development.

Assistant City Manager Amy Palmer stated the landowners approach development completely different. Their product may look different.

Commissioner Danny Chandler said suppose we lay this over and we have all this unannexed property. Then say someone gets an outrageous deal from Highland Homes to go in and pack a whole bunch of houses under current zoning. We still would not have any control of that?

Assistant City Manager Amy Palmer stated if they are in unincorporated Polk County we would not.

Commissioner Danny Chandler asked what if they come after the fact and annex would they be able to do that.

Assistant City Manager Amy Palmer stated yes. We are almost to the point of annexing all that unincorporated Polk County. There is an incentive there with there with the Village Center and with the TDR. Everything right now in unincorporated Polk County is residential.

Commissioner Danny Chandler asked with the Estate Zoning you are going to honor the 6 for 1. Is that going to be across the board? What if a property owner sells his property to a developer, that developer says I can still use what was here, can he go against the whole project?

Assistant City Manager Amy Palmer said there are property rights in place. He would have to request it from you. That is the case for all the land in the Lakes District. The property owners are going to be coming forward and requesting the zoning districts hopefully in mind with the vision map. The property owners are waiting to see what the City Commission adopts.

Assistant City Manager Amy Palmer continued with the presentation. Regarding a mixture of housing types and lot types. Minimum and Maximum building setbacks, awnings, arcades, and overhangs and requiring those types of projections on buildings. Setbacks and alleyways. Alleyways are required for lots that are smaller than 8,400 square feet. The other requirement is regarding garages. Housing Variety states each development of 100 or more homes shall have at least 4 models with 2 elevations and material treatments each. All together there would be 8 different looking houses within your subdivisions.

Commissioner Jere Stambaugh asked what enforces that.

Assistant City Manager Amy Palmer stated now it is enforceable that they are required to have 8 different housing types.

Commissioner Jere Stambaugh asked how will that play out in reality, they can't get any more in there.

Assistant City Manager Amy Palmer said they can get as many as they want but this is the minimum. We are not going to say what house goes on what lot. We are ensuring that when they submit their building plans, they are meeting this minimum requirement. Continuing – Garages we are stating the residential streetscapes shall not be dominated by garages. Garages shall not comprise more than 50% of a building's street facing frontage unless it is recessed from the primary façade a minimum of 8 feet and at least 25 feet from the right of way. The alley requirement on any lot smaller than 8,400 SF, the garage shall be accessed by an alley or side yard driveway. These regulations were not just dreamt up. These are in other places codes. **Connectivity** is another major theme in the Lakes District. We are requiring pedestrian and bicycle facilities. We want circulation within the development. Landscaping of those facilities so it is comfortable to walk in the Florida sun. Traffic calming so there are raised crosswalks for safety walking around and it slows traffic down.

Commissioner Matt Maloney asked if they were still planning a roundabout.

Assistant City Manager Amy Palmer said yes. Continuing she stated the Street Network Standards the intent there is to create walkable and bikeable environment to minimize automobile trip lengths. One of the changes is that all block delineating streets shall always be available for public use. Gated thoroughfares or those posted as private do not count towards block configuration requirements. So, the gated subdivisions that we have seen this is discouraging those types of subdivisions so that the streets remain interconnected and there is a way to get from here to there without having to go out the gate.

Commissioner Jere Stambaugh asked what is the incentive to do that? As a prospective buyer I would look at that as negative. The positive is you get this connectivity.

Chairman Perry Price said make sure landscape is not high so you can see if cars are coming.

Assistant City Manager Amy Palmer continued saying that residential developments shall be designed to promote pedestrian and bicycle circulation within the development and to promote access to surrounding areas. This concluded her presentation.

There was location of new school discussion at this time.

Chairman Perry Price asked for public comment. There was none.

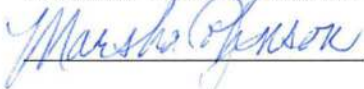
Chairman Perry Price closed the Public Hearing and reopened the Regular Meeting.

AGENDA ITEM 7: RECOMMENDATION AMENDING THE LAND DEVELOPMENT REGULATIONS THE LAKES DISTRICT ZONING

Motion was made by Commissioner Danny Chandler and seconded by Commissioner Matt Maloney to recommend to the City Commission amending the Land Development Regulations – The Lakes District. Upon vote all ayes.

Chairman Danny Perry Price stated the meeting was adjourned at 5:26 p.m.

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



Marsha Johnson, Secretary

Marsha Johnson

From: Jesse Pearson
Sent: Thursday, November 4, 2021 9:42 AM
To: Marsha Johnson
Subject: FW: Gus Wongs properties' reclassification

For the minutes

Respectfully,
Jesse W. Pearson
City Planner
City of Auburndale
863-965-5530

From: Rhonda Deese <rhondafdeese@gmail.com>
Sent: Tuesday, November 2, 2021 1:16 PM
To: Jesse Pearson <JPearson@auburndalefl.com>
Cc: Angelo Pimpinelli <angelo.pimpinelli@gmail.com>
Subject: Gus Wongs properties' reclassification

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We oppose the reclassification of all parcels. The totality of the parcels contains more water than land: Wetlands, marsh, ponds, lakes. We are talking about old phosphate pits that when reclaimed emits large quantities of radon gas into homes and apartments. 7 out of 13 people have died from cancer on just one abutting street; It was reclaimed land. No density should be acceptable.

High density creates higher crime rates in an already high crime area, congested traffic flow in an already highly congested area, poor water drainage and flooding in an already low lying flooding area.

We would have liked more time to prepare comments and attend the meeting; however, we received the notification letter last night postmarked October 25th 2021 and the meeting is today November 2nd 2021.

Submitted,
Rhonda Deese
Angelo Pimpinelli, P.h.D.

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