



City of Auburndale
Auburndale, Florida 33823

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Community Development Department

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PLANNING COMMISSION MEETING
March 15, 2022 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 – January 4, 2022

ANNOUNCEMENTS – Julie Fife, Community Development Director

AGENDA

1. **PUBLIC HEARING** – LARGE SCALE FUTURE LAND USE MAP AMENDMENT– WHEELER PROPERTY
2. RECOMMENDATION AMENDING THE FUTURE LAND USE MAP – WHEELER PROPERTY

**Planning Commission Meeting
March 15, 2022**

AGENDA ITEM 1: **PUBLIC HEARING** – LARGE SCALE FUTURE LAND USE MAP AMENDMENT – WHEELER PROPERTY

AGENDA ITEM 2: RECOMMENDATION AMENDING THE FUTURE LAND USE

___ INFORMATION ONLY

X ACTION REQUESTED

ISSUE: The Planning Commission will consider and take public comment on a Future Land Use Map amendment before making a recommendation to the City Commission.

ATTACHMENTS:

- . Notice of Public Hearing – 03/04/22
- . Location Map

ANALYSIS: As a result of annexation, the City has received a request for a Future Land Use Map Amendment on the following property:

Wheeler Farms Property:

<u>Owner/Petitioner:</u>	Wheeler Farms, Inc.
<u>Location:</u>	Lake Mattie Road
<u>Current Polk County Future Land Use:</u>	Agriculture/Residential Rural (A/RR)
<u>Proposed City Future Land Use:</u>	Lakes District Mixed Use (LDMU)
<u>Current use:</u>	Vacant (+/- 178.12 acres)

The Wheeler Farms, Inc. properties consists of 178.12 acres that was annexed into the City Limits on February 21st, 2022. The owner has requested to amend the City of Auburndale’s Future Land Use on +/- 178.12 acres from Polk County Future Land Use of Agriculture/Rural Residential-X (A/RR-X) to City of Auburndale Future Land Use of Lakes District Mixed Use (LDMU).

In November 2019 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. 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.

On January 18th, 2022 the City Commission adopted the Comprehensive Plan text amendment establishing a new Future Land Use classification, Lakes District Mixed Use (LDMU). This is the first Future Land Use map amendment requesting to establish the newly adopted classification. Currently, the property is designated as A/RR and A/RRX within Polk County, which provides allowable densities from 1 dwelling unit per 5 acres up to 3.0 dwelling units per acre. The proposed land use of LDMU will allow up to 6 dwelling units per acre.

The proposal is for a master planned community. Mixed residential of single family, townhomes and multi-family is proposed on the parcel north of Lake Mattie Road. The project is also proposing an onsite amenities, recreation areas, internal open space/green space dispersed through the development and internal sidewalks and walking trails. The southern parcels will be developed at a later date.

At this time, the request before the Planning Commission is only on the Future Land Use map amendment to LDMU. The zoning map amendment will come back before the Planning Commission at a later date following the State's review of The Lakes District Land Development Regulations.

The requested Future Land Use of Lakes District Mixed Use (LDMU) is consistent with City of Auburndale Comprehensive Plan.

Following public comment, the proposed amendments will be considered by the Planning Commission for a recommendation to the City Commission.

STAFF RECOMMENDATION: Recommend the approval of the proposed Future Land Use Lakes District Mixed Use (LDMU) to the City Commission.