



City of Auburndale  
Auburndale, Florida 33823

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Community Development Department

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**PLANNING COMMISSION MEETING**  
**May 30, 2023, 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 – April 4, 2023.  
Special Meeting – April 11, 2023

ANNOUNCEMENTS – Julie Fife, Community Development Director

**AGENDA**

1. **PUBLIC HEARING** – OFFICIAL ZONING MAP AMENDMENT – VARIOUS PROPERTIES
2. RECOMMENDATION AMENDING THE ZONING MAP– VARIOUS PROPERTIES

**Planning Commission Meeting  
May 30, 2023**

**AGENDA ITEM 1: PUBLIC HEARING – ZONING MAP AMENDMENT – VARIOUS PROPERTIES**  
**AGENDA ITEM 2: RECOMMENDATION AMENDING THE ZONING MAP**

\_\_\_ INFORMATION ONLY

X ACTION REQUESTED

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**ISSUE:** The Planning Commission will take public comment and consider establishing zoning classifications on the official Zoning Map before making a recommendation to the City Commission.

**ATTACHMENTS:**

- . Notice of Public Hearing – 3/25/2022
- . Location Map

**ANALYSIS:** The City has initiated a request for a Zoning Map Amendment for various properties within the Lakes District Master Planned Community.

**Various Properties**

<b><u>Petitioner:</u></b>	City of Auburndale
<b><u>Location:</u></b>	Gapway Road, Lake Alfred Road, and Lake Mattie Road
<b><u>Current Use:</u></b>	Vacant (+/-600.31 acres)
<b><u>Proposed City Zoning:</u></b>	Residential Neighborhood (RN), Village Center (VC), Estate Residential (ER)

In January 2022, the City Commission adopted the Comprehensive Plan text amendment establishing a new Future Land Use classification, Lakes District Mixed Use (LDMU) and placed it on the subject properties. On December 6, 2021, the City adopted an amendment to the City’s Land Development Regulations (LDRs) Chapter 15, Special Overlay Districts, establishing new zoning policies for this newly adopted Future Land Use.

The Lakes District Mixed Use Future Land Use category provides opportunities for a mix of open space, pedestrian and bicycle connectivity, residential, and mixed-use village centers. The proposed land use of LDMU allows up to 6 dwelling units per acre. The subject sites already have LDMU entitled on the parcels.

The City initiated Zoning amendment is on a total of 28 properties in various locations totaling +/- 600.31 acres. The requested Zoning classifications of Residential Neighborhood (RN) (+/- 210.07 acres), Village Center (VC) (+/- 325.02 acres) and Estate Residential (ER) (+/- 65.22 acres) are consistent with the Future Land Use and Zoning classifications on surrounding properties.

The requested zoning classification of Residential Neighborhood (RN) allows low to medium density areas and are intended to be scaled to the needs of pedestrians, with local destinations, such as Centers, schools, and community parks, within walking distance. Retail, commercial, and business are not allowed in this zoning classification and shall have a density no greater than 6 units per acre. The Village Center (VC) is intended to be developed as an important destination 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 have a base density of 6 dwelling units per acre which may be increased through the Transfer of Development Rights (TDR). The requested zoning classification of Estate Residential (ER) establishes a more rural development pattern which recognizes that unique environmental conditions may be appropriate and have a base density of 6 dwelling units per acre. Designations of such areas shall be determined through review of individual projects. Residential development is a gross density of 1 dwelling unit per 1 acre. The most environmentally sensitive areas (i.e., wetlands, tree stands, clusters of high-quality shrubs and undergrowth) shall be preserved with residential clusters, roadways, trails, and developed open space elements knitted around these areas. Each zoning category is subject to specific architectural standards for each zoning as outlined in Chapter 15, Special Overlay Districts.

The requested Zoning Map amendments are consistent with the City of Auburndale's Comprehensive Plan and the Land Development Regulations.

**STAFF RECOMMENDATION:** Recommend the approval of the proposed Zoning classifications of Residential Neighborhood (RN), Estate Residential (ER), and Village Center (VC).