

THE LAKES DISTRICT

Strategies and Vision Plan
City of Auburndale



Special thanks to all those who attended and provided input throughout the planning process.

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Vision: “Peaceful, beautiful, balanced”



Strategies for Implementing the Lakes District

Vision: “Peaceful, beautiful, balanced”

Objective: Enhancing the character of The Lakes District by reducing the encroachment of suburban sprawl while accommodating opportunities for economic development and growth.



Strategy 1: Creation of Greenway Corridors

Vision: “Peaceful, beautiful, balanced”

- Identify opportunities for high quality ecological linkages between environmental resources
- Utilize greenway buffers, light imprint design guidelines, and Transfer of Development Rights (TDR) processes to encourage preservation and conservation
- Create multimodal systems utilizing low impact surfaces for non-motorized modes of transportation



Strategy 2: Establishment of Mixed-Use Centers to create community focal points

Vision: “Peaceful, beautiful, balanced”

- Encourage the development of Mixed-Use Centers, where identified on vision plan, and incentivize the creation of a non-motorized paths that link one Mixed-Use Center to another to enhance accessibility and connectivity of focal points
- Mixed-Use Centers should be designed on blocks with maximum lengths that accommodate several different types of uses, to enable reuse over time through infill and redevelopment opportunities



Strategy 2: Establishment of Mixed-Use Centers to create community focal points (continued)

Vision: “Peaceful, beautiful, balanced”

- Encourage site plans in Mixed-Use Centers to anticipate infill development with the flexibility to intensify the site later when market demands
- Create incentives for development and the promotion of economic development in Mixed-Use Center such as, but not limited to, expedited permit review or density/ intensity bonuses where appropriate



Strategy 2: Establishment of Mixed-Use Centers to create community focal points (continued)

Vision: “Peaceful, beautiful, balanced”

- Require minimum densities to “create place”, support infrastructure investments, support commercial growth with “rooftops” in Mixed-Use Centers
- Within Mixed-Use Centers, allocate areas suitable for school sites and other institutional uses, as well as residential, commercial, office, public/civic, and recreational space, that provide for the daily needs of residents
- Allow for a range of housing types/ unit sizes in the Mixed-Use Centers to provide a market for varied family sizes and incomes



Strategy 3: Promotion of alternative transportation methods and the creation of walkability enhancements

Vision: “Peaceful, beautiful, balanced”

- Identify strategies for closing sidewalk gaps throughout district
- Focus on connectivity districtwide and enhance walkability within Mixed-Use Centers
- Require the design of interconnected streets that balance the needs of all users, including pedestrians, bicyclists and motor vehicles, and which are built with design speeds that are context sensitive



Strategy 3: Promotion of alternative transportation methods and the creation of walkability enhancements (continued)

Vision: “Peaceful, beautiful, balanced”

- Provide alternatives for pedestrians and bicyclists through the provision of sidewalks, street trees, and on-street parking which provide distinct separation between pedestrians and traffic,
- Within Mixed-Use Centers provide lighting that is designed for safe walking and signage which has a pedestrian orientation
- Coordinate land development regulations with public street design intent, considering the pavement, curbing, bikeways, pedestrian-ways, lighting, signs, front yard setback areas, and building facades



Strategy 4: Protection of Environmental Resources and Agricultural Character

Vision: “Peaceful, beautiful, balanced”

- Create incentives to protect natural resources and rural heritage lands through a TDR program
- Educate citizens on the transfer of development rights and incentivize the use of transfer of development rights to encourage denser development in Mixed-Use Centers and decrease suburban sprawl in undesired rural areas
- Identify vital greenway linkages and corridors to preserve vital habitats, productive wetlands, and protect local species



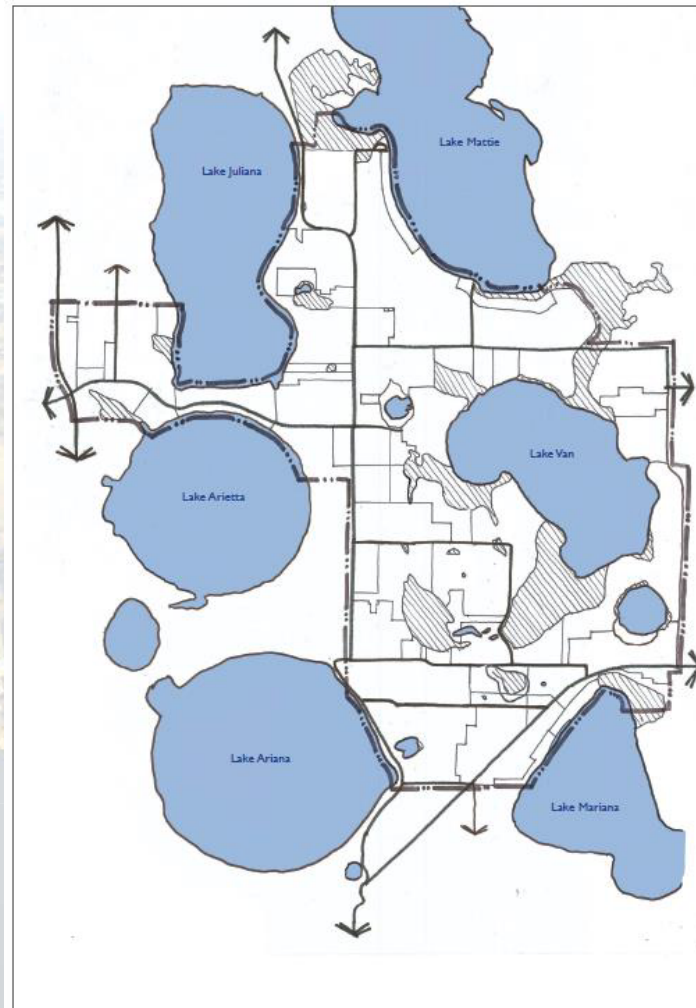
Strategies for Implementing the Lakes District

Vision: “Peaceful, beautiful, balanced”

1. Creation of Greenway Corridors
2. Establishment of Mixed-Use Centers to create community focal points
3. Promotion of alternative transportation methods and the creation of walkability enhancements
4. Protection of Environmental Resources and Agricultural Character



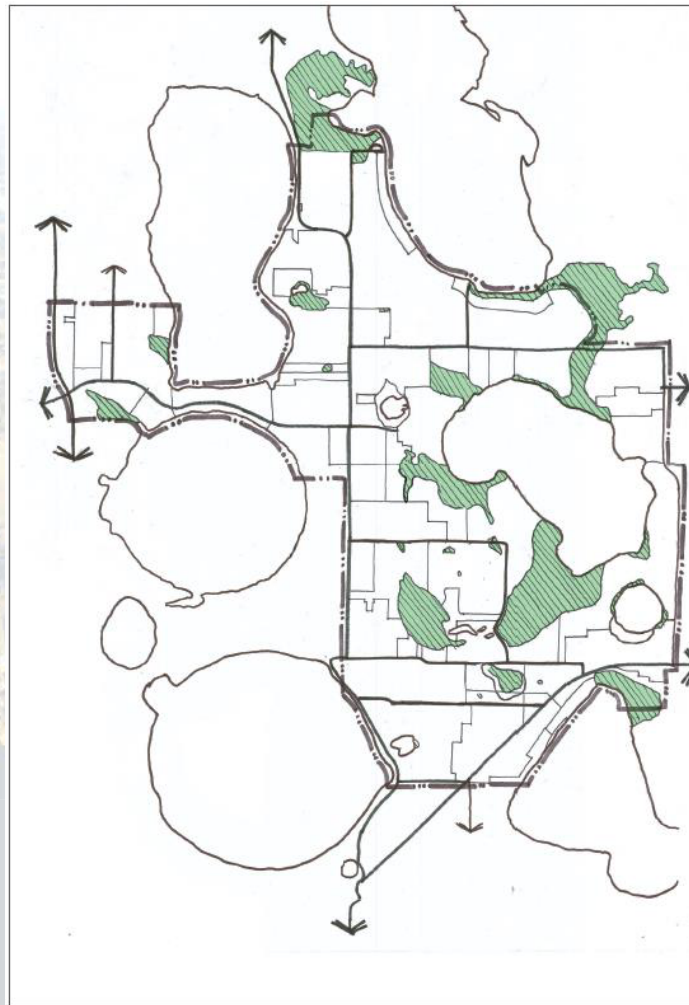
Vision Plan – Lakes/ Water Bodies



Source: State of Florida Department of Environmental Protection, Southwest Florida Management District, Florida Geographic Data Library



Vision Plan – Wetlands

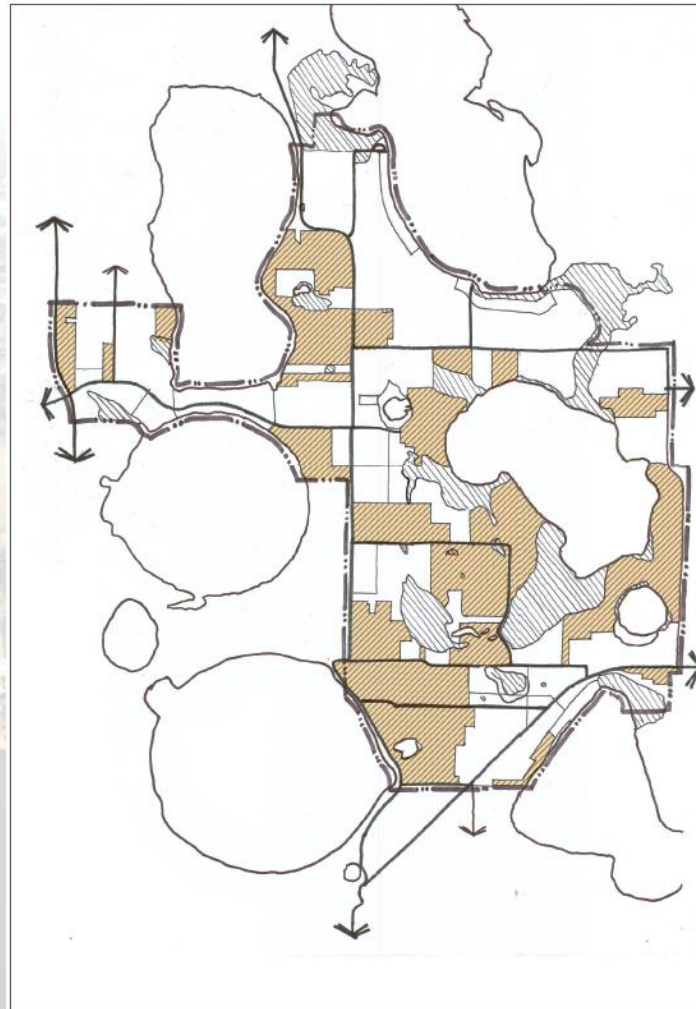


Source: State of Florida Department of Environmental Protection, Southwest Florida Management District, Florida Geographic Data Library, National Wetland Inventory

Note: Wetland delineations are approximate and do not reflect wetlands internal to existing or entitled developments. The City of Auburndale Land Development Code regulates and administrates all development within identified wetland boundaries.



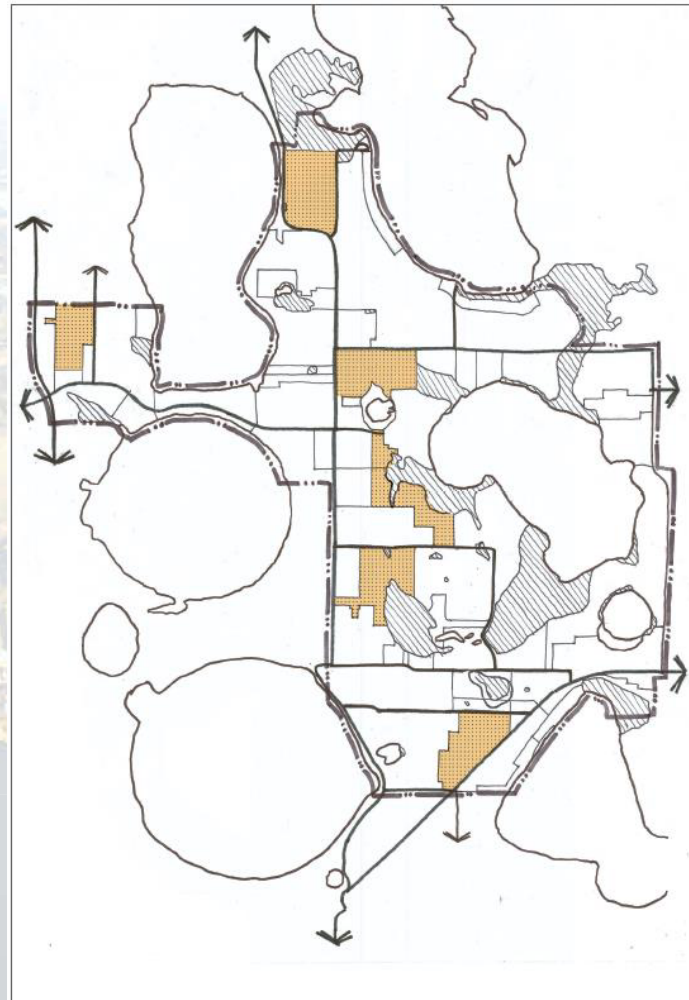
Vision Plan – Existing Development



Source: City of Auburndale
Community Development



Vision Plan – Entitled Development



Source: City of Auburndale
Community Development



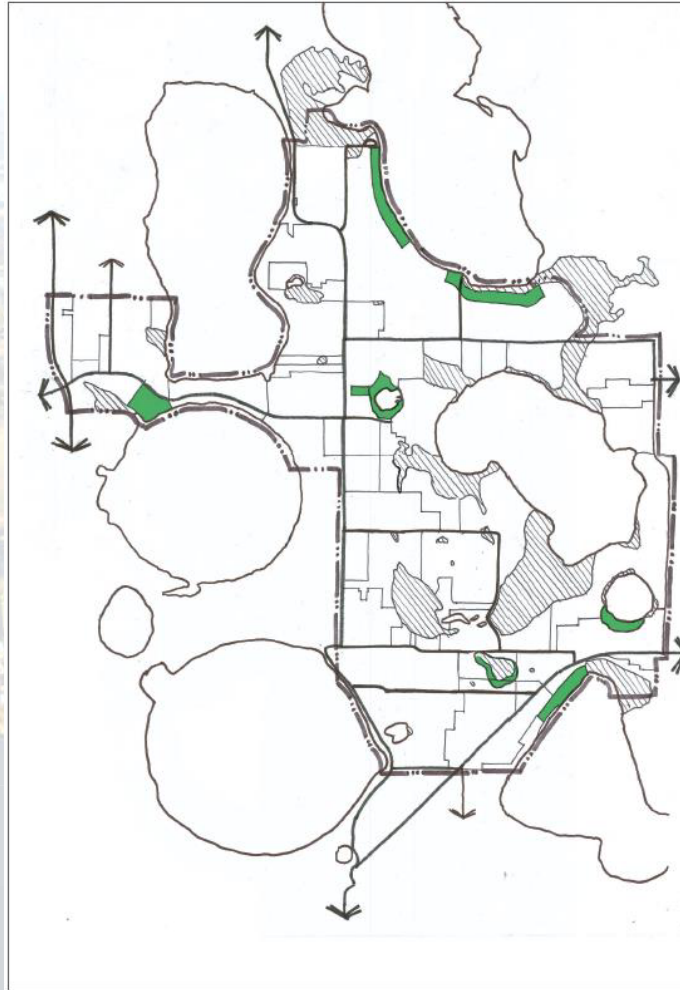
Vision Plan – Opportunity Area



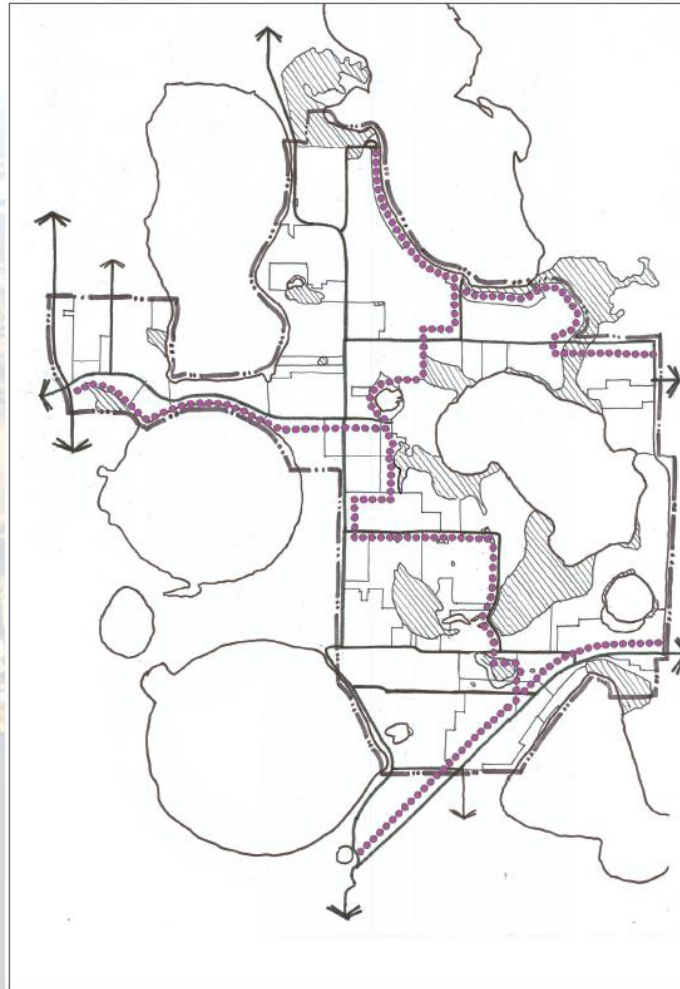
Source: City of Auburndale
Community Development



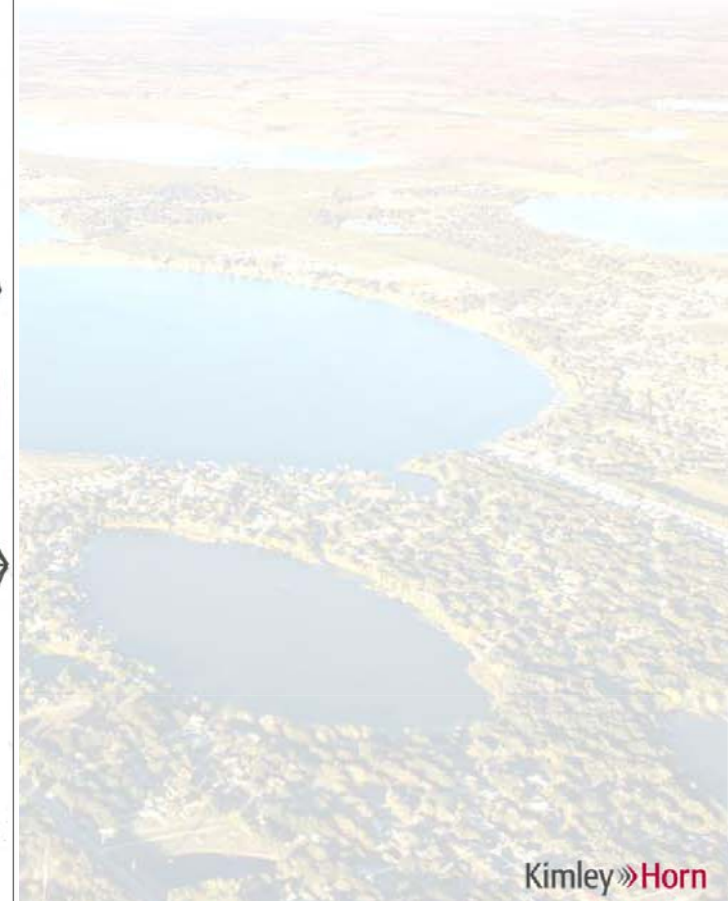
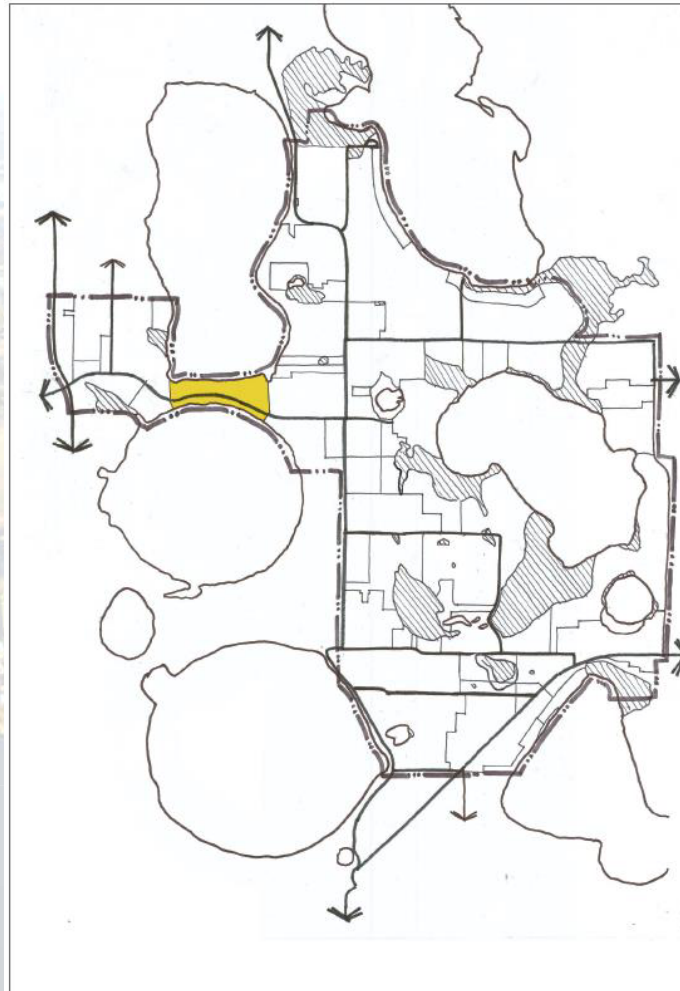
Vision Plan – Park/ Green Space



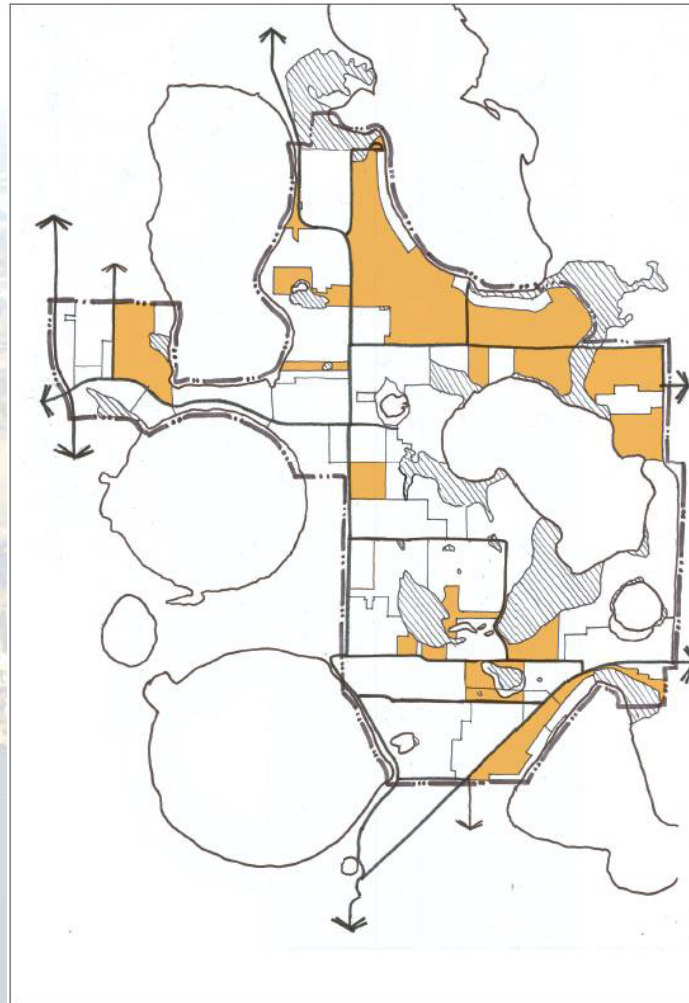
Vision Plan – Trail Connectivity



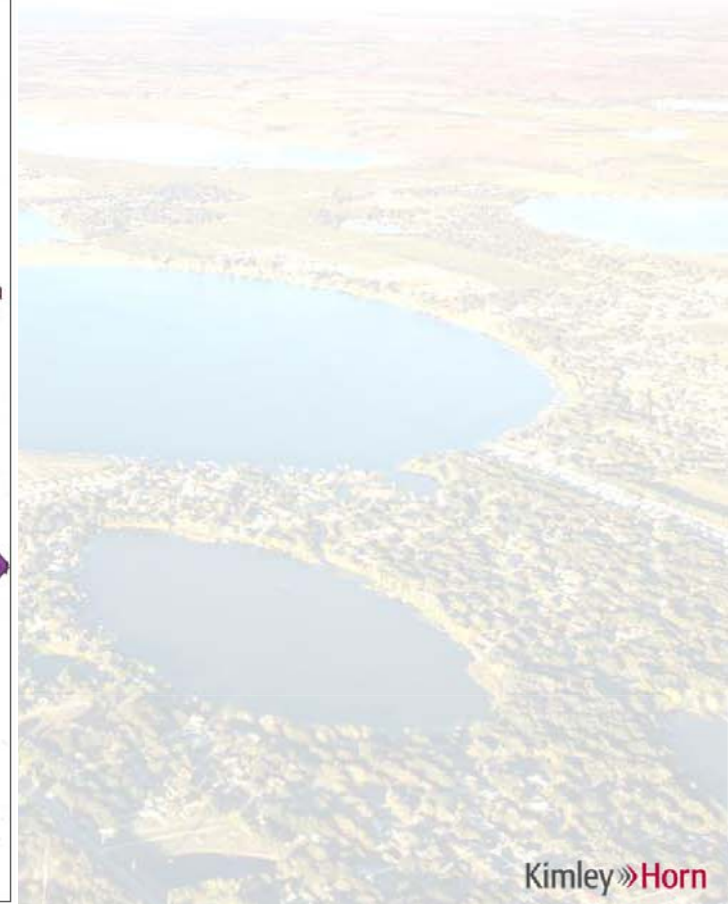
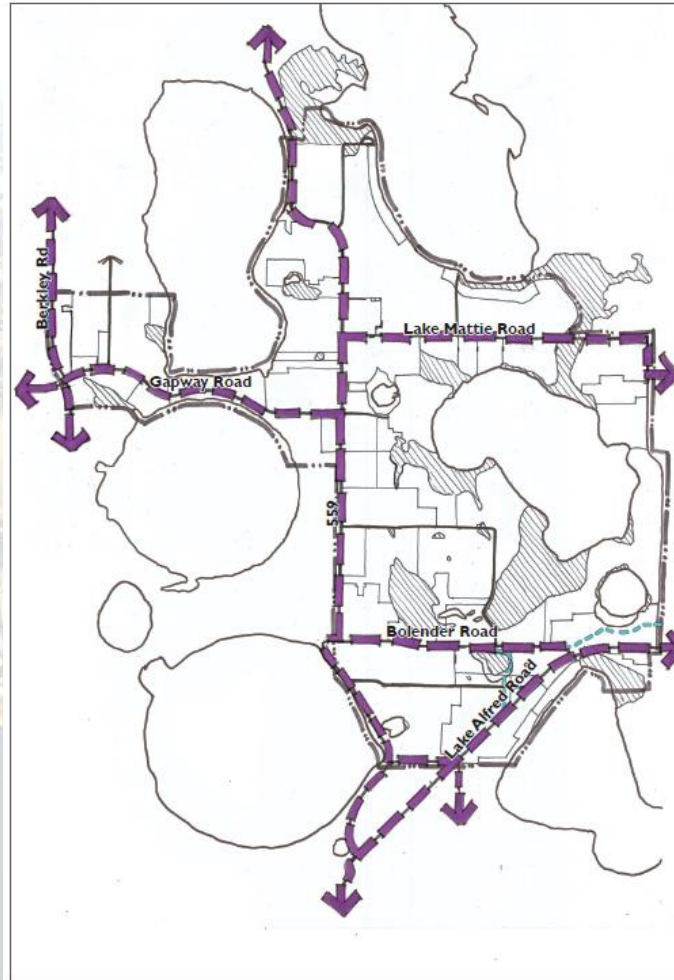
Vision Plan – Estate Land Use



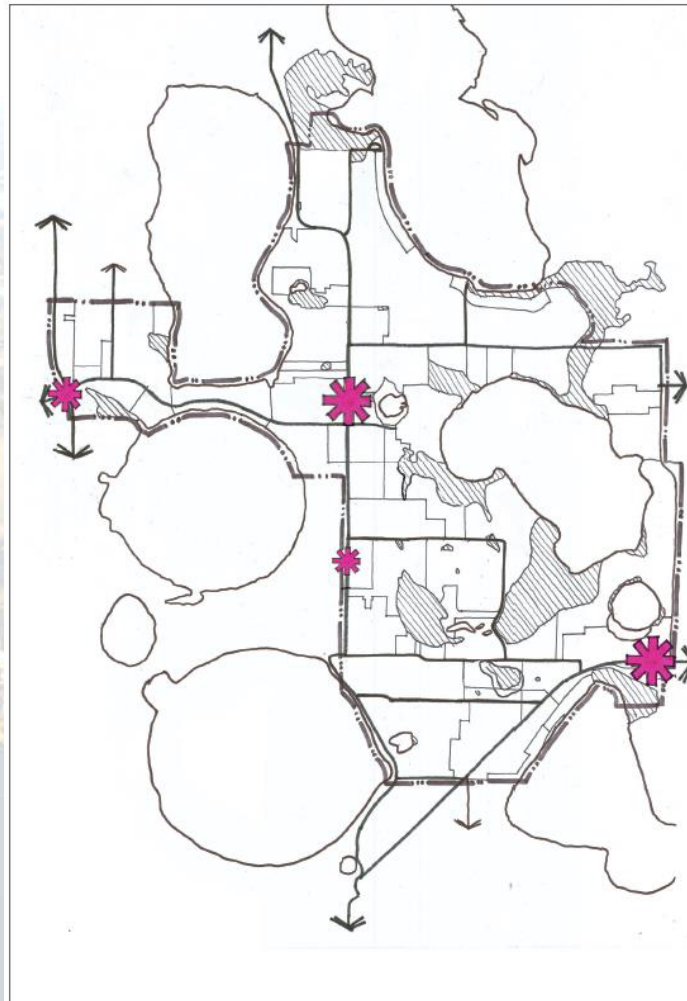
Vision Plan – Moderate Density



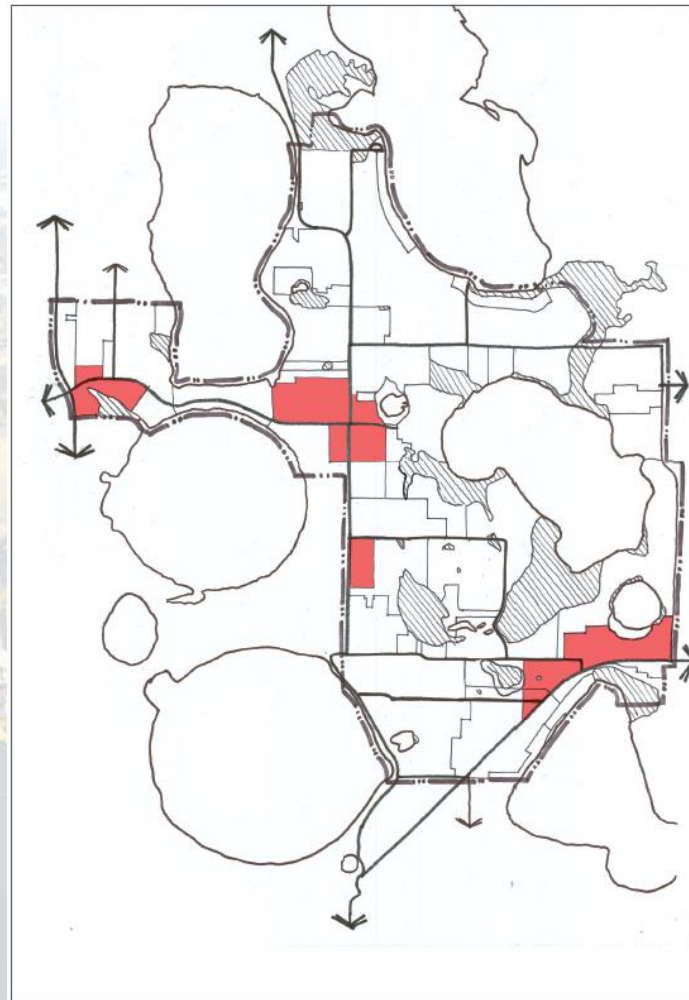
Vision Plan – Major Roads



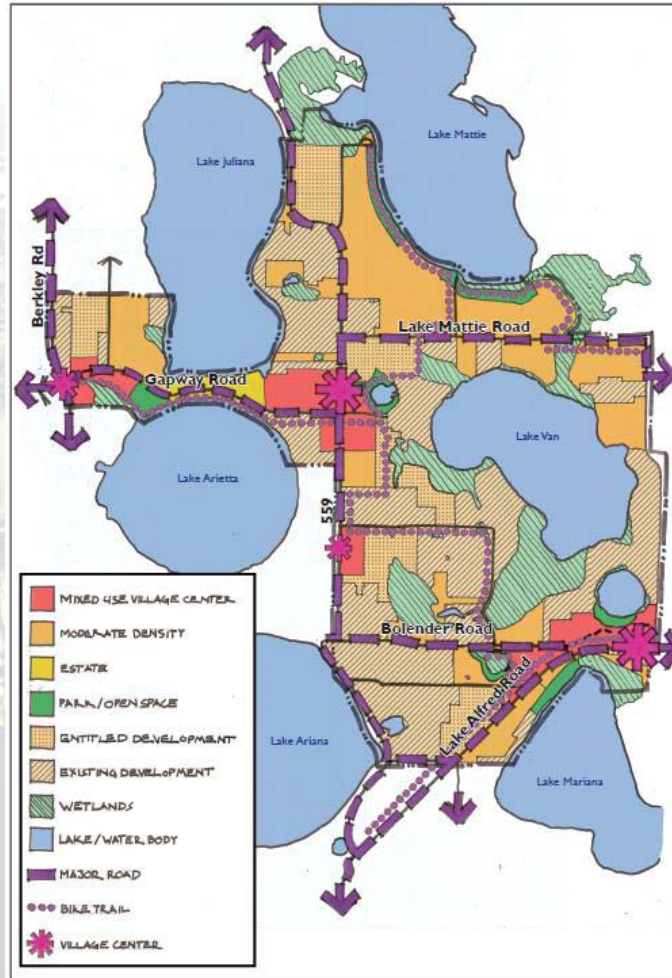
Vision Plan – Village Centers



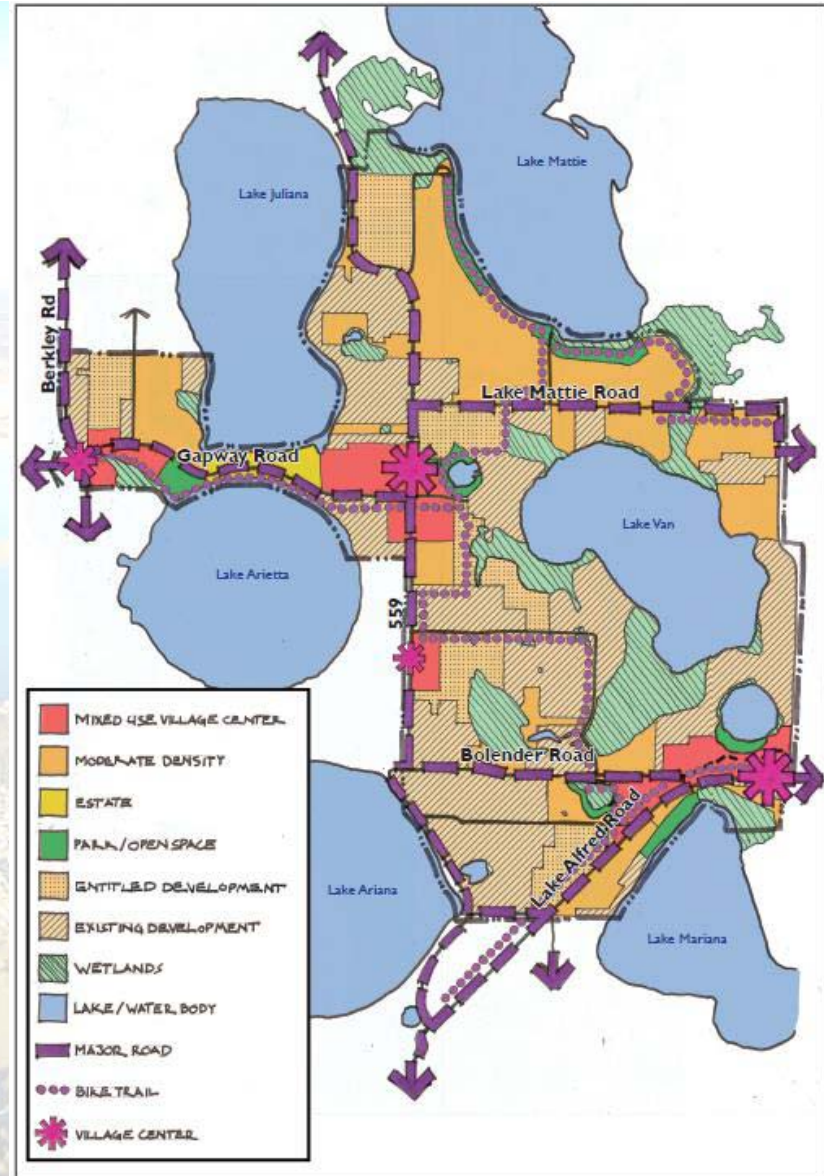
Vision Plan – Mixed Use Village Centers



Vision Plan – Vision Plan



Vision Plan – Vision Plan



Kimley»Horn

