

**City Commission Meeting
June 19, 2023**

**AGENDA ITEM 1: PUBLIC HEARING – OFFICIAL ZONING MAP AMENDMENT
VARIOUS PROPERTIES (LAKES DISTRICT)**

**AGENDA ITEM 2: ORDINANCE #1745 AMENDING THE OFFICIAL ZONING MAP-
VARIOUS PROPERTIES (LAKES DISTRICT)**

___ INFORMATION ONLY

X ACTION REQUESTED

ISSUE: The City Commission will consider establishing Zoning Classifications for various properties located in the Lakes District Master Planned Community.

ATTACHMENTS:

- . Notice of Public Hearing – 06/08/2023
- . Proposed Ordinance #1745 amending the Official Zoning Map – Various Properties (Lakes District)

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

Various Properties

Petitioner: City of Auburndale
Location: Gapway Road, Lake Alfred Road, and Lake Mattie Road
Current Use: Vacant (+/-600.31 acres)
Proposed City Zoning: 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 category, Lakes District Mixed Use (LDMU), and designated the category on the subject properties. 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 Future Land Use of LDMU allows up to 6 dwelling units per acre.

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 category. The City initiated Zoning amendment is on a total of 28 properties in various locations totaling +/- 600.31 acres with the requested Zoning classifications of ***Residential Neighborhood (RN)*** (+/- 210.07 acres), ***Village Center (VC)*** (+/- 325.02 acres), and ***Estate Residential (ER)*** (+/- 65.22 acres) consistent with the Lakes District Vision and Strategies Map.

The requested zoning classifications 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 RN and this Zoning Classification shall have a density no greater than 6 units per acre.

The requested zoning classifications of **Village Center (VC)** is intended to 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 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. Residential development in the Estate Residential classification 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 classification is subject to specific architectural standards as outlined in Chapter 15, Special Overlay Districts.

The requested Official Zoning Map amendments are consistent with the City of Auburndale's Comprehensive Plan, the City's Land Development Regulations, and the Lakes District Vision and Strategies.

The proposed Ordinance was prepared by the Community Development Department and reviewed by the City Manager and City Attorney. The proposed Ordinance was approved on first reading June 5, 2023, and is being considered for second and final reading.

PLANNING COMMISSION RECOMMENDATION: Approval of the proposed Zoning classifications of Residential Neighborhood (RN), Estate Residential (ER), and Village Center (VC) – (6-0, 1 abstention, 05/30/2023).

STAFF RECOMMENDATION: Approval of proposed Ordinance #1745 amending the Official Zoning Map for various properties located in The Lakes District Master Planned Community.