



City of Auburndale
Auburndale, Florida 33823

#1 Bobby Green Plaza
Community Development Department

P. O. Box 186
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PLANNING COMMISSION MEETING
July 11, 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 – May 30th, 2023

ANNOUNCEMENTS – Julie Womble, Community Development Director

AGENDA

1. **PUBLIC HEARING**- LAND DEVELOPMENT REGULATIONS (LDRs) AMENDMENT –CHAPTER 5, OUTDOOR STORAGE
2. RECOMMENDATION AMENDING THE LAND DEVELOPMENT REGULATIONS (LDRs) – CHAPTER 5, OUTDOOR STORAGE

Ref. F.S. 286: If an individual decides to appeal any decision made by the Planning Commission with respect to this meeting, a verbatim transcript may be requested. If so, the individual should make provision for a transcript to be made at the meeting. Persons with disabilities needing special accommodations to participate in this proceeding should contact the City Clerk no later than five days prior to the proceeding at 968-5133.

**Planning Commission Meeting
July 11, 2023**

AGENDA ITEM 1: PUBLIC HEARING – RECOMMENDATION AMENDING CHAPTER 5, ZONING, OF THE LAND DEVELOPMENT REGULATIONS

AGENDA ITEM 2: PUBLIC HEARING – RECOMMENDATION AMENDING CHAPTER 5, ZONING, OF THE LAND DEVELOPMENT REGULATIONS

 INFORMATION ONLY

 X ACTION REQUESTED

ISSUE: The Planning Commission will take public comment and consider a proposed text amendment to the Land Development Regulations before making a recommendation to the City Commission.

ATTACHMENTS:

- Notice of Public Hearing - 07/30/2023
- Proposed Text Amending the Land Development Regulations, Chapter 5, Zoning – Outdoor Storage

ANALYSIS: City Staff is proposing an amendment to the Land Development Regulations (LDRs) clarifying permitted and prohibited storage on residentially zoned properties and define the regulations for storage uses within a Home Occupation. The suggested text amendment includes language intended to preserve the residential character of neighborhoods and prohibit commercial and trade storage in those residential zoning areas.

Following Staff’s presentation of the amendment and public comment, the proposed text amendment will be considered by the Planning Commission for a recommendation to the City Commission.

STAFF RECOMMENDATION: Recommend approval of the proposed Land Development Regulation text amendment.

Chapter 5, Zoning: Outdoor Storage:

AUBURNDALE LAND DEVELOPMENT REGULATIONS, CHAPTER 05, ZONING. *(Words stricken are suggested for removal and underlined are additions to the existing text.)*

Sec. 5.6.2. RS-1 SINGLE FAMILY RESIDENTIAL

5.6.2.2. PERMITTED PRINCIPAL USES AND STRUCTURES

5.6.2.2.5. Citrus groves. Plant nurseries with one greenhouses per half acre, not exceeding 200 sq. ft. in area per greenhouse. ~~and similar agricultural uses and structures, provided that only minor and incidental retail sales shall be permitted, and that n~~No roadside stands or signs shall be erected.

5.6.2.5. PROHIBITED USES AND STRUCTURES.

5.6.2.5.1. All commercial, trade or service establishments and/or outdoor storage, in connection with such establishments to include sand, earth, wood, mulch, stone, brick, concrete, construction blocks, roofing, wallpaper and other building, maintenance, or landscaping material. ~~S~~Storage or long-term parking of commercial or industrial vehicles is prohibited. Outside display or storage of goods for retail sale is prohibited. ~~S~~Storage of building materials, except in connection with active construction or demolition of structures on the premises, storage or use of manufactured homes, boats or trailers except as provided in Sec. 6.3.1., outdoor advertising, and any use or structure not specifically or provisionally permitted herein.

Sec. 5.6.3. RS-2 SINGLE FAMILY RESIDENTIAL

5.6.3.2. PERMITTED PRINCIPAL USES AND STRUCTURES

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Sec. 5.6.4. RS-3 SINGLE FAMILY RESIDENTIAL

5.6.4.2. PERMITTED PRINCIPAL USES AND STRUCTURES

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5.6.4.5. PROHIBITED USES AND STRUCTURES.

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Sec. 5.6.6. RG-1 GENERAL RESIDENTIAL

5.6.6.2. PERMITTED PRINCIPAL USES AND STRUCTURES.

5.6.6.2.6. Citrus groves. Plant nurseries with one greenhouses per half acre, not exceeding 200 sq. ft. in area per greenhouse. ~~and similar agricultural uses and structures, provided that only minor and incidental retail sales shall be permitted, and that n~~No roadside stands or signs shall be erected.

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Sec. 5.6.7. RG 2 GENERAL RESIDENTIAL

5.6.7.2. PERMITTED PRINCIPAL USES AND STRUCTURES.

5.6.7.2.6. Citrus groves. Plant nurseries with one greenhouses per half acre, not exceeding 200 sq. ft. in area per greenhouse. ~~and similar agricultural uses and structures, provided that only minor and incidental retail sales shall be permitted, and that n~~No roadside stands or signs shall be erected.

5.6.7.5. PROHIBITED USES AND STRUCTURES.

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Sec. 5.6.8. RIO - RESIDENTIAL, INSTITUTIONAL AND OFFICE.

5.6.8.5. PROHIBITED USES AND STRUCTURES.

5.6.8.5.7.4. . All commercial, trade or service establishments and/or outdoor storage, in connection with such establishments to include sand, earth, wood, mulch, stone, brick, concrete, construction blocks, roofing, wallpaper and other building, maintenance, or landscaping material. Storage or long-term parking of commercial or industrial vehicles is prohibited. Outside display or storage of goods for retail sale is prohibited. Storage of building materials, except in connection with active construction or demolition of structures on the premises, storage or use of manufactured homes, boats or trailers except as provided in Sec. 6.3.1., outdoor advertising, and any use or structure not specifically or provisionally permitted herein.

5. 2.12. HOME OCCUPATION.

5.2.12.2. REQUIREMENTS

5.2.12.6.8. Outdoor storage or display of materials or products shall not be permitted. Outdoor storage includes sand, earth, wood, mulch, stone, brick, concrete, construction blocks, roofing, wallpaper and other building maintenance, or landscaping material. All storage must be fully enclosed and meet policies for accessory structures. Outside display or storage of goods for retail sale is prohibited.

5.2.12.2.11. Long-term parking or storage of commercial or industrial vehicles is prohibited.