



City of Auburndale
Auburndale, Florida 33823

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Community Development Department

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PLANNING COMMISSION MEETING
August 1, 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 – July 11, 2023

ANNOUNCEMENTS – Julie Womble, Community Development Director

AGENDA

1. **PUBLIC HEARING** – OFFICIAL ZONING MAP AMENDMENT – INTERSECT PROPERTY
2. RECOMMENDATION AMENDING THE ZONING MAP– INTERSECT PROPERTY
3. **PUBLIC HEARING** – OFFICIAL ZONING MAP AMENDMENT – AUBURN LAKES LLC PROPERTY
4. RECOMMENDATION AMENDING THE ZONING MAP– AUBURN LAKES LLC PROPERTY
5. PRELIMINARY PLAT – AUBURN LAKES PRESERVE
6. PRELIMINARY PLAT – WATERSIDE SHORES

**Planning Commission Meeting
August 1, 2023**

AGENDA ITEM 1: PUBLIC HEARING – ZONING MAP AMENDMENT – INTERSECT PROPERTY
AGENDA ITEM 2: RECOMMENDATION AMENDING THE ZONING MAP

 INFORMATION ONLY

 X ACTION REQUESTED

ISSUE: The Planning Commission will take public comment and consider a modification to an existing Zoning Map classification before making a recommendation to the City Commission.

ATTACHMENTS:

- . Location Map
- . Notice of Public Hearing – 7/21/2023
- . Binding Site Plan

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

Intersect Property:

<i>Owner/Petitioner:</i>	Peterson and Myers on behalf of Intersect Development Group
<i>Location:</i>	Pace Road and Bryan Lane
<i>Current Future Land Use:</i>	Business Park Center-1X (+/- 69.3 acres)
<i>Proposed Future Land Use:</i>	Regional Activity Center (RAC)
<i>Current City Zoning:</i>	None
<i>Proposed Zoning Classification:</i>	Planned Unit Development (IPUD) 45.3 +/- acres, Planned Development-H2 (PD-H2) 24 +/- acres
<i>Current use:</i>	Vacant

ANALYSIS: On November 1, 2021, Intersect received a Future Land Use of Regional Activity Center and Zoning of IPUD on 72.5 acres on Phase 1 of their overall project. Peterson and Myers, on behalf of Intersect Development Group, has requested to establish a Zoning district of Industrial Planned Unit Development (IPUD) on 45.3 +/- acres and a Planned Development-H2 (PD-H2) on 24 +/- acres for Phase 2 of their mixed-use project. As required by the Land Development Regulations (LDR's) for Planned Developments, this request is accompanied by binding site plans. The request would allow the applicant to construct two research and development buildings, four mixed use buildings in the back of the property and multi-family on the northeast portion. The original Phase 1 approved IPUD also listed two research and development buildings, however, the applicant is only requesting to modify the overall size of the two previously approved R&D buildings. The entire proposed site also has a signed Developer's Agreement with the City for wastewater usage and timing due to upgrades happening within the development to support Phase 2.

The property was annexed into the City in 2022. The Future Land Use has already gone before the Planning Commission and City Commission and transmitted to the State. The Future Land Use of Regional Activity Center will be adopted when the Zoning goes before the City Commission at 2nd reading.

As shown on the attached exhibit for IPUD, the Applicant is requesting an expansion and modification of the Industrial PUD zoning (IPUD) to remain consistent with the prior entitlements and provide subtle modifications to facilitate desired changes in the development program. Conditions have been placed on the binding site plan regarding Building #200 and #300 being reserved solely for research and development, advanced manufacturing, health technology, financial institutions and/or information sciences. Building #200 and #300 would not allow for distribution as the primary or any outdoor storage. Should the developer want to make a major modification in the future, the IPUD would have to come back before the Planning Commission.

As shown on the attached exhibit for PD-H2, the applicant is requesting multi-family to allow for apartments and possible student housing for nearby universities. The binding site plan shows 13 buildings and over 450 units, however the building count may be reduced, and the unit count will be reduced to reflect PD-H2 density. PD-H2 only allows for a density of up to 15 units per acre which would give an approximate 360 units. The binding site plans shows a clubhouse and amenities and will be required to meet all active open space and landscaping requirements per the LDR's.

For both the IPUD and the PD-H2 all landscape buffers and building setbacks shall be per the LDR regulations. This site is located near Florida Polytechnic Institute and located within the Central Florida Innovation District.

The requested zoning district of IPUD and PD-H2 is compatible with the requested Future Land Use of Regional Activity Center (RAC) and is consistent with the City of Auburndale Comprehensive Plan, all Land Development Regulations, the Central Florida Innovation District, and the Joint Planning Agreement with Polk County.

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 Zoning classification of Planned Unit Development (IPUD) and Planned Development-H2 (PD-H2).

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AGENDA ITEM 3: PUBLIC HEARING – ZONING MAP AMENDMENT – AUBURN LAKES LLC - SAUNDERS PROPERTY

AGENDA ITEM 4: RECOMMENDATION AMENDING THE ZONING MAP

___ INFORMATION ONLY

X ACTION REQUESTED

ISSUE: The Planning Commission will take public comment and consider a modification to an existing Zoning Map classification before making a recommendation to the City Commission.

ATTACHMENTS:

- . Location Map
- . Notice of Public Hearing – 7/21/2023
- . Binding Site Plan

ANALYSIS: The City has received a request for a Zoning Map Amendment on the following property:

Auburn Lakes LLC Property:

Owner/Petitioner: Dan Lewis of Ridge Project Management, LLC on behalf of Lee Saunders of Auburn Lakes, LLC

Location: US HWY 92 W and Polk Parkway

Current Future Land Use: Medium Density Residential

Current City Zoning: General Residential-2 (RG-2)

Proposed Zoning Classification: Planned Development Commercial-1 (PD-C1) 9.11 +/- acres,

Current use: Vacant

ANALYSIS: Dan Lewis of Ridge Project Management, LLC, on behalf of Lee Saunders of Auburn Lakes, LLC, is requesting to amend 9.11 +/- acres to a Planned Development Commercial-1 (PD-C1). In March 2022, the subject site received a Future Land Use of Medium Density Residential and Zoning of General Residential-2 (RG-2) to accommodate a multi-family and single-family subdivision. The entire proposed site also has a signed Developer’s Agreement with the City for wastewater usage and timing due to upgrades needed to support development.

Upon looking at the hotel needs of the area, the applicant is requesting the zone change to accommodate an 85 unit hotel. The site plan also depicts pool amenities to service the hotel and adequate parking per the LDR requirements. The property is surrounded by natural wetlands creating a buffer to any future residential to the south.

As required by the Land Development Regulations (LDR’s) for Planned Developments, this request is accompanied by a binding site plan. The proposed binding site plan meets all requirements for parking, landscape buffers and building setbacks per the Land Development Regulations. The requested zoning district of PD-C1 is compatible with the City of Auburndale Comprehensive Plan and all Land Development Regulations.

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 Zoning classification of Planned Development-C1 (PD-C1).

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AGENDA ITEM 5: PRELIMINARY PLAT – AUBURN LAKES PRESERVE

 INFORMATION ONLY

 X ACTION REQUESTED

ISSUE: The Planning Commission will consider a preliminary plat before making a recommendation to the City Commission.

ATTACHMENTS:

- Preliminary Plat
- Location Map

ANALYSIS: The City has received a preliminary plat for Auburn Lakes Preserve from Dan Lewis of Ridge Project Management, LLC on behalf of Lee Saunders of Auburn Lakes, LLC. The preliminary plat is for a 266 Townhomes and a 250-lot single family subdivision on +/- 255.05 acres located south of Old Dixie Hwy, north of US Hwy 92 W. and west of Polk Parkway. The preliminary plat has been reviewed by all City Departments and meets all City Codes and Land Development Regulations.

On October 5, 2021, the Planning Commission recommended approval of a Future Land Use Amendment from Tourism Commercial Center to Medium Density Residential. the Planning Commission also approved a Zoning Map Amendment from Commercial Highway (CH) to General Residential-1 (RG-1) on (+/-181.88 acres) and General Residential-2 (RG-2) on (+/-73.17 acres).

The proposed preliminary plat meets all Land Development Regulations. The General Residential-1 (RG-1) is intended to include lands developed and suitable for development for low to medium density residential uses and allows for single family detached, single family semi-detached and attached townhouses. The General Residential-2 (RG-2) is intended to be used for medium to high density residential uses and allows single family detached dwellings, two family and multiple family dwellings. Both zoning districts require 25' front yard setbacks, 10' side yard setbacks, and 10' rear setbacks. Access to the subdivision will be from Old Dixie Hwy., a County maintained road. Five-foot sidewalks will be provided on both sides of the street. The subdivision will also have a solid masonry six (6) foot wall along US 92 West and fencing around the east side of the property per the LDR's. All retention areas, roads, sidewalks, and open spaces will be dedicated to and maintained by the Homeowner's Association. The entire proposed site also has a signed Developer's Agreement with the City for wastewater usage and construction timing due to wastewater upgrades needed to support development.

Following the Planning Commission's recommendation, the preliminary plat will go to the City Commission for approval. Preliminary plat approval by the City Commission allows the developer to proceed with construction plan approval and final plat approval.

STAFF RECOMMENDATION: Recommend approval of the Preliminary Plat to the City Commission.

**Planning Commission Meeting
August 1, 2023**

AGENDA ITEM 6: PRELIMINARY PLAT – WATERSIDE SHORES

 INFORMATION ONLY

 X ACTION REQUESTED

ISSUE: The Planning Commission will consider a preliminary plat before making a recommendation to the City Commission.

ATTACHMENTS:

- Preliminary Plat
- Location Map

ANALYSIS: The City has received a preliminary plat for Waterside Shores from Bryan Hunter, P.E. from Hunter Engineering, Inc. The property is in the Lakes District Master Planned Community. The proposal is for 78 single-family single family lots with alley access, 269 single family standard lots with front access, 64 townhome units with rear access for a total of 411 total units on +/- 116.0 acres. The property is located east of County Road 559, north of Lake Mattie Road. The property has a Future Land Use of Lakes District Mixed Use (LDMU) and a zoning classification of Residential Neighborhood (RN), which allows for a mixture of various lot sizes and single family and multi-family residential uses.

In July of 2022, the City Commission recommended approval of Lakes District Master Planned Community. Access will be on Lake Mattie Road and the subdivision will also have a solid masonry six (6) foot wall along Lake Mattie Road and fencing along the eastern and western property lines per the LDR's. All retention areas, roads, and open spaces will be dedicated to and maintained by the Homeowner's Association. The preliminary plat has been reviewed by all City Departments and meets all City Codes and Land Development Regulations. The entire proposed site also has a signed Developer's Agreement with the City for wastewater usage and construction timing due to wastewater upgrades needed to support development.

Following the Planning Commission's recommendation, the preliminary plat will go to the City Commission for approval. Preliminary plat approval by the City Commission allows the developer to proceed with construction plan approval and final plat approval.

STAFF RECOMMENDATION: Recommend approval of the Preliminary Plat to the City Commission.