



City of Auburndale
Auburndale, Florida 33823

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Community Development Department

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PLANNING COMMISSION MEETING
September 5, 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 – August 1, 2023

ANNOUNCEMENTS – Julie Womble, Community Development Director

AGENDA

1. **PUBLIC HEARING** –FUTURE LAND USE AND ZONING AMENDMENT – AUBURN LAKES, LLC
2. RECOMMENDATION AMENDING THE FUTURE LAND USE – AUBURN LAKES, LLC
3. RECOMMENDATION AMENDING THE ZONING – AUBURN LAKES, LLC
4. **PUBLIC HEARING** –FUTURE LAND USE AND ZONING AMENDMENT– CLINGERMAN PROPERTIES
5. RECOMMENDATION AMENDING THE FUTURE LAND USE – CLINGERMAN PROPERTIES
6. RECOMMENDATION AMENDING THE ZONING MAP – CLINGERMAN PROPERTIES

**Planning Commission Meeting
September 5, 2023**

AGENDA ITEM 1: PUBLIC HEARING – FUTURE LAND USE AND ZONING MAP AMENDMENTS – AUBURN LAKES, LLC PROPERTY

AGENDA ITEM 2: RECOMMENDATION AMENDING THE FUTURE LAND USE

AGENDA ITEM 3: 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 Future Land Use and Zoning Map classification before making a recommendation to the City Commission.

ATTACHMENTS:

- . Location Map
- . Notice of Public Hearing – 08/25/23
- . Binding Site Plan

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

Auburn Lakes LLC Property:

<i><u>Owner/Petitioner:</u></i>	Dan Lewis of Ridge Project Management, LLC on behalf of Lee Saunders of Auburn Lakes, LLC
<i><u>Location:</u></i>	Old Dixie Hwy. and Polk Parkway
<i><u>Current Future Land Use:</u></i>	Medium Density Residential
<i><u>Proposed Future Land Use:</u></i>	Neighborhood Activity Center
<i><u>Current City Zoning:</u></i>	General Residential-2 (RG-2)
<i><u>Proposed Zoning Classification:</u></i>	Planned Development Commercial-1 (PD-C1) 9.11 +/- acres
<i><u>Current use:</u></i>	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 from a Future Land Use of Medium Density Residential to Neighborhood Activity Center (NAC). The applicant is also looking to amend the Zoning of General Residential-2 (RG-2) 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 Future Land Use and Zoning 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 natural 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 Future Land Use of NAC and the 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 Future Land Use Neighborhood Activity Center and Zoning classification of Planned Development-C1 (PD-C1).

**Planning Commission Meeting
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AGENDA ITEM 4: PUBLIC HEARING – FUTURE LAND USE AND ZONING MAP AMENDMENTS – CLINGERMAN PROPERTY

AGENDA ITEM 5: RECOMMENDATION AMENDING THE FUTURE LAND USE

AGENDA ITEM 6: RECOMMENDATION AMENDING THE ZONING MAP

 INFORMATION ONLY

 X ACTION REQUESTED

ISSUE: The Planning Commission will consider and take public comment on a Future Land Use and Zoning Map amendment before making a recommendation to the City Commission.

ATTACHMENTS:

- . Location Maps
- . Notice of Public Hearing – 08/25/23

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

<i>Owner/Petitioner:</i>	Bryan Hunter of Hunter Engineering on behalf of Kevin D. Clingerman
Location:	US Hwy 92 W. and Polk Pkwy.
Current County Future Land Use:	Linear Commercial Corridor (LCC)
Proposed City Future Land Use:	Commercial Corridor
Proposed City Zoning:	Commercial Highway (CH)
Current use:	Vacant +/- 4.28 acres

As a result of annexation, the City has received a request to amend the City of Auburndale’s Future Land Use from Polk County Future Land Use of Linear Commercial Corridor (LCC) to City of Auburndale Future Land Use of Commercial Corridor on +/- 4.28 acres. The developer also requests to establish a zoning classification of Commercial Highway (CH). The proposed use is for a plant retail nursery.

The amendments are consistent with the existing commercial development of the surrounding properties. The requested Future Land Use and Zoning Map amendments are consistent with the City of Auburndale’s Comprehensive Plan and Land Development Regulations.

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

STAFF RECOMMENDATION: Recommend approval of the proposed Future Land Use and Zoning Map amendment to the City Commission.