



City of Auburndale
Auburndale, Florida 33823

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Community Development Department

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PLANNING COMMISSION MEETING

**January 3, 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 – December 6, 2022

ANNOUNCEMENTS – Julie Womble, Community Development Director

AGENDA

1. **PUBLIC HEARING** – ZONING MAP AMENDMENT– SPANN PROPERTY
2. RECOMMENDATION AMENDING THE ZONING MAP – SPANN PROPERTY
3. **PUBLIC HEARING** – FUTURE LAND USE AND ZONING MAP AMENDMENT– CEM DEVELOPMENT PROPERTIES
4. RECOMMENDATION AMENDING THE FUTURE LAND USE MAP – CEM DEVELOPMENT PROPERTIES
5. RECOMMENDATION AMENDING THE ZONING MAP – CEM DEVELOPMENT PROPERTIES

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
January 3, 2023**

AGENDA ITEM 1: PUBLIC HEARING –ZONING MAP AMENDMENT – SPANN PROPERTY

AGENDA ITEM 2: RECOMMENDATION AMENDING THE ZONING MAP

___ INFORMATION ONLY

X ACTION REQUESTED

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

ATTACHMENTS:

- . Location Map
- . Notice of Public Hearing – 12-23-22

ANALYSIS: The City has received a request to rezone the following property:

<i>Petitioner/ Owner:</i>	Mark Spann
<i>Location:</i>	Main St. and Charles Ave.
<i>Current Future Land Use:</i>	Community Activity Center (CAC)
<i>Current City Zoning:</i>	General Residential-1 (RG-1)
<i>Proposed Zoning Classification:</i>	General Commercial-1 (CG-1)
<i>Current use:</i>	Vacant (+/- 0.15 acres)

The City has received a request for a Zoning Map Amendment on approximately +/- 0.15 acres. The Spann property is located at Main St. and Charles Ave. The requested Zone change classification from General Residential-1 (RG-1) to General Commercial-1 (CG-1) is consistent with underlying Future Land Use of Community Activity Center (CAC). The CG-1 zoning classification typically allows for offices, retail stores, sales and display rooms, service and repair establishments, including service stations and repair garages, personal service establishments, offices, studios, clinics and laboratories and other related commercial services.

The proposed zoning map amendment is consistent with the current Future Land Use designation of Community Activity Center (CAC) on the property. The proposed zoning map amendment is also compatible to existing zoning classifications adjacent to the subject site.

The requested zoning map amendment is consistent with the City's Comprehensive Plan and 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 approval of the proposed Zoning Map amendment of General Commercial-1 (CG-1) to the City Commission.

Planning Commission Meeting

January 3, 2023

AGENDA ITEM 3: PUBLIC HEARING – FUTURE LAND USE AND ZONING MAP AMENDMENT – RITCHEY-CEM DEVELOPMENT PROPERTIES

AGENDA ITEM 4: RECOMMENDATION AMENDING THE FUTURE LAND USE MAP

AGENDA ITEM 5: 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 – 12/23/2022

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>	Shelton Rice of Peterson and Myers on behalf of CEM Development
<i>Location:</i>	Old Dixie Hwy. and the Polk County Parkway
<i>Current County Future Land Use:</i>	Residential Low-1 (RL-1) (+/- 1.22 acres)
<i>Current City Future Land Use:</i>	Community Activity Center (CAC) (+/- 17.11) and Conservation/Wetlands (+/- 4.51)
<i>Current City Zoning:</i>	General Residential-2 (RG-2) (+/- 14.18 acres)
<i>Proposed Future Land Use:</i>	High Density Residential (+/- 31.49 acres) and Conservation/Wetlands (+/- 1.02)
<i>Proposed Zoning Classification:</i>	General Residential-2 (RG-2) (+/- 18.33 acres)
<i>Current use:</i>	Vacant

The City has received a request for a Future Land Use Map Amendment on approximately +/- 32.51 acres and Zoning Map Amendment on approximately +/- 18.33 acres. The property consists of five separate parcels and are currently, vacant or occupied with mobile homes or single-family residential structures. In total, the property is +/- 32 acres.

The property received a variety of land use designations in December 2007, including Residential Low-1 (County Future Land Use), Community Activity Center; High Density Residential; and Conservation/Wetlands. In June 2008, +/- 14.18 acres of the property received a zoning classification of General Residential-2 (RG-2). Zoning of the remaining property was postponed until a future date. In December, 2022 the City annexed +/- 1.22 acres of the Ritchey property to receive utility services and become a part of the larger Future Land Use and Zoning request.

The southern portion of the east parcel has a +/- 4.51 acres of Conservation/Wetland Future Land Use designation. The Conservation land use designation was assigned to reflect the "wetland" area of the parcel. A wetland delineation was conducted on this parcel which shows the wetland/upland line south of the current Conservation/Wetlands land use line. As part of this request the applicant is requesting to shift the Conservation/Wetlands land use line to match the wetland delineation line. This reduces the Conservation/Wetlands Future Land Use to +/- 1.02 acres.

The parcels with Community Activity Center Future Land Use permit a variety of intensive uses including, but not limited to: commercial, retail, and multi-family. Specifically, CAC allows up to 14 units/acre of residential density; however, only 25% of a CAC district can be utilized for residential. Because of the 25% limitation, the applicant requests to change the land use designation to High Density Residential, which allows an equivalent intensity of residential development with less emphasis on commercial and other uses. The Future Land Use and Zoning request would permit multi-family development to be pursued in the City limits of the Auburndale.

The amendments are consistent with residential uses to the south in the County and would support the existing and anticipated residential population of the area. The requested Future Land Use and Zoning Map amendments are consistent with the City of Auburndale's Comprehensive Plan, Land Development Regulations and the City of Auburndale.

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.