



City of Auburndale
Auburndale, Florida 33823

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Community Development Department

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PLANNING COMMISSION MEETING
DECEMBER 6, 2022 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 – November 1, 2022

ANNOUNCEMENTS – Julie Womble, Community Development Director

AGENDA

1. **PUBLIC HEARING** – LARGE SCALE FUTURE LAND USE MAP AMENDMENT
2. RECOMMENDATION AMENDING THE FUTURE LAND USE MAP – INTERSECT PROPERTY
3. **PUBLIC HEARING** – LARGE SCALE FUTURE LAND USE MAP AMENDMENT
4. RECOMMENDATION AMENDING THE FUTURE LAND USE MAP – NORTH PACE RD. PROPERTY

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
December 6, 2022**

AGENDA ITEM 1: **PUBLIC HEARING** – LARGE SCALE FUTURE LAND USE – INTERSECT PROPERTY

AGENDA ITEM 2: RECOMMENDATION AMENDING THE FUTURE LAND USE

 INFORMATION ONLY

 X ACTION REQUESTED

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

ATTACHMENTS:

- . Location Map
- . Notice of Public Hearing – 11/25/2022

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

Intersect Property:

<u>Owner/Petitioner:</u>	Bart Allen of Peterson and Myers on behalf of Intersect Development Group
<u>Location:</u>	Pace Road and Bryan Lane
<u>Current County Future Land Use:</u>	Business Park Center- 1X (BPC-1X)
<u>Proposed City Future Land Use:</u>	Regional Activity Center (RAC)
<u>Current use:</u>	Vacant (+/- 66.3 acres)

ANALYSIS: As a result of annexation a Future Land Use Map Amendment has been requested by Peterson and Myers on behalf of Intersect Development Group to amend the City of Auburndale's Future Land Use on +/- 66.3 acres from Polk County Future Land Use Business Park Center-1X (BPC-1X) to City of Auburndale Future Land Use of Regional Activity Center (RAC).

The property includes properties originally annexed into the City in February and December of 2022. The Future Land Use request would accommodate a mixture of e-commerce, manufacturing and research and development and is the second phase of the applicant's project. The first phase, adjacent to the north, was approved by the City in November, 2021. Zoning for these parcels will come before the board at a later date following the State's review of the large-scale map amendment.

The requested Future Land Use of Regional Activity Center (RAC) is intended to accommodate regional shopping centers, other regional attractors, residential development, and community facilities. This request for a regional e-commerce center is consistent with the intent of the RAC and with previous approval on parcels adjacent to the north.

The request is consistent with the City of Auburndale Comprehensive Plan and the Joint Planning Agreement with Polk County and is located in the Innovation District.

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 Map amendment.

**Planning Commission Meeting
December 6, 2022**

AGENDA ITEM 3: PUBLIC HEARING –LARGE SCALE FUTURE LAND USE – N. PACE RD. PROPERTY

AGENDA ITEM 4: RECOMMENDATION AMENDING THE FUTURE LAND USE MAP

 INFORMATION ONLY

 X ACTION REQUESTED

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

ATTACHMENTS:

- . Location Map
- . Notice of Public Hearing – 11/25/22

ANALYSIS: The City has received a request for a Future Land Use Map amendment for the following property:

North Pace Road Property

<i>Owner/Petitioner:</i>	Knights PC Holdings, LLC
<i>Location:</i>	Pace Road and Polk County Parkway
<i>Current Use:</i>	Vacant (75.70 +/- acres)
<i>Current County Future Land Use:</i>	Interchange Activity Center-X (IAC-X)
<i>Proposed City Future Land Use:</i>	Regional Activity Center (RAC)

The Knights PC Holdings, LLC properties consists of 75.70 acres that was annexed into the City Limits on December 5, 2022. The owner has requested to amend the City of Auburndale’s Future Land Use on +/- 75.70 acres from Polk County Future Land Use of Interchange Activity Center-X (IAC-X) to City of Auburndale Future Land Use of Regional Activity Center (RAC).

The Future Land Use request would accommodate development of a mixed-use project, which will incorporate commercial lots along the frontage of Pace Road and office, commercial/distribution and development buildings on the interior of the property. By providing commercial outparcels along Pace Road, the commercial corridor intent for the region will be maintained. The request is consistent and compatible with the previously approved development directly adjacent to the south across Pace Road.

The requested Future Land Use of Regional Activity Center (RAC) is intended to accommodate regional shopping centers, other regional attractors, residential development, and community facilities. This request for a regional use is consistent with the intent of the RAC.

At this time, the request before the Planning Commission is only on the Future Land Use map amendment to RAC. The zoning map amendment will come back before the Planning Commission at a later date following the State's review of the large-scale map amendment.

The request is consistent with the City of Auburndale Comprehensive Plan and the Joint Planning Agreement with Polk County and is located in the Innovation District.

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 Map Amendment.