

Planning Commission Meeting Minutes May 30, 2023

Minutes for the Regular Meeting for the Planning Commission of the City of Auburndale, Florida held Tuesday, May 30, 2023, at 4:00 pm in the City Commission Room at City Hall, after having been properly advertised with the following members present – Chairman Perry Price, Commissioners Danny Chandler, Mike Chevalier, Matt Maloney, Jody Miller, Jere Stambaugh and Brian Touné. Also, present was Community Development Director Julie Womble, City Planner Jesse Pearson, and Secretary Marsha Johnson.

Chairman Perry Price declared a quorum and the Meeting was called to order and opened with the pledge to the American Flag.

Motion was made by Commissioner Jody Miller and seconded by Commissioner Mike Chevalier to approve the minutes as written from the April 4, 2023, and April 11, 2023, meetings. Upon vote all ayes.

Community Development Director Julie Womble announced Danny Chandler's Form 8 B from April 4, 2023, meeting.

Chairman Perry Price closed the Regular Meeting and opened the Public Hearing.

AGENDA ITEM 1: PUBLIC HEARING – ZONING MAP AMENDMENT – VARIOUS PROPERTIES

Notice of Public Hearing – 3/25/2022

Community Development Director Julie Womble stated the City has initiated a request for a Zoning Map Amendment for various properties within the Lakes District Master Planned Community.

Various Properties

<i>Petitioner:</i>	City of Auburndale
<i>Location:</i>	Gapway Road, Lake Alfred Road, and Lake Mattie Road
<i>Current Use:</i>	Vacant (+/-600.31 acres)
<i>Proposed City Zoning:</i>	Residential Neighborhood (RN), Village Center (VC), Estate Residential (ER)

In January 2022, the City Commission adopted the Comprehensive Plan text amendment establishing a new Future Land Use classification, Lakes District Mixed Use (LDMU) and placed it on the subject properties. On December 6, 2021, the City adopted an amendment to the City's Land Development Regulations (LDRs) Chapter 15, Special Overlay Districts, establishing new zoning policies for this newly adopted Future Land Use. The Lakes District Mixed Use Future Land Use category provides opportunities for a mix of open space, pedestrian and bicycle connectivity, residential, and mixed-use village centers. The proposed land use of LDMU allows up to 6 dwelling units per acre. The subject sites already have LDMU entitled on the parcels. The City initiated Zoning amendment is on a total of 28 properties in various locations totaling +/- 600.31 acres. The requested Zoning classifications of Residential Neighborhood (RN) (+/- 210.07 acres), Village Center (VC) (+/- 325.02 acres) and Estate Residential (ER) (+/- 65.22 acres) are consistent with the Future Land Use and Zoning classifications on surrounding properties.

The requested zoning classification of Residential Neighborhood (RN) allows low to medium density areas and are intended to be scaled to the needs of pedestrians, with local destinations, such as Centers, schools, and community parks, within walking distance. Retail, commercial, and business are not allowed in this zoning

classification and shall have a density no greater than 6 units per acre. Residential Neighborhood Zoning was explained in detail on the screen. The Village Center (VC) is intended to be developed as an important destination for groups of Residential Neighborhoods, providing a variety of shops, services, restaurants, and civic facilities that serve the needs of the surrounding neighborhoods. Village Centers have a base density of 6 dwelling units per acre which may be increased through the Transfer of Development Rights (TDR). Village Center Zoning was explained in detail on the screen. The requested zoning classification of Estate Residential (ER) establishes a more rural development pattern which recognizes that unique environmental conditions may be appropriate and have a base density of 6 dwelling units per acre. Designations of such areas shall be determined through review of individual projects. Residential development is a gross density of 1 dwelling unit per 1 acre. The most environmentally sensitive areas (i.e., wetlands, tree stands, clusters of high-quality shrubs and undergrowth) shall be preserved with residential clusters, roadways, trails, and developed open space elements knitted around these areas. Estate Residential Zoning was explained in detail on the screen. A map of Auburndale was shown on the screen highlighting Residential Neighborhoods, Estate Residential and Village Center Areas. Each zoning category is subject to specific architectural standards for each zoning as outlined in Chapter 15, Special Overlay Districts. The requested Zoning Map amendments are consistent with the City of Auburndale's Comprehensive Plan and the Land Development Regulations. Staff recommends the approval of the proposed Zoning classifications of Residential Neighborhood (RN), Estate Residential (ER), and Village Center (VC).

Chairman Perry Price asked for public comment, there was none.

Chairman Perry Priced closed the Public Hearing and reopened the Regular Meeting.

AGENDA ITEM 2: RECOMMENDATION AMENDING THE ZONING MAP

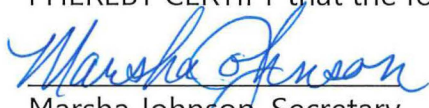
Motion was made by Commissioner Danny Chandler and seconded by Commissioner Matt Maloney to recommend approval to the City Commission the Zoning Map Amendment – Various Properties.

Community Development Director Julie Womble stated that Form 8B had been submitted before the meeting by Commissioner Jere Stambaugh. He abstained from voting.

Upon vote all ayes.

Chairman Perry Price stated the meeting was adjourned at 4:23 p.m.

I HEREBY CERTIFY that the foregoing minutes are true and correct.


Marsha Johnson, Secretary

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME Stambaugh III Jere L		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE Auburndale Planning Commission	
MAILING ADDRESS 209 Osceola St		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:	
CITY Auburndale, FL	COUNTY Polk	<input checked="" type="checkbox"/> CITY <input type="checkbox"/> COUNTY <input type="checkbox"/> OTHER LOCAL AGENCY	
DATE ON WHICH VOTE OCCURRED May 30, 2023		NAME OF POLITICAL SUBDIVISION: City of Auburndale	
		MY POSITION IS: <input type="checkbox"/> ELECTIVE <input checked="" type="checkbox"/> APPOINTIVE	

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also **MUST ABSTAIN** from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

* * * * *

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

* * * * *

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Jere L Stambaugh III, hereby disclose that on Mat 30,, 20 23 :

(a) A measure came or will come before my agency which (check one or more)

☐ inured to my special private gain or loss;

☒ inured to the special gain or loss of my business associate, John Strang ;

☐ inured to the special gain or loss of my relative, _____ ;

☐ inured to the special gain or loss of _____, by
whom I am retained; or

☐ inured to the special gain or loss of _____, which
is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

John Strang is President of Gapway Grove Corp. John and I are on the Board of Directors of Geowers Fertilizer Corp.

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

May 30, 2023

Date Filed

Signature

Jere Stambaugh III

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.