

PLANNING COMMISSION MEETING
September 5, 2023

Minutes for the Regular Meeting for the Planning Commission of the City of Auburndale, Florida held Tuesday, September 5, 2023, at 4:00 pm in the City Commission Room at City Hall, after having been properly advertised with the following members present – Commissioners Danny Chandler, Matt Maloney, Jody Miller, Jere Stambaugh, and Brian Toune. Also, present was Community Development Director Julie Womble, City Planner Jesse Pearson, and Secretary Marsha Johnson. Absent was Chairman Perry Price and Commissioner Mike Chevalier.

Vice Chairman Danny Chandler 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 Matt Maloney to approve the minutes as written from the August 1, 2023, meeting. Upon vote all ayes.

Vice Chairman Danny closed the Regular Meeting and opened the Public Hearing.

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

City Planner Jesse Pearson stated 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.

. Notice of Public Hearing – 08/25/23

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

Auburn Lakes LLC Property:

<i>Owner/Petitioner:</i>	Dan Lewis of Ridge Project Management, LLC on behalf of Lee Saunders of Auburn Lakes, LLC
<i>Location:</i>	Old Dixie Hwy. and Polk Parkway
<i>Current Future Land Use:</i>	Medium Density Residential
<i>Proposed Future Land Use:</i>	Neighborhood Activity Center
<i>Current City Zoning:</i>	General Residential-2 (RG-2)
<i>Proposed Zoning Classification:</i>	Planned Development Commercial-1 (PD-C1) 9.11 +/- acres
<i>Current use:</i>	Vacant

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 Neighborhood Activity Center and Zoning change to Planned Development -

Commercial 1, 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 development 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 recommends the approval of the proposed Future Land Use Neighborhood Activity Center and Zoning classification of Planned Development-C1 (PD-C1). At this time the property was shown on the screen.

Vice Chairman Danny Chandler asked for Public Comment. There was none.

Vice Chairman Danny Chandler closed the Public Hearing and reopened the Regular Meeting.

AGENDA ITEM 2: RECOMMENDATION AMENDING THE FUTURE LAND USE

Motion was made by Commissioner Brian Toune and seconded by Commissioner Matt Maloney to recommend to the City Commission the Future Land Use Map amendment – Auburn Lakes.

Vice Chairman Danny Chandler asked if the corner was already set for commercial.

City Planner Jesse Pearson stated a portion of that was set aside for apartments. Dan will come up and speak.

Dan Lewis stated this site is basely an upland hid in a forest. The previous zoning was turned into multifamily however there is a definite need for a hotel. Because it is separate from the rest of what would be multifamily it didn't fit its use.

City Planner Jesse Pearson stated it was residential that needed changed.

Vice Chairman Danny Chandler said thank you.

Upon vote all ayes.

AGENDA ITEM 3: RECOMMENDATION AMENDING THE ZONING MAP

Motion was made by Commissioner Matt Maloney and seconded by Commissioner Jere Stambaugh to recommend to the City Commission the Zoning Map amendment – Auburn Lakes.

Upon vote all ayes.

Vice Chairman Danny Chandler closed the Regular Meeting and reopened the Public Hearing.

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

City Planner Jesse Pearson stated 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.

. Notice of Public Hearing – 08/25/23

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

Owner/Petitioner:	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 recommends approval of the proposed Future Land Use and Zoning Map amendment to the City Commission. At this time the property was shown on the screen.

Vice Chairman Danny Chandler asked for Public Comment. There was none.

Vice Chairman Danny Chandler closed the Public Hearing and reopened the Regular Meeting.

AGENDA ITEM 5: RECOMMENDATION AMENDING THE FUTURE LAND USE

Motion was made by Commissioner Matt Maloney and seconded Commissioner Brian Toune to recommend approval to the City Commission the Future Land Use Map amendment - Clingerman Property.

Upon vote all ayes.

AGENDA ITEM 6: RECOMMENDATION AMENDING THE ZONING MAP

Motion was made by Commissioner Matt Maloney and seconded by Commissioner Jody Miller to recommend approval to the City Commission the Zoning Map amendment – Clingerman Property.

Vice Chairman Danny Chandler asked about wetlands remediation.

City Planner Jesse Pearson stated the will have to deal with SWFWMD.

Upon vote all ayes.

Vice Chairman Danny Chandler stated the meeting was adjourned at 4:13 p.m.

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


Marsha Johnson, Secretary