

PLANNING COMMISSION MEETING
March 5, 2024

Minutes for the Regular Meeting for the Planning Commission of the City of Auburndale, Florida held Tuesday, March 5, 2024, 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, Matt Maloney, and Dave Holt. Also, present was Community Development Director Julie Womble, City Planner Jesse Pearson, and Secretary Marsha Johnson. Absent were Commissioners Mike Chevalier, Jody Miller and Brian Toune.

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 Danny Chandler and seconded by Commissioner Matt Malony to approve the minutes as written from the October 3, 2023, meeting. Upon vote all ayes.

Announcements: Community Development Director Julie Womble stated in their packets was a flyer for a Mock Planning Commission, put on by the American Planning Association in the Polk County Commission Board Room on March 22, 2024, from 1-4 p.m. It is for all the Planning Commissions in the area. She wanted to encourage everyone to attend, the cost is free. Also, we will be having a Special Planning Commission Meeting on March 18, 2024, at 3:00 p.m. We had an issue with the State and one the Large-Scale Amendments that went through recently. They feel it needs to be taken to the Commission again. We will be reading their letter of response. They did not have any comments or objections, they just feel like they were not notified in time, even though we thought we had. So, we are following the correct procedures to proceed appropriately and quickly for the developer. We will meet, present item again, motion and adjourn. Planning Commission Minutes will be ready for the Commission Meeting that evening and then it can be adopted.

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

AGENDA ITEM 1: PUBLIC HEARING – RECOMMENDATION AMENDING CHAPTER 15, SPECIAL OVERLAY DISTRICTS, OF THE LAND DEVELOPMENT REGULATIONS

Community Development Director Julie Womble stated City Staff is proposing an amendment to the Land Development Regulations (LDRs) establishing Article 5 in Chapter 15: Overlay Districts. Article 5 will establish regulations and development guidelines for the Central Florida Innovation District. At this time the history of the Central Florida Innovation District was given. In 2019, the City of Auburndale, City of Lakeland, Polk County Board of County Commissioners, and the Central Florida Development Council entered into a Memorandum of Understanding related to the Innovation District. This MOU established a common vision for the district to provide communication requirements between the entities and coordinates supportive services. However, at the time text was not included in the Land Development Regulations to support the location and guidelines for the Central Florida Innovation District. In December 2023 it is now the intent, with direction from the Auburndale City Commission, to establish a boundary map, guidelines, and regulations within the City of Auburndale’s Land Development Regulations. These standards apply within the Innovation District boundary area located within City limits. At this time a map was shown on the screen. Property anywhere within the Innovation District

boundary area, and within the utility boundary service area of the City of Auburndale, are encouraged to develop in accordance with the planning principles contained within this Article through annexation and establish zoning and/or rezoning. The remainder of Article 5 assumes that the property owner/developer has chosen, or is otherwise required, to develop consistent with the Central Florida Innovation District established and outlined within this Article and within the utility boundary service area of the City of Auburndale. The Innovation District focuses on retaining talent from Polk County's higher learning institutions, cultivates a sense of place and innovation, maximizes buildable space, provides a mix of uses where one does not dominate the other and offers opportunities for cutting-edge technology being developed at Florida Polytechnic University and SunTrax, the Florida Department of Transportation's testing facility along the Polk Parkway. Targeted industries for the Innovation District include Research and Development - Health Tech - Information Sciences and Engineering - Advanced Manufacturing - Mobility and Innovation. Commencing on the date of the adoption of the Central Florida Innovation District, these provisions shall apply to development of all land therein whether publicly or privately held. No development shall be undertaken without prior authorization in accordance with standards and or guidelines applicable to the Central Florida Innovation District. Any building, structure, or parking area that lawfully exists at the time the Central Florida Innovation District is enacted, which would not otherwise be permitted under the Central Florida Innovation District, may be continued in the same manner as it existed before the effective date of the Central Florida Innovation District. We do not want to take anybody's property rights away. Any future considerations, additions, reconstruction, or renovation shall be subject to the requirements of standards and guidelines for the Central Florida Innovation District. Prohibited uses include: More presentations slides were shown. The Central Florida innovation District standards: Cross docks - Docks located in the front of the building - Buildings over 200,000 square feet - Outdoor storage - No activity shall be conducted that produces noise, odors, dust, fumes, fire hazard, or other nuisance beyond the property lines - Medium and Heavy Manufacturing. All development within the Central Florida Innovation District shall also meet requirements outlined in Chapter 15, Special Overlay District, Article 3. Design standards are established for docks, truck courts, buildings size and depth, truck routing, buffer, landscaping and walls, and signage. We are the first ones to put code in. Lakeland and Polk County do not have code for the Central Florida Innovation District. Gateways to the Innovation District are also identified. Braddock Road and Berkley Road – Pace Road and Berkley Road – Polk Parkway and Pace Road – Polk Parkway and Braddock Road. The intention for this is not to be complete. It is to be a growing document. This is just to establish the boundaries, the areas and the regulations in our code. As we continue to develop in this area we can then build onto this chapter. This will establish that we now have regulations. Following Staff's presentation of the amendment and public comment, the proposed text amendment will be considered by the Planning Commission for a recommendation to the City Commission. Staff recommends approval of the proposed Land Development Regulation text amendment to the Central Florida Innovation District.

Chairman Perry Price asked for Public Comment. There was none.

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

Agenda Item 2: Recommendation Chapter 15, Special Overlay Districts Text Amendment

Motion was made by Commissioner Matt Maloney and seconded by Commissioner Danny Chandler to recommend Amending Chapter 15, Special Overlay Districts, of the Land Development Regulations.

Commissioner Danny Chandler asked about the existing rights that are there. If I had an existing workshop that I wanted to tear down and put a larger metal building or larger workshop. Am I being hamstrung by this to do that?

Community Development Director Julie Womble stated the residential to the north is currently in the Polk County Unincorporated Area.

Commissioner Danny Chandler said right but you have a boundary. If they annex

Community Development Director Julie Womble stated if they annex in, they are subject to these regulations. I will tell you that most of the property north of star on map is Business Park Center in the County. So, they have Commercial Future Land Use.

Commissioner Danny Chandler asked if they were hamstrung regarding what they can do with their property.

Community Development Director Julie Womble stated they are not required to annex until they have a signed petition and are contiguous with the City. We wouldn't require anyone to annex until they have met those requirements.

Commissioner Danny Chandler asked how that will affect resale. I'm looking at the residential homeowners rights.

Community Development Director Julie Womble stated she stated they can sell it as a residential unit. I do not have the code in front of me for the County. I do not know the intent of the property owners there, but I do know they can keep what they have established. We are not asking them to come into the City unless they are contiguous or unless they need utilities. But, they understand that if they did, they are coming in under these rules.

Chairman Perry Price, asked about the boundary lines.

Community Development Director Julie Womble stated we are not establishing regulations for Lakeland nor for Polk County. We are only establishing regulations for any property in the City of Auburndale and also live in our utility boundary area that want to come in.

Chairman Perry Price stated, so beyond the boundary is a wish list?

Community Development Director Julie Womble stated it is not a wish list. It is not something that can be annexed. That is a line we cannot cross. We are only talking about the long corridor on the screen.

Chairman Perry Price said okay.

Community Development Director Julie Womble explained more about the multijurisdictional area.

Chairman Perry Price stated why can't we require everybody inside this district to come into the City limits?

Community Development Director Julie Womble stated some of it is not contiguous. Also, as a property you have the right to annex or not to annex. Annexing is voluntary. We would not require someone to annex unless we were Master Planning the area. That is just not how it works.

Chairman Perry Price said alright.

Community Development Director Julie Womble explained more about the boundary.

Commissioner Dave Holt asked about the City Limits and using City utilities.

Community Development Director Julie Womble stated if they are out, they pay a higher rate for being out of the City.

Chairman Perry Price asked about things that are not permitted, shouldn't you say no smokestacks?

Community Development Director Julie Womble stated last year we brought definitions to you and they differentiated between light manufacturing (no smoke stacks), medium and heavy. You cannot not have more than light manufacturing here near the innovative technology area.

Chairman Perry Price asked what if Florida Poly wants to start a program with drones. What have we got for air space.

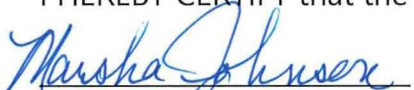
Community Development Director Julie Womble stated Florida Poly is under Lakeland jurisdiction. We will never have anything to do with that. However, I do believe they would have to put a flight plan in place and follow FAA regulations and file with the state.

Chairman Perry Price said okay and asked if there were any other questions.

Upon vote: 3 ayes, 1 nay.

Chairman Perry Price stated the meeting was adjourned at 4:35 p.m.

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


Marsha Johnson, Secretary