

PLANNING COMMISSION MEETING
March 18, 2024

Minutes for the Regular Meeting for the Planning Commission of the City of Auburndale, Florida held Monday, March 18, 2024, at 3:00 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, Jodi Miller, Dave Holt, and Brian Toune. Also, present was Community Development Director Julie Womble, City Planner Jesse Pearson, and Secretary Marsha Johnson. Absent were Commissioners Mike Chevalier and Matt Maloney.

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 Brian Toune to approve the minutes as written from the March 5, 2024, meeting. Upon vote all ayes.

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

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

Community Development Director Julie Womble stated the Planning Commission will take public comment and consider a proposed Future Land Use Map amendment before making a recommendation to the City Commission.

Notice of Public Hearing – 03/08/24

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

Intersect Property:

Owner/Petitioner:

Bart Allen of Peterson and Myers on behalf of Intersect Development Group

Location:

Pace Road and Bryan Lane

Current County Future Land Use:

Business Park Center- 1X (BPC-1X)

Proposed City Future Land Use:

Regional Activity Center (RAC)

Current use:

Vacant (+/- 66.3 acres)

On October 16, 2023, the City Commission approved a Future Land Use Map Amendment requested by Peterson & Myers, P.A. on behalf of Intersect Development Group. The Amendment was as a result of annexation and amended the Future Land Use on +/- 66.3 acres from a Polk County Future Land Use of Business Park Center-1X (BPC-1X) to a City of Auburndale Future Land Use of Regional Activity Center (RAC). In March 2024, the City of Auburndale received a "Failure to Adopt" determination letter from the Florida Department of Commerce (Department). State Statutes require a second public hearing for a Future Land Use Amendment be held within 180-days after receipt of agency comments unless extended by agreement with notice to the state land planning agency. The Department did not feel the City gave sufficient notice to the Department of the agreed upon extension between the Developer and the City and deemed the Amendment withdrawn. The Department has requested the Future Land Use be readopted and has given written confirmation that the State will offer an expedited review for the

written confirmation that the State will offer an expedited review for the proposed amendments. The property was originally annexed into the City in December of 2022. The Future Land Use request of Regional Activity Center (RAC) would accommodate a mixture of commercial and light industrial uses. The request is consistent with the City of Auburndale Comprehensive Plan and the Joint Planning Agreement with Polk County and is located in the Central Florida Innovation District. 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 Map Amendment.

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

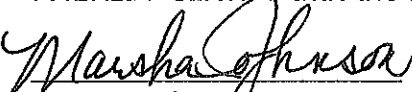
Chairman Perry Price closed the Public Hearing and opened the Regular Meeting.

AGENDA ITEM 4: RECOMMENDATION AMENDING THE FUTURE LAND USE MAP

Motion was made by Commissioner Brian Toune and seconded by Commissioner Jody Miller to recommend to the City Commission amending the Future Land Use Map Lincoln property. Upon vote all ayes.

Chairman Perry Price stated the meeting was adjourned at 3:08 p.m.

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


Marsha Johnson, Secretary