

## PLANNING COMMISSION MEETING

September 10, 2024

Minutes for the Regular Meeting for the Planning Commission of the City of Auburndale, Florida held Tuesday, September 10, 2024, at 4:00 p.m. in the City Commission Room at City Hall, after having been properly advertised with the following members present – Commissioners Tom Dudash, Dave Holt, Steve Lawson, and Jody Miller. Also present were: Community Development Director Julie Womble, City Planner Jesse Pearson, and City Clerk Brandon Henry.

**Motion** by Commissioner Steve Lawson, seconded by Commissioner Dave Holt, to appoint Commissioner Jody Miller as Acting Chair. Upon vote, all ayes.

**Motion** by Commissioner Tom Dudash, seconded by Commissioner Lawson, to approve the minutes as written from the August 27, 2024, meeting. Upon vote, all ayes.

Community Development Director Julie Womble announced that the next Planning Commission meeting will be Tuesday, October 1<sup>st</sup>, at 4:00 p.m.

Acting Chair Miller closed the Regular Meeting and opened the Public Hearing.

### **AGENDA ITEM 1: PUBLIC HEARING – SMALL-SCALE FUTURE LAND USE AND ZONING MAP AMENDMENTS** **– EVEREST PROPERTY**

Notice of Public Hearing was made on August 26, 2024.

Community Development Director Womble said 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.

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

#### **Everest Property:**

**Owner/Petitioner:** Charles Booker, PE/Traditions Engineering on behalf of MF Partners, LLC

**Location:** US Highway 92 W. and the Polk County Parkway.

**Current Future Land Use:** Neighborhood Activity Center (NAC)

**Proposed Future Land Use:** Medium Density Residential

**Current City Zoning:** PD-H1 and PD-C1

**Proposed Zoning Classification:** Planned Development-Housing 2 (PD-H2) (+/-15.27acres) and modifying Planned Development Commercial 1 (PD-C1) (+/-17.12 acres)

**Current use:** Vacant (+/- 32.39 acres)

In 2005, the City approved a Planned Development-Commercial 1 (PD-C1) zoning classification for a development known as Ebersbach. The overall development was envisioned to have a mixed use on 917.35 +/- acres. The approved overall development stretched from Old Dixie Highway to K-Ville Avenue. In the fall of 2008 the project was abandoned, and individual properties of the large development were sold off. No activity had occurred on this property since its initial approval.

In July of 2021, the City re-established the expired Planned Development-Commercial 1 (PD-C1) on the subject site, known as the Everest property. Since then, construction plans were approved for a rehabilitation hospital on the east side of the site.

Charles Booker, PE/Traditions Engineering, on behalf of MF Partners, LLC has requested to amend +/- 32.39 acres of the underlying Future Land Use of Neighborhood Activity Center (NAC) to Medium Density Residential and modify (+/-17.12 acres) of the approved Planned Development-Commercial 1 (PD-C1) to Planned Development-Housing 2 (PD-H2). The binding site plans shows a proposed development of an assisted living facility and multifamily housing. The request includes a 96-bed assisted living facility with a clubhouse and 12 duplexes with 2 dwelling units each (24 units) for a total of 120 dwelling units.

The Medium Density Residential Future Land Use allows for 7 to 10 dwelling units per acre. Planned Development-Housing 2 zoning allows for single family detached dwellings, single family semi-detached and attached, townhouses, two family and multiple family dwellings. The zoning request is compatible with the requested Future Land Use of Medium Density Residential and is consistent with the City of Auburndale Comprehensive Plan and the Land Development Regulations.

Community Development Director Womble presented graphics depicting the proposal.

Staff recommends approval of the proposed Future Land Use Medium Density Residential and Zoning classification of Planned Development-Housing 2 (PD-H2) to the City Commission. 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.

Acting Chair Miller asked for public comment. There was no public comment.

Acting Chair Miller closed the Public Hearing and opened the Regular Meeting.

## **AGENDA ITEM 2: RECOMMENDATION AMENDING THE FUTURE LAND USE**

**Motion** by Commissioner Holt, seconded by Commissioner Lawson, to recommend approval of the proposed Future Land Use Medium Density Residential.

Commissioner Lawson asked if the proposed project is in conjunction with the existing outpatient facility.

Community Development Director answered no.

Chair Miller asked if the intent is transition from the duplexes to the assisted living facility?

Community Development Director Womble answered she does not have that information. She does not think so, it is a separate development.

Commissioner Dudash asked to confirm the residential duplexes are separate.

Community Development Director Womble said she believes this is a step-down facility, so more independent living. It is 120 units proposed altogether. There is one main building with over 96 beds, and 12 duplexes (24 units). Most assisted living facilities that have step-down services allow for more independent all the way up to permanent care.

Commissioner Dudash asked if the cul-de-sac is part of the planned development, to connect it so that the only access is now going to be off US Highway 92.

Community Development Director Womble answered no. The actual development has an access point off Saddle Creek Road. This is because there is an actual easement there that allows them to connect to 92, and the developer understands it is their responsibility to make that connection, but they are leaving that open for them to access it.

Commissioner Dudash asked if the hospital going to have access through the east side?

Community Development Director Womble said their only intention is to use access through US Highway 92.

Commissioner Lawson said he thinks the hospital portion put in a turn lane.

Community Development Director Womble said that is correct. They worked with the Florida Department of Transportation to receive their entrance. She clarified that the outpatient facility already went through the Planning Commission and the City Commission.

Commissioner Dudash asked to clarify the extent of the front parcel closer to US Highway 92.

Adam Soto, Traditions Engineering, 828 Ulmer Road, Frostproof, said that area is currently being proposed for future commercial – but that area is also wetland, so no development is occurring in that area.

Community Development Director Womble said there is only a small portion that can be used for commercial uses. She outlined the allowable uses.

Upon vote, all ayes.

**AGENDA ITEM 3: RECOMMENDATION AMENDING THE ZONING MAP**

Motion by Commissioner Lawson, seconded by Commissioner Holt, to recommend approval of proposed Zoning classification of Planned Development-Housing 2 (PD-H2).

Upon vote, all ayes.

Meeting was adjourned at 4:23 p.m.

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

  
Brandon Henry, City Clerk