



City of Auburndale
Auburndale, Florida 33823

#1 Bobby Green Plaza
Community Development Department

P. O. Box 186
Phone (863) 965-5530
Fax (863) 965-5507

PLANNING COMMISSION MEETING
March 18, 2024 3:00 P.M.
COMMISSION ROOM/CITY HALL

CALL TO ORDER – Chair Perry Price

PLEDGE OF ALLEGIANCE – Chair Perry Price

ROLL CALL – Marsha Johnson, Secretary

APPROVE COMMISSION MINUTES - Regular Meeting March 5, 2024

ANNOUNCEMENTS – Julie Womble, Community Development Director

AGENDA

1. **PUBLIC HEARING** – LARGE SCALE FUTURE LAND USE MAP AMENDMENT
2. RECOMMENDATION AMENDING THE FUTURE LAND USE MAP – INTERSECT PROPERTY
3. **PUBLIC HEARING** – LARGE SCALE FUTURE LAND USE MAP AMENDMENT
4. RECOMMENDATION AMENDING THE FUTURE LAND USE MAP – LINCOLN-NORTH PACE RD. PROPERTY

Ref. F.S. 286: If an individual decides to appeal any decision made by the Planning Commission with respect to this meeting, a verbatim transcript may be requested. If so, the individual should make provision for a transcript to be made at the meeting. Persons with disabilities needing special accommodations to participate in this proceeding should contact the City Clerk no later than five days prior to the proceeding at 968-5133.

**Planning Commission Meeting
March 18, 2024**

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

AGENDA ITEM 2: RECOMMENDATION AMENDING THE FUTURE LAND USE MAP

 INFORMATION ONLY

 X ACTION REQUESTED

ISSUE: The Planning Commission will take public comment and consider a proposed Future Land Use Map amendment before making a recommendation to the City Commission.

ATTACHMENTS:

- . Location Map
- . Notice of Public Hearing – 03/08/24

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

Intersect Property:

<i>Owner/Petitioner:</i>	Bart Allen of Peterson and Myers on behalf of Intersect Development Group
<i>Location:</i>	Pace Road and Bryan Lane
<i>Current County Future Land Use:</i>	Business Park Center- 1X (BPC-1X)
<i>Proposed City Future Land Use:</i>	Regional Activity Center (RAC)
<i>Current use:</i>	Vacant (+/- 66.3 acres)

ANALYSIS: 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 proposed amendments.

The properties were originally annexed into the City in February and December of 2022. The Future Land Use request of Regional Activity Center (RAC) would accommodate a mixture of high density residential, commercial, and light industrial uses and is the second phase of the applicant's project. The first phase was approved by the City in November 2021.

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 RECOMMENDATION: Recommend the approval of the proposed Future Land Use Map amendment.

**Planning Commission Meeting
March 18, 2024**

AGENDA ITEM 3: PUBLIC HEARING –LARGE SCALE FUTURE LAND USE – LINCOLN

AGENDA ITEM 4: RECOMMENDATION AMENDING THE FUTURE LAND USE MAP

 INFORMATION ONLY

 X ACTION REQUESTED

ISSUE: The Planning Commission will take public comment and consider a proposed Future Land Use Map amendment before making a recommendation to the City Commission.

ATTACHMENTS:

- . Location Map
- . Notice of Public Hearing – 03/08/24

ANALYSIS: The City has received a request for a Future Land Use Map amendment for the following property:

North Pace Road Property

<i>Owner/Petitioner:</i>	Lincoln Property Company of Florida, Inc., on behalf of Knights PC Holdings, LLC
<i>Location:</i>	Pace Road and Polk County Parkway
<i>Current Use:</i>	Vacant (75.70 +/- acres)
<i>Current County Future Land Use:</i>	Interchange Activity Center-X (IAC-X)
<i>Proposed City Future Land Use:</i>	Regional Activity Center (RAC)

On December 18, 2023, the City Commission approved a Future Land Use Map Amendment requested by Knights PC Holdings, LLC. The Amendment was as a result of annexation and amended the Future Land Use on +/- 75.70 acres from a Polk County Future Land Use of Interchange Activity Center-X (IAC-X) to a City of Auburndale Future Land Use of Regional Activity Center (RAC).

In January 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 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 RECOMMENDATION: Recommend the approval of the proposed Future Land Use Map Amendment.