



City of Auburndale
Auburndale, Florida 33823

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Community Development Department

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PLANNING COMMISSION MEETING
September 10, 2024, 4:00 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 – August 27, 2024

ANNOUNCEMENTS – Julie Fife, Community Development Director

AGENDA

1. **PUBLIC HEARING** – SMALL SCALE FUTURE LAND USE AND ZONING MAP AMENDMENTS– EVEREST PROPERTY
2. RECOMMENDATION AMENDING THE FUTURE LAND USE MAP – EVEREST PROPERTY
3. RECOMMENDATION AMENDING THE ZONING MAP – EVEREST PROPERTY

**Planning Commission Meeting
September 10, 2024**

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

AGENDA ITEM 2: RECOMMENDATION AMENDING THE FUTURE LAND USE

AGENDA ITEM 3: RECOMMENDATION AMENDING THE ZONING MAP

 INFORMATION ONLY

 X ACTION REQUESTED

ISSUE: 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.

ATTACHMENTS:

- . Notice of Public Hearing – 08/26/24
- . Location Map
- . Binding Site Plan

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

Everest Property:

<u>Owner/Petitioner:</u>	Charles Booker, PE/Traditions Engineering on behalf of MF Partners, LLC
<u>Location:</u>	Hwy. 92 W. and the Polk County Pkwy.
<u>Current Future Land Use:</u>	Neighborhood Activity Center (NAC)
<u>Proposed Future Land Use:</u>	Medium Density Residential
<u>Current City Zoning:</u>	PD-H1 and PD-C1
<u>Proposed Zoning Classification:</u>	Planned Development-Housing 2 (PD-H2) (+/-15.27acres) and modifying Planned Development Commercial 1 (PD-C1) (+/- 17.12 acres)
<u>Current use:</u>	Vacant (+/- 32.39 acres)

ANALYSIS: 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 Hwy 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.

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