



*City of Auburndale*  
AUBURNDALE, FLORIDA 33823

Office of the City Manager

P.O. Box 186  
(863) 965-5530  
Email: [cmo@auburndalefl.com](mailto:cmo@auburndalefl.com)

**COMMISSION MEETING**  
**MONDAY, FEBRUARY 3, 2025 - 7:00 P.M.**  
**COMMISSION ROOM/CITY HALL**

CALL TO ORDER – Mayor Dorothea Taylor Bogert

INVOCATION – Pastor Michael Spivey, People’s Church

PLEDGE OF ALLEGIANCE – Mayor Dorothea Taylor Bogert

ROLL CALL – City Clerk Brandon Henry

APPROVE COMMISSION MINUTES – Regular Meeting – 01/21/2025

ANNOUNCEMENTS – City Manager and City Attorney

REQUEST TO ADD ADDITIONAL ITEMS TO AGENDA –

REQUEST FROM THE GENERAL PUBLIC –

**AGENDA**

1. ORDINANCE #1809 AMENDING THE OFFICIAL ZONING MAP – BELLA VIVA PROPERTY
2. ORDINANCE #1810 AMENDING THE FUTURE LAND USE MAP – CIRCUIT FLORIDA PROPERTY
3. ORDINANCE #1811 AMENDING THE OFFICIAL ZONING MAP – CIRCUIT FLORIDA PROPERTY
4. ORDINANCE #1812 AMENDING THE FUTURE LAND USE MAP – FOER PROPERTY
5. ORDINANCE #1813 AMENDING THE OFFICIAL ZONING MAP – FOER PROPERTY

F.S. 286: If an individual decides to appeal any decision made by the City Commission with respect to this meeting, a verbatim transcript may be requested. If so, the individual should make provisions 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.

**City Commission Meeting  
February 3, 2025**

**AGENDA ITEM 1: ORDINANCE #1809 AMENDING THE OFFICIAL ZONING MAP – BELLA VIVA PROPERTY**

    INFORMATION ONLY

  X   ACTION REQUESTED

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**ISSUE:** The City Commission will consider a proposed Official Zoning Map amendment.

**ATTACHMENTS:**

. Proposed Ordinance #1809 Amending the Official Zoning Map – Bella Viva Property

**ANALYSIS:** The City has received a request for an Official Zoning Map Amendment for the following property:

<b><i>Owner/Petitioner:</i></b>	Wood & Associates Engineering, LLC
<b><i>Location:</i></b>	Cone Road and CR559
<b><i>Current Use:</i></b>	Vacant (+/- 76.28 acres)
<b><i>Current City Future Land Use:</i></b>	Low Density Residential -GS and Conservation-Wetlands-GS (+/- 4.25 acres)
<b><i>Current City Zoning Classification:</i></b>	Planned Development-Housing - (PD-H1)-Expired
<b><i>Proposed City Zoning Classification:</i></b>	Planned Development-Housing 1(PD-H1)

The property was annexed into the City Limits in 2020 and given a Future Land Use of Low Density Residential-Green Swamp and Conservation/Wetlands-Green Swamp and a Zoning classification of Single Family Residential-1 (RS-1) and Open Use Agricultural (OUA).

In March of 2021, the City Commission established a Zoning classification of Planned Development-Housing 1 (PD-H1) on +/- 76.28 acres known as the Bella Viva Subdivision. Construction began on the property, but then ceased and the Subdivision was never completed. The Land Development Regulations state, per Section 3.1.4.1.2., if construction is interrupted for more than a year, then the development permit expires. Section 6.1.1.14. of the LDR's show Planned Developments have a time limit of 12 months unless otherwise specified or extended by the City Commission.

The Planned Development (PD-H1) previously proposed 176 single family residences on 72.03 acres with ingress and egress onto Cone Road. The remaining 4.25 acres remained as wetlands which cannot be developed.

Because the request is located in the Green Swamp Area of State Concern, single family residential development is capped at a density of three (3) units per acre. The developer established a density of 2.44 per acre. The typical lot sizes average between 60' X 135' to 70'X135' with a minimum lot area of 8,100 sq. ft. with setbacks of 25' front, 10' side, and 10' rear. All other requirements of the Land Development Regulations were met.

In December 2024, the developer proposed to re-establish the PD-H1 before the Planning Commission with modified side setbacks. The Planning Commission made a recommendation of denial. After discussion with the Planning Commission, the developer withdrew the PD-H1 amendment to bring it back at a later date. The developer is now proposing to re-establish the previously approved 2021 Planned Development-Housing 1 with the same density, lot sizes and same setbacks. The developer has removed the private fishing dock shown on the original Planned Development. As required by the Land Development Regulations for Planned Developments, the request is accompanied by a binding site plan.

The requested Zoning classification of Planned Development-Housing 1 (PD-H1) is consistent with the existing underlying Future Land Use of Low Density Residential-GS and Conservation/Wetlands-GS and the Land Development Regulations.

The proposed Ordinance was prepared by the Community Development Department and reviewed by the City Manager and City Attorney. The proposed Ordinance was approved on first reading January 21, 2025, and is being presented for second and final reading.

**PLANNING COMMISSION RECOMMENDATION:** Approval of the Official Zoning Map Amendment of Planned Development-Housing 1 (PD-H1). (6-0, 01/07/2025)

**STAFF RECOMMENDATION:** Approval of proposed Ordinance #1809 amending the Official Zoning Map – Bella Viva Property.

**City Commission Meeting  
February 3, 2025**

**AGENDA ITEM 2:    ORDINANCE #1810 AMENDING THE FUTURE LAND USE MAP – CIRCUIT FLORIDA PROPERTY**

**AGENDA ITEM 3:    ORDINANCE #1811 AMENDING THE OFFICIAL ZONING MAP – CIRCUIT FLORIDA PROPERTY**

\_\_\_INFORMATION ONLY

\_X ACTION REQUESTED

**ISSUE:** The City Commission will consider proposed Future Land Use and Official Zoning Map Amendments.

**ATTACHMENTS:**

- . Proposed Ordinance #1810 Amending the Future Land Use Map – Circuit Florida Property
- . Proposed Ordinance #1811 Amending the Official Zoning Map – Circuit Florida Property

**ANALYSIS:** The City has received a request for a Future Land Use and an Official Zoning Map Amendment on the following properties:

**Circuit Club Property:**

<b><u>Owner/Petitioner:</u></b>	Corsa CF Land, LLC on behalf of I-4 48 Land Trust
<b><u>Location:</u></b>	C. Fred Jones Blvd (CR559A) and Logistics Blvd.
<b><u>Current Future Land Use:</u></b>	Business Park Center (BPC) (+/- 16.46)
<b><u>Proposed Future Land Use:</u></b>	Tourism Commercial Center (TCC) (+/- 16.46)
<b><u>Current City Zoning:</u></b>	Planned Development-Commercial 1 (PD-C1) (+/- 52.39) & Light Industrial (LI) (+/- 16.46)
<b><u>Proposed Zoning Classification:</u></b>	Planned Development- Commercial 1 (PD-C1) (+/- 16.46) & Modify Planned Development-Commercial 1 (PD-C1) (+/-28.16)
<b><u>Current use:</u></b>	Commercial- Private Motor Club, vacant

In May 2021, the City Commission approved amending the Future Land Use Map on +/-52.39 acres from Business Park Center (BPC) to Tourism Commercial Center (TCC) and established a Planned Development-Commercial 1 (PD-C1) Zoning classification to accommodate a private motor club track with amenities, now known as Circuit Florida.

Corsa CF Land (Circuit Florida), on behalf of the property owner, is requesting a Future Land Use Map Amendment on an additional +/- 16.46 acres from ***Business Park Center (BPC)*** to ***Tourism Commercial Center (TCC)*** to extend the racetrack to the west and add additional fee-simple condos. The applicant is also requesting to amend the Official Zoning Map from ***Light Industrial (LI)*** to ***Planned Development-Commercial 1 (PD-C1)*** on the +/- 16.46 acres and modify +/-28.16 acres of the existing Commercial Planned Development.

As required by the Land Development Regulations (LDR's) for Planned Developments, this request is accompanied by a binding site plan. The binding site plan depicts extending the existing 1.7-mile racetrack road course by 0.71 miles. The combined track will operate as either one full course (2.41 miles) or two individual (approx. 1.2 mile) courses. The modification would allow the extension of private automotive racing to the west, mirroring the track on the east course, and add 75 fee-simple additional garage condominiums ("autominiums") for a total of 150 units across the +/- 68.85 acres of property. Additionally, an off-road course of approximately 2.5 acres for recreational use is included on the west side of the property as well as a 225' x 225' Skid Pad and a 30' X 60' Commercial Building. All binding site plan conditions placed on the original 2021 PD-C1 by Ordinance # 1662 shall apply.

The proposed Future Land Use and Official Zoning Map Amendments are consistent with the City of Auburndale's Comprehensive Plan and Land Development Regulations.

The proposed Ordinance was prepared by the Community Development Department and reviewed by the City Manager and City Attorney. The proposed Ordinance was approved on first reading January 21, 2025, and is being presented for second and final reading.

**PLANNING COMMISSION RECOMMENDATION:** Approval of the proposed Future Land Use and Official Zoning Map Amendment. (6-0, 01/07/2025)

**STAFF RECOMMENDATION:** Approval of proposed Ordinance #1810 amending the Future Land Use Map and proposed Ordinance #1811 amending the Official Zoning Map – Circuit Florida Property.

**City Commission Meeting  
February 3, 2025**

**AGENDA ITEM 4:    ORDINANCE #1812 AMENDING THE FUTURE LAND USE MAP – FOER PROPERTY**

**AGENDA ITEM 5:    ORDINANCE #1813 AMENDING THE OFFICIAL ZONING MAP – FOER PROPERTY**

\_\_\_ INFORMATION ONLY

\_X\_ ACTION REQUESTED

**ISSUE:** The City Commission will consider proposed Future Land Use and Official Zoning Map Amendments.

**ATTACHMENTS:**

- . Ordinance #1812 Amending the Future Land Use Map – Foer Property
- . Ordinance #1813 Amending the Official Zoning Map – Foer Property

**ANALYSIS:** As a result of an annexation, the City has received a request for a Future Land Use Map Amendment and an Official Zoning Map Amendment on the following property:

<b><i>Petitioner/ Owner:</i></b>	Barry Foer
<b><i>Location:</i></b>	Tschetter Dr. and Hwy 92
<b><i>Current Future Land Use:</i></b>	Linear Commercial Corridor (LCC)
<b><i>Proposed Future Land Use:</i></b>	Business Park Center
<b><i>Proposed Zoning Classification:</i></b>	Light Industrial (LI)
<b><i>Current use:</i></b>	Vacant (+/- 1.04 acres)

In November 2024, the City annexed approximately +/- 1.04 acres of vacant property into the Auburndale City limits owned by Barry Foer. The property is located at 0 Tschetter Drive, south of US Hwy 92.

The owner is requesting to amend the Future Land Use from a Polk County Future Land Use of Linear Commercial Corridor (LCC) to a City of Auburndale Future Land Use of ***Business Park Center*** and establish a Zoning classification of ***Light Industrial (LI)***. The requested Future Land Use and Official Zoning Map Amendments are consistent the City of Auburndale’s Comprehensive Plan, Land Development Regulations, and adjacent properties.

The proposed Ordinances were prepared by the Community Development Department and reviewed by the City Manager and City Attorney. The proposed Ordinance was approved on first reading January 21, 2025, and is being presented for second and final reading.

**PLANNING COMMISSION RECOMMENDATION:** Approval of the proposed Future Land Use of Business Park Center and Zoning classification of Light Industrial. (6-0, 01/07/2025)

**STAFF RECOMMENDATION:** Approval of proposed Ordinance #1812 amending the Future Land Use Map and Ordinance #1813 amending the Official Zoning Map – Foer Property