



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
April 8, 2025 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 – February 4, 2025

ANNOUNCEMENTS – Julie Womble, Community Development Director

AGENDA

1. **PUBLIC HEARING** – ZONING MAP AMENDMENT– GAPWAY PROPERTY
2. RECOMMENDATION AMENDING THE ZONING MAP – GAPWAY PROPERTY
3. **PUBLIC HEARING** – FUTURE LAND USE AND ZONING MAP AMENDMENT– ADVENT PROPERTIES
4. RECOMMENDATION AMENDING THE FUTURE LAND USE MAP – ADVENT PROPERTIES
5. RECOMMENDATION AMENDING THE ZONING MAP – ADVENT PROPERTIES
6. COMPREHENSIVE PLAN UPDATE - PRESENTATION

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
April 8, 2025**

AGENDA ITEM 1: PUBLIC HEARING ZONING MAP AMENDMENT – GAPWAY PROPERTY

AGENDA ITEM 2: RECOMMENDATION AMENDING THE ZONING MAP

 INFORMATION ONLY

 X ACTION REQUESTED

ISSUE: The Planning Commission will consider and take public comment on a Zoning Map Amendment before making a recommendation to the City Commission.

ATTACHMENTS:

- . Location Map
- . Notice of Public Hearing – 03-21-25

ANALYSIS: The City has received a request to rezone the following property:

<i>Petitioner/ Owner:</i>	Gapway Grove Corporation
<i>Location:</i>	Old Berkley Road and Gapway Road
<i>Current Future Land Use:</i>	Lakes District Mixed Use (LDMU)
<i>Current City Zoning:</i>	Open Use Agriculture (OUA)
<i>Proposed Zoning Classification:</i>	Residential Neighborhood (RN)
<i>Current use:</i>	Vacant (+/- 5.33 acres)

The City has received a request for a Zoning Map Amendment on approximately +/- 5.33 acres. The Gapway Grove property is located off Old Berkley Road and Gapway Road. The property received a Future Land Use of Lakes District Mixed Use (LDMU) in 2022. However, the Zoning Map Amendment, for the subject property, was not included in the ordinance for Gapway Grove's other properties. The requested Zone change classification from Open Use Agriculture (OUA) to Residential Neighborhood (RN) is consistent with underlying Future Land Use of Lakes District Mixed Use (LDMU) and is consistent with the other properties to the south.

The Residential Neighborhood (RN) zoning classification allows for residential uses to include a variety of housing types. Retail, commercial, and business uses are prohibited in the Residential Neighborhood. The proposed Zoning Map Amendment is also compatible to existing zoning classifications adjacent to the subject site. The requested Zoning Map Amendment is consistent with the City's Comprehensive Plan and Land Development Regulations.

Following public comment, the proposed amendments will be considered by the Planning Commission for a recommendation to the City Commission.

STAFF RECOMMENDATION: Recommend approval of the proposed Zoning Map amendment of Residential Neighborhood (RN) to the City Commission.

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AGENDA ITEM 3: PUBLIC HEARING FUTURE LAND USE AND ZONING MAP AMENDMENT – ADVENTHEALTH PROPERTY

AGENDA ITEM 4: RECOMMENDATION AMENDING THE FUTURE LAND USE MAP

AGENDA ITEM 5: 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:

- . Location Maps
- . Notice of Public Hearing – 03-21-25

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

<i>Owner/Petitioner:</i>	Tim Campbell of Clark, Campbell, Landcaster, Workman & Airth, on behalf of AdventHealth Polk North, Inc.
<i>Location:</i>	US Hwy 92 and Howard Road
<i>Current County Future Land Use:</i>	High Impact Commercial (HIC)
<i>Proposed Future Land Use:</i>	Institutional
<i>Proposed Zoning Classification:</i>	Commercial Highway (CH)
<i>Current use:</i>	Vacant +/- 4.70 acres

As a result of annexation, the City has received a request to amend the Future Land Use on +/- 4.70 acres from Polk County Future Land Use of High Impact Commercial (HIC) to City of Auburndale Future Land Use of Institutional and establish a zoning classification of Commercial Highway (CH). The applicant is interested in building a stand-alone emergency room with medical offices.

Per the Comprehensive Plan, Institutional Future Land Use applies to land areas and uses for hospitals, major clinics and related medical uses. Commercial Highway Zoning allows for medical offices, clinics, financial institutions, laboratories, sales, restaurants, hotels and general retail. All development and permitting must abide by the City of Auburndale Land Development Regulations any other State or County agency requirements for the subject site.

The amendments are consistent with the existing commercial development on the surrounding properties to the east and west. The property has access off HWY 92 at a lighted intersection. The

requested Future Land Use and Zoning Map Amendments are consistent with the City of Auburndale's Comprehensive Plan and 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 approval of the proposed Future Land Use and Zoning Map Amendment on the AdventHealth property to the City Commission.

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AGENDA ITEM 6: COMPREHENSIVE PLAN UPDATE - PRESENTATION

 X INFORMATION ONLY

 ACTION REQUESTED

ISSUE: The Planning Commission will receive a Comprehensive Plan update presentation from the City's Community Development Director, Julie Womble.