



City of Auburndale
Auburndale, Florida 33823

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Community Development Department

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PLANNING COMMISSION MEETING
December 3, 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 – October 1, 2024

ANNOUNCEMENTS – Julie Womble, Community Development Director

AGENDA

1. ELECT PLANNING COMMISSION CHAIR
2. ELECT PLANNING COMMISSION VICE-CHAIR
3. **PUBLIC HEARING** – FUTURE LAND USE AND ZONING MAP AMENDMENT– FOER PROPERTY
4. RECOMMENDATION AMENDING THE FUTURE LAND USE MAP – FOER PROPERTY
5. RECOMMENDATION AMENDING THE ZONING MAP – FOER PROPERTY
6. **PUBLIC HEARING** – FUTURE LAND USE AND ZONING MAP AMENDMENT– ROAN PROPERTY
7. RECOMMENDATION AMENDING THE FUTURE LAND USE MAP – ROAN PROPERTY
8. RECOMMENDATION AMENDING THE ZONING MAP – ROAN PROPERTY
9. **PUBLIC HEARING** – ZONING MAP AMENDMENT – CIRCUIT PROPERTY
10. RECOMMENDATION AMENDING THE ZONING MAP – CIRCUIT PROPERTY
11. **PUBLIC HEARING** – ZONING MAP AMENDMENT – BELLA VIVA-CONE RD. PROPERTY
12. RECOMMENDATION AMENDING THE ZONING MAP – BELLA VIVA-CONE RD. PROPERTY
13. **PUBLIC HEARING** – ZONING MAP AMENDMENT – K-VILLE ESTATES PROPERTY
14. RECOMMENDATION AMENDING THE ZONING MAP – K-VILLE ESTATES 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
December 3, 2024**

AGENDA ITEM 1: ELECT CHAIR

AGENDA ITEM 2: ELECT VICE-CHAIR

 INFORMATION ONLY

 X ACTION REQUESTED

ISSUE: The Planning Commission will elect a Chair and Vice-Chair to serve for one year.

ATTACHMENTS:

➤ None

ANALYSIS: The City's Land Development Regulations require the Planning Commission to nominate and elect a Chair and a Vice-Chair from among the members of the Planning Commission. The term of the Chair and the Vice-Chair, as provided in the Land Development Regulations, will be for one (1) year, with eligibility for reelection.

Sec. 19.1.2. RULES; MEETINGS; RECORDS.

19.1.2.1. The Planning Commission shall select a Chair and a Vice-chair from among its members and may create such other officers as it may determine. The Administrative Official shall be the permanent secretary of the Commission, and is authorized to delegate the administrative work to another. All regular members shall be entitled to vote in matters before the Planning Commission. Terms of all officers shall be for one year, with eligibility for reelection.

**Planning Commission Meeting
December 3, 2024**

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

- . Notice of Public Hearing – 11/22/24
- . Location Maps

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

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

As a result of an annexation petition from Barry Foer 625 W. Bridgers Ave., Auburndale, FL, the City has received a request to amend the Future Land Use on +/- 1.04 acres from Polk County Future Land Use of Linear Commercial Corridor (LCC) to City of Auburndale Future Land Use of Commercial Corridor and establish a zoning classification of Light Industrial (LI).

The amendments are consistent with the existing residential development of the surrounding properties. 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 to the City Commission.

**Planning Commission Meeting
December 3, 2024**

AGENDA ITEM 6: PUBLIC HEARING – FUTURE LAND USE AND ZONING MAP AMENDMENT –
ROAN PROPERTY

AGENDA ITEM 7: RECOMMENDATION AMENDING THE FUTURE LAND USE MAP

AGENDA ITEM 8: 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 – 11/22/2024
- . Location Maps

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

<i>Owner/Petitioner:</i>	Justin Roan
<i>Location:</i>	3610 and 3630 Old Berkley Road
<i>Current Future Land Use:</i>	Residential Low-1 (RL-1)
<i>Proposed Future Land Use:</i>	Low Density Residential
<i>Proposed Zoning Classification:</i>	Single Family Residential-1 (RS-1)
<i>Current use:</i>	Single Family Residential (+/- 1.89)

As a result of an annexation petition from Justin Roan, 3630 Old Berkley Rd Auburndale, FL, the City has received a request to amend the Future Land Use on two lots totaling +/- 1.89 acres from Polk County Future Land Use of Residential Low-1 (RL-1) to City of Auburndale Future Land Use of Low Density Residential and establish a zoning classification of Single Family Residential-1 (RS-1). Both lots currently have single family residence.

The amendments are consistent with the existing residential development of the surrounding properties. 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 to the City Commission.

**Planning Commission Meeting
December 3, 2024**

AGENDA ITEM 9: **PUBLIC HEARING** –ZONING MAP AMENDMENT – CIRCUIT FLORIDA PROPERTY

AGENDA ITEM 10: 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 amending the Circuit Florida Planned Development Commercial-1 (PD-C1) before making a recommendation to the City Commission.

ATTACHMENTS:

- . Notice of Public Hearing – 11/22/2024
- . Location Map
- . Binding Site Plan

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

Circuit Club Property:

<i>Owner/Petitioner:</i>	Corsa CF Land, LLC on behalf of I-4 48 Land Trust
<i>Location:</i>	C. Fred Jones Blvd (CR559A) and Logistics Blvd.
<i>Current Future Land Use:</i>	Tourism Commercial Center (TCC), Conservation-Wetlands ((+/- 52.39 acres)
<i>Current City Zoning:</i>	Planned Development-Commercial 1 (PD-C1) (+/- 52.39 acres)
<i>Proposed Zoning Classification:</i>	Modify Planned Development-Commercial 1 (PD-C1) (+/- 23.96), Change Light Industrial (LI) to Planned Development- Commercial 1 (PD-C1) (+/- 16.46)
<i>Current use:</i>	Commercial- Private Motor Club, vacant

ANALYSIS: In 2021, the property owner requested to amend the City of Auburndale's Future Land Use on +/- 52.39 acres from Business Park Center (BPC) to Tourism Commercial Center (TCC) and establish a Planned Development-Commercial 1 (PD-C1) for a private motor club with amenities. In 2021, +/- 3.42 acres were existing Conservation-Wetlands and were not included in that Future Land Use change request.

The property owner is requesting a modification of +/- 23.96 acres on the existing Planned Development to expand the existing, private motorsports club. The property owner is also requesting an amendment to the zoning map by reclassifying +/- 16.46 acres from Light Industrial (LI) to Planned Development- Commercial 1 (PD-C1). 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 asphalt road course by 0.71 miles. The combined track will operate as either one full course (2.41 miles) or two individual (approx. 1.1 mile) courses. The modification would allow a private automotive testing on the west course simultaneous with a club member track event on the east course, and/or club member use on the west course simultaneous with a driving school on the east course. Additionally, an off-road course of approximately 2.5 acres for recreational use is included on the west side of the property. a 225x225 Skid Pad and a 30X60 Commercial Building.

Similar to the existing motor sports club and amenities the Planned Development would allow 75 additional garage condominiums ("autominiums") with fee-simple ownership. Overnight stays shall be permitted if the code-required fire separation is met between the garage and living areas above. All binding site plan conditions placed on the original 2021 PD-C1 by Ordinance # 1662 shall apply.

The requested modification to the zoning district of Planned Development-Commercial 1 (PD-C1) is compatible with the existing Future Land Use of Tourism Commercial Center (TCC) and is consistent with all 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 the approval of the proposed modification to the Zoning classification of Planned Development-Commercial 1 (PD-C1) (+/- 23.96) and amend the zoning from Light Industrial (LI) to Planned Development- Commercial 1 (PD-C1) (+/- 16.46).

**Planning Commission Meeting
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AGENDA ITEM 11: PUBLIC HEARING – ZONING MAP AMENDMENT – BELLA VIVA PROPERTY

AGENDA ITEM 12: RECOMMENDATION AMENDING THE ZONING MAP

 INFORMATION ONLY

 X ACTION REQUESTED

ISSUE: The Planning Commission will take public comment and consider a proposed Zoning Map amendment before making recommendations to the City Commission.

ATTACHMENTS:

- . Notice of Public Hearing – 11/22/24
- . Location Map
- . Binding Site Plan

ANALYSIS: The City has received a request for a Zoning Map amendment for the following property:

Owner/Petitioner:

Location:

Cone Road and CR559

Current Use:

Vacant (+/- 76.28 acres)

Current City Future Land Use:

Low Density Residential -GS and Conservation-
Wetlands-GS (+/- 4.25 acres)

Current City Zoning Classification:

Planned Development-Housing - (PD-H1)-Expired

Proposed City Zoning Classification:

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 District of Single Family Residential-1 (RS-1) and Open Use Agricultural (OUA).

In March of 2021, a zone change was requested and granted establishing a Planned Development-Housing 1 (PD-H1) on +/- 76.28 acres. There has been no activity on the property since the initial PD-H1 approval. The Land Development Regulations give Planned Developments an expiration of 12 months unless construction is occurring, or the applicant proposes a later timeline to allow for a longer development period, which must be approved by the City Commission.

The Planned Development0(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 0-3 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. The previously established setbacks are 25' front, 10' side, and 10' rear. The PD shows +/-11.43 acres set aside for recreation and open space and includes a walking trail for the development. Two boulevard entrances were proposed for the project. All other requirements of the Land Development Regulations were met including 5' sidewalks on both sides of the internal streets as well as on along the frontage of Cone Road. Miami curbing was to be incorporated into the design of the project.

The developer is proposing to re-establish the previously approved Planned Development-Housing 1 with the same density, lot sizes, and other listed amenities. They are requesting to change the side setbacks from 10' to 7' to accommodate three car garages like the adjacent subdivision to the west. They have also removed the private fishing dock shown on the original PD and will work with property owners on an individual bases if they desire to permit private docks. As required by the Land Development Regulations (LDR's) for Planned Developments, this request is accompanied by a binding site plan.

The requested zoning district 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.

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 re-establishing the previously approved Zoning Map classification of Planned Development-Housing 1(PD-H1).

**Planning Commission Meeting
December 3, 2024**

AGENDA ITEM 13: PUBLIC HEARING – ZONING MAP AMENDMENT – K-VILLE PROPERTY

AGENDA ITEM 14: RECOMMENDATION AMENDING THE ZONING MAP – K-VILLE PROPERTY

 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:

- . Notice of Public Hearing – 11/22/24
- . Location Map
- . Binding Site Plan

ANALYSIS: The City has received a request to amend the zoning of the following property:

Owner/Petitioner:	Joe Esposito
Location:	K-Ville Ave. and Polk County PRKWY
Current Future Land Use:	Low Density Residential
Current City Zoning:	Planned Development-Housing - (PD-H1)-Expired
Proposed Zoning Classification:	Planned Development-Housing - (PD-H1)
Current use:	Vacant (+/- 128.24 acres)

In 2005, the City approved a Planned Development-Housing 1 (PD-H1) zoning classification, on part of a development known at the time as Ebersbach. The overall development was envisioned to have a mixed residential and commercial development on a total of 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 has occurred on this property since its initial approval. The subject property was given a zoning classification of Planned Development-Housing 1 (PD-H1). The Land Development Regulations give Planned Developments an expiration of 12 months unless construction is occurring or the applicant proposes a later timeline to allow for a longer development period. The requested timeline extension must be approved by the City Commission.

The developer has requested to re-establish the zoning district of Planned Development-Housing 1 (PD-H1) on the +/- 128.24 acres. The applicant is requesting 175 lots with the typical lot sizes average from 65'x155' to 85'x120' for interior lots and 70'x150' for corner lots. Setbacks are front 25', side 7.5', and rear 20'. Corner lots will have setbacks of 25' front, 15' side road, 7.5' interior side and 20' rear. A 5-foot sidewalk will be provided on both sides of all internal streets as well as various walking trails. A solid masonry wall will be required along property fronting K-Ville Avenue. As required by the Land Development Regulations for Planned Developments, this request is accompanied by a binding site plan.

Access to the site will be off K-Ville Avenue with a secondary entrance off K-Ville Avenue for emergency services. The property is located within the City utility area, but beyond distance requirements to connect to public sewer. An Enhanced Nitrogen Septic System, for each unit, shall be required as approved by the Department of Health. The request meets the requirements of the Comprehensive Plan and the Land Development Regulations, including a required binding site plan.

The request is consistent with the existing underlying Future Land Use of Low Density Residential and the Land Development Regulations.

As required by the procedure for a zone change request initiated by a property owner, all property owners within 300 feet of this property were notified by mail of the advertised Public Hearings for this request.

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

STAFF RECOMMENDATION: Recommend approval to re-establish Planned Development-Housing 1 (PD-H1) zoning district to the City Commission.