



City of Auburndale  
Auburndale, Florida 33823

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Community Development Department

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**PLANNING COMMISSION MEETING**  
**January 7, 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 – December 3, 2024

ANNOUNCEMENTS – Julie Womble, Community Development Director

**AGENDA**

1. **PUBLIC HEARING** – ZONING MAP AMENDMENT – BELLA VIVA-CONE RD. PROPERTY
2. RECOMMENDATION AMENDING THE ZONING MAP – BELLA VIVA-CONE RD. PROPERTY
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 – CIRCUIT PROPERTY
7. RECOMMENDATION AMENDING THE FUTURE LAND USE MAP – CIRCUIT PROPERTY
8. RECOMMENDATION AMENDING THE ZONING MAP – CIRCUIT 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  
January 7, 2025**

**AGENDA ITEM 1:**    **PUBLIC HEARING** – ZONING MAP AMENDMENT – BELLA VIVA PROPERTY

**AGENDA ITEM 2:**    RECOMMENDATION AMENDING THE ZONING MAP

\_\_\_ INFORMATION ONLY

X ACTION REQUESTED

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

**ATTACHMENTS:**

- .      Notice of Public Hearing – 12/27/2024
- .      Location Map
- .      Binding Site Plan

**ANALYSIS:** The City has received a request for a 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 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. 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 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 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.

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 later. 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 of 25' front, 10' side, and 10' rear. 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 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 amendment will be considered by the Planning Commission for a recommendation to the City Commission.

**STAFF RECOMMENDATION:** Recommend approval of the Zoning Map Amendment of Planned Development-Housing 1(PD-H1) to the City Commission.

**Planning Commission Meeting  
January 7, 2025**

**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 – 12/27/2024
- . Location Maps

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

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

The City has received a request to amend the Future Land Use and Zoning, from Barry Foer 625 W. Bridgers Ave., Auburndale, FL, on +/- 1.04 acres from Polk County Future Land Use of Linear Commercial Corridor (LCC) to City of Auburndale Future Land Use Business Park Center (BPC) and establish a Zoning classification of Light Industrial (LI).

The amendments are consistent with the existing industrial and commercial development of the properties to the surrounding. 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  
January 7, 2025**

**AGENDA ITEM 6:**    **PUBLIC HEARING** – FUTURE LAND USE AND ZONING MAP AMENDMENT –  
CIRCUIT FLORIDA PROPERTY

**AGENDA ITEM 7:**    RECOMMENDATION AMENDING THE FUTURE LAND USE

**AGENDA ITEM 8:**    RECOMMENDATION AMENDING THE ZONING MAP

    INFORMATION ONLY

  X   ACTION REQUESTED

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**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 – 12/27/2024
- . Location Map
- . Binding Site Plan
- . Current FLU/Zoning Map and Proposed FLU/Zoning Map

**ANALYSIS:** The City has received a request for a 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) (+/- 16.64)
<b><u>Current City Zoning:</u></b>	Planned Development-Commercial 1 (PD-C1) (+/- 52.39 acres), Light Industrial (LI) (+/- 16.46)
<b><u>Proposed Zoning Classification:</u></b>	Modify Planned Development-Commercial 1 (PD-C1) Planned Development- Commercial 1 (PD-C1) (+/- 16.46)
<b><u>Current use:</u></b>	Commercial- Private Motor Club, vacant

In 2021, the City Commission approved City of Auburndale’s Future Land Use on +/- 52.39 acres from Business Park Center (BPC) to Tourism Commercial Center (TCC) and established a Planned Development-Commercial 1 (PD-C1) Zoning to accommodate a private motor club track with amenities.

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 to the which would extend the current private motor club use. The requested modification to the Future Land Use map is

compatible with the existing Future Land Use of Tourism Commercial Center (TCC) to the east and Business Park Center Future Land Use to the south and west.

The property owner is also requesting a modification of +/- 23.96 acres on the existing Commercial Planned Development to extend the racetrack to the west and add more fee-simple condos. The request also includes amending the Zoning Map of Light Industrial (LI) to Planned Development- Commercial 1 (PD-C1) on the +/- 16.46 acres for which there is the Future Land Use Amendment.

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. If approved, 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 spread across +/- 67 acres. Additionally, an off-road course of approximately 2.5 acres for recreational use is included on the west side of the property and a 225x225 Skid Pad and a 30X60 Commercial Building. 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 all surrounding Zoning classifications and is consistent with all Land Development Regulations. The Planning Commission heard the zoning map amendment on 12/03/2024 and gave a recommendation of approval to the City Commission. The property is coming back to the Planning Commission to include the Future Land Use and Zoning Map Amendment simultaneously.

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 Future Land Use and Zoning Map Amendment to the City Commission.