



City of Auburndale
Auburndale, Florida 33823

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Community Development Department

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PLANNING COMMISSION MEETING
May 6, 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 –April 8, 2025

ANNOUNCEMENTS – Julie Womble, Community Development Director

AGENDA

1. **PUBLIC HEARING** – FUTURE LAND USE AND ZONING MAP AMENDMENT– DUKE PROPERTY
2. RECOMMENDATION AMENDING THE FUTURE LAND USE MAP – DUKE PROPERTY
3. RECOMMENDATION AMENDING THE ZONING MAP – DUKE PROPERTY
4. **PUBLIC HEARING** – ZONING MAP AMENDMENT– GAPWAY COMMONS PROPERTY
5. RECOMMENDATION AMENDING THE ZONING MAP – GAPWAY COMMONS PROPERTY
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
May 6, 2025**

AGENDA ITEM 1: PUBLIC HEARING FUTURE LAND USE AND ZONING MAP AMENDMENT – DUKE ENERGY PROPERTY

AGENDA ITEM 2: RECOMMENDATION AMENDING THE FUTURE LAND USE MAP

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:

- . Location Maps
- . Notice of Public Hearing – 04-25-25

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>	Duke Energy Florida, LLC
<i>Location:</i>	Chambers Road and West Derby Avenue
<i>Current County Future Land Use:</i>	Business Park Center-1 (BPC-1)
<i>Proposed Future Land Use:</i>	Business Park Center
<i>Proposed Zoning Classification:</i>	Light Industrial (LI)
<i>Current use:</i>	Vacant +/- 2.44 acres

As a result of annexation, the City has received a request to amend the Future Land Use on +/- 2.44 acres from Polk County Future Land Use of Business Park Center-1 (BPC-1) to City of Auburndale Future Land Use of Business Park Center and establish a zoning classification of Light Industrial (LI). The property is adjacent to the Duke Osprey Energy Center and City limits to the south and has access off W. Derby. Duke Energy has recently constructed the Osprey Substation on the property.

The amendments are consistent with the existing industrial development adjacent to the south. 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
May 6, 2025**

**AGENDA ITEM 4: PUBLIC HEARING ZONING MAP AMENDMENT – GAPWAY COMMONS
PROPERTY**

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 Zoning Map Amendment before making a recommendation to the City Commission.

ATTACHMENTS:

- . Location Map
- . Notice of Public Hearing – 04-25-25

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

<i>Petitioner/ Owner:</i>	H Block, LLC
<i>Location:</i>	Adams Road and SR 559
<i>Current Future Land Use:</i>	Lakes District Mixed Use (LDMU)
<i>Current City Zoning:</i>	Planned Development-Commercial 1 (PD-C1)
<i>Proposed Zoning Classification:</i>	Village Center (VC)
<i>Current use:</i>	Vacant (+/- 11.41 acres)

The City has received a request for a Zoning Map Amendment on approximately +/- 11.41 acres. Gapway Commons (formerly known as H Block) is located off Adams Road and SR 559. In June of 2021, the City approved a Planned Development–Commercial 1 (PD-C1) to allow for a self-storage facility, retail, grocery, variety, drug store, hardware store (with alcohol), barber and beauty shops, laundry and dry cleaning, restaurants including drive thru (with alcohol), medical and dental clinics, professional business and offices, banks and financial institutions, dance, art, and music studios, and child care facilities. In 2022 the underlying Future Land Use was amended to Lakes District Mixed Use (LDMU).

The property retained the Planned Development zoning classification of PD-C1. At the time the current zoning classification of PD-C1 was approved, the Lakes District Village Center zoning was not available. The applicant’s request is to amend the zoning classification from PD-C1 to Village Center, which would make it consistent with the existing underlying Future Land Use of Lakes District Mixed Use (LDMU) and surrounding zoning. The amendment would allow for uses consistent with the intent and goals of the established Lakes District. The applicant proposes to design a mixed-use Village Center, as well as interconnecting with existing pedestrian walkways and surrounding roadway networks. Village Center zoning classification allows for a variety of

commercial and residential uses such as retail shops, personal services, sit down restaurants, and civic facilities that serve the needs of the surrounding neighborhoods. Village Centers have a base density of 6 dwelling units per acre which may be increased through the Transfer of Development Rights (TDR) and at least one Green and/or Plaza Shall be provided within all Village Centers.

The proposed Zoning Map Amendment is compatible with existing zoning classifications adjacent to the subject site. The requested Zoning Map Amendment is also 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 Village Center (VC) 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.