PLANNING COMMISSION MEETING
January 7, 2025

Minutes for the Regular Meeting for the Planning Commission of the City of Auburndale, Florida held Tuesday, January 7, 2025, at 4:00 pm in the City Commission Room at City Hall, after having been properly advertised with the following members present – Chairman Perry Price, Commissioners, Tom Dudash, Dave Holt, Steve Lawson, Jody Miller and Crystal Tijerena. Also present was Community Development Director Julie Womble, City Planner Jesse Pearson, and Secretary Marsha Johnson. Absent was Danny Chandler.

Chairman Perry Price declared a quorum and the Meeting was called to order and opened with the pledge to the American Flag.

Motion was made by Commissioner Dave Holt and seconded by Commissioner Steve Lawson to approve the minutes as written from the December 3, 2024, meeting. Upon vote all ayes.

AGENDA ITEM 1: PUBLIC HEARING – ZONING MAP AMENDMENT – BELLA VIVA-CONE RD. PROPERTY

Notice of Public Hearing – 12/27/2024

Community Development Director Julie Womble stated the Planning Commission will take public comment and consider a proposed Zoning Map Amendment before making a recommendation to the City Commission.

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

Owner/Petitioner:	Wood & Associates Engineering, LLC
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. 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 recommends approval of the Zoning Map Amendment of Planned Development-Housing 1(PD-H1) to the City Commission. The property was shown on the screen.

Chairman Perry Price asked for public comment.

Bart Allen Land Use Attorney of Peterson and Myers, 225 Lemon Street, Lakeland, Florida, stated we agree with everything she just said, we are asking for the site plan that was previously approved under Ordinance 1658 to be reinstated through the process. We are not asking for any deviation from the setbacks from that PD Ordinance. The only deviation being the removal of the private docks. Outside of that we really appreciate your time. We heard you last month over the concern of the setbacks. We request a favorable vote from the Planning Commission. We want to make sure we put on the record that we are not waving any rights as it pertains to the PD and water management permits. We request a favorable vote. Thank you.

Chairman Perry Price closed the Public Hearing and opened the Regular Meeting.

AGENDA ITEM 2: RECOMMENDATION AMENDING THE ZONING MAP

Motion was made by Commissioner Steve Lawson and seconded by Commissioner Crystal Tijerina to recommend approval of the Zoning Map Amendment – Bella Viva – Cone Road property.

Commissioner Steve Lawson, asked about the removal of the docks. Why has that changed?

Bart Allen stated what we are proposing to do is instead of having community docks that would be the responsibility of HOA to maintain, we will be providing for the opportunity to have some docks with some of the lots in lieu of that. We are not removing any of the open space or recreation areas just the private docks.

Unanimous vote.

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

Notice of Public Hearing – 12/27/2024

Community Development Director Julie Womble stated 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. When this came before you previously, when we went to take it before the City Commission there was an error on staff's behalf, we realized we did not put the proper Future Land Use Recommendation. We need to change that and so we are bringing it all back to you for consideration so we can establish the correct Future Land Use that we feel is compatible with the area and also that compliments the zoning that is being requested on the property. We received a request to annex the

property in late 2024 the City annexed the property; they actually own the property to the east. All they are doing is getting their Light Industrial Use request so they can do some parking on the property. They will have to follow regulations for setbacks and follow our code for walls and separation in between the residences. All they are asking is to be able to put zoning and land use on the property. Part of our analysis after the last Planning Commission is we looked at the Comprehensive Plan, as it has compatible zoning categories that go with each Future Land Use category. We realized the request before you was inappropriate and what needed to be established on this property was Business Park Center, which when you look at other maps of the area the Future Land Use is compatible to the property they own next door which already has Business Park Center. The amendment before you is now consistent with the surrounding area.

Petitioner/ Owner:	Barry Foer
Location:	Tschetter Dr. and Hwy 92
Current Polk County Future Land Use:	Linear Commercial Corridor (LCC)
Proposed City Future Land Use:	Business Park Center (BPC)
Proposed Zoning Classification:	Light Industrial (LI)
Current use:	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 recommends approval of the proposed Future Land Use and Zoning Map Amendment to the City Commission.

Chairman Perry Price asked for public comment – none.

Chairman Perry Price closed the Public Hearing and opened the Regular Meeting.

AGENDA ITEM 4: RECOMMENDATION AMENDING THE FUTURE LAND USE MAP

Motion was made by Commissioner Tom Dudash and seconded by Commissioner Jody Miller to recommend approval of the Future Land Use Map – Foer property.

Upon Vote all ayes.

Community Development Director Julie Womble wanted to clarify that the motion was for Future Land Use and Zoning on the property?

The answer was yes.

AGENDA ITEM 5: RECOMMENDATION AMENDING THE ZONING MAP was made with motion for the Future Land Use.

Chairman Perry Price closed the Regular Meeting and opened the Public Hearing.

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

Notice of Public Hearing – 12/27/2024

Community Development Director Julie Womble stated again you will say, I saw this last month. We looked at the analysis on this and looking at the zoning request we realized that Business Park Center Land Use was really not compatible with what you already had approved several years ago for the entire racetrack. It really should have a Tourism Commercial Center use, because this is a tourist attraction. 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.

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

Circuit Club Property:

Owner/Petitioner:	Corsa CF Land, LLC on behalf of I-4 48 Land Trust
Location:	C. Fred Jones Blvd (CR559A) and Logistics Blvd.
Current Future Land Use:	Business Park Center (BPC) (+/- 16.46)
Proposed Future Land Use:	Tourism Commercial Center (TCC) (+/- 16.64)
Current City Zoning:	Planned Development-Commercial 1 (PD-C1) (+/- 52.39 acres), Light Industrial (LI) (+/- 16.46)
Proposed Zoning Classification:	Modify Planned Development-Commercial 1 (PD-C1) Planned Development- Commercial 1 (PD-C1) (+/- 16.46)
Current use:	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. (Shown on the screen). 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 recommends approval of the proposed Future Land Use and Zoning Map Amendment to the City Commission.

Chairman Perry Price asked for public comment – none.

Chairman Perry Price closed the Public Hearing and opened the Regular Meeting.

AGENDA ITEM 7: RECOMMENDATION AMENDING THE FUTURE LAND USE

Motion was made by Commissioner Jody Miller and seconded by Commissioner Crystal Tijerina to recommend approval of the Future Land Use Map and Zoning Map amendment to the City Commission that corrects our error making it Tourism – Circuit Florida property.

AGENDA ITEM 8: RECOMMENDATION AMENDING THE ZONING MAP motion was made with Future Land Use.

Commissioner Dave Holt asked if the same owner owns this property.

Community Development Director Julie Womble stated they are under contract and have a letter of intent on record.

Commissioner Tom Dudash asked where is the closest residential as we are extending it another .71 miles to the west. What is the anticipated effect noise wise on residents nearby?

Community Development Director Julie Womble stated the Original Ordinance that approved the PD back in 1921 stated not about noise but that they could not race at night. They can only race at certain times of the day. The City does have a noise Ordinance but we don't have a decimal reading. We do feel that the wetlands is a natural buffer to the south, Amazon will help some with the sound of it and once the site is complete with the condos and fencing that are going on the property. To your question of where is the closest residential, she showed on the screen. On the west side of Berkley, directly across is an empty lot, on the other side of that is a residential house. The closest residential to the south at the interchange of Berkley and C Fred Jones is an out parcel. She showed the closest house on the screen.

Commissioner Tom Dudash asked if there is a time cut off for racing.

Community Development Director Julie Womble stated it is to end at 6:00 p.m. There are no lights on the track.

Commissioner Tom Dudash asked if that was by regulation of the City or lights could go on and they would have to be approved.

Community Development Director Julie Womble stated it would have to be approved, it would be a modification. Before we had nothing to go by, we looked at our other business operations hours. Anything they want to build that was not already approved they would have to bring back before the Planning and City Commission. There is no intention to do that now. They have amenities going on right now. These are really nice condos, anywhere from $600,000. to $1.2 million. They are custom built. It is tourism, you are coming and racing your car and you are leaving.

Commissioner Crystal Tijerena asked about the condos that are more adjacent to the track, will there be precautions.

Community Development Director Julie Womble stated yes, they have done a really good job with buffering for that. Our Building Official has been out and they have worked with our Fire Department to have a first responder on site. They have tires out there to buffer and will have a landscaping buffer.

Chairman Perry Price stated we had a long meeting on the original PD.

Commissioner Tom Dudash stated he was not there for that one so I still have some questions. What is going to abut Berkley Road? Is there going to be an on or off entrance?

Community Development Director Julie Womble stated yes, on the binding site plan they have some parking there and that is where their commercial building is going. They are leaving the outparcels to the north and south for Light Industrial so they will be able to build whatever zoning allows. The wetlands cannot be touched, that is an extra buffer as well.

Commissioner Jody Miller asked if the City has had any noise complaints from Amazon.

Community Development Director Julie Womble stated all businesses have noise complaints but nothing that has hindered operations.

Chairman Perry asked if the access to this property, that is public road.

Community Development Director Julie Womble stated currently it is private road but it is being turned over to the City at some point.

Chairman Perry Price asked if there is any access from this property on the west end to the east end.

Community Development Director Julie Womble stated right now it is walking or golf cart.

Paul Scarpello of 1622 Key Bay Trail Kissimmee, Florida, stated he has hired a wetlands engineer to work through that process. We call the track we are operating on a hot track. A cold track you can cross. He explained the east and west side of the track. Another thing he wanted to point out is this is not spectator watching. It is not a speedway. This is a private club track. The only spectators are folks in the clubhouse watching. We will have super car experiences. A regular stock car driver will give rides around the track for $400. to $500., with the instructor or with the instructor riding in the passenger seat for 3-4 laps. That is the Tourism aspect of it. We are in a good location between Orlando and Tampa. Keep in mind that those cars are the same cars you have on the road. No open exhaust.

Commissioner Crystal Tijerina asked about growth.

Community Development Director Julie Womble stated anything they want to add on has to come back before the Planning Commission.

Commissioner Crystal Tijerina stated her question was if it was zoned for Tourism how large can the Tourism grow before we consider the impact on our emergency assistance.

Community Development Director Julie Womble stated it is not necessarily the growth of it. We make sure in the site plan that it meets the radius for turn around for fire trucks and that it meets the standards for our police cars etc. We do this in house with our engineers to make sure the site plan will accommodate all our services.

Upon Vote all ayes all ayes.

Meeting was adjourned at 4:32 p.m.

I HEREBY CERTIFY that the foregoing minutes are true and correct.

Marsha Johnson

Marsha Johnson, Secretary