City of Auburndale
Auburndale, Florida 33823

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Community Development Department

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PLANNING COMMISSION MEETING
October 3, 2023 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 – September 5, 2023

ANNOUNCEMENTS – Julie Womble, Community Development Director

AGENDA

1. **PUBLIC HEARING** –ZONING MAP AMENDMENT – LINCOLN GROUP PROPERTY
2. RECOMMENDATION AMENDING THE ZONING MAP – LINCOLN GROUP
3. **PUBLIC HEARING** – LAND DEVELOPMENT REGULATIONS (LDRs) AMENDMENT – CHAPTER 5, ZONING
4. RECOMMENDATION AMENDING THE LAND DEVELOPMENT REGULATIONS (LDRs) – CHAPTER 5, ZONING

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
October 3, 2023

AGENDA ITEM 1: **PUBLIC HEARING** –ZONING MAP AMENDMENTS – LINCOLN 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 – 09/22/2023
. Binding Site Plan

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

Lincoln Group LLC Property:

Owner/Petitioner:	The Lincoln Group, LLC
Location:	N. Pace Road and Polk County Parkway
Current County Zoning:	Interchange Activity Center-X (IACX)
Proposed Zoning Classification:	Industrial Planned Development (IPUD) +/-75.89 acres
Current use:	Vacant

ANALYSIS: In December of 2022 the Planning Commission approved the proposed Future Land Use to Regional Activity Center (RAC). It was transmitted to the Department of Economic Opportunity (DEO) for an expedited State review. The State approved the requested land use change with no comments. On September 19th, 2023, a Developer's Agreement, regarding sewer capacity improvements, was signed between the City and the developer. The Future Land Use, previously approved by this commission, is scheduled to be heard at the City Commission Meeting on October 16th, 2023 along with the zoning request.

Lincoln Group, LLC is requesting an Industrial Planned Unit Development (IPUD) on 75.89 +/- acres, on north Pace Road and east of the Polk Parkway. The zoning classification would allow the applicant to construct two research and development buildings, approximately 462,840 sq.ft. total, one 499,575 sq.ft. e-commerce and logistic building and five commercial outparcels.

As required by the Land Development Regulations (LDR's) for Planned Developments, this request is accompanied by a binding site plan. Conditions have been placed on the binding site plan regarding Buildings labeled #1, #2 and #3. Buildings #1 and #2 are reserved for research and development, light manufacturing, financial institutions and/or information sciences. Building #1 and #2 would prohibit distribution as the primary use or any outdoor storage. Building #3 allows

for E-Commerce, distribution, industrial mixed use, research and development, light manufacturing, health technology, office space and vocational institutions. Building #3 prohibits outdoor storage, car lots, and gas stations. The outparcels allow a variety of commercial uses. Outparcels 1 and 2 would allow a 16 pump, 4 island gas station accompanied by a 10,000 square foot convenience store use. Specific prohibited uses on the outparcels include truck stops and truck terminals, public or private schools, junk yards, childcare facilities, single family residential development, mining operations and fire stations.

The binding site plan also depicts a solid six foot masonry wall along the north property line to separate the use from the residential to the north. A solid six foot wall is also depicted behind each outparcel to help as a visual barrier to the heavier commercial uses. The applicant has also placed Type C landscape buffer along Pearce Road and behind all the commercial outparcels to assist as visual barrier and provide higher landscaping requirements.

Should the developer want to make a major modification in the future, the IPUD would have to come back before the Planning Commission.

The proposed binding site plan meets all requirements for parking, landscape buffers and building setbacks per the Land Development Regulations. The requested Zoning District of Industrial Planned Development (IPUD) is compatible with the City of Auburndale Comprehensive Plan and 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 Zoning classification of Industrial Planned Development (IPUD).

Planning Commission Meeting
October 3, 2023

AGENDA ITEM 3: **PUBLIC HEARING** – RECOMMENDATION AMENDING CHAPTER 5, ZONING, TO ESTABLISH POLICIES REGULATING SECOND FLOOR RESIDENTIAL IN SELECTED COMMERCIAL ZONING CLASSIFICATIONS

AGENDA ITEM 4: RECOMMENDATION AMENDING CHAPTER 5, ZONING, OF THE LAND DEVELOPMENT REGULATIONS

___INFORMATION ONLY
_X_ACTION REQUESTED

ISSUE: The Planning Commission will take public comment and consider a proposed text amendment to the Land Development Regulations before making a recommendation to the City Commission.

ATTACHMENTS:

- Notice of Public Hearing - 09/22/2023
- Proposed Text Amending the Land Development Regulations, Chapter 5, Zoning

ANALYSIS: City Staff is proposing an amendment to the Land Development Regulations (LDRs) establishing policies regulating second floor residential in selected commercial zoning classifications in the downtown area.

Currently, commercial zoning classifications of General Commercial (CG), General Commercial-1 (CG-1) and Commercial Highway (CH) exists along Main Street between parameters of US Hwy. 92 to East Park Street. Upon reviewing the LDR's, one can only build owner/occupied residential on the second floor, with minimum square footage, in CG, CG-1 and CH zoning. This policy could hinder growth on Main Street.

By amending the LDR text for Commercial (CG), General Commercial-1 (CG-1) and Commercial Highway (CH) along Main Street, between parameters of US Hwy. 92 to East Park Street, it would allow for residential on the second floor of buildings. This could provide more economic development in the downtown area and rental opportunities. The suggested text amendment includes language intended to allow for greater economic mixed-use opportunities for the City, in a designated portion of downtown, but also preserve the residential character of adjacent neighborhoods. Other areas of downtown, in CBD zoning along the park, already allow for residential on the second floor.

Proposed text would read as follows:

CG

5.6.10.3.4. **Dwelling units shall be permitted for units above second floor, allowed only on Main Street (between parameters of US Hwy. 92 to East Park Street), for Minimum of 500 sq. ft. living area required.**

5.6.10.3.~~5~~.6. Dish Antennas.

CG-1

5.6.11.2.13. **Dwelling units shall be permitted for units above second floor, allowed only on Main Street (between parameters of US Hwy. 92 to East Park Street), for Minimum of 500 sq. ft. living area required.**

5.6.11.2.~~13~~.14 Medical Marijuana Dispensing Facility.

CH

5.6.12.3.4. Dwelling units when a part of the permitted principal use, for owners and employees only, provided all minimum requirements for the area, setback, height and related requirements for the district are met, and provided further, that all such dwellings shall be confined to the rear one-half of the ground floor, or to a floor other than the ground floor of the principal permitted use. Dwelling units shall be limited to one for each permitted principal use and contain a minimum of 500 sq. ft. of living area but in no case shall the aggregate residential floor area exceed the aggregate floor area of the permitted LDR5 - 110 principal use. One off-street parking space shall be provided for each dwelling unit in addition to the required off-street parking for the permitted principal use and shall be provided at the rear or side of the principal use.

5.6.12.3.5. **Dwelling units shall be permitted for units above second floor, allowed only on Main Street (between parameters of US Hwy. 92 to East Park Street), for Minimum of 500 sq. ft. living area required.**

5.6.12.3.~~5~~.6. Dish Antennas.

Following Staff's presentation of the amendment and public comment, the proposed text amendments will be considered by the Planning Commission for a recommendation to the City Commission.

STAFF RECOMMENDATION: Recommend approval of the proposed Land Development Regulation text amendment.