



City of Auburndale
Auburndale, Florida 33823

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Community Development Department

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PLANNING COMMISSION MEETING

June 5, 2018 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 – May 1, 2018

ANNOUNCEMENTS – Amy Palmer, Community Development Director

AGENDA

1. **PUBLIC HEARING** – SMALL SCALE FUTURE LAND USE AND ZONING MAP AMENDMENTS
2. RECOMMENDATION AMENDING THE FUTURE LAND USE MAP – SADDLE CREEK CORP PROPERTIES
3. RECOMMENDATION AMENDING THE ZONING MAP – SADDLE CREEK CORP PROPERTIES
4. **PUBLIC HEARING** – LARGE SCALE FUTURE LAND USE AND ZONING MAP AMENDMENTS
5. RECOMMENDATION AMENDING THE FUTURE LAND USE MAP – BERKLEY RANCH INVESTORS, LLC PROPERTIES
6. RECOMMENDATION AMENDING THE ZONING MAP – BERKLEY RANCH INVESTORS, LLC PROPERTIES

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
June 5, 2018**

AGENDA ITEM 1: PUBLIC HEARING – SMALL SCALE FUTURE LAND USE AND ZONING MAP AMENDMENTS

AGENDA ITEM 2: RECOMMENDATION AMENDING THE FUTURE LAND USE MAP – SADDLE CREEK CORP. PROPERTY

AGENDA ITEM 3: RECOMMENDATION AMENDING THE ZONING MAP – SADDLE CREEK CORP. PROPERTY

 INFORMATION ONLY

 X ACTION REQUESTED

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

ATTACHMENTS:

- . Notice of Public Hearing – 5/25/18
- . Location Map

ANALYSIS: The City has received a request for a Small Scale Future Land Use Map Amendment and Zoning Map amendment for the following properties.

Saddle Creek Corp. Property

<i>Owner/Petitioner:</i>	Robert T. Pericht, Senior Vice President of Saddle Creek Corp.
<i>Location:</i>	Moss Road W.
<i>Current Use:</i>	Residential (1.5 acres)
<i>Current Polk County Future Land Use:</i>	Residential Medium-X (RM-X)
<i>Proposed City Future Land Use:</i>	Regional Activity Center
<i>Proposed City Zoning Classification:</i>	Light Industrial (LI)

In 2013 the City approved a Future Land Use and rezoning request on Old Dixie Hwy. to Regional Activity Center (RAC) and Light Industrial (LI) on +/- 220 acres. This was to accommodate a proposed 800,000 sq. ft. distribution center that would be developed in two phases. Phase one was completed in October of 2015 for a 400,000 sq. ft. distribution center. Phase 2 is currently underway for the remaining 400,00 sq. ft. The current request will allow for future parking for the expansion of the distribution center. The property is adjacent to the distribution warehouse and is located on Moss Road W. just north of Old Dixie Hwy. and consists of +/- 1.5 acres that was annexed into the City Limits on May 21st, 2018.

The requested Future Land Uses of Regional Activity Center are consistent with the previously approved FLU changes on adjacent properties to the north, east and west. The requested Light Industrial zoning classification would allow the development of the proposed parking area and is consistent with the surrounding zoning of Light Industrial.

The requested Future Land Use classification of Regional Activity Center and Zoning classification of Light Industrial is consistent with the City's Comprehensive Plan, the Land Development Regulations, and Joint Planning Agreement.

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

STAFF RECOMMENDATION: Approval of the proposed Small Scale Future Land Use Map Amendment and Zoning Map Amendment.

**Planning Commission Meeting
June 5, 2018**

AGENDA ITEM 4: PUBLIC HEARING – LARGE SCALE FUTURE LAND USE AND ZONING MAP AMENDMENTS

AGENDA ITEM 5: RECOMMENDATION AMENDING THE FUTURE LAND USE MAP – BERKLEY RANCH INVESTORS, LLC PROPERTY

AGENDA ITEM 6: RECOMMENDATION AMENDING THE ZONING MAP – BERKLEY RANCH INVESTORS, LLC PROPERTY

INFORMATION ONLY

ACTION REQUESTED

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

ATTACHMENTS:

- . Notice of Public Hearing – 5/25/18
- . Location Map
- . Binding Site Plan

ANALYSIS: The City has received a request for a Large Scale Future Land Use Map Amendment and Zoning Map amendment for the following properties.

Berkley Ranch Investors Property

<i>Owner/Petitioner:</i>	Berkley Ranch Investors, LLC
<i>Location:</i>	Berkley Road and Pearce Road
<i>Current Use:</i>	Vacant (43.57 acres)
<i>Current Polk County Future Land Use:</i>	Residential Low-2 (RL-2); Residential Low-4X (RL-4X); Preservation-X (Presv-X)
<i>Proposed City Future Land Use:</i>	Low Density Residential
<i>Proposed City Zoning Classification:</i>	Planned Development-Housing 2 (PD-H2)

The Berkley Ranch Investors, LLC properties consists of +/- 43.57 acres that was annexed into the City Limits on May 21st, 2018. The property is currently vacant and is proposed for a 130 lot single family residential subdivision. The development will have access on Pearce Rd. and will also have access to Berkley Road by crossing the Auburndale-TECO trail. Average lot size requested is 60'x120'to 60'x145'. Setbacks for the subdivision will have the following: 25' front, 5' side, and 10' rear. At the entrance to the subdivision the applicant has proposed a recreation /open space area on 2.9 acres with access to the trail and parking and seating areas for outdoor activities.

As required by Chapter 6 Special Provisions, PUDs, Clusters of the City's Land Development Regulations this proposed PH-H2 is accompanied by a binding site plan that demonstrates the appropriate buffering, setbacks, open space, access and other requirements. The proposed binding site plan has been reviewed by City staff and meets the requirements of the City's Land Development Regulations.

The requested Future Land Use of Low Density Residential is consistent with surrounding development. The requested Planned Development Housing-2 Zoning classification and proposed Future Land Use of Low Density Residential is consistent with the City's Land Development Regulations and Comprehensive Plan.

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

STAFF RECOMMENDATION: Approval of the proposed Large Scale Future Land Use Map Amendment and Zoning Map Amendment.