



City of Auburndale
Auburndale, Florida 33823

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Community Development Department

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PLANNING COMMISSION MEETING
November 6, 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 – October 2, 2018

ANNOUNCEMENTS – Amy Palmer, Community Development Director

AGENDA

1. **PUBLIC HEARING** –FUTURE LAND USE AND ZONING MAP AMENDMENT – RANELL B. LEIS TRUST PROPERTY
2. RECOMMENDATION AMENDING THE FUTURE LAND USE MAP – RANELL B. LEIS TRUST PROPERTY
3. RECOMMENDATION AMENDING THE ZONING MAP – RANELL B. LEIS TRUST PROPERTY
4. **PUBLIC HEARING-** ZONING MAP AMENDMENT – H BLOCK PROPERTY
5. RECOMMENDATION AMENDING THE ZONING MAP – H BLOCK PROPERTY
6. **PRELIMINARY PLAT** – MAGNOLIA ESTATES – BOLENDER ROAD

**Planning Commission Meeting
November 6, 2018**

AGENDA ITEM 1: PUBLIC HEARING – FUTURE LAND USE AND ZONING MAP AMENDMENT – RANELL B. LEIS TRUST 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 Zoning Map amendment before making a recommendation to the City Commission.

ATTACHMENTS:

- . Notice of Public Hearing – 10/26/2018
- . Location Map

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:

Owner/Petitioner:	Ranell B. Leis Trust
Location:	Hwy 92 and Bridgers Ave.
Current Future Land Use:	Linear Commercial Corridor (LCC)
Proposed Future Land Use:	Commercial Corridor (CC)
Proposed Zoning Classification:	Commercial Highway (CH)
Current use:	Bakery/Former Gas Station (0.45+/- acres)

The City has received a Future Land Use and Zoning Map amendment request from Ranell B. Leis Trust on 1 lot with frontage on Hwy 92 and Bridgers Ave. from Polk County Linear Commercial Corridor (LCC) to City of Auburndale Future Land Use classification Commercial Corridor (CC) and zoning classification of Commercial Highway (CH). The property was annexed into the City Limits on November 5th, 2018. The requested land use and zoning amendment would allow for a proposed drive-thru restaurant.

The requested Future Land Use of Commercial Corridor and zoning district of Commercial Highway (CH) allows for commercial uses such as motels and hotels, retail shops, and restaurants, including drive-in restaurants. The amendments are consistent with surrounding City and County commercial land uses. 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 of Commercial Corridor (CC) and Commercial Highway (CH) to the City Commission.

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AGENDA ITEM 4: PUBLIC HEARING – ZONING MAP AMENDMENT – H BLOCK 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:

- . Notice of Public Hearing – 10/26/2018
- . Location Map
- . Binding Site Plan

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

<i>Owner/Petitioner:</i>	John Strang/JSK Consulting
<i>Location:</i>	Hwy 559 and Adams Road
<i>Current Future Land Use:</i>	Low Density Residential
<i>Current City Zoning:</i>	Single Family Residential-1 (RS-1)
<i>Proposed Zoning Classification:</i>	Planned Development-Housing 1 (PD-H1)
<i>Current use:</i>	Vacant (104.00 +/- acres)

Matthew Johnson of JSK Consulting on behalf of property owner Mr. John Strang has requested a zoning map amendment on 104 +/- acres from Single Family Residential-1 (RS-1) to Planned Development-Housing 1 (PD-H1). As required by the Land Development Regulations (LDR's) for Planned Developments, this request is accompanied by a binding site plan. The request will allow the applicant to construct a 227 lot single family residential subdivision. The overall density for the proposal is 2.2 single family homes per acre, which is consistent with the Comprehensive Plan and Future Land Use of Low Density Residential (0-6 units per acre).

The proposed Planned Development Housing-1 zoning amendment allows the developer to propose modifications to Zoning District Regulations, to the Subdivision Regulations, and also allows the City to create modifications that it feels would make the proposal compatible with the surrounding neighborhoods. The proposed development meets the minimum lot size of the General Residential-1 (RG-1) zoning district, with an average lot area of 7,200-7,800 sq. ft. and average lot widths between 60-65 feet. Proposed lot setbacks are below the minimum found in the LDR's and are as follows: a 20' front setback, a 10' front setback on the side of the house for corner lots, a 7.5' interior side setback, and a 15' rear setback.

Five-foot wide sidewalks are shown on both sides of the street and road widths also meet the LDR's. The binding site plan includes a proposal for a clubhouse area on the eastern side of the neighborhood. The City's Subdivision Regulations require blocks lengths not to exceed 1,000 feet, except where

substantial public purposes can be demonstrated for modifications of these lengths, and as may be approved by the City Commission. In blocks over 1,000 feet in length, the City Commission may require one or more public crosswalks with a right-of-way not less than 10 feet and to extend entirely across the block and at locations deemed necessary. Block lengths in this subdivision are proposed at over 1,380 feet. Staff recommends that block design meet the minimum standards of the Land Development Regulations.

Staff also recommends a cul-de-sac be placed where lots 71, 72, 73 are shown to meet the requirement of LDR's and to accommodate sanitation service and emergency/first responder access. The entrance to the commercially zoned property (PD-C1) near this location is planned to be gated. The "planned future access" at this location is proposed to be a full access driveway to the Dickey Road intersection as previously approved for this Commercial Planned Development back in 2008.

The requested zoning district of Planned Development-Housing 1 (PD-H1) is compatible with the existing underlying land use of Low Density Residential and Chapter 6, Planned Developments, of the 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 Planned Development-Housing 1 (PD-H1) to the City Commission, including staff's recommendations.

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AGENDA ITEM 6: PRELIMINARY PLAT – MAGNOLIA ESTATES – BOLENDER ROAD

INFORMATION ONLY

ACTION REQUESTED

ISSUE: The Planning Commission will consider a preliminary plat before making a recommendation to the City Commission for Magnolia Estates.

ATTACHMENTS:

- . Preliminary Plat
- . Location Map

ANALYSIS: The City has received a preliminary plat from property owner KP and SH LLC for a 27-unit single-family dwelling development on 10.31 acres located on Bolender Road, north of Keystone Road. The preliminary plat has been reviewed by all City Departments and meets all City Codes and Land Development Regulations.

The property is zoned Single Family Residential-2 and meets or exceed all Land Development Regulations, including minimum lot size, minimum setbacks, and minimum house size. The RS-2 zoning district requires 25' front yard setbacks, 10' side yard setbacks, and 10' rear setbacks. The average lot size proposed will be 10,500-11,200 sq. ft. Access to the subdivision will be from Bolender Road, a County maintained road. Five-foot sidewalks will be provided on both sides of the street. All retention areas, roads, sidewalks, and open spaces will be dedicated to and maintained by the Homeowner's Association.

Following the Planning Commission's recommendation, the preliminary plat will go to the City Commission for approval. Preliminary plat approval by the City Commission allows the developer to proceed with construction plan approval and final plat approval.

STAFF RECOMMENDATION: Recommend approval of the Preliminary Plat to the City Commission.