



City of Auburndale
Auburndale, Florida 33823

#1 Bobby Green Plaza
Community Development Department

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PLANNING COMMISSION MEETING

October 2, 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 – July 3, 2018

ANNOUNCEMENTS – Amy Palmer, Community Development Director

AGENDA

1. ELECT PLANNING COMMISSION CHAIR
2. ELECT PLANNING COMMISSION VICE-CHAIR
3. **PUBLIC HEARING** – LARGE SCALE FUTURE LAND USE AND ZONING MAP AMENDMENTS
4. RECOMMENDATION AMENDING THE FUTURE LAND USE MAP – JULIANA VILLAGE
5. RECOMMENDATION AMENDING THE ZONING MAP – JULIANA VILLAGE
6. **PUBLIC HEARING** – LARGE SCALE FUTURE LAND USE AND ZONING MAP AMENDMENTS
7. RECOMMENDATION AMENDING THE FUTURE LAND USE MAP – BERKLEY RANCH PHASE 2
8. RECOMMENDATION AMENDING THE ZONING MAP – BERKLEY RANCH PHASE 2

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 2, 2018

AGENDA ITEM 1: ELECT CHAIR

AGENDA ITEM 2: ELECT VICE-CHAIR

INFORMATION ONLY

ACTION REQUESTED

ISSUE: The Planning Commission will elect a Chair and Vice-Chair to serve for one year.

ANALYSIS: The City's Land Development Regulations require the Planning Commission to nominate and elect a Chair and a Vice-Chair from among the members of the Planning Commission. The term of the Chair and the Vice-Chair, as provided in the Land Development Regulations, will be for one (1) year, with eligibility for reelection.

**Planning Commission Meeting
October 2, 2018**

AGENDA ITEM 3: PUBLIC HEARING – LARGE SCALE FUTURE LAND USE AND ZONING MAP AMENDMENTS

AGENDA ITEM 4: RECOMMENDATION AMENDING THE FUTURE LAND USE MAP – JULIANA VILLAGE PROPERTY

AGENDA ITEM 5: RECOMMENDATION AMENDING THE ZONING MAP – JULIANA VILLAGE PROPERTY

 INFORMATION ONLY

 X 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 – 9/22/18
- . 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.

JULIANA VILLAGE SUBDIVISION

<i>Owner/Petitioner:</i>	Walker Grove Land Partners, LLC
<i>Location:</i>	SR559 and Cone Road
<i>Current Use:</i>	Residential (90.24 acres)
<i>Current Polk County Future Land Use:</i>	Residential Low - 1X (RL-1X) and Preservation- X (PRESV-X)
<i>Proposed City Future Land Use:</i>	Low Density Residential-GS Conservation/Wetlands-GS
<i>Proposed City Zoning Classification:</i>	Planned Development – Housing 1 (PD-H1)

On June 6th, 2017 Polk County Board of County Commissioners approved a 170 lot single family residential subdivision on 90.24+/- acres located within the boundaries of the Green Swamp Area of Critical State Concern. In July, 2018 Phase 1 of the subdivision was approved by Polk County and has been constructed and platted. Phase 2 and 3 will be platted by the City at a future time. The property was annexed into the City of Auburndale on August 20th, 2018. As a result of annexation the development will be required to go through the City of Auburndale's

Comprehensive Plan Large Scale Future Land Use and Zoning Map amendment process. Because the request is larger than 10 acres and the development lies within the boundaries of the Green Swamp, it is required to go through a City of Auburndale Large Scale Future Land Use Map amendment and then forwarded to the Department of Economic Opportunity (DEO) for a State Coordinated Review which will be approximately 60 days from the time DEO receives the proposal. The proposed Future Land Use is for Low Density Residential-GS which allows for 0-6 units per acre. The Conservation/Wetlands-GS Future Land Use will preserve existing wetlands.

The zoning classification of Planned Development - Housing 1 (PD-H1) includes a binding site plan. The binding site plan reflects the three phases which were approved in the County, it shows average lot sizes of 10,400 sq. ft. (80'x130') with a front setback of 15', a garage front setback of 20', a side setback of 5' and a rear setback of 10'. The development will also have 4' sidewalks on both sides of the road. The property will access Cone Road and Hwy 559.

The requested Future Land Use of Low Density Residential is consistent with surrounding development. The requested Planned Development Housing-1 Zoning classification and proposed Future Land Use of Low Density Residential is consistent with the City's Land Development Regulations, Comprehensive Plan, and the 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 Large Scale Future Land Use Map Amendment and Zoning Map Amendment.

**Planning Commission Meeting
October 2, 2018**

AGENDA ITEM 6: PUBLIC HEARING – LARGE SCALE FUTURE LAND USE AND ZONING MAP AMENDMENTS

AGENDA ITEM 7: RECOMMENDATION AMENDING THE FUTURE LAND USE MAP – BERKLEY RANCH PHASE 2 PROPERTY

AGENDA ITEM 8: RECOMMENDATION AMENDING THE ZONING MAP – BERKLEY RANCH PHASE 2 PROPERTY

 INFORMATION ONLY

 X 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 – 9/22/18
- . 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 on behalf of Andrew Hanzlik and Margaret Osemlak Hanzlik
<i>Location:</i>	Berkley Road and Pearce Road
<i>Current Use:</i>	Vacant (19.52 acres)
<i>Current Polk County Future Land Use:</i>	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)

On June 5th, 2018 the Planning Commission heard and recommended approval for a petition from Berkley Ranch Investors, LLC for a Future Land Use amendment from County Residential Low-4X (RL-4X); Preservation-X (Presv-X) to City of Auburndale Future Land Use of Low Density Residential on 43.57+/- acres and forwarded it to the City Commission with a recommendation for approval. The City Transmitted the proposal to the Department of Economic Opportunity (DEO) for an expedited State Review which they approved. The City Commission adopted the Future Land Use Large Scale and Zoning Map Amendment on September 6th, 2018.

On September 18th, 2018 the City Commission annexed 19.52 acres owned by Andrew and Margaret Hanzlik and represented by Berkley Ranch Investors, LLC. The property being considered today is adjacent to the south of Berkley Ranch Investors, LLC, Phase 1. The property is currently vacant and is proposed for a 60 lot single family residential subdivision. Because the property is larger than 10 acres it is required to go through a Large Scale Future Land Use Map amendment and must be submitted to the Department of Economic Opportunity (DEO) for an Expedited State Review. The applicant has requested Low Density Residential for the Future Land Use in order to accommodate the proposed Phase 2 of the development.

As required by Chapter 6 Special Provisions, PUDs, Clusters of the City's Land Development Regulations this proposed Planned Development-Housing 2 (PD-H2) is accompanied by a binding site plan that demonstrates the appropriate 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 development will be accessed through Phase 1 which accesses Pearce Rd. Average lot size requested is 60'x125'to 60'x132'. Setbacks for the subdivision will have the following: 25' front, 5' side, and 10' rear which is consistent with Phase 1 adjacent to the north.

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.