



City of Auburndale
Auburndale, Florida 33823

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Community Development Department

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PLANNING COMMISSION MEETING
February 5, 2019 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 – January 8 and January 22, 2019

ANNOUNCEMENTS – Amy Palmer, Community Development Director

AGENDA

1. **PUBLIC HEARING** –FUTURE LAND USE AND ZONING MAP AMENDMENT– BELL PROPERTY
2. RECOMMENDATION AMENDING THE FUTURE LAND USE MAP – BELL PROPERTY
3. RECOMMENDATION AMENDING THE ZONING MAP – BELL PROPERTY
4. **PUBLIC HEARING** –FUTURE LAND USE AND ZONING MAP AMENDMENT– HEAD PROPERTY
5. RECOMMENDATION AMENDING THE FUTURE LAND USE MAP – HEAD PROPERTY
6. RECOMMENDATION AMENDING THE ZONING MAP – HEAD PROPERTY
7. **PUBLIC HEARING** – ZONING MAP AMENDMENT- ENCLAVE AT LAKE ARIETTA
8. RECOMMENDATION AMENDING THE ZONING MAP – ENCLAVE AT LAKE ARIETTA

**Planning Commission Meeting
February 5, 2019**

AGENDA ITEM 1: PUBLIC HEARING – FUTURE LAND USE AND ZONING MAP AMENDMENT – BELL 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 Future Land Use and Zoning Map amendment before making a recommendation to the City Commission.

ATTACHMENTS:

- . Notice of Public Hearing – 01/25/2019
- . 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:

<i>Owner/Petitioner:</i>	Elton Bell
<i>Location:</i>	US 92 and 2nd Street
<i>Current Polk County Future Land Use:</i>	Linear Commercial Corridor (LCC)
<i>Proposed Future Land Use:</i>	Commercial Corridor (CC)
<i>Proposed Zoning Classification:</i>	Commercial Highway (CH)
<i>Current use:</i>	Vacant (0.5 acres)

On January 28th the City annexed approximately +/- 0.5 acres into the Auburndale City Limits owned by Elton Bell. The property is located on US Hwy 92 and 2nd Street.

The property currently has a Polk County Land Use designation of Linear Commercial Corridor (LCC). The requested Future Land Use of Commercial Corridor (CC) and Zoning district of Commercial Highway (CH) is consistent with Future Land Use and Zoning on adjacent properties to the east, west, and south. The amendments are consistent with adjacent County commercial land uses to the east and south. 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 to the City Commission.

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AGENDA ITEM 4: PUBLIC HEARING – FUTURE LAND USE AND ZONING MAP AMENDMENT – HEAD PROPERTY

AGENDA ITEM 5: RECOMMENDATION AMENDING THE FUTURE LAND USE MAP

AGENDA ITEM 6: RECOMMENDATION AMENDING THE ZONING MAP

___ INFORMATION ONLY

X ACTION REQUESTED

ISSUE: 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.

ATTACHMENTS:

- . Notice of Public Hearing – 01/25/2019
- . 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:

<i>Owner/Petitioner:</i>	Theodore Head
<i>Location:</i>	Hwy 92 and 2nd Street
<i>Current Polk County Future Land Use:</i>	Linear Commercial Corridor (LCC)
<i>Proposed Future Land Use:</i>	Commercial Corridor (CC)
<i>Proposed Zoning Classification:</i>	Commercial Highway (CH)
<i>Current use:</i>	Vacant (0.15 acres)

On January 28th the City annexed approximately +/- 0.15 acres into the Auburndale City Limits owned by Theodore Head. The property is located on 405 2nd Street north of US Hwy 92 and 2nd Street.

The property currently has a Polk County Land Use designation of Linear Commercial Corridor (LCC). The requested Future Land Use of Commercial Corridor (CC) and Zoning district of Commercial Highway (CH) is consistent with Future Land Use and Zoning on adjacent properties to the east, west, and south. The amendments are consistent with adjacent County commercial land uses to the east. 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 to the City Commission.

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AGENDA ITEM 7: PUBLIC HEARING –ZONING MAP AMENDMENT – ENCLAVE AT LAKE ARIETTA PROPERTY

AGENDA ITEM 8: RECOMMENDATION AMENDING THE ZONING MAP

___ INFORMATION ONLY

X ACTION REQUESTED

ISSUE: The Planning Commission will consider and take public comment on a request to modify an existing Planned Development-Housing 1 classification before making a recommendation to the City Commission.

ATTACHMENTS:

- . Notice of Public Hearing – 01/26/2019 and 1/31/19
- . Location Map & Binding Site Plan

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

<i>Owner/Petitioner:</i>	Gapway Grove Corp./ Cannatelli Homes
<i>Location:</i>	Berkley Road and Lake Myrtle drive
<i>Current Future Land Use:</i>	Low Density Residential
<i>Current Zoning Classification:</i>	Planned Development-Housing 1 (PD-H1)
<i>Proposed Zoning Classification:</i>	Modify - Planned Development-Housing 1 (PD-H1)
<i>Current use:</i>	Vacant, Groves (+/- 78.77 acres)

In July 2004, the Gapway Groves Corporation established a City of Auburndale Future Land Use classification of Low Density Residential and Zoning classification of Open Use Agricultural (OUA) on +/- 78.77 acres. In 2008 the Zoning was reclassified to a Planned Development-Housing 1 that allowed for 96 single-family dwelling units. In May of 2015 the property received an approval for a modification to the PD to reduce the number of dwelling units to allow for single family and multi-family short-term rentals. The approved binding site plan included 39 single family residential lots and 15 multi-family duplex lots (30 dwelling units) for a total of 69 residential units.

The applicant is requesting a modification to the Planned Development to allow for 41 single family units and 25 two-family detached short term rental homes (50 units) for a total of 91 residential dwelling units with 7.48 acres reserved for future development. Setbacks will be as follows: Front 25', side 7'5", rear 10', corner 20', PD Perimeter 25'. The minimum lot size is 13,000 sq. ft. The project includes amenities such as recreational facilities (pool, boat docks, boat ramp) and common areas (ponds, trails, parks, open space, etc.). Also included will be a security gate, guard house, clubhouse as well as gym, spa, restaurant and gift shop. The duplexes will be located at the front of the development in Phase 2 of the project and the 41 single family residential units will be on the interior of the site and along Lake Arietta's shoreline to the east. The project will have a single access on Berkley Road.

The requested modification to the Planned Development-Housing 1 Zoning classification is consistent with the City's Land Development Regulations, and existing development patterns in the area.

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

STAFF RECOMMENDATION: Recommend approval of the modification to the Planned Development-Housing 1.

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AGENDA ITEM 9: PRELIMINARY PLAT – 5 POINTS ESTATES – OLD LAKE ALFRED ROAD

 INFORMATION ONLY

 X ACTION REQUESTED

ISSUE: The Planning Commission will consider a preliminary plat before making a recommendation to the City Commission for 5 Points Estates.

ATTACHMENTS:

- . Preliminary Plat
- . Location Map

ANALYSIS: The City has received a preliminary plat from property owner Will Carson for a 63-unit single-family dwelling development on 18.33 acres located on Old Lake Alfred Road, north of Stadium Road. The preliminary plat has been reviewed by all City Departments and meets all City Codes and Land Development Regulations.

The property is zoned General Residential-1 (RG-1) and meets or exceed all Land Development Regulations, including minimum lot size, minimum setbacks, and minimum house size. The RG-1 zoning district requires 25' front yard setbacks, 10' side yard setbacks, and 10' rear setbacks. The minimum lot size proposed will be 7,200 sq. ft. Access to the subdivision will be from Old Lake Alfred 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.