



City of Auburndale  
Auburndale, Florida 33823

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Community Development Department

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**PLANNING COMMISSION MEETING**  
**March 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 – February 5, 2019

ANNOUNCEMENTS – Amy Palmer, Community Development Director

**AGENDA**

1. **PUBLIC HEARING** –FUTURE LAND USE AND ZONING MAP AMENDMENT– GANDY ST PROPERTIES
2. RECOMMENDATION AMENDING THE FUTURE LAND USE MAP – WILSON PROPERTY
3. RECOMMENDATION AMENDING THE ZONING MAP – WILSON PROPERTY
4. RECOMMENDATION AMENDING THE FUTURE LAND USE MAP – JOHNSON PROPERTY
5. RECOMMENDATION AMENDING THE ZONING MAP – JOHNSON PROPERTY
6. **PUBLIC HEARING** –FUTURE LAND USE AND ZONING MAP AMENDMENT– WURTZ PROPERTY
7. RECOMMENDATION AMENDING THE FUTURE LAND USE MAP – WURTZ PROPERTY
8. RECOMMENDATION AMENDING THE ZONING MAP – WURTZ PROPERTY
9. **PUBLIC HEARING** – ZONING MAP AMENDMENT- H-BLOCK
10. RECOMMENDATION AMENDING THE ZONING MAP – H-BLOCK

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  
March 5, 2019**

**AGENDA ITEM 1: PUBLIC HEARING** – FUTURE LAND USE AND ZONING AMENDMENTS – GANDY ST.

**AGENDA ITEM 2:** RECOMMENDATION AMENDING THE FUTURE LAND USE MAP - WILSON

**AGENDA ITEM 3:** RECOMMENDATION AMENDING THE ZONING MAP- WILSON

**AGENDA ITEM 4:** RECOMMENDATION AMENDING THE FUTURE LAND USE MAP- JOHNSON

**AGENDA ITEM 5:** RECOMMENDATION AMENDING THE ZONING MAP- JOHNSON

\_\_\_ INFORMATION ONLY

X ACTION REQUESTED

**ISSUE:** The Planning Commission will consider and take public comment on two (2) Future Land Use Map Amendments and two (2) Zoning Map amendments located on Gandy Street before making a recommendation to the City Commission.

**ATTACHMENTS:**

- . Notice of Public Hearing – 02/22/2019
- . Future Land Use and Zoning Maps

**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:

<b>Owner/Petitioner (1):</b>	Stanley Wilson (Edward Hicks, Original Owner/Petitioner)
<b>Location:</b>	235 Gandy Street – 0.44 acres
<b>Owner/Petitioner (2):</b>	Joe Johnson
<b>Location:</b>	225 Gandy Street – 0.44 acres
<b>Current County Land Use (1 &amp; 2):</b>	Residential Suburban (RS)
<b>Proposed City Land Use (1 &amp; 2):</b>	Low Density Residential
<b>Proposed Zoning Classification (1 &amp; 2):</b>	Single-Family Residential-3 (RS-3)
<b>Current use:</b>	Residential Unit (235 Gandy St)/Vacant Lot (225 Gandy St)

The Wilson property at 235 Gandy Street and the adjacent Johnson property at 225 Gandy Street were both recently annexed into the City limits. Both properties have a Polk County Land Use designation of Residential Suburban (RS). The requested Future Land Use of **Low Density Residential** and Zoning district of **Single Family Residential-3 (RS-3)** are consistent with City and County Future Land Use and Zoning on adjacent properties to the east, west, and south. The Wilson property has a mobile home on site and the Johnson property is planning to construct a single family home.

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 amendments to the City Commission.

**Planning Commission Meeting  
March 5, 2019**

**AGENDA ITEM 6: PUBLIC HEARING** – FUTURE LAND USE AND ZONING AMENDMENT – WURTZ PROPERTY

**AGENDA ITEM 7:** RECOMMENDATION AMENDING THE FUTURE LAND USE MAP

**AGENDA ITEM 8:** RECOMMENDATION AMENDING THE ZONING MAP

    INFORMATION ONLY

  X   ACTION REQUESTED

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**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 – 02/22/2019
- . Future Land Use and Zoning Maps

**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:

<b><i>Owner/Petitioner:</i></b>	Betty Wurtz/Jack Myers
<b><i>Location:</i></b>	US Hwy 92, Eaker St. and Bridgers Ave.
<b><i>Current Polk County Future Land Use:</i></b>	Commercial Enclave (CE)
<b><i>Proposed Future Land Use:</i></b>	Industrial and Commercial Corridor
<b><i>Proposed Zoning Classification:</i></b>	Light Industrial (LI) and Highway Commercial (CH)
<b><i>Current use:</i></b>	Vacant Commercial (2.42 acres)

On March 4<sup>th</sup> the City annexed approximately +/- 2.42 acres into the Auburndale City Limits owned by Betty Wurtz. The property is located on US Hwy 92 and also has frontage on Eaker Street and Bridgers Avenue.

The property currently has a Polk County Land Use designation of Commercial Enclave (CE). The requested Future Land Uses of Industrial and Commercial Corridor and Zoning districts of Light Industrial (LI) and Highway Commercial are compatible with Future Land Use and Zoning designations on adjacent properties to the east and west. The amendments allow for a transition from Heavy Industrial (HI) to the northeast and from Commercial Highway (CH) to the west. The request would allow the vacant buildings onsite and the vacant open areas to be redeveloped into a sales and storage building for a new small business. 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.

**Planning Commission Meeting  
March 5, 2019**

**AGENDA ITEM 9: PUBLIC HEARING –ZONING MAP AMENDMENT – H-BLOCK PROPERTY**

**AGENDA ITEM 10: 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 – 02-22-19
- . Location Map & Binding Site Plan

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

<b>Owner/Petitioner:</b>	John Strang/JSK Consulting
<b>Location:</b>	Hwy 559 and Adams Road
<b>Current Future Land Use:</b>	Low Density Residential
<b>Current City Zoning:</b>	Single Family Residential-1 (RS-1)
<b>Proposed Zoning Classification:</b>	Planned Development –Housing 1 (PD-H1)
<b>Current use:</b>	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. This parcel came before the Planning Commission on November 6, 2018 with a request for a Planned Development-Housing 1 (PD-H1) zoning district that proposed 227 lots, lot sizes between 7,200-7,800 sq. ft., and lot widths between 60-65 feet. The Planning Commission denied the rezoning request due to incompatibility of the lot size with neighboring subdivisions. On January 8, 2019 the applicant resubmitted the property and requested the Single Family Residential-2 (RS-2) zoning classification. The Planning Commission failed to make a recommendation to the City Commission and a Special Meeting was held on January 28 for the Planning Commission to make a formal recommendation, as required by code. It was recommended that the proposal return as a Planned Development, following the RS-2 minimum lot size, and a minimum house size of 1,500 SF. The Planned Development also allows the developer to address traffic concerns at the intersection of Adams Road and Hwy 559.

The current requested Planned Development Housing -1 will allow the applicant to construct a 201 lot single family residential subdivision. The overall density for the proposal is 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 is consistent

with the RS-2 zoning district, meeting the minimum lot size of 9,500 SF, the minimum lot width of 70-feet, and minimum setbacks of 25-foot front and 10-foot side and rear. The Planned Development will also require a 1,500 SF minimum house size, which is more than the minimum RS-2 house size of 1,200 SF.

The binding site plan meets all other Land Development Regulations including five-foot wide sidewalks on both sides of the street, road widths, and length of blocks. The proposed binding site plan includes a recreation and amenity area on the southeastern side of the neighborhood that may include a clubhouse, pool, meeting rooms, restrooms, and other recreational activities.

Significant discussion was held during the Planning Commission Public Hearing on January 8, 2019 related to traffic concerns along Adams Road. Traffic studies show that with the build out of the several subdivisions planned on Adams Road including this one, the intersection of Hwy 559 and Adams Road would be a level of service "F" at peak hours. The developer has agreed to contribute their proportionate share towards the improvements of the Hwy 559 and Adams Road intersection. A note is provided on the binding site plan that states the developer will enter into a Developer's Agreement with the City prior to platting to address these improvements and a financial commitment. The City and County are partnering with the developer of this project and the CG Jeans project further east on Adams Road, to identify what improvements will be required to alleviate the failing level of service and establish concurrency. In addition to the intersection improvements, this project is proposing to construct a second entrance that will help alleviate the intersection congestion. This second entrance is proposed to be constructed prior to the construction of homes in phase 2 of the subdivision and would be a future connection to the 30 acres of commercial on Hwy 559.

The requested zoning district of Planned Development-Housing 1 (PD-H1) is compatible with the existing underlying land use of Low Density Residential, existing development trends in the neighborhood, 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.