



City of Auburndale
Auburndale, Florida 33823

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Community Development Department

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PLANNING COMMISSION MEETING
May 7, 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 – March 5, 2019

ANNOUNCEMENTS – Amy Palmer, Community Development Director

AGENDA

1. **PUBLIC HEARING** – ZONING MAP AMENDMENT – CG JEANS ROAD PROPERTY
2. RECOMMENDATION AMENDING THE ZONING MAP – CG JEANS ROAD PROPERTY
3. **PUBLIC HEARING** – LARGE SCALE FUTURE LAND USE AND ZONING MAP AMENDMENTS
4. RECOMMENDATION AMENDING THE FUTURE LAND USE MAP – OLD BERKLEY RD. & GAPWAY RD. PROPERTY
5. RECOMMENDATION AMENDING THE ZONING MAP – OLD BERKLEY RD. & GAPWAY RD. PROPERTY
6. **PUBLIC HEARING** – ZONING MAP AMENDMENT – GILILEO PROPERTY
7. RECOMMENDATION AMENDING THE ZONING MAP – GILILEO PROPERTY

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
May 7, 2019**

AGENDA ITEM 1: PUBLIC HEARING – ZONING MAP AMENDMENT – CG JEANS ROAD PROPERTY

AGENDA ITEM 2: 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 – 4/26/2019
- . Location Map
- . Binding Site Plan
- . Excerpts of Meeting Minutes: Planning Commission-1/8/19; City Commission-3/4/19 & 3/18/19

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

CG Jeans Road Property:

<u>Owner/Petitioner:</u>	Susan Collins/Kyle P. Wilkes, AICP Poulos and Bennett
<u>Location:</u>	lying between Adams Road and Lake Van Road
<u>Current Future Land Use:</u>	Low Density Residential
<u>Current City Zoning:</u>	None
<u>Proposed Zoning Classification:</u>	Planned Development-Housing 1 (PD-H1)
<u>Current use:</u>	Vacant (+/- 120.56 acres)

ANALYSIS: Kyle P. Wilkes of Poulos and Bennett on behalf of property owner Ms. Susan Collins has requested to establish a zoning district of Planned Development-Housing 1 (PD-H1) on 120.56 +/- acres. 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 259 lot single family residential subdivision.

This project was presented to the Planning Commission on January 8, 2019 as a 249 lot subdivision with minimum lot size of 6,900 SF, minimum lot width of 60 ft, and setbacks of 20' front, 5' side, and 15' rear. The Planning Commission recommended denial of the proposal based on the discussion of lot sizes and setbacks not being compatible with the area, the poor condition of Adams Road, and the failing level of traffic capacity at the intersection of Adams Road and SR 559.

The developer presented the project to the City Commission during a public hearing on March 4, 2019. The proposal included an increase in the side setback to 7 feet and the relocation of the air conditioning units to the back of the house (they would be prohibited in the side yard). The

developer also committed to finding a solution to the failing intersection at Adams Road and SR 559, and entering into a developer's agreement to fund a proportion of the costs of the intersection improvements. Following the presentation and discussion, the City Commission tabled the item and requested that the developer meet with City Staff to discuss lot setbacks, lot sizes, and Adams Road. After meeting with City Staff, the developer requested to withdraw the proposal and planned to resubmit plans before the Planning Commission and City Commission in May.

The new proposal includes a minimum lot size of 7,200 sq. ft., a minimum lot width of 60 feet, and setbacks of 25' front, 15' front setback on the side of the house for corner lots, 7' interior side, and a 15' rear setback. Minimum living area provided would be 1,500 sq. ft. Overall density for the project is 3.05 units per acre, which is consistent with the Comprehensive Plan and Future Land Use for this property.

All other requirements of the Land Development Regulations are met, including sidewalks on both sides of the street and street width. The binding site plan includes 3.37 acres of open space, landscaping, and recreation tracts. Included in the "Notes" section of the binding site plan is the developer's commitment addressing the improvements to Adams Road. The developer is committing to fund the proportionate fair share of intersection improvements to Adams Road and SR 559. The developer is also committing to construct an additional 1-2 feet of pavement on Adams Road, sidewalk along the road, and to relocate the telephone poles along the road.

The requested zoning district of Planned Development-Housing 1 (PD-H1) is compatible with the existing underlying Future Land Use of Low Density Residential and is consistent with all 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: Staff has no objections and would recommend approval of the proposed Zoning of Planned Development-Housing 1 (PD-H1).

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

AGENDA ITEM 4: RECOMMENDATION AMENDING THE FUTURE LAND USE MAP – OLD BERKLEY RD. & GAPWAY RD. PROPERTY

AGENDA ITEM 5: RECOMMENDATION AMENDING THE ZONING MAP – OLD BERKLEY RD. & GAPWAY RD. 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 – 04/26/19
- . 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.

Gapway Grove Corp. Property

Owner/Petitioner: JSK on behalf of Gapway Grove Corp.
Location: Old Berkley Road and Gapway Road
Current Use: Vacant (57.75 +/- total acres)

Proposed Large Scale Future Land Use Amendment (18.21 acres):

Current Polk County Future Land Use: Residential Low-1 (RL-1) (18.21 acres)
Proposed City Future Land Use: Low Density Residential (18.21 acres)

Proposed Zoning Map Amendment (57.75 acres):

Current City Zoning Classification: Open Use Agricultural (OUA) (39.54 acres)
No Zoning (18.21 acres)
Proposed City Zoning Classification: Planned Development-Housing 1 (PD-H1)
(57.75 +/- total acres)

As a result of annexation the City has received a request for a Large Scale Future Land Use Map Amendment and Zoning Map amendment on approximately 57.75 +/- acres. 18.21 acres of the property was annexed from Polk County May 6th, 2019 and will require a Large Scale Future Land Use Map Amendment. The remaining 39.54 acres already lies within the City of Auburndale's

jurisdiction and has a Future Land Use of Low Density Residential and an existing zoning classification of Open Use Agricultural (OUA).

The property owner proposes to establish a Planned Development-Housing 1 (PD-H1) consisting of 199 lots on the entire 57.75 acres. 73 perimeter lots are proposed to be 70' x 130' and 126 interior lots are proposed to be 60' x 130'. All lot setbacks are as follows: 25' front, 10' side, 10' rear and 15' on corner side lots. Minimum house size is proposed to be 1,500 sq. ft. Sidewalks will be constructed on both sides of the streets serving the development and Miami curbs will be incorporated into the street design.

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 development of 0-6 units per acre.

As required by Chapter 6 Special Provisions, PUDs, Clusters of the City's Land Development Regulations this proposed Planned Development-Housing 1 (PD-H1) 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 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 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.

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AGENDA ITEM 6: PUBLIC HEARING – ZONING MAP AMENDMENT – GILILEO PROPERTY

AGENDA ITEM 7: RECOMMENDATION AMENDING THE ZONING MAP

 INFORMATION ONLY

 X ACTION REQUESTED

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

ATTACHMENTS:

- . Notice of Public Hearing – 04/26/19
- . Location Map

ANALYSIS: The City has received a request for a Zoning Map amendment for the following property.

Gilileo Property

Owner/Petitioner:

Danny Gilileo

Location:

219 Bolender Rd.

Current Use:

Vacant (4.65 +/- acres)

Current City Future Land Use:

Low Density Residential

Proposed City Zoning Classification:

Single Family Residential-2 (RS-2)

The City has received a petition to establish zoning on 4.65 +/- acres on Bolender Road. The property was annexed in July of 2006 and given a Future Land Use of Low Density Residential. Zoning was postponed until a later date. The applicant, who lives next door to the property, plans to establish a pole barn for agricultural purposes and storage. The requested zoning classification of Single Family Residential-2 (RS-2) is primarily intended to include land developed for low to medium density single-family detached residences. RS-2 also permits citrus groves; plant nurseries with greenhouses not exceeding 200 sq. ft. in area, and similar agricultural uses and structures, which would include pole barns.

The requested zoning map amendment is consistent with surrounding zoning classifications, the City's Land Development Regulations, and the 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 Zoning Map Amendment.