



City of Auburndale  
Auburndale, Florida 33823

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Community Development Department

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**PLANNING COMMISSION MEETING**  
**March 2, 2021 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 5, 2021

ANNOUNCEMENTS – Amy Palmer, Community Development Director

**AGENDA**

1. **PUBLIC HEARING** – LARGE SCALE FUTURE LAND USE AND ZONING MAP AMENDMENTS
2. RECOMMENDATION AMENDING THE FUTURE LAND USE MAP – SHARRETT PROPERTY
3. RECOMMENDATION AMENDING THE ZONING MAP – SHARRETT PROPERTY
4. **PUBLIC HEARING** – ZONING MAP AMENDMENT – KEYSTONE PROPERTY
5. RECOMMENDATION AMENDING THE ZONING MAP – KEYSTONE PROPERTY
6. **PUBLIC HEARING** – ZONING MAP AMENDMENT – BELLA VIVA-CONE RD. PROPERTY
7. RECOMMENDATION AMENDING THE ZONING MAP – BELLA VIVA-CONE RD. 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  
March 2, 2021**

**AGENDA ITEM 1:** **PUBLIC HEARING** – LARGE SCALE FUTURE LAND USE AND ZONING MAP AMENDMENTS – SHARRETT PROPERTY

**AGENDA ITEM 2:** RECOMMENDATION AMENDING THE FUTURE LAND USE

**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 amendments before making a recommendation to the City Commission.

**ATTACHMENTS:**

- . Form 8B Memorandum of Voting Conflict for County, Municipal, and Other Local Public Officers
- . Notice of Public Hearing – 02/20/2021
- . Location Map
- . Binding Site Plan

**ANALYSIS:** The City has received a request for a Future Land Use Map Amendment and Zoning Map Amendment on the following property:

***Sharrett Property:***

<b><i>Owner/Petitioner:</i></b>	JSK Consulting on behalf of Sharrett Land, LLC
<b><i>Location:</i></b>	C. Fred Jones Blvd (CR559A) and Logistics Blvd.
<b><i>Current Future Land Use:</i></b>	Business Park Center (+/- 48.97 acres) and Conservation-Wetlands (+/- 3.42 acres)
<b><i>Proposed Future Land Use:</i></b>	Tourism Commercial Center (TCC) (+/- 48.97 acres)
<b><i>Current City Zoning:</i></b>	None
<b><i>Proposed Zoning Classification:</i></b>	Planned Development-Commercial 1 (PD-C1) (+/- 52.39 acres)
<b><i>Current use:</i></b>	Vacant (+/- 52.39 acres)

**ANALYSIS:** JSK Consulting on behalf of property owner Sharrett Land, LLC has requested to amend the City of Auburndale’s Future Land Use on +/- 48.97 acres from Business Park Center (BPC) to Tourism Commercial Center (TCC). +/- 3.42 acres are existing Conservation-Wetlands and are not included in the Future Land Use change request. The applicant is also requesting to establish a zoning district of Planned Development-Commercial 1 (PD-C1) on +/- 52.39 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 private motor sport track, clubhouse and 75 garage condominiums.

The property was originally annexed into the City in March of 2009 as part of a larger annexation of +/- 207.56 acres. In March of 2010, the City established a Future Land Use designation of Business Park Center and Conservation Wetlands. Zoning was not established on this +/- 52.39 acres of the site at the owner's request.

The Future Land Use and zoning request would accommodate a unique development of a private motor club with the aforementioned uses and amenities.

The requested Future Land Use of Tourism Commercial Center (TCC) is intended to provide for the tourist, recreational needs, and entertainment activities primarily for the short-term visitor to Auburndale and the residents of the City of Auburndale. This request for a private motor sport track facility is compatible with the intent of the TCC Future Land Use designation.

All requirements of the Land Development Regulations are met, including a binding site plan. Included in the "Notes" section of the binding site plan is a statement that proposed residential uses are accessory and incidental to the primary use of the project and a development schedule stating the PD has a December 31, 2026 expiration date.

The requested zoning district of Planned Development-Commercial 1 (PD-C1) is compatible with the requested Future Land Use of Tourism Commercial Center (TCC) 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:** Recommend the approval of the proposed Future Land Use Tourism Commercial Corridor (TCC) (+/- 48.97 acres) and Zoning classification of Planned Development-Commercial 1 (PD-C1) (+/-52.39 acres).

**Planning Commission Meeting  
March 2, 2021**

**AGENDA ITEM 4: PUBLIC HEARING –ZONING MAP AMENDMENT – KEYSTONE PROPERTY**

**AGENDA ITEM 5: RECOMMENDATION AMENDING THE ZONING MAP – KEYSTONE PROPERTY**

    INFORMATION ONLY

  X   ACTION REQUESTED

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

**ATTACHMENTS:**

- . Notice of Public Hearing – 02/19/21
- . Location Map
- . Binding Site Plan

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

**Keystone Property**

**Owner/Petitioner:**

Sarah Case on behalf of Keystone Developers of Polk County, LLC

**Location:**

Keystone Road and Old Lake Alfred Road

**Current Use:**

Vacant (65.38 +/- acres)

**Current City Future Land Use:**

Low Density Residential

**Current City Zoning Classification:**

Planned Development-Housing 1(PD-H1)

**Proposed City Zoning Classification:**

Amend Planned Development-Housing 1 (PD-H1)

In July 2019 the City approved a Planned Development-Housing 1 (PD-H1) zoning classification, which included a binding site plan, for a 203 single family residential development on 65.38 acres with ingress and egress on Keystone Road and Lake Alfred Road. The City's Land Development Regulations state that PD approval is valid for a period of 12 months and if no development occurs within that time limit the PD is considered to be expired. In 2020 the Keystone Planned Development expired. On January 5, 2021 a request was brought before the Planning Commission for a zone change from PD-H1 to RS-3 cluster design. The Planning Commission gave a recommendation of approval for RS-2 zoning and a recommendation of denial to the cluster design. The applicant subsequently requested to withdraw the zone change request from the following City Commission agenda in order to request a different zoning classification at a later date.

The request before the commission today is a slight modification to the previously approved but expired Planned Development-Housing 1. As required by the Land Development Regulations (LDR's) for Planned Developments, this request is accompanied by a binding site plan. The current request to amend the expired Planned Development would allow for a 199 unit residential

subdivision with lots 60'-70' wide, a minimum lot size of 8,400 SF, and setbacks of 25' front, 10' side, and 15' rear. Sidewalks will be required on both sides of the internal roadway network and there will be two entrances that will access Keystone Road. The developer is proposing a trail along Old Lake Alfred Road which would complete a portion of the Old Dixie Trail that would connect the TECO-Auburndale Trail to Lake Alfred's and Haines City's trails. The developer is also proposing 3 acres of active recreation for the subdivision. Miami curbing will be incorporated into the design of the project.

Following public comment, the proposed amendment will be considered by the Planning Commission for a recommendation to the City Commission.

**STAFF RECOMMENDATION:** Recommend the approval of the proposed Zoning Map Amendment.

**Planning Commission Meeting  
March 2, 2021**

**AGENDA ITEM 6: PUBLIC HEARING – ZONING MAP AMENDMENT – BELLA VIVA PROPERTY**

**AGENDA ITEM 7: RECOMMENDATION AMENDING THE ZONING MAP**

    INFORMATION ONLY

  X   ACTION REQUESTED

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**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 – 02/19/21
- . Location Map
- . Binding Site Plan

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

**Gapway Groves Property**

<b><i>Owner/Petitioner:</i></b>	Sarah Case on behalf of Econ South on behalf of property owner Gapway Groves, Co.
<b><i>Location:</i></b>	Cone Road and CR559
<b><i>Current Use:</i></b>	Vacant (+/- 76.28 acres)
<b><i>Current City Future Land Use:</i></b>	Low Density Residential -GS and Conservation-Wetlands-GS
<b><i>Current City Zoning Classification:</i></b>	Single Family Residential-1 (RS-1) and Open Use Agricultural (OUA)
<b><i>Proposed City Zoning Classification:</i></b>	Planned Development-Housing 1(PD-H1)

Sara Case of Econ South, LLC on behalf of property owner Gapway Groves, Co. has requested a zone change from an Auburndale zoning map classification of Single Family Residential-1 (RS-1) and Open Use Agricultural (OUA) to Planned Development-Housing 1 (PD-H1) on a parcel of land totaling +/- 76.28 acres located on Cone Road and CR559. This property was annexed into the City Limits in March 2020. In September 2020, the Future Land Use of Low Density Residential-GS and Conservation/Wetlands-GS and a Zoning District of Single Family Residential-1 (RS-1) and Open Use Agricultural (OUA) was adopted by the City Commission. As required by the Land Development Regulations (LDR's) for Planned Developments, this request is accompanied by a binding site plan. The Planned Development proposes 176 single family residences on 72.03 acres with ingress and egress onto Cone Road. The remaining 4.25 acres will remain as conservation-wetlands.

Because the request is located in the Green Swamp Area of State Concern single family residential development is capped at a density of 0-3 units per acre. The developer is proposing a density of 2.44 per acre. The typical lot sizes average between 60' X 135' to 70'X135' with a minimum lot area of 8,100 sq.ft. The setbacks are 25'front, 7' side, and 10' rear. 11.43 acres have been set aside for recreation and open space and includes a walking trail for the development. Two boulevard entrances are provided for the project. All other requirements of the Land Development Regulations are met including 5' sidewalks on both sides of the internal streets as well as on along the frontage of Cone Road. Miami curbing will be incorporated into the design of the project.

The requested zoning district of Planned Development-Housing 1 (PD-H1) is consistent with the existing underlying Future Land Use of Low Density Residential-GS and Conservation/Wetlands-GS and 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 the approval of the proposed Zoning Map Amendment.