

Planning Commission Meeting Minutes

April 6, 2021

Minutes for the Regular Meeting for the Planning Commission of the City of Auburndale, Florida held Tuesday, April 6, 2021, at 4:00 pm in the City Commission Room at City Hall, after having been properly advertised with the following members present: Chairman Perry Price, Commissioners, Matt Maloney, Jody Miller, and Jere Stambaugh. Also present was Community Development Director Amy Palmer, City Planner Jesse Pearson and Secretary Marsha Johnson. Chairman Perry Price declared a quorum and the Meeting was called to order and opened with the pledge to the American Flag. Absent was Commissioner Danny Chandler. Commissioners Mike Mahler and Brian Toune came in to the meeting later.

Motion was made by Commissioner Jody Miller and seconded by Commissioner Matt Maloney to approve the minutes as written from the March 2, 2021 meeting. Upon vote all ayes.

Community Development Director Amy Palmer announced her appointment as the new Assistant City Manager to the commission. (Round of applause). She stated the Community Development Director position was posted this morning. She also stated Commissioner Jere Stambaugh submitted form 8-B for Agenda Items 3, 4 and 6. It will be placed with the minutes.

AGENDA ITEM 1: PRELIMINARY PLAT – K-VILLE SUBDIVISION-K-VILLE AVENUE

City Planner Jesse Pearson stated the Planning Commission will consider a preliminary plat before making a recommendation to the City Commission. The City has received a preliminary plat from Dennis Wood of Wood and Assoc. Engineering, LLC on behalf of Dyron M. Watford for a 59 lot single-family dwelling development on +/- 45.54 acres located at the intersection of K-Ville Avenue and the Polk Parkway. The preliminary plat has been reviewed by all City Departments and meets all City Codes and Land Development Regulations. The property is zoned Single Family Residential-2 and meets or exceeds all Land Development Regulations, including minimum lot size, minimum setbacks, and minimum house size. The RS-2 zoning district requires 25' front yard setbacks, 10' side yard setbacks, and 10' rear setbacks. The minimum lot size approved was 9,500 sq. ft. with a minimum lot width of 70'. The minimum lot size proposed on the plat is 10,800 sq. ft. with a proposed width of 80'. Access to the subdivision will be from K-Ville Avenue, 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. The City's sewer system is not available in this area so the site will access City water and utilize septic tanks. 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 recommends approval of the Preliminary Plat to the City Commission. The property was shown on the screen at this time.

Commissioner Mike Mahler came to meeting.

Chairman Perry Price asked for public comment. None

Commissioner Jere Stambaugh is any of this parcel reclaimed phosphate.

Dennis Wood said not to my knowledge.

Chairman Perry Price stated the aerial has a jog along the property of the parkway. Is that for a spillway for wetlands?

Dennis Woods stated distribution ditch. We have a meeting with DEP and SWFWMD hopefully the 25th. This is phase I of the project will come back later for phase II. We will have two access points on K-Ville Road. This will be my first septic tank project in about 10 years. We did a pretty thorough investigation where the water table is.

Motion – was made by Commissioner Jody Miller and seconded by Commissioner Jere Stambaugh to recommend approval of the Preliminary Plat –K-Ville Subdivision– K- Ville Ave to the City Commission. Upon vote all ayes.

Chairman Perry Price closed the regular meeting and opened the Public Hearing.

AGENDA ITEM 2: PUBLIC HEARING – FUTURE LAND USE AND ZONING AMENDMENTS – AUBURN GROVE SUBDIVISION

City Planner Jesse Pearson stated 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. Notice of Public Hearing was given on the 26th of March, 2021 in the Lakeland Ledger. The City has received a request to amend The Future Land Use and a Planned Development zoning classification for the following property: The owner/petitioner is H-Block, LC and JSK Consulting. The location is on Highway 559 and Adams Road. The current Future Land Use is +/- 2.88 acres of an existing Neighborhood Activity Center. The proposed Future Land Use change would be Low Density on the 2.88 acres. Current City Zoning is Planned Development-Commercial 1 and the proposed Zoning classification is Planned Development-Housing 1 on the 2.88 acres which is currently vacant. In April 2019 the City approved a Planned Development-Housing 1 zoning classification, which included a binding site plan, for a 227 single family residential development on +/-104 acres with ingress and egress on Adams Road and CR559. JSK Consulting on behalf of property owner H-Block, LLC is requesting to amend 2.8 acres of a 31.53 acre tract of land adjacent to the approved development to a Future Land Use of Low Density Residential to allow for 10 additional residential lots. The request is compatible with the proposed zoning and adjoining Future Land Use classifications. The Future Land Use amendment from Neighborhood Activity Center to Low Density Residential is consistent with the zoning request. Low Density Residential allows for single family detached dwelling units, schools, parks, and related public uses. The request to amend the approved Planned Development-Housing 1 and add an additional +/- 2.8 acres and 10 residential lots is consistent with the proposed Future Land Use of Low Density Residential and the Land Development Regulations. The previous standards approved for the Auburn Grove subdivision by the City will apply, including the minimum lot size of 9,500 SF, the minimum lot width of 70-feet, and minimum setbacks of 25-feet front and 10-foot side and rear. The Planned Development will also require a 1,500 SF minimum house size, consistent with the previously approved PD-H1 zoning classification. The Future Land Use and Zoning Map request meet the requirements of the Comprehensive Plan and the amended binding site plan meets the Land Development Regulations. Following public comment, the proposed amendment will be considered by the Planning Commission for a recommendation to the City Commission. Staff recommends approval of the proposed Future Land Use of Low Density Residential and zoning classification of Planned Development-Housing 1 (PD-H1) on 2.8 +/- acres to the City Commission. The property was shown on the screen at this time.

Commissioner Brian Toune came to meeting.

Matthew Johnson of JSK Consulting stated we have an existing Planned Housing approval for H-Block it is called Auburn Grove. We worked really hard to get approval from the Planning Commission as well as the City Commission a couple of years ago. We agreed to conditions regarding our lot sizes and our minimum home sizes, setbacks and amenity area we are doing. What we are asking for now is to basically to keep those conditions. On the west side cul-de-sac that is already approved that basically had no lots on one side of it. We also had a secondary access point that was going through the Commercial section. It was coming out at the intersection of Dickie Road. The exact alignment of the internal driveway here was not determined because we didn't have anything in the Commercial parcel identified yet as far as what we are going to do there. At the time we agreed to have a connection here on 559 in the internal alignment is going to be a turning lane. That is what we had approved a couple years ago. At this time we have negotiated a land purchase from the developer on the Commercial site. We are basically adding lots to the existing cul-de-sac road that has already been approved on the other side of that. It is a ten lot add which is less than 5% addition to the overall approved plan. We are not asking for anything new we are not asking for any modifications to approve conditions or lot sizes of homes. We are realigning the access point that is coming through the Commercial site. We are maintaining the connection point to the County Road. I will stand for any questions. Thank you very much.

Chairman Perry Price asked for public comment.

Dennis Young of 254 Lake Tennessee Drive, Auburndale. The original plat was approved a while ago for the major subdivision. After consideration of how many houses were being proposed in the north Auburndale area, I made a recommendation to the City Commissioners to start developing residential community playground areas to be incorporated into these large subdivisions so that our park here in the City of Auburndale does not get overrun with other aspects. It is my understanding an ordinance was passed to that effect. I don't see any playground areas in this area at all. My recommendation would be to take some of this acreage that is currently looked at as being residential and dedicate that to some playground areas for the residents of the Auburn Grove area. That was my recommendation as opposed to not having there for recreation. Like I said, I don't see anything there right now, I haven't studied into detail but I know it was done prior to the ordinance being done. I did have one other thing Mr. Chairman. The Planning Commission Meeting Minutes are not being posted on the Auburndale site. As you are well aware I am a firm believer in posting information to the public. I haven't seen anything posted since January. I don't know what the process is, I know Marsha takes the meeting minutes, I don't know what goes on from there. It should be posted in a timely fashion. I just do not know. If you could address it. I was going to address it with the City Commission Meeting coming up. I thought this was a better forum for that to take place. Thank you.

Ted Broer of 370 Renessalaer, Auburndale, Florida stated the road coming up for this new proposed ten lots going into the access road, that is going to be running into Dickey Road, across the street. Is that something that is necessary? Number one, why can't we just feedback from the cul-de-sac to the other entry. Number two, I thought this was going to be something like the gentleman that just spoke, set aside for some type of park or some type of area where the kids can play to prevent overloading the Auburndale City Park.

Chairman Perry Price stated there is no roadway planned of this agenda item that we are talking about. The road is existing on this agenda item we are talking about. You are talking about another agenda item.

Ted Broer stated he just showed it. He showed another red road going up the other red road.

Chairman Perry Price said correct he mentioned that as bypassing.

Ted Broer said that is not part of this agenda?

Chairman Perry Price said no it is not. It is for the next one.

Matthew Johnson stated that under the approved site that we have right now that we agreed to, as required by fire code and public safety you have to have a secondary access to our development. We did agree to come out and intersect here at Dickey Road. Our new plan where we added the additional acreage it is very efficient and a good use of resources. It is basically to add these lots on to the existing cul-de-sac road and now we have reconfigured that access point across the commercial piece. It still intersects at the same location as mandated by the County. It was approved before and we are still honoring the commitment and the approval it is just now the exact alignment has been determined. The other question about the open space we do have provisions for a trail/walking path. By the new code we only required 7,000 area of square feet. We are providing 1,200 sq ft. with the open space trail as well as our community has a pool and a clubhouse. In addition to our amenity center here with a clubhouse and a pool we have also provided an additional walking path and open space that was not part of our originally approved plan to accommodate the additional ten lots.

Chairman Perry Price asked Amy to address the filing of our minutes.

Community Development Director Amy Palmer said yes, Mr. Young we will take care of that. We will place them timely on the website. That is no problem.

Chairman Perry Price closed the Public Hearing and reopened the Regular Meeting.

Commissioner Matt Maloney asked how is the area south of the new access and north of the proposed homes zoned at present.

City Planner Jesse Pearson stated that currently this lot including the ten acres is Neighborhood Activity Center with an expired Planned Development Commercial 1, which is the next case you will be discussing. They are looking to take from this 2.88 acres and turn it into residential.

Commissioner Matt Maloney said a park similar to the one right there could go into that zoning.

City Planner Jesse Pearson said it could, but they have already met the code by presenting a bit more. It is 700 sq ft per dwelling unit. They have provided at least twice with the walking path that connects that portion of the neighborhood.

AGENDA ITEM 3: RECOMMENDATION AMENDING THE FUTURE LAND USE MAP - AUBURN GROVE

Motion was made by Commissioner Jody Miller and seconded by Commissioner Mike Mahler to approve amending the Future Land Use Map – Auburn Grove. Upon vote – Commissioner Jere Stambaugh abstained. Commissioner Mahler – yes. Commissioner Maloney – yes. Commissioner Miller – yes. Commissioner Toune – yes. Chairman Price – yes.

AGENDA ITEM 4: RECOMMENDATION AMENDING THE ZONING MAP- AUBURN GROVE

Motion was made by Commissioner Matt Maloney and seconded by Commissioner Brian Toune to approve amending the Zoning Map – Auburn Grove. Upon vote – Commissioner Jere Stambaugh abstained. Commissioner Mahler – yes. Commissioner Maloney – yes. Commissioner Miller – yes. Commissioner Toune – yes. Chairman Price – yes.

Chairman Perry Price closed the Regular Meeting and reopened the Public Hearing.

AGENDA ITEM 5: PUBLIC HEARING – ZONING MAP AMENDMENT – H-BLOCK COMMERCIAL

Community Development Director Amy Palmer stated the Planning Commission will consider and take public comment on a Zoning Map amendment before making a recommendation to the City Commission. Notice of Public Hearing was published in the Ledger on March the 26th as well as notices sent to surrounding neighbors. The City has received a request to amend the zoning of property owned by H-Block LLC and is being represented by JSK Consulting. The property is located on County Road 559 and Adams Road. The Current Future Land Use for the property is Neighborhood Activity Center. The current City Zoning district is Planned Development Commercial 1 this is an expired Planned Development. The proposed Zoning classification is Planned Development Commercial. They are requesting to amend the expired Planned Development and renew that Planned Development. It is currently a vacant piece of property, about 28.65 acres. In March of 2008, the City approved a Planned Development Commercial 1 zoning classification as part of a development known at the time as Auburndale Manor. The overall development was envisioned to have a mixed residential and commercial development including residential dwelling units, a grocery store and property for a school. In the fall of 2008, the state and nation experienced an economic downturn and the project was abandoned. No activity has occurred on this property since then. The Land Development Regulations give Planned Developments an expiration of 12 months unless construction is occurring or the applicant proposes a later timeline to allow for a longer development period. The requested timeline extension must be approved by the City Commission. JSK Consulting on behalf of H Block LLC has requested to re-establish the zoning district of Planned Development-Commercial 1 on the 28.65 acres. As required by the Land Development Regulations for Planned Developments, this request is accompanied by a binding site plan. The applicant is seeking to develop 80,000 sq. ft. of personal storage on 10 acres of the 28 acres. The remaining will be reserved for future commercial development. The request is consistent with the existing underlying Future Land Use of Neighborhood Activity Center and the Land Development Regulations. Typical tenants for an NAC are supermarkets, offices, convenience stores, drug stores, and other related commercial services. At this time the process road map for development was shown on the screen. Access to the mini-storage will be off C.R. 559 and this driveway provides an internal connection to Auburn Grove, which was just presented and as was required in the approved binding site plan for the subdivision, when it was first approved. As the future commercial development occurs, additional future access will be provided along Adams Road and CR

559. At this time she showed the property on the screen. The development will have to apply the applicable policies of Chapter 15, Special Overlay Districts with regards to façade articulation, architectural treatments, parking, signage, etc. A solid wall and landscaping will be provided along the northern boundary of the mini-storage site on Adams Road. A solid fence or wall will be provided between the residential portion on the eastern and southern border of the commercial site. Two large wet-retention ponds lie to the south of the project and a retention pond stretches from north to south along the eastern border. Because this project is in the Joint Planning Area, all applicable policies of Chapter 15, Special Overlays District, will have to be met. No other commercial development is proposed for the remainder of the site at this time. However, the site plan contains a list of permitted and prohibited uses for future development, that if approved, would undergo Land Development Regulation review by City Staff and not need to come back for site plan approval by the Planning Commission and City Commission. This is a similar process to what was approved on the Amazon building binding site plan. There are 7 acres of commercial on that site that was approved by the City Commission. Some of the residents in the room worked on a list of permitted and prohibited uses for that site, that if they came in they would be approved by City Staff. The permitted uses that are listed are similar in nature to the General Commercial Zoning District. All guidelines of the Land Development Regulations, including architectural standards as described in Chapter 15, Overlay Districts, would apply to the future development. As described on the binding site plan, any future gas station proposed on the site would have conditions placed on it, which are similar in nature to Polk County's neighborhood-scale gas station requirements. All notes on the plan are binding and include the requested expiration date of March 31, 2026. The developer is requesting a 5 year timeline for construction of this site. Following public comment, the proposed amendment will be considered by the Planning Commission for a recommendation to the City Commission. Staff recommends approval of the Planned Development-Commercial 1 zoning district to the City Commission. At this time the developer and his attorney Bart Allen would like to make a presentation before we open it up for public comment. If we could have public comment then request the developer to come back and answer the questions following that. Thank you.

Bart Allen Land Use Attorney of Peterson and Myers law firm. My address is 225 East lemon Street, Lakeland, Florida, here tonight on behalf of the applicant. A variety of different applicants are here tonight. Auburndale Self-Storage and also H-Block. With me tonight I have Mr. John Strang and Zach Strang on behalf of H-Block Commercial Eric Palumbo who has been a consultant with us on this project as well and Mr. Randy Knapp who is part of the Auburndale Self-Storage. Also, Matthew Johnson our engineer on the project who has done all the hard work is with us as well. He will be available to answer and any technical questions that you may have. He showed the property and his presentation on the screen at this time. He spoke of the 6 different out parcels of varying sizes provided for interconnectivity, provided for connection to 559 and provided for access to Adams Road. He went over the Site Plan. He showed the storage facility and in the middle the potential RV/boat parking spaces. He stated as the new developments are coming in the development restrictions that are coming along in subdivisions preclude most homeowners from being able to keep boat and RV's on their sites. The don't want them in their neighborhoods as the HOA's become more sophisticated and professionally managed, finding places for those items to be stored is critical. Having them close to home is also as important. Our team has gone through they have done a tremendous amount of market research to determine that not only is Auburndale underserved in self-storage that this particular side of town is significantly under served. This is a need for this area. After the self-storage there is a remaining 12 ½ acres. This is designed to be services that will serve the community. We had a community meeting on January 28th, I recognize many faces here from that meeting. There was a good healthy discussion that evening about what was wanted and not wanted there. Retail services, restaurants and small

convenience store with limited number of pumps for the rest of this 12 ½ acres with architectural features to make sure that it fits within the characteristics of the neighborhood of the area. We are trying to avoid the large Wawa, no repair shops, no junk yards. What we are doing is not Amazon. It is not distribution. There is no shape or manor or anything of that nature. We have prohibited wholesale and distribution services on this site. We want to make sure that the residents understand that is not what is going to be happening here. I have worked with the Strang's for many years. My firm has worked with them for even longer than that, it is not often I can stand up here say that my client does top notch development. I can absolutely say that with this group. These are two families that take pride in ownership and pride in the things that they develop. There will be restrictions on these uses on top of what is discussed here that will preclude things that you may see in other less regulated in more of an industrial feel of a storage type of facility where people try to operate businesses out of a self-storage unit things of that nature. Those will all be prohibited on the site. That is all regulated through operating agreements with the operator and things of that nature. Not a zoning issue per say but I think it is relevant as we talk about what can come as it relates to services that are going to be provided the land use and zoning that are in place today. He showed the self-storage facility on the screen and also the proposed landscaping and buffering. A wall and storm water ponds. The self-storage will not be visible by the time the commercial comes into play. While the self-storage is going first and we are providing tremendous landscaping buffer along this boundary when the balance of the commercial comes in that is what you are going to see. He explained more on the screen. For purposes of operator, Auburndale Self-Storage is utilizing StorQuest they are a national self-storage management company. They are going to be the operator of this site. He showed pictures of a current site that had RV/boat storage internal. By putting those inside you cannot see those vehicles from the outside. The actual self-storage themselves create their own natural visual buffer, visual impairment so you won't be able to see any of those vehicles. These are regulated. You cannot just let your vehicle sit in here and rot. They will have to be maintained and have to be in good shape. What we are asking for today is the site plan to be approved as presented. The ten acres with the self-storage on it. We are agreeing conditions approval of restrictions and uses. We agree with staff's consideration of the Lakes Overlay all the different landscaping and buffering and architectural design criteria that will go into the balance of the commercial as well as the self-storage. Staff has recommended approval. I appreciate Miss Palmer and Mr. Pearson's time. We have spent a lot time particularly after the community meeting working through the prohibited and allowed uses to make sure that what this will do is what it was intended to do which is to serve the neighborhood area and the neighborhood residents that exist in our future. We will stand for questions. I have Mr. Johnson here, he will answer technical issues. After the public has had their opportunity to speak we will come back up and try to address them all at one time.

Chairman Perry Price asked for public comment. Please keep to 3 minutes.

Burnie Beckman of 214 Diamond Ridge Blvd. Auburndale, stated the eye sore that I feel this is will be covered up by vegetation. Where will the roads be for the warehouse? Amy, you said it would be on Adams Road, now I am hearing it is not on Adams Road. I've always been up here concerned about the traffic. Is there only one exit and entry at 559 for the whole setup? Right now it is commercial so why are we even here if it is already commercial. (Voices from the audience said it is expired), he said thank you. Auburn Grove a subdivision as it is only has one exit. Is it in conjunction with the warehouse to be another exit? My main concern is the traffic, I am glad they are going to be covering this up, but if that is going to become a commercial center there besides the warehouses does all the traffic from the commercial center come out that one exit at Dickey Road? I've heard convenience stores, I've heard gas stations. I just wonder are there going to be more exits along the way of 559. Thank you.

Ernest Legge of 110 Eagle Point Blvd. asked are they going to do some major improvements to Adams.

Austin Broer of 372 Renessalaer Auburndale, Florida, stated this entire project is about a half mile directly away from my house. I've had numerous concerns back in January and I still adamantly oppose all of this being commercialized. We already have seven if not more large storage systems in Auburndale that are already very active. If the owner wants to get maximum ROI for storage units than he needs to move it out by the Amazon eyesore or by Lowe's. Instead of putting them in the middle of a giant residential neighborhood. I know that they said their marketing team discussed that they had an absolute large amount requests for storage units. I can attest to you from living in Auburndale my entire life there are no requests for storage units in this area. I have lived here since I was born, I moved away a couple years to go to school. I built my home to raise my two kids off the lake, just a half a mile away from this facility. There is no request that I have heard expressed or implied from any of my neighbors or friends that we want storage units at all. Period. One of my best friends a Polk County Sheriff that was not able to be here tonight told me that storage units are a significant issue for drug storage and trafficking in Polk County. The attorney said that there was supposedly some type of restrictions. That sounds great and wonderful on paper about what you can do to prevent any type of illicit behavior out of these storage units. The problem with that is what happens when these storage units are ten, twenty, thirty years old and they are no longer properly maintained and they have no oversight that is a question I would basically like to ask. Also too, a huge question that I brought up that has still not been addressed, right where this is coming out across from Dickey Road, I leave that road every single day to go to work. Traffic on 559 is already horrific with the amount of facilities and houses we have on 559 from what I was told there is not going to be no turning lane, no light, no intersection, and pretty much no regard for public safety at this roadway where we are going to have hundreds of RV's, trailers and anything else that someone wants to park there, coming out of one road onto 559. 559 is becoming more and more dangerous every single year due to increased traffic and nobody has discussed or asked what we are going to do to mitigate the dangers with this increased traffic and roadway coming on to 559. So I would like to ask that as well if that would be addressed. My question to the community and pretty much everybody here. If anybody lives in this area I would request that you please get up here and make your voice heard if you really want storage units or you don't want storage units. This is not something I support nor do I want. But again this is a hearing and anybody can basically talk and give their opinion. That is my opinion on it from living here for 33 years of my life. I adamantly oppose storage units being put in this area. Thank you for your time.

Tim Humphrey of 144 Brighton Circle stated I ditto what he just said on top of that what is being done with 559. The other issue too the only reason why that they think that we need storage units is because we keep shrinking the lots of the houses. (Audience agreed). That is one of the struggles. I have a 34 foot camper that I put on my lot. I live right behind where this new development is going. I don't have any issues getting my camper in there but because we keep shrinking we are required that we are going to need this stuff. We've got to stop piggybacking off of developments on people selling things for smaller rates and say hey, now we need this. This doesn't need to be here. We've got plenty of facilities in Auburndale. We don't need food out here. We need to grow our little town that we have here. Instead of trying to shove everything out where the houses are. There is no reason why we can't drive to where we are going we don't need any developments there. The whole thing is there was going to be a school then great. 559 needs to be fixed before we start all these developments at Gapway if that is going to be industrial, if it's going to be houses? 559 needs to be fixed! I was driving through Winter Haven and they have put a walking path all around the lake. I would like to see Auburndale focusing on stuff like that for the people that live here for something to do. Because going around Lake Ariana

is horrible. You don't ride your bike around there, you would sit there and knock your teeth out if you have any because of the way the roads go. I'd love to see a pathway around that whole lake where people can get out and walk and enjoy what we have in this town instead of trying push more stuff like this. Thank you.

Theresa Morris of 200 Melissa Trail, right on Lake Arietta, stated in 2009-2020 the City hired consulting firm Kimley Horne, paid thousands of dollars for this consulting firm. They had expertise in community planning. They held several community workshops that many of the people in this room attended. I attended it also. On the City website it is available the Lakes District Plan. #1 people did not want to see – warehouses. This is available on that website Lake District Plan. #2 Truck stops. #3 RV centers – now this isn't an RV center but they are storing them so it might as well be. #1 was Community Stores and shops. The vacant area of the parcel does provide for what the people wanted. The property owners also signed a memorandum of understanding with Kimley Horne and the City and I think the County. That used to be available on the same website. It is no longer there. You bring it up, it says unavailable. The site plan you cut up the 28 acres, you have 12 ½ acres of vacant land on the west. The renderings have permitted in the notes that Amy explained or maybe it was Matthew, prohibited and permitted uses. What you did not see under prohibited is mini warehouses and outside storage yards. That is not listed on the prohibited uses for that vacant parcel of 12 ½ acres. My question is after going through the Amazon debacle, well it's not a debacle for them. They used, I don't know if anyone remembered spot zoning. So, if the property on one side is zoned a certain way, they can come back and say I want this property zoned a certain way. My fear is the vacant property the 12 acres. It is great you have commercial and stores and retail and shops and beauty salons, that is great we all need it, but you don't have any customers, you don't have any takers right now. So who is to say in the next year or two they come back before the city planners and come to Amy and they have another binding site plan. It is only binding until it gets replaced with another binding site plan. That is what my fear is. That this is going to be expanded into phase II that this is profitable and it is a booming business you could have phase II Auburndale Secure Storage. And who is to say that can't happen. That can happen because it has happened. It did have a binding site plan that expired. There was a downturn. So, you can come back with another binding site plan. Also, nobody has brought up the no left turn lane. On the renderings it is hard to see there is a right turn lane. There is no southbound left turn lane. That means these 20 foot diesel dually 350 trucks tow a 40 foot fifth wheel is going to come to a dead stop in the middle of 559 to turn left. How many feet is between 559 and the entrance into the complex? That wasn't detailed on the renderings. Once they turn left past a moving lane north bound and a right turn lane, after they have come to a dead stop how far do they have before they have to turn left again into the facility to get into the entrance gate? That wasn't answered. Covered storage, I counted 192 the attorney says there is 200. Some covered some not. So how high is it going to be sticking up over the wall that they have? How high is the wall? My biggest fear is what is going to happen if they get the customers they want for the commercial area. Can they expand this at a later time as another binding site plan? I know Mr. Knapp your Cabana RV resort is great. It is over there in the tourism recreational area behind Lake Myrtle is tourism recreation, I stayed there for three nights. But, we don't want to see your RV's from the north that don't drive home come over to 559 and park. Thank you.

Kathy Webb of 125 Melissa Trail stated I ditto all of the concerns that have already been brought up. I have some questions. The first question I want to get out of the way in my brief 3 minutes, is what the fence is made of? Is it vinyl is it wall, how high is it, what's the material and who takes care of that fence, because I see what that looks like at the I-4 end of 559 after about 5 years, they just fall apart. The second point I want to make is nobody here is opposed to development. I've heard it said a few times that they think some of us out here are opposed to development. I am not. I think it is great

that the City is developing, I've always been for balanced development. Put a warehouse where warehouses go don't put them in the middle of a neighborhood. That is what I feel. I know the Strang's build beautiful places we have been out to Lake Alfred. We live in neighborhoods. We are the people that live here, we pay the taxes, and we work here. So, I had to ask myself how many warehouses we have in Polk County. So, I looked up the tax rolls. A total of 598. That doesn't include the ones that are the flex buildings, 628. Subdivide it down with distribution warehouses which are over 50,000 sq feet, I'm not going to get into all the details but I totaled it up. Now when I looked at the numbers it was by entries. So in fairness I don't know if some of those are duplicated. I don't think so, but it looked to me from my preliminary research that is how many warehouses are here. So, my question is along with everything else. How many more warehouses do we need? It is a warehouse. Whether it is a mini storage warehouse. Whether it is a big warehouse. It is still a warehouse. How many do we need in the middle of residential neighborhoods across from two churches? The residents don't want it. That is my opinion. I question who is it really serving? The RV Park is beautiful. I agree with her, we just drove through it and saw it. But those people don't live here. We live here and that is my point. I think that 628 warehouses is a lot. If they are going to put more in they need to be put where other warehouses are and not in the middle of our neighborhoods. Thank you.

Pam Hattaway of 903 Liberty Lane stated the City's vision statement says, Peaceful, beautiful balanced. Tell me what is peaceful and beautiful about a storage facility? What is balanced about it? Nothing because as I stated before we keep decreasing lot sizes so it doesn't give homeowners the option to put their own storage building or park their own boat or RV on their own property. Not asking everybody to have a half acre lot. I know not everybody can afford that. But, as I stated before, if you stop decreasing lot sizes, then homeowners are going to be able to park their boats and their RV's. Heck, there is not even room for a swing set for children in a 10 foot setback in a backyard. I don't even understand before anybody says this is what the customer wants, no it isn't. You drive through some of these other neighborhoods that are built that way. They are screaming for space. Everything they have is out in their front yard. It is on the street, you can't drive through the streets because they have to park there because they have a 20 foot setback. Unless you drive a Kia you can't park in your own driveway. My next point is, I'm looking at a picture with mature trees 25 ft high, when all of this landscaping is done. Are you going to fork out the money to do this kind of landscaping in the beginning? Or is it going to be the little piddly developer 6-7 ft little trees that are going to take 15-20 years to get that state to make it look pretty. I live up and down 559 so I don't want to look at this either. If a storage unit is beautiful and peaceful and if this is good for the community and we need more of them then why don't we find some vacant land near some of your neighborhoods and do smaller storage units and landscape around them and provide that in closer proximity to people who might need them. I feel like the north Lakes District as we have been now named is getting up yours with some of this stuff. I'm not opposed to development. I'm not opposed to it. I understand that development is coming and expansion is coming. I understand that, I'm not opposed to it. But, you have got start giving families room for their kids to play in their own backyard. They cannot even go to Wal-Mart now and buy one of those plastic tub pools to put in their backyard because they cannot open the backdoor. You've got 10 ft. How many of you here get up in the morning go out on Saturday morning and go out on your back porch to have your coffee and 20 feet away, there's your neighbor. Good Morning. This is going to be a problem. The things that need to be addressed. At what point is 559 going to be fixed with traffic? Because we have been begging for a solution on 559 for at least 2-3 years. One of the last meetings I was able to attend it was brought up over and over and someone on the City Commission said, we have heard all we want to hear about traffic and they shut it down. The second thing is what about security? As was pointed out storage units eventually bring along that stuff that is going to require security. I think it is ridiculous to plan a park for people to play, give them

room in their backyard. A 7,000 sq ft walking path. Yeah! So the kids in that neighborhood are going to drive up and down that walking path, there is not going to be anything for them to play on and you can't always depend on the HOA's in these neighborhoods to maintain their border fences. Drive up down 559 right now and you will see some terrible disrepair. It's an eyesore. Thank you very much.

Sharon Broer of 370 Renessalaer stated my concern is it looks good now, what is it going to look like down the road? I am opposed to it. My main concern is if Auburndale is going to keep going out toward 559 take the storage facilities and move them out by Amazon. That is where they belong. Matt made a good point though, the park is really nice, it is small because that is the only space we have. Auburndale needs more parks and we are not thinking about the future of our children. What Pam just said about the houses and the lots so small, we need more parks, we need more sidewalks, and we need more recreational areas, because we are a nice little community. But, we are getting taken away by all the commercialism. I don't think that is going to work.

Ted Broer of 370 Renessalaer Auburndale, Florida stated I am diametrically opposed to this storage facility. I can't be more adamant about it. Everybody was opposed to it here. We were at the meeting back in January. I'm at a quandary here because I really like Mr. Knapp. His dad dragged me out of an orange grove when I got my Pontiac Tempest stuck in there 50 years ago. I love the Knapp's. The problem is I don't want this a block from my house. I don't think any of you guys want it from your house. This is a nightmare. 559, you have to sit there sometimes 5, 6, and 8 cars deep on Dickey already to pull out. The multiple semi-trucks coming down. I don't know why we are still have the semi-trucks coming down 559. We built that big bypass road. Why that hasn't changed. Now we've got 200 RV's, brilliant, that's a great job in my rating. He says we have 200 RV parks that we are going to put in, because nobody wants it in their neighborhood! Well dah! We don't want them in our neighborhood either! How bout we take all you Commissioners and we put them out in your neighborhood and you can deal with it. We don't want them here. I don't even like the commercial zoning of this. We've got a beautiful driveway coming into 559 into Auburndale. That is the only one. Pretty much everything, is pretty bad. We've got horrible, horrible driving coming in. Now we are going to put 200 Class-A, RV's into a facility with no turn lane. I've got a Class-A bus it is 45 feet long. It is a nightmare to drive. You stop everybody, everywhere, every time you pull out onto 559 with it. I store it at my home in a barn. I got permitting for that and put it in the back, because my yard is big enough to do that. Here we are again, thinking about only ourselves here in this Planning Commission of the City of Auburndale. This isn't okay. Nobody on 559 wants this. We don't want it. I don't even want commercial. I would rather have housing there. The pro traffic on 559 is so bad that when I go to Interstate 4 now off of Dickey Road after I sit for 10 minutes trying to get onto 559, which by the way the opening to this mess is going to be directly across Dickey Road with absolutely no red light. So now we are going to have Class A, RV's pulling out while we sit there and wait and wait, so I guess we will cut through the Baptist Church. We can do that, we can cut through the Baptist Church, Lakes Church and we can go that way and jump on 559 and bypass traffic, until they put a gate up. This is unbelievable. You guys are not thinking through this. We don't want this in our neighborhood. We don't want RV storage that nobody else wants in their neighborhood across from us with who now's what happens in 20 years. The Knapp's are phenomenal people. I love them. Peggy Knapp, I went to High School with her. They are going to do a great job, as long as they're alive, and they are taking care of it. What about our children and our grandchildren when this thing runs down and we've got all kinds of weird stuff going on out there in the middle of the night. Put this garbage out there with Amazon or where else you want to put it and keep it away from our residential area. At least that way it is going to next to the interstate to have on and off egress to the interstate, instead of driving down our roads and being an absolute albatross which I know because my RV is an absolute albatross. I don't even drive it anywhere, I hire somebody

to take it places for me because it is so awful. But guys this is what you are doing here, you are destroying the only nice entrance into Auburndale right now with this mess. The Amazon facility is like a (sigh). Polk County has more warehouse stores than I think any other county in the entire state. Do we really need more storage here in our neighborhoods? So, I'm going to say it again, and I'm going to be as direct as I can. This is the pits! Nobody wants this! The reality is this, I don't want to be in a situation where I wish, oh my God, I wish I could have stopped this when my grandkids were little, because look at this traffic and look how dangerous this is. I've got 2 grandkids, a 3 and a 5-year old. I don't want them having to deal with this. No red light on Dickey and you are going to have this thing dumping in. Class A, 200 of them, in and out with 5th wheels. Really! We don't want this in our neighborhood! Send them somewhere else! I urge you guys, Perry, Mike, Danny's not here, Matt, Jody, Jere, Jere can't vote, Brian, all of you guys, please vote no for this. This is not okay! This is going to be like H-E-double sticks all over again as far as 559 making it much, much worse. Let's not do this. Let's get more city parks. I agree with the lady who talked. Let's put a doggone sidewalk around the Lake. Let's do things that are going to help people in Auburndale. I have lived here my entire life I'm 65 years old. Except for 10 years in Tallahassee where I attended Florida State University. Go Seminoles. We used to have a football team. I was a college professor up there for years. All of us want Mayberry back. I have had enough of all of it! I love Andy and Mayberry. We want Mayberry back! This ain't Mayberry guys, this is like a nightmare! Say no! Thank you.

Liz Morrissey of 2013 Van Buren Loop, Auburndale stated I remember a while back when we attended those meetings with the company that was hired to hear from the public. I live in the area of the Lakes District. I was so excited that you guys were actually going to listen to what we have to say and we were able to say exactly what we wanted in these areas, more parks and things like that. So, when I saw that sign go up, I was so upset, I contacted Amy. Why is this happening? I just wanted to come here. I really feel like it is not going to be good for the community. Do we really want people seeing that when they come into the area on 559. Please don't have it be orange like the example up there. If this has to happen do not let it be a bright color please. The landscaping looks good, if the trees are going to be puny little trees at first it is going to take a long time for it to grow up. I am okay with some commercial development in the area with all of these houses moving in this stuff is going to happen. But, please have it be the right type of commercial. No Dollar General's and things like that, which we had said at those meetings that we don't want. I'm concerned about how this will really look when it is done. I was happy to see that it would be behind the commercial area, so it would be hidden. I don't know if that will really happen. That would be a better way to do it if it has to happen. I don't understand why this city would let something like this happen in Auburndale. It is such a beautiful city. I just love it. I live right at the end of Adams and Mohawk. We have to drive by it every single day. My 10 year old, I'm trying to explain to her why these things are being put in all around the city. There are many, many other areas of Auburndale where another storage unit could go in if it is needed and they say the numbers show it is something people are in need of. There are many other areas of the city that it could go. It does not need to go in the middle of a residential area. Thank you.

Dennis Young of 254 Lake Tennessee Drive stated several years ago I championed the opposition to the Amazon warehouse, Prologics was building it. We failed in our presentations to City Commissioners. We turned around and worked with Prologics to develop the best situation that we could. We got a 15 foot berm, we got extremely heavy landscaping up there. We didn't get sticks. Conley was the construction contractor for the Amazon warehouse and they worked very well, and very diligently in doing what we asked them to do. We asked them to move locations, we asked them to expand the intersection at 559 and 559A to accommodate trailers. Making that left hand turn going north on 559 and they accomplished that. Everything we asked them to do they did because they are

a good contractor and a good owner. We don't want it there. The reality is it is there. The issue comes to play that I ask, why isn't the developer taking the 10 acres that we just saw presented in the Grove subdivision and converting that into storage area for their existing residents? Why are we developing something new? Last year or so ago I said we need to have more playground areas in these development areas. The ordinance was passed, 700 sq ft. so that they have residential playground areas. Why can't an ordinance be passed when you have these major subdivisions that are home owner controlled have their own storage facilities, for the trailers and the RV's and the other stuff? If you go on 33 there is a big mobile home area. They have their own storage facilities for those vehicles. Why are we developing things that take away from our enjoyment in our rural environment that we came to live here and why we came to live here? So, the issue comes to play. Let's put this responsibility on the developer. Have it be an amenity for someone to move into these facilities and subdivisions as opposed to taking prime land that could be used for a rural community environment and then develop it accordingly. We are not coming up with a solution here folks. The solution is if the demand is there because of developments are there the developments should be paying for it and taking the land that they got and developing these storage facilities accordingly. That is how things happen. The Homeowners Association is responsible for maintaining it. The Homeowners Association is responsible for the liability of it. The owners there are key to maintaining it properly. The other question I have and I have and I worked with the landscaping for Prologics, again the caliber of trees that I'm seeing here, the landscaping I'm seeing here are very mature. If you look at what we asked Prologics to do on the Amazon warehouse, those weren't fully mature trees but they weren't sticks. Conley put in very decent landscaping. If you look at the Conley development that was on 33, they put in sticks and a 3 1/2 foot berm. You can see that warehouse just as plain as day. If you are driving down 559A you don't even see the warehouse on that road. You can see it from my house, but you don't see it on that road. We were able to protect at least Lake Juliana Estates subdivision from seeing that. Should the City of Auburndale with your input say we need to have an ordinance and put some of this responsibility on the developers and owners of this land as opposed to the existing residents of the area? Thank you for your time.

Jamie Lang of 371 Renessalaer Avenue stated actually I come from a very small town myself and I travel probable 20-25 hours a week going through the heartland of Florida over to communities that are being developed such as Parrish in which they do have ordinances in place that make the developer step up to the plate to allow for certain uses of the property for the greater of the community for those that live in that neighborhood. I am not opposed to development it is coming. I do ask that each of you take into consideration the traffic. I do not have children that wait at that intersection for a bus to arrive and to be dropped off however every day I'm behind at least 2 buses at Dickey and 559. Without a turn lane that is just going to be a nightmare and logistically I have to ask with these RV's going in and out is there going to be a commercial entrance. What will the width be? Will it accommodate that? It appears that the road turns then turns back again. My question is would there not be a better commercial entrance on Adams rather than 559 to protect all of us that are commuting down 559 and perhaps ease some that logistic nightmare. Thank you.

Chairman Perry Price gave a 10 minute break.

Chairman Perry Price closed Public Hearing and reopened the Regular Meeting.

Agenda Item 6: Recommendation Amending the Zoning Map – H-Block Commercial.

Bart Allen said he believed they could address most of the issues. First and foremost is access to 599 and transformational issues. I would like Matt Johnson come up and talk through those issues.

Matthew Johnson stated we understand that traffic is a concern in the area along 559 as well as Adams Road. The developers of this project have partnered with a couple other developers and the City and the County to enter into a development agreements that are already in place. One of them is already in place to make improvements to Adams Road which include road widening and turn lanes into the developments. It includes an 8 foot wide multiuse trail that was mentioning for an amenity. Those improvements have already been funded. They are permitted for construction and as far as I understand at least a portion along Adams Road have already been made. We understand traffic is a concern again so we are addressing that head on. In addition to that we are working with the County and the City as well as the other developers to engineer and permit intersection improvements to 559 and Adams Road. These again will be funded by the developers through impact fee credits. Those improvements include a left hand turn lane and a right hand turn lane onto 559 as well as a right hand turn lane on Adams Road and a fully traffic light at the intersection. Those are improvements that we are committed to. Again, we are working through a developer agreement with the City and the County as well as the surrounding developers. These things are actively underway right now and in negotiations. I'm sure Miss Palmer can explain this further to you. As far as access and internal traffic tabulation, there is an existing driveway now along Adams Road that we are going to be modifying and relocating. We will be moving it further to the west we are going to be modifying that and make it a new modern safe driveway. We do at least have a few access points along the commercial frontage. Again the exact allocation has not been determined yet. But, we are working with the County to identify those areas. For our main entrance on the south side we are committed to right hand turn lane that is shown on our rendering. There is not one shown on this rendering but we are going to be doing a dedicated left hand turn lane and road widening in this whole frontage area. As far as a traffic signal goes here if warranted if the County is asking, I don't believe it is going to be warranted. Because we are going to be doing a new traffic light along with a very big intersection improvement. A lot of infrastructure is going in here. Again we are going to be doing a new left hand turn lane, a new right turn lane and road widening here to make it very safe. With big radiuses here for commercial traffic, RV's, boats and deliveries all through here. Internally we again are going to have cross connection from Adams Road all the way through so every building that gets developed internally will have cross connection for vehicular access and for pedestrian access. That is going to help get the traffic off the road and through our site. As far as the personal storage for a safety standpoint we do have just one main access. It will have a gate and a fence all the way around. It is going to be enclosed not visible from any inside of our property. We do have one in and out here for safety issue so multiple people are not coming in and out of our property. With our future land use neighborhood activity center, if we were to do the full site right now the full 30 acres with general commercial, restaurants, with offices with coffee shops and other uses the traffic numbers would be a lot more than us having mini storage in the back. The mini storage traffic is 90% under what a regular commercial site is. We have very, very low traffic coming in and out of here. It is a reduction from what is currently allowed by the existing land use right now and traffic counts. Again we have tackled traffic issues. We understand them. We want to assure everyone that we are building a safe internal traffic movement as well as improvements to 559 and Adams Roads. Thank you very much.

Commissioner Brian Toune stated you mentioned you would be installing turning lanes at the intersection where the storage area will be built. On development of the other two entrances will you be developing lefts and rights on both of those entrances?

Matthew Johnson said very great question sir. I don't believe we will have to have the left turns in on each one of these.

Commissioner Brian Toune said you don't?

Matthew Johnson said I do not know. We are going to work with the County and whatever is required by the County on these future connections which are yet to be determined. We will follow the County code and County requirements and work with the County to meet the County access requirements off of County Road 559.

Commissioner Brian Toune said he thought it should be a requirement for that to be included. I'm sorry.

Chairman Perry Price asked how long it takes to get a road after one is identified as needed.

Matthew Johnson asked as far as improvements.

Chairman Perry Price said if we want to 4 lane a road. We want to 4 lane Gapway. How long does it take to get that done? 5 years, 8 years, 10 years.

Matthew Johnson said it varies. A minimum of 5 years.

Commission Mike Mahler asked what type of wall is going to put up. Is it going to be a textile wall or PVC or what do you envision?

Matthew Johnson said it is not going to be a PVC wall. We are anticipating a pre-cast wall.

Commissioner Mike Mahler asked about the size of trees.

Matthew Johnson stated that is a good question. I'm not a landscape architect. They will be nice sized trees.

Bart Allen said we are committed and while we don't have a condition of approval on the site plan today, if we had a favorable vote tonight we would be working with Miss Palmer and her staff to establish conditions that minimum calibers, capacity shrubberies and different kinds of plantings are put in place and make sure they are not putting in sticks. We will work on a condition to establish what that looks like and put in very specific criteria to make sure that what we are doing on the plantings and landscaping and buffering is adequate. One or two said they went to the Cabana Club. Mr. Knapp and the planting and the landscaping that they did on that site is certainly beautiful and well done. I would only expect that he would have similar commitments on this kind of project moving forward. Another very good point that was raised was, how do we know that this mini storage/self-storage isn't going to expand over the 12 ½ acres. We will agree to a condition of approval that says, the mini storage cannot go over the 12 ½ acres. We will put that on the site plan as well to make sure the residents are insured that what will be located on the 12 ½ commercial acres, which is the frontage which is what you will see from 559, that is not expanding with additional storage units. That is a commitment that H-Block is willing to conclude with in the site plan. Mr. Johnson went over the access issues. There are some uncertainties at this point as to these two additional access points. We don't know what the County will permit. The County may only allow us to have a right in and a right out. It

may not be a full access. We just don't know. We won't know until we do the traffic study specifically. Mr. Johnson was not trying to evade a question it is just we can't, at this point anything would be pure speculation. We may not get full access. We have evaluated it here, we can meet the County criteria. This is where the County and the City would like this intersection to occur. You heard Mr. Johnson speak of the improvements that are going to be made. I want to touch on Adams road again, at this intersection of Adams Road and 559. As many of you recall when the Residential developments that have occurred, been approved and permitted further east Auburn Grove, C-Jeans Road projects came in those developers were committed to do certain improvements on Adams Road. That also included the intersection at Adams Road and 559. Adams Road improvements are partially complete. They are fully permitted, they are in house, and they are fully funded. They are going to be complete by the end of the summer. The 8 foot walking trail that is coming in, the widening of Adams road and the turning lanes. H-Block were not a part of any of those hearings however they have already participated in those issues, it is just another showing of what H-Block wants to do is do the right thing. They want to do good commercial they want to do good development that will serve and improve this community. It is going to help fund the signal at 559 and Adams Road. That document has been drafted, it is been negotiated. I am meeting with the County later this week to discuss putting that document into a final form so that we can bring it back to Miss Palmer, get it reviewed by your City Attorney, your City Management and hopefully approved so that the 559/Adams Road signal can get put in place as quickly as possible. That is extremely important and a lot of Kudos to the Strang family for stepping up and participating when they weren't necessarily prepared to. A couple other things, safety as Mr. Johnson pointed out is one point of ingress and egress. The Self-Storage facility walls themselves the structure is about 10 feet tall. So they will be high. It will have a solid wall that finishes around the site so it will be secure. There are cameras there is lighting on the inside that is directionally and shielded so that it is not going out into the neighborhood. That is internal those cameras stay in place. This is not a small investment. Mini self-storage is a large investment particularly when you are talking about all the additional commitments. The likelihood of this turning into a problem is very low. When you put that kind of investment into something, when you put the time and effort and the planning and developing the project, you put it in the right spot and you put it in the right framework so that you have a very nice development that will last a long time. Hours of operation are limited to 9am-6pm Monday through Saturday. This is not a 24 hour a day operation. People will not be allowed to come in and out at of there for 24 hours. On Sunday 9am-5pm., off peak hours so in the morning in the 7-8 am when the school buses are out and things like that the facility will be closed. I think that is important commitment to make sure the traffic flows properly in this area. I think that is extremely important. It can't be understated what Mr. Johnson indicated. When you look at the data, when you look at how self-storage facilities operate and the use of those facilities. They are in excess of 90% of a reduction of traffic from commercial and residential. If this was additional residential we would be producing 90% less traffic. So this is a low, low impact from a transportation perspective of use particularly and compared to what is approved there or what is authorized under the neighborhood activity center land use classification. Again I'm sure you may have some more questions. What we have is a neighborhood activity center land use classification that is in place today. That has been there since 2019. We have come forward with a good plan to reinstate the PD zoning that was previously in place with specific conditions that weren't in place in 2008. In 2008 this was approved for 150,000 sq ft of commercial with no restrictions on uses. We are here before you today with a lower impact development with restrictions and commitments to increase landscaping and buffering. You have a finding of compatibility, you have a finding of consistency with the comprehensive plan. We will stand for any questions you might have or any discussion that we need to go through. I will get off my soapbox for this evening and sit. I appreciate your time, appreciate the resident's time. These are important areas. We came up with a

couple of new conditions tonight that based directly on public comment today that we are ready to stand by. Thank you for your time.

Chairman Perry Price asked if there was anything else. If not, do I have a motion?

Commissioner Matt Maloney stated he had more of discussion than a motion. I have a lot of faith in the integrity of what the Knapp family and Strang family would build. I am just very compelled to listen to the citizens who have spoken today. That is my thought.

Commissioner Brian Toune said it has been commercial since 2008. It has just expired. My thought and my concern is the fact that when that is commercially developed I think it should be required that there should be turning lanes all along there. That is one of things that we talked about with the bus problems, the stopping, and the road traffic. We know the county has drug its feet on 559 forever. I don't know how we can improve there without improving at least the flow of traffic. I don't know if that is a consideration or not. As far as a visual situation, we can't ask for commercial to put a wall up in front can we? In front of the property or can we?

Chairman Perry Price stated we probably could but then you have to go with the City and see what the ordinance say as far as the rules and regulations set up for access. You are going to have to have a gate in it.

Community Development Director Amy Palmer asked how high of a wall are we talking about.

Commissioner Brian Toune said 10 foot.

Community Development Director Amy Palmer said it would have to fall behind the setback line for 559. That first 45 feet would have to remain open. Behind that is where the wall could go. That would be a design preference.

Commissioner Brian Toune said visual impact is what I have heard a lot of, didn't you tonight? Smooth traffic travel which we know is not going to happen on 559. We have been waiting for that forever. It is not going to change here. But a visual impact might change the attitude. Something to think about. I don't know if the company wants to come back with that thought.

Chairman Perry Price stated we have heard 12 people talk tonight and the majority of them did not want it. That is what we are up against. We could talk and discuss all day, they probably didn't hear what the lawyer said just then, because they don't want it and that is it. They didn't hear anything else. We were told to dump these warehouses in our subdivisions. My neighbor is 15 feet away. Less than the 20, so we are all in that. So if anybody wants to volunteer for positions like this, they are available. The pay is fantastic.

Chairman Perry Price stated this could die for a lack of a motion.

Community Development Director Amy Palmer stated the Planning Commission must make a recommendation as required by our code.

Chairman Perry Price stated one more time I'll entertain a motion.

Community Development Director Amy Palmer stated the Planned Development, just so we are all on the same page about the motion includes the mini-storage as well as the 12 acres of commercial. The discussion has mainly been about the mini storage but it does include the future commercial 12 ½ acres.

Chairman Perry Price stated we are recommending to the City Commission amending the zoning map. That is our obligation right now. Zoning – we are not constructing the storage we are not putting in driveways.

Commissioner Matt Maloney asked could we recommend it stays residential.

Chairman Perry Price said, no, it is not zoned that anyway.

Chairman Perry Price said I don't have to eat tonight so we can wait. Jere will be abstaining, so he is out of it.

Commissioner Jodi Miller said we need to just approve the zoning at this point.

Chairman Perry Price stated we are recommending amending the zoning map.

Community Development Director Amy Palmer stated that staff is recommending approval of the Planned Development Commercial which includes the entire site. There can be discussion about conditions, there can be discussion about permitting, prohibiting, if someone wanted to move the conversation that way.

Chairman Perry Price said we've got the whole property we've just been given the storage unit on one side but we still got the other commercial part we've only found usage for the back half of this.

Motion was made by Commissioner Matt Maloney stating I have a lot of faith in the Knapp's and the Strang's but listening to everyone that spoke today, I recommend to not approve the PD, seconded by Commissioner Brian Toune.

Audience clapping.

Chairman Perry Price said there has been a motion made and seconded that we recommend to the City Commission non approval for the zoning map on H-Block property. Upon vote, Jere Stambaugh abstained. Roll call vote – Commissioner Mike Mahler – yes, Commissioner Matt Maloney – yes, Commissioner Jody Miller – no, Commissioner Brian Toune- yes, Chairman Perry Price – yes.

Community Development Director Amy Palmer stated the procedure now, just so everybody is clear, procedurally it goes to the City Commission with a recommendation of denial. It was a 4-1 vote. Because it was a recommendation of denial, the City Commission must pass it on a 4-1 vote if they are to approve it. There is also the opportunity for the developer to withdraw and reconsider what they have proposed so I will get with the developer and come with how we are going to proceed moving forward. If it does go to the City Commission we will have notice of it on the website. Once again the City Commission would have to approve that with a supermajority 4-1 vote.

Chairman Perry Price asked how we address the LDR's for lots sizes and things like that. That is another whole new issue so that people can get their cars to the back of their houses.

Community Development Director Amy Palmer stated I know last time we discussed lot sizes in relationship to traffic and what we can do. I know we are looking at lot sizes with the lakes district. Which will be coming very soon. Within the next couple of months. We can always survey the surrounding cities to see what lot sizes are in the surrounding cities. That is probably a discussion that we would have to have and do some research on and bring back before you.

Chairman Perry Price said he realized it is probably a huge project. But, now we have had two or three meetings where it is popping up.

Commissioner Jere Stambaugh stated we have approved so many subdivisions and most of them are these very small lots. Of course the developers want that because they can get more units out of an acre. Of course the State of Florida is basically doing that but just because we've approved what we have doesn't mean we have got to continue to approve that.

Audience clapping.

Commissioner Jere Stambaugh stated we have approved at least 1,000 lots in Auburndale in over the past two years. Most are the small ones. You can see the development on 559 and I like to explore the possibility, people are talking about this and the citizens are also wanting this to see what the issue of maybe having a moratorium for a while so we can really look hard at this. Of course the ones that already approved, they are approved so they can be done. But, a moratorium would be a way to just say listen everybody we are going to pause for a while, to see really what we are doing, just because we have done it doesn't mean we've got to continue. There is way more acreage out there that is not permitted than what we have permitted. I would like to see if we can explore that.

Chairman Perry Price said isn't there a rule to make sure we have the sewer and the water and the schools in place before start adding more houses? The roads are very difficult in Auburndale because of our lakes. Somebody wants a walkway around the lake. That has got to come from the space of a road. Somebody wants a road. Now you don't have a walkway, do you not want a road? Those are balances, somebody said a balanced community. We have got to do stuff like that.

Community Development Director Amy Palmer stated Chairman Price and Commissioner Stambaugh regarding moratorium, I personally don't have enough experience in that. From what I know there has to be an objective reason why there is a moratorium. I would have to consult with our City Attorney on that. That direction would ultimately come from the City Commission. They do get a copy of these minutes and of course your comments would be included in that and that would be a consultation of the City Attorney and the City Commission.

Commissioner Jere Stambaugh said my point is that what we have approved is not good. By doing a moratorium or whatever form of process could be done is not going to stop construction because we've got so many already approved that they can do, I just really think it's time to pause.

Commissioner Brian Toune said Perry you've talked about this and I'm sure we can't do it just as a Planning Commission.

Chairman Perry Price said it's the Commission doing it. We are only a servicing group recommending to them. But we are seeing it because we are first contact with the citizens. This is what they have voiced and I understand that and I see that. I like people getting to their own backyards. I don't want to be a snobby neighborhood. Somebody has discovered Auburndale but does not want anyone else to discover it. We are trying to be something for everybody and we can. That group is going to be upset, this group is going to be upset. That group is our friends, this group is our friends. We all go to church together, we talk together. My soap box.

Commissioner Brian Toune said your soap box is correct. This City has changed and it is becoming a bedroom community. I don't think any of us that sit on this board came on this board thinking we would approve a bedroom community. It was for a community of residents with hopes and dreams and not just a place to sleep over.

Chairman Perry Price said we still have to make a tax base because our fireman, our sewer workers they all want raises and want to support their families. We have to balance all of it in there.

Chairman Brian Toune said people all want 5 acre lots but then that doesn't make a tax base.

Chairman Perry Price said that would ease up the population growth in Auburndale. But we have two developers that hate that. They don't want that.

Commissioner Brian Toune said and they are right.


Chairman Perry Price said way down at the bottom of it when people say it is all for money. But, I've found out that the people that say it is all for money don't have any money. They are using all of that as an excuse, oh, they're just money grabbers, and they've got to have everything. To some degree that is the truth, but a lot is not. They've still got families and friends and communities. Whatever we do it will be eight years before it happens.

Commissioner Brian Toune said well you and I will be gone.

Chairman Perry Price said that is exactly right.

Chairman Perry Price stated the meeting was adjourned at 6:25 PM.

I HEREBY CERTIFY that the foregoing minutes are true and correct.


Marsha Johnson, Secretary

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME Stambaugh III Jere Long		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE Planning Commission	
MAILING ADDRESS 209 Osceola St,		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:	
CITY Auburndale, Fl. 33823	COUNTY Polk	<input checked="" type="checkbox"/> CITY <input type="checkbox"/> COUNTY <input type="checkbox"/> OTHER LOCAL AGENCY NAME OF POLITICAL SUBDIVISION: City of Auburndale	
DATE ON WHICH VOTE OCCURRED March 2, 2021		MY POSITION IS: <input type="checkbox"/> ELECTIVE <input checked="" type="checkbox"/> APPOINTIVE	

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also **MUST ABSTAIN** from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

* * * * *

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

* * * * *

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Jere I Stambaugh III, hereby disclose that on March 2, 20 21 :

(a) A measure came or will come before my agency which (check one or more)

- ☒ inured to my special private gain or loss;
- ☐ inured to the special gain or loss of my business associate, _____ ;
- ☐ inured to the special gain or loss of my relative, _____ ;
- ☐ inured to the special gain or loss of _____, by whom I am retained; or
- ☐ inured to the special gain or loss of _____, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

I am the Regersted Agent for Sharrett Land LLC.

I am representing Sharrett Land LLC as the Licensed Real Estate Broker.

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

FEB 23, 2021
Date Filed

Jere Stambaugh
Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.

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CITY Auburndale, Fl. 33823	COUNTY Polk	<input checked="" type="checkbox"/> CITY <input type="checkbox"/> COUNTY <input type="checkbox"/> OTHER LOCAL AGENCY	
DATE ON WHICH VOTE OCCURRED March 2, 2021		NAME OF POLITICAL SUBDIVISION: City of Auburndale	
		MY POSITION IS: <input type="checkbox"/> ELECTIVE <input checked="" type="checkbox"/> APPOINTIVE	

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