



City of Auburndale  
Auburndale, Florida 33823

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Community Development Department

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**PLANNING COMMISSION MEETING**  
**April 6, 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 – March 2, 2021

ANNOUNCEMENTS – Amy Palmer, Community Development Director

**AGENDA**

1. **PRELIMINARY PLAT** – K-VILLE SUBDIVISION – K-VILLE AVENUE
2. **PUBLIC HEARING-** FUTURE LAND USE AND ZONING MAP AMENDMENT– AUBURN GROVE PROPERTY
3. RECOMMENDATION AMENDING THE FUTURE LAND USE MAP – AUBURN GROVE PROPERTY
4. RECOMMENDATION AMENDING THE ZONING MAP – AUBURN GROVE PROPERTY
5. **PUBLIC HEARING-** ZONING MAP AMENDMENT – H-BLOCK COMMERCIAL
6. RECOMMENDATION AMENDING THE ZONING MAP – H-BLOCK COMMERCIAL

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  
April 6, 2021**

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

     INFORMATION ONLY

  X   ACTION REQUESTED

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**ISSUE:** The Planning Commission will consider a preliminary plat before making a recommendation to the City Commission.

**ATTACHMENTS:**

- . Location Map
- . Preliminary Plat

**ANALYSIS:** 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 (RS-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 RECOMMENDATION:** Recommend approval of the Preliminary Plat to the City Commission.

**Planning Commission Meeting  
April 6, 2021**

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

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

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

     INFORMATION ONLY

  X   ACTION REQUESTED

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

**ATTACHMENTS:**

- . Notice of Public Hearing – 03/26/21
- . Location Map
- . Binding Site Plan
- . Voting Conflict Form 8B

**ANALYSIS:** The City has received a request to amend The Future Land Use and a Planned Development zoning classification for the following property:

Auburn Grove Subdivision

<b>Owner/Petitioner:</b>	H-Block, LLC /JSK Consulting
<b>Location:</b>	Hwy 559 and Adams Road
<b>Current Future Land Use:</b>	Neighborhood Activity Center (+/- 2.88 acres)
<b>Proposed Future Land Use:</b>	Low Density Residential (2.88 +/- acres)
<b>Current City Zoning:</b>	Planned Development-Commercial 1 (PD-C1)
<b>Proposed Zoning Classification:</b>	Planned Development-Housing 1 (PD-H1) (+/-2.88 acres)
<b>Current use:</b>	Vacant

In April 2019 the City approved a Planned Development-Housing 1 (PD-H1) 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 (NAC) 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 (PD-H1) 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-foot 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 RECOMMENDATION:** Recommend 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.

**Planning Commission Meeting  
April 6, 2021**

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

**AGENDA ITEM 6: RECOMMENDATION AMENDING THE ZONING MAP – H-BLOCK COMMERCIAL**

     INFORMATION ONLY

  X   ACTION REQUESTED

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

**ATTACHMENTS:**

- . Notice of Public Hearing – 03/26/21
- . Location Map
- . Binding Site Plan
- . Voting Conflict Form 8B

**ANALYSIS:** The City has received a request to amend the zoning of the following property:

H-Block Commercial

<b>Owner/Petitioner:</b>	H Block LLC/JSK Consulting
<b>Location:</b>	Hwy 559 and Adams Road
<b>Current Future Land Use:</b>	Neighborhood Activity Center
<b>Current City Zoning:</b>	Planned Development-Commercial 1 (PD-C1)-Expired
<b>Proposed Zoning Classification:</b>	Planned Development-Commercial 1 (PD-C1)
<b>Current use:</b>	Vacant (+/- 28.65 acres)

In March 2008, the City approved a Planned Development-Commercial 1 (PD-C1) 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 (PD-C1) 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 +/- 28.65 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 (NAC) and the Land Development Regulations. Typical tenants for an NAC are supermarkets, offices, convenience stores, drug stores, and other related commercial services.

Access to the mini-storage will be off C.R. 559 and this driveway provides an internal connection to Auburn Grove, as was required in the approved binding site plan for the subdivision. As the future commercial development occurs, additional future access will be provided along Adams Road and CR 559. 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 binding site plan. 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.

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

**STAFF RECOMMENDATION:** Recommend approval of the Planned Development-Commercial 1 (PD-C1) zoning district to the City Commission.