



City of Auburndale
Auburndale, Florida 33823

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Community Development Department

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PLANNING COMMISSION MEETING
July 6, 2021 4:00 P.M.
COMMISSION ROOM/CITY HALL

CALL TO ORDER – Vice Chair Danny Chandler

PLEDGE OF ALLEGIANCE – Vice Chair Danny Chandler

ROLL CALL – Marsha Johnson, Secretary

APPROVE COMMISSION MINUTES - Regular Meeting – June 1, 2021

ANNOUNCEMENTS – Julie Fife, Community Development Director

AGENDA

1. **PUBLIC HEARING**- REQUEST A SPECIAL EXCEPTION FOR STORAGE– CENTRAL FL. BLUEBERRIES, LLC PROPERTY
2. RECOMMENDATION SPECIAL EXEMPTION – CENTRAL FL. BLUEBERRIES, LLC
3. **PUBLIC HEARING**- ZONING MAP AMENDMENT – EVEREST HOSPITAL
4. RECOMMENDATION AMENDING THE ZONING MAP – EVEREST HOSPITAL

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
July 6, 2021**

AGENDA ITEM 1: PUBLIC HEARING – REQUEST A SPECIAL EXCEPTION FOR STORAGE – CENTRAL FL. BLUEBERRIES, LLC PROPERTY

AGENDA ITEM 2: SPECIAL EXEMPTION – CENTRAL FL. BLUEBERRIES, LLC

INFORMATION ONLY

ACTION REQUESTED

ISSUE: The Planning Commission will consider and take public comment on a Special Exception before making a recommendation to the Board of Adjustment.

ATTACHMENTS:

- . Notice of Public Hearing – 06/25/21
- . Location Map
- . Application for a Special Exception
- . Additional LDR policies

ANALYSIS: The City has received a request to allow a Special Exception as allowed for in the Land Development Regulations under General Commercial (CG) for the following property:

Central Fl. Blueberries, LLC Property

Owner/Petitioner:	Mike Durden/ Central Fl. Blueberries, LLC
Location:	US Hwy 92 and Jersey Road
Current Future Land Use:	Neighborhood Activity Center
Current City Zoning:	General Commercial (CG)
Current use:	Agriculture (+/- 18.33 acres)

ANALYSIS: Chapter 20- Appeals, Special Exceptions, Variances, Administrative Exceptions of the Land Development Regulations requires all Special Exceptions come before the Planning Commission for their recommendation before going to the Board of Adjustment for a final ruling.

The City has received a request for a Special Exception on +/- 18.33 acres located at US Hwy. 92 north of Jersey Road within the City Limits of Auburndale. The property has a Zoning classification of General Commercial (CG). The owner desires to develop a self-storage facility that comprises of up to 270 storage units of various sizes and up to 180 RV and Boat storage spaces. General Commercial (CG) zoning classification allows for the Special Exception Mini warehousing.

The applicant is requesting the Special Exception in order to allow for a use specifically provided for in Chapter 5, Zoning, General Commercial (CG), of the City of Auburndale’s Land Development Regulations.

As required by the procedure for a Special Exception request initiated by a property owner, all property owners within 300 feet of this property were notified by mail of the advertised Public Hearings for this request.

STAFF RECOMMENDATION: Staff recommends approval of the requested Special Exception.

**Planning Commission Meeting
July 6, 2021**

AGENDA ITEM 3: PUBLIC HEARING – ZONING MAP AMENDMENT – EVEREST PROPERTY

AGENDA ITEM 4: RECOMMENDATION AMENDING THE ZONING MAP – EVEREST PROPERTY

 INFORMATION ONLY

 X ACTION REQUESTED

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

ATTACHMENTS:

- . Notice of Public Hearing – 07/25/21
- . Location Map
- . Binding Site Plan

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

Everest Property

Owner/Petitioner:	Charles Booker, PE/Traditions Engineering on behalf of MF Partners, LLC
Location:	US Hwy 92 and Polk County PRKWY
Current Future Land Use:	Neighborhood Activity Center
Current City Zoning:	Planned Development-Commercial 1 (PD-C1)-Expired
Proposed Zoning Classification:	Planned Development-Commercial 1 (PD-C1)
Current use:	Vacant (+/- 32.33 acres)

In 2005, the City approved a Planned Development-Commercial 1 (PD-C1) zoning classification, on part of a development known at the time as Ebersbach. The overall development was envisioned to have a mixed residential and commercial development on a total of 917.35 acres. The approved overall development stretched from Old Dixie Hwy to K-Ville Avenue. In the fall of 2008, due to a national economic downturn, the project was abandoned and individual properties of the large development were sold off. No activity has occurred on this property since its initial approval. The subject property was given a zoning classification of Planned Development-Commercial 1. 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.

Charles Booker, PE/Traditions Engineering, on behalf of MF Partners, LLC has requested to re-establish the zoning district of Planned Development-Commercial 1 (PD-C1) on the +/- 32.33 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 a hospital on the site. 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 site will be off US Hwy 92 W. 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 or fence will be provided along the western and northern boundary of the Hospital site. Landscaping will be required along US Hwy 92 and Polk County PRKWY. Retention ponds will be developed with Southwest Florida Water Management District (SWFWMD) approval. Because this project is in the Joint Planning Area, all applicable policies of Chapter 15, Special Overlays District, will have to be met. The request meets the requirements of the Comprehensive Plan and the Land Development Regulations, including a required binding site plan.

As required by the procedure for a zone change request initiated by a property owner, all property owners within 300 feet of this property were notified by mail of the advertised Public Hearings for this request.

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

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