



City of Auburndale  
Auburndale, Florida 33823

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Community Development Department

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**PLANNING COMMISSION MEETING**  
**October 5, 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 – September 7, 2021

ANNOUNCEMENTS – Julie Fife, Community Development Director

**AGENDA**

1. **PUBLIC HEARING** – OFFICIAL ZONING MAP AMENDMENT – CABANA CLUB RV RESORT
2. RECOMMENDATION AMENDING THE ZONING MAP– CABANA CLUB RV PROPERTY

Ref. F.S. 286: If an individual decides to appeal any decision made by the Planning Commission with respect to this meeting, a verbatim transcript may be requested. If so, the individual should make provision for a transcript to be made at the meeting. Persons with disabilities needing special accommodations to participate in this proceeding should contact the City Clerk no later than five days prior to the proceeding at 968-5133.

**Planning Commission Meeting  
October 5, 2021**

**AGENDA ITEM 1: PUBLIC HEARING – ZONING MAP AMENDMENT – CABANA CLUB RV RESORT PROPERTY**

**AGENDA ITEM 2: RECOMMENDATION AMENDING THE ZONING MAP**

    INFORMATION ONLY

  X   ACTION REQUESTED

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**ISSUE:** The Planning Commission will take public comment and consider a modification to an existing Zoning Map classification before making a recommendation to the City Commission.

**ATTACHMENTS:**

- . Notice of Public Hearing – 9/25/2021
- . Location Map
- . Binding Site Plan
- . Typical Tiki hut Rendering

**ANALYSIS:** The City has received a request for a modification to an existing Planned Development as follows:

**Cabana Club Development**

<b><i>Owner/Petitioner:</i></b>	JSK Consulting on behalf of 5 Star Family Growers, LLC
<b><i>Location:</i></b>	Denton Ave. and Moss Rd.
<b><i>Current Use:</i></b>	RV Resort (+/-37.38 acres)
<b><i>Current City Zoning:</i></b>	Planned Development-Recreational Vehicle Park (PD-RVP)
<b><i>Proposed Zoning:</i></b>	Amend Existing Binding Site Plan

The City has received a request from JSK Consulting on behalf of 5 Star Family Growers, LLC to modify the current zoning of Planned Development-Recreational Vehicle Park (PD-RVP) on (+/-37.38 acres). In April of 2019 the City Commission approved a Land Use change to Tourism Commercial Center (TCC) and a zoning classification of Planned Development-Recreational Vehicle Park (PD-RVP) accompanied by a Binding Site Plan for the establishment of a recreational vehicle resort. The project was developed to provide for the tourist, recreational needs, and entertainment activities primarily for the short-term visitor to Auburndale and the residents of the City of Auburndale.

The applicant has requested a modification to the Binding Site Plan to allow for accessory structures of tiki huts on approximately 55 lots along the outer boundary of the development. Since these structures are new to the development, the applicant is required to modify the existing Binding Site Plan, specifically Note #2 has been amended to read that the accessory structures are only allowed on lots on the north, northeast, and northwest boundary of the Binding Site Plan. The proposed lots are shown with hatching.

The requested Zoning Map amendment and binding site plan are consistent with the City of Auburndale’s Comprehensive Plan, Land Development Regulations, and the Joint Planning Area.

Following Staff's presentation and 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 Zoning Map modification to the binding site plan to the City Commission.