



City of Auburndale  
Auburndale, Florida 33823

#1 Bobby Green Plaza  
Community Development Department

P. O. Box 186  
Phone (863) 965-5530  
Fax (863) 965-5507

**PLANNING COMMISSION MEETING**  
**November 2, 2021 4:00 P.M.**  
**COMMISSION ROOM/CITY HALL**

CALL TO ORDER – Chair Perry Price

PLEDGE OF ALLEGIANCE – Chair Perry Price

ROLL CALL – Marsha Johnson, Secretary

APPROVE COMMISSION MINUTES - Regular Meeting – October 5<sup>th</sup>, 2021

ANNOUNCEMENTS – Julie Fife, Community Development Director

**AGENDA**

1. **PUBLIC HEARING**- ZONING MAP AMENDMENT – K-VILLE PHASE 3 SUBDIVISION
2. RECOMMENDATION AMENDING THE ZONING MAP – K-VILLE PHASE 3 SUBDIVISION
3. **PUBLIC HEARING**- FUTURE LAND USE AND ZONING MAP AMENDMENT– AUBURN LAKES
4. RECOMMENDATION AMENDING THE FUTURE LAND USE MAP – AUBURN LAKES
5. RECOMMENDATION AMENDING THE ZONING MAP – AUBURN LAKES
6. **PUBLIC HEARING**- LAND DEVELOPMENT REGULATIONS (LDRs) AMENDMENT – THE LAKES DISTRICT-ZONING
7. RECOMMENDATION AMENDING THE LAND DEVELOPMENT REGULATIONS (LDRs) – THE LAKES DISTRICT-ZONING

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  
November 2, 2021**

**AGENDA ITEM 1: PUBLIC HEARING** – ZONING MAP AMENDMENT – K-VILLE PHASE 3

**AGENDA ITEM 2:** RECOMMENDATION AMENDING THE ZONING MAP – K-VILLE PHASE 3

INFORMATION ONLY

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 – 10/22/21
- . Location Map

**ANALYSIS:** The City has received a request to rezone the following property:

Jernigan Property

<b>Owner/Petitioner:</b>	Wood & Associates Engineering, LLC on behalf of Dustin Jernigan
<b>Location:</b>	K-Ville Avenue and Polk County Parkway
<b>Current Future Land Use:</b>	Low Density Residential
<b>Current City Zoning:</b>	Open Use Agricultural (OUA)
<b>Proposed Zoning Classification:</b>	Single Family Residential-2 (RS-2)
<b>Current use:</b>	Vacant (+/- 27.45 acres)

In March 2017 the City approved a zone change for Dustin Jernigan from Planned Development-Housing 1 to Open Use Agriculture (OUA) on +/- 69.02 acres. Wood and Assoc. Engineering, LLC on behalf of property owner Dustin Jernigan is requesting a zone change on +/- 27.45 acres from Open Use Agriculture (OUA) to a zoning classification of Single Family Residential-2 (RS-2). The remainder of the property is not included in the request.

The requested zoning district of Single Family Residential-2 (RS-2) is consistent with the existing underlying Future Land Use of Low Density Residential and the Land Development Regulations. The requested Single Family Residential-2 (RS-2) requires a minimum lot size of 9,500 sq. ft. with a minimum lot width of 70'. The setbacks are 25' on the front, 10' on the side and 10' on the rear. The proposal is to develop a 64 lot subdivision with a minimum lot size of 70'x155'. The site will access City water and utilize septic tanks. The City's sewer system is not available in this area.

The proposed zoning map amendment is compatible to existing zoning classifications and uses adjacent to the site such as Boswell Elementary and existing residential subdivisions to the north and to the east.

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 Zoning Map amendment of Single Family Residential-2 (RS-2) to the City Commission.

**Planning Commission Meeting  
November 2, 2021**

**AGENDA ITEM 3: PUBLIC HEARING** – FUTURE LAND USE AND ZONING AMENDMENTS – AUBURN LAKES

**AGENDA ITEM 4:** RECOMMENDATION AMENDING THE FUTURE LAND USE MAP - AUBURN LAKES

**AGENDA ITEM 5:** RECOMMENDATION AMENDING THE ZONING MAP- AUBURN LAKES

\_\_\_\_ INFORMATION ONLY

\_X\_ ACTION REQUESTED

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

**ATTACHMENTS:**

- . Notice of Public Hearing – 10/22/21
- . Location Map

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

Auburn Lakes Subdivision

<b>Owner/Petitioner:</b>	Vacant Land of Polk County, LLC on behalf of Gus Wong
<b>Location:</b>	U.S. Hwy 92 and Polk County Parkway
<b>Current Future Land Use:</b>	Tourism Commercial Center (TCC)
<b>Proposed Future Land Use:</b>	Low Density Residential (181.88 +/- acres) and Medium Density Residential (73.17 +/- acres)
<b>Current City Zoning:</b>	Commercial Highway (CH)
<b>Proposed Zoning Classification:</b>	General Residential-1 (RG-1) on (181.88 +/- acres) and General Residential-2 (RG-2) on (73.17 acres +/-)
<b>Current use:</b>	Vacant

In February 2012 the City approved a Future Land Use classification of Tourism Commercial Center (TCC) and established a zoning classification of Commercial Highway (CH) on 255.05 +/- acres with ingress and egress on Old Dixie Hwy. The original proposal was to establish a soccer camp. Vacant Land of Polk County, LLC on behalf of property owner Gus Wong is requesting to amend the Future Land Use from Tourism Commercial Center (TCC) to Residential Low on 181.88 acres +/- and to Residential Medium on 73.17 acres +/- . The request also includes a zoning classification amendment from Commercial Highway (CH) to General Residential-1 (RG-1) on (181.88 +/- acres) and General Residential-2 (RG-2) on (73.17 acres +/-) The applicant proposes to develop a 350-lot subdivision and a 360-unit apartment complex. The request is compatible with the proposed zoning and adjoining Future Land Use classifications and is consistent with surrounding development.

The Future Land Use of Low Density Residential allows for single family detached dwelling units, schools, parks, and related public uses with residential densities of 0-6 units per acre. The Future Land Use of Medium Density Residential allows for 7 to 10 dwelling units per acre. The primary intent of Medium Density Residential areas is to encourage the continuation of mixtures of housing types. These dwelling units should include one and two story apartments, townhouses, duplexes, and single family dwellings.

The zoning request of General Residential-1 (RG-1) is intended to include lands developed and suitable for development for low to medium density residential uses and allows for single family detached, single family semi-detached and attached townhouses. General Residential-2 (RG-2) is intended to be used for medium to high density residential uses and allows single family detached dwellings, two family and multiple family dwellings. The Future Land Use and Zoning Map request meet the requirements of the Comprehensive Plan, the Land Development Regulations and the Joint Planning Agreement with Polk County.

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 Uses of Low Density Residential and Medium Density Residential and the zoning classifications of General Residential-1 (RG-1) and General Residential-2 (RG-2) to the City Commission.

**Planning Commission Meeting  
November 2, 2021**

**AGENDA ITEM 3: PUBLIC HEARING** – LAND DEVELOPMENT REGULATION TEXT AMENDMENT-  
THE LAKES DISTRICT

**AGENDA ITEM 4:** RECOMMENDATION AMENDING THE LAND DEVELOPMENT REGULATIONS

\_\_\_ INFORMATION ONLY

\_X\_ ACTION REQUESTED

---

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

**ATTACHMENTS:**

- . Notice of Public Hearing – 10/22/21
- . Proposed text amendment to the Land Development Regulations

**ANALYSIS:** In February 2019, the City Commission approved a Memorandum of Agreement with three major property owners in the North Auburndale Area and a Contract for Planning Consultant Services with Kimley-Horn and Associates for Master Planning the North Auburndale area which has been experiencing rapid growth and development, and a change in land use patterns from agricultural to residential. Following several planning workshops with the property owners and the public, the City Commission endorsed “The Lakes District” Vision and Strategies. The Lakes District Vision is a master plan to help with the creation of greenway and trails corridors, mixed-use centers, walkability enhancements, and protection of environmental resources and agricultural character.

City Staff and its consultant drafted amendments to the City’s Comprehensive Plan and Land Development Regulations. During a workshop with the Planning Commission on August 31, 2021, a presentation of The Lakes District’s major themes was made, which include mixed-use village centers, pedestrian and bicycle connectivity, regulations for open space and residential neighborhoods, and the creation of a Transfer of Development Rights program.

In September of 2021 the Planning Commission heard a proposed amendment to the Future Land Use Element of the City of Auburndale Comprehensive Plan to establish a Future Land Use classification of Lakes District Mixed Use. The recommendation of unanimous approval by the Planning Commission was forwarded to the City Commission where it was approved for transmittal to the Department of Economic Opportunity for a State review. The City is currently awaiting the State’s review comments and/or approval. Concurrently, during the State review process, City Staff is proposing an amendment to the Land Development Regulations, Chapter 15, Special Overlay Districts. These proposed policies are intended to facilitate the new Future Land Use once adopted.

The new Land Development Regulation policies are intended to establish coherent and compact interconnected districts and neighborhoods, mixed and integrated uses, provide for a range of housing options, sizes, and prices, develop a balanced transportation system that provides alternatives to driving, ensure a connected and walkable street network, and to enhance public spaces. Each of the following zoning districts may incorporate Transfer of Development Rights (TDRs) as proposed in the accompanying attachment, The Lakes District Planning Area.

Zoning Districts in the proposed overlay are to include:

**Village Centers.** This zoning classification provides a variety of shops, services, restaurants, and civic facilities that serve the needs of the surrounding neighborhoods. Village Centers have a base density of 6 dwelling units per acre which may be increased through the Transfer of Development Rights (TDR) process.

**Residential Neighborhood.** These medium to low density areas shall be scaled to the needs of pedestrians, with local destinations, such as Centers, schools, and community parks, within walking distance. Residential neighborhoods have a base density of 6 dwelling units per acre.

**Estate Residential.** Areas within the Lakes District where rural development patterns recognize unique environmental conditions and incorporate them into larger single-family residential lots. Estate Residential neighborhoods have a base density of 6 dwelling units per acre.

**Parks/ Open Space.** This zoning category is applied to proposed locations for parks and other open space (community, neighborhood, plazas, and greens) or institutional uses. Lands in these areas may also be a TDR sending zone and have a base density of 6 dwelling units per acre.

**Conservation Network.** Establishes an interconnected open space system that protects wetland habitat along with communities and protected wildlife species while allowing passive recreation uses such as pedestrian and bike trails where appropriate. Lands in these areas may be a TDR sending zone and have a base density of 6 dwelling units per acre.

Transfer of Development Rights (TDR) encourages the implementation of higher density Village Centers, as well as preserve other important uplands, agriculture areas, water reuse area, aquifer recharge, wetland connections and wildlife corridors. The City of Auburndale may allow the transfer of development rights from sending areas to receiving areas in the Lakes District. Sending Zones include Estate Residential, Parks/Open Space, Conservation Network, Residential Neighborhood. Receiving Zones would be Village Centers and Residential Neighborhoods. It is understood that only newly proposed as of (October 7, 2021) Site Plans are eligible to send and receive TDRs.

Staff will make further presentations about the Land Development Regulation Text Amendment.

The proposed text amendment to the land Development Regulations is consistent with the City of Auburndale Comprehensive Plan, all other Land Development Regulations, and the Joint Planning Agreement with Polk County.

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

**STAFF RECOMMENDATION:** Recommend approval of the proposed Land Development Regulation text amendment to the City Commission.