

**Planning Commission Meeting Minutes  
October 5, 2021**

Minutes for the Regular Meeting for the Planning Commission of the City of Auburndale, Florida held Tuesday, October 5, 2021, at 4:00 pm in the City Commission Room at City Hall, after having been properly advertised with the following members present – Vice-Chairman Danny Chandler, Mike Chevalier, Matt Maloney, Jere Stambaugh and Brian Toune. Also, present was Community Development Director Julie Fife, and Secretary Marsha Johnson. Vice-Chairman Danny Chandler declared a quorum and the Meeting was called to order and opened with the pledge to the American Flag. Absent was Chairman Perry Price and Commissioner Jody Miller.

**Motion** was made by Commissioner Mike Chevalier and seconded by Commissioner Jere Stambaugh to approve the minutes as written from the September 7, 2021, meeting. Upon vote all ayes.

Community Development Director Julie Fife stated she wanted to go over the Planning Commission terms of office. Each term is for three years, alternating so at least one Planning Commission seat is vacated yearly. Also, just to remind you that an absence for three consecutive regular meetings of the Planning Commission operates to vacate a seat of a member unless such absence is excused by the Commission setting forth the fact that such excuse duly entered upon the minutes. Commissioner Perry Price and Commissioner Jody Miller gave me ample warning that they were not going to be able to make tonight's meeting, that is in the record. Just so you know, three times in a row can vacate your seat unless I have a formal notice that you are going to be absent. I understand with COVID and society, that things happen in our families and sometimes those emergencies happen. We would love to have some communication to back it up.

Vice-Chairman Danny Chandler closed the Regular Meeting and opened the Public Hearing.

**Agenda Item 1 PUBLIC HEARING – OFFICIAL ZONING MAP AMENDMENT – CABANA CLUB RV RESORT**

Community Development Director Julie Fife stated 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. A notice of Public Hearing was given on 9-25-2021. In your packet you will see location Map, Binding Site Plan, and the typical rendering that we are talking about today. 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. At this time the Cabana Club RV Resort which has a new branding of Margaritaville aerial was shown on the screen. 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 recommends approval of the proposed Zoning Map modification to the binding site plan to the City Commission.

Vice-Chairman Danny Chandler asked for Public Comment, there was none.

Vice-Chairman Danny Chandler closed the Public Hearing and reopened the Regular Meeting.

**Agenda Item 2 - RECOMMENDATION AMENDING THE ZONING MAP– CABANA CLUB RV PROPERTY**

**Motion** was made by Commissioner Brian Toune and seconded by Commissioner Matt Maloney to recommend to the City Commission the Official Zoning Map Amendment – Cabana Club RV Resort. Upon vote all ayes.

Vice-Chairman Danny Chandler stated the meeting was adjourned at 4:07 p. m.

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

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Marsha Johnson, Secretary