

Planning Commission Meeting Minutes July 6, 2021

Minutes for the Regular Meeting for the Planning Commission of the City of Auburndale, Florida held Tuesday, July 6, 2021, at 4:00 pm in the City Commission Room at City Hall, after having been properly advertised with the following members present - Chairman Perry Price, Vice Chairman Danny Chandler, Commissioners Mike Chevalier, Matt Maloney, Jody Miller, Jere Stambaugh and Brian Toune. Also, present was Community Development Director Julie Fife, City Planner Jesse Pearson, and Secretary Marsha Johnson. Chairman Perry Price declared a quorum and the Meeting was called to order and opened with the pledge to the American Flag.

Motion was made by Commissioner Jody Miller and seconded by Commissioner Matt Maloney to approve the minutes as written from the June 1, 2021, meeting. Upon vote all ayes.

Community Development Director Julie Fife thanked the commission for providing their e-mail addresses. She stated that going forward in the future Smart Gov will be the new permitting department software for our permitting and planning departments. It will help the whole process when it comes to development. In the future they hope to do the packets through e-mail. She will make an announcement before that happens. Also, new legislation that became law on July 1, 2021. State bill #1274 and this increases the maximum acreage of small-scale comprehensive plan amendments from ten acres to fifty acres. This will also increase the maximum acreage for small scale comprehensive plan amendments within our critical area of state concern the Green Swamp from 20 to 100.

Chairman Perry Price closed the Regular Meeting and opened the Public Hearing.

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

City Planner Jesse Person stated the Planning Commission will consider and take public comment on a Special Exception before making a recommendation to the Board of Adjustment. 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. This was advertised in the Ledger on 6/25/21. The City has received a request to allow a Special Exception as allowed for in the Land Development Regulations under General Commercial for the following property: The owner is Central Florida LLC, Mike Durden. The location is US Hwy 92 and Jersey Road. The current Future Land Use is Neighborhood Activity Center which complies with the request. The current City Zoning is General Commercial allows for the Special Exception and the current Use is Agriculture (+/- 18.33 acres). 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 Request 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. The owner desires to develop a self-storage facility that comprises up to 270 storage units of various sizes and up to 180 RV and Boat storage spaces. General Commercial zoning classification allows for the Special Exception Mini warehousing. The applicant is requesting the Special Exception in order to allow for a specifically provided for in Chapter 5, Zoning, General Commercial, 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. At this time, the property was shown on the screen. Staff recommends approval of the requested Special Exception.

Chairman Perry Price asked for public comment.

Bob Ziegenfuss of Z Development Services. I am the Civil Engineer for the project, and I have been retained by the property owner here today to request the Special Exception. We are adjacent to some residential property seen on the map. The Site Plan that we have prepared is keeping as much of the activity up towards the state road as possible. As is required by code anytime that our facility does abut the adjacent residential, we are required buffering, landscaping and any type of screen that would be necessary. I am here to answer any questions you have.

Chairman Perry Price closed the Regular Meeting and Reopened the Public Hearing.

Chairman Perry Price asked about welders/generators etc.

City Planner Jesse Pearson stated no scrap yards, no junk cars, those are prohibited.

Chairman Perry Price said no one camping or in tents.

City Planner Jesse Pearson said no sir, at that point it becomes residential and that is a violation of the Special Exception.

Chairman Perry Price stated we get this as a cursory review?

City Planner Jesse Pearson said the Planning Commission gets it because if they see something that might need to be addressed and to make sure that the Land Development Regulations have been met. If they have any additional comments, stipulations or conditions or something that they would suggest that the Board of Adjustment consider. They can suggest that. He showed the Site Plan on the screen at this time.

Commissioner Danny Chandler asked if they were climate-controlled units.

Bob Ziegenfuss stated they will be single story climate controlled.

Commissioner Danny Chandler asked if they were exterior access or is it go inside.

Bob Ziegenfuss said the buildings have not be designed yet but there will be exterior units and some interior hallway access units as well. We have not got into detail of the architectural design of the buildings at this time. We kept most of the development so that it does not abut those residential homes. We were cognoscenti of the neighbor residential properties.

Commissioner Danny Chandler asked if the parking storage would be covered or open.

Bob Ziegenfuss said some covered.

Commissioner Danny Chandler asked if it was proportionate with the interior storage or is it heavy to the parking side. Is it balanced, interior storage and parking?

Bob Ziegenfuss said he thought there was a larger number of exteriors, 270 vs 180. The Site Plan is not finalized we need to go through permitting with the DOT for our access, drainage connection permitting, SWFWMD, and FDEP.

Chairman Perry Price asked it there was adequate turn around.

Bob Ziegenfuss said yes. They will look at the largest vehicles that will be coming through there and make sure it can turn around.

Chairman Perry Price asked about climate control and air conditioner ground placement.

Commissioner Mike Chevalier shared that there would be one for each building.

Commissioner Jody Miller asked about business hours.

Bob Ziegenfuss said they had not discussed operating hours at this point.

Chairman Perry Price wanted to do a little housekeeping. I am closing the Public Hearing and reopening the Regular Meeting. We did not get that right the first time.

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

Motion was made by Commissioner Danny Chandler and seconded by Commissioner Jere Stambaugh to approve the Special Exception for the General Commercial.

Commissioner Brian Toune asked about ingress and egress.

Bob Ziegenfuss said it is a shared access with the existing Aaron's furniture warehouse.

Upon vote all ayes.

Chairman Perry Price closed the Regular Meeting and Reopened the Public Hearing.

City Planner Jesse Pearson stated the Board of Adjustment hearing would be held on Wednesday July 21, 2021, at 4:00 p.m. here in the Commission Chambers.

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

City Planner Jesse Pearson stated the Planning Commission will consider and take public comment on a Zoning Map amendment before making a recommendation to the City Commission. Notice of Public Hearing was posted on 6/25/21. The City has received a request to amend the zoning of the following property, Charles Booker, PE/Traditions Engineering on behalf of MF Partners, LLC are petitioning. The location is on US Hwy 92 and Polk County PRKWY. The current Future Land Use is Neighborhood Activity Center and the current City Zoning is Planned Development-Commercial 1-Expired. The proposed Zoning classification is Planned Development-Commercial 1, they want to get it restarted again. The property is currently vacant (+/- 32.33 acres). In 2005, the city approved a Planned Development-Commercial 1 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 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 and the Land Development Regulations. Typical tenants for an NAC are supermarkets, offices, convenience stores, drug stores, and other related commercial uses. 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. The property was shown on the screen at this time. Staff recommends approval to re-establish Planned Development-Commercial 1 zoning district to the City Commission.

Chairman Perry Price asked for public comment.

Chad Booker of Traditions Engineering of 632 East Main Street Lakeland Florida is the Professional Engineer for the project and representative for the applicant. Here to answer any questions.

Chairman Perry Price closed the Public Hearing and Reopened the Regular Meeting.

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

Motion was made by Matt Maloney and seconded by Jody Miller to recommend approval of the PD 1 to the City Commission.

Commissioner Brian Toune asked if was medical or specialist hospital.

Chad Booker said it is medical, but it is for rehabilitation.

Commissioner Brian Toune asked about the median break.

Chad Booker said he had a long meeting with DOT and they said because of the vicinity of the site to the Parkway 2,640 feet is the minimum they allow for medium opening. Any new developments both sides of that must close. They are looking at a left turn maybe at the next one. DOT recommends it. DOT is getting away from median openings at driveways. Almost every instance with new development they are either going to require a directional median or close it. We requested a directional so we could have left ins to our driveway, but they wouldn't allow it because we are too close to the parkway.

Commissioner Danny Chandler asked if there was a purpose it was so skewed to the east of the property. Is that to leave room for development to the west.

Chad Booker said correct. Obviously, this parcel here is only going to be seven acres of the 32. My client wants the frontage to be as close 92 and the parkway as possible. Everything else will be sold off for future development.

Danny Chandler asked about the PD for the rest of the property.

City Planner Jesse Pearson said this PD will only allow the development of this hospital. Any other proposals within this PD will have to come before you for residential or commercial.

Upon vote all ayes.

Chairman Perry Price closed the regular meeting.

Chairman Perry Price stated he wanted to talk about Auburndale is a nice place, "I've discovered it, they don't other people discovering it". We have been going through people here at meetings on traffic, playgrounds, and property. Being the chairman, I cannot bring up a recommendation. But I would like to make a suggestion and have it go into a discussion. It is to a point where I might just do this every meeting. I would like to limit the lot sizes 100-120 or 100-140, calling it the rear access to your property bill. We have heard many times here standing room only about how people cannot get to their property. I do not like that no one has vehicle access to the rear of their property. I have been trying to figure out how to make everything equitable. If we make everything RS-1 and the size of it 100 x 120. Years ago, that is what most of the lots were in fact that is what my lot is. I realize the realtors are against me and the developers. That is their money maker. We have the citizens that we hear more from then we hear from the developer now and then. I am throwing this out for discussion. Can we withhold water?

Commission discussion.

Community Development Julie Fife stated it would be considered a taking in a way if we said to someone who does have proximity to our services, because they are on our service area, that we are not going to provide services based on lot size. It is your opportunity as the Planning Commission to deny or make a recommendation for denial to go to the City Commission if you do not like the lot size. But we cannot say to someone that is in our area of service, we are not going to provide that for you. It is different with Commercial; it is different with someone coming and changing the zoning because they are asking for something. But if it is already a given if they are residential, service is implied. That is different and we could be in a court of law. Someone could come against us. That is my role to make sure that does not come against you. A couple things: there is timing thing in the Florida Statutes about development. For instance, if we are far away and someone is developing, and they are out of service of our area. But they say you need to provide service for our area we can technically deny that they would either need to build the pipe to get to us, but we are not necessarily going to build the pipe to get to them, that is a little bit different and there is a timing issue. There is infrastructure for that, we do not like to develop in parts of the county or parts of the city that do not have connectivity to schools and EMS and fire. That is part of what staff does in their analysis and looking at especially single family that come before you is to make sure we do have those services, and we can provide them. We are in a unique situation too where we are filtered with incorporated Polk County, and it weaves in and out of our city lines. There is a lot of conversation that takes place. New development within the County that allows for smaller lots, 50-foot lots, we cannot control. But there are a couple of things in place that we can control. Right now, our minimum lot size that anyone is allowed is 7,200. If you really look at that compared to Polk County's 50 foot. That is a lot more. The fact that we have a minimum and that we do not want anything below that threshold is good for us. A couple other things that are coming into us is the Lakes Districts all though it will have to come before everyone and be voted on, is the fact that we do not want to have more than six units per acre. Some of those will help that 7,200 and let us allow to have those 1400 square foot houses, except for people who choose to live in a mobile home. We do have some regulations in place or coming in place. To look at a unified residential lot size for the entire city. You could ask staff to look at what other cities have done other municipalities that have done a generalized unified lot size. We could do the research and bring it back to you. But I will say this, the uniqueness of Auburndale is the fact that we do have different lot sizes. You do not necessarily want to have every lot size to be 10,000 sq ft, then you do not have any uniqueness. There are some properties with wetlands and other things that it would be very difficult to get those half acre lots on. Then you must look at the economics of what people can afford. That is part of what we do as well is we look at the economics. Yes, we do have Laniers and some of the Highland Homes and Southern Homes coming in and they may want to make a smaller product. But maybe that is because they are looking at the economics of what people can afford in the area versus affordable housing. We do not have a lot of apartments someone could provide or purchase a home that is 1400 square feet on a 7,200 square foot lot that would provide them to be a first-time home buyer. When you think about unified lot sizes you must take all that analysis into consideration. I do not know a lot of jurisdictions who have just done one lot size for everyone. I do

know that we are going to have a unique situation with the Lake District coming into play where we will have some more of those standards but that will be specific to a certain are of Auburndale itself.

There was more Commission discussion regarding traffic and setbacks.

Community Development Julie Fife stated there is an impact assessment that John Dickson makes sure we have capacity. Also, for traffic concerns a lot of our roads are county roads. There has been a lot of conversation to update the roads. It is a matter of development comes in and it pays for the taxes they can do the upgrades and it is a cat and mouse kind of situation.

More Commission discussion regarding prevent more of Cascara.

City Planner Jesse Pearson stated that after Watercrest the City Commission said no more 50-foot lots. They have already tried to make sure we do not get 50 foot and county has 40 foot lots in some cases. Our City Commission has already stepped up to the plate to deal with this. Another issue is there are some areas that do not lend themselves to and RS-1. Which is why we have RS-2 and RS-3 so that we can have development. We do not have control over the roads, county, or state. You must trip a light. So many trips. I do not know of any municipality that has one single lot size. You cannot because of the configuration of the various lands.

Chairman Perry Price said the roads are limited because of our lakes.

City Planner Jesse Pearson stated it is also how old they are, we have roads that have not been widened in decades. The County and State have their own criteria that they go by that we have no control of over it.

More discussion on lot sizes.

Chairman Perry Price said please look at Savannah and Henderson Nevada.

Community Development Julie Fife explained the annexation policy. We can look at cities inside of Florida. There is an eleven-county bubble we use.

Chairman Perry Price stated there are exceptions, I have seen it.

Community Development Julie Fife stated the Commission is asking staff to do an analysis on setbacks and lot sizes. It will be a couple months.

Chairman Perry Price said yes.

More discussion on lot sizes.

Chairman Perry Price stated next month I am going to ask the same thing. The City Commission will see that this subject will not die until we find something out.

Commissioner Jere Stambaugh asked if other cities are having the same problem.

Community Development Julie Fife stated yes. If we bring to you some information in a couple months, it gives you more information to be informed on how to answer the questions when people come to you. Regardless if we make changes or not. That is what we will do.

Discussion was had regarding receiving commission packets in the future by e-mail.

Commissioner Brian Toune requested a large map for future items be placed at the desk.

Chairman Perry Price stated the meeting was adjourned at 5:06 p. m.

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

Marsha Johnson, Secretary