



City of Auburndale
Auburndale, Florida 33823

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Community Development Department

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PLANNING COMMISSION MEETING
December 7, 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 – November 2, 2021

ANNOUNCEMENTS – Julie Fife, Community Development Director

AGENDA

1. **PUBLIC HEARING**- LAND DEVELOPMENT REGULATIONS (LDRs) AMENDMENT – FLORIDA WATER STAR PROGRAM
2. RECOMMENDATION AMENDING THE LAND DEVELOPMENT REGULATIONS (LDRs) – FLORIDA WATER STAR PROGRAM
3. **PUBLIC HEARING**- FUTURE LAND USE AND ZONING MAP AMENDMENT– MANCINI PROPERTY
4. RECOMMENDATION AMENDING THE FUTURE LAND USE MAP – MANCINI PROPERTY
5. RECOMMENDATION AMENDING THE ZONING MAP – MANCINI 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
December 7, 2021**

AGENDA ITEM 1: PUBLIC HEARING – LAND DEVELOPMENT REGULATION TEXT AMENDMENT-FLORIDA WATER STAR PROGRAM

AGENDA ITEM 2: 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 – 11/24/21
- . Proposed Text

ANALYSIS: City Staff is proposing an amendment to the Administration and Procedures Manual and Chapter 10, Landscaping of the Land Development Regulations. The suggested text amendment includes language to outline water conservation standards under the Florida Water Star Program (FWS), a program under the Southwest Florida Water Management District.

The Florida Water Star program is a statewide, voluntary water conservation certification program for new and existing residential homes and commercial buildings. The program encourages water efficiency in appliances, plumbing fixtures, irrigation systems and landscapes, as well as water quality benefits from landscape best management practices. Builders will have two options to meet the code requirements included in the text amendment. The two options provide the builder with some flexibility and are as follows:

- Option One: A third-party inspection is conducted by a trained FWS inspector and official FWS certification is obtained.
- Option Two: The builder submits affidavits stating that the FWS criteria have been met. A third-party inspection does not take place.

Local governments that have written the Florida Water Star regulations into ordinance include Davenport, Mulberry, Lake Alfred, Lake Hamilton, Polk City and Bartow.

STAFF RECOMMENDATION: Recommend approval of the proposed Land Development Regulation text amendment.

**Planning Commission Meeting
December 7, 2021**

AGENDA ITEM 3: PUBLIC HEARING – FUTURE LAND USE AND ZONING MAP AMENDMENT –
MANCINI PROPERTY

AGENDA ITEM 4: RECOMMENDATION AMENDING THE FUTURE LAND USE MAP

AGENDA ITEM 5: RECOMMENDATION AMENDING THE ZONING MAP

 INFORMATION ONLY

 X ACTION REQUESTED

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

ATTACHMENTS:

- . Notice of Public Hearing – 11/24/2021
- . Location Map

ANALYSIS: The City has received a request from Jonathan Huels on behalf of Daniel Mancini to amend the City of Auburndale’s Future Land Use and Zoning Map. In December of 2005, the City approved a Future Land Use request establishing Tourism Commercial Center (TCC) and a Zoning classification of Commercial Highway (CH) on +/- 7.21 acres. The property is located on C. Fred Jones Blvd, west of CR 559 and south of Interstate-4. The subject property is currently vacant.

The applicant proposes to amend the City Future Land Use classification of Tourism Commercial Center (TCC) to Business Park Center (BPC) and amend the City Zoning classification from Commercial Highway (CH) to Light Industrial (LI) on +/- 7.21 acres. The Land Use of Business Park Center allows for light assembly plants, or warehouse facilities, offices, distributors, research and development. The Light Industrial classification permits light manufacturing, processing, storage and warehousing, wholesaling, and distribution. This request is consistent with the existing Future Land Use and Zoning classification adjacent to the west, also owned by Daniel Mancini, and is compatible to existing development to the east.

The current request allows the construction of a future distribution warehouse. The project is known as the Auburndale Commerce Center and sits adjacent to the Amazon Distribution Center.

Following Staff’s presentation of the amendment 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 Future Land Use and Zoning Map amendments to the City Commission.