

**NOTICE OF PUBLIC HEARING BEFORE
THE AUBURNDALE LOCAL PLANNING AGENCY AND
THE CITY COMMISSION TO AMEND ORDINANCE NO. 752,
AMENDING THE FUTURE LAND USE MAP
AND TO AMEND ORDINANCE NO. 764,
AMENDING THE OFFICIAL ZONING MAP**

Notice is hereby given that the Local Planning Agency of the City of Auburndale, Florida, will hold a **Public Hearing** on Tuesday March 15th, 2022, at 4:00 p.m., in the City Commission Room, City Hall, to hear and consider a petition to amend Ordinance No. 752, the City's Comprehensive Plan and Future Land Use Map and Ordinance No. 764, the City's Land Development Regulations and Zoning Map.

The Auburndale Planning Commission will receive public input and make recommendations to the City Commission with respect to amending the Future Land Use Map and Official Zoning map.

Notice is hereby given that the City Commission of the City of Auburndale, Florida, will hold a **Transmittal Public Hearing** on Tuesday, March 21st, 2022 at 7:00 p.m., in the City Commission Room, City Hall, to hear and consider a proposed amendment to Ordinance No. 752, the City's Comprehensive Plan and Future Land Use Map. Upon approval by the City Commission, the proposed Future Land Use Map amendment will be submitted to the Florida State Land Planning Agency for a State Coordinated Review with State law. A second and final Public Hearing to hear and consider the first reading of the proposed Ordinances amending Ordinance No. 752, the City's Comprehensive Plan and Future Land Use Map and Ordinance No. 764, the City's Land Development Regulations and Official Zoning Map, will be held following the Florida State Land Planning Agency's review.

The proposed Transmittal Resolution is entitled: A RESOLUTION PROPOSING AN AMENDMENT TO THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN OF THE CITY OF AUBURNDALE, FLORIDA AND TRANSMITTING SUCH PROPOSED AMENDMENT TO THE FLORIDA STATE LAND PLANNING AGENCY FOR A STATE COORDINATED REVIEW (GENERAL LOCATION: Lake Mattie Road).

The proposed Comprehensive Plan and Future Land Use Map Ordinance is entitled: AN ORDINANCE OF THE CITY OF AUBURNDALE, FLORIDA, AMENDING ORDINANCE NO. 752, THE COMPREHENSIVE PLAN OF THE CITY OF AUBURNDALE, FLORIDA, BY AN AMENDMENT TO THE FUTURE LAND USE MAP BY RECLASSIFYING A PARCEL OF LAND TOTALING +/- 178.12 ACRES FROM POLK COUNTY FUTURE LAND USE AGRICULTURE/RURAL RESIDENTIAL (A/RR) TO CITY OF AUBURNDALE LAKES DISTRICT MIXED USE DEVELOPMENT; AND PROVIDING AN EFFECTIVE DATE (General Location: Lake Mattie Road).

Amend the Future Land Use Map as follows:

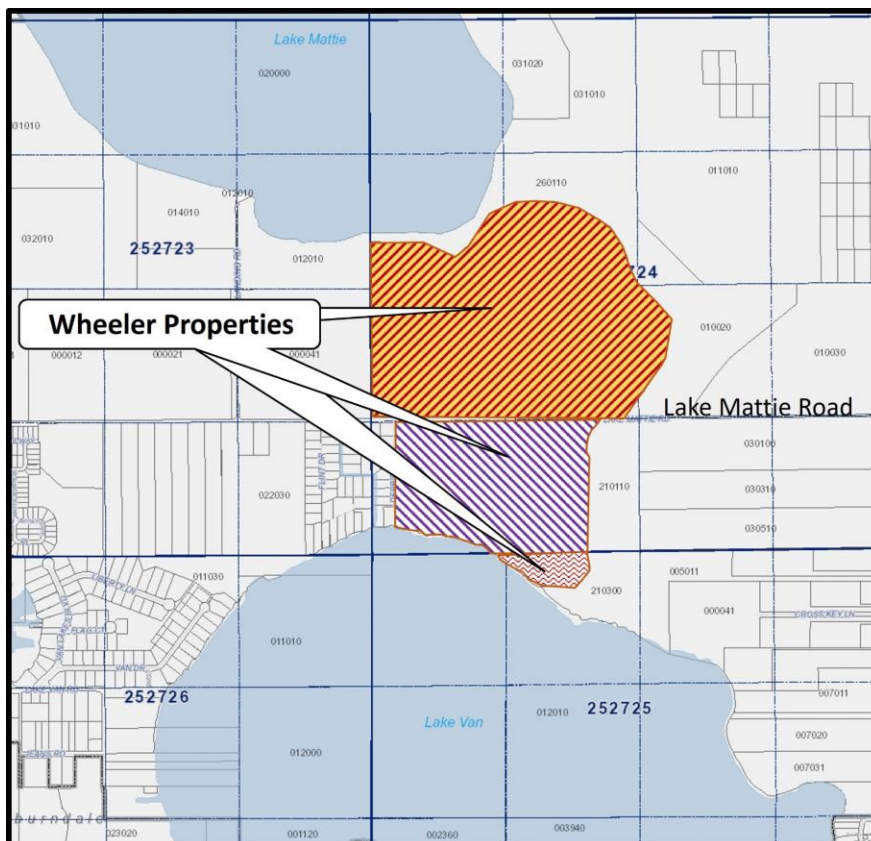
Wheeler Properties: Reclassify from Polk County Future Land Use Agriculture/Rural Residential (A/RR) classification to City of Auburndale Lakes District Mixed Use on approximately +/- 178.12 acres.

Property ID #: **252724300500210400:** NEW ARMENIA REVISED MAP PB 1 PG 68A 68B IN SEC 24 T27 R25 BLK BU LESS W 233 FT OF SW1/4 OF SW1/4 LYING N OF LK VAN & S OF CUSTER RD
252724300500220010: NEW ARMENIA REVISED MAP PB 1 PG 68A 68B IN SEC 24 T27 R25 THAT PART OF BLKS A B BV BW BX & BZ OF SW1/4 & S1/2 OF NW1/4 & N1/2 OF SE1/4 OF SEC 24

MORE PART DESC AS FOLL: COMM SW COR OF N1/2 OF SW1/4 OF SEC RUN N00-44-31W ALONG W BNDRY OF SAID SW1/4 OF SEC 37.07 FT TO POB CONT N00- 44-31W 1285.60 FT TO NW COR OF SAID SW1/4 SEC 24 CONT N00-44-31W 446.13 FT N89-27-27E 493.55 FT S68-03-15E 373.43 FT N47-32-01E 204 FT N35-17-28E 368.51 FT N64-55-25E 252.13 FT N89-14-13E 369.83 FT S74-35-17E 282.54 FT S59-32-38E 343.65 FT S29- 45-06E 336.30 FT S13-56-40E 210.41 FT S42-20-27E 86.68 FT TO E BNDRY OF NW1/4 OF SAID SEC 24 RUN S00-46-01E 25.54 FT TO NE COR OF SAID SW1/4 OF SEC 24 N89-25-35E 22.67 FT S42-20-27E 457.66 FT S09-38-08W 401.11 FT S33-51-34W 390.64 FT S39-14- 20W 295.35 FT S00-33-34W 13.85 FT S89-33-04W 1216.70 FT S89-54-52W 1266.46 FT TO POB & ALL THAT PART PLATTED UNOPENED & UNMAINT R/W LYING N OF EXISITING R/W FOR LAKE MATTIE RD LESS THAT PART LYING W OF BLK BV BEING IN N1/2 OF SW1/4 & S1/2 OF NW1/4 OF SEC LYING WITHIN ABOVE DESC PCL & LESS ADDL R/W AS DESC IN OR 9990 PG 2215

252724300500210200: NEW ARMENIA REVISED MAP PB 1 PG 68A 68B IN SEC 24 T27 R25 BLK BU THAT PART LYING IN THE NW1/4 TRACT 25-27-25 LESS THAT PART WITHIN FOLLOWING DESC BEG NE COR OF SE1/4 OF SW1/4 RUN S 2171.62 FT TO LAKE NWLY ALONG ALKE 1240 FT M/L E 366 FT M/L N 39 DEG 52 MIN 25 SEC E 179.41 FT N 1295.03 FT N 16 DEG 07 MIN 27 SEC E 125 FT N 41 DEG 24 MIN 47 SEC E 153.66 FT E 377.49 FT TO POB

Area: +/- 178.12 acres



The proposed Future Land Use and Zoning Map amendments are available for review in the Planner's Office, City Hall, One Bobby Green Plaza, Florida, weekdays from 8:00 a.m. to 5:00 p.m. Interested parties may examine the Ordinances and Maps there or appear at the meeting and be heard with respect to such proposed amendments.

In compliance with the American Disabilities Act (ADA), anyone who needs a special accommodation for this meeting should contact the City Clerk's Office at 863/968-5133 at least 48 hours in advance of this meeting.

At said hearing any person, his Agent or Attorney, may appear and be heard. If a person decides to appeal any decision made by the City Commission with respect to any matter considered at such hearing, they will need a report of the proceedings, and that, for such purposes, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based (F.S. 286.0105).