



City of Auburndale
Auburndale, Florida 33823

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Community Development Department

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PLANNING COMMISSION MEETING
APRIL 5, 2022 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 – March 15, 2022

ANNOUNCEMENTS – Julie Fife, Community Development Director

AGENDA

1. **PUBLIC HEARING** – OFFICIAL ZONING MAP AMENDMENT – WHEELER PROPERTY
2. RECOMMENDATION AMENDING THE ZONING MAP– WHEELER 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
APRIL 5, 2022**

AGENDA ITEM 1: PUBLIC HEARING – ZONING MAP AMENDMENT – WHEELER PROPERTY
AGENDA ITEM 2: RECOMMENDATION AMENDING THE ZONING MAP

___INFORMATION ONLY

X ACTION REQUESTED

ISSUE: 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.

ATTACHMENTS:

- . Notice of Public Hearing – 3/25/2022
- . Location Map

ANALYSIS: The City has received a request for a modification to an existing Planned Development as follows:

Wheeler Farms Property

<u>Owner/Petitioner:</u>	Wheeler Farms, Inc./ Clayton Properties Group, Inc.
<u>Location:</u>	Lake Mattie Road
<u>Current Use:</u>	Vacant (+/-178.12 acres)
<u>Current Polk County Zoning:</u>	Agriculture/Residential Rural (A/RR)
<u>Proposed City Zoning:</u>	Residential Neighborhood (RN)

In January 2022 the City Commission adopted the Comprehensive Plan text amendment establishing a new Future Land Use classification, Lakes District Mixed Use (LDMU). On December 6, 2021 the City adopted an amendment to the City's Land Development Regulations (LDRs) Chapter 15, Special Overlay Districts, establishing new zoning policies for this newly adopted Future Land Use. The new policies were transmitted February 22, 2022 to the Department of Economic Opportunity (DEO) for their 30 day review.

The Wheeler Farms, Inc. properties consists of 178.12 acres that was annexed into the City Limits in February, 2021. On March 15, 2022 the Planning Commission heard a proposed Future Land Use request for the City's newest Future Land Use category of Lakes District Mixed Use and gave a recommendation of approval to the City Commission. On March 21, 2022 the City Commission transmitted the proposed Future Land Use to the Department of Economic Opportunity (DEO) for a 60 day State Coordinated Review. While the proposed amendment is under review the applicant has requested to move ahead with the new zoning classification.

The Residential Neighborhood (RN) zoning classification allows low to medium density areas and are intended to be scaled to the needs of pedestrians, with local destinations, such as Centers, schools, and community parks, within walking distance. Retail, commercial, and business are not allowed in this zoning classification and shall have a density no greater than 6 units per acre.

The proposal is for a master planned community. Mixed residential of single family, townhomes and multi-family is proposed on the parcel north of Lake Mattie Road. The project is also proposing

onsite amenities, recreation areas, internal open space/green space dispersed through the development and internal sidewalks and walking trails and in accordance to the new Lakes District standards in the LDR. The southern parcels will be developed at a later date.

The requested zoning classification of Residential Neighborhood (RN) is consistent with City of Auburndale Comprehensive Plan and Land Development Regulations.

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 RECOMMENDATION: Recommend approval of the proposed Zoning of Residential Neighborhood (RN) to the City Commission.