



City of Auburndale  
Auburndale, Florida 33823

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Community Development Department

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**PLANNING COMMISSION MEETING**  
**June 7, 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 – May 3, 2022

ANNOUNCEMENTS – Jesse Pearson, City Planner

**AGENDA**

1. **PRELIMINARY PLAT** - EVEREST PROPERTY
2. **PUBLIC HEARING** - ZONING MAP AMENDMENT– ENCLAVE OF LAKE ARIETTA PROPERTY
3. RECOMMENDATION AMENDING THE ZONING MAP – ENCLAVE OF LAKE ARIETTA PROPERTY
4. **PUBLIC HEARING** - LAND DEVELOPMENT REGULATION TEXT AMENDMENT- THE LAKES DISTRICT MASTER PLANNED COMMUNITY AREA AMENDMENTS
5. RECOMMENDATION AMENDING THE LAND DEVELOPMENT REGULATIONS (LDRs) – LAKES DISTRICT MASTER PLANNED COMMUNITY ARCHITECTURAL STANDARDS

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  
June 7, 2022**

**AGENDA ITEM 1: PRELIMINARY PLAT** – Everest Hospital-Hwy. 92 and Polk County Parkway

INFORMATION ONLY

ACTION REQUESTED

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**ISSUE:** The Planning Commission will consider a preliminary plat before making a recommendation to the City Commission.

**ATTACHMENTS:**

- . Preliminary Plat
- . Location Map

**ANALYSIS:** The City has received a preliminary plat from Chad Brooker of Traditions Engineering on behalf of MF Partners, LLC for a 5 preliminary plat on +/- 32.33 acres located at US Hwy 92 W. and the Polk Parkway. The preliminary plat has been reviewed by all City Departments and meets all City Codes and Land Development Regulations.

The property is zoned Planned Development-Housing 1 (PD-H1) and Planned Development-Commercial 1 (PD-C1) and meets or exceeds all Land Development Regulations, including minimum lot size, accessibility, and setbacks. The Planned Development-Commercial 1 (PD-C1) was approved in August 2021 for a hospital. Access will be from US Hwy. 92 W., a State maintained road. All retention areas, internal roads, sidewalks, and open spaces are to be maintained by the property owner.

Following the Planning Commission's recommendation, the preliminary plat will go to the City Commission for approval. Preliminary plat approval by the City Commission allows the developer to proceed with construction plan approval and final plat approval.

**STAFF RECOMMENDATION:** Recommend approval of the Preliminary Plat to the City Commission.

**Planning Commission Meeting  
June 7, 2022**

**AGENDA ITEM 2: PUBLIC HEARING** –ZONING AMENDMENT – ENCLAVE AT LAKE ARIETTA  
SUBDIVISION

**AGENDA ITEM 3:** RECOMMENDATION AMENDING THE ZONING MAP- ENCLAVE AT LAKE ARIETTA

\_\_\_ INFORMATION ONLY

\_\_X\_ ACTION REQUESTED

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**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 – 05/23/22
- . Location Map
- . Binding Site Plan

**ANALYSIS:** The City has received a request for a modification to an existing Planned Development-Housing 1 (PD-H1) zoning classification as follows::

**Enclave at Lake Arietta**

<b>Owner/Petitioner:</b>	JSK Consulting on behalf of Gapway Groves Corp.
<b>Location:</b>	Berkley Road and Lake Myrtle Park Road
<b>Current Future Land Use:</b>	Low Density Residential
<b>Current City Zoning:</b>	Planned Development- Housing 1 (PD-H1)
<b>Proposed Zoning Classification:</b>	Amend Planned Development-Housing 1 (PD-H1) (+/- 28.93 acres)
<b>Current use:</b>	Vacant

In March 2019 the City approved a two phased Planned Development-Housing 1 (PD-H1) zoning classification, which included a binding site plan for 41 single family units and 25 two-family detached short term rental homes (50 units) for a total of 91 residential dwelling units on +/-78.77 acres. This land use and zoning amendment does not include the first phase (+/-47.42 acres) of the development. The request is only for Phase 2. Also, 2.5 acres of the 7.03 outparcel was advertised for a Residential, Institutional, Office (RIO) zoning classification amendment. The request for RIO zoning amendment has been withdrawn by the applicant and will be heard at a future date.

JSK Consulting on behalf of property owner Gapway Groves Corp. is requesting to amend a zoning classification of Planned Development-Housing 1 (PD-H1) on +/-28.93 acres of a +/-31.43 acre tract of land. The request is compatible with the proposed zoning and adjoining Zoning classifications.

The zoning modification to the Planned Development- Housing 1 (PD-H1) of the residential portion request removes the proposed of short-term rental approval and returns the Planned Development- Housing 1 (PD-H1) to traditional single-family residential. The proposal is to continue to develop residentially compatible to the east in Phase 1 of the project.

The minimum lot size will average 9,100-9,200 sq. ft. and a proposed six-foot high wall will run the perimeter of Phase 2. Setbacks proposed are 25' on the fronts, 10' on the side and 10' on the rear. Corner lots would have a setback of 20'.

Following 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 modification to the zoning classification of Planned Development-Housing 1 (PD-H1) to the City Commission.

**Planning Commission Meeting  
June 7, 2022**

**AGENDA ITEM 4: PUBLIC HEARING** – LAND DEVELOPMENT REGULATION TEXT AMENDMENT-  
THE LAKES DISTRICT MASTER PLANNED COMMUNITY AREA AMENDMENTS

**AGENDA ITEM 5:** RECOMMENDATION AMENDING THE LAND DEVELOPMENT REGULATIONS

\_\_\_\_ INFORMATION ONLY

\_X\_ ACTION REQUESTED

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**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 – 05/23/2022
- . Proposed text amendment to the Land Development Regulations

**ANALYSIS:** In 2019, the City Commission endorsed “The Lakes District” Vision and Strategies for the North Auburndale area, which has been experiencing rapid growth and development. The Lakes District Vision is a master plan to help with the creation of greenway and trails corridors, mixed-use centers, walkability enhancements, and protection of environmental resources and agricultural character. At the end of 2021, the City Commission amended the Comprehensive Plan and the Land Development Regulations to include The Lakes District Master Planned Community Area, which is intended to implement the Vision and Strategies for The Lakes District.

City Staff is proposing an amendment to the Land Development Regulations, Chapter 15, Special Overlay Districts to include Architectural Standards for the Lakes District Master Planned Community Area and to correct several scrivener’s errors. The Lakes District Master Planned Community Area Architectural Code will provide architectural definitions, architectural theme of “Florida Heritage” with four main architectural styles to choose from: Craftsman, Neoclassical, Old Florida and Modern Farmhouse.

The Architectural Code contains universal architectural rules, which all new development and redevelopments must comply with. The Lakes District Master Planned Community Area Architectural Universal Rules are as follows:

1. “Heavy” materials below “light” materials. For example, smaller balconies or windows on upper stories, or coarse building materials on the bottom with smooth materials above.
2. Vertically proportioned fenestration.
3. Visible joints i.e., doors, windows, and columns, are required to have spanning lintels.

A development must then identify with one of the four architectural styles and comply with the style's universal rules, the styles permitted exterior building materials, the style's permitted roofline and shape, the style's roofline materials, and at least one characteristic feature as defined for each style provided.

Staff will make a presentation of each of the four architectural styles and the required architectural elements of each style.

Staff is proposing several scrivener's errors such as revising and correcting any references to figures and maps, grammatical corrections, addition of additional agency coordination for the protection of wetlands, clarifying width of garages and sidewalks and updated cross-references to other sections of the LDC.

Staff will make further presentations about the Land Development Regulation Text Amendment.

The proposed text amendment to the land Development Regulations is consistent with the City of Auburndale Comprehensive Plan and all other Land Development Regulations.

Following public comment, the proposed amendments will be considered by the Planning Commission for a recommendation to the City Commission.

**STAFF RECOMMENDATION:** Recommend approval of the proposed Land Development Regulation text amendment to the City Commission.