



City of Auburndale
Auburndale, Florida 33823

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Community Development Department

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PLANNING COMMISSION MEETING

April 4, 2023 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 7, 2023

ANNOUNCEMENTS – Julie Womble, Community Development Director

AGENDA

1. **PUBLIC HEARING** – FUTURE LAND USE AND ZONING MAP AMENDMENT– EPCAR PROPERTIES
2. RECOMMENDATION AMENDING THE FUTURE LAND USE MAP – EPCAR PROPERTIES
3. RECOMMENDATION AMENDING THE ZONING MAP – EPCAR PROPERTIES
4. **PUBLIC HEARING**- LAND DEVELOPMENT REGULATIONS (LDRs) AMENDMENT –CHAPTER 4, DEFINITIONS-MINI-WAREHOUSES
5. RECOMMENDATION AMENDING THE LAND DEVELOPMENT REGULATIONS (LDRs) – CHAPTER 4, DEFINITIONS-MINI-WAREHOUSES
6. **PUBLIC HEARING**- LAND DEVELOPMENT REGULATIONS (LDRs) AMENDMENT – CHAPTER 5, ZONING, CHAPTER 6, SPECIAL PROVISIONS, PUDs, CLUSTERS, CHAPTER 15, SPECIAL OVERLAY DISTRICTS- SOLID WALLS
7. RECOMMENDATION AMENDING THE LAND DEVELOPMENT REGULATIONS (LDRs) –CHAPTER 5, ZONING, CHAPTER 6, CHAPTER 15, SPECIAL OVERLAY DISTRICTS
8. PRELIMINARY PLAT – LAKE MATTIE PRESERVE

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 4, 2023**

AGENDA ITEM 1: PUBLIC HEARING – FUTURE LAND USE AND ZONING MAP AMENDMENT – EPCAR PROPERTIES

AGENDA ITEM 2: RECOMMENDATION AMENDING THE FUTURE LAND USE MAP

AGENDA ITEM 3: 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:

- . Location Maps
- . Notice of Public Hearing – 03/24/2023

ANALYSIS: The City has received a request for a Future Land Use Map Amendment and Zoning Map Amendment on the following property:

<i>Owner/Petitioner:</i>	East Polk County Assoc. of Realtors, Inc.
Location:	US Hwy 92 W. and Polk Pkwy.
Current County Future Land Use:	Linear Commercial Corridor (LCC)
Proposed City Future Land Use:	Commercial Corridor
Proposed City Zoning:	Commercial Highway (CH)
Current use:	Vacant +/- 5.83 acres)

As a result of annexation the City has received a request to amend the City of Auburndale’s Future Land Use on +/- 5.83 acres from Polk County Future Land Use of Linear Commercial Corridor (LCC) to City of Auburndale Future Land Use of Commercial Corridor and establish a zoning classification of Commercial Highway (CH).

The amendments are consistent with the existing commercial development of the surrounding properties. The requested Future Land Use and Zoning Map amendments are consistent with the City of Auburndale’s Comprehensive Plan and Land Development Regulations.

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 amendment to the City Commission.

**Planning Commission Meeting
April 4, 2023**

AGENDA ITEM 4: PUBLIC HEARING – RECOMMENDATION AMENDING CHAPTER 4, DEFINITIONS, OF THE LAND DEVELOPMENT REGULATIONS-MINI-WAREHOUSES

AGENDA ITEM 5: PUBLIC HEARING – RECOMMENDATION AMENDING CHAPTER 4, DEFINITIONS, OF THE LAND DEVELOPMENT REGULATIONS

 INFORMATION ONLY

 X ACTION REQUESTED

ISSUE: The Planning Commission will take public comment and consider a proposed text amendment to the Land Development Regulations before making a recommendation to the City Commission.

ATTACHMENTS:

- Notice of Public Hearing - 03/24/2023
- Proposed Text Amending the Land Development Regulations, Chapter 4 – Definitions

ANALYSIS: In working with developers the Land Development Regulations needs a description for mini warehouses/self-storage. Chapter Four (4) of the LDR's provide terms and definitions to assist with simple interpretation and technical assistance for planning. Due to growth and new requests for self-storage, definitions are needed.

The definition is recommended based on research conducted from Polk County Land Development Code and the American Planning Association, A Planners Dictionary. All development criteria, specified within the LDR's or Comprehensive Plan, will still dictate permitted or prohibited uses and standards.

Definition: Mini warehouse: A continuous building, group of buildings, with a fixed permanent location on the ground, divided into separate compartments used to meet the temporary small storage needs of businesses and residential uses. Units are accessible to the lessees through individual doors. Mini warehouses can contain covered RV's, boats, and vehicles storage. Also defined as a self-storage facility.

Following Staff's presentation of the amendment and public comment, the proposed text amendment 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.

**Planning Commission Meeting
April 4, 2023**

AGENDA ITEM 6: PUBLIC HEARING – RECOMMENDATION AMENDING CHAPTER 5, ZONING, CHAPTER 6, SPECIAL PROVISIONS, PUDs, CLUSTERS, CHAPTER 15, SPECIAL OVERLAY DISTRICTS- SOLID WALLS

AGENDA ITEM 7: PUBLIC HEARING – RECOMMENDATION AMENDING CHAPTER 5, ZONING, CHAPTER 6, SPECIAL PROVISIONS, PUDs, CLUSTERS, CHAPTER 15, SPECIAL OVERLAY DISTRICTS OF THE LAND DEVELOPMENT REGULATIONS

 INFORMATION ONLY

 X ACTION REQUESTED

ISSUE: The Planning Commission will take public comment and consider a proposed text amendment to the Land Development Regulations before making a recommendation to the City Commission.

ATTACHMENTS:

- Notice of Public Hearing - 03/24/2023
- Proposed Text Amending the Land Development Regulations, Chapter 5, Chapter 6, Chapter 15

ANALYSIS: The City Commission has requested language in the Land Development Regulations to create consistent standards in development for solid walls between residential and commercial uses and subdivisions. Solid walls are currently required in some Planned Developments to separate uses and create a buffer. To encourage the same standards throughout the LDR's regarding solid walls research was conducted and the following language is proposed.

The Land Development Regulations would incorporate the use of solid walls:

- To minimize the impact of nonresidential development on any abutting residential district.
- May be required between mixed use development per the Administrative Official.
- All nonresidential uses adjoining residential shall require a solid six (6) foot masonry wall along all sides and rear property lines adjoining residential districts.
- The Administrative Official may also require additional appropriate fences, walls, or vegetative screening in order to protect adjacent property in residential districts from lights, noise or undesirable views.
- All residential subdivisions along collector, urban collector and arterial roads shall require a solid masonry decorative wall, a minimum of 6 feet in height. A solid fence is required along perimeter sides and rear property lines of the subdivision.
- All Residential Planned Development subdivisions, along collector, urban collector, and arterial roads, shall require a solid masonry decorative wall, a minimum of 6 feet in height.
- Takes out options of choosing a 100-foot buffer and landscaping in lieu of a solid wall.
- In the Lakes District Master Planned Community Village Center, the Administrative Official may require along collector, urban collector, arterial roads, perimeter sides and in

transition areas, solid walls, fences, or vegetative screening to assist in separation of uses if needed.

- In the Lakes District Master Planned Community Residential, neighborhoods shall have solid walls along collector, urban collector, and arterial roads. The Administrative official may require solid fences along perimeter sides and rear property lines of the subdivisions to assist in separation of uses.

Following Staff's presentation of the amendment and public comment, the proposed text 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.

LAND DEVELOPMENT REGULATIONS AMENDMENT-SOLID WALLS:

Chapter 5:

5.2.1.4 A solid wall shall be provided to minimize the impact of nonresidential development on any abutting residential district as indicated in this Chapter in 5.2.17.2.3.

5.2.1.5 The Administrative Official may also require additional appropriate fences, solid walls or vegetative screening between mixed use development that includes residential.

~~5.2.17.2.3.5. As an alternate to the yard and landscaping requirements in 3. and 4. above, the property owner of nonresidential uses may elect to provide~~ All nonresidential uses adjoining any residential district shall require a solid masonry ~~decorative fence or~~ wall, a minimum of 6 feet in height along all sides and rear property lines adjoining a residential district, except that such wall ~~or fence~~ shall not project beyond the rear line of an adjacent required front yard in the residential district. Exclusions from 5.2.17.2.5. shall not be permitted.

~~5.2.17.2.3.6. Where the nonresidential property owner elects to go to yard and landscaping provisions as provided for in 3. and 4. above, the~~ The Administrative Official may also require additional appropriate fences, walls or vegetative screening in order to protect adjacent property in residential districts from lights, noise or undesirable views.

5.2.14.2.3.7 All residential subdivisions along collector, urban collector and arterial roads shall require a solid masonry decorative wall, a minimum of 6 feet in height. A solid fence is required along perimeter sides and rear property lines of the subdivision. Exclusions from 5.2.17.2.5. shall not be permitted.

Chapter 6:

6.1.1.2.3. All Residential Planned Development subdivisions, along collector, urban collector and arterial roads, shall require a solid masonry decorative wall, a minimum of 6 feet in height. A solid fence is required along perimeter sides and rear property lines of the subdivision. Exclusions from 5.2.17.2.5. shall not be permitted.

6.1.3.1.4. PD-H1 adjacent to conventional single family residential developments shall follow the rules for solid masonry walls and solid fences per 5.2.14.2.3.7. with no exceptions.

~~6.1.4.1.5.2. Uses adjacent to conventional single family residential developments. Where a PD-H2 district adjoins a single family residential development, without intervening permanent open space at least 100 feet in width serving as separation for buildable areas, the portion of the district so adjoining shall be planned and developed only for uses permitted in the adjoining residential development except as provided for herein and in accordance with all other requirements for the district.~~

~~A second option in lieu of such common boundary development, shall be the provision of~~ an open space shall be required for the district with a minimum depth of 25 feet between the common zoning district boundaries ~~may be permitted~~. No intensive recreational use or off-street parking shall be permitted in this open space setback area. Such area may be required to be maintained in landscaping including trees, shrubs, ground covers and grass for a minimum depth of 10 feet.

~~A third option available to the developer is the provision of a solid screening material such as a wooden fence or block wall, each of which shall be 6 feet in height and placed a minimum of 10 feet from the property line. The 10 foot setback area between the zoning district boundary and the solid screening shall be grassed and landscaped and maintained in good condition at all times. Such areas shall be undeveloped other than landscaping, contain no accessory buildings and treated as front yards for the district.~~

PD-H2 adjacent to conventional single family residential developments shall follow the rules for solid masonry walls and solid fences per 5.2.14.2.3.7. with no exceptions.

6.1.4.1.5.3. Fences, walls, or vegetative screening within ~~and at the edges of~~ PD-H2 districts shall be provided where needed to protect residents from undesirable views, lighting, noise or other adverse off-site influences, or to protect residents of adjoining properties from similar adverse influences within the district. In both cases, screening shall at a minimum be designed to protect from existing or potential first floor residential window levels. In particular, parking areas for five or more cars, service areas for loading or unloading vehicles other than passengers, and areas for storage and collection of trash and garbage shall be so screened.

6.1.4.1.5.4. Height limitations at edges of PD-H2 districts. Except along boundaries where adjoining districts permit greater heights within similar areas, or where the district adjoins, with or without an intervening street, a waterway ~~or other permanent open space at least 100 feet in width,~~ in addition to the height limitations applying generally within PD-H2 districts, the following shall apply: No portion of any structure within the district shall project through imaginary planes leaning inward from district boundaries at an angle representing an increase of one foot in height for each 2 feet of horizontal distance and shall not exceed a maximum of 35 feet in height above grade except upon making provisions to install approved automatic sprinkler system.

Chapter 15:

Sec. 15.202. Village Center Guidelines and Standards.

(k) *Fences and Solid Walls.* The Administrative Official may require along collector, urban collector, arterial roads, perimeter sides and in transition areas, solid walls, fences or vegetative screening to assist in separation of uses.

Sec. 15.204. - Residential Neighborhood Guidelines and Standards.

(l) *Fences and Solid Walls.* Residential Neighborhoods shall have solid walls along collector, urban collector, and arterial roads. The Administrative official may require solid fences along perimeter sides and rear property lines of the subdivisions to assist in separation of uses.

**Planning Commission Meeting
April 4, 2023**

AGENDA ITEM 8: PRELIMINARY PLAT – LAKE MATTIE PRESERVE

 INFORMATION ONLY

 X ACTION REQUESTED

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 for Lake Mattie Preserve from Bryan Hunter, P.E. from Hunter Engineering, Inc. The property is in the Lakes District Master Planned Community. The proposal is for 223 single-family single family small lots averaging smaller than 6,000 S.F. with alley access, 45 single family standard lots of 6,001 S.F. - 8,400 S.F. with alley access, 466 single-family large lots greater than 8,400 S.F with front access, and 90 townhome units with rear access for a total of 824 housing units on +/- 229.61 acres. The property is located on County Road 559, north of Lake Mattie Road. The property has a Future Land Use Lakes District Mixed Use (LDMU) and a zoning classification of Residential Neighborhood (RN), which allows for a mixture of various lot sizes and single family and multi-family residential uses.

In July of 2022, the City Commission recommended approval of Lakes District Master Planned Community. Access will be on Lake Mattie Road and CR 559. The subdivision will also have a solid masonry six (6) foot wall along Lake Mattie Road and CR 559. All retention areas, roads, and open spaces will be dedicated to and maintained by the Homeowner’s Association. The preliminary plat has been reviewed by all City Departments and meets all City Codes and Land Development Regulations.

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.