

**Planning Commission Meeting Minutes
January 3, 2023**

Minutes for the Regular Meeting for the Planning Commission of the City of Auburndale, Florida held Tuesday, January 3, 2022, at 4:00 pm in the City Commission Room at City Hall, after having been properly advertised with the following members present – Chairman Perry Price, Commissioners Danny Chandler, Mike Chevalier, Matt Maloney, Jody Miller, Jere Stambaugh and Brian Toune. Also, present was Community Development Director Julie Womble, City Planner Jesse Pearson, and Secretary Marsha Johnson.

Chairman Perry Price declared a quorum and the Meeting was called to order and opened with the pledge to the American Flag.

Motion was made by Commissioner Matt Maloney and seconded by Commissioner Mike Chevalier to approve the minutes as written from the December 6, 2022, meeting. Upon vote all ayes.

Chairman Perry Price closed the Regular Meeting and opened the Public Hearing.

AGENDA ITEM 1: PUBLIC HEARING –ZONING MAP AMENDMENT – SPANN PROPERTY

City Planner Jesse Pearson stated the Planning Commission will consider and take public comment on a Zoning Map Amendment before making a recommendation to the City Commission. Notice of Public Hearing was made on 12-23-22. The City has received a request to rezone the following property:

Petitioner/ Owner:	Mark Spann
Location:	Main St. and Charles Ave.
Current Future Land Use:	Community Activity Center (CAC)
Current City Zoning:	General Residential-1 (RG-1)
Proposed Zoning Classification:	General Commercial-1 (CG-1)
Current use:	Vacant (+/- 0.15 acres)

The City has received a request for a Zoning Map Amendment on approximately +/- 0.15 acres. The Spann property is located at Main St. and Charles Ave. The requested Zone change classification from General Residential-1 (RG-1) to General Commercial-1 (CG-1) is consistent with underlying Future Land Use of Community Activity Center (CAC). The CG-1 zoning classification typically allows for offices, retail stores, sales and display rooms, service and repair establishments, including service stations and repair garages, personal service establishments, offices, studios, clinics and laboratories and other related commercial services. The proposed zoning map amendment is consistent with the current Future Land Use designation of Community Activity Center (CAC) on the property. The proposed zoning map amendment is also compatible to existing zoning classifications adjacent to the subject site. The requested zoning map amendment is consistent with the City's Comprehensive Plan and Land Development Regulations. Following public comment, the proposed amendments will be considered by the Planning Commission for a recommendation to the City Commission. Staff recommends approval of the proposed Zoning Map amendment of General Commercial-1 (CG-1) to the City Commission. At this time the property was shown on the screen.

Chairman Perry Price asked for public comment. There was none.

Chairman Perry Price closed the Public Hearing and reopened the regular meeting.

AGENDA ITEM 2: RECOMMENDATION AMENDING THE ZONING MAP

Motion was made by Commissioner Brian Toune and seconded by Commissioner Danny Chandler to recommend to the City Commission amending the Zoning Map – Spann Property.

Commissioner Jere Stambaugh asked if this was north of the M & J Property.

City Planer Jesse Pearson stated yes sir.

Upon vote all ayes.

Chairman Perry Price closed the regular meeting and reopened the Public Hearing.

AGENDA ITEM 3: PUBLIC HEARING – FUTURE LAND USE AND ZONING MAP AMENDMENT – RITCHEY-CEM DEVELOPMENT PROPERTIES

Community Development Director Julie Womble stated 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. Notice of Public Hearing – 12/23/2022. The City has received a request for a Future Land Use Map Amendment and Zoning Map Amendment on the following property:

Owner/Petitioner:	Shelton Rice of Peterson and Myers on behalf of CEM Development
Location:	Old Dixie Hwy. and the Polk County Parkway
Current County Future Land Use:	Residential Low-1 (RL-1) (+/- 1.22 acres)
Current City Future Land Use:	Community Activity Center (CAC) (+/- 17.11) and Conservation/Wetlands (+/- 4.51)
Current City Zoning:	General Residential-2 (RG-2) (+/-14.18 acres)
Proposed Future Land Use:	High Density Residential (+/- 31.49 acres) and Conservation/Wetlands (+/- 1.02)
Proposed Zoning Classification:	General Residential-2 (RG-2) (+/- 18.33 acres)
Current use:	Vacant

The City has received a request for a Future Land Use Development that I am showing you on the screen for approximately 32.51 acres and Zoning Map Amendment on approximately 18.33 acres. The property consists of five separate parcels and are currently, vacant or occupied with mobile homes or single-family residential structures. In total, the property is +/- 32 acres. The property received a variety of land use designations in December 2007, including Residential Low-1 (County Future Land Use), Community Activity Center; High Density Residential; and Conservation/Wetlands. Portions of this property had zoning. Portions of this property had Future Land Use. They are getting it all together so they can develop it as a whole. They are putting a Future Land Use on the entire property of High Density Residential, and a Zoning of General Residential – 2 on the entire property. In June 2008, +/- 14.18 acres of the property received a zoning classification of General Residential-2 (RG-2). Zoning of the remaining property was postponed until a future date. In December 2022 the City annexed +/- 1.22 acres of the Ritchey property to receive utility services and become a part of the larger Future Land Use and Zoning request. The southern portion of the east parcel has a +/- 4.51 acres of Conservation/Wetland Future Land Use designation. The Conservation land use designation was assigned to reflect the "wetland" area of the parcel. A wetland delineation was conducted on this parcel which shows the wetland/upland line south of the current Conservation/Wetlands land use line. As part of this request the request for the Conservation/Wetlands land use line to match the wetland delineation line. This reduces the Conservation/Wetlands Future Land Use to +/- 1.02 acres. The parcels with Community Activity Center Future Land Use permit a variety of intensive uses including, but not limited to: commercial, retail, and multi-family.

Specifically, CAC allows up to 14 units/acre of residential density; however, only 25% of a CAC district can be utilized for residential. That is why they are requesting General Residential -2. With a High-Density Residential Future Land Use, it will allow for the intensity residential of development with less emphasis on commercial and other uses. The Future Land Use and Zoning request would permit multi-family development to be pursued in the City limits of the Auburndale. The amendments are consistent with residential uses to the south. We have also approved recently to the rest of this property on the of the Polk Parkway the same kind of development with multi-family which would be the northeast corner and single family on the finger lakes that used to be the Eberbach property. It is very consistent with multi-family, and it is consistent with the property just to the west of it which is across from the Polk Parkway. 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 recommends approval of the proposed Future Land Use and Zoning Map amendment to the City Commission. There are representatives for the developer here should you have any specific questions for them. This concludes my presentation.

Chairman Perry Price asked if everyone was clear on what she just said.

Commissioner Danny Chandler said pretty much.

Chairman Perry Price asked for public comment.

Shelton Rice attorney with the law firm of Peterson Myers, 225 East Lemon Street, Lakeland, Florida. I am here on behalf of CEM Development. I have with me in attendance today, Mr. Adam Kemp as well as Erin and Michael Florey Representatives of the principal family business venturing into the development world. We also have Steve Sloan of Sloan Engineering; he is our engineer of record on the project. We agree with staff's conclusions. He said he had a presentation if they wished to see it.

Commissioner Danny Chandler asked how long the presentation was.

Shelton Rice said some of the same slides you have seen on the screen. I can show you some pictures of what we are proposing to do.

Commissioner Matt Maloney said he would like to see it.

Shelton Rice at this time showed his presentation and an aerial view of the property showing property already annexed into to the City. He showed the Current/proposed FLU map. They are asking to use the entire site for Residential. The engineer has done wetland delineation and the line was shown. The Zoning map was shown and he stated they would like to unify zoning on the site. Three story apartments were shown on the screen with an amenity center. We are proposing to do Multi-Family on the site. We agree with all of staff's comments.

Commissioner Danny Chandler asked if this is intended to be owner occupant or for rent.

Shelton stated it is anticipated that this would remain owned by a single entity and rented out.

Chairman Perry Price closed the Public Hearing and reopened the regular meeting.

AGENDA ITEM 4: RECOMMENDATION AMENDING THE FUTURE LAND USE MAP

Motion was made by Commissioner Jere Stambaugh and seconded by Commissioner Jody Miller to recommend amending the Future Land Use Map Ritchey-CEM Development Properties to the City Commission.

Commissioner Matt Maloney stated he liked the look but struggles with High Density Residential especially that close to a struggling elementary school.

Community Development Director Julie Womble spoke regarding schools and it that the need is all over the County. Developers have to reach out to the School Board and let them know this is coming down the pipeline and they need to provide us with something saying they have capacity. Part of this property already has this entitlement to develop.

Commissioner Danny Chandler asked her to clarify what happened here, in the sense of the Zoning and the Future Land Use, because a portion of it was done through the County. It looks like we only annexed an acre, is there a mix of annexations that have taken place in this decade and FLU maps?

Community Development Director Julie Womble stated that in 2007 a variety of land use was put on. Residential, Community Activity Center, High Density Residential and Conservation Wetlands. In 2008 the rest of the property received Zoning classification of General Residential 2 and zoning was postponed until a later date.

Chairman Perry Price asked about the entrance into the property. Regarding the Frontage Road, what is going to be the build out on this property at the end? What is the capacity? How many residents or units?

Shelton said we do not have a definite. We are still working with engineering. The maximum density that would be allowed after discussion from all is 300 units. The intent is to develop the whole 32 acres for the apartment complex.

Commissioner Toune did not understand the 25%.

Commissioner Matt Maloney said that would be on the right, on the other side they could do like a Lakeside Village area with apartments/commercial and retail.

Community Development Director Julie Womble said the current Future Land Use only allows for 25% Residential on the western side of the property, allowing for the entire Land Use to change to the High Density Residential allows for the entire property to develop.

Commissioner Matt Maloney and Community Development Director Julie Womble went back and forth on ways the property could be developed. The intent is to make sure the property is unified.

Chairman Perry Price asked about the entrance and twelve hundred cars at build out.

Community Development Director Julie Womble stated she believed they would have access off Old Dixie Highway. Once the traffic study is conducted it is provided to the County and the transportation organization looks at what needs to be improved.

Commissioner Brian Toune rounded it out to 300 units, let's say 1/3 of them don't have children. That is 200 houses with two children in each, that is 400 children we are going to put in the school system. That is a County problem that we need to realistically face. Is the activity center going to be enough for 400 children?

Community Development Director Julie Womble listed multiple amenities that would be there also not just the Club House. She stated they use the number of 1.68 children per unit for elementary use when it comes to multi-family.

Chairman Perry Price stated when they get to be 16 and everybody buys a car for them.

Commissioner Brian Toune stated there are three cars per lot.

Community Development Director Julie Womble stated the City limits has higher standards of parking than the County does.

Commissioner Danny Chandler asked to clarify this Zoning and Future Land Use, if we approve it and they decide to develop, will they have to bring back a site plan?

Community Development Director Julie Womble said no.

Steve Sloan of Sloan engineering stated he would like to elaborate on some of the questions. We are coming in on the Land Use and Zoning. We are not flying blind; we do know the type of product we want to put in. A very nice high end apartment complex. Part of the problem we mentioned with the CAC and the whole 25% we don't want a project that just jams row after row of apartments without any kind of recreation space, without any kind of open space. We want to spread the development out over the entirety of the land. We do not have a firm site plan; it is a little difficult to give you an exact count. The preliminary site plans are looking at 300-320 units as we work through the challenges of making sure we have open space central to the community. We want a well flowing development. The entrance will be governed by traffic studies that we have not done yet. We will be preparing those traffic studies and following whatever has to happen to the transportation system to get a full traffic concurrency. Preliminary layouts are with the circular apartments around the outside and a nice central amenity area in the middle, as well as stormwater that will be diverted to the south. Property usually drains from north to south. We will have to accommodate stormwater in accordance to the City requirements as well as the water management district. We do have to get school concurrency of which we are going to do that early on. It is tough, the county continues to grow. As far as the number of children, we do not know exactly. A lot of units, 50% of them will be one bedroom.

Commissioner Matt Maloney asked if there was a need for one-bedroom apartments in Auburndale.

Adam Kemp of CEM Developments stated they were looking for a central location that is accented by the feeder roads such as the Polk Parkway and this site is perfect. The City also highlights that site and it is perfect for High Density Residential. This is not developed for a Lakeside Village, but you may see some type of industrial. I do think multi-family is what is going to anchor this site. It is close to Margaritaville, close to a shopping plaza, Wal-Mart Supercenter, Tenoroc High School and the other schools you mentioned. The School Board has bought the property next to the Shell Station so apparently, they have some plans to help the schools out. One-bedroom 50% and 50% two-bedroom two bath and some three bedrooms. The people that keep moving here seem to be a younger class of people and want the one-bedroom. The average rent is about \$1,800-\$1,900.

Community Development Director Julie Womble stated that is consistent to the area. The apartments up by the new Publix are 50% one bedroom as well. There is a need for that in the area believe it or not.

Chairman Perry Price said the layout looks like Bridgewater and the community center looks like Bridgewater also.

Adam said it has a rural rustic look.

Chairman Perry Price stated this is just zoning but you are educating us on what is happening.

Shelton explained the Community Activity Center (CAC), density and parking requirements. He mentioned Land Use and Zoning and that they have not done school concurrency or transportation impact. They all have to be done, State Statues mandate it, and there are code provisions that are required. A typical single-family unit in

the County must pay about \$9,000 in impact fees per unit. We are talking about a lot of money per unit that would provide additional schools in the area. I appreciate everyone's comments.

Commissioner Jere Stambaugh stated they had alluded to Commercial and that there would be more congestion in regard to traffic. With Residential development you have the two peak hour times that dump all that traffic, early morning and afternoon.

Community Development Director Julie Womble stated Commercial has peak hours as well.

Commissioner Jere Stambaugh stated that in all reality Commercial doesn't have rigid peak, not like Residential is every day.

Commissioner Matt Maloney stated if the change is made, we know what we are going to get. If the change is not made, we have an idea but the other 75% of the CAC could be something very desirable like a Lakeside Village, it could be food.

Community Development Director Julie Womble stated they would still have to come and request the zoning on it. There is no zoning on the western portion of the property.

Commissioner Matt Maloney stated so take this or roll the dice.

Community Development Director Julie Womble said correct.

Commissioner Matt Maloney said, understood.

Community Development Director Julie Womble spoke regarding developments, roadways, intersection improvements, recent developments and all that goes into staff's recommendations.

Commissioner Matt Maloney said thank you.

Upon vote 6 ayes 1 nay. Roll call vote – Danny Chandler yes, Mike Chevalier yes, Matt Maloney yes, Jody Miller yes, Jere Stambaugh yes, Brian Toune no, Chairman Price yes.

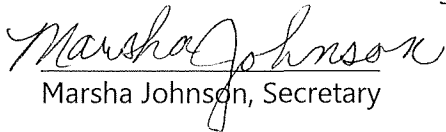
AGENDA ITEM 5: RECOMMENDATION AMENDING THE ZONING MAP RITCHIE CEM DEVELOPMENT

Motion was made by Commissioner Matt Maloney and seconded by Commissioner Mike Chevalier to recommend amending the Zoning Map Ritchey-CEM Development Properties to the City Commission.

Upon vote 6 ayes 1 nay. Roll call vote – Danny Chandler yes, Mike Chevalier yes, Matt Maloney yes, Jody Miller yes, Jere Stambaugh yes, Brian Toune no, Chairman Price yes.

Chairman Perry Price stated the meeting was adjourned at 4:52 p.m.

I HEREBY CERTIFY that the foregoing minutes are true and correct.


Marsha Johnson, Secretary