

**Planning Commission Meeting Minutes  
December 6, 2022**

Minutes for the Regular Meeting for the Planning Commission of the City of Auburndale, Florida held Tuesday, December 6, 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, and Jere Stambaugh. Also, present was Community Development Director Julie Womble, City Planner Jesse Pearson, and Secretary Marsha Johnson. Absent was Commissioner Jody Miller and Brian Toune.

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 November 1, 2022, meeting. Upon vote all ayes.

Community Development Director Julie Womble announced item numbers five and six on the agenda have been moved to January's Planning Commission.

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

**AGENDA ITEM 1: PUBLIC HEARING - LARGE SCALE FUTURE LAND USE MAP AMENDMENT**

Community Development Director Julie Womble stated the Planning Commission will consider and take public comment on a Future Land Use Map amendment before you. Notice of Public Hearing – 11/25/2022, before you is a location map.

**Intersect Property:**

- Owner/Petitioner:*** Bart Allen of Peterson and Myers on behalf of Intersect Development Group
- Location:*** Pace Road and Bryan Lane
- Current County Future Land Use:*** Business Park Center- 1X (BPC-1X)
- Proposed City Future Land Use:*** Regional Activity Center (RAC)
- Current use:*** Vacant (+/- 66.3 acres)

As a result of the annexation of the Future Land Use Map has been requested by Peterson and Myers on behalf of Intersect Development Group to amend the City of Auburndale's Future Land Use on +/- 66.3 acres from Polk County Future Land Use Business Park Center-1X (BPC-1X) to City of Auburndale Future Land Use of Regional Activity Center (RAC). The property includes properties originally annexed into the City in February and December of 2022. The Future Land Use request would accommodate a mixture of e-commerce, manufacturing and research and development and is the second phase of the applicant's project. The first phase, adjacent to the north, was approved by the City in November 2021. Zoning for these parcels will come before the board at a later date following the State's review of the large-scale map amendment. The requested Future Land Use of Regional Activity Center (RAC) is intended to accommodate regional shopping centers, other regional attractors, residential development, and community facilities. This request for a regional e-commerce center is consistent with the intent of the RAC and with previous approval on parcels adjacent to the north. At this time the property was shown on the screen. The request is consistent with the City of Auburndale Comprehensive Plan and the Joint Planning Agreement with Polk County, and this is located within the Innovation District. Staff does recommend approval of the proposed Future Land Use Map amendment for Regional Activity Center. Following public comment, the proposed amendments will be considered by the Planning Commission for a recommendation to the City Commission. It will then go to the City Commission on the 19<sup>th</sup> for a transmittal to the state.

Chairman Perry Price asked for public comment.

Bart Allen, Land Use Attorney with Peterson & Myers here on behalf of Intersect Development. Here to answer any questions you may have. Mr. Brown is on his way here and is delayed. We want to thank Julie and her staff. This is just a continuation of his existing project that he has acquired and closed on the parcels.

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

**AGENDA ITEM 2: RECOMMENDATION AMENDING THE FUTURE LAND USE**

**Motion** was made by Commissioner Danny Chandler and seconded by Commissioner Matt Maloney to recommend to the City Commission approval of the Large Scale Future Land Use – Intersect Property. Upon vote all ayes.

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

**AGENDA ITEM 3: PUBLIC HEARING – LARGE SCALE FUTURE LAND USE – N. PACE RD. PROPERTY**

City Planner Jesse Pearson stated the Planning Commission will take public comment and consider a proposed Future Land Use Map amendment before making a recommendation to the City Commission. Notice of Public Hearing – 11/25/2022.

***North Pace Road Property***

<b><i>Owner/Petitioner:</i></b>	Knights PC Holdings, LLC
<b><i>Location:</i></b>	Pace Road and Polk County Parkway
<b><i>Current Use:</i></b>	Vacant (75.70 +/- acres)
<b><i>Current County Future Land Use:</i></b>	Interchange Activity Center-X (IAC-X)
<b><i>Proposed City Future Land Use:</i></b>	Regional Activity Center (RAC)

The Knights PC Holdings, LLC properties consists of 75.70 acres that was annexed into the City Limits on December 5, 2022. The owner has requested to amend the City of Auburndale’s Future Land Use on +/- 75.70 acres from Polk County Future Land Use of Interchange Activity Center-X (IAC-X) to City of Auburndale Future Land Use of Regional Activity Center (RAC). The Future Land Use request would accommodate development of a mixed-use project, which will incorporate commercial lots along the frontage of Pace Road and office, commercial/distribution and development buildings on the interior of the property. By providing commercial outparcels along Pace Road, the commercial corridor intent for the region will be maintained. The request is consistent and compatible with the previously approved development directly adjacent to the south across Pace Road. The requested Future Land Use of Regional Activity Center (RAC) is intended to accommodate regional shopping centers, other regional attractors, residential development, and community facilities. This request for a regional use is consistent with the intent of the RAC. At this time, the request before the Planning Commission is only on the Future Land Use map amendment to RAC. The zoning map amendment will come back before the Planning Commission at a later date following the State’s review of the large-scale map amendment. The request is consistent with the City of Auburndale Comprehensive Plan and the Joint Planning Agreement with Polk County and is located in the Innovation District. Following public comment, the proposed amendments will be considered by the Planning Commission for a recommendation to the City Commission. At this time the property was shown on the screen. Staff recommends approval of the proposed Future Land Use Map Amendment.

Chairman Perry Price asked for public comment.

Alex Malecki of Langan Engineering, 400 N Ashley drive suite 2175, Tampa FL 33602. I am here to answer any questions.

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 Matt Maloney to recommend to the City Commission approval of the Large Scale Future Land Use Map N. Pace Road Property.

Commissioner Jere Stambaugh asked what the depth of the commercial park area, is it 300 feet.

City Planner Jesse Pearson stated that will be covered at the time of zoning, this is just for future land use.

Upon vote all ayes.

Chairman Perry Price stated the meeting was adjourned a 4:13 p.m.

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

  
Marsha Johnson, Secretary