

Planning Commission Meeting Minutes March 15, 2022

Minutes for the Regular Meeting for the Planning Commission of the City of Auburndale, Florida held Tuesday, March 15, 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, Jody Miller, Jere Stambaugh and Brian Toune. Also, present was Community Development Director Julie Fife, City Planner Jesse Pearson, and Secretary Marsha Johnson. Absent was Commissioner Matt Maloney.

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 Jody Miller and seconded by commissioner Brian Toune to approve the minutes as written from the January 4, 2022, meeting. Upon vote all ayes.

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

AGENDA ITEM 1: PUBLIC HEARING – LARGE SCALE FUTURE LAND USE MAP AMENDMENT – WHEELER PROPERTY

Community Development Director Julie Fife stated the Planning Commission will consider and take public comment on a Future Land Use Map amendment before making a recommendation to the City Commission. Notice of Public Hearing – 03/04/22. As a result of annexation, the City has received a request for a Future Land Use Map Amendment on Wheeler Farms, Inc property located at Lake Mattie Road. The Current Polk County Future Land Use is Agriculture/Residential Rural, and the proposed City Future Land Use is Lakes District Mixed Use (LDMU). The current use is vacant (+/- 178.12 acres). The Wheeler Farms, Inc. properties consists of 178.12 acres that was annexed into the City Limits on February 21st, 2022. The owner has requested to amend the City of Auburndale's Future Land Use on +/- 178.12 acres from Polk County Future Land Use of Agriculture/Rural Residential-X (A/RR-X) to City of Auburndale Future Land Use of Lakes District Mixed Use. In November 2019 the City Commission endorsed "The Lakes District" Vision and Strategies. 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. The Lakes District Mixed Use land use category is intended to provide for an appropriate mix of open space, residential and non-residential types of land uses. On January 18th, 2022, the City Commission adopted the Comprehensive Plan text amendment establishing a new Future Land Use classification, Lakes District Mixed Use. This is the first Future Land Use map amendment requesting to establish the newly adopted classification. Currently, the property is designated as A/RR and A/RRX within Polk County, which provides allowable densities from 1 dwelling unit per 5 acres up to 3.0 dwelling units per acre. The proposed land use of LDMU will allow up to 6 dwelling units per acre. However, they will also have to meet the Land Development Regulations text. There are a lot of requirements for open space, walkability, and trails. It looks like 3-4 units per acre when then have to put all the regulations in. At this time the property was shown on the screen. 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 an onsite amenity, recreation areas, internal open space/green space dispersed through the development and internal sidewalks and walking trails. The southern parcels will be developed later. Currently, the request before the Planning Commission is only on the Future Land Use map amendment to LDMU. The Zoning map amendment will come back before the Planning Commission later following the State's review of The Lakes District Land Development Regulations. At this time, it is still with the Department of Economic Opportunity. We should receive the Notice of Intent any day. Usually, it is

Land Use and Zoning at the same time. As we are waiting for the Zoning, we are not making the developer wait. They are coming today for the Future Land Use. This will allow it to go to the City Commission next week. It will be transmitted if they so desire. That will give the State time to do a full review, because of the portion in the Green Swamp, as we wait for the Notice of Intent to come in for the Land Development Regulations. When it all comes back, it will all go before the City for the final adoption at the same time. The requested Future Land Use of Lakes District Mixed Use is consistent with City of Auburndale Comprehensive Plan. 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 Future Land Use Lakes District Mixed Use to the City Commission.

Chairman Perry Price asked for public comment.

Dennis Young of 254 Lake Tennessee Drive asked if the LDMU was the correct classification and, are we in the process of creating another Adams Road situation on Lake Mattie Road at the intersection of 559.

Community Development Director Julie Fife stated this is just the Future Land Use, there is only one category of Future Land Use in the Lakes District which is the LDMU. When this comes back the developer has requested Residential Zoning. There is no intention of doing Commercial on this property. Also, any developer that comes in to provide a site plan is required to do a traffic study. At that time the developer is required to provide to the County and TPO Board anything that needs to be done to make improvements on the road.

Shelton Rice with Peterson Myers, 225 E Lemon Street, Lakeland Florida, on behalf of Clayton Property Groups. This property was annexed previously. The next step is to establish Land Use. We have worked with staff the past few months. We are proposing Residential Development, with mixed height. All will meet the more stringent requirements of the Lakes District.

Chairman Perry Price asked estimate of density.

Shelton Rice stated they were allowed up to 6, proposing 3.5. We request a favorable vote.

Commissioner Jere Stambaugh asked if he anticipated any apartments.

Shelton Rice stated some multifamily bungalows. They are trying to address demands.

Sal Murcia of 727 Waterfern Trail Drive stated we are here for the zoning.

Commissioner Jere Stambaugh stated this is not zoning.

Sal Murcia asked if the Land Use is approved does that mean Commercial can be developed without any further details.

Perry Price said no sir. Were you here for the Lakes District?

Sal Murcia said no, I am catching up now.

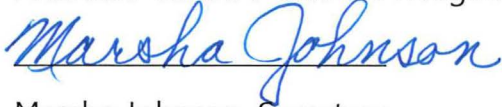
Chairman Perry Price closed the Public Hearing and reopened the Regular Meeting.

AGENDA ITEM 2: RECOMMENDATION AMENDING THE FUTURE LAND USE

Motion was made by Commissioner Jody Miller and seconded by Commissioner Danny Chandler to recommend to the City Commission amending the Future Land Use Map – Wheeler Property. Upon vote all ayes.

Chairman Perry Price stated the meeting was adjourned at 4:17 p.m.

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



Marsha Johnson, Secretary