

Planning Commission Meeting Minutes April 5, 2022

Minutes for the Regular Meeting for the Planning Commission of the City of Auburndale, Florida held Tuesday, April 5, 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, and Jody Miller. Also, present was Community Development Director Julie Fife, City Planner Jesse Pearson, and Secretary Marsha Johnson. Absent was Commissioners Matt Maloney, Jere Stambaugh, 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 Danny Chandler and seconded by Commissioner Jody Miller to approve the minutes as written from the March 15, 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 – WHEELER PROPERTY

Community Development Director Julie Fife pulled up the property on the screen as she spoke. She stated 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. Notice of Public Hearing – 3-25-2022. The City has received a request for a modification to an existing Planned Development as follows: The owner/petitioner is Wheeler Farms, Inc./Clayton Properties Group, Inc. The location is Lake Mattie Road. The current Use is vacant (+/-178.12 acres). The current Polk County Zoning is Agriculture/Residential Rural (A/RR) and the proposed City Zoning is Residential Neighborhood (RN). In January 2022 the City Commission adopted the Comprehensive Plan text amendment establishing a new Future Land Use classification, Lakes District Mixed Use (LDMU). On December 6, 2021, the City adopted an amendment to the City's Land Development Regulations (LDR's) Chapter 15, Special Overlay Districts, establishing new zoning policies for this newly adopted Future Land Use. The new policies were transmitted February 22, 2022, to the Department of Economic Opportunity (DEO) for their 30-day review. The Wheeler Farms, Inc. properties consists of 178.12 acres that was annexed into the City Limits in February 2022. On March 15, 2022, the Planning Commission heard a proposed Future Land Use request for the City's newest Future Land Use category of Lakes District Mixed Use and gave a recommendation of approval to the City Commission. On March 21, 2022, the City Commission transmitted the proposed Future Land Use to the Department of Economic Opportunity (DEO) for a 60-day State Coordinated Review. While the proposed amendment is under review the applicant has requested to move ahead with the new zoning classification. The Residential Neighborhood (RN) zoning classification allows low to medium density areas and are intended to be scaled to the needs of pedestrians, with local destinations, such as Centers, schools, and community parks, within walking distance. Retail, commercial, and business are not allowed in this zoning classification and shall have a density no greater than 6 units per acre. 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 onsite amenities, recreation areas, internal open space/green space dispersed through the development and internal sidewalks and walking trails and in accordance to the new Lakes District standards in the LDR. The southern parcels will be developed at a later date. The requested zoning classification of Residential Neighborhood (RN) is consistent with City of Auburndale Comprehensive Plan and Land Development Regulations. Following Staff's presentation and public comment, the proposed amendment will be considered by the Planning Commission for a recommendation to the City Commission. She explained the property and zoning change meticulously. Staff recommends approval of the proposed Zoning of Residential Neighborhood (RN) to the City Commission.

Chairman Perry Price asked about the density.

Community Development Director Julie Fife stated the maximum is six.

Chairman Perry Price asked for Public Comment. There was none.

Bart Allen Land Use Attorney of Peterson and Myers Law Firm, 225 East Lemon Street Lakeland, Florida. Is here on behalf of the applicant. He stated you are correct, 3 ½ dwelling units in concept plans.

Chairman Perry Price stated he didn't want them to lose concept of that, there will be people out there that are really going to push that.

Bart Allen said absolutely. He thanked Julie, Jesse, and Amy for all their work, time, and effort. They would appreciate a favorable recommendation.

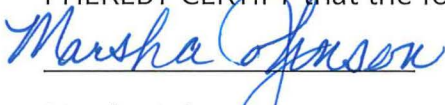
Chairman Perry Price closed the Public Hearing and reopened the Regular Meeting.

AGENDA ITEM 2: RECOMMENDATION AMENDING THE ZONING MAP

Motion was made by Commissioner Danny Chandler and seconded by Commissioner Mike Chevalier to recommend to the City Commission amending the Zoning Map Amendment – Wheeler Property. Upon vote all ayes.

Chairman Perry Price stated the meeting was adjourned at 4:08 p.m.

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


Marsha Johnson, Secretary