

Planning Commission Meeting Minutes
May 3, 2022

Minutes for the Regular Meeting for the Planning Commission of the City of Auburndale, Florida held Tuesday, May 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, Matt Maloney, 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 Mike Chevalier.

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 Jere Stambaugh to approve the minutes as written from the April 5, 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 AMENDMENT – LAKES DISTRICT

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 was given of the Public Hearing – 4/22/2022. The City has initiated a request for a Future Land Use Map Amendment on the following properties: Incorporated Properties within the Lakes Districts Boundaries. Owner/Petitioner is the City of Auburndale. The location is the Lakes District. The current Use is (+/-2,850.017 acres). The current Polk County Future Land Use is Agriculture/Rural Residential (A/RR), Residential Low-1, and Residential Low-2. The current City Future Land Use is Low Density Residential, Medium Density Residential, High Density Residential, Neighborhood Activity Center, and Conservation/Wetlands. 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 City initiated request is for a Future Land Use amendment on 2,850.017 acres of City properties that fall within the Lakes District boundaries. The Future Land Use amendment includes the properties of Lanier (+/-407.87 acres) and Jerue (+/-44.51 acres) that were annexed into the City on May 2nd, 2022. The Lakes District Mixed Use Future Land Use category provides opportunities for a mix of open space, pedestrian and bicycle connectivity, residential, and mixed-use village centers, and the establishment of a Transfer of Development Rights program. This amendment establishes the Future Land Use in the Lake District Boundaries that meets the vision of the district as outlined by The Lakes District Vision and Strategy endorsed by the City Commission in November 2019. The requested Future Land Use change is consistent with City of Auburndale Comprehensive Plan and Land Development Regulations. At this time, she showed the Lakes District on the Screen. Following Staff's presentation 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 change.

Chairman Perry Price asked for public comment, none was received.

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

AGENDA ITEM 2: RECOMMENDATION AMENDING THE FUTURE LAND USE– LAKES DISTRICT

Motion was made by Commissioner Brian Toune and seconded by Commissioner Matt Maloney to recommend to the City Commission amending the Future Land Use – Lakes District. Upon vote all ayes.

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

AGENDA ITEM 3: PUBLIC HEARING – ZONING MAP AMENDMENT – LANIER 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 – 4/22/2022. The City has received a request to establish zoning on the Lanier Property owned by David W Lanier; Gail Lanier Tremaine; Lanier Groves LLC; BL Lanier & Associates, located at C.R. 559 and Gapway Rd. on vacant (+/-407.87 acres). The current Polk County Future Land Use is Residential Low-1 (RL-1), Residential Low-2 (RL-2) and Agriculture/Residential Rural (A/RR) and the proposed City Zoning is Residential Neighborhood (RN) (+/-321.88 acres) and Village Center (VC) (+/-85.99 acres). As a result of annexation, the City has received a request from Lanier Groves LLC for a Zoning Map Amendment on +/-407.87 acres located within the boundaries of the Lakes District. The properties are located on the north and south of Lake Mattie Road and east and west of CR 559. The applicant is requesting Residential Neighborhood (RN) and Village Center (VC). The requested 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 within walking distance such as centers, schools, and community parks. The zoning classification Village Centers (VC) is a mixed-use category that provides for a variety of shops, services, restaurants, and civic facilities that serve the needs of the surrounding neighborhoods and residential uses. Village Centers have a residential base density of 6 dwelling units per acre which may be increased through the Transfer of Development Rights (TDR) process. The proposal is for a master planned community of mixed commercial and residential uses. Future commercial end-users within the Village Centers zoning classification have yet to be determined, however up to 860 total medium to high residential dwellings are planned at up to 10 dwelling units per acre through the use of the TDR process and 1,432 dwelling units are expected within the Residential Neighborhood (RN) zoning classification at no more than 6 dwelling units per acre. The requested zoning classification of Residential Neighborhood (RN) and Village Center (VC) 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. At this time the property was shown on the screen. Staff recommends approval of the proposed Zoning of Residential Neighborhood (RN) and Village Center (VC) to the City Commission.

Chairman Perry Price asked for public comment, none was received.

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

AGENDA ITEM 4: RECOMMENDATION AMENDING THE ZONING MAP – LANIER PROPERTY

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

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

AGENDA ITEM 5: PUBLIC HEARING – ZONING MAP AMENDMENT – JERUE 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 – 4/22/2022. The City has received a request to establish zoning on the following property Andrew McCown of GAI consultants, Inc. on behalf of E. Lewis Campano located on Adams Barn Road. Currently there is one single family home on 44.51 acres it is vacant except for one large house. The current Polk County Future Land Use is Agriculture/Residential Rural (A/RR). The proposed City Zoning is Residential Neighborhood (RN). It was annexed into the City last night at the City Commission Meeting and as such we have received a request from Andrew McCown of GAI Consultants, Inc. on behalf of E. Lewis Campano for a Zoning Map Amendment on 44.51 acres located within the boundaries of the Lakes District. The properties are located on Adams Barn Road. The applicant is requesting Residential Neighborhood (RN) zoning classification and allows for low to medium density. This zoning classification is 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 residential uses shall have a density no greater than 6 units per acre. The proposal is for a master planned community with 121 mixed residential lot sizes for single family dwellings and townhomes. The project also proposes onsite amenities, a large recreation area, a pier/dock, internal open space/green space dispersed through the development and internal sidewalks in accordance with the new Lakes District standards in the LDR'S. The development will have three entrances along Adams Barn Road. The requested zoning classification of Residential Neighborhood (RN) is consistent with City of Auburndale Comprehensive Plan and Land Development Regulations. At this time the property was shown on the screen. Following Staff's presentation 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 Zoning of Residential Neighborhood (RN) to the City Commission.

Chairman Perry Price asked for public comment, none was received.

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

AGENDA ITEM 6: RECOMMENDATION AMENDING THE ZONING MAP – JERUE PROPERTY

Motion was made by Commissioner Jody Miller and seconded by Commissioner Matt Maloney to recommend to the City Commission amending the Zoning Map – Jerue Property.

Commissioner Jere Stambaugh asked how much are they going to cut out of the 44 acres for the resident that is on there.

City Planner Jesse Pearson stated ten.

Commissioner Jere Stambaugh stated so it is going to be 34 acres that is going to have 121 lots.

Commissioner Danny Chandler said that is a little much. I know the property and that is going to be a very odd to have 121 houses around it.

City Planner Jesse Pearson said that house is going to be reserved for the owner himself.

Commissioner Danny Chandler said I don't know what the other property owners want to do but all of those there are like five acres plus parcels. I don't think those people are going to like this idea, I'm surprised no one is here. They must not have read the newspaper.

City Planner Jesse Pearson this is the request that was made by the Jerue's, and we did sit down with them and had discussions with them.

Chairman Perry Price asked if there would be automobile access to the rear of these properties.

Community Development Director Julie Fife stated that with the Lakes District they have to have a variety of three different houses and styles. On this property they would have three different housing styles. I know that they have looked at the surrounding area and capability and put their larger lots around the outskirts of the property. Internally they've got some beautiful trees and they intend to keep all of that and do their town homes with the rear access or the duplexes with the rear access internally. Externally they intend to do the single-family lots. At the last Planning Commission Meeting we had a lot of members from the Water Ridge Community, and I had a meeting with them afterwards for about an hour. We discussed the development around it and the Lakes District and they had a lot of good questions. It created good dialog with me and some of the members of the community. That is maybe why we don't have anyone here today. I do feel at the end of the meeting they understood what the Lakes District is and the intention of it. Mr. Toune had a good question with the mixed use the question was could someone develop one unit per 5 acres? There is a maximum density on the Lakes District that you approved found on page 24 of the Lakes District Regulations. It has a maximum density on each lot size. This is a residential neighborhood and so their intention is to have some larger lots, some smaller lots and then do some town homes internally. There is a lot of conservation on this site. We do allow six dwelling units per acre but really, they are getting 3.5 because they have to incorporate walking trails and larger sidewalks and more open space required in the Lakes District. I wanted to clarify a little bit what is allowed to be developed.

Commissioner Jere Stambaugh said you referenced the large lots around the perimeter. How large is a large lot?

Community Development Director Julie Fife stated that a large lot, (if you look at page 24), is 8,400 sq ft is the minimum.

Commissioner Jere Stambaugh asked what the front frontage was.

Community Development Director Julie Fife stated it is not about that. We don't look at that with this land use.

Commissioner Jere Stambaugh asked if she had any idea how many townhouses there will be.

Community Development Director Julie Fife stated all I have right now are 121 units. They are still working on their conceptual plan. They are really trying to meet the intention of the Lakes District.

Commissioner Danny Chandler said I remember approving the Wheeler. In my mind I'm seeing that as an established neighborhood sandwiched between two communities. That is a large house.

Community Development Director Julie Fife said the property owner plans to live in the house.

Chairman Perry Price asked all those in favor. Not all ayes. The Chairman asked for a roll call vote.

Roll Call Vote: Commissioner Chandler – No, Commissioner Maloney – yes, Commissioner Miller – yes, Commissioner Stambaugh – yes, Commissioner Toune – yes, Chairman Price – yes. 5 yes – 1 no.

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

AGENDA ITEM 7: PUBLIC HEARING – LAND DEVELOPMENT REGULATIONS TEXT AMENDMENT – REVERSE FRONTAGE LOTS

City Planner Jesse stated 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. Notice of Public Hearing – 04/22/22. In March of 2022 the City Commission instructed staff to conduct research and provide language on reverse frontage lots to consider amending the Land Development Regulations. Current regulations state that reverse frontage lots are to be avoided except where essential to provide separation of residential development from arterial streets or to overcome specific disadvantages of topography and development orientation. A reverse frontage lot is defined as a lot on which the frontage is at right angles\ or approximate right angles (interior angle less than 135 degrees) to the general pattern in the area. A reverse frontage lot may be a corner lot (A-D in the attached diagram), an interior lot (B-D) or a through lot (C-D). Language has been added to strengthen the definition and prohibit reserve frontage lots. Research showed few cities prohibit reverse frontage lots. Several municipalities, utilizing language from the American Planning Association, provided stronger language to assist in the subdivision lay out and avoid reverse frontage lots. New text would add language stating reverse frontage lots shall be prohibited unless to assist in overcoming residential separation and specific disadvantages. New text would also require larger corner lots to avoid reverse frontage lots. Lots would still have to meet zoning requirements to permit minimum building setback from and orientation to both streets. 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. At this time, he showed on the screen examples of reverse frontage lots. Staff recommends approval of the proposed Land Development Regulation text amendment.

Chairman Perry Price asked for public comment, none was received.

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

AGENDA ITEM 8: RECOMMENDATION AMENDING THE LAND DEVELOPMENT REGULATIONS

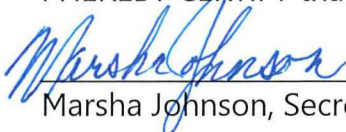
Motion was made by Commissioner Danny Chandler and seconded by Commissioner Matt Maloney to recommend to the City Commission amending the Land Development Regulations – Reverse frontage lots. Upon vote all ayes.

At this time discussion was had regarding the increase in housing and possibility for an additional school in Auburndale.

Community Development Director Julie Fife stated Josh McLemore, Land Development Planner of Polk County will be here at an upcoming meeting in August or September to answer questions regarding schools in Auburndale.

Chairman Perry Price stated the meeting was adjourned at 4:40 p.m.

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


Marsha Johnson, Secretary