

Planning Commission Meeting Minutes July 5, 2022

Minutes for the Regular Meeting for the Planning Commission of the City of Auburndale, Florida held Tuesday, July 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, Vice Chairman Danny Chandler, Commissioners Mike Chevalier, Matt Maloney, Jere Stambaugh and Brian Toune. Also, present was Community Development Director Julie Womble, and Secretary Marsha Johnson. Absent was Jody Miller.

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

Chairman Perry Price read the Form 8B Memorandum of Voting Conflict for County, Municipal, and other local public officers. This was pertaining to Commissioner Jere Stambaugh's conflict of interest – Enclave at Lake Arietta on June 7, 2022.

Motion was made by Commissioner Danny Chandler and seconded by Commissioner Mike Chevalier to approve the minutes as written from the June 7, 2022, meeting. Upon vote all ayes.

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

AGENDA ITEM 1: PUBLIC HEARING – FUTURE LAND USE AND ZONING MAP AMENDMENT – ENCLAVE AT LAKE ARIETTA PROPERTY

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 6/23/2022

The City has received a request for a Future Land Use Map Amendment and Zoning Map Amendment on the following property: The owner/Petitioner is JSK JSK Consulting on behalf of Gapway Groves Corp. It is located on Berkley Road and Lake Myrtle Park Road. The current City Future Land Use is Low Density Residential, and the current City Zoning is Planned Development-Housing 1 (PD-H1). The proposed Future Land Use is Convenience Center (CC) and the proposed Zoning classification is Planned Development-Commercial 1 (PD-C1). The current use is Vacant 2.5 acres. The City has received a request for a Future Land Use Map Amendment and Zoning Map Amendment on approximately +/- 2.5 acres. In March 2019 the City approved a two phased Planned Development-Housing 1 (PD-H1) zoning classification, which included a binding site plan for 41 single family units and 25 two-family detached short term rental homes (50 units) for a total of 91 residential dwelling units on +/-78.77 acres. On June 7, 2022, the Planning Commission gave a recommendation for approval for a modification to the existing Planned Development-Housing 1 (PD-H1) binding site plan to remove the original short-term rental approval in favor of allowing for traditional single-family residential dwelling units. The previous proposal did not include the 2.5 acres in today's proposal. The property currently has a City of Auburndale Future Land Use designation of Low Density Residential and a zoning classification of Planned Development-Housing 1 (PD-H1). The owner is requesting the Future Land Use and Zoning change to allow for medical and professional offices. The proposed PD-C1 comes with conditions allowing only medical and professional offices as the permitted uses. Convenience Center (CC) typically allows for laundry, office uses, dry cleaners, barbers, and restaurants. Typical uses for the Planned Development-Commercial 1 (PD-C1) zoning classification include retail such as grocery, variety, drug store, office uses, and restaurants. The requested Future

Land Use of Convenience Center (CC) and Zoning classification of Planned Development-Commercial 1 (PD-C1) is consistent with Future Land Use and Zoning on adjacent properties to the west. The requested Future Land Use and Zoning Map amendments are consistent with the City of Auburndale's Comprehensive Plan, Land Development Regulations and the City of Auburndale and Polk County Joint Planning Area (JPA). All requirements of the Land Development Regulations are met, including a binding site plan. At this time the property was shown on the screen. 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.

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 FUTURE LAND USE MAP

Motion was made by Commissioner Matt Maloney and seconded by Commissioner Brian Toune to recommend approval of the Future Land Use Map amendment - Enclave at Lake Arietta Property.

Commissioner Matt Maloney said it looks like you must do a U-turn.

Community Development Director Julie Womble said this is the only allowable entrance due to FDOT requirements for distance between State Road Berkley Road and the entrance. A right in, right out. There are two entrances into the subdivision and in that there is a round about area.

Commissioner Matt Maloney asked if there were proposed tenants yet.

Community Development Director Julie Womble said no, but they can only be medical or office. Examples being a realtor office, tax office, a professional business office or a dentist. No retail.

Commissioner Mike Chevalier asked if it would be a single story or two story.

Community Development Director Julie Womble stated they cannot go over 35'.

Commissioner Matt Maloney asked if they fall under the Lakes District.

Community Development Director Julie Womble stated they do not. Also, the PUD can expire by 2025, unless they have applied sufficiently for permits at that time.

Commissioner Matt Maloney asked if the three-year stretch was standard.

Community Development Director Julie Womble stated it is usually a year unless they request.

Commissioner Matt Maloney asked why that request was granted.

Community Development Director Julie Womble stated it is for finding the correct user and building materials. I have noticed for other PUD's in the county they are asking for a little bit longer.

Abstain Commissioner Jere Stambaugh

Upon vote all ayes.

AGENDA ITEM 3: RECOMMENDATION AMENDING THE ZONING MAP

Motion was made by Commissioner Matt Maloney and seconded by Commissioner Mike Chevalier to recommend approval to the City of Commission to amend the Zoning Map – Enclave at Lake Arietta Property.

Abstain Commissioner Jere Stambaugh.

Upon vote all ayes.

Commissioner Jere Stambaugh stated he abstained because of conflict of interest. Form 8B is attached.

Chairman Perry Price stated the meeting was adjourned at 4:15 p.m.

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


Marsha Johnson, Secretary

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Jere L Stambaugh III, hereby disclose that on July 5, 20 22 :

(a) A measure came or will come before my agency which (check one or more)

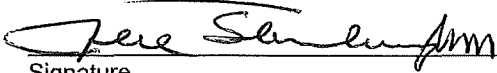
- inured to my special private gain or loss;
- inured to the special gain or loss of my business associate, John Strang ;
- inured to the special gain or loss of my relative, _____ ;
- inured to the special gain or loss of _____, by whom I am retained; or
- inured to the special gain or loss of _____, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

John Strang is the President of Gapway Grove Corp. John Strang and I are on the Board of Directors of Growers Fertilizer Corp.

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

July 5, 2022
Date Filed


Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.