

## Planning Commission Meeting Minutes August 1, 2023

Minutes for the Regular Meeting for the Planning Commission of the City of Auburndale, Florida held Tuesday, August 1, 2023, 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, and Brian Toune. Also, present was Community Development Director Julie Womble, City Planner Jesse Pearson, and Secretary Marsha Johnson. Absent were Commissioners Mike Chevalier and Jere Stambaugh.

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 Danny Chandler to approve the minutes as written from the July 11, 2023, meeting. Upon vote all ayes.

Community Development Director Julie Womble announced: Public hearing – Official Zoning Map Amendment – Auburn Lakes LLC Property, Continued to September 5<sup>th</sup>, 2023, Planning Commission.

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

### **AGENDA ITEM 1: PUBLIC HEARING – OFFICIAL ZONING MAP AMENDMENT – IPUD & PD-H2 INTERSECT PROPERTY**

Community Development Director Julie Womble 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 – 7/21/2023

As a result of annexation, the City has received a request for a Zoning Map Amendment on the following property:

***Intersect Property:***

<b><i>Owner/Petitioner:</i></b>	Peterson and Myers on behalf of Intersect Development Group
<b><i>Location:</i></b>	Pace Road and Bryan Lane
<b><i>Current Future Land Use:</i></b>	Business Park Center-1X (+/- 69.3 acres)
<b><i>Proposed Future Land Use:</i></b>	Regional Activity Center (RAC)
<b><i>Current City Zoning:</i></b>	None
<b><i>Proposed Zoning Classification:</i></b>	Planned Unit Development (IPUD) 45.3 +/- acres, Planned Development-H2 (PD-H2) 24 +/- acres
<b><i>Current use:</i></b>	Vacant

On November 1, 2021, Intersect received a Future Land Use of Regional Activity Center and Zoning of IPUD on 72.5 acres on Phase 1 of their overall project. Peterson and Myers, on behalf of Intersect Development Group, has requested to establish a Zoning district of Industrial Planned Unit Development (IPUD) on 45.3 +/- acres and a Planned Development-H2 (PD-H2) on 24 +/- acres for Phase 2 of their mixed-use project. As required by the Land Development Regulations (LDR's) for Planned Developments, this request is accompanied by binding site plans. The request would allow the applicant to construct two research and development buildings, four mixed use buildings in the back of the property and multi-family on the northeast portion. The original Phase 1 approved IPUD

also listed two research and development buildings, however, the applicant is only requesting to modify the overall size of the two previously approved R&D buildings. The entire proposed site also has a signed Developer's Agreement with the City for wastewater usage and timing due to upgrades happening within the development to support Phase 2. The property was annexed into the City in 2022. The Future Land Use has already gone before the Planning Commission and City Commission and transmitted to the State. The Future Land Use of Regional Activity Center will be adopted when the Zoning goes before the City Commission at 2<sup>nd</sup> reading. As shown on the attached exhibit for IPUD, the Applicant is requesting an expansion and modification of the Industrial PUD zoning (IPUD) to remain consistent with the prior entitlements and provide subtle modifications to facilitate desired changes in the development program. Conditions have been placed on the binding site plan regarding Building #200 and #300 being reserved solely for research and development, advanced manufacturing, health technology, financial institutions and/or information sciences. Building #200 and #300 would not allow for distribution as the primary or any outdoor storage. Should the developer want to make a major modification in the future, the IPUD would have to come back before the Planning Commission.

As shown on the attached exhibit for PD-H2, the applicant is requesting multi-family to allow for apartments and possible student housing for nearby universities. PD-H2 allows for a density of up to 15 units per acre which would give approximately 360 units. The binding site plans shows a clubhouse and amenities and will be required to meet all active open space and landscaping requirements per the LDR's. For both the IPUD and the PD-H2 all landscape buffers and building setbacks shall be per the LDR regulations. This site is located near Florida Polytechnic Institute and located within the Central Florida Innovation District. The requested zoning district of IPUD and PD-H2 is compatible with the requested Future Land Use of Regional Activity Center (RAC) and is consistent with the City of Auburndale Comprehensive Plan, all Land Development Regulations, the Central Florida Innovation District, and the Joint Planning Agreement with Polk County. 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 Zoning classification of Planned Unit Development (IPUD) and Planned Development-H2 (PD-H2).

Chairman Perry Price asked for public comment.

Bart Allen, Land Use Attorney of Peterson and Myers, located at 225 E Lemon Street, Lakeland, FL, spoke on behalf of the Intersect Development. He stated this project has been going through the process for a while and spoke of the history and future of the development.

Chairman Perry Price closed the public hearing and reopened the regular meeting.

### **AGENDA ITEM 2: RECOMMENDATION AMENDING THE ZONING MAP – IPUD**

Motion was made by Commissioner Danny Chandler and seconded by Commissioner Matt Maloney to recommend to the City Commission approval of the Zoning Map Amendment – IPUD.

Commissioner Brian Toune asked how many units in the PD-H2.

Community Development Director Julie Womble stated up to 15 units per acre. No more than 360. She stated once again the item before them was for the zoning of the IPUD part. Upon vote all ayes.

### **AGENDA ITEM 3: RECOMMENDATION AMENDING THE ZONING MAP – PD-H2**

**Motion** was made by Commissioner Brian Toune and seconded by Commissioner Danny Chandler to approve the Zoning Map – PD-H2. Upon vote all ayes.

#### **AGENDA ITEM 4: PRELIMINARY PLAT – AUBURN LAKES PRESERVE**

Community Development Director Julie Womble stated. The Planning Commission will consider a preliminary plat before making a recommendation to the City Commission.

At this time, she reviewed the preliminary plat procedures before them today.

The City has received a preliminary plat for Auburn Lakes Preserve from Dan Lewis of Ridge Project Management, LLC on behalf of Lee Saunders of Auburn Lakes, LLC. The preliminary plat is for a 266 Townhomes and a 250-lot single family subdivision on +/- 255.05 acres located south of Old Dixie Hwy, north of US Hwy 92 W. and west of Polk Parkway. The preliminary plat has been reviewed by all City Departments and meets all City Codes and Land Development Regulations.

At this time, she gave the history of the project. On October 5, 2021, the Planning Commission recommended approval of a Future Land Use Amendment from Tourism Commercial Center to Medium Density Residential. The Planning Commission also approved a Zoning Map Amendment from Commercial Highway (CH) to General Residential-1 (RG-1) on (+/-181.88 acres) and General Residential-2 (RG-2) on (+/-73.17 acres). The proposed preliminary plat meets all Land Development Regulations. The General Residential-1 (RG-1) is intended to include lands developed and suitable for development for low to medium density residential uses and allows for single family detached, single family semi-detached and attached townhouses. The General Residential-2 (RG-2) is intended to be used for medium to high density residential uses and allows single family detached dwellings, two family and multiple family dwellings. Both zoning districts require 25' front yard setbacks, 10' side yard setbacks, and 10' rear setbacks. Access to the subdivision will be from Old Dixie Hwy., a County maintained road. Five-foot sidewalks will be provided on both sides of the street. The subdivision will also have a solid masonry six (6) foot wall along US 92 West and fencing around the east side of the property per the LDR's.

At this time, she showed the property on the screen.

All retention areas, roads, sidewalks, and open spaces will be dedicated to and maintained by the Homeowner's Association. The entire proposed site also has a signed Developer's Agreement with the City for wastewater usage and construction timing due to wastewater upgrades needed to support development. Following the Planning Commission's recommendation, the preliminary plat will go to the City Commission for approval. Preliminary plat approval by the City Commission allows the developer to proceed with construction plan approval and final plat approval. Staff recommends approval of the Preliminary Plat to the City Commission. This is not in the Lakes District. It is a standard residential community preliminary plat.

**Motion** was made by Commissioner Danny Chandler and seconded by Commissioner Matt Maloney to approve the preliminary plat – Auburn Lakes Preserve.

Commissioner Danny Chandler referenced the RG-1 and RG-2 zoning map, wanting to clarify that the townhomes are not going to exceed the zoning for the RG-1.

Community Development Director Julie Womble stated it does not.

Chairman Perry Price asked for larger maps.

Community Development Director stated she could e-mail him a link with the maps attached.

After discussion was had, upon vote all ayes.

## **AGENDA ITEM 5: PRELIMINARY PLAT – WATERSIDE SHORES**

Community Development Director Julie Womble stated the Planning Commission will consider a preliminary plat before making a recommendation to the City Commission.

At this time she reviewed the Lakes District requirements and the history of the property.

The City has received a preliminary plat for Waterside Shores from Bryan Hunter, P.E. from Hunter Engineering, Inc. The property is in the Lakes District Master Planned Community. The proposal is for 78 single-family single family lots with alley access, 269 single family standard lots with front access, 64 townhome units with rear access for a total of 411 total units on +/- 116.0 acres. The property is located east of County Road 559, north of Lake Mattie Road. The property has a Future Land Use of Lakes District Mixed Use (LDMU) and a zoning classification of Residential Neighborhood (RN), which allows for a mixture of various lot sizes and single family and multi-family residential uses. In July of 2022, the City Commission recommended approval of Lakes District Master Planned Community. Access will be on Lake Mattie Road and the subdivision will also have a solid masonry six (6) foot wall along Lake Mattie Road and fencing along the eastern and western property lines per the LDR's. All retention areas, roads, and open spaces will be dedicated to and maintained by the Homeowner's Association. The preliminary plat has been reviewed by all City Departments and meets all City Codes and Land Development Regulations. The entire proposed site also has a signed Developer's Agreement with the City for wastewater usage and construction timing due to wastewater upgrades needed to support development. The property was shown on the screen at this time showing park space and a walking path. This has met requirements in the LDR. Following the Planning Commission's recommendation, the preliminary plat will go to the City Commission for approval. Preliminary plat approval by the City Commission allows the developer to proceed with construction plan approval and final plat approval. Staff recommends approval of the Preliminary Plat to the City Commission.


**Motion** was made by Jody Miller and seconded by Matt Maloney to approve the preliminary plat – Waterside shores.

Discussion was had regarding there being enough park space in the subdivision for the residents.

Upon vote all ayes.

Chairman Perry Price stated the meeting was adjourned at 4:39 p.m.

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

  
Marsha Johnson, Secretary