

Planning Commission Meeting Minutes April 11, 2023

Minutes for the Regular Meeting for the Planning Commission of the City of Auburndale, Florida held Tuesday, April 11, 2023, at 3:00 pm in the City Commission Room at City Hall, with the following members present – Chairman Perry Price, Commissioners Danny Chandler, Mike Chevalier, Matt Maloney, Jody Miller, and Jere Stambaugh. Also, present was Community Development Director Julie Womble, City Planner Jesse Pearson, and Secretary Marsha Johnson. Absent was Commissioner Brian Toune.

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

Community Development Director Julie Womble stated that this Special Meeting of the Planning Commission was to clear up confusion on the final vote made on April 4, 2023, on the last item Preliminary Plat. She apologized for her direction. The Chair was correct, and we do need to have a recommendation of approval or denial. There was a motion made for recommendation of approval, and a second to open the discussion. Discussion was had, the first person that made the motion had to leave the meeting. Then there was a vote where two denied, and 2 approved. We did not have the intention of the original person who made the motion and, we did not have direction for the City Commission. Today you will hear the same presentation, you will have a motion to approve or deny and a second. We will open it for discussion and will have a motion to approve or deny to the City Commission. She advised what a preliminary plat was and their responsibility to give a motion. In the LDR chapter 19 it states - The Planning Commission shall keep records of its proceedings showing the vote of each member, including the chairman or vice-chairman, or if absent or failing to vote indicating such fact. To acquire and maintain such data and analysis as are necessary to an understanding of past trends, present conditions and forces at work to cause changes in the conditions in the City. To prepare, adopt and recommend to the City Commission for adoption and from time to time amend and revise the Comprehensive Plan or Elements thereof for meeting present and future growth management requirements as may be forecast and/or necessary. 19.1.5.3. To establish principles and policies for guiding action affecting development in the City and its environs. And, to prepare and recommend to the City Commission ordinances, land development regulations and other proposals promoting orderly development in compliance with the provisions of the Comprehensive Plan. 19.1.5.5. She explained in Chapter 13 what all Preliminary Plats should have when they come before you. Preliminary Plats shall show all existing conditions, topographic data and shall show all proposals including the following. Streets with right of way, widths, approximate grades, other right of way easements and purpose. The utility location, lot lines, house numbers, dedicated parks or other public uses. Distinguish multi-family, commercial etc., minimum building setbacks, number of lots, typical lot size, title, scale, north arrow and date. On a Preliminary Plat, Future Land Use and Zoning has already been established to determine density, permitted uses, lot sizes, function, open space requirements and development regulations. She went over on the screen the Lake Mattie Preserve Preliminary Plat located in the Lakes District Master Planned Community and what is required of them to show. She stated in the future when items are brought before them that they haven't seen in a while such as a preliminary plat, she will stop and go over the requirements of the plat.

AGENDA ITEM 1: PRELIMINARY PLAT – LAKE MATTIE PRESERVE

Community Development Director Julie Womble stated the Planning Commission will consider a preliminary plat before making a recommendation to the City Commission. The City has received a preliminary plat for Lake Mattie Preserve from Bryan Hunter, P.E. from Hunter Engineering, Inc. The

property is in the Lakes District Master Planned Community. The proposal is for 223 single-family single family small lots averaging smaller than 6,000 S.F. with alley access, 45 single family standard lots of 6,001 S.F. - 8,400 S.F. with alley access, 466 single-family large lots greater than 8,400 S.F with front access, and 90 townhome units with rear access for a total of 824 housing units on +/- 229.61 acres. The property is located on County Road 559, north of Lake Mattie Road. The property has a Future Land Use 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 CR 559. The subdivision will also have a solid masonry six (6) foot wall along Lake Mattie Road and CR 559. 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. 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. At this time the property was shown on the screen. Staff recommends approval of the Preliminary Plat to the City Commission. She reminded the commission there will be a motion and a second, discussion, what they decide and a vote. She will need clarification to take to the City Commission.

Motion was made by Commissioner Jere Stambaugh and seconded by Commissioner Mike Chevalier to recommend approval of the Preliminary Plat to the City Commission.

Chairman Perry Price clarified that we are voting that this plat has met all the requirements in Chapter 13.

Community Development Director Julie Womble stated yes.

Commissioner Mike Chevalier asked if these houses fell in line with the three different styles.

Community Development Director stated there are more than three.

Commissioner Matt Maloney repeated the only thing we are voting on now is that this meets the requirement of Chapter 13.

Community Development Director Julie Womble stated that is correct.

Commissioner Jere Stambaugh asked about the landscaping.

Community Development Director Julie Womble stated there will be clear direction in Chapter 15. When they give us the Site Plan to approve, they must provide landscaping at that time.

Commissioner Danny Chandler asked if there are any plans to upgrade the infrastructure in the area.

Community Development Director Julie stated we have just completed a transportation plan in conjunction with the county. The City and County did a Joint Transportation Plan by Kimley Horn about improvements along 559 and Lake Matte Road. They will not be adding a lane. This is more about intersection and how to improve safety.

Discussion was had regarding sewer capacity and lift stations.

Community Development Director Julie Womble stated there is sewer capacity for this subdivision, this came in 2018 and a letter was given to the City and the owner of this property that they would have capacity in the future.

Commissioner Matt Maloney asked if all 824 units are going to be using this one access point off of 559.

Community Development Director Julie Womble stated that there is one on Lake Mattie Road.

Chairman Perry Price asked about the wall and its length on the frontage of 559.

Chairman Perry Price asked about an increase in the police department.

Community Development Director Julie Womble stated any time we have growth we talk about it with the Police Chief and Fire Chief, they understand what needs to be covered and have been hiring.

Chairman Perry Price asked about the growth and the need of emergency services.

Community Development Director Julie Womble stated we have a joint effort with the County and the City has plans for a new Fire Station on the north side.

Upon vote all ayes

Chairman Perry Price stated the meeting was adjourned at 3:25 p.m.

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


Marsha Johnson, Secretary