



City of Auburndale
Auburndale, Florida 33823

#1 Bobby Green Plaza
Community Development Department

P. O. Box 186
Phone (863) 965-5530
Fax (863) 965-5507

PLANNING COMMISSION MEETING

April 11, 2023 3:00 P.M.

COMMISSION ROOM/CITY HALL

CALL TO ORDER – Chair Perry Price

PLEDGE OF ALLEGIANCE – Chair Perry Price

ROLL CALL – Marsha Johnson, Secretary

ANNOUNCEMENTS – Julie Womble, Community Development Director

AGENDA

1. PRELIMINARY PLAT – LAKE MATTIE PRESERVE

Ref. F.S. 286: If an individual decides to appeal any decision made by the Planning Commission with respect to this meeting, a verbatim transcript may be requested. If so, the individual should make provision for a transcript to be made at the meeting. Persons with disabilities needing special accommodations to participate in this proceeding should contact the City Clerk no later than five days prior to the proceeding at 968-5133.

**Planning Commission Meeting
April 11, 2023**

AGENDA ITEM 1: PRELIMINARY PLAT – LAKE MATTIE PRESERVE

 INFORMATION ONLY

 X ACTION REQUESTED

ISSUE: The Planning Commission will consider a preliminary plat before making a recommendation to the City Commission.

ATTACHMENTS:

- Preliminary Plat
- Location Map

ANALYSIS: 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.

STAFF RECOMMENDATION: Recommend approval of the Preliminary Plat to the City Commission.