



City of Auburndale
Auburndale, Florida 33823

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Community Development Department

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PLANNING COMMISSION MEETING
October 4, 2022 4:00 P.M.
COMMISSION ROOM/CITY HALL

CALL TO ORDER – Chair Perry Price

PLEDGE OF ALLEGIANCE – Chair Perry Price

ROLL CALL – Marsha Johnson, Secretary

APPROVE COMMISSION MINUTES - Regular Meeting – August 2, 2022

ANNOUNCEMENTS – Julie Fife, Community Development Director

AGENDA

1. **PUBLIC HEARING** –ZONING MAP AMENDMENT– FERNANDEZ PROPERTY
2. RECOMMENDATION AMENDING THE ZONING MAP – FERNANDEZ PROPERTY

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
October 4, 2022**

AGENDA ITEM 1: PUBLIC HEARING –ZONING MAP AMENDMENT – FERNANDEZ PROPERTY

AGENDA ITEM 2: RECOMMENDATION AMENDING THE ZONING MAP – FERNANDEZ PROPERTY

___INFORMATION ONLY

X ACTION REQUESTED

ISSUE: The Planning Commission will consider and take public comment on a Zoning Map amendment before making a recommendation to the City Commission.

ATTACHMENTS:

- . Location Map
- . Notice of Public Hearing – 09-22-22

ANALYSIS: The City has received a request to rezone the following property:

<i>Petitioner/ Owner:</i>	Miller Fernandez
<i>Location:</i>	Bennett Street and Magnolia Avenue
<i>Current Future Land Use:</i>	Low Density Residential
<i>Current City Zoning:</i>	Commercial Highway (CH)
<i>Proposed Zoning Classification:</i>	Single Family Residential-3 (RS-3)
<i>Current use:</i>	Vacant (+/- 0.19 acres)

Property owner Mr. Fernandez is requesting a zone change from Auburndale zoning classification of Commercial Highway (CH) to Single Family Residential-3 (RS-3) and a Future Land Use of Low Density Residential on 0.19 acres. The Fernandez property is located on Bennett Street and Magnolia Avenue. The property is currently vacant. The existing Low Density Residential land use only allows for residential development. By changing the zoning to residential it brings the parcel in line with the City’s Land Development Regulations (LDRs).

The proposed zoning map amendment is consistent with the established Future Land Use designation on the property. The proposed zoning map amendment is compatible to existing zoning classifications and uses adjacent to the site such to the south and west.

The requested Single Family Residential-3 (RS-3) is intended for low density single family residential home developments and requires a minimum lot size of 8,400 sq. ft. with a minimum lot width of 65' and setbacks of 25' front, 7' side, and 10' rear. The applicant is proposing a single-family home for the site.

The requested zoning map amendment is consistent with the City's Comprehensive Plan and Land Development Regulations.

Following public comment, the proposed amendments will be considered by the Planning Commission for a recommendation to the City Commission.

STAFF RECOMMENDATION: Recommend approval of the proposed Zoning Map amendment of Single Family Residential-3 (RS-3) to the City Commission.