

## **PLANNING COMMISSION MEETING**

**July 2, 2024**

Minutes for the Regular Meeting for the Planning Commission of the City of Auburndale, Florida held Tuesday, June 2, 2024, 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, and Jody Miller. Also present was Community Development Director Julie Womble, City Planner Jesse Pearson, and Secretary Marsha Johnson. Absent were Commissioners Mike Chevalier, Dave Holt and Brian Toune.

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 Danny Chandler and seconded by Commissioner Jody Miller to approve the minutes as written from the May 7, 2024, meeting. Upon vote all ayes.

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

### **AGENDA ITEM 1: PUBLIC HEARING – SMALL SCALE FUTURE LAND USE AND ZONING MAP AMENDMENTS – DOVE’S VIEW PROPERTY**

### **AGENDA ITEM 3: RECOMMENDATION AMENDING THE ZONING MAP**

Notice was made on June 21, 2024, in the Lakeland Ledger.

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. This is a City initiated request to establish land use and zoning on the following property: Doves View Subdivision, and the petitioner is the City of Auburndale. It is located on Hwy 559 and Sutton Road. The current Future Land Use is Residential Low-1 (RL-1)/ Residential Low-2 (RL-2). The proposed Future Land Use is Low Density Residential and the proposed Zoning Classification is Planned Development-Housing 2 (PD-H2). The current use is Single-Family (+/- 28.85 acres). As a result of voluntary annexation, it just happened. The City is requesting a Small Scale Future Land Use and Zoning Map amendment on a parcel totaling +/- 28.85 acres. The property currently has a Polk County Land Use designation of Residential Low-1 (RL-1)/ Residential Low-2 (RL-2). The subdivision was built in the County years ago. The request is because it has now come into the City limits with the Lanier Properties across the street. When that become contagious it allowed this to be brought into the City for annexation. Before you today, now that the annexation is complete, the request is now for a Future Land Use of Low Density Residential which allows 0-6 dwelling units per acre, and a Zoning district of Planned Development-Housing 2 (PD-H2), is consistent with adjacent County residential land uses adjacent to the site. The property is currently developed as 60 single-family houses. The requested Future Land Use and Zoning Map amendments are consistent with the City of Auburndale’s Comprehensive Plan and Land Development Regulations. The request for this is because it has now become contiguous with the City limits with the Lanier Properties across the street. This is an already developed community. You are going to see several of these come up over the summer because of the result of all of our annexations over the last couple of years. We now have whole subdivisions that have already signed voluntary annexation petitions when they received City utilities from the City, now able to be brought into the City. After annexation, they will have garbage, fire, police and parks and recreation. It cuts down the response time for emergencies and they will be glad to have garbage services from the City because of the response. At this time the subdivision was shown on the screen. This request is accompanied by a binding site plan. The plan shows a front setback of 20’, a side setback of 7’, a rear setback of 10’ and a corner front setback of 15’. Fences have a setback of 15’ as measured from the road centerline. Sidewalks

and retention are existing and Tract 'B' is shown as existing wetlands where development is prohibited. 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 does recommend approval of the proposed Future Land Use Low Density Residential and Zoning Map amendment of Planned Development-Housing 2 (PD-H2) to the City Commission.

Chairman Perry Price stated there was no one from the public to comment.

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

**AGENDA ITEM 2: RECOMMENDATION AMENDING THE FUTURE LAND USE**

**Motion** was made by Commissioner Matt Maloney and seconded by Commissioner Jody Miller to recommend to the City Commission the small scale Future Land Use amendment – Doves View Property.

Upon vote all ayes.

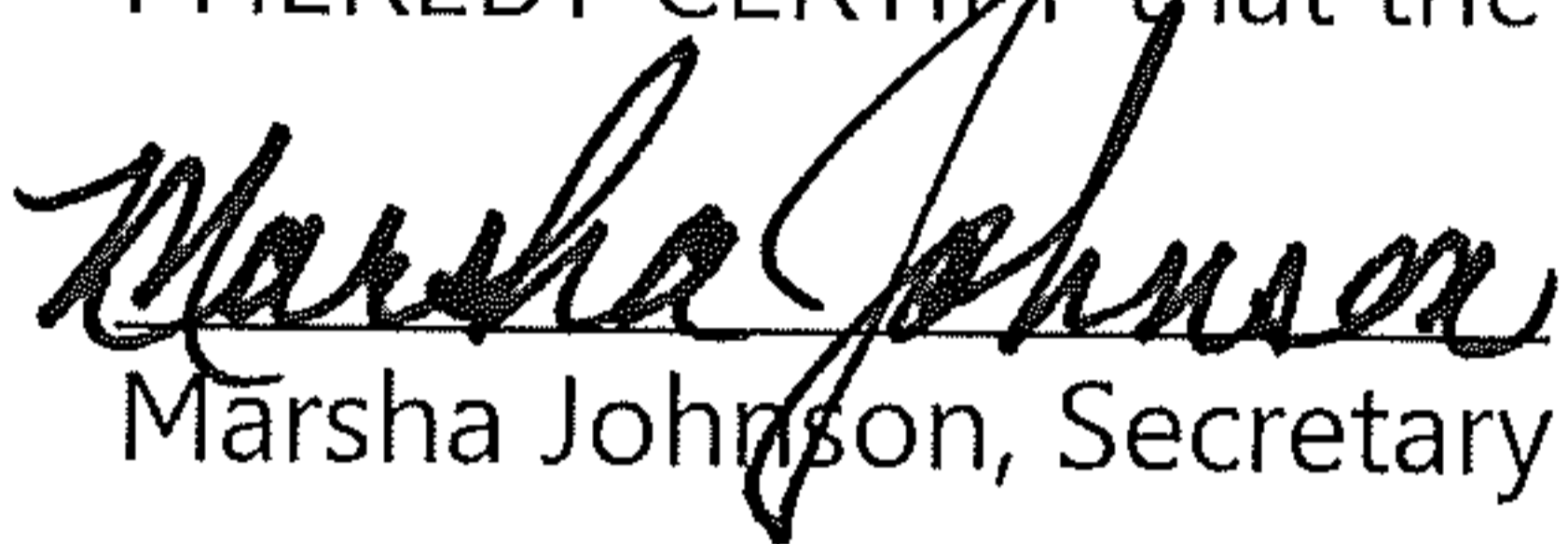
**AGENDA ITEM 3: RECOMMENDATION AMENDING THE ZONING MAP**

**Motion** was made by Commissioner Danny Chandler and seconded by Commissioner Matt Maloney to recommend to the City Commission the Zoning Map amendment – Doves View Property.

Upon vote all ayes.

Chairman Perry Price stated the meeting was adjourned at 4:10 p.m.

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

  
Marsha Johnson, Secretary