



City of Auburndale  
Auburndale, Florida 33823

#1 Bobby Green Plaza  
Community Development Department

5507

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**PLANNING COMMISSION MEETING**  
**July 2, 2024 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 May 7, 2024

ANNOUNCEMENTS – Julie Womble, Community Development Director

**AGENDA**

1. **PUBLIC HEARING – PUBLIC HEARING** – FUTURE LAND USE AND ZONING MAP AMENDMENT– DOVES VIEW SUBDIVISION
2. RECOMMENDATION AMENDING THE FUTURE LAND USE MAP – DOVES VIEW SUBDIVISION
3. RECOMMENDATION AMENDING THE ZONING MAP – DOVES VIEW SUBDIVISION

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  
July 2, 2024**

**AGENDA ITEM 1: PUBLIC HEARING** – SMALL SCALE FUTURE LAND USE AND ZONING MAP AMENDMENTS – DOVES VIEW PROPERTY

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

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

    INFORMATION ONLY

  X   ACTION REQUESTED

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**ISSUE:** 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.

**ATTACHMENTS:**

- . Location Map
- . Binding Site Plan
- . Notice of Public Hearing – 06/21/24

**ANALYSIS:** This is a City initiated request to establish land use and zoning on the following property:

**Doves View Subdivision:**

<b><i>Petitioner:</i></b>	City of Auburndale
<b><i>Location:</i></b>	Hwy. 559 and Sutton Road
<b><i>Current Future Land Use:</i></b>	Residential Low-1 (RL-1)/ Residential Low-2 (RL-2)
<b><i>Proposed Future Land Use:</i></b>	Low Density Residential
<b><i>Proposed Zoning Classification:</i></b>	Planned Development-Housing 2 (PD-H2)
<b><i>Current use:</i></b>	Single-Family (+/- 28.85 acres)

As a result of voluntary annexation, 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 requested 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.

As required by the Land Development Regulations 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 RECOMMENDATION:** 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.