

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 February 4, 2025 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 January 7, 2025

<u>ANNOUNCEMENTS</u> – Julie Womble, Community Development Director

AGENDA

- 1. **PUBLIC HEARING** –FUTURE LAND USE AND ZONING MAP AMENDMENT– LAKE MATTIE POINTE SUBDIVISION
- 2. RECOMMENDATION AMENDING THE FUTURE LAND USE MAP LAKE MATTIE POINTE SUBDIVISION
- 3. RECOMMENDATION AMENDING THE ZONING MAP LAKE MATTIE POINTE 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 February 4, 2025

<u>AGENDA ITEM 1:</u> <u>PUBLIC HEARING</u> – SMALL SCALE FUTURE LAND USE AND ZONING MAP AMENDMENTS – LAKE MATTIE POINTE SUBDIVISION

AGENDA ITEM 2: RECOMMENDATION AMENDING THE FUTURE LAND USE

AGENDA ITEM 3: RECOMMENDATION AMENDING THE ZONING MAP

INFORMATION ONLY

X_ACTION REQUESTED

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, Zoning and Future Land Use
- . Binding Site Plan
- . Notice of Public Hearing 01/24/25

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

Lake Mattie Pointe Subdivision:

Petitioner: City of Auburndale

Location: Hwy. 559 and Lake Mattie Road

Current Future Land Use: Residential Low-1 (RL-1)/ Residential Low-2 (RL-2)

Proposed Future Land Use: Low Density Residential

Proposed Zoning Classification: Planned Development-Housing 2 (PD-H2)

Current use: Single-Family (+/- 47.92 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 +/- 47.92 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 and a Zoning district of Planned Development-Housing 2 (PD-H2) is consistent with residential land uses adjacent to the site. The property is currently developed with 161 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 fully developed subdivision binding site plan shows a front setback of 20', a side setback of 7', a rear setback of 10' and a corner front setback of 10'. The PD-H2 setbacks are consistent with the Land Development Regulation's other residential zoning setbacks. The subdivision has existing internal sidewalks and existing retention ponds which are labeled Tract 'A', 'B', and 'C. Development is prohibited in the retention areas.

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.