

PLANNING COMMISSION MEETING
February 4, 2025

Minutes for the Regular Meeting for the Planning Commission of the City of Auburndale, Florida held Tuesday, February 4, 2025, at 4:12 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, Tom Dudash, Dave Holt, Steve Lawson, Jody Miller and Crystal Tijerena. Also present was Community Development Director Julie Womble, City Planner Jesse Pearson, and Secretary Marsha Johnson.

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 Jody Miller and seconded by Commissioner Crystal Tijerena to approve the minutes as written from the January 7, 2025 meeting. Upon vote, all ayes.

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

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.

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:

<i>Petitioner:</i>	City of Auburndale
<i>Location:</i>	Hwy. 559 and Lake Mattie Road
<i>Current Future Land Use:</i>	Residential Low-1 (RL-1)/ Residential Low-2 (RL-2)
<i>Proposed Future Land Use:</i>	Low Density Residential
<i>Proposed Zoning Classification:</i>	Planned Development-Housing 2 (PD-H2)
<i>Current use:</i>	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 is to 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.

There was no one attending the meeting to ask for comments.

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

AGENDA ITEM 2: Recommendation Amending the Future Land Use Map – Lake Mattie Pointe

Subdivision

Motion was made by Commissioner Jody Miller and seconded by Commissioner Danny Chandler to recommend amending the Future Land Use Map - Lake Mattie Pointe Subdivision to the City Commission.

Commissioner Crystal Tijerina questioned the setbacks.

Community Development Director Julie Womble answered her question explaining the corner lots and that the County measures the fence line from the middle of the road and the City measures it from the property line. This came in from the County as an annexation.

Commissioner Tom Dudash asked if they were already receiving City services.

Community Development Director Julie Womble stated they are receiving utilities and are paying an out of City rate.

Commissioner Dave Holt questioned 7-foot setbacks.

Community Development Director Julie Womble stated we can look at that as staff.

Upon vote, all ayes.

AGENDA ITEM 3: Recommendation Amending the Zoning Map – Lake Mattie Pointe

Subdivision

Motion was made by Commissioner Danny Chandler and seconded by Commissioner Jody Miller to recommend amending the Zoning Map - Lake Mattie Pointe Subdivision to the City Commission.

Upon vote, all ayes.

Meeting was adjourned at 4:22 p.m.

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


Marsha Johnson, Secretary