



City of Auburndale
Auburndale, Florida 33823

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Community Development Department

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PLANNING COMMISSION MEETING
July 3, 2018 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 – June 5, 2018

ANNOUNCEMENTS – Amy Palmer, Community Development Director

AGENDA

1. **PUBLIC HEARING** –ZONING MAP AMENDMENT – LYNITA & SONS, INC. PROPERTY
2. RECOMMENDATION AMENDING THE ZONING MAP – LYNITA & SONS, INC. PROPERTY
3. **PUBLIC HEARING-** ZONING MAP AMENDMENT – TAJIANI PROPERTY
4. RECOMMENDATION AMENDING THE ZONING MAP – TAJIANI PROPERTY
5. **PRELIMINARY PLAT** – LAKEFRONT ESTATES – DAVID WATSON PROPERTY

**Planning Commission Meeting
July 3, 2018**

AGENDA ITEM 1: PUBLIC HEARING – ZONING MAP AMENDMENT – LYNITA & SONS, INC. PROPERTY

AGENDA ITEM 2: RECOMMENDATION AMENDING THE ZONING MAP

 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:

- . Notice of Public Hearing – 06/22/2018
- . Location Map

ANALYSIS: The City has received a request for a Zoning Map amendment to rezone the following property:

<i>Owner/Petitioner:</i>	Lynita & Sons, Inc.
<i>Location:</i>	Frontage on Charles Ave. & Walnut St.
<i>Current Future Land Use:</i>	Low Density Residential
<i>Current Zoning Classifications:</i>	General Residential-1 (RG-1) & Commercial General (CG)
<i>Proposed Zoning Classification:</i>	Single Family Residential-3 (RS-3)
<i>Current use:</i>	Single Family homes and vacant (2.36 +/- acres)

The City has received a request from Lynita & Sons, Inc. for a Zoning Map amendment to 10 lots with frontage on Charles Ave., Walnut St., and Bennett St. from General Residential-1 (RG-1) & Commercial General (CG) to Single Family Residential-3 (RS-3). In March of 2016 a zone change was approved for lots 8-16 from Single Family Residential-3 to General Residential-1 (RG-1) to allow the development of family group homes. The development of that project did not occur thus the owners are requesting the original zoning be restored to the eight properties. Lots 19 and 20 which contain a single-family residence, have an existing zoning classification of Commercial General (CG).

The requested zoning district of Single Family Residential-3 (RS-3) is compatible with the existing underlying land use of Low Density Residential. The applicant is seeking to re-zone the properties Single Family Residential-3 (RS-3) in order to be more compatible with the surrounding existing single family residential zoning classifications.

The requested zoning classification of Single Family Residential-3 (RS-3) is compatible to the existing zoning classifications surrounding the property. The zoning classification to the east, west, and south of the site is Single Family Residential-3 (RS-3). The requested Zoning Map amendment and its allowable uses are consistent with the City of Auburndale's Comprehensive Plan, the Future Land Use of Low Density Residential, and Land Development Regulations.

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 Zoning Map amendment of Single Family Residential-3 (RS-3) to the City Commission.

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AGENDA ITEM 3: PUBLIC HEARING – ZONING MAP AMENDMENT – TAJIANI PROPERTY

AGENDA ITEM 4: RECOMMENDATION AMENDING THE ZONING MAP

 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:

- . Notice of Public Hearing – 06/22/2018
- . Location Map

ANALYSIS: The City has received a request for a Zoning Map amendment to establish zoning on the following property:

<i>Owner/Petitioner:</i>	Gholi Tajiani
<i>Location:</i>	Stadium Road and Old Lake Alfred Road
<i>Current Future Land Use:</i>	Medium Density Residential
<i>Proposed Zoning Classification:</i>	General Residential-1 (RG-1)
<i>Current use:</i>	Vacant (18.33 +/- acres)

Mr. Tajiani's property consists of 18.33 acres that was approved for a Future Land Use Change from County Future Land Use Low Density Residential to City of Auburndale Medium Density Residential in December 2008. Zoning was not requested for the property at that time. The proposed zoning request of General Residential-1 (RG-1) will allow the applicant to construct a proposed 68 lot single family residential subdivision. Characteristics of the General Residential -1 (RG-1) zoning classification for single-family dwellings are lot widths of 60 feet, lot area of 7,200 sq. ft. and a 25' front setback, a 10' side setback and a 10' rear setback. RG-1 also allows the development of multifamily-family residential dwellings. The requested zoning district of General Residential-1 (RG-1) is compatible with the existing underlying land use of Medium Density Residential and existing residential zoning classifications adjacent to the property.

The requested zoning classification of General Residential-1 (RG-1) is consistent with the City's Land Development Regulations and Comprehensive Plan.

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 General Residential-1 (RG-1) to the City Commission.

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AGENDA ITEM 5: PRELIMINARY PLAT – LAKEFRONT ESTATES

___ INFORMATION ONLY

X ACTION REQUESTED

ISSUE: The Planning Commission will consider a preliminary plat before making a recommendation to the City Commission for Lakefront Estates.

ATTACHMENTS:

- . Preliminary Plat
- . Location Map

ANALYSIS: The City has received a preliminary plat for a 38-unit single-family dwelling development on 9.93 acres located on Lake Ariana Blvd., north of Madalyn Ct. and south of Denton Ave.

The Future Land Use is Low Density Residential and the site has an existing zoning of Single Family Residential-3. The applicant proposes 25' front yard setbacks, 7' side yard setbacks and 15' rear setbacks. The applicant is also proposing 25' front yard setbacks for yards adjacent to any street and on a corner lot. The average lot size proposed will be 7,400-7,500 sq. ft. The maximum allowable building height is 35 ft. (2½ stories). Ingress and egress for this phase of the development is proposed to be from Lake Ariana Blvd., a County maintained road. All retention areas, roads, and open spaces will be dedicated to and maintained by the Homeowner's Association. The preliminary plat has been reviewed by all City Departments and meets all City Codes and Land Development Regulations.

Following the Planning Commission's recommendation, the preliminary plat will go to the City Commission for approval. Preliminary plat approval by the City Commission allows the developer to proceed with construction plan approval and final plat approval.

STAFF RECOMMENDATION: Recommend approval of the Preliminary Plat to the City Commission.