

Planning Commission Meeting Minutes June 1, 2021

Minutes for the Regular Meeting for the Planning Commission of the City of Auburndale, Florida held Tuesday, June 1, 2021, at 4:00 pm in the City Commission Room at City Hall, after having been properly advertised with the following members present: Vice Chairman Danny Chandler, Commissioners Mike Chevalier, Matt Maloney, Jody Miller, and Brian Toune. Also present was Assistant City Manager Amy Palmer and Community Development Director Julie Fife, City Planner Jesse Pearson and Secretary Marsha Johnson. Vice Chairman Danny Chandler declared a quorum and the Meeting was called to order and opened with the pledge to the American Flag. Absent was Chairman Perry Price and Commissioner Jere Stambaugh.

Motion was made by Commissioner Jody Miller and seconded by Commissioner Matt Maloney to approve the minutes as written from the April 6, 2021 meeting. Upon vote all ayes.

Assistant City Manager Amy Palmer welcomed Mike Chevalier to the Planning Commission and introduced the new Community Development Director Julie Fife.

Vice Chairman Danny Chandler closed the Regular Meeting and opened the Public Hearing.

AGENDA ITEM 1: PUBLIC HEARING–FUTURE LAND USE AND ZONING AMENDMENT–WATSON PROPERTY

City Planner Jesse Pearson stated the Planning Commission will consider and take public comment on Future Land Use and Zoning Map amendment before making a recommendation to the City Commission. Notice was advertised in the Ledger on 5-21-21. The request for the Future Land Use Map and Zoning Map Amendment is from David Watson. The location is on Lake Ariana Blvd and Century Blvd. The current Future Land Use is Commercial Corridor, and the proposed Future Land Use is Medium Density Residential. The current City Zoning is Neighborhood Commercial, and the proposed Zoning classification is General Residential- 1. The current Use is Vacant Offices (+/- 0.74 acres). David Watson has requested to amend the City of Auburndale's Future Land Use Map and Zoning Map on a +/- 0.74-acre piece of property located on Lake Ariana Blvd and Century Blvd. The property contains an office building that was constructed in 1980. The request is to change the Future Land Use from Commercial Corridor to Medium Density Residential and to change the zoning district of Neighborhood Commercial to General Residential-1. The request will allow the applicant to convert 6 office spaces into a multi-family dwelling unit. The requested Future Land Use of Medium Density Residential allows a density of 7 to 10 dwelling units per acre and is intended to encourage the continuation of mixtures of housing types. The request is consistent with the surrounding neighborhood, which contains a Future Land Use of Medium Density Residential. The rezoning request of General Residential- 1 would be consistent with the Future Land Use request of Medium Density Residential and is also consistent with the surrounding zoning district. The intent of the RG-1 zoning district as indicated in the Land Development Regulations is to allow for low to medium density residential uses. A special emphasis is placed on a compatible mixture of residential uses. The proposed Future Land Use change from Commercial Corridor to Medium Density Residential and requested zoning amendment from Neighborhood Commercial to General Residential- 1 is consistent with all Land Development Regulations and the Comprehensive Plan. Following public comment, the proposed amendments will be considered by the Planning Commission for a recommendation to the City Commission. At this time the property was shown on the screen. Staff Recommends approval of the proposed Future Land Use Medium Density Residential and Zoning classification of General Residential- 1 to the City Commission.

Vice Chairman Danny Chandler asked for Public Comment. There was none.

Vice Chairman Danny Chandler closed the Public Hearing and Reopened 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 approval of the proposed Future Land Use Medium Density Residential to the City Commission – Watson Property.

Commissioner Brian Toune asked about the square footage of the units and the parking capacity. He stated there is no room for a children’s playground and no room for parking. He said he was not against the zoning change, he was against realizing that the square footage of these places and smaller units. Will this be short term?

City Planner Jesse Pearson stated this is consistent with what is surrounding. He is going to take what is existing and remodel it. He has to meet the Land Development Regulations with regards to parking and active open space. That will determine the number of units he can have. They are allowed 700 sq ft per unit. It will have to meet the code and designate two parking spaces per unit and insure active recreation areas per unit.

Commissioner Brian Toune stated he had been in the back. There is only ten feet and the air conditioners are back there. Not enough room to hardly walk around let alone play. I was just concerned on these items.

City Planner Jesse Pearson stated those are items we take into consideration.

Upon vote all ayes.

AGENDA ITEM 3: RECOMMENDATION AMENDING THE ZONING MAP

Motion was made by Commissioner Brian Toune and seconded by Commissioner Matt Maloney to recommend approval of the proposed Zoning classification of General Residential- 1 to the City Commission – Watson Property. Upon vote all ayes.

AGENDA ITEM 4: PLANNING COMMISSION TRAINING – FINDINGS OF FACT FOR PLANNING COMMISSIONS

Assistant City Manager Amy Palmer led discussion and reviewed the Findings of Fact for Planning Commissioners article from the Planning Magazine and made a presentation on the legal framework for planning.

Vice Chairman Danny Chandler stated the meeting was adjourned at 4:45 pm

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



Marsha Johnson, Secretary