



City of Auburndale
Auburndale, Florida 33823

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Community Development Department

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PLANNING COMMISSION MEETING
January 5, 2021 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 – December 1, 2020

ANNOUNCEMENTS – Amy Palmer, Community Development Director

AGENDA

1. **PUBLIC HEARING**- ZONING MAP AMENDMENT – KEYSTONE SUBDIVISION
2. RECOMMENDATION AMENDING THE ZONING MAP – KEYSTONE SUBDIVISION
3. RECOMMENDATION FOR A CLUSTER DEVELOPMENT – KEYSTONE SUBDIVISION
4. **PRELIMINARY PLAT** – ENCLAVE AT LAKE ARIANA – PRELIMINARY PLAT

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
January 5, 2021**

AGENDA ITEM 1: PUBLIC HEARING – ZONING MAP AMENDMENT – KEYSTONE SUBDIVISION

AGENDA ITEM 2: RECOMMENDATION AMENDING THE ZONING MAP – KEYSTONE SUBDIVISION

AGENDA ITEM 3: RECOMMENDATION FOR A CLUSTER DEVELOPMENT – KEYSTONE SUBDIVISION

 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. The Planning Commission will also consider a cluster development concept before making a recommendation to the City Commission.

ATTACHMENTS:

- . Notice of Public Hearing – 12/26/20
- . Location Map

ANALYSIS: The City has received a request to rezone the following property:

Keystone Subdivision

Owner/Petitioner:	Econ South, LLC on behalf of property owner Keystone Developers of Polk County, LLC
Location:	Keystone Road and Lake Alfred Road
Current Future Land Use:	Low Density Residential
Current City Zoning:	Planned Development-Housing 1 (PD-H1)
Proposed Zoning Classification:	Single Family Residential-3 (RS-3)
Current use:	Vacant (+/- 65.38 acres)

In July 2019 the City approved a Planned Development-Housing 1 (PD-H1) zoning classification, which included a binding site plan, for a 203 single family residential development on 65.38 acres with ingress and egress on Keystone Road and Lake Alfred Road. Econ South, LLC on behalf of property owner Keystone Developers of Polk County, LLC is requesting a zone change from Auburndale zoning classification of Planned Development-Housing 1 (PD-H1) to a zoning classification of Single Family Residential-3 (RS-3). They are also requesting the City approve the concept of a Cluster Subdivision as provided for in the City's Land Development Regulations.

The requested zoning district of Single Family Residential-3 (RS-3) is consistent with the existing underlying Future Land Use of Low Density Residential and the Land Development Regulations. The RS-3 zoning district requires a minimum lot size of 8,400 SF with 65 ft of frontage, and setbacks of 25' front, 7' side, and 10' rear.

As permitted by the City's Land Development Regulations, the applicant is requesting a cluster development be approved for use with the RS-3 zoning designation. The cluster development

would allow the minimum lot area and width to be reduced by as much as 40%, with the lot area reduction amount to be combined and preserved as open space for recreation, conservation, scenic, or related purposes, but not retention areas. At this time, the cluster development would be approved in concept only. Procedure would follow that if the concept of a cluster design is approved by the Planning Commission and City Commission, the property owner would proceed with design of the development and submit a preliminary plat for approval. Cluster designs and modification of lot areas and yards allows the property owner to provide creativity and originality in total subdivision design, and encourages the preservation of open space to serve recreational, scenic, and related public purposes. If the cluster development concept is approved, a preliminary plat would be brought before the Planning Commission for a recommendation to the City Commission at a later date.

Following 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 RS-3 zoning district to the City Commission and recommend approval of a cluster development to the City Commission.

**Planning Commission Meeting
January 5, 2021**

AGENDA ITEM 4: PRELIMINARY PLAT – ENCLAVE AT LAKE ARIANA– LAKE ARIANA BLVD.

 INFORMATION ONLY

 X ACTION REQUESTED

ISSUE: The Planning Commission will consider a preliminary plat before making a recommendation to the City Commission for Enclave at Lake Ariana.

ATTACHMENTS:

- . Preliminary Plat
- . Location Map

ANALYSIS: The City has received a preliminary plat from Chad Booker of Sloan Engineering on behalf of Diane Augspurger for a 24-lot single-family dwelling development on +/- 7.24 acres located on Lake Ariana Blvd. west of Seminole Ave. and east of Ariana Shores Mobile Home Park. The preliminary plat has been reviewed by all City Departments and meets all City Codes and Land Development Regulations.

The property is zoned Single Family Residential-1 (RS-1) and meets or exceeds all Land Development Regulations, including minimum lot size, minimum setbacks, and minimum house size. The RS-1 zoning district requires 25' front yard setbacks, 10' side yard setbacks, and 10' rear setbacks. The minimum lot size proposed will be 10,800 sq.ft. Access to the subdivision will be from Lake Ariana Blvd, a County maintained road. Five-foot sidewalks will be provided on both sides of the street. All retention areas, roads, sidewalks, and open spaces will be dedicated to and maintained by the Homeowner's Association.

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.