



City of Auburndale
Auburndale, Florida 33823

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Community Development Department

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PLANNING COMMISSION MEETING
June 1, 2021 4:00 P.M.
COMMISSION ROOM/CITY HALL

CALL TO ORDER – Vice-Chair Danny Chandler

PLEDGE OF ALLEGIANCE – Vice-Chair Danny Chandler

ROLL CALL – Marsha Johnson, Secretary

APPROVE COMMISSION MINUTES - Regular Meeting – April 6, 2021

ANNOUNCEMENTS – Amy Palmer, Assistant City Manager

AGENDA

1. **PUBLIC HEARING** – SMALL SCALE FUTURE LAND USE AND ZONING MAP AMENDMENT
2. RECOMMENDATION AMENDING THE FUTURE LAND USE MAP – WATSON PROPERTY
3. RECOMMENDATION AMENDING THE ZONING MAP – WATSON PROPERTY
4. PLANNING COMMISSION TRAINING – FINDINGS OF FACT FOR PLANNING COMMISSIONS

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
June 1, 2021**

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

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 Future Land Use and Zoning Map amendment before making a recommendation to the City Commission.

ATTACHMENTS:

- . Notice of Public Hearing – 05/21/2021
- . Location Map

ANALYSIS: The City has received a request for a Future Land Use Map Amendment and Zoning Map Amendment on the following property:

Watson Property:

<i>Owner/Petitioner:</i>	David Watson
<i>Location:</i>	Lake Ariana Blvd. and Century Blvd.
<i>Current Future Land Use:</i>	Commercial Corridor (CC)
<i>Proposed Future Land Use:</i>	Medium Density Residential
<i>Current City Zoning:</i>	Neighborhood Commercial (CN)
<i>Proposed Zoning Classification:</i>	General Residential- 1 (RG-1)
<i>Current use:</i>	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 (CC) to Medium Density Residential and to change the zoning district of Neighborhood Commercial to General Residential-1 (RG-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 (RG-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 (CN) to General Residential- 1 (RG-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.

STAFF RECOMMENDATION: Recommend the approval of the proposed Future Land Use Medium Density Residential and Zoning classification of General Residential- 1 (RG-1) to the City Commission.

**Planning Commission Meeting
June 1, 2021**

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

 X INFORMATION ONLY

 ACTION REQUESTED

ISSUE: City Staff will make a presentation on the legal framework for planning.

ATTACHMENTS:

- . Findings of Fact for Planning Commissioners article
- . Excerpts from Chapter 19, Commissions; Boards, Land Development Regulations

ANALYSIS: City Staff will review the Findings of Fact for Planning Commissioners article from the Planning Magazine and make a presentation on the legal framework for planning.