



City of Auburndale
Auburndale, Florida 33823

#1 Bobby Green Plaza
Community Development Department

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PLANNING COMMISSION MEETING
January 4, 2022 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 7 , 2021

ANNOUNCEMENTS – Julie Fife, Community Development Director

AGENDA

1. ELECT PLANNING COMMISSION CHAIR
2. ELECT PLANNING COMMISSION VICE-CHAIR
3. PRELIMINARY PLATS – K-VILLE SUBDIVISION PHASES 2 & 3– K-VILLE AVENUE
4. PRELIMINARY PLAT – LAKE LENA PHASE 2b – LAKE LENA OAKS BLVD.

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 4, 2022**

AGENDA ITEM 1: ELECT CHAIR

AGENDA ITEM 2: ELECT VICE-CHAIR

 INFORMATION ONLY

 X ACTION REQUESTED

ISSUE: The Planning Commission will elect a Chair and Vice-Chair to serve for one year.

ATTACHMENTS:

➤ None

ANALYSIS: The City's Land Development Regulations require the Planning Commission to nominate and elect a Chair and a Vice-Chair from among the members of the Planning Commission. The term of the Chair and the Vice-Chair, as provided in the Land Development Regulations, will be for one (1) year, with eligibility for reelection.

Sec. 19.1.2. RULES; MEETINGS; RECORDS.

19.1.2.1. The Planning Commission shall select a Chair and a Vice-chair from among its members and may create such other officers as it may determine. The Administrative Official shall be the permanent secretary of the Commission, and is authorized to delegate the administrative work to another. All regular members shall be entitled to vote in matters before the Planning Commission. Terms of all officers shall be for one year, with eligibility for reelection.

**Planning Commission Meeting
January 4, 2022**

AGENDA ITEM 3: PRELIMINARY PLAT – K-VILLE SUBDIVISION PHASE 2 & 3-K-VILLE AVENUE

 INFORMATION ONLY

 X ACTION REQUESTED

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

ATTACHMENTS:

- . Preliminary Plat
- . Location Map

ANALYSIS: The City has received 2 preliminary plats from Dennis Wood of Wood and Assoc. Engineering, LLC. Phase 2 is for a 60 lot single-family dwelling development on +/- 139.15 acres located at the intersection of K-Ville Avenue and the Polk Parkway. Phase 3 is for a 64 lot single-family dwelling development on +/- 31.15 acres. The preliminary plats have been reviewed by all City Departments and meets all City Codes and Land Development Regulations.

In April of 2021 the Planning Commission recommended approval of a preliminary plat for the first phase of the K-Ville subdivision project. It consisted of 59 single-family dwelling lots on +/- 45.54 acres. The first phase preliminary plat was approved by the City Commission in April of 2021.

The property is zoned Single Family Residential-2 (RS-2) and meets or exceeds all Land Development Regulations, including minimum lot size, minimum setbacks, and minimum house size. The RS-2 zoning district requires 25' front yard setbacks, 10' side yard setbacks, and 10' rear setbacks. The minimum lot size approved was 9,500 sq. ft. with a minimum lot width of 70'. The minimum lot size proposed on the plats are 10,800 sq.ft with a proposed width of 80'. Access to the subdivision will be from K-Ville Avenue, 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.

The City's sewer system is not available in this area so the site will access City water and utilize septic tanks.

Following the Planning Commission's recommendation, the preliminary plats 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 Plats to the City Commission.

**Planning Commission Meeting
January 4, 2022**

AGENDA ITEM 4: PRELIMINARY PLAT – LAKE LENA PHASE 2b LAKE LENA BLVD.

 INFORMATION ONLY

 X ACTION REQUESTED

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

ATTACHMENTS:

- . Preliminary Plat
- . Location Map

ANALYSIS: The City has received a preliminary plat for Lake Lena Phase 2b from Kriss Y. Kaye from Carter-Kaye Engineering for 40 single-family townhouses on +/- 5.3 acres located on Abundant Life Drive, east of Gabarone Boulevard, and north of US Hw. 92 W. and Walmart. The property has a Future Land Use of Medium Density Residential and a zoning classification of General Residential -1 (RG-1), which allows for attached townhouses. In 2008 the City Commission recommended approval of a final plat for the first phase of the Lake Lena Oaks subdivision. In 2019 the City Commission approved a final plat for Phase 2 of the Lake Lena subdivision. All infrastructure has been completed per the Land Development Regulations. Access is shared with Walmart and the signalized intersection at US Hwy 92, and the main access is along Lake Lena Oaks Boulevard. 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 plats 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.