

Planning Commission Meeting Minutes
January 4, 2022

Minutes for the Regular Meeting for the Planning Commission of the City of Auburndale, Florida held Tuesday, January 4, 2022, at 4:00 pm in the City Commission Room at City Hall, after having been properly advertised with the following members present – Chairman Perry Price, Commissioners, Mike Chevalier, Matt Maloney, Jody Miller, Brian Toune and Jere Stambaugh. Also, present was Community Development Director Julie Fife, City Planner Jesse Pearson, and Secretary Marsha Johnson. Absent was Commissioner Danny Chandler.

Chairman Perry Price declared a quorum and the Meeting was called to order and opened with the pledge to the American Flag.

Motion was made by Commissioner Matt Maloney and seconded by Commissioner Mike Chevalier to approve the minutes as written from the December 7, 2021, meeting. Commissioner Jody Miller and Commissioner Jere Stambaugh were absent for the December meeting. Roll call vote Mike Chevalier yes, Matt Maloney yes, Brian Toune yes, Perry Price yes.

AGENDA ITEM 1: ELECT CHAIR

City Planner Jesse Pearson stated the Planning Commission will elect a Chair and Vice-Chair to serve for one year. 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.

Motion was made by Commissioner Matt Maloney and seconded by Commissioner Jody Miller to elect Perry Price Chair. Upon vote all ayes.

AGENDA ITEM 2: ELECT VICE-CHAIR

City Planner Jesse Pearson stated the Planning Commission will elect a Chair and Vice-Chair to serve for one year. 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.

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Motion was made by Commissioner Matt Maloney and seconded by Commissioner Jody Miller to elect Danny Chandler as Vice-Chairman. Upon vote all ayes.

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

City Planner Jesse Pearson stated the Planning Commission will consider a preliminary plat before making a recommendation to the City Commission. 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. At this time the property was shown on the screen. Staff recommends approval of the Preliminary Plats to the City Commission.

Motion was made by Commissioner Jody Miller and seconded by Commissioner Matt Maloney to recommend approval of the K-Ville Subdivision Phases 2 & 3 K-Ville Avenue, Preliminary Plat. Upon vote all ayes.

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

City Planner stated the Planning commission will consider a preliminary plat before making a recommendation to the City Commission. 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 Hwy 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. The property was shown on the screen at this time. Staff recommends approval of the Preliminary Plat to the City Commission.

Motion was made by Commissioner Brian Toune and seconded by Commissioner Matt Maloney to recommend approval of the Lake Lena Phase 2b Lake Lena Blvd. Preliminary Plat.

Commissioner Jere Stambaugh asked about the high grass.

Chairman Perry Price asked if anyone reads the minutes.

Community Development Director Julie Fife stated the City Manager and City Staff read the minutes.

There was discussion regarding setbacks with Kriss Kaye from Carter-Kaye Engineering.

Upon vote all ayes.

Commissioner Jere Stambaugh requested it be mowed.

Chairman Perry Price stated the meeting was adjourned at 4:24 p.m.

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

Marsha Johnson, Secretary