

**Planning Commission Meeting Minutes
November 1, 2022**

Minutes for the Regular Meeting for the Planning Commission of the City of Auburndale, Florida held Tuesday, November 1, 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 Matt Maloney, Jody Miller Jere Stambaugh, and Brian Toune. Also, present was Community Development Director Julie Womble, City Planner Jesse Pearson, and Secretary Marsha Johnson. Absent were Commissioners Danny Chandler and Mike Chevalier.

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 Brian Toune and seconded by Commissioner Jere Stambaugh to approve the minutes as written from the October 4, 2022, meeting. Upon vote all ayes.

Chairman Perry Price closed the Regular Meeting and opened the Public Hearing.

1. PUBLIC HEARING - REQUEST A SPECIAL EXCEPTION FOR GROUP HOMES-GONZALEZ PROPERTY

City Planner Jesse Pearson stated the Planning Commission will consider and take public comment on a Special Exception before making a recommendation to the Board of Adjustments. Notice of Public Hearing – 10/17/22. The City has received a request to allow a Special Exception as allowed for in the Land Development Regulations under General Residential-1 (RG-1) for the following property: the Gonzalez Property is owned by Juan L. Caparros Gonzalez and located at 534 Berkley Road. The Current Future Land Use is Medium Density Residential, and the Current City Zoning is General Residential-1 (RG-1). The Current Use is Vacant (+/-0.41 acres). Chapter 20- Appeals, Special Exceptions, Variances, Administrative Exceptions of the Land Development Regulations requires all Special Exceptions come before the Planning Commission for their recommendation before going to the Board of Adjustments for a final ruling. The City has received a request for a Special Exception on +/- 0.41 acres located at 534 Berkley Road within the City Limits of Auburndale. The property has a Zoning classification of General Residential-1 (RG-1). The owner desires to develop a group home of up to 10 beds for assisted living. General Residential-1 (RG-1) zoning classification allows for the Special Exception, group homes, meeting all State, County and City requirements. The applicant is requesting the Special Exception in order to allow for a use specifically provided for in Chapter 5, Zoning, General Residential-1 (RG-1), of the City of Auburndale's Land Development Regulations. After the Planning Commission's decision and any recommendations on the Special Exception, the request will go before the Board of Adjustments for their consideration on November 16th, 2022. As required by the procedure for a Special Exception request initiated by a property owner, all property owners within 300 feet of this property were notified by mail of the advertised Public Hearings for this request. Staff recommends approval of the requested Special Exception.

Chairman Perry Price asked for public comment. There was none.

Chairman Perry Price closed the Public Hearing and Reopened the Regular Meeting.

2. RECOMMENDATION SPECIAL EXEMPTION – GROUP HOMES-GONZALEZ PROPERTY

Motion was made by Commissioner Matt Maloney and seconded by Commissioner Jody Miller to recommend to the Board of Adjustments the request for a Special Exception for Group Homes- Gonzalez Property. Upon vote all ayes.

Chairman Perry Price stated the meeting was adjourned a 4:06 p.m.

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


Marsha Johnson, Secretary