



City of Auburndale  
Auburndale, Florida 33823

#1 Bobby Green Plaza  
Community Development Department

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**PLANNING COMMISSION MEETING**  
**November 1, 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 – October 4, 2022

ANNOUNCEMENTS – Julie Fife, Community Development Director

**AGENDA**

1. **PUBLIC HEARING**- REQUEST A SPECIAL EXCEPTION FOR GROUP HOMES-GONZALEZ PROPERTY
2. RECOMMENDATION SPECIAL EXEMPTION – GROUP HOMES-GONZALEZ PROPERTY

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  
November 1, 2022**

**AGENDA ITEM 1: PUBLIC HEARING** – REQUEST A SPECIAL EXCEPTION FOR GROUP HOMES-GONZALEZ PROPERTY

**AGENDA ITEM 2:** SPECIAL EXEMPTION – GROUP HOMES-GONZALEZ PROPERTY

    INFORMATION ONLY

  X   ACTION REQUESTED

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**ISSUE:** The Planning Commission will consider and take public comment on a Special Exception before making a recommendation to the Board of Adjustment.

**ATTACHMENTS:**

- . Location Map
- . Application for a Special Exception
- . Notice of Public Hearing – 10/17/22

**ANALYSIS:** 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:

**Gonzalez Property**

<b>Owner/Petitioner:</b>	Juan L. Caparros Gonzalez
<b>Location:</b>	534 Berkley Rd.
<b>Current Future Land Use:</b>	Medium Density Residential
<b>Current City Zoning:</b>	General Residential-1 (RG-1)
<b>Current use:</b>	Vacant (+/-0.41 acres)

**ANALYSIS:** 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 Adjustment 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). The owner desires to develop 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 Adjustment for their consideration on November 16<sup>th</sup>, 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 RECOMMENDATION:** Staff recommends approval of the requested Special Exception.