

**PLANNING COMMISSION MEETING**  
**October 1, 2024**

Minutes for the Regular Meeting for the Planning Commission of the City of Auburndale, Florida held Tuesday, October 1, 2024, 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 Danny Chandler, Tom Dudash, Dave Holt, Steve Lawson, and Jody Miller. Also present was Community Development Director Julie Womble, City Planner Jesse Pearson, and Secretary Marsha Johnson. Absent was Commissioner Matt Maloney.

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 Jody Miller and seconded by Commissioner Danny Chandler to approve the minutes as written from the September 10, 2024, meeting. Upon vote all ayes.

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

**AGENDA ITEM 1: PUBLIC HEARING – COMPREHENSIVE PLAN TEXT AMENDMENT**

Community Development Director Julie Womble stated the Planning Commission will take public comment and consider proposed Comprehensive Plan Text amendments before making a recommendation to the City Commission. Notice of Public Hearing was given on 9-20-2024. The City's Comprehensive Plan provides a framework for managing the growth and development of the City. At least once every 7 years, each local government must evaluate its Comprehensive Plan to determine if plan amendments are necessary to reflect changes in State Statutes, and then notify the Department of Commerce of its evaluation and determination. All local Florida governments are governed by the review process for Comprehensive Plans found in F.S. 163.3191. A letter was sent to the Department of Commerce on September 30, 2024, showing that Auburndale's Comprehensive Plan needed changes reflected in State Statutes since the last evaluation in 2017. The City has one year from the letter to submit a Comprehensive Plan amendment showing the Department of Commerce it meets all legislative changes. The City proposes to amend the Comprehensive Plan based on a review by Inspire Placemaking, LLC. and City staff of changes to Florida Statutes since the Comprehensive Plan's last audit in 2017. Items to be amended or stricken from the Comprehensive Plan have been attached for your review. They include:

- Update the Plan's horizon year from 2030 to 2045
- Updated population projections
- Updated maps
- Update Level of Service (LOS) standards for transportation and utilities
- State Agency's name changes
- Remove outdated references no longer required by the State
- Amend definitions
- Include floating solar and solar facilities in permitted uses in Agriculture FLU per F.S. 163.32051

The amendment is consistent with the changes made by the legislature to Florida Statutes. Following Staff's presentation of the Comprehensive Plan Amendment and public comment, the proposed amendment will be considered by the Planning Commission for a recommendation to the City Commission. Following transmittal by the City Commission, the amendments will undergo a review by the State Land Planning Agency after which it will be presented to the City Commission for approval and adoption. Staff recommends approval of the proposed amendment to the City Commission.

Laura Canary, Project Manager of Inspire Placemaking Collective LLC, 3001 N. Rocky Point Drive E, Suite 200 Tampa, Florida 33607, gave a Power Point presentation of items to be amended or stricken from the Comprehensive Plan update. She stated every 7 years, the City must determine changes based on state requirements since the last update (*73C-49 Florida Administrative Code*) Auburndale's cycle: November 2017; November 2024. There are ten elements required of the Comp Plan – Future Land Use, Transportation, Housing, Conservation, Recreation & Open Space, Intergovernmental Coordination, Capital Improvement, Infrastructure, Appendix and Property Rights.

The package that goes up to the State contains: Ordinance adopting the changes (formal Adoption by the City Commission).

Comprehensive Plan Changes with strike through and underline changes to the current comprehensive plan. State Agency Changed Names

Policy 3,4: The City, in coordination with Polk County, The Florida Department of Environmental Protection, and the Florida ~~Game and Fresh Water Fish Commission~~ Fish and Wildlife Conservation Commission to conserve, appropriately use and protect unique vegetative communities located jointly within the City and the county.

State Changed the Responsible Agency

Policy 7.8: Where the City is unable to provide public sanitary sewers, private septic tanks with the permitted only if approved by the Florida Department of Environmental Protection – ~~Department of Health~~. Where a private sewage plant is proposed, it must be approved by

State Authority Changed

Policy 1.1 The City, in cooperation with the Florida Department of Environmental Protection, will continue to ensure that air quality within the City's jurisdiction will meet the following federal standards, as adopted by ~~reference in 62-204 F.A.C. the Florida Air and Water Pollution Control Act, Chapter 17-2, F.A.C., as amended from time to time~~

New State Requirements

Policy 1:25 Agriculture: future land use classifications may apply to any lands qualifying for and receiving green belt exemptions. Floating solar facilities and solar facilities shall be permitted uses in this future land use classification. This category has not been applied to any lands presently within the City. Added based on State Law passed in 2022.

Comprehensive Plan Changes

Adopted Level of Service Standards

<b>Facility</b>	<b>Level of Service</b>
Traffic Circulation for all types of roads	D at peak hour
Potable Water, 2013	Adjusted Gross 150 gpcd
Sanitary Sewer	110 gallons per person per day
Solid Waste	6.2 pounds per person per day; and 1 truck per 1100 residences
Stormwater Management; Design storm	25 year, 24-hour duration
Stormwater Management: Distribution	SCS Type 2
Stormwater Management: Collection Systems	5.5 inches/hour without flooding; SWFWMD & DOT design criteria; Pre/post matching for the 25-year storm retention or detention is required; and If no positive outfall, subdivisions must retain all runoff from a 100-year, 3-day storm

**Table 1.** Projected Population for the City of Auburndale

Year	Permanent	Seasonal	Total
2025	20,743	1,727	22,471
2030	23,072	1,921	24,993
2035	25,149	2,094	27,243
2040	26,861	2,237	29,098
2045	28,390	2,364	30,754

Sources: American Community Survey, 2018-2022; BEBR, April 2023.

Evaluation and Appraisal Report update data projections from state supplied or approved sources, update maps with updated data and city limits includes updates transmitted to the state since the last EAR, including the Lake District Mixed Use land use area, includes road level of service analysis based on projections and state manuals. A statutory Matrix tool detailing the basis of specific changes to the state, tracks adjustments based on legislation and the rule changes.

<p>Floating Solar Facilities, (Chapter 2022-83, section 1, Laws of Florida)</p>	<p>Creates 163.32051, which provides legislative findings regarding floating solar facilities.</p> <p>Defines the term "floating solar facility."</p> <p>Requires a floating solar facility to be a permitted use in the appropriate land use categories and <b>requires local governments to amend their land development regulations to promote expanded uses of floating solar facilities.</b></p> <p>Authorizes a county or municipality to specify buffer and landscaping requirements, which may not exceed the requirements for similar uses involving the construction of other solar facilities permitted in agricultural land use categories and zoning districts.</p> <p>Provides exceptions to the construction of floating solar facilities in an Everglades Agricultural Area reservoir project if it is determined to have negative impacts on the project</p>	<p>Amend the list of permitted uses in the Agriculture FLUC (Policy 1.25) to include floating solar facilities. Side note: the Agriculture FLUC appears like could use some clarification and fleshing out.</p>
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Chairman Perry Price asked for public comment, there was none.

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

**AGENDA ITEM 2: RECOMMENDATION AMENDING THE COMPREHENSIVE PLAN**

**Motion** was made by Commissioner Danny Chandler and seconded by Commissioner Jody Miller to recommend to the City Commission to approve the proposed Comprehensive Plan text amendments.

Commissioner Dave Holt asked if the solar was in the city limits.

Community Development Director Julie Womble stated it would be in any Future Land Use and Zoning in Agriculture, in the City limits.

Commissioner Dave Holt stated the landowner does this?

Community Development Director Julie Womble stated yes, if they wanted to come in and do a Future Land Use change or amendment – it would go through review with staff and come before you. It is not something you can just put on your property.

Chairman Perry Price asked when we are going to look at the changes.

Community Development Director Julie Womble stated the Letter of intent was sent yesterday. The packet goes up to the state next week after the Transmittal from the City. Once it is reviewed it comes back and we adopt it. At that point we start the process of amending the Comprehensive Plan.

Chairman Perry Price asked to be sent the Comprehensive Plan.

Community Development Director Julie Womble stated it is on our website for all to view.

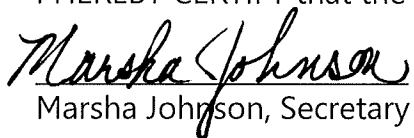
Commissioner Perry Price asked if there is a formula to implement things in the City. For instance, when to add a firetruck, or when to improve a road.

Community Development Director Julie Womble stated when it comes to growth and we add a new subdivision, we do look at how many trips are made, will it need a new garbage truck, the policing and the calls on that site. These Population statistics will help with that also. This is a three-year process, the first part was to update the EAR the Evaluation and Appraisal Report, and the next part is to update the Comprehensive Plan. After that we will update the Land and Development Regulations.

Upon vote all ayes.

Meeting was adjourned at 4:22.

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

  
Marsha Johnson, Secretary