

PLANNING COMMISSION MEETING
November 4, 2025

Minutes for the Regular Meeting for the Planning Commission of the City of Auburndale, Florida held Tuesday, November 4, 2025, at 4:15 pm in the City Commission Room at City Hall, after having been properly advertised with the following members present Chairman Perry Price, Commissioners, Dave Holt, Steve Lawson, and Donishia Yarde. Also present was Community Development Director Julie Womble, City Planner Jesse Pearson, and Secretary Marsha Johnson. Absent were Commissioners Tom Dudash, Jody Miller and Crystal Tijerina.

Motion was made by Commissioner Steve Lawson and second by Commissioner Dave Holt to approve the minutes as written from the October 7, 2025, meeting. Upon vote, all ayes.

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

AGENDA ITEM 1: PUBLIC HEARING - FUTURE LAND USE AND ZONING MAP AMENDMENT – GAPWAY PROPERTY

City Planner Jesse Pearson stated the Planning Commission will consider and take public comment on a Future Land Use and Zoning Map Amendment before making a recommendation to the City Commission.

Notice of Public Hearing – 10-24-2025

As a result of voluntary annexation, the City is requesting a Small-Scale Future Land Use and Zoning Map amendment on a parcel totaling +/- 0.06 acres. The property currently has a Polk County Land Use designation of Residential Suburban (RS). The requested Future Land Use of Lakes District Mixed Use and a Zoning district of Estate Residential (ER) is consistent with residential land uses adjacent to the site. The property will be developed with the property to the south and west on Gapway Road. The requested Future Land Use and Zoning Map amendments are consistent with the City of Auburndale's Comprehensive Plan and Land Development Regulations. The Estate Residential (ER) zoning classification allows for larger one-acre lots and encourages larger home construction within the Lakes District. The applicant is seeking to remove the enclave and allow the whole parcel to be within the Auburndale City Limits. All development and permitting must abide by the City of Auburndale Land Development Regulations and any other State or County agency requirements. The amendments are consistent with the City of Auburndale's Comprehensive Plan and policies of the Lakes District Overlay of Chapter 15 of the Land Development Regulations. Following public comment, the proposed amendments will be considered by the Planning Commission for a recommendation to the City Commission. Staff Recommends approval of the proposed Future Land Use of Lakes District Mixed Use (LDMU) and Zoning Map amendment of Estate Residential (ER) to the City Commission. Staff recommends approval of the proposed Future Land Use of Lakes District Mixed Use (LDMU) and Zoning Map amendment of Estate Residential (ER) to the City Commission.

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

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

AGENDA ITEM 2: RECOMMENDATION AMENDING THE FUTURE LAND USE MAP – Gapway Property

Motion was made by Commissioner Dave Holt and seconded by Commissioner Donishia Yarde to recommend to the City Commission approval of amending the Future Land Use Map – Gapway Property.

Upon Vote, all ayes.


AGENDA ITEM 3: RECOMMENDATION AMENDING THE ZONING MAP – Gapway Property

Motion was made by Commissioner Steve Lawson and seconded by Commissioner Dave Holt to recommend to the City Commission approval of the Zoning Map – Gapway Property.

Upon vote, all ayes.

Meeting was adjourned at 4:20 p.m.

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


Marsha Johnson, Secretary