

**PLANNING COMMISSION MEETING**  
**June 3, 2025**

Minutes for the Regular Meeting for the Planning Commission of the City of Auburndale, Florida held Tuesday, June 3, 2025, at 4:00 pm in the City Commission Room at City Hall, after having been properly advertised with the following members present –Commissioners, Tom Dudash, Dave Holt, Steve Lawson, Jody Miller, and Donishia Yarde. Also present was Community Development Director Julie Womble, City Planner Jesse Pearson, and Secretary Marsha Johnson. Absent was Chairman Perry Price and Commissioner Crystal Tijerena.

Commissioner Jody Miller declared a quorum and the Meeting was called to order and opened with the pledge to the American Flag.

**Motion** was made by Commissioner Tom Dudash and second by Commissioner Steve Lawson to approve the minutes as written from the May 6, 2025 meeting. Upon vote, all ayes.

**AGENDA ITEM 1: ELECT VICE-CHAIR**

City Planner Jesse Pearson stated the Planning Commission will elect a 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 Tom Dudash and seconded by Commissioner Steve Lawson to elect Commissioner Jody Miller as Vice-Chair. Upon vote, all ayes.

Vice-Chair Jody Miller closed the regular meeting and opened the public hearing.

**AGENDA ITEM 2: PUBLIC HEARING** – REQUEST A SPECIAL EXCEPTION FOR GROUP HOMES-FORD 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 Adjustment.

ATTACHMENTS: Location Map - Application for a Special Exception - Notice of Public Hearing – 05/20/25

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>	Roxanna Ford
<b>Location:</b>	504 Lake Ariana Blvd.
<b>Current Future Land Use:</b>	Medium Density Residential
<b>Current City Zoning:</b>	General Residential-1 (RG-1)
<b>Current use:</b>	Vacant (+/-0.45 acres)

The City of Auburndale Land Development Regulations Chapter 20, Appeals, Special Exceptions, Variances, Administrative Exceptions 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 +/- 0.45 acres located at 504 Lake Ariana Blvd. 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 use of group homes with a Special Exception, meeting all State, County and City requirements. Chapter 4 Definitions of the City's Land Development Regulations, a Group Home is defined as a home housing a maximum of 20 residents plus staff. Staff is not required to live in. The category includes group care homes, dormitories, adult congregate living facilities, and boarding homes. The property size, number of bedrooms and the State determine the overall resident count. After the Planning Commission's decision and recommendation on the Special Exception, the request will go before the Board of Adjustment for their consideration on June 25, 2025. 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. There was no response back. Staff recommends approval of the requested Special Exception.

Vice-Chair Jody Miller asked for public comment, there was none.

Vice-Chair Jody Miller closed the public hearing and reopened the regular meeting.

**AGENDA ITEM 3:** SPECIAL EXEMPTION – GROUP HOMES-FORD PROPERTY

**Motion** was made by Commissioner Steve Lawson and seconded by Commissioner Donishia Yarde to recommend approval of the Special Exemption – Group Homes-Ford Property to the Board of Adjustment.

Lengthy discussion was had concerning the possibility of this group home becoming a rehabilitation facility and concerns of the location being so close to the school.

Roxanna Ford and Robert Woodard of 504 Lake Areiana Blvd spoke of their wishes for it to become an Elderly Group home.

Commissioner Danishia Yarde asked if the home status changed .....

City Planner Jesse Pearson stated it would have to come back before the Planning Commission.

Robert Woodard stated they plan to fully cooperate with whatever needs to be done moving forward.

City Planner Jesse Pearson stated the board can place certain conditions on a special exemption. For instance, a fence. The board has the prerogative to place conditions on this special exemption.

Upon vote, all ayes.

Vice-Chair Jody Miller closed the regular meeting and opened the Public Hearing.

**AGENDA ITEM 4:** **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.

ATTACHMENTS: Location Maps - Notice of Public Hearing – 05/23/25

The City has received a request for a Future Land Use Map Amendment and Zoning Map Amendment on the following property:

<b>Owner/Petitioner:</b>	Gapway Groves Corp.
<b>Location:</b>	Gapway Road and SR559
<b>Current County Future Land Use:</b>	Residential Suburban (RS)
<b>Proposed Future Land Use:</b>	Lakes District Mixed Use (LDMU)
<b>Proposed Zoning Classification:</b>	Estate Residential (ER)
<b>Current use:</b>	Vacant +/- 0.42 acres

As a result of annexation, the City has received a request to amend the Future Land Use on +/- 0.42 acres from Polk County Future Land Use of Residential Suburban (RS) to City of Auburndale Future Land Use of Lakes District Mixed Use and establish a zoning classification of Estate Residential (ER). The Estate Residential (ER) zoning classification recognizes certain areas within the Lakes District area that have a more rural development pattern which also recognizes unique environmental conditions that may be appropriate. Allowable uses include:

- Residential development with a gross density of 1 dwelling unit per 1 acre;
- Parks, recreation, and open space;
- Public or private golf courses; and
- Agriculture.

This zoning classification allows for larger lots and encourages larger home construction and recognizes and seeks to preserve the uniqueness of this area. The applicant is seeking to develop the parcel, along with the parcel to the south, as a whole. The requested Zoning Map Amendment is consistent with the City's Comprehensive Plan and Land Development Regulations. 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 Staff's presentation of the amendment and public comment, the proposed amendment will be considered by the Planning Commission for a recommendation to the City Commission. Staff recommends approval of the proposed Future Land Use and Zoning Map Amendment to the City Commission.

Vice-Chair Jody Miller asked for public comment, there was none.

Vice-Chair Jody Miller closed the public hearing and reopened the regular meeting.

#### **AGENDA ITEM 5:** RECOMMENDATION AMENDING THE FUTURE LAND USE MAP

**Motion** was made by Commissioner Tom Dudash and seconded by Commissioner Steve Lawson to recommend to the City Commission amending the Future Land Use Map Gapway Groves.

Commissioner Tom Dudash asked Jesse if the main reason was to get closer to the lake by adding this portion.

City Planner Jesse Pearson stated not so much to get closer to the lake as it is to connect to the entire parcel.

Upon Vote all ayes.

#### **AGENDA ITEM 6:** RECOMMENDATION AMENDING THE ZONING MAP

**Motion** was made by Commissioner Tom Dudash and seconded by Commissioner Donishia Yarde to recommend to the City Commission amending the Zoning Map Gapway Groves.

Upon vote all ayes.

Vice-Chair Jody Miller closed the regular meeting and opened the Public Hearing.

**AGENDA ITEM 7: PUBLIC HEARING** FUTURE LAND USE AND ZONING MAP AMENDMENT – GEORGE’S TIRE 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. ATTACHMENTS:. Location Maps - . Notice of Public Hearing – 05/23/25  
The City has received a request for a Future Land Use Map Amendment and Zoning Map Amendment on the following property:

**Owner/Petitioner:** George Katros  
**Location:** 412 and 413 Pine St.  
**Current City Future Land Use:** Med. Density Residential (+/- 0.15 acres) 412 Pine St.  
Commercial Corridor (+/- 0.22 acres) 413 Pine St.

**Proposed Future Land Use:** Commercial Corridor (+/- 0.15 acres) 412 Pine St.  
**Current City Zoning:** General Residential-1 (RG-1) Both parcels  
**Proposed Zoning Classification:** Commercial Highway (CH) Both parcels  
**Current use:** Vacant +/- 0.37 Total Acres

The City has received a request to amend the Future Land Use on +/- 0.15 acres on 412 Pine St. from City of Auburndale Future Land Use of Medium Density Residential to City of Auburndale Future Land Use of Commercial Corridor. The property at 413 Pine St. has +/- 0.22 acres of existing Commercial Corridor Future Land Use. The applicant is requesting at this time to amend the City of Auburndale zoning classification of General Residential-1 (RG-1) on both parcels to Commercial Highway (CH). The applicant is interested in expanding current uses and make the parcels one parcel with like Future Land Use and Zoning. Per the Comprehensive Plan, Commercial Corridor Future Land Use classification is characterized by all types of commercial, office, light fabrication and vehicular dealerships along a roadway. Commercial Highway Zoning allows automobile service stations, repair garages, medical offices, clinics, financial institutions, laboratories, sales, restaurants, hotels and general retail. All development and permitting must abide by the City of Auburndale Land Development Regulations and any other State or County agency requirements for the subject site. The amendments are consistent with the existing commercial development on the surrounding properties to the east and west. The property has access to HWY 92 off Pine St. The requested Future Land Use and Zoning Map Amendments are consistent with the City of Auburndale’s Comprehensive Plan and Land Development Regulations. Following Staff’s presentation of the amendment and public comment, the proposed amendment will be considered by the Planning Commission for a recommendation to the City Commission. Staff recommends approval of the proposed Future Land Use and Zoning Map Amendment on the George’s Tire property to the City Commission.

Vice-Chair Jody Miller asked for public comment, there was none.

Vice-Chair Jody Miller closed the public hearing and reopened the regular meeting.

**AGENDA ITEM 8: RECOMMENDATION AMENDING THE FUTURE LAND USE MAP**

**Motion** was made by Commissioner Donishia Yarde and seconded by Commissioner Dave Holt to recommend to the City Commission amending the Future Land Use Map. Georges Tire Property.

Commissioner Steve Lawson asked if there was a permanent structure at 412.

George Katros 220 Marker Road Polk City, Florida stated there is not.

Commissioner Tom Dudash understood that George is going to be expanding his garage.

George stated it would expand his automotive repair facility.

Commissioner Tom Dudash asked if neighbors were notified of this request.

City Planner Jesse Pearson stated it is required for a zoning change request. Properties within 300 feet of his property line were sent a letter of notification. He will be required to buffer with a fence between his business and the residential.

Commissioner Dudash asked about the noise of auto repair to neighbors close by. George stated his business hours are 8-5 daily and Saturdays 8-1p.m.

Upon Vote all ayes.

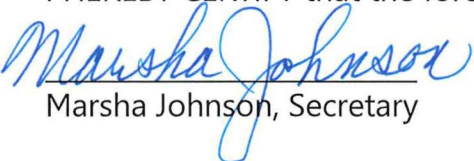
**AGENDA ITEM 9:** RECOMMENDATION AMENDING THE ZONING MAP

**Motion** was made by Commissioner Steve Lawson and seconded by Commissioner Dave Holt to recommend amending the Zoning Map Georges Tire Property.

Upon vote all ayes.

Meeting was adjourned at 4:50 p.m.

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

  
Marsha Johnson, Secretary