

PLANNING COMMISSION MEETING
July 8, 2025

Minutes for the Regular Meeting for the Planning Commission of the City of Auburndale, Florida held Tuesday, July 8, 2025, 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, Tom Dudash, Dave Holt, Steve Lawson, Crystal Tijerena, and Donishia Yarde. Also present was Community Development Director Julie Womble, City Planner Jesse Pearson, and Secretary Marsha Johnson. Absent was Jody Miller

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 Tom Dudash and second by Commissioner Steve Lawson to approve the minutes as written from the June 3, 2025 meeting. Upon vote, all ayes.

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

AGENDA ITEM 1: PUBLIC HEARING – SMALL SCALE FUTURE LAND USE AND ZONING MAP AMENDMENTS – HAIRE LANE PROPERTY

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

Notice of Public Hearing 6-20-2025

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

Haire Lane Property:

<u>Owner/Petitioner:</u>	Jacob Berardi
<u>Location:</u>	US Hwy 92 and Polk County Parkway
<u>Current Future Land Use:</u>	Linear Commercial Corridor (LCC)
<u>Proposed Future Land Use:</u>	Commercial Corridor (CC)
<u>Proposed Zoning Classification:</u>	Planned Development-Commercial 1 (PD-C1)
<u>Current use:</u>	Vacant (+/- 8.73 acres)

As a result of annexation, the City has received a request to amend the Future Land Use on +/- 8.73 acres from Polk County Future Land Use of Linear Commercial Corridor (LCC) to City of Auburndale Future Land Use of Commercial Corridor (CC) and establish a zoning classification of Planned Development-Commercial 1 (PD-C1). The proposed use is for a 34,375 sq. ft. warehouse for tent making and distribution. The property was annexed into the City in June of 2025. The requested Future Land Use of Commercial Corridor (CC) is characterized by linear concentrations (strip commercial) of all types of commercial, office, light fabrication, vehicular dealerships, etc. The Zoning Classification of Planned Development – Commercial 1 was requested by the applicant to accommodate the amount of wetlands that are on site. Bay doors have been relocated to the front of the building to ensure the wetlands are not encroached upon by this development. A solid masonry wall will run along Haire Lane and on both sides of the property, from Hair Lane to the end of the warehouse building, in order to buffer the commercial use from adjoining residential and offsite viewing. As required by the Land Development Regulations (LDR's) for Planned Developments, this request is accompanied by a binding site plan. The request for Future Land Use of Commercial Corridor and Zoning District of Planned Development Commercial 1 is compatible with the City of

Auburndale's Comprehensive Plan and all 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 Commercial Corridor (CC) and Zoning classification of Planned Development-Commercial 1 (PD-C1) to the City Commission. At this time the property was shown on the screen.

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

Motion was made by Commissioner Tijerina and seconded by Commissioner Donishia Yarde, to recommend approval to the City Commission amending the Future Land Use.

Chairman Perry Price asked about the County usage of the land.

City Planner Jesse Pearson stated in regard to Future Land Use we try to find something that is compatible with the character of the area. Future Land Use of Commercial Corridor.

Chairman Perry Price asked if a sidewalk is required.

City Planner Jesse Pearson said no.

Commissioner Steve Lawson asked about the septic.

Community Development Director Julie Womble stated the intention is to not have a permanent septic tank because we are upgrading the sewer in this area. In the Developers' agreement they will have a temporary septic tank until once the sewer line is ready, then they will have to hook into the City.

Chairman Perry Price asked about the removal of the temporary sewage.

Community Development Director Julie Womble stated it will be up to the Florida Department of Health.

Commissioner Dave Holt asked how many employees.

Chad Brooker, 900 Orchid Springs Drive, Winter Haven, Florida, stated the owner of the tent's rents to bigger functions like wedding tents. Most of this building is going to be for storage of materials. They will have a very small show room that the public can come and view their options. Maybe 2 employees.

Upon vote, all ayes.

AGENDA ITEM 3: RECOMMENDATION AMENDING THE ZONING MAP

Motion was made by Steve Lawson and seconded by Crystal Tijerina to recommend approval of the Zoning Map to the City Commission

Upon vote, all ayes.

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

AGENDA ITEM 4: PUBLIC HEARING – COMPREHENSIVE PLAN TEXT AMENDMENT – AMENDING VARIOUS CHAPTERS

Community Development Department Director Julie Womble stated the Planning Commission will take public comment and consider a proposed Comprehensive Plan Text Amendment and update the Comprehensive Plan before making a recommendation to the City Commission.

Notice of Public Hearing – 6/20/2025

Section 163.3191, Florida Statutes, requires local governments to periodically review and subsequently update their comprehensive plan based on changes to Florida State Statutes. In October of 2024, the City contracted with Inspire Placemaking, LLC to evaluate the existing City's 2030 Comprehensive Plan, develop the City's 2050 Comprehensive Plan and update the City's Land Development Regulations. The consultants met with City staff and management and residents, over several public workshops, to gather public input. The Comprehensive Plan update addresses the 2024 EAR (Evaluation and Appraisal Review) which is required every seven years. The Comprehensive Plan update also addresses compliance with State requirements, updated and organizes each required Element of the Comprehensive Plan, looks at existing conditions, provides visioning for the future, accommodates current and future growth, annexation, and development opportunities. The Comprehensive Plan update must have a recommendation by the Planning Commission and then adopted by the City Commission per F.S. 163.3184 "Process for adoption of comprehensive plan or plan amendment." The City's Land Development Regulations update will start in the Fall of 2025. The request implements requirements contained in Part II, Chapter 163 of Florida Statutes, and therefore is exempt from requiring a Business Impact Estimate as set forth by Chapter 2023-309, Laws of Florida. Following staff presentation and 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 Comprehensive Plan Text Amendment for the CIP Element to the City Commission.

Presentation

A Future Land Use Element new to the Plan - update

Update all maps

New to plan: Integrating Economic Data Points

Map A-9 Future Land Use Element– designates land use intent in the community, Implemented through the LDC, also, connects to the capacity analysis.

Table Future Land Use Classifications – classification Line-up organization

Table Community Activity Centers – Individual classification organization, Uniform Formatting for standards

B Transportation Element – Map B-6 Roadway Current Level of Service Map B-8 Roadway Level of Service

Who owns the roads and current level of service.

C Housing Element - Median Home value in Auburndale has recently overtaken Polk County, while remaining lower than the state.

D Conservation Element – Lakes are the most visible of Auburndale's natural features.

E Recreation and open space Element - Update maps

Table – 2 Parks Surplus/Deficiency for Parks (2023-2050)

Map E- 1 Parks – Recreation & Open Space Element – details from data & analysis

F Intergovernmental Coordination Element – Interesting details from data and analysis, Update names, Common Partners

G Capital Improvement Element– Goal: to provide the necessary public facilities for City residents and planned growth in a manner that is fiscally responsible, cost effective and protective of the public health, safety and welfare through a calculated fiscal management process and service delivery system.

Objectives

G-1: Meet existing and future needs

G-2: Coordinate with land use

G-3: Cost sharing for new development (fair share)

G-4: Manage fiscal resources

G-5: Annual updates to the Capital Improvement Plan

Policies include general levels of service of roads, utilities, and parks carried forward.

H Infrastructure Element the existing public utility boundary covers the entirety of the City

Budget, Goal to provide the necessary Public facilities, Update septic and sewer, Objective, Meet existing and future needs, Coordinate with land use, Cost sharing for new developments, Manage fiscal resources, Annual updates to the Capital Improvement Plan

I Property Rights Element

Goal I. Consistent with the Statement of Rights in Section 163.3177 (6) (i) 1. Florida Statutes (2001), the City of Auburndale Shall consider private property rights in local decision-making.

Goal I-1 The City of Auburndale shall acknowledge private property rights, in addition to all other applicable provisions of the Comprehensive Plan, to ensure their consideration in local decision-making process.

Policy I-1.1 The following statements related to the protection of private property rights shall be considered in the local decision making process.

1. The right of a property owner to physically possess and control his or her interests in the property, including easements, leases or mineral rights.
2. The right of a [property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.
3. The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.
4. The right of a property owner to dispose of his or her property through sale or gift.

At this time the Plan Update of Previous Presentations to the City Commission and Planning Commission was shown on the screen.

Chairman Perry Price asked for Public Comment there was none.

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

AGENDA ITEM 5: RECOMMENDATION AMENDING THE COMPREHENSIVE PLAN – AMENDING VARIOUS CHAPTERS

Motion was made by Commissioner Dave Holt and seconded by Commissioner Tom Dudash to recommend to the City Commission to amend the Comprehensive Plan – Amending Various Chapters.

Upon vote, all ayes.

Meeting was adjourned at 4:31 p.m.

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


Marsha Johnson, Secretary