PLANNING COMMISSION MEETING
January 6, 2026

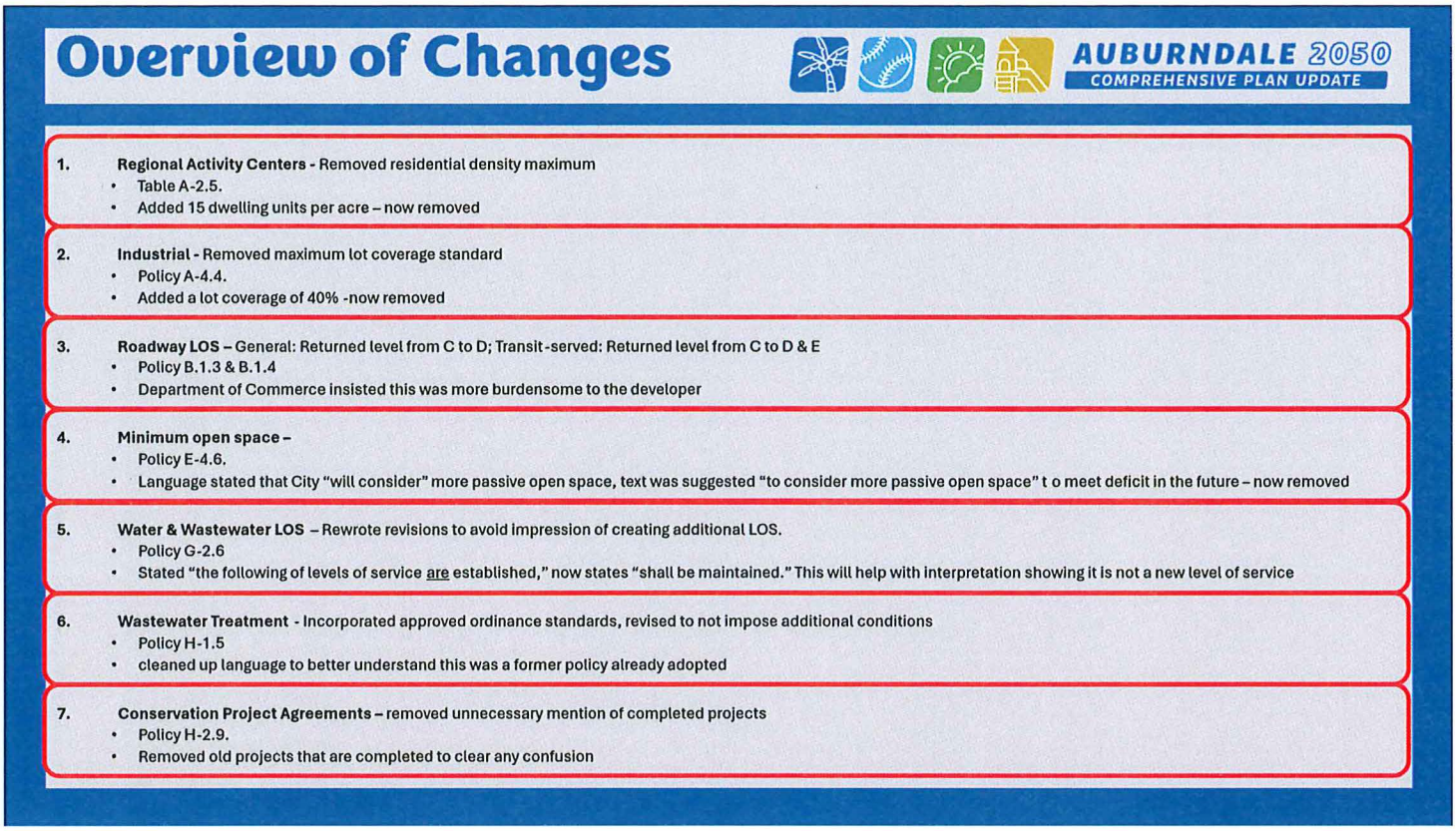
Minutes for the Regular Meeting for the Planning Commission of the City of Auburndale, Florida held Tuesday, January 6, 2026, at 4:00 pm in the City Commission Room at City Hall, after having been properly advertised with the following members present Chairman Perry Price, Commissioners, Tom Dudash, Dave Holt, Skiles Jones, Jody Miller and Donishia Yarde. Also present was Community Development Director Julie Womble, City Planner Jesse Pearson, and Secretary Marsha Johnson. Absent was Commissioner Steve Lawson.

Motion was made by Commissioner Jody Miller and second by Commissioner Donishia Yarde to approve the minutes as written from the November 4, 2025, meeting. Upon vote, all ayes.

AGENDA ITEM 1: Public Hearing – Comprehensive Plan Text Amendment – Amending Various Chapters

Notice of Public Hearing 12-19-2025

Julie Womble Community Development Director stated the Planning Commission will take public comment and consider a proposed Comprehensive Plan Text Amendment before making a recommendation to the City Commission. In October of 2024, the City contracted with Inspire Placemaking, LLC to evaluate the existing City's 2030 Comprehensive Plan, and develop the City's 2050 Comprehensive Plan and update the City's Land Development Regulations. The consultants met with City staff, management, and residents during several public workshops to gather public input. The proposed amendments to the Comprehensive Plan went before the Planning Commission on July 8, 2025, with a full recommendation to the City Commission. The City Commission transmitted the amendment to the Department of Commerce on July 21, 2025. Upon review of the proposed Comprehensive Plan amendments, the Department of Commerce sent a letter on September 22, 2025, identifying a conflict with the application of Chapter 2025-190, Section 28, Laws of Florida (L.O.F.), stating the proposed amendments null and void ab initio pursuant to recent adoption of House Bill (HB 180). Section 28 states: "*Each county listed in the Federal Disaster Declaration for Hurricane Debby (DR-4806), Hurricane Helene (DR-4828), or Hurricane Milton (DR-4834), and each municipality within one of those counties, may not propose or adopt any moratorium on construction, reconstruction, or redevelopment of any property damaged by such hurricanes; propose or adopt more restrictive or burdensome amendments to its comprehensive plan or land development regulations; or propose or adopt more restrictive or burdensome procedures concerning review, approval, or issuance of a site plan, development permit, or development order, to the extent that those terms are defined bys. 163.3164, Florida Statutes, before October 1, 2027, and any such moratorium or restrictive or burdensome comprehensive plan amendment, land development regulation, or procedure shall be null and void ab initio. This subsection applies retroactively to August 1, 2024.*" The Department of Commerce felt that the proposed amendment was more restrictive and burdensome but did not provide specific feedback on which sections of the proposed amendment did not meet the requirements of Section 28. The City withdrew the proposed ordinance. For the last two months City staff worked with the consultant and City Attorney to go over each amendment proposed within the Comprehensive Plan update. Several items were removed to meet the requirements set forth in Chapter 2025-190, Section 28, Laws of Florida (L.O.F.). City staff feel that the new proposed Comprehensive Plan amendment update is in compliance with State requirements, updates and organizes each required Element of the Comprehensive Plan, looks at existing conditions, provides vision for the future, and accommodates current and future growth, annexation, and development opportunities.



The Comprehensive Plan update revises existing polices, removes policies that are outdated and no longer relevant and arranges the Comprehensive Plan in a way that makes it easier to find specific polices. The Comprehensive Plan update addresses the 2024 EAR (Evaluation and Appraisal Review) which is required every seven years. The Comprehensive Plan Amendment must have a recommendation by the Planning Commission and then be adopted by the City Commission per F.S. 163.3184 entitled "Process for adoption of comprehensive plan or plan amendment." 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 comments, 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 to the City Commission.

Chairman Price asked for public comment, there was none.

Chairman Price closed the Public Hearing.

Chairman Price opened the Regular Meeting.

AGENDA ITEM 2: RECOMMENDATION AMENDING THE COMPREHENSIVE PLAN – AMENDING VARIOUS CHAPTERS

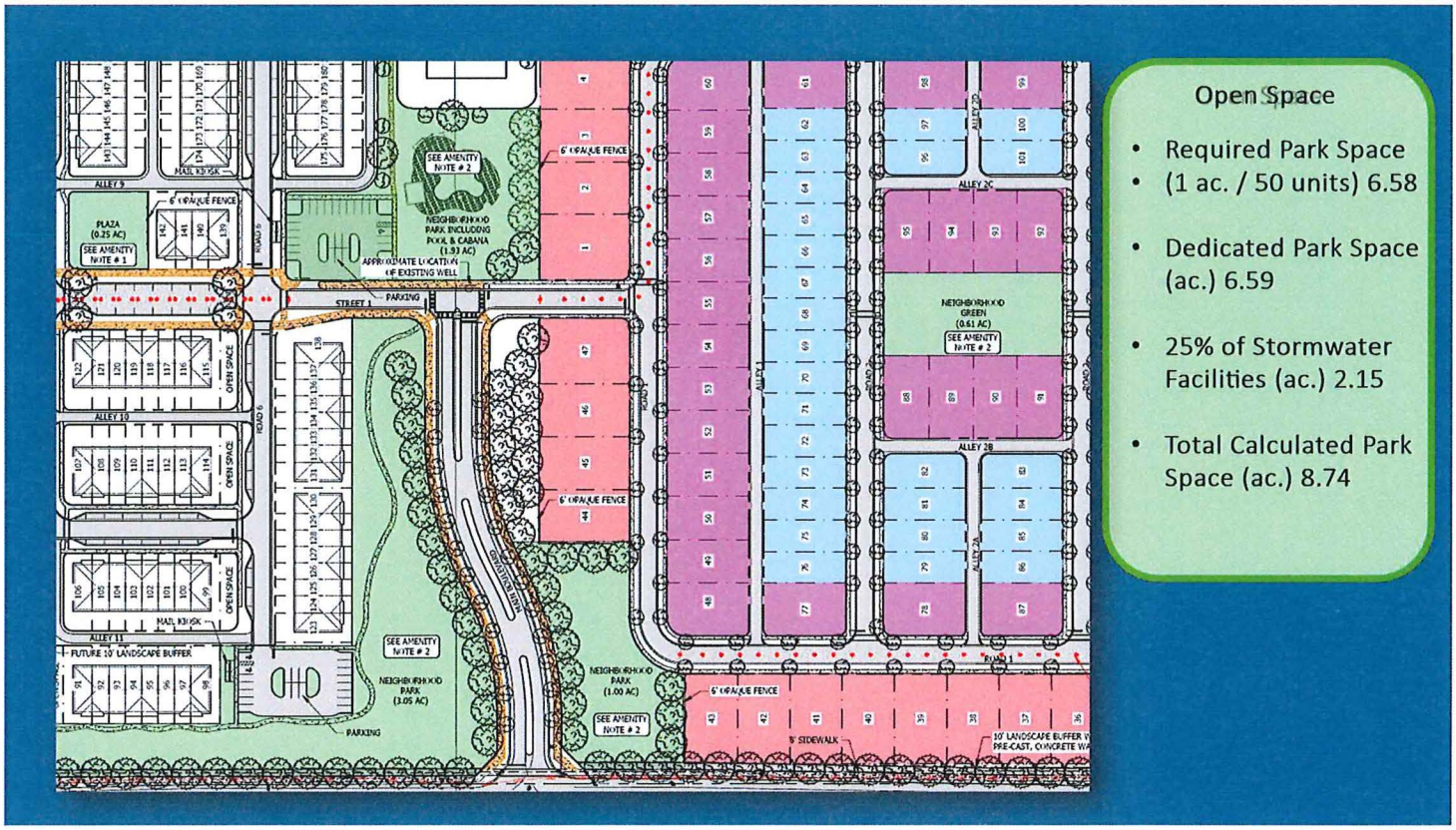
Motion was made by Commissioner Skiles Jones and seconded by Commissioner Donisha Yarde to recommend to the City Commission amending the Comprehensive Plan – Amending Various Chapters.

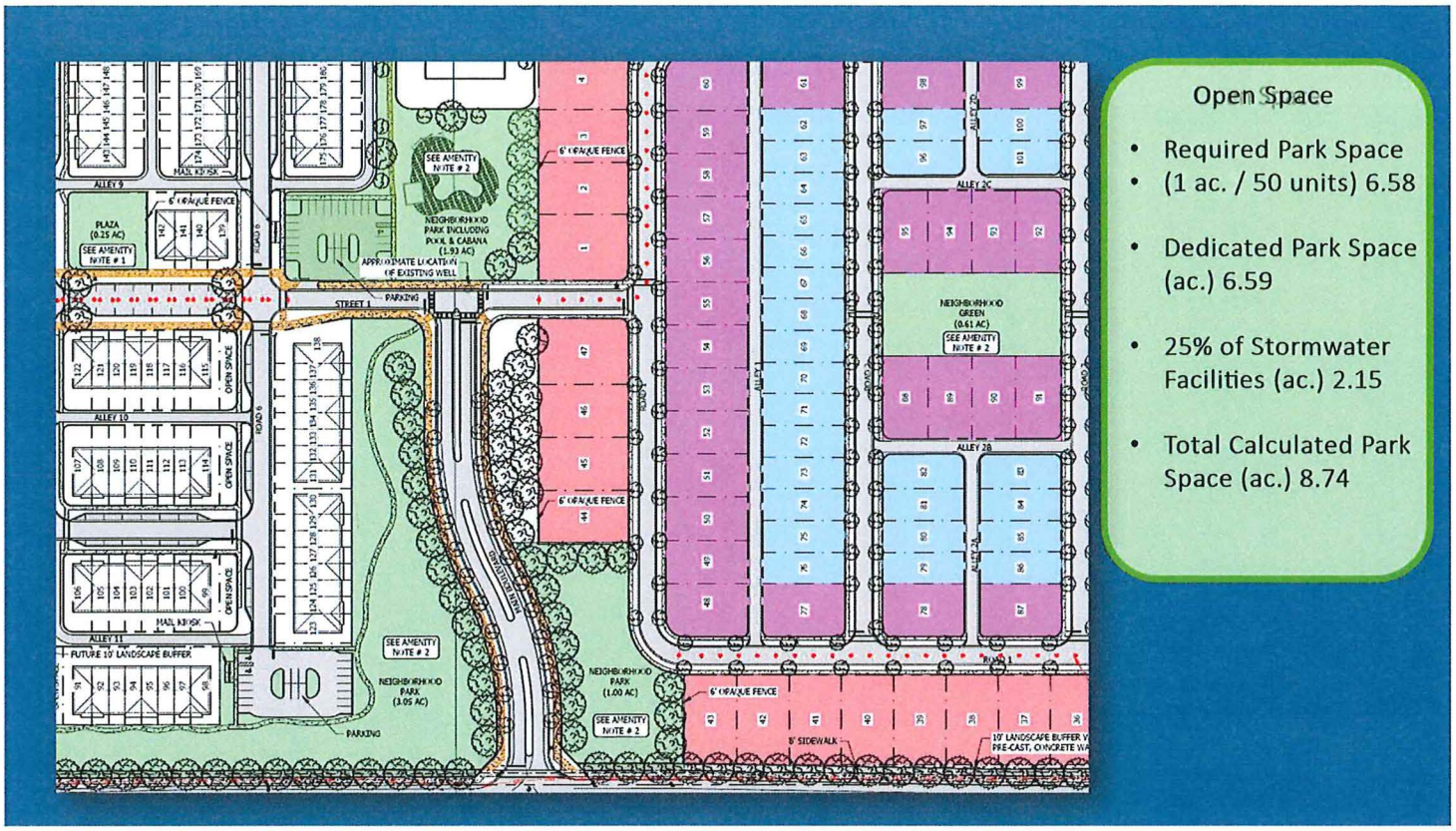
There was lengthy and good discussion by Commissioners, Tom Dudash, Skiles Jones and Dave Holt concerning Change #3 – Roadway and Change #4 regarding open space and how important it is that this verbiage does not get changed or deleted. Community Development Director Julie Womble had great history of the previous element submitted, compliance language used in the best interest for the City of Auburndale, and the timeline of submittal, approval and adoption.

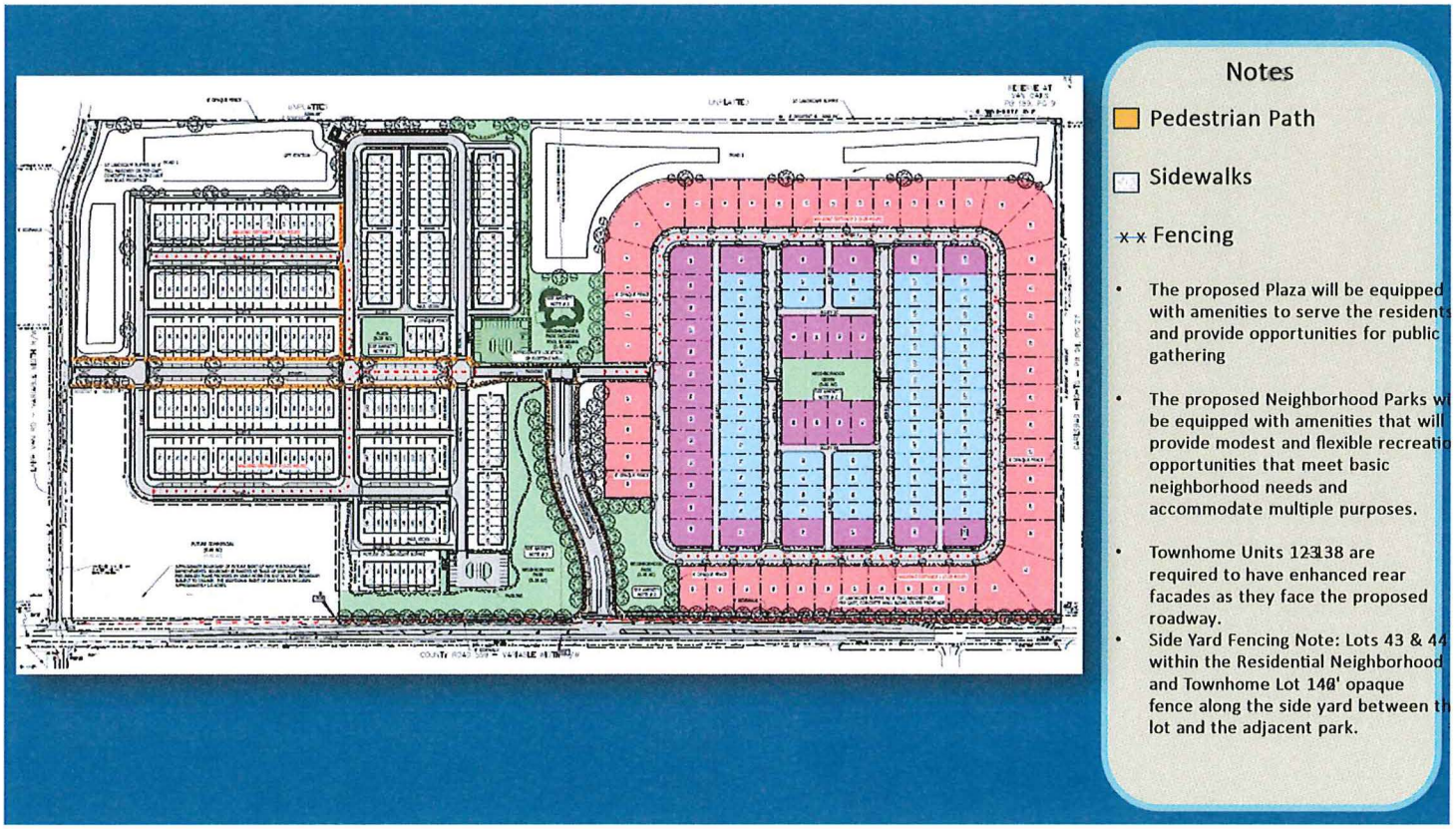
Upon vote, all ayes.

<u>AGENDA ITEM 3:</u> PRELIMINARY PLAT – LAKE VAN SUBDIVISION

Julie Womble Community Development Director stated the Planning Commission will consider a preliminary plat before making a recommendation to the City Commission. The City has received a preliminary plat from Bryan A. Hunter, PE of Hunter Engineering, Inc. for a mixed-use development on +/- 76.86 acres. The subject site is located on County Road 559 and Lake Van Road, a County maintained road. The entire property has a Future Land Use of Lakes District Mixed Use (LDMU) and has both Village Center (VC) (+/-37.20 acres) and Residential Neighborhood (RN) (+/-38.11 acres) Zoning. The mixed-use development proposes 135 single-family lots and 190 townhouses, with alley access, for a total of 325 residential lots. Of the 76.86 acres approximately +/- 1.55 acres will be donated for future Right of Way. The developer has indicated on the pre-liminary plat that +/- 5.89 acres will be reserved for future commercial development within the Village Center Zoning. The property meets or exceeds all Land Development Regulations, including minimum lot size, minimum setbacks, and minimum house size. The Village Center (VC) zoning classification allows a variety of shops, personal services, restaurants, and civic facilities that serve the needs of the surrounding neighborhoods. The Village Center requires medium intensity housing, surrounding the core commercial area and be integrated within the design.







Appropriate housing types include: apartments/condominiums, residential over commercial, townhouses, duplexes, bungalows, small-lot single family and standard lot single family. Village Centers (VC) may be a Transfer of Development Rights (TDRs) receiving zone. Residential Neighborhood (RN) Zoning allows for a mixture of various lot sizes and single family and multi-family residential uses. Neighborhoods shall be scaled to the pedestrian, with park space within a ¼ to 1/3-mile walking distance of most homes with focus on a centrally located Park, Open or Village Center which will include public, semi-public, and private services and uses. Residential neighborhoods have a maximum density of 6

dwelling units per acre. Residential Neighborhood (RN) Zoning may be a Transfer of Development Rights (TDRs) sending and receiving zone. Access to the subdivision will be from County Road 559 and Lake Van Road. Lake Van Road and 559 will have 8-foot sidewalks and a solid masonry 6-foot wall with a 10-foot landscape buffer. Five-foot sidewalks will be provided on both sides of the residential streets. The main boulevard from 559 to Lake Van Road will have 10-foot sidewalks on both sides of the street. The development is required to have one acre per 50 units for park space. The applicant has provided +/- 8.74 acres of public parks/active recreation with 25% being stormwater as allowed by the LDR's. The site plan makes note of the intention of amenity and park space as required. Per the site plan, Townhome Units 123 - 138 are required to have enhanced rear facades as they face the proposed roadway. The enhanced rear facade shall include materials that make the garage door blend with materials and mixed use of materials that are required on all four sides of the home unit. Lots 43 & 44 within the Residential Neighborhood and Townhome Lot 142 will require the installation of a 6' opaque fence along the side yard between the lot and the adjacent park. The placement of this fence shall not extend beyond the front setback line of the subject lot. All retention areas, roads, sidewalks, and open spaces will be dedicated to and maintained by the Homeowner's Association. The City's water and sewer system is available in this area for connection; however, the subject site has a Developer's Agreement in place for future wastewater capacity based on upgrades to the system in this area. The preliminary plat meets all City Codes and Land Development Regulations. Following the Planning Commission's recommendation, the preliminary plat will go to the City Commission for approval. Preliminary plat approval by the City Commission allows the developer to proceed with construction plan approval and final plat approval. Per recent legislative changes, the Final Plat will only go through an Administrative Review. Staff recommends approval of the Preliminary Plat to the City Commission.

AGENDA ITEM 4: RECOMMENDATION PRELIMINARY PLAT-LAKE VAN ROAD SUBDIVISION

Motion was made by Commissioner Donisha Yarde and seconded by Commissioner Tom Dudash to recommend approval of the preliminary plat – Lake Van Road Subdivision to the City Commission.

Commissioner Skiles Jones asked if there was any Future Commercial area plans?

Community Development Director Julie Womble stated no that space is set aside.

Commissioner Skiles Jones stated wastewater capacity is not there yet, is there a timeline?

Community Development Director Julie Womble stated there is a project on Gapway road that extends the lines, Phase I, Phase II and Phase III. They have completed Phase I and Phase II has gone out to bid.

Commissioner Skiles Jones asked if the wastewater and sewer lines will be able to accommodate capacity for this type of development.

Community Development Director Julie Womble stated yes it will meet the future needs of the City.

Commissioner Tom Dudash asked if the roundabout has been approved.

Community Development Director Julie Womble stated the City and the County made a transportation plan and it indicated a roundabout was needed for safety concerns. The County has approved this and has sent a letter to the City that they will fund the roundabout and the City will fund the engineering costs. It went to the City Commission in December and was approved. It has gone back to the County and they are budgeting for it.

Chairman Perry Price asked about parking.

Community Development Director Julie Womble stated the town homes and their attached garages and driveway are at the rear behind the houses which are accessed by the alleyway. She also explained extra parking.

Commissioner Dave Holt asked if there is enough population to support the commercial in the area.

Community Development Director Julie Womble stated when the Lake District came before the Commission several years ago, we looked at the density and we feel we have the enough to support the commercial.

Commissioner Dave Holt asked how do you come up with the number of 190 townhouses.

Community Development Director Julie Womble stated there is a density that is allowed in the Village Center and they have to accommodate open space requirements, parking space requirements, roads, trails and sidewalks. They looked at the calculations and City staff did their review and what is left over is how many townhouses. They are proposing housing units of 4.23, they are allowed to have a maximum of 6.

Commissioner Dave Holt asked if these are owner occupied townhouses.

Community Development Director Julie Womble Julie stated they are owner occupied; they could be rental units or leased. The City cannot mandate that; we have no control if they want to do an Airbnb. What we do have control over is what the housing type is, the use, every housing unit's architectural standard and open space.

Chairman Perry Price asked if this complies with the setbacks in the LDR.

Community Development Director Julie Womble stated with the Lake Districts setbacks, yes.

Chairman Perry Price asked the minimum size for each a lot.

Community Development Director Julie Womble stated the standard in the front is 20'-25' but they also have some reduction if they have alley access. They can only have so many single-family lots, they can only have so many large lots, and they can only have so may standard single lots.

Chairman Perry Price asked if it was 50' lots, 20' lots?

Community Development Director Julie Womble stated in the Lakes District they really don't look at it like that, it looks at the overall square footage of the lots as a whole because of the fact that they have 15' between the houses on the lot but it could be a variation of 4' and the rest of the 15' or 7 ½ and 7 ½, it keeps it from looking cookie cutter. You can look at Lake Maddy Preserve, it is also the same engineer that designed this.

Chairman Perry Price asked if there was any more discussion, there was none.

Upon Vote, all ayes.

Meeting was adjourned at 5:06 p.m.

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

Marsha Johnson

Marsha Johnson, Secretary