PLANNING COMMISSION MEETING
February 3, 2026

Minutes for the Regular Meeting for the Planning Commission of the City of Auburndale, Florida held Tuesday, February 3, 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, Dave Holt, Steve Lawson, and Jody Miller. Also present was Community Development Director Julie Womble, City Planner Jesse Pearson, and Secretary Marsha Johnson. Absent were Commissioners Tom Dudash, Skiles Jones and Danisha Yarde.

Motion was made by Commissioner Jody Miller with date change from December to January, second given by Commissioner Steve Lawson to approve the minutes as written from the January 6, 2026, meeting. Upon vote, all ayes.

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

AGENDA ITEM 1: PUBLIC HEARING –ZONING MAP AMENDMENT – EVEREST PROPERTY

Notice of Public Hearing 1/23/2026

City Planner Jesse Pearson stated the Planning Commission will consider and take public comment on a Zoning Map amendment amending the Everest Planned Development Commercial-1 (PD-C1) before making a recommendation to the City Commission.

The City has received a request for a Zoning Map Amendment on the following property:

Everest Property:

Owner/Petitioner:	Charles Booker, PE/Traditions Engineering on behalf of Mark Sparks
Location:	Hwy. 92 W., Polk Pkwy.
Current Future Land Use:	Neighborhood Activity Center (NAC)
Current City Zoning:	Planned Development-Commercial 1 (PD-C1) (+/- 52.39 acres)
Proposed Zoning Classification:	Major Modification to the Planned Development-Commercial 1 (PD-C1) (+/- 2.29 acres)
Current use:	Commercial- Hospital, vacant

In 2005, the City approved a Planned Development-Commercial 1 (PD-C1) zoning classification for a development known as Ebersbach. The overall development was envisioned to have a mixed use on 917.35 +/- acres. The approved overall development stretched from Old Dixie Hwy to K-Ville Avenue. In the fall of 2008 the project was abandoned, and individual properties of the large development were sold off. In July of 2021, the City re-established the expired Planned Development-Commercial 1 (PD-C1) on the subject site, known as the Everest property. Since then, construction plans were approved for a rehabilitation hospital on the east side of the site closer to the Polk Parkway. In December of 2024, the PD-C1 was modified again (Ordinance #1802) to include multi-family on the east side of the properties and add in permitted future commercial uses that include hospital, surgery center, professional office, medical office, hotel, restaurant (including drive thru) and gas station. Charles Booker, PE/Traditions Engineering, on behalf of Mark Sparks has requested to amend +/- 2.29 acres of the overall +/- 52.39 acres in order to construct a gas station, which is a permitted use, per Ordinance #1802, accessing US Hwy 92. Today we are not here to approve the land development, but to approve the location of the gas station that was previously approved to be able to go in. As required by the Land Development Regulations (LDR's) for Planned Developments, this request is accompanied by a binding site plan. The binding site plan depicts the design, number of pumps, traffic patterns, landscaping, and full site development on the requested +/- 2.29 acres. The requested modification to the zoning district of Planned Development-Commercial 1 (PD-C1) is compatible with the existing Future Land Use of

Neighborhood Activity Center (NAC) and is consistent with the zoning classification Planned Development-Commercial 1 (PD-C1) 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. At this time the property was shown on the screen. Staff recommends approval of the proposed modification to the Zoning classification of Planned Development-Commercial 1 (PD-C1) (+/- 2.29 acres) to the City Commission.

Chairman Perry Price asked for public comment.

Chad Booker, Traditions Engineering of 900 Orchid Springs Drive, Winter Haven, Florida, stated he represents the developer and is the engineer of record for the project. It is a modification to the Planned Development but it is more to bind the site plan to that zoning classification.

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

AGENDA ITEM 2: RECOMMENDATION AMENDING THE ZONING MAP

Motion – was made by Commissioner Steve Lawson and seconded by Commissioner Dave Holt to recommend approval of the proposed modification to the Zoning classification of Planned Development – Commercial 1 (PD-C1) to the City Commission.

Chairman Perry Price asked what date this plan is.

Chad Booker stated it has been several weeks since the resubmittal was approved to be presented.

Chairman Perry Price asked when the comments came back to you did you correct them on this plan.

Chad Booker said yes.

Chairman Perry Price asked why the use of a temporary septic tank, and you are showing a connection to the primary sewer. Is there a manhole there now?

Chad Booker stated there is a master lift station associated with the project. It accounts for the flows from this development, the Everest Hospital as well as whatever is going to be north of this on that out parcel.

Chairman Perry Price stated that during construction you will probably use the septic tank before you make a connection.

Chad Booker stated the septic tank is part of the developer's agreement we have with the City. This is in the area where there are capacity issues that are currently being resolved. The lift station and the hospital were grandfathered before this moratorium was put in. We have a developer's agreement with the City to allow for this infrastructure to go forward, be developed and a certificate of completion be presented by using a temporary septic tank. At such a time within a year that if the capacity issue be resolved and the moratorium be lifted it is the developer's responsibility as per the developer's agreement to remove the temporary septic tank and continue the connection to the existing manhole that goes to that lift station.

Chairman Perry Price asked for a more precise drawing.

Community Development Director stated it is construction plans.

Commissioner Steve Lawson stated this is just for the zoning, it is not for the actual construction.

Community Development Director Julie Womble stated the construction plans give the details to street names and locations of signs. Before you today is simply a bidding site plan to go over the location of the buildings because before it was an allowed use in Ordinance #1802, however the bidding site plan was more of a bubble plan. It didn't really have location for buildings. Once we get to construction plans, they have details of roads etc. I also wanted to speak to Mr. Booker's comment regarding the developer's agreement – we have allowed other developers to go with a temporary septic tank as outlined in their developer's agreement too so that they can start construction, while we are still working on the southern force main which is particular to this area. Once that is ready to receive flows, they understand their responsibilities to tie into the system. Each developer agreement is different depending on the timing of when they need to tie in. But that is held between the City and the developer. At that time when we are ready to receive flows they will connect and the developer's agreement will be satisfied.

Chairman Perry Price said he understood. Those were just questions I had; I think questions are all right.

Commissioner Jody Miller stated it is good to know.

Upon vote, all ayes.

Meeting was adjourned at 4:14 p.m.

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

Marsha Johnson

Marsha Johnson, Secretary