PLANNING COMMISSION MEETING
March 3, 2026

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

Motion was made by Commissioner Danisha Yarde, second given by Commissioner Steve Lawson to approve the minutes as written from the February 3, 2026, 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 – FDOT/SUNTRAX PROPERTIES

Notice of Public Hearing 2-20-2026

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

Owner/Petitioner:	State of Florida, Dept. of Transportation
Location:	Pace Rd. and the Polk Parkway
Current County Future Land Use:	Interchange Activity Center X (IACX) (+/- 20.14 acres) and Business Park Center-1X (BPC-1X) (+/- 47.32 acres)
Proposed Future Land Use:	Regional Activity Center (RAC) (+/- 67.47 acres)
Proposed Zoning Classification:	Commercial Highway (CH) (+/- 67.47 acres)
Current use:	Vacant +/- 67.47 acres

As a result of annexation, the City has received a request for a Large-Scale Future Land Use Map Amendment and Zoning Map Amendment on approximately +/- 67.47 acres. The property consists of two separate parcels and is currently vacant. The site is located in the Central Florida Innovation District. In September of 2016, the City approved a Large-Scale Future Land Use Map Amendment and Zoning Map Amendment on the property adjacent to the south. The properties to the south are home to SunTrax, a State facility with the Florida Department of Transportation. The adjacent property has a test track for autonomous vehicles and toll testing technology. The current request is for a Large-Scale Future Land Use Map Amendment and Zoning Map Amendment on +/- 67.47 acres in order to expand the current uses. The proposed Land Use of Regional Activity Center (RAC) and Zoning of Commercial Highway (CH) is the same as what was previously approved on the SunTrax property to the south. Regional Activity Center Future Land Use is intended to accommodate residential development, regional shopping centers, other regional attractors and community facilities. Typical leading tenants are campus style multiple retail establishments, outlet stores, theaters, restaurant, motel/hotel, supermarket, big box, research and development facilities, or other similar and compatible uses with regional drawing capabilities or needs. Commercial Highway Zoning permits automobile service stations, hotels, restaurants including drive-in, retail, commercial recreation, veterinary, sales and display lots, package and retail sale of alcohol, financial institutions, offices, clinics, laboratories and mini warehousing. The Deptartment of Transportation has shown intention of expanding SunTrax with air-mobility testing

technology, research and development and testing bays for autonomous modes of transportation. The amendments are consistent with uses to the south. The requested Future Land Use and Zoning Map amendments are consistent with the City of Auburndale's Comprehensive Plan, Land Development Regulations, and the City of Auburndale Joint Planning Area (JPA). 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. At this time the property was shown on the screen. Staff recommends approval of the proposed Future Land Use and Zoning Map amendment to the City Commission.

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

Chairman Perry Price closed the Public Hearing.

AGENDA ITEM 2: RECOMMENDATION AMENDING THE FUTURE LAND USE MAP

Motion was given by Commissioner Skiles Jones and seconded by Commissioner Danisha Yarde to recommend to the City Commission amending the Future Land Use and Zoning Map Amendment – FDOT/SunTrax properties.

Upon vote, all ayes.

AGENDA ITEM 3: RECOMMENDATION AMENDING THE ZONING MAP

Motion was given by Commissioner Steve Lawson and seconded by Commissioner Tom Dudash to recommend to the City Commission amending the Zoning Map – FDOT/SunTrax properties.

Upon vote, all ayes

Meeting was adjourned at 4:07 p.m.

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

Marsha Johnson

Marsha Johnson, Secretary