PLANNING COMMISSION MEETING
April 7, 2026

Minutes for the Regular Meeting for the Planning Commission of the City of Auburndale, Florida held Tuesday, April 7, 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, Danisha Yarde. Also present was Community Development Director Julie Womble, City Planner Jesse Pearson, and Secretary Marsha Johnson. Absent was Steve Lawson.

Motion was made by Commissioner Jody Miller, second given by Commissioner Tom Dudash to approve the minutes as written from the March 3, 2026, meeting. Upon vote, all ayes.

AGENDA ITEM 1: PRELIMINARY PLAT – LAKE VAN SUBDIVISION

Julie Womble, the Community Development Director, stated the Planning Commission will consider modification to a preliminary plat before making a recommendation to the City Commission.

In January, 2026 the Planning Commission recommended approval for 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. 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 applicant pulled the preliminary plat request before it went to the City Commission. The developer is seeking to modify the preliminary plat by reducing the number of townhomes from 190 to 36 units. The original request provided a total of 325 units, and the modified preliminary plat reduces the number to 236 units. The modification demonstrates an increase in larger lots of units. As required in the Lakes District, the development provides three types of housing, which does not exceed the more than 50% rule with 6,000 sq ft or smaller lots. The proposed development shows the number of lots smaller than 6,000 sq ft to be 11% of the Residential Neighborhood zoning. Small and standard sized lots have rear entry lots with smaller lots placed around the common open spaces. Under the proposed modification the mixed-use development proposes 200 single-family lots and 36 townhouses, with alley access, for a total of 236 residential lots. Proposed residential density would be 3.07 units per acre. Residential Neighborhood zoning allows a maximum density of 6 dwelling units per acre and may be a Transfer of Development Rights (TDRs) sending and receiving zone. 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. 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 +/- 9.05 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 120 - 129 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 90, 130, and 176 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. The Lake Van subdivision was shown on the screen. Staff recommends approval of the Lake Van Preliminary Plat to the City Commission.

Chairman Perry Price asked for a motion.

Motion was made by Commissioner Skiles Jones and seconded by Commissioner Jody Miller to recommend approval of the Lake Van Preliminary Plat to the City Commission.

Discussion was had regarding subdivision traffic and a roundabout.

Upon Vote all ayes.

Meeting was adjourned at 4:23 p.m.

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

Marsha Johnson

Marsha Johnson, Secretary