PLANNING COMMISSION MEETING
July 7, 2026

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

Motion was made by Commissioner Jody Miller, second given by Commissioner Keith Cowie to approve the minutes as written from the April 7, 2026, meeting. Upon vote, all ayes.

Community Development Director Julie Womble announced the First Public Workshop for the Land and Development Regulation update at the Senior Center on September 3rd from 4:30 – 7:00 p.m. A reminder will be sent out by e-mail.

AGENDA ITEM 1: ELECT CHAIR

The City's Land Development Regulations require the Planning Commission to nominate and elect a Chair and a Vice-Chair from among the members of the Planning Commission. The term of the Chair and the Vice Chair, as provided in the Land Development Regulations, will be for one (1) year, with eligibility for reelection.

Sec. 19.1.2. RULES; MEETINGS; RECORDS.

19.1.2.1. The Planning Commission shall select a Chair and a Vice-chair from among its members and may create such other officers as it may determine. The Administrative Official shall be the permanent secretary of the Commission and is authorized to delegate the administrative work to another. All regular members shall be entitled to vote in matters before the Planning Commission. Terms of all officers shall be for one year, with eligibility for reelection.

Motion was made by Commissioner Jody Miller and seconded by Commissioner Dave Holt to elect Chairman Perry Price as Chairman.

Upon vote, all ayes.

AGENDA ITEM 2: ELECT VICE-CHAIR

The City's Land Development Regulations require the Planning Commission to nominate and elect a Chair and a Vice-Chair from among the members of the Planning Commission. The term of the Chair and the Vice Chair, as provided in the Land Development Regulations, will be for one (1) year, with eligibility for reelection.

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Motion was made by Commissioner Dave Holt and Seconded by Commissioner Keith Cowie to elect Commissioner Jody Miller as Vice Chairman.

Upon vote, all ayes.

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

AGENDA ITEM 3: PUBLIC HEARING – ZONING MAP AMENDMENT – SUNTRAX PROPERTY

Community Development Director Julie Womble stated the Planning Commission will consider and take public comment on a Zoning Map amendment before making a recommendation to the City Commission.

Notice of Public Hearing 6-26-26

The City has received a request to rezone the following property:

Petitioner/ Owner:	State of Florida, Dept. of Transportation
Location:	Pace Rd. and the Polk Parkway
Current Future Land Use:	Regional Activity Center (RAC)
Current City Zoning:	Industrial Planned Development (IPUD)
Proposed Zoning Classification:	Commercial Highway (CH)
Current use:	Vacant (+/- 19.32 acres)

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, as well as the AAM Autonomous Air Mobility that they are expanding into. Properties adjacent to the west were annexed into the City in January of 2026 and given a Future Land Use of Regional Activity Center (RAC) and a Zoning Map Amendment of Commercial Highway (CH) and are part of the Suntrax use. The current request is to rezone 19.32 acres in order to be consistent with the zoning on the rest of the site adjacent to the south and to the west. The proposed zoning map amendment is compatible to existing zoning classifications and uses adjacent to the site. 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 Department 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 amendment is consistent with uses to the south. The requested Zoning Map amendment is consistent with the City of Auburndale's Comprehensive Plan, Land Development Regulations, and the City of Auburndale Joint Planning Area (JPA) and Innovation District. 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. Staff recommends approval of the Zoning Map amendment to the City Commission.

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

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

AGENDA ITEM 4: RECOMMENDATION AMENDING THE ZONING MAP – SUNTRAX PROPERTY

Motion was made by Commissioner Jody Miller and seconded by Commissioner Keith Cowie to recommend to the City Commission amending the Zoning Map – SunTrax Property.

Commissioner Skiles Jones asked about the uses.

Community Development Director Julie Womble stated this is a straight zoning district request.

Commissioner Dave Holt asked questions regarding the drones.

Community Development Director Julie Womble stated she was not an expert on Autonomous Air Mobility. She will email everyone a link to their website where it talks about their expansion.

Commissioner Skiles Jones asked about taxation. Will making this change negatively affect the City ad valorem taxes?

Community Development Director Julie Womble stated when the property changes to a state entity then we follow the rules for the taxes for that state entity. I will leave that up to the City Manager or Finance Director to address.

Upon Vote all ayes.

Meeting was adjourned at 4:13 p.m.

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

Marsha K Johnson

Marsha Johnson, Secretary