WINTER HAVEN
THE CHAIN OF LAKES CITY

PLANNING COMMISSION MEETING

DATE: Tuesday, December 1, 2026, 6:00 p.m.

LOCATION: City Hall, John Fuller Auditorium
451 Third Street NW
Winter Haven, FL 33881

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1. Call to Order

2. Roll Call

3. Invocation and Pledge of Allegiance

4. Approval of Minutes

4.A **October 6, 2026 Meeting Minutes**

Staff Contact: *Jordan Warren, Planning Assistant, jwarren@mywinterhaven.com*

October 6, 2026 Meeting Minutes

5. Explanation of Hearings by Chair

6. Hearings - Old Business

7. Hearings - New Business

7.A **P-27-01 - Request by Erik and Tania Ganauser to rezone one parcel from Planned Unit Development (PUD) zoning district to Single Family Residential- Large Lot (R-1) zoning district. General Location: 3931 Island Lakes Drive. The area covered by this request is 0.65 +/- acres.**

Staff Contact: *Heather Reuter, Senior Planner, hreuter@mywinterhaven.com*

Summary - Case Number P-27-01

8. Other Business

8.A **Comments from Staff**

8.B **Comments from Planning Commissioners**

8.C **Comments from the Public**

9. Adjournment

If a person decides to appeal any decision made by the Commission with respect to any matter considered at such meeting or hearing, they will

If a person decides to appeal any decision made by the Commission with respect to any matter considered at such meeting or hearing, they will need a record of the proceedings, and that, for such purpose, they may need to ensure that a verbatim record of the proceeding is made which record includes the testimony and evidence upon which the appeal is to be based (FS 286.0105). In accordance with the Americans with Disabilities Act and Florida Statutes, Section 286.26, persons with disabilities needing special accommodations to participate in this proceeding, should contact the City Clerk's Office, 451 Third Street, NW, Winter Haven, Florida 33881, in writing, not later than 48 hours prior to the proceeding; if not in writing, then not later than four (4) days prior to the proceeding at (863) 291-5600. Vision or hearing impaired please call (800) 955-8771 for assistance.

CITY OF WINTER HAVEN
PLANNING COMMISSION MEETING MINUTES
October 6, 2026

1. **CALL TO ORDER**
Chair Wells called the meeting to order at 6:00 p.m.

2. **ROLL CALL**
Commissioners Present: Chair Colin Wells, Vice-Chair Wendy Venters, Lorena Cordero, Ed Smith, Craig Fuller, Mario Manago, Tina Summerlin, and Laura Lease

Commissioners Absent: Kevin Tison

Mrs. Warren confirmed a quorum.

Staff Present:
Eric Labbe, Economic Opportunity & Community Investment Director; Sean Byers, Planning Manager; Heather Reuter, Senior Planner; Chris Young, Senior Planner; Jordan Warren, Planning Assistant; and Commissioner Chad Davis, Liaison

3. **INVOCATION AND PLEDGE OF ALLEGIANCE**
Invocation and Pledge of Allegiance led by Chair Wells.

4. **APPROVAL OF MINUTES**
Chair Wells asked for a motion to approve the September 1, 2026 Planning Commission Meeting Minutes. Motion was made by Commissioner Cordero for approval of the September 1, 2026 Planning Commission Meeting Minutes; Commissioner Smith seconded the motion. Motion carried by a unanimous voice vote. (8:0)

5. **EXPLANATION OF HEARINGS**

Chair Wells provided the explanation of hearings.

6. **HEARINGS – OLD BUSINESS**

7. **HEARINGS – NEW BUSINESS**

A. **Case Number P-26-05-S:** Request by Pentecostal Church of God, Inc. for Special Use Approval for an assisted living facility in the Multi-Family Residential- Low Density (R-3) zoning district. **General Location:** Two parcels and the western portion of a parcel generally located east of Lucerne Park Road (State Road 544), 700± feet north of Avenue Y, NE, and 1,150± feet west of Lake Smart. The area covered by this request is 17.5± acres.

Mrs. Reuter gave an overview of the request via a slideshow presentation. Mrs. Reuter recommended approval of the request with conditions stated in the agenda packet.

Chair Wells asked the Commissioners if there were any questions for staff. Seeing and hearing none, Chair Wells closed the regular meeting and opened the public hearing, asking anyone

wishing to speak for or against this request to come to the podium, and state their name and address for the record.

Larry Hart of 2450 Lucerne Park Road, Winter Haven, FL and hereafter known as Applicant Hart stated the following:

- Team member appointment by the district to assist with getting an assisted living facility in the area
- There is a need for an ALF in the neighborhood
- Thanked staff for their assistance
- Agrees to the condition stated in the fact sheet

Chair Wells asked if there was anyone else wishing to speak for or against this request to come to the podium, and if they have not yet done so, state their name and address for the record. Seeing and hearing none, Chair Wells closed the public hearing and reopened the regular meeting.

Chair Wells asked if there were any other questions from commissioners. Hearing and seeing none, Chair Wells sought a motion for the case. Motion was made by Chair Wells to approve Case Number P-26-05-S with the condition in the agenda packet. Commissioner Fuller seconded the motion. Motion carried by a unanimous voice vote (8:0).

B. **Case Number P-26-24**: Request by Ethan Falk, agent for Millers Landing, LLC, to rezone a parcel from Planned Unit Development (PUD) zoning district to Commercial- Highway (C-3) zoning district. **General Location**: 6980 Cypress Gardens Boulevard. The area covered by this request is 4.68± acres.

Mr. Young gave an overview of the request via a slideshow presentation. Mr. Young recommended approval of the request.

Chair Wells asked the Commissioners if there were any questions for staff.

Commissioner Fuller questioned the landscape buffer requirements for the current PUD and C-3. Discussion ensued.

Chair Wells questioned if the zoning change was because of a certain business type. Discussion ensued.

Commissioner Fuller questioned why the outparcel was not a part of this request. Mr. Young stated it is under different ownership. Discussion ensued.

Chair Wells asked the Commissioners if there were any questions for staff. Seeing and hearing none, Chair Wells closed the regular meeting and opened the public hearing, asking anyone wishing to speak for or against this request to come to the podium, and state their name and address for the record. Hearing and seeing none, Chair wells closed the public hearing and reopened the regular meeting.

Chair Wells asked if there were any other questions from commissioners. Hearing and seeing none, Chair Wells sought a motion for the case. Motion was made by Commissioner Fuller to approve Case Number P-26-24. Commissioner Smith seconded the motion. Motion carried by a unanimous voice vote (8:0).

C. **Case Number P-26-25:** Administrative request to amend the Winter Haven Code of Ordinances, Chapter 21, Article II, Division 2, Table 21-32(A), Table of Land Uses and Article IX, Section 21-531, Definitions for the purpose of allowing *Recreation Indoor Commercial* and *Clubs, Private* in the Mixed Use (MX), Commercial- Downtown (C-1), and Commercial-Neighborhood (C-2) zoning districts.

Mr. Byers gave an overview of the request via a slideshow presentation. Mr. Byers recommended approval of the request.

Chair Wells asked the Commissioners if there were any questions for staff. Seeing and hearing none, Chair Wells closed the regular meeting and opened the public hearing, asking anyone wishing to speak for or against this request to come to the podium, and state their name and address for the record. Seeing and hearing none, Chair Wells closed the public hearing and reopened the regular meeting.

Chair Wells asked if there were any other questions from commissioners. Hearing and seeing none, Chair Wells sought a motion for the case. Motion was made by Vice-Chair Venters to approve Case Number P-26-25. Commissioner Summerlin seconded the motion. Motion carried by a unanimous voice vote (8:0).

D. **Case Number P-26-26:** Administrative request to amend the Winter Haven Code of Ordinances, Chapter 21, Article II, Division 2, Table 21-32A (Table of Land Uses) to allow for the placement of off-site manufactured homes in the Residential Estate (RE), Single Family Residential- Large Lot (R-1), Single Family Residential- Small Lot (R-2), Multifamily Residential-Low Density (R-3), Multifamily Residential- Medium Density (R-4), and Mixed Use (MX) zoning districts in accordance with provisions contained in House Bill 399 as passed by the Florida Legislature during their 2026 Legislative Session.

Mr. Byers gave an overview of the request via a slideshow presentation. Mr. Byers recommended approval of the request.

Chair Wells asked the Commissioners if there were any questions for staff. Seeing and hearing none, Chair Wells closed the regular meeting and opened the public hearing, asking anyone wishing to speak for or against this request to come to the podium, and state their name and address for the record. Seeing and hearing none, Chair Wells closed the public hearing and reopened the regular meeting.

Chair Wells asked if there were any other questions from commissioners. Hearing and seeing none, Chair Wells sought a motion for the case. Motion was made by Commissioner Cordero to approve Case Number P-26-26. Chair Wells seconded the motion. Motion carried by a unanimous voice vote (8:0).

8. **Other Business**

   A. Comments from Staff
      - Mr. Byers gave an update on past items.
      - Mr. Byers gave an update on the 2050 Comp Plan that was sent to FloridaCommerce for review.

   B. Comments from Commissioners – NONE

   C. Comments from the Public – NONE

9. **Adjournment** – 6:25 p.m.

CITY OF WINTER HAVEN, FLORIDA
PLANNING COMMISSION

_____
Chair

ATTEST:

_____
Planning Commission Clerk

DATE: November 19, 2026

TO: Winter Haven Planning Commissioners

VIA: Eric Labbe, Economic Opportunity & Community Investment Director
Sean Byers, Planning Manager

FROM: Heather Reuter, Senior Planner

SUBJECT: **Case Number P-27-01:** Request by Erik and Tania Ganauser to rezone one parcel from Planned Unit Development (PUD) zoning district to Single Family Residential-Large Lot (R-1) zoning district. **General Location:** 3931 Island Lakes Drive. The area covered by this request is 0.65± acres.

BACKGROUND

Erik and Tania Ganauser, petitioners, are requesting to rezone a parcel from Planned Unit Development (PUD) zoning district to the Single-Family Residential – Large Lot (R-1) zoning district. The 0.65± acre parcel, located at 3931 Island Lakes Drive, is developed with a single-family residence constructed in 2007. The requested rezoning is intended to allow for the construction of a marine structure consistent with the development standards of the R-1 zoning district.

The subject property is located within the Island Lakes Subdivision, which was originally developed in unincorporated Polk County and subsequently annexed into the City. Following annexation, PUD Ordinance O-07-41 was adopted to establish zoning regulations consistent with the subdivision's existing development standards. Subsequently, PUD Ordinance O-08-69 was adopted to specifically address marine structures in response to recommendations from the Florida Department of Environmental Protection (FDEP).

The subject property encompasses Lots 1 and 2 of the platted Island Lakes Subdivision, resulting in dimensions more consistent with the R-1 zoning district. Additionally, the property is immediately adjacent to R-1-zoned property to the east. As the property is already developed with an existing single-family residence, the requested rezoning is not anticipated to create additional impacts on public infrastructure.

SURROUNDING USES

The properties surrounding the subject area are developed with single-family residential uses to the north, east, and west, with Lake Conine located immediately to the south.

COMPREHENSIVE PLAN

The current Future Land Use designation on the subject property is Neighborhood Suburban. The requested Single Family Residential- Large Lot (R-1) zoning district is consistent with the Neighborhood Suburban Future Land Use designation.

NOTIFICATION

All public notification requirements for this request were met.

CONCLUSION

Staff's review for this request yields the following conclusions:

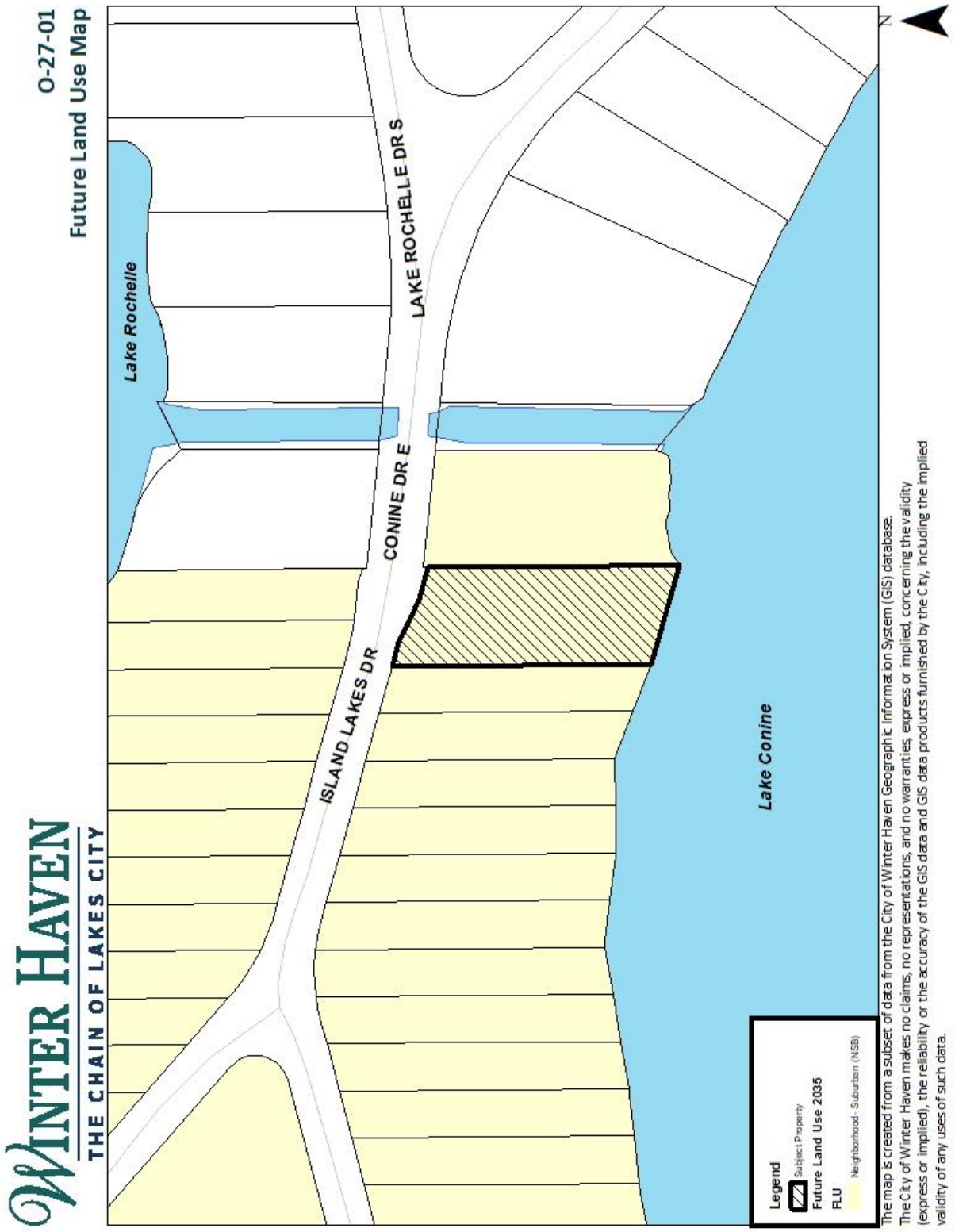
- The requested R-1 zoning district is consistent with the dimensions of the existing parcel and the property's established single-family residential use;
- The subject property is immediately adjacent to property zoned R-1 to the east; and
- The requested R-1 zoning district would provide greater flexibility for the placement and construction of a marine structure than is currently permitted under the existing PUD zoning.

RECOMMENDATION

Staff recommends the Planning Commission recommend approval of this request and its forwarding to the City Commission for final action.

ATTACHMENTS

- Future Land Use Map
- Zoning Map
- Aerial Map


O-27-01
Future Land Use Map
WINTER HAVEN
THE CHAIN OF LAKES CITY
Lake Rochelle
LAKE ROCHELLE DR S
CONINE DR E
ISLAND LAKES DR
Lake Conine
N
Legend
Subject Property
Future Land Use 2035
FLU
Neighborhood - Suburban (NSB)
The map is created from a subset of data from the City of Winter Haven Geographic Information System (GIS) database.
The City of Winter Haven makes no claims, no representations, and no warranties, express or implied, concerning the validity
(express or implied), the reliability or the accuracy of the GIS data and GIS data products furnished by the City, including the implied
validity of any uses of such data.


O-27-01
Zoning Map
N
Lake Rochelle
LAKE ROCHELLE DR S
CONINE DR E
R-1
ISLAND LAKES DR
PUD
PUD
Lake Conine
Legend
Subject Property
Planned Unit Development (PUD)
Single Family Residential Large Lot (R-1)
WINTER HAVEN
THE CHAIN OF LAKES CITY
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O-27-01
Aerial Map



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