



*City of Auburndale*  
AUBURNDALE, FLORIDA 33823

Office of the City Manager

P.O. Box 186  
(863) 965-5530  
Email: [cmo@auburndalefl.com](mailto:cmo@auburndalefl.com)

**COMMISSION MEETING**  
**TUESDAY, JANUARY 20, 2026 - 7:00 P.M.**  
**COMMISSION ROOM/CITY HALL**

CALL TO ORDER – Mayor Alex Cam

INVOCATION – Pastor Forest Antemesaris, Orange Street Church of Christ

PLEDGE OF ALLEGIANCE – Auburndale High School ROTC Color Guard

ROLL CALL – City Clerk Brandon Henry

APPROVE COMMISSION MINUTES – Regular Meeting – 01/05/2026

ANNOUNCEMENTS – City Manager and City Attorney

REQUEST TO ADD ADDITIONAL ITEMS TO AGENDA –

REQUEST FROM THE GENERAL PUBLIC –

**AGENDA**

1. **TRANSMITTAL PUBLIC HEARING** – COMPREHENSIVE PLAN TEXT AMENDMENT
2. ORDINANCE #1844 AMENDING THE COMPREHENSIVE PLAN
3. ORDINANCE #1845 ANNEXING PROPERTY INTO CITY LIMITS – BERKLEY CROSSING PROPERTY
4. ORDINANCE #1846 ANNEXING PROPERTY INTO CITY LIMITS – FDOT SUNTRAX
5. DISCUSS CITY MANAGER SEARCH AND DISTRIBUTE APPLICATIONS

**Community Redevelopment Agency (CRA) Meeting following City Commission Meeting**

F.S. 286: If an individual decides to appeal any decision made by the City Commission with respect to this meeting, a verbatim transcript may be requested. If so, the individual should make provisions for a transcript to be made at the meeting. Persons with disabilities needing special accommodations to participate in this proceeding should contact the City Clerk no later than five days prior to the proceeding at 968-5133.

**City Commission Meeting  
January 20, 2026**

**AGENDA ITEM 1: TRANSMITTAL PUBLIC HEARING – COMPREHENSIVE PLAN TEXT AMENDMENT – AMENDING VARIOUS CHAPTERS**

**AGENDA ITEM 2: ORDINANCE # 1844 AMENDING THE COMPREHENSIVE PLAN – VARIOUS CHAPTERS**

\_\_\_\_\_ INFORMATION ONLY

\_\_\_X\_\_\_ ACTION REQUESTED

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**ISSUE:** The City Commission will take public comment and consider a proposed Comprehensive Plan Text Amendment before transmitting to the State Department of Commerce for a compliance review.

**ATTACHMENTS:**

- . Notice of Public Hearing – 12/19/2025
- . Proposed Ordinance #1844 Amending the Comprehensive Plan
- . Letter from FloridaCommerce dated 9/22/2025
- . Planning Commission Meeting Minutes Excerpt – 1/6/2026

**ANALYSIS:** In October of 2024, the City contracted with Inspire Placemaking, LLC to evaluate the City's 2030 Comprehensive Plan, develop the City's 2050 Comprehensive Plan and update the City's Land Development Regulations. The consultants met with City staff and residents during several public workshops to gather public input. The City Commission transmitted the proposed amendments to the Comprehensive Plan to the Department of Commerce (FloridaCommerce) for a compliance review on July 21, 2025.

Upon review of the proposed Comprehensive Plan amendments, FloridaCommerce rendered the proposed amendments "null and void ab initio" pursuant to recent adoption of House Bill (HB 180), which requirements were placed in Chapter 2025-190, Section 28, Laws of Florida (L.O.F.). In summary, HB 180 declared that each municipality listed in the Federal Disaster Declaration for Hurricane Debby, Hurricane Helene, or Hurricane Milton, may not propose or adopt more restrictive or burdensome amendments to its comprehensive plan or land development regulations before October 1, 2027 and applied this law retroactively to August 1, 2024. The law declared that any such restrictive or burdensome comprehensive plan amendment or land development regulation shall be null and void ab initio. In the letter dated September 22, 2025, FloridaCommerce stated that the proposed amendment was more restrictive and burdensome.

The City withdrew the proposed ordinance. For the last two months City staff worked with the consultant and City Attorney to go over each amendment proposed within the Comprehensive Plan update. Several items were removed to meet the requirements set forth in HB 180. City staff feel that the new proposed Comprehensive Plan Amendment update is in compliance with State requirements.

The proposed Amendment updates and organizes each required Element of the Comprehensive Plan, updates existing conditions, provides vision for the future, and accommodates current and future

growth through annexation and development opportunities. The Comprehensive Plan Amendment addresses the 2024 EAR (Evaluation and Appraisal Review) which is required every seven years. The Amendment revises existing polices, removes policies that are outdated and no longer relevant, and reorganizes the Comprehensive Plan in a way that makes it easier to find specific polices.

The request implements requirements contained in Part II, Chapter 163 of Florida Statutes, and therefore is exempt from requiring a Business Impact Estimate as set forth by Chapter 2023-309, Laws of Florida.

The proposed Ordinance was prepared by the Community Development Department and reviewed by the Interim City Manager and City Attorney. The action before the City Commission is to take public comment, consider the proposed Comprehensive Plan Amendment, and authorize transmittal of the document to FloridaCommerce for a State Coordinated Review. Upon receipt of the State Review, the City Commission will hold a second reading of Ordinance #1844 considering adoption of the proposed Comprehensive Plan Amendment.

**PLANNING COMMISSION RECOMMENDATION:** Approval of amending the proposed Comprehensive Plan amending various Chapters (6-0, 01/06/2026).

**STAFF RECOMMENDATION:** Approval of Ordinance #1844 upon first reading and transmitting the Comprehensive Plan Text Amendment to the State for a compliance review.

**City Commission Meeting  
January 20, 2026**

**AGENDA ITEM 3: ORDINANCE #1845 ANNEXING PROPERTY INTO CITY LIMITS – BERKLEY CROSSING**

     INFORMATION ONLY

  X   ACTION REQUESTED

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**ISSUE:** The City Commission will consider an Ordinance annexing property into the City limits.

**ATTACHMENTS:**

Proposed Ordinance #1845 Annexing Properties into City Limits and Location Map

**ANALYSIS:** The City received a petition from Logan Opsahl, Esq., Lowndes., 215 Eola Dr., Orlando, FL 32801 on behalf of Harold Botts, Catherine Botts, and Perrin Cliftan to annex three parcels totaling 17.62+/- acres into the City limits. The property is located on Berkley Road north of Pace Road. The property is adjacent to City limits to the west. The annexation does not create an enclave. The proposed annexation is as a result of the owner's request for city utilities and city services.

Establishing a Future Land Use and Zoning classification on the property will be considered at Public Hearings before the Planning Commission and City Commission at later dates. The action currently before the City Commission is only on the annexation of the property into the City.

The proposed Ordinance was prepared by the Community Development Department and reviewed by the City Manager and City Attorney. If approved on first reading, the proposed Ordinance will be presented for second and final reading on February 2, 2026.

**STAFF RECOMMENDATION:** Approve Ordinance #1845 annexing the Berkley Crossing properties into the City limits.

**City Commission Meeting  
January 20, 2026**

**AGENDA ITEM 4: ORDINANCE #1846 ANNEXING PROPERTY INTO CITY LIMITS – FDOT SUNTRAX**

     INFORMATION ONLY

  X   ACTION REQUESTED

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**ISSUE:** The City Commission will consider an Ordinance annexing property into the City limits.

**ATTACHMENTS:**

Proposed Ordinance #1846 Annexing Properties into City Limits and Location Map

**ANALYSIS:** The City received a petition from the State of Florida Department of Transportation, 605 Suwannee St., Tallahassee, FL to annex two parcels totaling 67.47+/- acres into the City limits. The property is located east of the Polk Parkway and south Pace Road. The property is adjacent to City limits to the south and east. The annexation does not create an enclave. The proposed annexation is as a result of the owner's request for city utilities and city services.

Establishing a Future Land Use and Zoning classification on the property will be considered at Public Hearings before the Planning Commission and City Commission at later dates. The action currently before the City Commission is only on the annexation of the property into the City.

The proposed Ordinance was prepared by the Community Development Department and reviewed by the City Manager and City Attorney. If approved on first reading, the proposed Ordinance will be presented for second and final reading on February 2, 2026.

**STAFF RECOMMENDATION:** Approve Ordinance #1846 annexing the FDOT SunTrax properties into the City limits.

**City Commission Meeting  
January 20, 2026**

**AGENDA ITEM 5: DISCUSS CITY MANAGER SEARCH AND DISTRIBUTE APPLICATIONS**

INFORMATION ONLY

ACTION REQUESTED

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**ISSUE:** The City Commission will discuss the status of the City Manager search and applications will be distributed.

**ATTACHMENTS:**

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**ANALYSIS:** On December 15, 2025, the City Commission approved the desired characteristics and criteria for the new city manager, and the position was advertised on December 16, 2025. The deadline for submitting resumes was Friday, January 16, 2026.

Former City Manager Bobby Green will distribute the applications received during the advertised time period and will provide an update on the next steps in the recruitment process.