



*City of Auburndale*  
AUBURNDALE, FLORIDA 33823

Office of the City Manager

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

CALL TO ORDER – Mayor Alex Cam

INVOCATION – Pastor Clay Bennett, Auburndale Community Church

PLEDGE OF ALLEGIANCE – Mayor Alex Cam

ROLL CALL – City Clerk Brandon Henry

APPROVE COMMISSION MINUTES – Regular Meeting – 4-6-2026

ANNOUNCEMENTS – City Manager and City Attorney

REQUEST TO ADD ADDITIONAL ITEMS TO AGENDA –

REQUEST FROM THE GENERAL PUBLIC –

PROCLAMATION- Donate Life Month – April  
National Library Week – April 19-25, 2026

**AGENDA**

1. **PUBLIC HEARING** – COMPREHENSIVE PLAN TEXT AMENDMENT – EVALUATION AND APPRAISAL
2. ORDINANCE #1844 AMENDING THE COMPREHENSIVE PLAN – EVALUATION AND APPRAISAL
3. **PUBLIC HEARING** – FUTURE LAND USE MAP AMENDMENT – FDOT PROPERTY/PACE ROAD
4. ORDINANCE #1848 AMENDING THE FUTURE LAND USE MAP – FDOT PROPERTY/PACE ROAD
5. ORDINANCE #1849 AMENDING THE OFFICIAL ZONING MAP – FDOT PROPERTY/PACE ROAD
6. PRELIMINARY PLAT - LAKE VAN
7. APPOINTMENT TO PLANNING COMMISSION BOARD
8. RESOLUTION 2026-03 TERMS OF THE CAROL ANN LACKEY TRUST
9. PRESENTATION BY CITY MANAGER

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  
April 20, 2026**

**AGENDA ITEM 1: PUBLIC HEARING – COMPREHENSIVE PLAN TEXT AMENDMENT –  
EVALUATION AND APPRAISAL UPDATE**

**AGENDA ITEM 2: ORDINANCE # 1844 AMENDING THE COMPREHENSIVE PLAN –  
EVALUATION AND APPRAISAL UPDATE**

       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.

**ATTACHMENTS:**

- . Notice of Public Hearing – 4/10/2026
- . Proposed Ordinance #1844 Amending the Comprehensive Plan
- . Letter from FloridaCommerce dated 3/23/2026

**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 205-190, 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 amendment was transmitted to the Department of Florida Commerce on January 20, 2026 for a compliance review. Florida Commerce made no objections or recommendations regarding the update to the Comprehensive Plan.

The proposed Ordinance was prepared by the Community Development Department and reviewed by the City Manager and City Attorney. The proposed Ordinance was approved on first reading by the City Commission during a Transmittal Public Hearing on January 20, 2026. Ordinance #1844 is being presented during the required second Public Hearing for second and final reading.

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

**STAFF RECOMMENDATION:** Approval of Ordinance #1844.

**City Commission Meeting  
April 20, 2026**

**AGENDA ITEM 3: PUBLIC HEARING – AMENDING THE FUTURE LAND USE AND ZONING MAP – FDOT PROPERTY**

**AGENDA ITEM 4: ORDINANCE #1848 AMENDING THE FUTURE LAND USE MAP – FDOT PROPERTY**

**AGENDA ITEM 5: ORDINANCE #1849 AMENDING THE OFFICIAL ZONING MAP – FDOT PROPERTY**

       INFORMATION ONLY

  X   ACTION REQUESTED

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**ISSUE:** The City Commission will consider and take public comment on a Future Land Use and Zoning Map amendment.

**ATTACHMENTS:**

- . Notice of Public Hearing – 4/10/2026
- . Ordinance #1848 Amending the Future Land Use Map – FDOT Property
- . Ordinance #1849 Amending the Official Zoning Map – FDOT Property
- . Letter from FloridaCommerce dated 4/15/2026

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

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

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). The proposed amendments are compatible with the surrounding uses. The proposed amendment was transmitted to the Florida Department of Commerce on March 16, 2026 for an expedited compliance review. Florida Commerce made no objections or recommendations regarding the Future Land Use Map Amendment.

The proposed Ordinances were prepared by the Community Development Department and reviewed by the Interim City Manager and City Attorney. The proposed Ordinances were approved on first reading during a Transmittal Public Hearing on March 16, 2026, and are being presented during the required second Public Hearing for second and final reading.

**PLANNING COMMISSION RECOMMENDATION:** Approval of the Map amendments on the SunTrax property (6-0, 3/3/2026).

**STAFF RECOMMENDATION:** Approval of proposed Ordinance #1848 amending the Future Land Use Map and Ordinance #1849 amending the Official Zoning Map – Sun Trax property.

**City Commission Meeting  
April 20, 2026**

**AGENDA ITEM 6: PRELIMINARY PLAT – LAKE VAN SUBDIVISION**

\_\_\_ INFORMATION ONLY

\_X\_ ACTION REQUESTED

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**ISSUE:** The City Commission will consider a modification to a preliminary plat.

**ATTACHMENTS:**

- . Location Map
- . Preliminary Plat
- . Planning Commission Minutes 4-5-2026

**ANALYSIS:** 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 preliminary 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. 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.

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.

**PLANNING COMMISSION:** Approval of Lake Van Preliminary Plat. 6-0, April 7, 2026

**STAFF RECOMMENDATION:** Approval of the Lake Van Preliminary Plat.

**City Commission Meeting  
April 20, 2026**

**AGENDA ITEM 7: APPOINTMENT TO THE PLANNING COMMISSION BOARD**

INFORMATION ONLY

ACTION REQUESTED

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**ISSUE:** The City Commission will consider an appointment to the Planning Commission Board.

**ATTACHMENTS:**

None

**ANALYSIS:** The Planning Commission Board consists of seven members, each to be appointed by the City Commission for a term of three years. All members must be City residents (City Code, Sec 25 -90).

Perry Price	January 2027
Donishia Yarde	January 2027
Dave Holt	January 2027
Keith Cowie (New Appointment)	January 2028
Jody Miller	January 2028
Tom Dudash	January 2029
Skiles Jones	January 2029

The City Commission in August of 2024 appointed Steve Lawson to serve as a member of the Planning Commission Board. Mr. Lawson has suggested he can no longer serve. Mr. Keith Cowie is a City resident and has agreed to fill the unexpired term through January 2028.

**STAFF RECOMMENDATION:** Approve the Appointment.

**City Commission Meeting  
April 20, 2026**

**AGENDA ITEM 8: RESOLUTION 2026-03 TERMS OF THE CAROL ANN LACKEY TRUST**

       INFORMATION ONLY

  X   ACTION REQUESTED

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**ISSUE:** The City Commission will consider a Resolution to approve the terms of the Carol Ann Lackey Trust.

**ATTACHMENTS:**

- . Resolution 2026-03 Terms of the Carol Ann Lackey Trust

**ANALYSIS:** The City of Auburndale, Florida, is a named beneficiary of a Gift from the Carol Ann Lackey Revocable Living Trust ("Trust") in the amount of Two Hundred Twenty-Five Thousand Dollars (\$225,000.00) ("Distribution").

In accordance with the Trust, the said Distribution is for the benefit of the Auburndale Police Department ("APD") and shall be held by the City of Auburndale, Florida, in a separate, designated account for the APD (or accounted separately among the City funds for the APD) and used to purchase ballistic vests, police dogs (K-9(s)), trainings and other law enforcement related equipment for APD police officers. The annual net income shall be distributed to the APD for the purposes set forth in the Trust. Any principal from the Trust Distribution to the APD for the purpose set forth in the Trust shall only be made upon the written approval of both the City Manager, or his designee, and the Chief of the APD.

The City Commission agreed to accept the gift at the April 6, 2026 meeting. The Resolution formalizes this acceptance.

**STAFF RECOMMENDATION:** Approve Resolution 2026-03