



City of Auburndale
AUBURNDALE, FLORIDA 33823

Office of the City Manager

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COMMISSION MEETING
MONDAY, APRIL 6, 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 – Special Meeting - 3-16-2026
Regular Meeting – 3-16-2026

ANNOUNCEMENTS – City Manager and City Attorney

REQUEST TO ADD ADDITIONAL ITEMS TO AGENDA –

REQUEST FROM THE GENERAL PUBLIC –

PROCLAMATION- Water Conservation Month - April
Child Gun Safety Education Month - April

AGENDA

1. PRESENTATION OF FY 2024-2025 AUDIT – MIKE BRYNJULFSON
2. PRESENTATION BY CITRUS CONNECTION
3. CONSIDER DEVELOPER'S AGREEMENT AMENDMENT – 92 RECKER ECP, LLC
4. CONSIDER DEVELOPER'S AGREEMENT AMENDMENT – AUBURNDALE BURGER SOUTH, LLC
5. CONSIDER DEVELOPER'S AGREEMENT – SSR LODGING, LLC

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
April 6, 2026**

AGENDA ITEM 1: PRESENTATION OF FY 2024-2025 AUDIT - MIKE BRYNJULFSON

 INFORMATION ONLY

 X ACTION REQUESTED

ISSUE: The City Commission will hear a report from the City's Auditor.

ATTACHMENTS:

General Purpose Financial Statements and Auditor's Report for the fiscal year ending September 30, 2025 including Auditor's Management Letter

ANALYSIS: Mr. Mike Brynjulfson will present the FY 2024-2025 General Purpose Financial Statements and Auditor's Report. This Report is for the City's Fiscal Year ending September 30, 2025.

The City's Finance Director, Chris Reeder has prepared the Management's Discussion and Analysis (MD&A) section located at the beginning of the Audit. This section allows City Staff to provide an objective and easy to read analysis of the City's financial activities. The Audit is also made available on the City's website at www.auburndalefl.com.

The Auditor's Management Letter located at the end of the Audit is where the Auditor reports any findings or concerns. City Staff is pleased that the Audit identified no significant deficiencies and is in compliance with the requirements of laws, regulations and grants.

STAFF RECOMMENDATION: Accept the Auditor's Report.

**City Commission Meeting
April 6, 2026**

AGENDA ITEM 2: PRESENTATION BY CITRUS CONNECTION

 X INFORMATION ONLY

 ACTION REQUESTED

ISSUE: The City Commission will hear an update on transit activities from the Citrus Connection.

ATTACHMENTS:

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ANALYSIS: The City has received a request from the Citrus Connection to appear before the Commission to provide an update on transit, ridership data, and improvements being made to the transit system.

Tom Phillips, Executive Director of the Citrus Connection, is scheduled to appear before the Commission.

**City Commission Meeting
April 6, 2026**

**AGENDA ITEM 3: CONSIDER DEVELOPER'S AGREEMENT AMENDMENT –
92 RECKER ECP, LLC.**

 INFORMATION ONLY

 X ACTION REQUESTED

ISSUE: The City Commission will consider an amendment to a Developer's Agreement between 92 Recker ECP, LLC., and the City for sewer capacity.

ATTACHMENTS:

Amendment to Developer's Agreement – 92 Recker ECP, LLC.

ANALYSIS: On October 6, 2025, the City and 92 Recker ECP, LLC entered into a Developer's Agreement to establish the respective rights and obligations between the developer and the City. The improvements listed in the Developer's Agreement were identified by the City's Utility Study by Chastain-Skillman as necessary to allow future development on the subject site.

The study showed that development and construction could not discharge into the City's wastewater system until the Southern Force Main re-route had been completed, permitted, and operational along with the planning and design phase of the Regional Wastewater Treatment Plant expansion. Since the original Agreement was adopted, the Pace Road Utility improvements have been completed, Phase I of the Southern Forcemain is being constructed, and easements have been granted for Phase II of the Southern Forcemain.

Per the Developer's Agreement, City approval is needed to amend the Developer's Agreement. The requested amendment allows 92 Recker ECP, LLC., to construct, develop, and be permitted to commence. However, per the requested amendment, the development shall not be allowed to discharge in the City's Collection System until such time as both Phases I and II of Southern Force Main Reroute Project are completed and are operational as determined by the City.

The proposed amendment to the Developer's Agreement was prepared by 92 Recker ECP, LLC., and reviewed by the Community Development Director, Public Utilities Director, and the City Attorney.

STAFF RECOMMENDATION: Approval of the proposed amendment to the Developer's Agreement with 92 Recker ECP, LLC.

**City Commission Meeting
April 6, 2026**

AGENDA ITEM 4: CONSIDER DEVELOPER’S AGREEMENT AMENDMENT – AUBURNDALE BURGER SOUTH LLC.

___ INFORMATION ONLY

X ACTION REQUESTED

ISSUE: The City Commission will consider an amendment to a Developer’s Agreement between Auburndale Burger South LLC., and the City for sewer capacity.

ATTACHMENTS:

Amendment to Developer’s Agreement – Auburndale Burger South LLC.

ANALYSIS: On December 15, 2025, the City and HD INVESCO, LLC, which has legally transferred to Auburndale Burger South LLC., entered into a Developer’s Agreement to establish the respective rights and obligations between the developer and the City. The improvements listed in the Developer’s Agreement were identified by the City’s Utility Study, as necessary to allow future development on the subject site.

The study showed that development and construction could not discharge into the City’s wastewater system until the Southern Force Main re-route had been completed, permitted, and operational along with the planning and design phase of the Regional Wastewater Treatment Plant expansion. Since the original Agreement was adopted, the Pace Road Utility improvements have been completed, Phase I of the Southern Forcemain is being constructed, and easements have been granted for Phase II of the Southern Forcemain.

Per the Developer’s Agreement, City approval is needed to amend the Developer’s Agreement. The requested amendment allows Auburndale Burger South LLC., to construct, develop, and be permitted to commence. However, per the requested amendment, the development shall not be allowed to discharge in the City’s Collection System until such time as both Phases I and II of Southern Force Main Reroute Project are completed and are operational as determined by the City

The proposed amendment to the Developer’s Agreement was prepared by Auburndale Burger South LLC., and reviewed by the Community Development Director, Public Utilities Director, and the City Attorney.

STAFF RECOMMENDATION: Approval of the proposed amendment to the Developer’s Agreement with Auburndale Burger South LLC.

**City Commission Meeting
April 6, 2026**

AGENDA ITEM 5: CONSIDER DEVELOPER'S AGREEMENT – RAJ PATEL / SSR LODGING LLC.

 INFORMATION ONLY

 X ACTION REQUESTED

ISSUE: The City Commission will consider a Developer's Agreement between Raj Patel / SSR Lodging, LLC. and the City for sewer capacity.

ATTACHMENTS:

Developer's Agreement – Raj Patel / SSR Lodging LLC.

ANALYSIS: In 2022, the City initiated a comprehensive review of the Regional Wastewater Treatment Facility Service Area, completed by Chastain-Skillman, which identified certain improvements required to serve and allow development in the area. Raj Patel / SSR Lodging LLC. plans to develop a commercial project on the subject site, located on the northeast corner of Neptune Road and Hillcrest Road and consisting of +/- 2.7 acres. The property currently has a Future Land Use of Commercial Corridor and Commercial Highway Zoning. The Utility Study shows that development on the SSR Lodging LLC. property cannot tie into the City's Collection System until the Southern Force Main re-route project has been completed, permitted, and operational, as identified in the Utility Study.

The proposed Developer's Agreement between SSR Lodging LLC. and the City of Auburndale acknowledges that the City makes no representation or warranty as to when it will commence or complete the Utility Improvements. The proposed agreement allows the City to complete the review of all development plans and construction plan documents and allows the developer to go vertical with construction but not tie into the City's wastewater system until utility improvements, subject to the SSR Lodging LLC site, are completed as identified in the Developer's Agreement.

The City and SSR Lodging LLC. desire to enter into the Agreement to establish the respective rights and obligations between SSR Lodging LLC. and the City, in accordance with the terms and conditions of the proposed Utility Infrastructure and Developer's Agreement. The improvements listed in the Development Agreement plan for current and future development.

The proposed Developer's Agreement was prepared by SSR Lodging LLC. and reviewed by the Community Development Director, Public Utilities Director, City Manager's Office, and the City Attorney.

STAFF RECOMMENDATION: Approval of the proposed Developer's Agreement with Raj Patel / SSR Lodging LLC.