

Minutes of the Regular Meeting of the City Commission of the City of Auburndale held April 20, 2026, at 7:00 p.m. in the Commission Room of City Hall, after having been properly advertised, with the following members present: Mayor Alex Cam, Vice Mayor Jordan Helms, Commissioners: Travis Avery, Sean Levy, and Crystal Tjerina. Also, present were: City Manager Jeffrey Brown, City Attorney Frederick J. Murphy Jr., City Clerk Brandon Henry, and Police Chief Terry Storie.

Mayor Alex Cam declared a quorum present, and the Meeting was opened with prayer by Pastor Clay Bennett, Auburndale Community Church, and a salute to the flag.

Motion by Vice Mayor Helms, seconded by Commissioner Levy, to approve Minutes of the Regular City Commission Meeting of April 6, 2026. Upon vote, all ayes.

Mayor Alex Cam welcomed new City Manager Jeffrey Brown.

Former City Manager Bobby Green welcomed City Manager Brown.

Lake Alfred City Manager Ryan Leavengood welcomed City Manager Brown.

Dr. John Daly, University of South Florida, welcomed City Manager Brown.

Leesburg City Manager Al Minner welcomed City Manager Brown.

City Attorney Frederick J. Murphy Jr. welcomed City Manager Brown.

Motion by Commissioner Levy, seconded by Commissioner Tjerina, to add new Agenda Item #9 Appointment of Interim Finance Director and Updated Signers on All City Accounts. Upon vote, all ayes.

Mayor Cam presented a proclamation recognizing April as Donate Life Month. City Attorney Frederick J. Murphy Jr. read the proclamation. Christine Daniels accepted the proclamation.

Mayor Cam presented a proclamation recognizing April 19th through April 25th as National Library Week. City Attorney Frederick J. Murphy Jr. read the proclamation. City Librarian Wayne McCarty accepted the proclamation.

Commissioner Tjerina expressed gratitude for the Auburndale Public Library.

Mayor Cam closed the Regular Meeting and opened the Public Hearing.

1. PUBLIC HEARING – COMPREHENSIVE PLAN TEXT AMENDMENT – EVALUATION AND APPRAISAL UPDATE

City Manager Brown introduced the item.

Community Development Director Julie Womble said 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 180, saying our policies were more restrictive or 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 House Bill 180. City staff feel that the new proposed Comprehensive Plan Amendment update is in compliance with State requirements. She presented a timeline of the process.

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 Evaluation and Appraisal Review which is required every seven years. The Amendment revises existing policies, removes policies that are outdated and no longer relevant, and reorganizes the Comprehensive Plan in a way that makes it easier to find specific policies.

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 Commerce on January 20, 2026 for a compliance review. Florida Commerce made no objections or recommendations regarding the update to the Comprehensive Plan. They made one comment regarding the addition of a reference to the year of adoption of the Transportation Master Plan. The ordinance was updated to add this date.

The Planning Commission recommended approval of amending the proposed Comprehensive Plan amending various Chapters (6-0, 01/06/2026). Staff recommends approval of Ordinance #1844.

Mayor Cam asked for citizen comment. There was no citizen comment.

Mayor Cam closed the Public Hearing and reopened the Regular Commission Meeting.

2. ORDINANCE #1844 AMENDING THE COMPREHENSIVE PLAN – EVALUATION AND APPRAISAL UPDATE

City Manager Brown said 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. Staff recommends approval of Ordinance #1844. The Planning Commission recommended approval.

City Attorney Frederick J. Murphy Jr. read Ordinance No. 1844 entitled: **AN ORDINANCE OF THE CITY OF AUBURNDALE AMENDING ORDINANCE NO. 752 THE COMPREHENSIVE PLAN OF THE CITY OF AUBURNDALE, FLORIDA, BY AMENDING THE COMPREHENSIVE PLAN TO ADDRESS CHANGES TO STATE STATUTES, EXTENDING THE HORIZON TO 2050, AND UPDATING THE HORIZON OF THE FUTURE LAND USE MAP SERIES AND AMENDING VARIOUS ELEMENT CHAPTERS OF THE COMPREHENSIVE PLAN AND THE FUTURE LAND USE MAP SERIES OF THE COMPREHENSIVE PLAN; REPEALING ALL ORDINANCES IN CONFLICT HERewith; PROVIDING FOR THE ADMINISTRATIVE CORRECTION OF SCRIVENER'S ERRORS PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE**, by title only.

Motion by Commissioner Tijerina, seconded by Vice Mayor Helms, to approve Ordinance #1844 amending the Comprehensive Plan – Evaluation and Appraisal Update. Upon vote, all ayes.

Mayor Cam closed the Regular Meeting and opened the Public Hearing.

3. PUBLIC HEARING – AMENDING THE FUTURE LAND USE AND ZONING MAP – FDOT PROPERTY

City Manager Brown introduced the item.

Community Development Director Julie Womble said the City has received a request for a Future Land Use Map Amendment and Zoning Map Amendment on the SunTrax property.

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. She presented a graphic depicting the proposal.

The Planning Commission recommended approval of the Map amendments on the SunTrax property (6-0, 3/3/2026). Staff recommends approval of proposed Ordinance #1848 amending the Future Land Use Map and Ordinance #1849 amending the Official Zoning Map – Sun Trax property.

City Manager Brown said 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.

Mayor Cam asked for citizen comment. There was no citizen comment.

Mayor Cam closed the Public Hearing and reopened the Regular Commission Meeting.

4. ORDINANCE #1848 AMENDING THE FUTURE LAND USE MAP – FDOT PROPERTY

City Attorney Frederick J. Murphy Jr. read Ordinance No. 1848 entitled: **AN ORDINANCE OF THE CITY OF AUBURNDALE, FLORIDA, AMENDING ORDINANCE NO. 752, THE COMPREHENSIVE PLAN OF THE CITY OF AUBURNDALE, FLORIDA, BY AN AMENDMENT TO THE FUTURE LAND USE MAP BY RECLASSIFYING PARCELS OF LAND TOTALING +/- 67.47 ACRES FROM POLK COUNTY FUTURE LAND USE INTERCHANGE ACTIVITY CENTER - X (IACX) AND BUSINESS PARK CENTER - 1X (BPCX-1X) TO CITY OF AUBURNDALE REGIONAL ACTIVITY CENTER (RAC); AND REQUESTING AN EXPEDITED STATE REVIEW; AND PROVIDING AN EFFECTIVE DATE (General Location: Pace Road and Polk County Parkway)**, by title only.

Motion by Vice Mayor Helms, seconded by Commissioner Avery, to approve Ordinance #1848 amending the Future Land Use Map – FDOT Property, as read on second and final reading by title only. Upon vote, all ayes.

5. ORDINANCE #1849 AMENDING THE OFFICIAL ZONING MAP – FDOT PROPERTY

City Attorney Frederick J. Murphy Jr. read Ordinance No. 1849 entitled: **AN ORDINANCE OF THE CITY OF AUBURNDALE FLORIDA AMENDING ORDINANCE NO 764 THE LAND DEVELOPMENT REGULATIONS OF**

THE CITY OF AUBURNDALE FLORIDA BY AN AMENDMENT TO THE ZONING MAP ESTABLISHING AUBURNDALE ZONING MAP CLASSIFICATION ON TWO PARCELS OF LAND TOTALING +/- 67.47 ACRES AND PROVIDING AN EFFECTIVE DATE (General Location Polk County Pkwy. and Pace Road), by title only.

Motion by Commissioner Avery, seconded by Vice Mayor Helms, to approve Ordinance #1849 amending the Official Zoning Map – FDOT Property, as read on second and final reading by title only. Upon vote, all ayes.

6. PRELIMINARY PLAT – LAKE VAN SUBDIVISION

City Manager Brown introduced the item.

Community Development Director Julie Womble said 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 +/- 5.86 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.

Community Development Director Womble presented graphics depicting the proposal.

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 square feet or smaller lots. The proposed development shows the number of lots smaller than 6,000 square feet 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 six dwelling units per acre and may be a Transfer of Development Rights (TDRs) sending and receiving zone. She presented further clarification regarding lots.

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. She presented additional graphics depicting the proposal.

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 Land Development Regulations.

The site plan makes note of the intention of amenity and park space as required. 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.

The Planning Commission recommended approval of Lake Van Preliminary Plat. 6-0, April 7, 2026.

City Manager Brown said 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.

Mayor Cam asked for citizen comment. There was no citizen comment.

Motion by Commissioner Avery, seconded by Commissioner Levy, to approve the Lake Van Preliminary Plat.

Vice Mayor Helms expressed gratitude to the engineer.

Bryan Hunter, Hunter Engineering, Inc, expressed gratitude.

Commissioner Levy said it is well laid out. He asked if we feel comfortable that there is enough of a runway from the roundabout down to the main entry to allow traffic to flow? He is worried about people making the left-hand turn to go south out of the neighborhood.

Mr. Hunter asked for clarification regarding location.

Commissioner Levy provided clarification.

Mr. Hunter said he thinks so. The roundabout will help that situation. It is also a long distance, at least a thousand feet.

Community Development Director Womble provided the dimension.

Mr. Hunter said that is enough distance to meet FDOT standards. We are in good shape.

Community Development Director Womble said as we have been working with the engineer for the concept of the roundabout, there will be some kind of future access on that commercial portion as well. We are working with them regarding specifics. She appreciates the engineer for the information. This subdivision as well as others will trigger the need for improvements at that intersection, which is why the City and Commission did the master plan for transportation. We have the data and we know what is needed for the connection to the commercial portion. Yes, it does meet the requirements for FDOT.

Commissioner Levy said he appreciates the Planning Commission taking that into account. He saw that in their notes that they had the same discussion.

Commissioner Tijerina asked if this will be subject to the capacity increase for water?

Community Development Director Womble said we know the counts for this property. When we did the sewer capacity study in 2022/2023, we took into consideration the highest density counts of all of this property. So we probably overshot when looking at these numbers. Since they reduced the density, that helps us even more. We took into consideration all of the zoned property and looking at what was coming.

Commissioner Avery asked Mr. Hunter to express to the landowners his gratitude for the right-of-way.

Upon vote, all ayes.

7. APPOINTMENT TO THE PLANNING COMMISSION BOARD

City Manager Brown said 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. Brown explained the makeup of the Planning Commission. Mr. Keith Cowie is a City resident and has agreed to fill the unexpired term through January 2028. Staff recommends approval of the appointment.

Mayor Cam asked for citizen comment. There was no citizen comment.

Motion by Vice Mayor Helms, seconded by Commissioner Tijerina, to approve the appointment. Upon vote, all ayes.

8. RESOLUTION 2026-03 TERMS OF THE CAROL ANN LACKEY TRUST

City Manager Brown said 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 Auburndale Police Department (or accounted separately among the City funds for the Auburndale Police Department) and used to purchase ballistic vests, police dogs (K-9(s)), trainings and other law enforcement related equipment for Auburndale Police Department police officers. The annual net income shall be distributed to the Auburndale Police Department for the purposes set forth in the Trust. Any principal from the Trust Distribution to the Auburndale Police Department 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 Auburndale Police Department.

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

City Attorney Frederick J. Murphy Jr. read Resolution No. 2026-03 entitled: **A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF AUBURNDALE, FLORIDA, APPROVING AND AFFIRMATIVELY ACCEPTING THAT GIFT FROM THE CAROL ANN LACKEY REVOCABLE LIVING TRUST TO THE CITY OF AUBURNDALE, FLORIDA, FOR THE BENEFIT OF THE AUBURNDALE POLICE DEPARTMENT, AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE, AND THE AUBURNDALE CHIEF OF POLICE TO TAKE ALL NECESSARY ACTIONS REGARDING THE GIFT AND THE EXPENDITURE OF FUNDS RELATED THERETO; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE**, by title only.

Mayor Cam asked for citizen comment. There was no citizen comment.

Motion by Commissioner Levy, seconded by Commissioner Tijerina, to approve Resolution 2026-03.

Mayor Cam expressed gratitude to former Mayor Tim Pospichal for facilitating the relationship with Carol Lackey. He expressed gratitude to Carol Lackey and her family.

Upon vote, all ayes.

9. APPOINTMENT OF INTERIM FINANCE DIRECTOR AND UPDATED SIGNERS ON ALL CITY ACCOUNTS

City Manager Jeffrey Brown said that Christopher Reeder has resigned from the position of Finance Director to work for the City of Winter Haven. In keeping up with Finance Director duties, staff discussed last week naming an Interim Finance Director for City purposes. City Manager Brown said City Attorney Frederick J. Murphy, Jr. has reviewed an agreement with CLA Accounting Group to provide a professional accountant on a short-term basis. Staff met with the firm and their accountant, who is very well qualified. However, City Manager Brown said that we need to add his (Jeffrey Brown) name and Assistant City Manager Amy Palmer's name on all accounts. One

of our banks requires action from the City Commission to approve Assistant City Manager Amy Palmer as Interim Finance Director and name City Manager Jeffrey Brown and Assistant City Manager Amy Palmer as updated signers on all City accounts.

City Attorney Frederick J. Murphy, Jr. recited a sample motion that sets forth the matters he understood the bank required regarding authorized signers.

Mayor Cam asked for citizen comment. There was no citizen comment.

Motion by Commissioner Tijerina, seconded by Vice Mayor Helms, that acknowledges Christopher Reeder has resigned his position as the City of Auburndale's Finance Director effective Friday, April 17th, 2026; that the City of Auburndale has appointed Assistant City Manager Amy Palmer as the Interim Finance Director; that the City of Auburndale approves Amy Palmer and City Manager Jeffrey Brown to be updated signers on all City of Auburndale banking accounts – including but not limited to Truist Bank, SouthState Bank, and any other bank account in which the City may have assets.

Mayor Cam thanked Assistant City Manager Palmer.

Upon vote, all ayes.

10. PRESENTATION BY CITY MANAGER

City Manager Brown presented what a shared vision looks like for the City, occurring when certain items are aligned. He explained when this alignment occurs. He presented the City's organizational culture and commitment to service. He presented the characteristics of the City's legacy and identity. He presented opportunities for economic development. He presented community partnerships and what such partnerships would entail. City Manager Brown presented priorities for his first 90 days, and what success looks like for the City. He presented what the City Commission and staff can expect from him as City Manager.

Mayor Cam and Commissioner Tijerina expressed gratitude to City Manager Brown.

The Meeting was adjourned at 8:24:41 p.m.

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



Brandon Henry, City Clerk