



City of Auburndale
AUBURNDALE, FLORIDA 33823

Office of the City Manager

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COMMISSION MEETING
MONDAY, MAY 18, 2026 - 7:00 P.M.
COMMISSION ROOM/CITY HALL

CALL TO ORDER – Mayor Alex Cam

INVOCATION – Pastor Michael Robinson, Lakes Church Auburndale

PLEDGE OF ALLEGIANCE – Mayor Alex Cam

ROLL CALL – City Clerk Brandon Henry

APPROVE COMMISSION MINUTES – Regular Meeting – 5-4-2026

ANNOUNCEMENTS – City Manager and City Attorney

REQUEST TO ADD ADDITIONAL ITEMS TO AGENDA –

COMMENTS FROM THE PUBLIC –

PROCLAMATION- National Public Works Week May 17-13, 2026
National Police Week – May 18-22, 2026

AGENDA

1. **PUBLIC HEARING** – ESTABLISHING COMMUNITY DEVELOPMENT DISTRICT – GAPWAY LAKES
2. ORDINANCE #1850 ESTABLISHING COMMUNITY DEVELOPMENT DISTRICT – GAPWAY LAKES
3. PRESENTATION BY THE POLK REGIONAL WATER COOPERATIVE – ERIC DEHAVEN
4. UPDATE SIGNERS ON ALL CITY ACCOUNTS

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
May 18, 2026**

AGENDA ITEM 1: PUBLIC HEARING - ESTABLISHING COMMUNITY DEVELOPMENT DISTRICT – GAPWAY LAKES

AGENDA ITEM 2: ORDINANCE #1850 – ESTABLISHING COMMUNITY DEVELOPMENT DISTRICT – GAPWAY LAKES

INFORMATION ONLY

ACTION REQUESTED

ISSUE: The City Commission will take public comment and consider an Ordinance establishing the Community Development District for Gapway Lakes.

ATTACHMENTS:

- . Notice of Public Hearing – May 11, 2026
- . Ordinance #1850 Establishing Community Development District – Gapway Lakes

ANALYSIS: Gapway Lakes Estates, LLC has filed a petition with the City of Auburndale pursuant to Section 190.005(2)(a), Florida Statutes to establish the Gapway Lakes Community Development District (CDD) for the Gapway Lakes Subdivision.

Chapter 190 of Florida Statutes allows a developer to petition to establish a CDD for the purpose of managing the provision of infrastructure improvements and public services including funding. The proposed CDD is comprised of approximately +/- 68.68 acres, generally located north of Gapway Road and south of the Lake Juliana. The subject site has Future Land Use designation of Lakes District Mixed Use (LDMU) and Estate Residential (ER) zoning.

The petitioner has proposed to establish the CDD to finance, construct, and install improvements and facilities to benefit the lands within the District in multiple phases over an estimated 14-month period. The petitioner has proposed a summary of infrastructure that will be constructed through the establishment of the CDD such as stormwater facilities, roadway improvements, water, sewer, lighting, solar energy, landscaping, hardscaping, irrigation, amenities, professional services, and offsite improvements. Costs not funded by bonds will be funded by the developer.

The Gapway Lakes CDD will consist of a five (5) member Board of Supervisors having the authority to oversee the installation of infrastructure improvements and secure financing within its boundaries. All meetings are open to the public and are subject to all applicable Government in the Sunshine laws. In the event that the established CDD is terminated for any reason, the City shall in no way be required to accept ownership and/or maintenance responsibility for any proposed infrastructure that is necessary for the development in the District without the City's express written consent. In the event of termination, the CDD shall be responsible for ensuring the transfer of such ownership and maintenance responsibilities to an appropriate entity other than the City as authorized by law.

PUBLIC NOTIFICATION REQUIREMENTS: In accordance with Chapter 190 of Florida Statutes, the petitioner published public notice of this request in a local newspaper for four (4) consecutive weeks prior to the second reading on May 18, 2026 and public hearing of the Ordinance.

FINANCIAL IMPACT: There is no direct financial impact to the City as a result of this request; however, upon development of the CDD, the City will receive a budget and schedule of meetings annually.

The proposed Ordinance and Petition for the Community Development District were prepared by the attorney representing the development and reviewed by the Community Development Director and the City Attorney. The proposed Ordinance was approved on first reading May 4, 2026 and is being presented for second and final reading.

STAFF RECOMMENDATION: Approval of Ordinance #1850 establishing the Community Development District for Gapway Lakes.

**City Commission Meeting
May, 18 2026**

AGENDA ITEM 3: PRESENTATION BY THE POLK REGIONAL WATER COOPERATIVE

 X INFORMATION ONLY

 ACTION REQUESTED

ISSUE: The City Commission will hear a presentation by Eric DeHaven Executive Director of the Polk Regional Water Cooperative.

ATTACHMENTS:

PowerPoint Presentation

ANALYSIS: The City Commission will receive a presentation from Polk Regional Water Cooperative Executive Director Eric DeHaven regarding the Cooperative’s ongoing regional water supply initiatives, long-term planning efforts, and projects impacting the City of Auburndale.

The presentation is intended to provide the Commission with an overview of the Cooperative’s mission, current projects, funding mechanisms, regional partnerships, and future water supply strategies. The presentation is particularly important as three members of the City Commission are newly elected and may benefit from additional background regarding the City’s participation in the Cooperative and the long-term significance of regional water planning efforts.

The Polk Regional Water Cooperative remains an ongoing and future strategic initiative for the City of Auburndale as the City continues planning for sustainable water resources, infrastructure resiliency, population growth, and long-term utility demands.

The Polk Regional Water Cooperative (PRWC) was established through an interlocal agreement among Polk County and municipalities to collaboratively address long-term water supply needs throughout the region. The Cooperative works in coordination with local governments, utility providers, and regulatory agencies to develop sustainable alternative water supplies as access to traditional groundwater sources are restricted.

The City of Auburndale is a participating member of the Cooperative and has an ongoing interest in regional water supply planning and future infrastructure development. Participation in the Cooperative supports the City’s long-range utility planning objectives and helps position Auburndale to address future growth and regulatory requirements related to water supply and conservation.

**City Commission Meeting
May 18, 2026**

AGENDA ITEM 4: UPDATE SIGNERS ON ALL CITY ACCOUNTS

 INFORMATION ONLY

 X ACTION REQUESTED

ISSUE: The City Commission will consider adding the Finance Director's name to all City financial institution accounts.

ATTACHMENTS:

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ANALYSIS: The City of Auburndale has appointed a new Finance Director, Stephen Zarycki, who started on May 11, 2026. The City's banks require City Commission approval of all authorized signers on all accounts.

STAFF RECOMMENDATION: Approval of City Manager Jeffrey Brown and Finance Director Stephen Zarycki to be updated signers on all City of Auburndale banking accounts.