



City of Auburndale

AUBURNDALE, FLORIDA 33823

Office of the City Manager

P.O. Box 186

(863) 965-5530

Email: cmo@auburndalefl.com

COMMISSION MEETING
MONDAY, MAY 4, 2026 - 7:00 P.M.
COMMISSION ROOM/CITY HALL

CALL TO ORDER – Mayor Alex Cam

INVOCATION – Rick Mendoza, Fire Department Chaplain

PLEDGE OF ALLEGIANCE – Mayor Alex Cam

ROLL CALL – City Clerk Brandon Henry

APPROVE COMMISSION MINUTES – Regular Meeting – 4-20-2026

ANNOUNCEMENTS – City Manager and City Attorney

REQUEST TO ADD ADDITIONAL ITEMS TO AGENDA –

REQUEST FROM THE GENERAL PUBLIC –

PROCLAMATION - Community Action Month – May 2026

AGENDA

1. INTERLOCAL AGREEMENT WITH POLK COUNTY SHERIFF – POLICE/FIRE DISPATCH SERVICE
2. ORDINANCE #1850 ESTABLISHING COMMUNITY DEVELOPMENT DISTRICT – GAPWAY LAKES

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 4, 2026**

**AGENDA ITEM 1: INTERLOCAL AGREEMENT WITH POLK COUNTY SHERIFF –
POLICE/FIRE DISPATCH SERVICES**

___ INFORMATION ONLY

X ACTION REQUESTED

ISSUE: The City Commission will consider an Interlocal Agreement with the Polk County Sheriff's Office for law enforcement and fire/rescue dispatch services.

ATTACHMENTS:

- . Letter of Request from Polk County Sheriff's Office – March 27, 2026
- . Proposed Interlocal Agreement with the PSCO for Police and Fire/Rescue Dispatch Services

ANALYSIS: The City of Auburndale began outsourcing **Police** dispatch services to the Polk County Sheriff's Office in 2008 and **Fire/Rescue** dispatch services in 2010.

In 2013, the City Commission approved an Interlocal Agreement, which consolidated two separate agreements into one. In 2017 and 2021, the City Commission extended the current Interlocal Agreement for additional four (4) years terms. In 2025, the Sheriff's Office began offering on year contracts to more accurately align with adjusting market conditions. The current Interlocal Agreement for both departments dispatch services expires in September 2026.

The proposed Interlocal Agreement would extend contract services for Police and Fire/Rescue dispatching services through September 30, 2027. The proposed FY 2027 Budget provides \$343,195, an increase of 4% for Police related dispatching and provides \$46,272, an increase of 5%, for Fire/Rescue dispatching services based on the number of calls.

The Interlocal Agreement was prepared by the Office of Legal Affairs for the Sheriff's Office and reviewed by the Police Chief, Fire Chief, City Manager, and City Attorney.

STAFF RECOMMENDATION: Approve the Interlocal Agreement for Police and Fire/Rescue dispatching services and authorize the City Manager to execute the contract on behalf of the City.

**City Commission Meeting
May 4, 2026**

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

____ INFORMATION ONLY

X ACTION REQUESTED

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

ATTACHMENTS:

- . Ordinance #1850 Establishing Community Development District – Gapway Lakes
- . Petition to Establish Auburn Lakes Community Development District

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 is being presented for first reading and will be considered for second and final reading, and public hearing, on May 18, 2026.

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