



Office of the City Manager

City of Auburndale
AUBURNDALE, FLORIDA 33823

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

CALL TO ORDER – Mayor Alex Cam

INVOCATION – Police Chaplain Anthony De Francisco

PLEDGE OF ALLEGIANCE – Mayor Alex Cam

ROLL CALL – City Clerk Brandon Henry

APPROVE COMMISSION MINUTES – Regular Meeting – 7-6-2026

ANNOUNCEMENTS – City Manager and City Attorney

REQUEST TO ADD ADDITIONAL ITEMS TO AGENDA –

COMMENTS FROM THE PUBLIC –

AGENDA

1. **PUBLIC HEARING** – OFFICIAL ZONING MAP AMENDMENT - SUNTRAX
2. ORDINANCE #1851- AMENDING THE OFFICIAL ZONING MAP - SUNTRAX
3. **PUBLIC HEARING** – VACATING RIGHT OF WAY – LAKE ARIANA DRIVE
4. RESOLUTION #2026-04 VACATING RIGHT OF WAY – LAKE ARIANA DRIVE
5. ORDINANCE #1852 AMENDING CITY CODE – CEMETERY RATES
6. AGREEMENT – ATHLETICS FACILITIES - FLORIDA POLYTECHNIC UNIVERSITY
7. PRESENTATION OF PAYROLL – FY 2027 AND FY 2028 ANNUAL BUDGETS

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
July 20, 2026**

AGENDA ITEM 1: PUBLIC HEARING – ZONING MAP AMENDMENT – SUNTRAX PROPERTY

AGENDA ITEM 2: ORDINANCE #1851 RECOMMENDATION AMENDING THE ZONING MAP

____ INFORMATION ONLY

____ X ACTION REQUESTED

ISSUE: The City Commission will hear and take public comment on a Zoning Map amendment before making a recommendation to the City Commission.

ATTACHMENTS:

- . Notice of Public Hearing
- . Proposed Ordinance #1851 Amending the Official Zoning Map – SunTrax Property
- . Excerpt from Planning Commission Meeting – 7-7-2026

ANALYSIS: The City has received a request to rezone the following property:

<i>Petitioner/ Owner:</i>	State of Florida, Dept. of Transportation
<i>Location:</i>	Pace Rd. and the Polk Parkway
<i>Current Future Land Use:</i>	Regional Activity Center (RAC)
<i>Current City Zoning:</i>	Industrial Planned Development (IPUD)
<i>Proposed Zoning Classification:</i>	Commercial Highway (CH)
<i>Current use:</i>	Vacant (+/- 19.32 acres)

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, which is now 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.

Properties adjacent to the west were annexed into the City in January of 2026 and given a Future Land Use of Regional Activity Center (RAC) and a Zoning Map Amendment of Commercial Highway (CH) and are part of the Suntrax use.

The current request is to rezone 19.32 acres in order to be consistent with the zoning on the rest of the site adjacent to the south and to the west. The proposed zoning map amendment is compatible to existing zoning classifications and uses adjacent to the site.

Commercial Highway Zoning permits automobile service stations, hotels, restaurants including drive-in, retail, commercial recreation, veterinary, sales and display lots, package and retail sale of alcohol, financial institutions, offices, clinics, laboratories and mini-warehousing. 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 amendment is consistent with uses to the south. The requested Zoning Map amendment is consistent with the City of Auburndale's Comprehensive Plan, Land Development Regulations, and the City of Auburndale Joint Planning Area (JPA).

The proposed Ordinance was prepared by the Community Development Department and reviewed by the City Manager and City Attorney. If approved on first reading, the proposed Ordinance will be presented for second and final reading on August 3, 2026.

PLANNING COMMISSION RECOMMENDATION: Approval of the Zoning Map amendment of the SunTrax Property (5-0, 7-7-26).

STAFF RECOMMENDATION: Approval of proposed Ordinance #1851 amending the Official Zoning Map – SunTrax Property.

**City Commission Meeting
July 20, 2026**

AGENDA ITEM 3: PUBLIC HEARING - VACATING OF RIGHT-OF-WAY – LAKE ARIANA DRIVE

AGENDA ITEM 4: RESOLUTION #2026-04 VACATING OF RIGHT-OF-WAY – LAKE ARIANA DRIVE

 INFORMATION ONLY

 X ACTION REQUESTED

ISSUE: The City Commission will consider a request to vacate, abandon and discontinue a portion of a currently unimproved right-of-way lying in Lake Ariana Park referred to as Lake Ariana Drive.

ATTACHMENTS:

- . Proposed Resolution #2026-04 and Location Map
- . Notice of Public Hearing – 7/6/2026

ANALYSIS: Some of the land that Lake Ariana Park sits on is located in the Interlochen Subdivision, platted in 1926 and containing a right of way dedicated to the public, known as Lake Ariana Drive. Lake Ariana Drive used to be a paved road that ran through the park, parallel to the shore line of Lake Ariana, that had been vacated as a through-road in the park years ago. With the construction of the new Civic Center, there is no longer a need for this right of way and the City is requesting to vacate it.

The petition to vacate, abandon, discontinue and close the right-of-way, is subject to the reservation of any other rights and interests the City of Auburndale may have in such lands as recognized under applicable Florida law. Further, vacating the right of way is intended to also allow the City to confirm its rights and interests in the lands in conjunction with the issuance of an opinion of title regarding said lands.

The proposed Resolution was prepared by the City Manager's Office and was reviewed by the City Attorney.

STAFF RECOMMENDATION: Approval of Resolution #2026-04 Vacating Right of Way – Lake Ariana Drive.

**City Commission Meeting
July 20, 2026**

AGENDA ITEM 5: ORDINANCE #1852 AMENDING CITY CODE – CEMETERY RATES

____ INFORMATION ONLY

X ACTION REQUESTED

ISSUE: The City Commission will consider an Ordinance amending the City Code by adjusting rates Chapter 8 – Cemeteries, Sec.8-15 thru 8-16.

ATTACHMENTS:

- . Proposed Ordinance #1852 – Cemetery Rates
- . Existing Rates
- . Rate Comparison

ANALYSIS: The proposed Ordinance amends Sec. 8-15 and deletes Sec. 8-16 by replacing the codifying of the current rates for the sale of cemetery spaces and services such as openings and closings in the City's three cemeteries with language to allow the City Manager the ability to establish prices and fees for all cemetery sales and charges. The proposal also adds a two and one-half (2½) percent annual adjustment for all cemetery fees.

The last two Ordinance modifications were most recently in 2023 and prior to that in 2012.

The proposed changes are based on a recent survey of neighboring cities and their charges. The cities of Winter Haven, Lakeland, Lake Wales, and Bartow were used in the comparison.

The proposed Ordinance was prepared by the Parks and Recreation Director and City Manager's Office and reviewed by the Parks and Cemetery Superintendent, Finance Director and City Attorney. If approved on first reading, the proposed Ordinance will be considered for second and final reading on August 3, 2026.

The effective date of the new rate schedule will be October 1, 2026.

STAFF RECOMMENDATION: Approval of proposed Ordinance #1852 amending the cemetery rates.

**City Commission Meeting
July 20, 2026**

AGENDA ITEM 6: ATHLETICS FACILITIES AGREEMENT, FLORIDA POLYTECHNIC UNIVERSITY

___ INFORMATION ONLY

X ACTION REQUESTED

ISSUE: The City Commission will consider an Athletics Facilities Agreement for athletic field usage with the Florida Polytechnic University to host practices and home games for various sports within their NAIA Athletics program.

ATTACHMENTS:

- . Proposed Agreement - Athletics Facilities Agreement

ANALYSIS: The proposed Agreement allows for usage of the Lake Myrtle Sports Complex, the Auburndale Softball Complex, and the Auburndale Community Center as host facilities for various athletic programs of Florida Polytechnic University. This agreement would allow for scheduled practices and games to be played for a period of three years with the option of two additional years.

The proposed agreement includes a yearly fee of \$50,000 for scheduled usage of the facilities and allows for possible future tournaments or additional events that may be requested by Florida Polytechnic University at a discounted rate.

The proposed agreement was prepared by the Parks and Recreation Director and City Manager's Office and reviewed by the City Attorney, Florida Polytechnic University Staff and Attorney.

The effective date of the agreement will be July 20th, 2026.

STAFF RECOMMENDATION: Approval of proposed Athletics Facilities Agreement.

**City Commission Meeting
July 20, 2026**

AGENDA ITEM 7: PRESENTATION OF PAYROLL – FY 2027 AND FY 2028 ANNUAL BUDGETS

___ INFORMATION ONLY

X ACTION REQUESTED

ISSUE: The City will consider the proposed Payroll Section of the Fiscal Year 2027 Annual Budget and Fiscal Year 2028 Annual Budget.

ATTACHMENTS:

- . Payroll Sections of Proposed FY 2027 and FY 2028 Annual Budgets

ANALYSIS:

The **Payroll Section** of the Budget provides the necessary funding for the staffing levels to adequately deliver an accepted level of service to our citizens. In addition to salaries, the Payroll Section provides incentive funding for certifications and education, longevity pay, and automatic step adjustments. The proposed budgets provide a 3% cost of living adjustment (COLA) for all City employees in FY 2027 and no COLA in FY 2028.

The proposed FY 2027 Payroll Budget operates with a staffing level of 238 full and part-time employees, an increase of fifteen (15) full-time employees. The draft budget has the following proposed positions:

- . 1 - Accounting / Payroll Specialist
- . 2 – New Firefighters
- . 1 – Property and Evidence Custodian
- . 1 – Part Time Property and Evidence Custodian
- . 3 – Service Worker II Sanitation
- . 1 – Fleet Supervisor
- . 1 – Mechanic III
- . 1 - Mechanic II
- . 1 – Service Worker II Fleet
- . 1 – GIS Technician
- . 1 - Part Time Service Worker II Lake Ariana
- . 3 – Service Workers II Lake Myrtle

City Staff will lead discussion on the Study and proposed Payroll Budgets.

STAFF RECOMMENDATION: Tentative approval of the proposed Payroll, as presented by City Staff.