



City of Auburndale
AUBURNDALE, FLORIDA 33823

Office of the City Manager

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COMMISSION MEETING
MONDAY, AUGUST 3, 2026 - 7:00 P.M.
COMMISSION ROOM/CITY HALL

CALL TO ORDER – Mayor Alex Cam

INVOCATION – Pastor Gene Bassham, New Hope Fellowship

PLEDGE OF ALLEGIANCE – Mayor Alex Cam

ROLL CALL – City Clerk Brandon Henry

APPROVE COMMISSION MINUTES – Special Workshop Minutes – 7-20-2026
Regular Meeting – 7-20-2026

ANNOUNCEMENTS – City Manager and City Attorney

REQUEST TO ADD ADDITIONAL ITEMS TO AGENDA –

COMMENTS FROM THE PUBLIC –

PROCLAMATION -

AGENDA

1. ORDINANCE #1851 AMENDING THE ZONING MAP – SUNTRAX PROPERTY
2. ORDINANCE #1852 AMENDING CITY CODE – CEMETERY RATES
3. PRESENTATION OF FY 2027 ANNUAL BUDGET
4. APPROVE PROPOSED FY 2027 ROLLED-BACK RATE AND MILLAGE RATE
5. APPROVE PUBLIC HEARING DATES FOR PROPOSED FY 2027 BUDGET
6. SET BUDGET WORK SESSION DATE (8-20-26), COMMISSION DAY

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
August 3, 2026**

AGENDA ITEM 1: ORDINANCE #1851 AMENDING THE OFFICIAL ZONING MAP - SUNTRAX

____ INFORMATION ONLY

__X__ ACTION REQUESTED

ISSUE: The City Commission will consider an Official Zoning Map Amendment.

ATTACHMENTS:

. Ordinance #1851 Amending the Official Zoning Map – SunTrax Property

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. The proposed Ordinance was approved on first reading July 20, 2026, and is being presented for second and final reading.

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

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

**City Commission Meeting
August 3, 2026**

AGENDA ITEM 2: 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. The proposed Ordinance was passed on first reading July 20, 2026 and is being presented for second and final reading.

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
August 3, 2026**

AGENDA ITEM 3: PRESENTATION OF FY 2027 ANNUAL BUDGET

 X INFORMATION ONLY

 ACTION REQUESTED

ISSUE: The City Manager will present to the City Commission the proposed Annual Budget for the Fiscal Year ending September 30, 2027.

ATTACHMENTS:

- . Proposed FY 2027 Budget
 (To be passed out at Commission Meeting)

Note: If necessary, the City Commission will have the opportunity to further discuss the proposed budget during the Regular City Commission Meeting on August 17, 2026, and the "Commission Day" activities on Thursday, August 20, 2026.

Public Hearings on the proposed budget and millage rate are scheduled for Thursday, September 3, 2026, and Tuesday, September 15, 2026.

The proposed FY 2027 Annual Budget is also posted on the City's website at www.auburndalefl.com.

City Commission Meeting
August 3, 2026

AGENDA ITEM 4: APPROVE PROPOSED FY 2027 ROLLED-BACK RATE AND MILLAGE RATE

_____INFORMATION ONLY

___X___ACTION REQUESTED

ATTACHMENTS:

. FY 2026/27 Millage Rate Illustration and DR-420 Certification of Taxable Value

ANALYSIS: Florida Statutes require the City to compute a proposed millage rate necessary to fund the proposed budget. The City must advise the Property Appraiser of its proposed millage rate, rolled-back rate and the date, time and place for a public hearing. The Property Appraiser utilizes this information in preparing the notices of proposed property taxes, which are mailed to property owners.

The City's existing millage rate is 4.2515. Using the current millage rate times our current year's gross taxable value; the ad valorem proceeds would represent an increase of \$678,591 over the prior year. The Rolled-back rate for the 2026 Certificate of Taxable Value Form is 4.2500 and would provide the City with the same ad valorem revenue for FY 2026-2027 as the prior year.

The proposed FY 2026-2027 Budget is balanced utilizing the current millage rate of 4.2515. If approved by the City Commission, the millage rate could be lowered but not increased above the 4.2515 rate without the expense of re-advertising to all property owners.

Florida Senate Bill 4-F changes how local governments calculate the maximum millage rate they may adopt with a simple majority vote. The bill establishes the **rolled-back rate** as the new baseline for determining the highest millage rate that may be approved by a majority vote. The rolled-back rate is the tax rate that would generate approximately the same amount of property tax revenue from existing properties as the previous year, excluding revenue from new construction.

As a result, cities and counties seeking to increase property tax revenues above the rolled-back rate face more restrictive voting thresholds established in Florida law. The change is intended to limit automatic growth in property tax revenues resulting from increases in property values and to make property tax increases more transparent and deliberate. This means for the City to set a millage rate of 4.2515 a 4/5 vote will be needed to adopt.

STAFF RECOMMENDATION: Approve 4.2500 as the Rolled-back rate and 4.2515 as the proposed operating millage rate for the 2026 Certificate of Taxable Value Form and Budget Year 2027.

AGENDA ITEM 5: APPROVE PUBLIC HEARING DATES FOR PROPOSED FY 2027 BUDGET

STAFF RECOMMENDATION: Approve Thursday, September 3, 2026, and Tuesday, September 15, 2026 at 7:00 p.m. at City Hall for the required Public Hearings on the proposed FY 2027 Budget.

AGENDA ITEM 6: SET BUDGET WORK SESSION DATE (08-20-26), COMMISSION DAY

STAFF RECOMMENDATION: Set Thursday, August 20, 2026, for Commission Day activities and for a proposed budget work session, if needed.