Office of the City Manager

City of Auburndale
AUBURNDALE, FLORIDA 33823

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***Community Redevelopment Agency (CRA) Meeting BEGINS AT 6:00 P.M.***

**COMMISSION MEETING**
**NOVEMBER 16, 2026 - 7:00 P.M.**
**COMMISSION ROOM/CITY HALL**

CALL TO ORDER – Mayor Alex Cam

INVOCATION – Pastor Tom Johnson, First Baptist Church

PLEDGE OF ALLEGIANCE – Mayor Alex Cam

ROLL CALL – City Clerk Brandon Henry

APPROVE COMMISSION MINUTES – Regular Meeting – November 2, 2026

ANNOUNCEMENTS – City Manager and City Attorney

REQUEST TO ADD ADDITIONAL ITEMS TO AGENDA –

COMMENTS FROM THE PUBLIC –

## AGENDA

1. PUBLIC HEARING – LAND DEVELOPMENT REGULATIONS – CHURCHES
2. ORDINANCE #1859 AMENDING LAND DEVELOPMENT REGULATIONS – CHURCHES
3. PUBLIC HEARING – AMENDING LAND DEVELOPMENT REGULATIONS – FENCES
4. ORDINANCE #1860 AMENDING LAND DEVELOPMENT REGULATIONS – FENCES
5. ORDINANCE #1861 AMENDING FISCAL YEAR 2025-2026 ANNUAL BUDGET
6. APPOINTMENT TO THE BOARD OF ADJUSTMENTS

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**
**November 16, 2026**

**AGENDA ITEM 1: PUBLIC HEARING – LAND DEVELOPMENT REGULATIONS – CHURCHES, CH. 04 DEFINITIONS; CH. 5 ZONING**

**AGENDA ITEM 2: ORDINANCE #1859 AMENDING LAND DEVELOPMENT REGULATIONS – CHURCHES, CH. 04 DEFINITIONS; CH. 5 ZONING**

____INFORMATION ONLY

__X__ACTION REQUESTED

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**ISSUE:** The City Commission will take public comment and consider proposed Land Development Regulation Amendment.

**ATTACHMENTS:**

- Notice of Public Hearing – 10/23/26
- Proposed text amendment to the Land Development Regulations Churches, Ch. 4 Definitions; Ch. 5 Zoning
- Excerpt from Planning Commission Meeting – 11/03/2026

**ANALYSIS:** City Staff is proposing an amendment to the Land Development Regulations (LDRs) Chapter 4 Definitions updating the definition for Church, House of Worship. With the updated definition proposal, staff is also proposing amendments to Chapter 5 of the Land Development Regulations to permit churches in commercial zoning districts.

Chapter 4 currently defines Church, House of Worship as "any building or structure used or intended for use by a State certified nonprofit religious organization or group, primarily for worship purposes, and any uses customarily accessory thereto, including childcare centers, and private educational facilities." The proposed amendment broadens the definition to "buildings used for a non-profit church, synagogue, mosque, temple or other faith-based institution or place of worship, of a recognized and legally established sect for the purpose of worship by the State of Florida, at which religious services and activities are regularly conducted, including educational buildings, when operated by the same establishment." The definition update also provides clarification that the educational buildings need to be by the same organization which is a common question Staff receive.

Chapter 5 currently only permits churches in residential districts and in Residential, Institution, Office (RIO), General Commercial (GC), General Commercial-1(GC-1) and Central Business District. The proposed amendment would also allow for churches in Neighborhood Commercial (NC) and Commercial Highway (CH). The amendment includes regulations for a 25-foot setback in CN, CG, CG-1 and CH adjacent to residential or institutional zoning districts. The amendment would also provide regulations for lighting, parking and protect existing businesses, that allow for alcohol sales or consumption, to not have any distance requirements for churches. Currently the Code of Ordinances Chapter 4 - Alcoholic Beverages, Sec. 4-3. requires any commercial use serving alcoholic beverages, for the purpose of consumption on the premises in which they are sold, to be further than 750' feet from any church. This amendment would ensure that the establishment of any new churches in commercial zoning districts would not cause a permitted use to be in violation of the separation distance.

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 December 7, 2026.

**PLANNING COMMISSION RECOMMENDATION:** Approval of the proposed text Amendment of the Land Development Regulations, (4-1 - 11-3-2026).

**STAFF RECOMMENDATION:** Approval of proposed Ordinance #1859 of the proposed Land Development Regulations (LDRs) Text Amendment to the City Commission.

**City Commission Meeting**
**November 16, 2026**

**AGENDA ITEM 3: PUBLIC HEARING – AMENDING LAND DEVELOPMENT REGULATIONS – FENCES**
**AGENDA ITEM 4: ORDINANCE # 1860 AMENDING LAND DEVELOPMENT REGULATIONS**

____INFORMATION ONLY

__X__ACTION REQUESTED

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**ISSUE:** The City Commission will take public comment and consider a proposed amendment to the Land Development Regulations.

**ATTACHMENTS:**

- Notice of Public Hearing – 10/23/26
- Proposed LDR Amendment amending fence regulations
- Excerpt from Planning Commission Meeting – 11/03/2026

**ANALYSIS:** At a recent meeting, the City Commission asked staff to research corner lots and possibly reducing the side setback for fences on corner lots. This request comes after several corner lot homeowners have had issues with utilizing their property after placing a privacy fence on their property. Currently, the Land Development Regulations (LDR's) defines a corner lot, Section 5.2.10.5.1., as a lot located at the intersection of two or more streets. All corner lots and lots extending through blocks in such a way as to have frontage on two or more public or private streets shall provide the minimum yard requirements equal to front yards to all property adjacent to each street (Section 5.2.11.2.1.). The current setback requirements have been between 20 and 25 feet on the street side of a corner lot, prohibiting the property owner from utilizing much of their side yard.

Staff researched local jurisdictions and Polk County Land Development Regulations and setback requirements. Many have either a minimum of five feet or allow a zero lot line fence on corner lots. The proposed text amendment would reduce the side street setback to five feet from the property line for a solid fence. The front of the house would still be required to have the minimum front set back of the zoning district.

A solid fence would still have a maximum height limitation of 6 feet for corners lots. Providing a five-foot setback from the side street would also ensure the fence does not impede the visibility at street intersections or at the intersections of driveways with streets. The amendment language does not include setback reductions for reverse frontage lots. The amendment is being proposed only for the purpose of fencing and not accessory structures.

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 December 7, 2026.

**PLANNING COMMISSION RECOMMENDATION:** Approval of the proposed text Amendment of the Land Development Regulations, (5-0 -11-3-2026).

**STAFF RECOMMENDATION:** Approval of proposed Ordinance #1860 Land Development Regulation text amendment.

**City Commission Meeting**
**November 16, 2026**

**AGENDA ITEM 5: ORDINANCE #1861 AMENDING FISCAL YEAR 2025-2026 ANNUAL BUDGET**

____INFORMATION ONLY

__X__ACTION REQUESTED

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**ISSUE:** The City Commission will consider an Ordinance amending the FY 2025-2026 Annual Budget.

**ATTACHMENTS:**

. Proposed Ordinance #1861 Amending the FY 2025-2026 Annual Budget

**ANALYSIS:** In accordance with Florida Statutes, adopted auditing practices, and on the recommendation of the City's Auditor, the City needs to amend by Ordinance the FY 2025-2026 Annual Budget to properly appropriate for revenue and expenditures that may exceed budgeted amounts. As provided by Ordinance No. 1026, the level of budgetary control for the City's Annual Budget is at the Fund Level. Events occur during each fiscal year, which were not anticipated at the time of budget approval. The proposed Ordinance amends the FY 2025-2026 Budget to reflect the collection of unanticipated revenue and appropriation for unanticipated expenditures.

The amended budget totals for each City Fund are as follows:

**CITY OF AUBURNDALE**
**SUMMARY BY FUND BUDGET AMENDMENT FY 2025 - 2026**

| SUMMARY OF FUNDS | CURRENT BUDGET | CHANGE +/- | AMENDED BUDGET |
|---|---|---|---|
| **General Fund (001)** | $46,193,162 | -$6,766,000 | $39,427,162 |
| **General Fund Impact Fee (110)** | $1,209,975 | $0 | $1,209,975 |
| **Community Redevelopment Agency (151)** | $3,421,232 | -$909,122 | $2,512,110 |
| **Water & Sewer Fund (430)** | $38,237,054 | -$2,374,000 | $35,863,054 |
| **Water & Sewer Impact Fee (440)** | $8,909,750 | $0 | $8,909,750 |
| **TOTAL BUDGET** | **$97,971,173** | **-$10,049,122** | **$87,922,051** |

The proposed Ordinance was prepared by the Finance Director 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 December 7, 2026.

**STAFF RECOMMENDATION:** Approval of the Budget Amending Ordinance #1861.

**City Commission Meeting**
**November 16, 2026**

**AGENDA ITEM 6: APPOINTMENT TO THE BOARD OF ADJUSTMENTS**

____INFORMATION ONLY

__X__ACTION REQUESTED

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**ISSUE:** The City Commission will consider appointments to the City's Board of Adjustments.

**ATTACHMENTS:**

. none

**ANALYSIS:**

***The Board of Adjustments consists of seven (7) members:***

The Board of Adjustments consists of seven (7) City residents, each to be appointed by the City Commission for a term of three (3) years. All members must be City residents. (City Code, Sec. 25-96).

| | | |
|---|---|---|
| Alex Price | | January 2027 |
| **Lindsey Tidwell** | **(New Appointment)** | **January 2027** |
| Donishia Yarde | | January 2027 |
| Maulissa Braverman | | January 2028 |
| Jerry Gaddis | | January 2029 |
| Terry Hancock | | January 2029 |
| **Gwen Wilson** | **(New Appointment)** | **January 2029** |

The City Commission appointed Skiles Jones on June 2, 2025, he has suggested he is no longer able to serve. His term expired in 2026 and has remained open. Gwen Wilson is a City resident and has agreed to serve until January 2029. The City Commission appointed Mike Littles on January 5, 2015, Mr. Mike Littles has suggested he is no longer able to serve; Lindsey Tidwell is a City resident and will fill his unexpired term until January 2027.

**STAFF RECOMMENDATION:** Staff has no objections to the appointments.