



City of Auburndale
AUBURNDALE, FLORIDA 33823

Office of the City Manager

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COMMISSION MEETING
MONDAY, MARCH 2, 2026 - 7:00 P.M.
COMMISSION ROOM/CITY HALL

CALL TO ORDER – Mayor Alex Cam

INVOCATION – Father Rick Gomer, St. Alban's, Episcopal Church

PLEDGE OF ALLEGIANCE – Mayor Alex Cam

ROLL CALL – City Clerk Brandon Henry

APPROVE COMMISSION MINUTES – Special Meeting – 2-11-2026
Regular Meeting – 2-16-2026

ANNOUNCEMENTS – City Manager and City Attorney

REQUEST TO ADD ADDITIONAL ITEMS TO AGENDA –

REQUEST FROM THE GENERAL PUBLIC –

AGENDA

1. ORDINANCE #1847 AMENDING THE OFFICIAL ZONING MAP – EVEREST PROPERTY
2. **PUBLIC HEARING** – VACATING A RIGHT OF WAY – STEWART STREET
3. RESOLUTION #2026-01 VACATING A RIGHT OF WAY – STEWART STREET
4. **PUBLIC HEARING** – COMMUNITY DEVELOPMENT BLOCK GRANT FUNDING
5. APPROVAL OF COMMUNITY DEVELOPMENT BLOCK GRANT PROJECTS
6. CONSIDER DEVELOPER'S AGREEMENT AMENDMENT – SCHALLER PRESERVE
7. CITY DEED OF PARCEL TO COOPERATIVE VENTURES AND ACCEPTANCE OF UTILITY EASEMENT

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
March 2, 2026

AGENDA ITEM 1: ORDINANCE #1847 RECOMMENDATION AMENDING THE ZONING MAP – EVEREST PROPERTY

 INFORMATION ONLY

 X ACTION REQUESTED

ISSUE: The City Commission will consider an Ordinance amending the City's Official Zoning Map.

ATTACHMENTS:

 . Ordinance #1847 Recommendation Amending the Zoning Map

ANALYSIS: The City has received a request for a Zoning Map Amendment on the following property:

Everest Property:

<u>Owner/Petitioner:</u>	Charles Booker, PE/Traditions Engineering on behalf of Mark Sparks
<u>Location:</u>	Hwy. 92 W., Polk Pkwy.
<u>Current Future Land Use:</u>	Neighborhood Activity Center (NAC)
<u>Current City Zoning:</u>	Planned Development-Commercial 1 (PD-C1) (+/- 52.39 acres)
<u>Proposed Zoning Classification:</u>	Major Modification to the Planned Development-Commercial 1 (PD-C1) (+/- 2.29 acres)
<u>Current use:</u>	Commercial- Hospital, vacant

In 2005, the City approved a Planned Development-Commercial 1 (PD-C1) zoning classification for a development known as Ebersbach. The overall development was envisioned to have a mix of uses on 917.35 +/- acres and stretched along the Polk Parkway from Old Dixie Hwy to K-Ville Avenue. In the fall of 2008 the project was abandoned, and individual properties of the large development were sold off.

In July of 2021, the City re-established the expired Planned Development-Commercial 1 (PD-C1) on 52.39 acres located on the northwest corner of US Hwy 92 and the Polk Parkway, known as the Everest property. Since then, construction plans were approved for a rehabilitation hospital on the east side of the site closer to the Polk Parkway. In December of 2024, the PD-C1 was modified again (Ordinance #1802) to include multi-family on the east side of the properties and add in permitted future commercial uses that include hospital, surgery center, professional office, medical office, hotel, restaurant (including drive thru) and gas station.

Charles Booker, PE/Traditions Engineering, on behalf of Mark Sparks has requested to amend +/- 2.29 acres of the overall +/- 52.39 acres in order to construct a gas station accessing US Hwy 92., which is a permitted use per Ordinance #1802.

As required by the Land Development Regulations (LDR's) for Planned Developments, this request is accompanied by a binding site plan. The binding site plan depicts the design, number of pumps, traffic patterns, landscaping, and full site development on the requested +/- 2.29 acres.

The requested modification to the zoning district of Planned Development-Commercial 1 (PD-C1) is compatible with the existing Future Land Use of Neighborhood Activity Center (NAC) and is consistent with the zoning classification Planned Development-Commercial 1 (PD-C1) and all Land Development Regulations.

The proposed Ordinance was prepared by the Community Development Department and reviewed by the Interim City Manager and City Attorney. The proposed Ordinance was approved on first reading February 16, 2026, and is being presented for second and final reading.

PLANNING COMMISSION RECOMMENDATION: Approval of the proposed modification to the Zoning classification of Planned Development-Commercial 1 (PD-C1) (+/-2.29 acres). (4-0)

STAFF RECOMMENDATION: Approval of the proposed Ordinance #1847 amending the Zoning classification of Planned Development-Commercial 1 (PD-C1) (+/- 2.29 acres).

City Commission Meeting
March 2, 2026

AGENDA ITEM 2: PUBLIC HEARING – VACATING A RIGHT OF WAY – STEWART STREET

AGENDA ITEM 3: RESOLUTION #2026-01 VACATING A RIGHT OF WAY – STEWART STREET

____ INFORMATION ONLY

__X__ ACTION REQUESTED

ISSUE: The City Commission will consider a request to vacate, abandon and discontinue a portion of an unimproved right-of-way on Stewart Street.

ATTACHMENTS:

- . Notice of Public Hearing – 02/13/2026
- . Petition to Vacate ROW
- . Proposed Resolution #2026 – 01 and Location Map

ANALYSIS: The City has received a petition from Darren Embry, of 130 McNichols Avenue, Auburndale, and Mark Carr of 529 McDonald Avenue, Auburndale, FL to vacate, abandon, and discontinue a portion of an unimproved right-of-way located on Stewart Street and McDonald Avenue. The right-of-way was platted in Don’s Place Subdivision in 1948 but was never constructed.

The Resolution to vacate and close the portion of Stewart Street shown in Exhibit “A”, is subject to the reservation of a utility easement for use by the City of Auburndale and its successors and assigns, which is consistent with the public interest relating to the provision of utility and other municipal services that may be located in the right-of-way.

The proposed Resolution was prepared by the Community Development Department and was reviewed by the City Attorney.

STAFF RECOMMENDATION: Approval of Resolution #2026-01 Vacating Right-of-Way – portion of Stewart Street.

City Commission Meeting
March 2, 2026

AGENDA ITEM 4: PUBLIC HEARING – COMMUNITY DEVELOPMENT BLOCK GRANT FUNDING

AGENDA ITEM 5: APPROVAL OF COMMUNITY DEVELOPMENT BLOCK GRANT PROJECTS

____ INFORMATION ONLY

X ACTION REQUESTED

ISSUE: The City Commission will hold a Public Hearing on proposed Community Development Block Grant (CDBG) projects.

ATTACHMENTS:

- . Notice of Public Hearing & Proposed Projects – News Chief, 2/22/2026
- . FY 2026-2027 CDBG Estimated Allocation from Polk County Health and Human Services

ANALYSIS: In compliance with the Community Development Block Grant (CDBG) regulations, the City of Auburndale is holding a Public Hearing for the purpose of receiving direct citizen input on suggested proposals. After a presentation by City Staff on suggested proposals, the Commission will entertain public comment on these and other community development needs.

The City of Auburndale is scheduled to receive an estimated \$110,195 in CDBG funding for FY 2026-2027. In addition, the City anticipates roll-over funds from previous funding cycles (FY 2025-2026) to spend during the FY 2026-2027 funding cycle. City Staff is proposing to utilize the FY 2026-2027 CDBG funding to:

- Provide additional parking on Cleveland Street adjacent to the Auburndale Community Center. The proposed project may include construction. This project has been included during previous funding cycles but had been delayed due to complications with property acquisition.
- Provide improvements to Earl Wright Park, including new asphalt parking, new playground equipment, and undergrounding of electric service. This project may be a multi-year project, depending on available funding for each improvement to the park.

STAFF RECOMMENDATION: Approve the proposed projects for the FY 2026-2027 Community Development Block Grant funding.

City Commission Meeting
March 2, 2026

AGENDA ITEM 6: CONSIDER DEVELOPER'S AGREEMENT AMENDMENT – SCHALLER PRESERVE

INFORMATION ONLY

ACTION REQUESTED

ISSUE: The City Commission will consider an amendment to a Developer's Agreement between Schaller Preserve and the City for sewer capacity.

ATTACHMENTS:

Amendment to Developer's Agreement – Schaller Preserve

ANALYSIS: The City has received a request from Schaller Preserve Community to amend their Developer's Agreement. On December 18, 2023, the City and Schaller Preserve Community Development District, Brooklane Development, LLC, and Saddle Creek Road Investors, LLC., otherwise known as Schaller Preserve Community, entered into a Developer's Agreement to establish the respective rights and obligations between Schaller Preserve and the City. The improvements listed in the Development Agreement were identified by the City's 2022 Utility Study as necessary to allow future development on the subject site. The property is located in unincorporated Polk County but is within the City of Auburndale's utility service area.

The study showed that development could not discharge into the City's wastewater system until the Pace Road Utility Improvements and the Southern Force Main re-route had been completed and operational, along with the planning and design phase of the Regional Wastewater Treatment Plant expansion was underway. Since the original Developer's Agreement was adopted, the Pace Road Utility improvements have been completed, Phase I of the Southern Forcemain is being constructed, and easements have been granted for Phase II of the Southern Forcemain.

Per the Development Agreement, City approval is needed to amend the Developer's Agreement. The requested amendment allows Schaller Preserve to construct, develop, including the construction of homes and/or other structures, and be permitted to commence (including receipt of building permits from Polk County). However, per the requested amendment, the development shall not be allowed to discharge in the City's Collection System until such time as both Phases I and II of Southern Force Main Reroute Project are completed and are operational as determined by the City.

The proposed amendment to the Developer's Agreement was prepared by Schaller Preserve and reviewed by the Community Development Director, City Public Utilities Director and the City Attorney.

STAFF RECOMMENDATION: Approval of the proposed amendment to the Developer's Agreement with Schaller Preserve.

City Commission Meeting
March 2, 2026

AGENDA ITEM 7: CITY DEED OF PARCEL TO COOPERATIVE VENTURES AND ACCEPTANCE OF UTILITY EASEMENT

 INFORMATION ONLY

 X ACTION REQUESTED

ISSUE: The City Commission will consider deeding City-owned property to Cooperative Ventures, LLC and acceptance of a utility easement.

ATTACHMENTS:

- . Location Map
- . Special Warranty Deed between the City and Cooperative Ventures, LLC
- . Utility Easement

ANALYSIS: In 2023, Chastain Skillman completed an analysis of the City’s wastewater treatment service area for the Regional Wastewater Treatment System and identified several infrastructure projects that are necessary to accommodate the growth the City is experiencing. One of the project identified was the construction of the Southern Forcemain, which extends from US Hwy 92 to the Regional Wastewater Treatment Plant. The City has been working with several property owners to obtain easements to accommodate the new Southern Forcemain.

In the fall of 2025, the City approached Cooperative Ventures, LLC for an easement on their property located at the northwest corner of Braddock Road and the Polk Parkway to accommodate the Southern Forcemain. The Cooperative Ventures property is located south of and adjacent to City-owned property that is currently used for effluent discharge. The City’s property contains a small 1.71 acre portion which the City is unable to utilize for discharge because its location and shape will not provide for the setback requirements of a sprayfield. This small portion of property wraps around the north-eastern side of the Cooperative Ventures property and would give them additional road frontage on Shirley Lowrance Road. In exchange for deeding the property to Cooperative Ventures, the City would receive the easement required to construct the Southern Forcemain through this area.

The proposed Special Warranty Deed and Utility Easement was prepared by the City Attorney and reviewed by the City Manager’s Office , Public Utility Director, and the representative of Cooperative Ventures, LLC.

STAFF RECOMMENDATION: Approval of the deed and acceptance of the easement.