



City of Auburndale
AUBURNDALE, FLORIDA 33823

Office of the City Manager

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

CALL TO ORDER – Mayor Alex Cam

INVOCATION – Pastor Curtis Johnson, New Life Praise & Worship Tabernacle

PLEDGE OF ALLEGIANCE – Mayor Alex Cam

ROLL CALL – City Clerk Brandon Henry

APPROVE COMMISSION MINUTES – Regular Meeting – 02/02/2026

ANNOUNCEMENTS – City Manager and City Attorney

REQUEST TO ADD ADDITIONAL ITEMS TO AGENDA –

REQUEST FROM THE GENERAL PUBLIC –

PROCLAMATION – American Heart Month – February 2026

AGENDA

1. **PUBLIC HEARING** – OFFICIAL ZONING MAP AMENDMENT – EVEREST PROPERTY
2. ORDINANCE #1847 AMENDING THE OFFICIAL ZONING MAP – EVEREST PROPERTY

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
February 16, 2026**

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

AGENDA ITEM 2: ORDINANCE #1847 RECOMMENDATION AMENDING THE ZONING MAP

 INFORMATION ONLY

 X ACTION REQUESTED

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

ATTACHMENTS:

- . Notice of Public Hearing – 01/23/26
- . Ordinance #1847 Recommendation Amending the Zoning Map
- . Excerpt from Planning Commission Meeting – 02-03-2026

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

Everest Property:

<i>Owner/Petitioner:</i>	Charles Booker, PE/Traditions Engineering on behalf of Mark Sparks
<i>Location:</i>	Hwy. 92 W., Polk Pkwy.
<i>Current Future Land Use:</i>	Neighborhood Activity Center (NAC)
<i>Current City Zoning:</i>	Planned Development-Commercial 1 (PD-C1) (+/- 52.39 acres)
<i>Proposed Zoning Classification:</i>	Major Modification to the Planned Development-Commercial 1 (PD-C1) (+/- 2.29 acres)
<i>Current use:</i>	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. If approved on first reading, the proposed Ordinance will be presented for second and final reading on March 2, 2026

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).