



*City of Auburndale*

AUBURNDALE, FLORIDA 33823

**CITY COMMISSION MEETING**  
**March 18, 2024 - 7:00 P.M.**  
**COMMISSION ROOM/CITY HALL**

Office of the City Manager

P.O. Box 186  
(863) 965-5530

Email: [cmo@auburndalefl.com](mailto:cmo@auburndalefl.com)

CALL TO ORDER – Mayor Dorothea Taylor Bogert

INVOCATION – Elder Gene Huckabay, First Presbyterian Church

PLEDGE OF ALLEGIANCE – Mayor Dorothea Taylor Bogert

ROLL CALL – City Clerk Brandon Henry

APPROVE COMMISSION MINUTES – Regular Meeting – 03/04/2024

ANNOUNCEMENTS – City Manager and City Attorney

REQUEST TO ADD ADDITIONAL ITEMS TO AGENDA –

REQUEST FROM THE GENERAL PUBLIC –

**AGENDA**

1. **TRANSMITTAL PUBLIC HEARING** – FUTURE LAND USE MAP AMENDMENT – INTERSECT PROPERTIES
2. ORDINANCE #1747 AMENDING THE FUTURE LAND USE MAP – INTERSECT PROPERTIES
3. **TRANSMITTAL PUBLIC HEARING** – FUTURE LAND USE MAP AMENDMENT – LINCOLN GROUP PROPERTY
4. ORDINANCE #1761 AMENDING THE FUTURE LAND USE MAP – LINCOLN GROUP PROPERTY
5. JOINT PLANNING AREA AND INTERLOCAL AGREEMENT WITH POLK COUNTY – AMENDMENT #3

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 18, 2024**

**AGENDA ITEM 1: TRANSMITTAL PUBLIC HEARING – FUTURE LAND USE MAP AMENDMENT – INTERSECT PROPERTIES**

**AGENDA ITEM 2: ORDINANCE #1747 AMENDING THE FUTURE LAND USE MAP – INTERSECT PROPERTIES**

\_\_\_ INFORMATION ONLY

\_X\_ ACTION REQUESTED

**ISSUE:** The City Commission will consider and take public comment on a Future Land Use Map Amendment before transmitting to the State for a compliance review.

**ATTACHMENTS:**

- . Notice of Public Hearing – 03/08/2024
- . Ordinance #1747 Amending the Future Land Use Map – Intersect Properties

**ANALYSIS:** The City has received a request to amend the Future Land Use Map for the following property:

**Intersect Properties**

<b>Owner/Petitioner:</b>	Bart Allen, Peterson & Myers, P.A., on behalf of Intersect Development Group
<b>Location:</b>	Pace Road and Bryan Lane
<b>Current County Future Land Use:</b>	Business Park Center-1X (BPC-1X)
<b>Proposed City Future Land Use:</b>	Regional Activity Center (RAC)
<b>Current use:</b>	Vacant (+/- 66.3 acres)

On October 16, 2023, the City Commission approved a Future Land Use Map Amendment requested by Peterson & Myers, P.A. on behalf of Intersect Development Group. The Amendment was as a result of annexation and amended the Future Land Use on +/- 66.3 acres from a Polk County Future Land Use of ***Business Park Center-1X (BPC-1X)*** to a City of Auburndale Future Land Use of ***Regional Activity Center (RAC)***.

In March 2024, the City of Auburndale received a "Failure to Adopt" determination letter from the Florida Department of Commerce (Department). State Statutes require a second public hearing for a Future Land Use Amendment be held within 180-days after receipt of agency comments unless extended by agreement with notice to the state land planning agency. The Department did not feel the City gave sufficient notice to the Department of the agreed upon extension between the Developer and the City and deemed the Amendment withdrawn. The Department has requested the Future Land Use be readopted and has given written confirmation that the State will offer an expedited review for the proposed amendments.

The properties were originally annexed into the City in February and December of 2022. The Future Land Use request of Regional Activity Center (RAC) would accommodate a mixture of high density residential, commercial, and light industrial uses and is the second phase of the applicant's project. The first phase was approved by the City in November 2021. The request is consistent with the City of Auburndale Comprehensive Plan and the Joint Planning Agreement with Polk County and is located in the Central Florida Innovation District.

The action before the City Commission is to take public comment, consider the proposed Future Land Use Amendment, and authorize transmittal to the Florida Department of Economic Opportunity for a compliance review. Upon receipt of the State Review, the City Commission will hold a second reading of Ordinance #1747 considering adoption of the proposed Future Land Use.

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

**PLANNING COMMISSION RECOMMENDATION:** Planning Commission Meeting to be held March 18, 2024 at 4:00p.m. in the City Commission Room at City Hall.

**STAFF RECOMMENDATION:** Approval of Ordinance #1747 upon first reading and transmitting the Future Land Use Map Amendment to the State for an expedited compliance review

**City Commission Meeting  
March 18, 2024**

**AGENDA ITEM 3: TRANSMITTAL PUBLIC HEARING – FUTURE LAND USE MAP AMENDMENT – LINCOLN GROUP PROPERTY**

**AGENDA ITEM 4: ORDINANCE #1761 AMENDING THE FUTURE LAND USE MAP – LINCOLN GROUP PROPERTY**

\_\_\_\_INFORMATION ONLY

\_X ACTION REQUESTED

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**ISSUE:** The City Commission will consider and take public comment on a Future Land Use Map Amendment before transmitting to the State for a compliance review.

**ATTACHMENTS:**

- . Notice of Public Hearing – 03/08/2024
- . Ordinance #1761 Amending the Future Land Use Map – Lincoln Group Property

**ANALYSIS:** The City has received a request for a Future Land Use Map amendment for the following property:

**North Pace Road Property**

<b>Owner/Petitioner:</b>	Knights PC Holdings, LLC
<b>Location:</b>	Pace Road and Polk County Parkway
<b>Current Use:</b>	Vacant (75.70 +/- acres)
<b>Current County Future Land Use:</b>	Interchange Activity Center-X (IAC-X)
<b>Proposed City Future Land Use:</b>	Regional Activity Center (RAC)

On December 18, 2023, the City Commission approved a Future Land Use Map Amendment requested by Knights PC Holdings, LLC. The Amendment was as a result of annexation and amended the Future Land Use on +/- 75.70 acres from a Polk County Future Land Use of **Interchange Activity Center-X (IAC-X)** to a City of Auburndale Future Land Use of **Regional Activity Center (RAC)**.

In January 2024, the City of Auburndale received a "Failure to Adopt" determination letter from the Florida Department of Commerce (Department). State Statutes require a second public hearing for a Future Land Use Amendment be held within 180-days after receipt of agency comments unless extended by agreement with notice to the state land planning agency. The Department did not feel the City gave sufficient notice to the Department of the agreed upon extension between the Developer and the City and deemed the Amendment withdrawn. The Department has requested the Future Land Use be readopted and has given written confirmation that the State will offer an expedited review for the proposed amendments.

The property was originally annexed into the City in December of 2022. The Future Land Use request of Regional Activity Center (RAC) would accommodate a mixture of commercial and light industrial uses. The request is consistent with the City of Auburndale Comprehensive Plan and the Joint Planning Agreement with Polk County and is located in the Central Florida Innovation District.

The action before the City Commission is to take public comment, consider the proposed Future Land Use Amendment, and authorize transmittal to the Florida Department of Economic Opportunity for a compliance review. Upon receipt of the State Review, the City Commission will hold a second reading of Ordinance #1761 considering adoption of the proposed Future Land Use.

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

**PLANNING COMMISSION RECOMMENDATION:** Planning Commission Meeting to be held March 18, 2024 at 4:00p.m. in the City Commission Room at City Hall.

**STAFF RECOMMENDATION:** Approval of Ordinance #1761 upon first reading and transmitting the Future Land Use Map Amendment to the State for an expedited compliance review.

**City Commission Meeting  
March 18, 2024**

**AGENDA ITEM 5: JOINT PLANNING AREA AND INTERLOCAL AGREEMENT WITH POLK COUNTY  
– AMENDMENT #3**

\_\_\_ INFORMATION ONLY

X  ACTION REQUESTED

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**ISSUE:** The City Commission will consider and take public comment on extending the Joint Planning Area Agreement with Polk County.

**ATTACHMENTS:**

Joint Planning Area and Interlocal Agreement with Polk County – Amendment #3

**ANALYSIS:** In 2009, the City of Auburndale and the Polk County Board of County Commissioners (BOCC) entered into a Joint Planning Area Interlocal Agreement. The adoption of the Agreement followed several years of discussion with Polk County, the Central Florida Regional Planning Council (CFRPC) and the Florida Department of Community Affairs regarding the City's goal to establish a unified approach to planning for coordinated growth in the north Auburndale area and west toward the Polk Parkway.

The Interlocal Agreement established a Joint Planning Area (JPA) with Polk County that serves as a guide to the City and County regarding policies for future growth with the boundaries of the JPA. The Interlocal Agreement assists both governments to better identify areas proposed for future municipal services, and to better coordinate government services by avoiding the creation of incompatible land uses near common boundaries.

The Interlocal Agreement expired in 2014 and was renewed and updated by both parties in March 2019, and amended in March 2020 (Amendment #1) for succeeding periods of one (1) year by mutual written agreement of the parties. The City and County renewed the Joint Planning Agreement for a subsequent **three (3)** year period commencing on March 18, 2021 by adopting Amendment #2 of the Interlocal Agreement.

The proposed Amendment #3 constitutes the City's and County's desire to renew the Joint Planning Agreement for a subsequent **three (3)** year period commencing on March 18, 2024. The Polk County BOCC will consider renewal of the JPA Agreement at their scheduled meeting on Tuesday, March 19, 2024.

**STAFF RECOMMENDATION:** Approval of Amendment #3 to the Interlocal Agreement extending the term of the Joint Planning Area with Polk County.