



City of Auburndale
AUBURNDALE, FLORIDA 33823

Office of the City Manager

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CITY COMMISSION MEETING
Monday, October 21, 2024- 7:00 P.M.
COMMISSION ROOM/CITY HALL

CALL TO ORDER – Mayor Dorothea Taylor Bogert

INVOCATION – Pastor Michael Spivey, Peoples Church

PLEDGE OF ALLEGIANCE – Auburndale Girl Scout Troops #5318, #5312, and #489

ROLL CALL – City Clerk Brandon Henry

APPROVE COMMISSION MINUTES – Regular Meeting – 10/07/2024

ANNOUNCEMENTS – City Manager and City Attorney

REQUEST TO ADD ADDITIONAL ITEMS TO AGENDA –

REQUEST FROM THE GENERAL PUBLIC –

PROCLAMATION – “Florida City Government Week” – October 21-27, 2024
“World Polio Day” – October 24, 2024

AGENDA

1. ORDINANCE #1794 AMENDING THE FUTURE LAND USE MAP – HICKORY ROAD
2. ORDINANCE #1795 AMENDING THE OFFICIAL ZONING MAP – HICKORY ROAD
3. ORDINANCE #1796 AMENDING THE COMPREHENSIVE PLAN TEXT– CIP ELEMENT/SEPTIC TO SEWER
4. ORDINANCE #1797 AMENDING THE LAND DEVELOPMENT REGULATIONS TEXT – SEPTIC TO SEWER
5. ORDINANCE #1799 ANNEXING PROPERTY INTO CITY LIMITS – ROAN PROPERTIES
6. ORDINANCE #1800 ANNEXING PROPERTY INTO CITY LIMITS – FOER 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
October 21, 2024**

AGENDA ITEM 1: ORDINANCE #1794 AMENDING THE FUTURE LAND USE MAP – HICKORY ROAD

AGENDA ITEM 2: ORDINANCE #1795 AMENDING THE OFFICIAL ZONING MAP – HICKORY ROAD

___ INFORMATION ONLY

X ACTION REQUESTED

ISSUE: The City Commission will consider Future Land Use and Official Zoning Map Amendments.

ATTACHMENTS:

- . Proposed Ordinance #1794 – Amending the Future Land Use Map – Hickory Road Spray Field
- . Proposed Ordinance #1795 – Amending the Official Zoning Map – Hickory Road Spray Field

ANALYSIS: This is a City initiated request to establish land use and zoning on the following property:

Spray Fields-Hickory Road:

<i>Petitioner:</i>	City of Auburndale
<i>Location:</i>	Hickory Road and Polk County Parkway
<i>Current Polk County Future Land Use:</i>	Agriculture/Rural Residential (A/RR)
<i>Proposed Future Land Use:</i>	City, Public Uses, Parks
<i>Proposed Zoning Classification:</i>	Open Use Agriculture (OUA)
<i>Current use:</i>	Vacant (+/- 73.70 acres)

As a result of voluntary annexation, the City is requesting a Large-Scale Future Land Use and Official Zoning Map amendment on a parcel totaling +/- 73.70 acres. The proposed use is for a new effluent spray field to be utilized by the City. Directly adjacent to the site is property owned by Polk County and the FWC Tenoroc Fish Management Area. The property currently has a Polk County Land Use designation of Agriculture/Rural Residential (A/RR). The requested Future Land Use of ***City, Public Uses, Parks*** and the proposed ***Open Use Agricultural (OUA)*** Zoning classification is consistent with other city established spray fields such as the I-4 sprayfield. The requested Future Land Use and Official Zoning Map amendments are consistent with the City of Auburndale’s Comprehensive Plan and Land Development Regulations.

The City Commission held a Transmittal Public Hearing on September 5, 2024, as the property is larger than 50 acres, to send the proposed Future Land Use Amendment to the Department of Commerce (DOC) for an Expedited State Review. Upon receipt of the State review, the DOC responded with no objections or comments.

The proposed Ordinances were prepared by the Community Development Department and reviewed by the City Manager and City Attorney. The proposed Ordinances were approved on first reading September 5, 2024, and are being presented for second and final reading.

PLANNING COMMISSION RECOMMENDATION: Approval of the proposed Future Land Use and Zoning Map Amendments – Hickory Road Spray Field. (6-0, 08/27/2024)

STAFF RECOMMENDATION: Approval of proposed Ordinances #1794 and 1795 amending the Future Land Use and the Official Zoning Map for the Hickory Road Spray Field.

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AGENDA ITEM 3: ORDINANCE #1796 AMENDING COMPREHENSIVE PLAN TEXT – CIP ELEMENT / SEPTIC TO SEWER

AGENDA ITEM 4: ORDINANCE #1797 – AMENDING LAND DEVELOPMENT REGULATIONS TEXT – SEPTIC TO SEWER

___ INFORMATION ONLY

X ACTION REQUESTED

ISSUE: The City Commission will consider proposed Comprehensive Plan and Land Development Regulations text amendments addressing septic to sewer feasibility.

ATTACHMENTS:

- . Proposed Ordinance #1796 Amending the Comprehensive Plan CIP Element/Septic to Sewer
- . Proposed Ordinance #1797 Amending the Land Development Regulations – Septic to Sewer

ANALYSIS: The Florida Legislature, during its 2023 Regular Session, passed House Bill (HB) 1379 relating to pollutant load reductions, which was subsequently signed into law by the Governor. House Bill (HB) 1379 includes provisions requiring local governments to study the feasibility of converting existing septic systems to sanitary sewer and to address the feasibility of such conversions in the Comprehensive Plan.

A Capital Improvement Element of the Comprehensive Plan update is required to show the feasibility of converting septic to sewer for any development of more than 50 residential lots, whether built or unbuilt, with more than one onsite sewage treatment and disposal system per one acre. The CIP element must consider feasibility of providing sanitary sewer services within a 10 year-planning horizon and identify the name and location of the wastewater facility, along with that facility's flow for the next 20 years.

The City, and engineering consultant, have already began the feasibility study. The Comprehensive Plan Text amendment addresses updating outdated Level of Service Standards in the CIP Element. The Text Amendment also provides language requiring all new development to connect to sanitary sewer when available along with requiring all new development to dedicate public sewer collection facilities to the City. A concurrent Land Development Regulation Text Amendment will outline the requirements for connection availability. The Comprehensive Plan CIP Text Amendment shows the completion of the feasibility study for May of 2025 and will be addressed in a new Septic to Sewer Master Plan.

The City Commission held a Transmittal Public Hearing on September 5, 2024, to send the proposed Comprehensive Plan text amendment to the Department of Commerce (DOC) for State Review. Upon receipt of the State review, the DOC responded with no objections or comments.

The proposed Ordinances were prepared by the Community Development Department and reviewed by the City Manager and City Attorney. The proposed Ordinances were approved on first reading September 5, 2024, and are being presented for second and final reading.

PLANNING COMMISSION RECOMMENDATION: Approval of the proposed Comprehensive Plan Text Amendment addressing septic to sewer feasibility. (6-0, 08/27/2024).

STAFF RECOMMENDATION: Approval of proposed Ordinance #1796 amending the Comprehensive Plan CIP Element text – Septic to Sewer and proposed Ordinance #1797 amending the Land Development Regulations text – Septic to Sewer.

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AGENDA ITEM 5: ORDINANCE #1799 ANNEXING PROPERTY INTO CITY LIMITS – ROAN PROPERTIES

 INFORMATION ONLY

 X ACTION REQUESTED

ISSUE: The City Commission will consider an Ordinance annexing property into the City limits.

ATTACHMENTS:

Proposed Ordinance #1799 Annexing Properties into City Limits – Roan Properties

ANALYSIS: The City received a petition from Justin Roan, 3630 Old Berkley Rd Auburndale, FL, to annex +/-1.89 acres of property into the City limits. The two lots contain single-residences and are located on Old Berkley Road, north of Gapway Road. The property is adjacent to City limits to the east, west and south. The annexation does not create an enclave. The proposed annexation is as a result of the owner’s request for city utilities and city services.

Establishing a Future Land Use and Zoning classification on the property will be considered at Public Hearings before the Planning Commission and City Commission at later dates. The action currently before the City Commission is only on the annexation of the property into the City.

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 October 7, 2024 and is being presented for second and final reading.

STAFF RECOMMENDATION: Approval of proposed Ordinance #1799 annexing the Roan Properties into the City limits.

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**AGENDA ITEM 6: ORDINANCE #1800 ANNEXING PROPERTY INTO CITY LIMITS – FOER
PROPERTY**

___ INFORMATION ONLY

X ACTION REQUESTED

ISSUE: The City Commission will consider an Ordinance annexing property into the City limits.

ATTACHMENTS:

Proposed Ordinance #1800 Annexing Property into City Limits – Foer Property

ANALYSIS: The City received a petition from Barry Foer 625 W. Bridgers Ave., Auburndale, FL to annex +/-1.04 acres of property into the City limits. The lot is currently vacant and located on Tschetter Drive, south of US Hwy 92. The property is adjacent to City limits to the east, north and south. The annexation does not create an enclave. The proposed annexation is as a result of the owner's request for city utilities and city services.

Establishing a Future Land Use and Zoning classification on the property will be considered at Public Hearings before the Planning Commission and City Commission at later dates. The action currently before the City Commission is only on the annexation of the property into the City.

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 October 7, 2024 and is being presented for second and final reading.

STAFF RECOMMENDATION: Approval of proposed Ordinance #1800 annexing the Foer Property into the City limits.