



City of Auburndale
AUBURNDALE, FLORIDA 33823

Office of the City Manager

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

CALL TO ORDER – Mayor Dorothea Taylor Bogert

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

PLEDGE OF ALLEGIANCE – Mayor Dorothea Taylor Bogert

ROLL CALL – City Clerk Brandon Henry

APPROVE COMMISSION MINUTES – Regular Meeting – 11/4/2024

ANNOUNCEMENTS – City Manager and City Attorney

REQUEST TO ADD ADDITIONAL ITEMS TO AGENDA –

REQUEST FROM THE GENERAL PUBLIC –

AGENDA

1. ORDINANCE #1801 AMENDING THE FUTURE LAND USE MAP – EVEREST PROPERTY
2. ORDINANCE #1802 AMENDING THE OFFICIAL ZONING MAP – EVEREST PROPERTY
3. ORDINANCE #1803 AMENDING GENERAL EMPLOYEES PENSION TRUST PLAN
4. ORDINANCE #1804 AMENDING FISCAL YEAR 2023-2024 ANNUAL BUDGET

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 18, 2024**

AGENDA ITEM 1: ORDINANCE #1801 AMENDING THE FUTURE LAND USE MAP – EVEREST PROPERTY

AGENDA ITEM 2: ORDINANCE #1802 AMENDING THE OFFICIAL ZONING MAP – EVEREST PROPERTY

___ INFORMATION ONLY

X ACTION REQUESTED

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

ATTACHMENTS:

- . Ordinance #1801 Amending the Future Land Use Map – Everest Property
- . Ordinance #1802 Amending the Official Zoning Map – Everest Property

ANALYSIS: The City has received a request for a Future Land Use Map Amendment and an Official Zoning Map Amendment on the following property:

Everest Property:

<u>Owner/Petitioner:</u>	Charles Booker, PE/Traditions Engineering on behalf of MF Partners, LLC
<u>Location:</u>	Hwy. 92 W. and the Polk County Pkwy.
<u>Current Future Land Use:</u>	Neighborhood Activity Center (NAC) (+/-18.87 acres) and Medium Density Residential (+/-13.52 acres)
<u>Proposed Future Land Use:</u>	NAC (+/-17.12 acres) and Medium Density Residential (+/-15.27 acres)
<u>Current City Zoning:</u>	PD-H1 (+/-13.52 acres) and PD-C1 (+/-18.87 acres)
<u>Proposed Zoning Classification:</u>	Planned Development-Housing 2 (PD-H2) (+/-15.27 acres) and Planned Development Commercial 1 (PD-C1) (+/-17.12 acres)
<u>Current use:</u>	Vacant (+/- 32.39 acres)

In 2005, the City approved various Zoning classifications for a development known as Ebersbach. The overall development was envisioned to have a mixed use on 917.35 +/- acres. The approved overall development stretched 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. No activity had occurred on this property since its initial approval.

In July of 2021, the City re-established the expired Planned Development-Commercial 1 (PD-C1) on a portion of the subject site, known as the Everest property. Since then, construction plans were approved for a rehabilitation hospital on the east side of the site. In 2021 the development was approved on +/-32.39 acres of property with Future Land Use designations of Neighborhood Activity Center (NAC) on +/-18.87 acres and Medium Density Residential on +/-13.52 acres.

Charles Booker, PE/Traditions Engineering, on behalf of MF Partners, LLC has requested to amend the underlying Future Land Use. The proposed Future Land Use amendment would reclassify +/-1.75 acres from *Neighborhood Activity Center (NAC)* to *Medium Density Residential*. The requested proposal also reclassifies the existing Zoning designation of *Planned Development-Housing 1 (PD-H1)* to *Planned Development-Housing 2 (PD-H2)* due to the size of the property and amends a portion of the *Planned Development-Commercial 1 (PD-C1)* to *Planned Development-Housing 2 (PD-H2)* on a total of +/-15.27 acres. The proposed binding site plan requests the development of a 96-bed assisted living facility with a club house and 12 multifamily duplexes, containing 2 dwelling units each (24 units), for a total of 120 dwelling units.

The Medium Density Residential Future Land Use allows for 7 to 10 dwelling units per acre. Planned Development-Housing 2 Zoning allows for single family detached dwellings, single family semi-detached and attached, townhouses, two family and multiple family dwellings. The Zoning request is compatible with the requested Future Land Use of Medium Density Residential and is consistent with the City of Auburndale Comprehensive Plan and the Land Development Regulations.

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 November 4, 2024, and are being considered for second and final reading.

PLANNING COMMISSION RECOMMENDATION: Approval of the proposed Future Land Use of Medium Density Residential and Zoning classification of Planned Development-Housing 2 (PD-H2) to the City Commission. (4-0, 09/10/2024)

STAFF RECOMMENDATION: Approval of proposed Ordinance #1801 amending the Future Land Use Map and Ordinance #1802 amending the Official Zoning Map and proposed binding site plan.

**City Commission Meeting
November 18, 2024**

AGENDA ITEM 3: ORDINANCE #1803 AMENDING GENERAL EMPLOYEES PENSION TRUST PLAN

 INFORMATION ONLY

 X ACTION REQUESTED

ISSUE: The City Commission will consider an Ordinance amending the General Employees' Pension Trust Plan.

ATTACHMENTS:

Ordinance #1803 Amending **General Employees'** Pension Trust Fund Plan

ANALYSIS: The proposed Ordinance amends Section 27, Deferred Retirement Option Plan (DROP), of the General Employees' Pension Trust Fund. The interest rate for the DROP in the Florida Retirement System increased to 4% on July 1, 2023. In June 2024, the City Commission approved the same change to the Firefighters' Pension Trust Fund Plan and the Police Officers' Pension Trust Fund Plan.

The actuary of the plan, Foster & Foster, issued a letter indicating that there are no costs associated with the adoption of the proposed Ordinance. A Business Impact Statement was also completed for the proposed Ordinance stating that there was no direct economic impact on private, for-profit businesses and no businesses were impacted.

The proposed Ordinance was prepared by the Pension Plan Attorney for the plan, Klausner, Kaufman, Jensen & Levinson, and reviewed by the Finance Director, City Manager and City Attorney. The proposed Ordinance approved on first reading November 4, 2024, and is being considered for second and final reading.

GENERAL EMPLOYEES' PENSION BOARD RECOMMENDATION: Approval of the Ordinance – 07/23/2024

STAFF RECOMMENDATION: Approval of the proposed Ordinance amending the General Employees' Pension Plan.

**City Commission Meeting
November 18, 2024**

AGENDA ITEM 4: ORDINANCE #1804 AMENDING FISCAL YEAR 2023-2024 ANNUAL BUDGET

 INFORMATION ONLY

 X ACTION REQUESTED

ISSUE: The City Commission will consider an Ordinance amending the FY 2023-2024 Annual Budget.

ATTACHMENTS:

Proposed Ordinance #1804 Amending the FY 2023-2024 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 2023-2024 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 2023-2024 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 2023 - 2024**

SUMMARY OF FUNDS	CURRENT BUDGET	CHANGE +/-	AMENDED BUDGET
General Fund (001)	\$34,046,037	\$7,122,000	\$41,168,037
General Fund Impact Fee (110)	\$1,309,601	-\$732,000	\$577,601
Community Redevelopment Agency (151)	\$4,409,611	-\$164,658	\$4,244,953
Water & Sewer Fund (430)	\$41,610,098	-\$10,027,000	\$31,583,098
Water & Sewer Impact Fee (440)	\$9,718,500	-\$2,500,000	\$7,218,500
TOTAL BUDGET	\$91,093,847	-\$6,301,658	\$84,792,189

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 2, 2024.

STAFF RECOMMENDATION: Approval of the Budget Amending Ordinance #1804.