

Minutes of the Regular Meeting of the City Commission of the City of Auburndale held December 16, 2024, at 7:00 p.m. in the Commission Room of City Hall, after having been properly advertised, with the following members present: Mayor Dorothea Taylor Bogert, Vice Mayor Alex Cam, Commissioners: Keith Cowie, Jordan Helms, and Bill Sterling. Also, present were: City Manager Jeffrey Tillman, City Attorney Frederick J. Murphy Jr., City Clerk Brandon Henry, and Police Chief Terry Storie.

Mayor Dorothea Taylor Bogert declared a quorum present, and the Meeting was opened with prayer by Pastor Charles Harkala, Good Shepard Hospice, and a salute to the flag.

Motion by Vice Mayor Cam, seconded by Commissioner Cowie, to approve Minutes of the City Commission Meeting of December 2, 2024. Upon vote, all ayes.

Police Chief Terry Storie presented Crime Analyst Robyn Yarnell with her longevity plaque for five years of service.

Finance Director Christopher Reeder presented Service Worker II Jerry Granger with his longevity plaque for 10 years of service.

Assistant City Manager Amy Palmer presented Network Technician Richard Brown with his longevity plaque for 15 years of service.

Parks and Recreation Director Cody McGhee presented Service Worker II Richard Bass with his longevity plaque for 20 years of service.

City Manager Jeffrey Tillman announced that all City employees were named Employee of the Year for 2024, given the work during Hurricane Milton.

Police Chief Storie presented Corporal Kevin Seymour with the Police Chief Nolan McLeod Employee of the Year Award, with assistance from the family of former Police Chief Nolan McLeod.

Fire Chief Brian Bradway presented Senior Firefighter Scott Faris with the Fire Chief Ronnie Hall Employee of the Year Award, with assistance from former Fire Chief Ronnie Hall.

Fire Chief Bradway presented Firefighter Edward Rios with his longevity plaque for five years of service.

Mayor Taylor Bogert asked if there was public comment on any item not on the agenda. There was no public comment.

1. ORDINANCE #1802 AMENDING THE OFFICIAL ZONING MAP – EVEREST PROPERTY

Community Development Director Julie Womble said 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.

Community Development Director Womble presented a slide depicting the history of the site.

The proposed Ordinance was approved on first reading November 4, 2024. The City Commission adopted Ordinance #1801 amending the Future Land Use Map on the subject site and tabled the Official Zoning Map Amendment on November 18, 2024, to address the access road to the north. The requested proposal 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 Zoning request is compatible with the Future Land Use of Medium Density Residential and is consistent with the City of Auburndale Comprehensive Plan and the Land Development Regulations.

The developer has adjusted the binding site plan to relocate the access road and the multifamily duplexes. The updated binding site plan shows a 60-foot future ingress/egress access for parcel 25280800000031010 to the north and a reduction of the rear setback of three duplexes to 15-foot to accommodate the easement. The binding site plan also provides notes showing a 6-foot opaque fence behind the duplexes adjacent to the future ingress/egress easement for the parcel to the north. The adjusted binding site plan requests the development of a 96-bed assisted living facility with a club house and increases the number of duplexes from 12 to 13 multifamily duplexes (26 units), for a total of 122 dwelling units.

Community Development Director Womble presented a slide depicting the proposed binding site plan.

The Planning Commission recommended approval of the proposed Zoning classification of Planned Development-Housing 2 (PD-H2) to the City Commission. (4-0, 09/10/2024). Staff recommends approval.

City Manager Tillman said the proposed Ordinance was prepared by the Community Development Department and reviewed by the City Manager and City Attorney. The proposed Ordinance is being considered for second and final reading. Staff recommends approval of proposed Ordinance #1802 amending the Official Zoning Map and proposed binding site plan.

City Attorney Frederick J. Murphy Jr. read Ordinance No. 1802 entitled: **AN ORDINANCE OF THE CITY OF AUBURNDALE, FLORIDA, AMENDING ORDINANCE NO. 764, THE LAND DEVELOPMENT REGULATIONS OF THE CITY OF AUBURNDALE, FLORIDA, BY AN AMENDMENT TO THE ZONING MAP BY REZONING A PARCEL OF LAND TOTALING +/- 32.39 ACRES FROM PLANNED DEVELOPMENT-HOUSING 1 (PD-H1) (+/- 15.27 ACRES) AND PLANNED DEVELOPMENT-COMMERCIAL 1 (PD-C1) (+/- 17.12 ACRES) TO PLANNED DEVELOPMENT-HOUSING 2 (PD-H2); AND PROVIDING AN EFFECTIVE DATE (General Location: US Hwy 92 W. and Polk County Parkway),** by title only.

Mayor Taylor Bogert asked for public comment. There was no public comment.

Motion by Commissioner Cowie, seconded by Commissioner Helms, to approve Ordinance #1802 amending the Official Zoning Map – Everest Property, as read on second and final reading by title only.

Commissioner Cowie expressed his gratitude to staff and the developers for their work.

Commissioner Sterling and Mayor Taylor Bogert concurred.

Upon vote, all ayes.

Mayor Taylor Bogert closed the Regular Meeting and opened the Public Hearing.

2. PUBLIC HEARING – FUTURE LAND USE AND OFFICIAL ZONING MAP AMENDMENT – ROAN PROPERTY

City Manager Tillman read the public notice.

Community Development Director Womble said in November 2024, the City annexed approximately +/- 1.89 acres of property into the Auburndale City limits owned by Barry Foer. The property is located at 3610 and 3630 Old Berkley Road, north of Gapway Road. The two lots currently have single family residences.

The owner is requesting to amend the Future Land Use from a Polk County Future Land Use of Residential Low-1 (RL-1) to a City of Auburndale Future Land Use of Low Density Residential and establish a Zoning classification of Single Family Residential-1 (RS-1). The requested Future Land Use and Official Zoning Map Amendments are consistent with the City of Auburndale's Comprehensive Plan, Land Development Regulations, and adjacent properties.

Community Development Director Womble presented a graphic depicting the proposal.

The Planning Commission recommended approval of the proposed Future Land Use of Low Density Residential and Zoning classification of Single Family Residential-1 (RS-1) (5-0, 12/03/2024). Staff recommends approval.

City Manager Tillman said the proposed Ordinances were prepared by the Community Development Department and reviewed by the City Manager and City Attorney. If approved on first reading, the proposed Ordinances will be presented for second and final reading on January 6, 2025. Staff recommends approval of proposed Ordinance #1805 amending the Future Land Use Map and Ordinance #1806 amending the Official Zoning Map – Roan Property.

Mayor Taylor Bogert asked for public comment. There was no public comment.

Mayor Taylor Bogert closed the Public Hearing and reopened the Regular Commission Meeting.

3. ORDINANCE #1805 AMENDING THE FUTURE LAND USE MAP – ROAN PROPERTY

City Manager Tillman introduced the ordinance.

City Attorney Frederick J. Murphy Jr. read Ordinance No. 1805 entitled: **AN ORDINANCE OF THE CITY OF AUBURNDALE, FLORIDA, AMENDING ORDINANCE NO. 752, THE COMPREHENSIVE PLAN OF THE CITY OF AUBURNDALE, FLORIDA, BY AMENDING THE FUTURE LAND USE MAP RECLASSIFYING 2 PARCELS OF LAND TOTALING +/- 1.89 ACRES FROM POLK COUNTY FUTURE LAND USE CLASSIFICATION RESIDENTIAL LOW-1 (RL-1) TO CITY OF AUBURNDALE FUTURE LAND USE CLASSIFICATION LOW DENSITY RESIDENTIAL; AND PROVIDING AN EFFECTIVE DATE (General Location: Old Berkley Road and Gapway Road),** by title only.

Motion by Commissioner Helms, seconded by Commissioner Sterling, to approve Ordinance #1805 amending the Future Land Use Map – Roan Property, as read on first reading by title only. Upon vote, all ayes.

4. ORDINANCE #1806 AMENDING THE OFFICIAL ZONING MAP – ROAN PROPERTY

City Manager Tillman introduced the ordinance.

City Attorney Frederick J. Murphy Jr. read Ordinance No. 1806 entitled: **AN ORDINANCE OF THE CITY OF AUBURNDALE, FLORIDA, AMENDING ORDINANCE NO. 764, THE LAND DEVELOPMENT REGULATIONS OF THE CITY OF AUBURNDALE, FLORIDA, BY AN AMENDMENT TO THE OFFICIAL ZONING MAP BY ESTABLISHING AUBURNDALE ZONING MAP CLASSIFICATION OF SINGLE FAMILY RESIDENTIAL-1 (RS-1) ON 2 PARCELS OF LAND TOTALING +/- 1.89 ACRES; AND PROVIDING AN EFFECTIVE DATE (General Location: Old Berkley Road and Gapway Road),** by title only.

Motion by Commissioner Sterling, seconded by Commissioner Helms, to approve Ordinance #1806 amending the Official Zoning Map – Roan Property, as read on first reading by title only. Upon vote, all ayes.

Mayor Taylor Bogert closed the Regular Meeting and opened the Public Hearing.

5. PUBLIC HEARING – OFFICIAL ZONING MAP AMENDMENT – K-VILLE PROPERTY

City Manager Tillman read the public notice.

Community Development Director Womble said in 2005, the City approved a Zoning classification of Planned Development-Housing 1 (PD-H1) on a portion of the development known at the time as Ebersbach. The overall development was envisioned to have a mixed residential and commercial development on a total of 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 larger development were sold off. No activity has occurred on the subject property since its initial approval.

The developer, Joe Esposito, has requested to re-establish the Zoning classification of Planned Development-Housing 1 (PD-H1) on the +/- 128.24 acres subject parcel. The Land Development Regulations give Planned Developments an expiration of 12-months unless construction is occurring or the applicant proposes for a longer development period.

The developer is requesting 175 single-family residential lots with the typical lot size from 65 feet by 155 feet to 85 feet by 120 feet for interior lots, and 70 feet by 150 feet for corner lots.

Community Development Director Womble presented slides depicting the proposal.

Setbacks are front 25 feet, side 7.5 feet, and rear 20 feet. Corner lots will have setbacks of 25 feet front, 15 feet side road, 7.5 feet interior side and 20 feet rear.

The property is beyond distance requirements to connect to public sewer. An Enhanced Nitrogen Septic System for each unit shall be required as approved by the Florida Department of Health. As required by the Land Development Regulations for Planned Developments, this request is accompanied by a binding site plan. The request is consistent with the City's Comprehensive Plan and the Land Development Regulations.

She presented additional slides depicting the proposal.

The Planning Commission recommended approval of the proposed Zoning classification of Planned Development-Housing 1 (PD-H1). (5-0, 12/03/2024). Staff recommends approval.

City Manager Tillman said the proposed Ordinance was prepared by the Community Development Department 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 January 6, 2025. Staff recommends approval of proposed Ordinance #1807 amending the Official Zoning Map – K-Ville Property.

Mayor Taylor Bogert asked for public comment. There was no public comment.

Mayor Taylor Bogert closed the Public Hearing and reopened the Regular Commission Meeting.

6. ORDINANCE #1807 AMENDING THE OFFICIAL ZONING MAP – K-VILLE PROPERTY

City Manager Tillman introduced the ordinance.

City Attorney Frederick J. Murphy Jr. read Ordinance No. 1807 entitled: **AN ORDINANCE OF THE CITY OF AUBURNDALE, FLORIDA, AMENDING ORDINANCE NO. 764, THE LAND DEVELOPMENT REGULATIONS OF THE CITY OF AUBURNDALE, FLORIDA, BY AN AMENDMENT TO A PLANNED DEVELOPMENT - HOUSING 1 (PD-H1) ZONING CLASSIFICATION ON A PARCEL OF LAND TOTALING +/- 128.24 ACRES; AND PROVIDING AN EFFECTIVE DATE. (General location: K-Ville Avenue),** by title only.

Motion by Vice Mayor Cam, seconded by Commissioner Cowie, to approve Ordinance #1807 amending the Official Zoning Map – K-Ville Property, as read on first reading by title only.

Commissioner Cowie asked if the 7.5-foot side setback is consistent with the new changes to setback minimums.

Community Development Director Womble answered that it is. RS-3 also has 7-foot setbacks for residential. In this case, they are very deep and wide lots, some of which to accommodate larger houses for this development – but yes, it is consistent with our other zoning and planned developments.

Commissioner Cowie said he knows we made some changes; he guesses we were five-foot before.

Community Development Director Womble said yes. Now the minimum is 7-foot, which is the lowest it goes – they are requesting 7.5-feet.

Upon vote, all ayes.

7. RESOLUTION #2024-09 ADOPTING CYBERSECURITY STANDARDS

City Manager Tillman said in 2022, the Florida Legislature passed the Local Government Cybersecurity Act requiring that each local government adopt cybersecurity standards that safeguard its data, information technology, and information technology resources to ensure availability, confidentiality, and integrity. Florida Statute 282.3185(4)(c) requires that each municipality with a population of less than 25,000 adopt the cybersecurity standards by January 1, 2025.

City Staff finds that the cybersecurity framework developed by the National Institute of Standards and Technology entitled “The NIST Cybersecurity Framework (CSF) 2.0” should be adopted as the City’s Cybersecurity Standards. The Cybersecurity Framework is designed to help organizations of all sizes and sectors by providing guidance and best practices to manage cybersecurity risks.

The proposed Resolution was prepared by the City Attorney’s Office and reviewed by the Information Technology Director and City Manager. Staff recommends approval of proposed Resolution #2024-09 adopting Cybersecurity Standards.

City Attorney Frederick J. Murphy Jr. read Resolution No. 2024-09 entitled: **A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF AUBURNDALE, FLORIDA RELATING TO CYBERSECURITY; ADOPTING THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY CYBERSECURITY FRAMEWORK AS THE CYBERSECURITY STANDARDS OF THE CITY OF AUBURNDALE; AUTHORIZING THE CITY MANAGER OR THE CITY MANAGER’S DESIGNEE TO ADOPT POLICIES AND PROCEDURES AS NECESSARY TO IMPLEMENT THE FRAMEWORK STANDARDS AND TO COMPLY WITH SECTION 282.3185 OF THE FLORIDA STATUTES; AUTHORIZING THE CITY MANAGER OR THE CITY MANAGER’S DESIGNEE TO AFFIRM COMPLIANCE WITH SECTION 282.3185 OF THE FLORIDA STATUTES; PROVIDING FOR SEVERABILITY, THE REPEAL OF CONFLICTING RESOLUTIONS, AND THE ADMINISTRATIVE CORRECTION OF SCRIVENER’S ERRORS; PROVIDING FOR AN EFFECTIVE DATE**, by title only.

Mayor Taylor Bogert asked for public comment. There was no public comment.

Motion by Commissioner Helms, seconded by Commissioner Sterling, to approve Resolution No. 2024-09 adopting Cybersecurity Standards. Upon vote, all ayes.

City Manager Tillman wished everybody a Merry Christmas.

Mayor Taylor Bogert wished everybody a Merry Christmas and Happy New Year.

The Meeting was adjourned at 7:42:02 p.m.

I HEREBY CERTIFY that the foregoing Minutes are true and correct.



Brandon Henry, City Clerk