



*City of Auburndale*  
AUBURNDALE, FLORIDA 33823

Office of the City Manager

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**COMMISSION MEETING**  
**December 16, 2024 - 7:00 P.M.**  
**COMMISSION ROOM/CITY HALL**

CALL TO ORDER – Mayor Dorothea Taylor Bogert

INVOCATION – Pastor Charles Harkala, Good Shepard Hospice

PLEDGE OF ALLEGIANCE – Mayor Dorothea Taylor Bogert

ROLL CALL – City Clerk Brandon Henry

APPROVE COMMISSION MINUTES – Regular Meeting – 12/02/2024

ANNOUNCEMENTS – City Manager and City Attorney

REQUEST TO ADD ADDITIONAL ITEMS TO AGENDA –

REQUEST FROM THE GENERAL PUBLIC –

**AGENDA**

1. ORDINANCE #1802 AMENDING THE OFFICIAL ZONING MAP – EVEREST PROPERTY
2. **PUBLIC HEARING** – FUTURE LAND USE AND ZONING MAP AMENDMENT– ROAN PROPERTY
3. ORDINANCE #1805 AMENDING THE FUTURE LAND USE MAP – ROAN PROPERTY
4. ORDINANCE #1806 AMENDING THE OFFICIAL ZONING MAP – ROAN PROPERTY
5. **PUBLIC HEARING** – ZONING MAP AMENDMENT – K-VILLE ESTATES PROPERTY
6. ORDINANCE #1807 AMENDING THE OFFICIAL ZONING MAP – K-VILLE ESTATES PROPERTY
7. RESOLUTION #2024-09 ADOPTING CYBERSECURITY STANDARDS

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  
December 16, 2024**

**AGENDA ITEM 1:    **ORDINANCE #1802 AMENDING THE OFFICIAL ZONING MAP – EVEREST PROPERTY****

\_\_\_ INFORMATION ONLY

\_X\_ ACTION REQUESTED

**ISSUE:** The City Commission will consider a proposed Official Zoning Map Amendment.

**ATTACHMENTS:**

Ordinance #1802 Amending the Official Zoning Map – Everest Property

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

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

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 two duplexes to 15-foot to accommodate the easement. The binding site plan also provides notes showing a 6-foot opaque fence behind the duplex's 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.

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.

**PLANNING COMMISSION RECOMMENDATION:** Approval of the proposed Zoning classification of Planned Development-Housing 2 (PD-H2) to the City Commission. (4-0, 09/10/2024)

**STAFF RECOMMENDATION:** Approval of proposed Ordinance #1802 amending the Official Zoning Map and proposed binding site plan.

**City Commission Meeting  
December 16, 2024**

**AGENDA ITEM 2:    PUBLIC HEARING – FUTURE LAND USE AND OFFICIAL ZONING MAP AMENDMENT – ROAN PROPERTY**

**AGENDA ITEM 3:    ORDINANCE #1805 AMENDING THE FUTURE LAND USE MAP – ROAN PROPERTY**

**AGENDA ITEM 4:    ORDINANCE #1806 AMENDING THE OFFICIAL ZONING MAP – ROAN PROPERTY**

\_\_\_ INFORMATION ONLY

\_X\_ ACTION REQUESTED

**ISSUE:** The City Commission will consider and take public comment on a proposed Future Land Use and an Official Zoning Map Amendment.

**ATTACHMENTS:**

- . Notice of Public Hearing – 11/22/2024
- . Ordinance #1805 Amending the Future Land Use Map – Roan Property
- . Ordinance #1806 Amending the Official Zoning Map – Roan Property
- . Excerpt from Planning Commission Minutes – 12/03/2024

**ANALYSIS:** As a result of annexation, the City has received a request for a Future Land Use Map Amendment and Zoning Map Amendment on the following properties:

<b><i>Owner/Petitioner:</i></b>	Justin Roan
<b><i>Location:</i></b>	3610 and 3630 Old Berkley Road
<b><i>Current Polk County Future Land Use:</i></b>	Residential Low-1 (RL-1)
<b><i>Proposed City Future Land Use:</i></b>	Low Density Residential
<b><i>Proposed Zoning Classification:</i></b>	Single Family Residential-1 (RS-1)
<b><i>Current use:</i></b>	Single Family Residential (+/- 1.89)

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 the City of Auburndale’s Comprehensive Plan, Land Development Regulations, and adjacent properties.

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.

**PLANNING COMMISSION RECOMMENDATION:** 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 RECOMMENDATION:** Approval of proposed Ordinance #1805 amending the Future Land Use Map and Ordinance #1806 amending the Official Zoning Map – Roan Property.

**City Commission Meeting  
December 16, 2024**

**AGENDA ITEM 5: PUBLIC HEARING – OFFICIAL ZONING MAP AMENDMENT – K-VILLE PROPERTY**

**AGENDA ITEM 6: ORDINANCE #1807 AMENDING THE OFFICIAL ZONING MAP – K-VILLE PROPERTY**

\_\_\_\_ INFORMATION ONLY

X  ACTION REQUESTED

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**ISSUE:** The City Commission will consider and take public comment on a proposed Official Zoning Map Amendment.

**ATTACHMENTS:**

- . Notice of Public Hearing – 11/22/24
- . Ordinance #1807 Amending the Official Zoning Map – K-Ville Property
- . Excerpt from Planning Commission Minutes – 12/03/2024

**ANALYSIS:** The City has received a request to amend the Zoning of the following property:

<b><i>Owner/Petitioner:</i></b>	Joe Esposito
<b><i>Location:</i></b>	K-Ville Ave. and Polk County PRKWY
<b><i>Current Future Land Use:</i></b>	Low Density Residential
<b><i>Current City Zoning:</i></b>	Planned Development-Housing - (PD-H1)-Expired
<b><i>Proposed Zoning Classification:</i></b>	Planned Development-Housing - (PD-H1)
<b><i>Current use:</i></b>	Vacant (+/- 128.24 acres)

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'x155' to 85'x120' for interior lots and 70'x150' for corner lots. Setbacks are front 25', side 7.5', and rear 20'. Corner lots will have setbacks of 25' front, 15' side road, 7.5' interior side and 20' rear. 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.

The property is located within the City's Utility Service Area, but 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.

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.

**PLANNING COMMISSION RECOMMENDATION:** Approval of the proposed Zoning classification of Planned Development-Housing 1 (PD-H1). (5-0, 12/03/2024)

**STAFF RECOMMENDATION:** Approval of proposed Ordinance #1807 amending the Official Zoning Map – K-Ville Property.

**City Commission Meeting  
December 16, 2024**

**AGENDA ITEM 7: RESOLUTION #2024-09 ADOPTING CYBERSECURITY STANDARDS**

INFORMATION ONLY

ACTION REQUESTED

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**ISSUE:** The City Commission will consider a proposed Resolution adopting Cybersecurity Standards.

**ATTACHMENTS:**

Resolution #2024-09 Adopting Cybersecurity Standards

**ANALYSIS:** 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 CSF 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 RECOMMENDATION:** Approval of proposed Resolution #2024-09 adopting Cybersecurity Standards.