

Minutes of the Regular Meeting of the City Commission of the City of Auburndale held March 3, 2025, 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 CJ Hill, First United Methodist Church, and a salute to the flag.

Motion by Vice Mayor Cam, seconded by Commissioner Cowie, to approve Minutes of the City Commission Meeting of February 17, 2025. Upon vote, all ayes.

City Manager Jeffrey Tillman announced several events that took place or are taking place at the Lake Myrtle Sports Complex. He announced that the Auburndale High School's Navy Junior Reserve Officers' Training Corps' (JROTC) Pass-In-Review Ceremony is this Wednesday, March 5th, at 10:00 a.m.

Mayor Taylor Bogert said the Pass-In-Review Ceremony is a wonderful ceremony. They do a tremendous job. She hopes everybody can come out and enjoy it.

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

1. ORDINANCE #1814 AMENDING THE FUTURE LAND USE MAP – MATTIE POINTE

City Manager Tillman introduced the item.

Community Development Director Julie Womble said as a result of voluntary annexation, the City is requesting Future Land Use and Official Zoning Map amendments on a parcel totaling +/- 47.92 acres, known as the Mattie Pointe Subdivision. The Subdivision is currently developed with 191 single-family houses and has a Polk County Land Use designation of Residential Low-1 (RL-1) / Residential Low-2 (RL-2).

The requested Future Land Use of Low Density Residential and Zoning classification of Planned Development-Housing 2 (PD-H2) are consistent with the City of Auburndale's Comprehensive Plan and Land Development Regulations. She presented graphics depicting the proposal. As required by the Land Development Regulations, this request is accompanied by a binding site plan. She presented a graphic depicting the site plan.

The Planning Commission recommended approval of the Future Land Use and Zoning Map amendments (7-0, 02/04/2025). Staff recommends approval of proposed Ordinance #1814 and Ordinance #1815 amending the Future Land Use Map and Official Zoning Map – Mattie Pointe Subdivision. She presented a graphic depicting the development process timeline.

City Attorney Frederick J. Murphy Jr. read Ordinance No. 1814 entitled: **AN ORDINANCE OF THE CITY OF AUBURNDALE, FLORIDA, AMENDING ORDINANCE NO. 752, THE COMPREHENSIVE PLAN OF THE CITY OF AUBURNDALE, FLORIDA, BY AN AMENDMENT TO THE FUTURE LAND USE MAP BY RECLASSIFYING A PARCEL OF LAND TOTALING +/- 47.92 ACRES FROM POLK COUNTY FUTURE LAND USE RESIDENTIAL LOW-1 (RL-1) AND RESIDENTIAL LOW-2 (RL-2) TO CITY OF AUBURNDALE FUTURE LAND USE LOW DENSITY RESIDENTIAL; AND PROVIDING AN EFFECTIVE DATE (General Location: Hwy. 559 and Lake Mattie Road),** 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 #1814 amending the Future Land Use Map – Mattie Pointe, as read on second and final reading by title only. Upon vote, all ayes.

2. ORDINANCE #1815 AMENDING THE ZONING MAP – MATTIE POINTE

City Manager Tillman introduced the item.

City Attorney Frederick J. Murphy Jr. read Ordinance No. 1815 entitled: **AN ORDINANCE OF THE CITY OF AUBURNDALE, FLORIDA, AMENDING ORDINANCE NO. 764, THE LAND DEVELOPMENT REGULATIONS OF THE CITY OF AUBURNDALE, FLORIDA, BY ESTABLISHING A PLANNED DEVELOPMENT-HOUSING 2 (PD-H2) ZONING CLASSIFICATION ON PARCELS OF LAND TOTALING +/- 47.92 ACRES; AND PROVIDING AN EFFECTIVE DATE (General Location: Hwy. 559 and Lake Mattie Road),** 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 Ordinance #1815 amending the Official Zoning Map – Mattie Pointe, as read on second and final reading by title only. Upon vote, all ayes.

3. ORDINANCE #1816 AMENDING CITY CODE – SEWER CONNECTION

City Manager Tillman introduced the item.

Community Development Director Womble said in 2024, the City Commission directed staff to research septic to public sewer distance requirements. An amendment to the Land Development Regulations (LDR) Administration and Procedures Manual, Article 5, addressing sewer connections was adopted on January 6, 2025. The Land Development Regulations Text Amendment outlined the distance requirements for connection availability based on the estimated sewage flow and Equivalent Residential Connections (ERCs).

Chapter 23, Article II of the Code of Ordinances provides a distance requirement of 100 feet for all occupied premises to connect to sewer mains. The proposed amendment to the Code of Ordinances is necessary to be consistent with the newly adopted City of Auburndale's Land Development Regulations regarding distance requirements. The proposed amendment states that the provisions set forth in the Land Development Regulations, Chapter 7, Article 5 Utility Design are the distance requirements for connection to public sewer and removes any specific measurements in the Code of Ordinances. She presented a graphic depicting the proposal. Staff recommends approval of Ordinance #1816 amending the City Code of Ordinances.

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 was approved on first reading February 17, 2025, and is being presented for second and final reading. He said this is housekeeping in nature. Staff recommends approval of Ordinance #1816 amending the City Code of Ordinances.

City Attorney Frederick J. Murphy Jr. read Ordinance No. 1816 entitled: **AN ORDINANCE AMENDING CHAPTER 23, ARTICLE II OF THE CODE OF ORDINANCES OF THE CITY OF AUBURNDALE, FLORIDA REGARDING REVISING AND UPDATING DISTANCE STANDARDS FOR CONNECTION TO THE CITY'S PUBLIC SEWER; PROVIDING FOR CODIFICATION, ADMINISTRATIVE CORRECTION OF SCRIVENER'S ERRORS, SEVERABILITY, AND A REPEAL OF CONFLICTING ORDINANCES AND RESOLUTIONS; AND PROVIDING FOR AN EFFECTIVE DATE,** by title only.

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

Motion by Vice Mayor Cam, seconded by Commissioner Helms, to approve Ordinance #1816 amending the City Code – Sewer Connection, as read on second and final reading by title only. Upon vote, all ayes.

4. ORDINANCE #1817 ANNEXING PROPERTY INTO CITY LIMITS – ADVENTHEALTH

City Manager Tillman introduced the item.

Community Development Director Womble said the City received a petition from Tim Campbell of Clark, Campbell, Landcaster, Workman & Airth, P.A., 500 S. Florida Avenue, Suite 800, Lakeland, FL, on behalf of AdventHealth Polk North, Inc. to annex two parcels totaling +/- 4.70 acres into the City limits. The property is located north of US Highway 92, west of Howard Road, and is adjacent to City limits to the south. The property is currently vacant and being utilized as a parking lot. The annexation does not create an enclave. The proposed annexation is as a result of the owner's request for city utilities and proposed medical offices.

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. Staff recommends approval.

Tim Campbell of Clark, Campbell, Landcaster, Workman & Airth, P.A.; 500 S. Florida Avenue, Suite 800, Lakeland - said he is joined tonight by Michael Lawson, Director of Real Estate for AdventHealth. He said they are here tonight for first reading, the first of many times they get to visit the City as they work through this project. Their request is for AdventHealth to develop on the property depicted and subject to this hearing an emergency department and medical offices. Mr. Campbell said AdventHealth is excited to do that and excited to come into this community, to provide a need that they see as they grow their network through Central Florida and Polk County. Auburndale is excited to receive these services, and AdventHealth is excited to provide them and become a corporate citizen of the City. He complimented City staff. He said they look forward to presenting to the Commission several more times as they go through the development process. Mr. Campbell provided a brief history of his involvement with AdventHealth. He said AdventHealth is excited to be here and to get through this project. He said when AdventHealth does a project, they respectfully go through the procedures and entitlement process, and do not waste any time. He said they are excited to hopefully get approval for their request for land use, zoning, and annexation, and to get started and under construction and the facility built so AdventHealth can serve residents of the City and nearby unincorporated areas. He said they respectfully request approval of the annexation ordinance at second reading. He said they are available for any questions.

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 March 17, 2025. Staff recommends approval of Ordinance #1817 annexing the AdventHealth property into the City limits.

City Attorney Frederick J. Murphy Jr. read Ordinance No. 1817 entitled: **AN ORDINANCE EXTENDING THE CORPORATE LIMITS OF THE CITY OF AUBURNDALE, FLORIDA, SO AS TO INCLUDE THEREIN ADDITIONAL TERRITORY LYING CONTIGUOUS AND ADJACENT TO THE PRESENT BOUNDARIES OF THE CITY; DESCRIBING SAID ADDITIONAL TERRITORY; REPEALING ALL ORDINANCES IN CONFLICT HERewith; AND PROVIDING AN EFFECTIVE DATE (General Location: US Hwy 92 and Howard Road)**, by title only.

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

Motion by Commissioner Cowie, seconded by Commissioner Sterling, to approve Ordinance #1817 annexing property into City limits - AdventHealth, 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 – COMMUNITY DEVELOPMENT BLOCK GRANT FUNDING

City Manager Tillman introduced the item.

Assistant City Manager Amy Palmer said in compliance with the Community Development Block Grant (CDBG) regulations, the City of Auburndale is holding a Public Hearing for the purpose of receiving direct citizen input

on suggested proposals. After a presentation by City staff on suggested proposals, the Commission will entertain public comment on these and other community development needs.

The City of Auburndale is scheduled to receive an estimated \$103,450 in Community Development Block Grant funding for Fiscal Year 2025-2026. In addition, the City anticipates roll-over funds from this year's funding cycle to spend during the Fiscal Year 25/26 funding cycle. City Staff is proposing to utilize the Fiscal Year 2025-2026 Community Development Block Grant funding to:

- Provide additional parking on Cleveland Street adjacent to the Auburndale Community Center. The proposed project will include design and construction. Previous funding cycles have provided for property acquisition and demolition.
- Provide improvements to Earl Wright Park, including new asphalt parking, new playground equipment, and undergrounding of electric service. This project may be a multi-year project, depending on available funding for each improvement to the park.

Staff recommends approving the proposed projects for the Fiscal Year 2025-2026 Community Development Block Grant funding.

City Manager Tillman commented on additional improvements to Earl Wright Park. He said staff recommends approval.

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. APPROVAL OF COMMUNITY DEVELOPMENT BLOCK GRANT PROJECTS

City Manager Tillman said staff recommends approving the proposed projects for the Fiscal Year 2025-2026 Community Development Block Grant funding.

Motion by Commissioner Sterling, seconded by Commissioner Cowie, to approve the proposed projects for the Fiscal Year 2025-2026 Community Development Block Grant funding.

Commissioner Sterling expressed gratitude to City staff regarding the Cleveland Street property.

Mayor Taylor Bogert said she is excited to see the improvements to Earl Wright Park.

Upon vote, all ayes.

Mayor Taylor Bogert said tomorrow, March 4th, the Florida legislative session starts. There is quite a bit that will impact municipalities. She encourages everyone to sign up for LocalVoicesUnited.com.

The Meeting was adjourned at 7:23:31 p.m.

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



Brandon Henry, City Clerk