



Office of the City Manager

City of Auburndale
AUBURNDALE, FLORIDA 33823

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COMMISSION MEETING
APRIL 7, 2025 - 7:00 P.M.
COMMISSION ROOM/CITY HALL

CALL TO ORDER – Mayor Dorothea Taylor Bogert

INVOCATION – Rev. William Burns, First Presbyterian Church

PLEDGE OF ALLEGIANCE – Mayor Dorothea Taylor Bogert

ROLL CALL – City Clerk Brandon Henry

APPROVE COMMISSION MINUTES – Regular Meeting – 03/17/2025

ANNOUNCEMENTS – City Manager and City Attorney

PROCLAMATION – Autism Awareness Month – April 2025
Water Conservation Month – April 2025
National Library Week – April 6-12, 2025

REQUEST TO ADD ADDITIONAL ITEMS TO AGENDA –

REQUEST FROM THE GENERAL PUBLIC –

AGENDA

1. ORDINANCE #1818 ANNEXING PROPERTY INTO CITY LIMITS – DUKE ENERGY PROPERTY
2. PRESENTATION BY CITRUS CONNECTION
3. CONSIDER DEVELOPER'S AGREEMENT WITH ADVENTHEALTH POLK NORTH, INC.
4. DISCUSSION ON LAKE ARIANA PARK FEES

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
April 7, 2025

AGENDA ITEM 1: ORDINANCE #1818 ANNEXING PROPERTY INTO CITY LIMITS – DUKE ENERGY PROPERTY

 INFORMATION ONLY

 X ACTION REQUESTED

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

ATTACHMENTS:

. Proposed Ordinance #1818 Annexing Properties into City Limits – Duke Energy Property

ANALYSIS: The City received a petition from Duke Energy Florida, LLC. Of 525 S. Tryon Street, Charlotte, NC, 28202, to annex a parcel totaling +/-2.44 acres into the City limits. The property is located on West Derby Avenue, north of Chambers Road. The property is adjacent to the Duke Osprey Energy Center and City limits to the south. Duke Energy has recently constructed the Osprey Substation on the property. The annexation does not create an enclave. The proposed annexation is as a result of the owner's request for city utilities and 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. If approved on first reading, the proposed Ordinance will be presented for second and final reading on April 21, 2025.

STAFF RECOMMENDATION: Approve Ordinance #1818 annexing the Duke Energy Property into the City limits.

**City Commission Meeting
April 7, 2025**

AGENDA ITEM 2: PRESENTATION BY CITRUS CONNECTION

 X INFORMATION ONLY

 ACTION REQUESTED

ISSUE: The City Commission will hear an update on transit activities from the Citrus Connection.

ATTACHMENTS:

. Transit Briefing March 2025 – Citrus Connection

ANALYSIS: The City has received a request from the Citrus Connection to appear before the Commission to provide an update on transit, ridership data and improvements being made to the transit system.

Erin Killebrew, Director of External Affairs with Citrus Connection is scheduled to appear before the Commission.

**City Commission Meeting
April 7, 2025**

AGENDA ITEM 3: CONSIDER DEVELOPER’S AGREEMENT WITH ADVENTHEALTH POLK NORTH, INC.

____ INFORMATION ONLY

 X ACTION REQUESTED

ISSUE: The City Commission will consider a Developer’s Agreement between AdventHealth Polk North, Inc. and the City for sewer capacity.

ATTACHMENTS:

. Developer’s Agreement with AdventHealth Polk North, Inc.

ANALYSIS: In 2022, the City initiated a comprehensive city-wide review of the Regional Wastewater Treatment Facility Service Area, completed by Chastain-Skillman, which identified certain improvements required to serve and allow development in the area. AdventHealth Polk North, Inc. is under contract for +/- 4.8 acres on US Highway 92 W, east of the Polk Parkway and west of Howard Road. The Utility Study shows that development and construction on the AdventHealth Polk North, Inc. property cannot discharge into the City’s wastewater system until the Pace Road Master Lift Station Utility Improvements and Southern Force Main Re-route projects are completed, permitted, and operational, as identified in the Utility Study.

The proposed Developer’s Agreement is between AdventHealth Polk North, Inc. and the City of Auburndale. The Agreement acknowledges that the City makes no representation or warranty as to when it will commence or complete the Utility Improvements.

The proposed Developer’s Agreement allows the City to complete the review of all development plans and construction plan documents. The Developer intends to construct a stand-alone emergency room and medical offices. The Developer has submitted Future Land Use and Official Zoning Map amendments that will come before the City at a later date.

The City and AdventHealth Polk North, Inc., desire to enter into the Agreement to establish the respective rights and obligations between AdventHealth Polk North, Inc., and the City, in accordance with the terms and conditions of the proposed Developer’s Agreement.

The proposed Developer’s Agreement was prepared by AdventHealth Polk North, Inc., and reviewed by the Community Development Director, City Manager’s Office, City Public Works Director and the City Attorney.

STAFF RECOMMENDATION: Approval of the proposed Developers Agreement with AdventHealth Polk North, Inc., and the City of Auburndale.

**City Commission Meeting
April 7, 2025**

AGENDA ITEM 4: APPROVE ENTRANCE FEES FOR LAKE ARIANA PARK

___ INFORMATION ONLY

X ACTION REQUESTED

ISSUE: The City Commission will consider establishing entrance fees for Lake Ariana Park.

ATTACHMENTS:

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ANALYSIS: In May 2023, the City Commission had a discussion on enforcement activity by the Police Department and Parks and Recreation at Lake Ariana Park, to have better control of undesirable activity that was occurring, such as unsafe boating, litter, and loud music. One of the solutions discussed was to possibly charge an entrance fee at Lake Ariana Park to offset the operational expenses of enforcement. Prior to the Municipal Beach closing in 2011, the City had charges for residents, non-residents, and vehicles with boats to enter the park. It was decided to continue enforcement efforts over the busy weekends and to consider an entrance fee after the park was redeveloped.

The contractor for Lake Ariana Park has completed installation of the new boat ramp and parking lot and it is ready to be opened to the public. City Staff has researched various City, County, and State parks with boat ramps to determine a proposed fee. The proposed entrance fees are as follows:

Entrance Fee

Resident Rate:	No Charge
Non-Resident Rate:	\$3.00 per vehicle \$1.00 per person not in a vehicle \$10.00 per vehicle and trailer
Annual Pass for Non-Residents:	\$30.00 per year for vehicles \$100.00 per year for vehicle and trailer

The City would issue a car tag to residents and annual pass holders. An electronic pay station, similar to what other jurisdictions use in downtown parking lots and parks will be installed in the parking lot to allow payment of the fee. Fees would be waived for City-sponsored events and events taking place at the Civic Center. The proposed rate would take effect April 8, 2025. The entrance fee will be on an honor system until pay stations can be installed and utilized, which is anticipated to be in the Fall of 2025, when redevelopment of Lake Ariana Park and the Civic Center are complete.

STAFF RECOMMENDATION: Approval of the proposed entrance fees for Lake Ariana Park.