

Minutes of the Regular Meeting of the City Commission of the City of Auburndale held May 19, 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 Jimmy Petterec, First Missionary Baptist 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 May 5, 2025. Upon vote, all ayes.

Public Works Director Andy Stewart presented an update on sidewalk additions and improvements on Bobby Green Plaza, Reidgate Road, and the lift station driveway on Lake Ariana Boulevard. He presented additional sidewalk improvement areas on Eker Street, Sunset Avenue, W. Pilaklakaha Avenue, Virginia Avenue, and Lake Lena Boulevard.

City Manager Jeffrey Tillman announced that City offices will be closed for Memorial Day. July 4th will be the next holiday. Lake Ariana Park is still under construction, so there will not be an event – but we are still planning for fireworks on Lake Ariana.

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

Mayor Taylor Bogert presented a Proclamation recognizing National Public Works Week. City Attorney Frederick J. Murphy Jr. read the proclamation.

1. ORDINANCE #1796 AMENDING THE COMPREHENSIVE PLAN TEXT – CAPITAL IMPROVEMENT PROGRAM ELEMENT / SEPTIC TO SEWER

City Manager Tillman presented a brief history on Ordinance No. 1796.

Community Development Director Julie Womble said the Florida Legislature, during its 2023 Regular Session, passed House Bill (HB) 1379 relating to pollutant load reductions, which was subsequently signed into law by the Governor. House Bill (HB) 1379 includes provisions requiring local governments to study the feasibility of converting existing septic systems to sanitary sewer and to address the feasibility of such conversions in the Comprehensive Plan.

A Capital Improvement Element of the Comprehensive Plan update is required to show the feasibility of converting septic to sewer for any development of more than 50 residential lots, whether built or unbuilt, with more than one onsite sewage treatment and disposal system per one acre. The Capital Improvement Program element must consider feasibility of providing sanitary sewer services within a 10 year-planning horizon and identify the name and location of the wastewater facility, along with that facility's flow for the next 20 years. She presented a slide summarizing House Bill 1379 and the history of Ordinance No. 1796.

On September 5, 2024, the City held a Transmittal Public Hearing to send the proposed Comprehensive Plan Amendment to the Florida Department of Commerce for a full State review. The Transmittal indicated that the City, and engineering consultant, had started the feasibility study and it would be completed by May of 2025. Upon receipt of the State review, the State responded with one objection. The State required the full feasibility study to be included with the proposed Comprehensive Plan Amendment and include text showing that the Infrastructure Element of the Comprehensive Plan also include mention to the feasibility study.

Due to the objection, the City, and engineering consultant, completed the feasibility study on April 25, 2025. The Comprehensive Plan Text amendment addresses updating outdated Level of Service Standards in the Capital Improvement Element and gives reference to the feasibility study in the Infrastructure Element. The Text Amendment also provides language requiring all new development to connect to sanitary sewer when available along with requiring all new development to dedicate public sewer collection facilities to the City.

Community Development Director Womble presented slides summarizing the study.

The Septic to Sewer feasibility study evaluated the feasibility of converting private subdivisions within a 10-year planning horizon. The conceptual collection systems for each subdivision were screened to assess the feasibility of converting the subdivision from septic to sewer and connecting the flow from the subdivision into the public sewer system.

Based on the initial screenings for each subdivision, none of the conceptual septic-to-sewer collection systems were considered to be feasible within a 10-year planning horizon. Accommodating the additional flow from the subdivision conceptual collection systems would necessitate significant improvements to existing City infrastructure and require extensions to the City's sewer collection system for subdivisions that have no nearby sewer infrastructure.

The City currently has not budgeted within its 5-year Capital Improvement Plan for connecting private subdivisions to public sewer or upgrading public infrastructure to accommodate the additional subdivision flow. Additional external funding would be required for future design and construction efforts of the conceptual collection systems shown in the feasibility study. The study was conclusive that the cost of converting the 20 private subdivisions from septic systems to sewer systems within the City of Auburndale wastewater service area was not feasible.

The completed Septic to Sewer Feasibility Study was sent to the Department of Environmental Protection (DEP) on April 25, 2025. Based on the draft provided, DEP stated they will have no further comments at the adoption phase and the study meets all requirements set forth in Florida House Bill 1379.

Community Development Director Womble summarized other updates the ordinance addresses.

The Planning Commission recommended approval of the proposed Comprehensive Plan Text Amendment addressing septic to sewer feasibility. (6-0, 08/27/2024). Staff recommends approval of proposed Ordinance #1796 amending the Comprehensive Plan Capital Improvement Program and Infrastructure Elements/Septic to Sewer.

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 at first reading September 5, 2024, and is being considered for second and final reading. Staff recommends approval of proposed Ordinance #1796 amending the Comprehensive Plan Capital Improvement Program and Infrastructure Elements/Septic to Sewer.

City Attorney Frederick J. Murphy Jr. read Ordinance No. 1796 entitled: **AN ORDINANCE OF THE CITY OF AUBURNDALE AMENDING ORDINANCE NO. 752, THE COMPREHENSIVE PLAN OF THE CITY OF AUBURNDALE, FLORIDA, BY AMENDING THE CAPITAL IMPROVEMENT ELEMENT AND THE INFRASTRUCTURE ELEMENT TO ADDRESS SEPTIC TO SEWER FEASIBILITY; REPEALING ALL ORDINANCES IN CONFLICT HERewith; PROVIDING FOR THE ADMINISTRATIVE CORRECTION OF SCRIVENER'S ERRORS; PROVIDING FOR SEVERABILITY; AND PROVIDING 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 Cowie, to approve Ordinance #1796 amending the Comprehensive Plan Capital Improvement Program and Infrastructure Elements/Septic to Sewer, as read on second and final reading by title only.

Mayor Taylor Bogert asked if the study concludes that conversion of these subdivisions would cost \$119.6 million?

Community Development Director Womble said that is correct.

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 – DUKE ENERGY PROPERTY

City Manager Tillman read the public notice for the ordinances.

Community Development Director Womble said as a result of annexation, the City has received a request to amend the Future Land Use on +/- 2.44 acres from Polk County Future Land Use of Business Park Center-1 (BPC-1) to City of Auburndale Future Land Use of Business Park Center and establish a zoning classification of Light Industrial (LI). The property is adjacent to the Duke Osprey Energy Center and City limits to the south and has access off W. Derby Avenue. Duke Energy has recently constructed the Duke Osprey Substation on the property.

The Future Land Use and Official Zoning Map Amendments are consistent with the existing industrial development adjacent to the south, the City of Auburndale's Comprehensive Plan, and Land Development Regulations. She presented a graphic depicting the proposal.

The Planning Commission recommended approval of the Future Land Use and Official Zoning Map Amendments for the Duke Energy Property (6-0, 05/06/2025). Staff recommends approval of Ordinance #1823 and Ordinance #1824 amending the Future Land Use and the Official Zoning Map – Duke Energy Property.

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 June 2, 2025. Staff recommends approval of Ordinance #1823 and Ordinance #1824 amending the Future Land Use and the Official Zoning Map – Duke Energy 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 #1823 AMENDING THE FUTURE LAND USE MAP – DUKE ENERGY

City Manager Tillman said staff recommends approval.

City Attorney Frederick J. Murphy Jr. read Ordinance No. 1823 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 A PARCEL OF LAND TOTALING +/- 2.44 ACRES FROM POLK COUNTY FUTURE LAND USE CLASSIFICATION BUSINESS PARK CENTER-1 (BPC-1) TO CITY OF AUBURNDALE FUTURE LAND USE CLASSIFICATION BUSINESS PARK CENTER; AND PROVIDING AN EFFECTIVE DATE (General Location: W. Derby Avenue and Chamber Road),** by title only.

Motion by Commissioner Cowie, seconded by Commissioner Helms, to approve Ordinance #1823 amending the Future Land Use Map – Duke Energy Property, as read on first reading by title only. Upon vote, all ayes.

4. ORDINANCE #1824 AMENDING THE OFFICIAL ZONING MAP – DUKE ENERGY

City Manager Tillman said staff recommends approval.

City Attorney Frederick J. Murphy Jr. read Ordinance No. 1824 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 LIGHT INDUSTRIAL (LI) ON A PARCEL OF LAND TOTALING +/- 2.44 ACRES; AND PROVIDING AN EFFECTIVE DATE (General Location: W. Derby Ave and Chambers Road)**, by title only.

Motion by Vice Mayor Cam, seconded by Commissioner Sterling, to approve Ordinance #1824 amending the Official Zoning Map – Duke Energy 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 – GAPWAY COMMONS PROPERTY

City Manager Tillman read the public notice for the ordinance.

Community Development Director Womble said the City has received a request for an Official Zoning Map Amendment on approximately +/- 11.41 acres for Gapway Commons, formerly known as H Block. She presented a graphic depicting the proposal. The property is located at Adams Road and CR-559. In June of 2021, the City approved a Planned Development-Commercial 1 (PD-C1) to allow for a self-storage facility. Allowed uses on the undeveloped property included retail; grocery, variety, drug store, hardware store (with alcohol); barber and beauty shops; laundry and dry cleaning; restaurants including drive through (with alcohol); medical and dental clinics; professional business and offices; banks and financial institutions; dance, art, and music studios; and child care facilities.

In 2022, the underlying Future Land Use was amended to Lakes District Mixed Use (LDMU), however the property retained the Planned Development Zoning classification of PD-C1. At the time the current Zoning classification of PD-C1 was approved, the Lakes District Village Center Zoning was not available. She referred to the graphic depicting the proposal. The applicant's request is to amend the Zoning classification from PD-C1 to Village Center, which would be consistent with the existing underlying Future Land Use of Lakes District Mixed Use (LDMU). The amendment would allow for uses consistent with the intent and goals of the established Lakes District Master Planned Community. She presented additional graphics. The applicant proposes to design a mixed-use Village Center, as well as interconnections with existing pedestrian walkways and surrounding roadway networks. The Village Center Zoning classification allows for a variety of commercial and residential uses such as retail shops, personal services, sit down restaurants, and civic facilities that serve the needs of the surrounding neighborhoods. She presented a slide listing allowed and prohibited uses. Village Centers have a base density of six dwelling units per acre which may be increased through the Transfer of Development Rights (TDR) with at least one Green and/or Plaza.

The proposed Official Zoning Map Amendment is compatible with existing Zoning classifications adjacent to the subject site. The requested Official Zoning Map Amendment is also consistent with the City's Comprehensive Plan and Land Development Regulations. She presented draft renderings of the proposal.

The Planning Commission recommended approval of the Official Zoning Map Amendment of the Gapway Commons Property. (6-0, May 6, 2025). Staff recommends approval of proposed Ordinance #1825 amending the Official Zoning Map – Gapway Commons Property.

City Manager Tillman said the next time the City Commission sees this item will be during the preliminary plat. 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 June 2, 2025. Staff recommends approval of proposed Ordinance #1825 amending the Official Zoning Map – Gapway Commons 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 #1825 AMENDING THE OFFICIAL ZONING MAP – GAPWAY COMMONS PROPERTY

City Manager Tillman said staff recommends approval.

City Attorney Frederick J. Murphy Jr. read Ordinance No. 1825 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 RECLASSIFYING +/- 11.41 ACRES FROM PLANNED DEVELOPMENT -COMMERCIAL 1 (PD-C1) TO AN AUBURNDALE ZONING MAP CLASSIFICATION OF VILLAGE CENTER (VC); AND PROVIDING AN EFFECTIVE DATE (General Locations: CR-559 and Adams Road),** by title only.

Motion by Commissioner Helms, seconded by Commissioner Sterling, to approve Ordinance #1825 amending the Official Zoning Map – Gapway Commons Property, as read on first reading by title only.

Mayor Taylor Bogert said she wanted to confirm if the backside of the project will be two-story apartments, maybe four per unit?

Community Development Director Womble answered that we are still working through the plan, but yes. And it would be adjacent to the large wall that is in front of the storage units.

Mayor Taylor Bogert asked to confirm the location of the apartments. Community Development Director Womble confirmed.

Community Development Director Womble said that we have not received a formal application, so we are speaking of the concept.

Mayor Taylor Bogert said she is concerned about the 559 entrance. Although the traffic study has not been done, she would strongly encourage and is really adamant about a right-in/left-in lane – so that it does not block traffic.

Upon vote, all ayes.

7. ORDINANCE #1826 ANNEXING PROPERTY INTO CITY LIMITS – BERARDI PROPERTY

City Manager Tillman introduced the ordinance.

Community Development Director Womble said the City received a petition from Jacob Berardi of 5885 Transit Road, East Amherst, NY, to annex a parcel totaling +/-8.73 acres into the City limits. The property is located on Haire Lane along US Highway 92 W, east of the Polk Parkway. The property is adjacent to City limits to the east

and annexation of the parcel does not create an enclave. The proposed annexation is as a result of the owner's request for City utilities and proposed development of an indoor tent manufacturing facility.

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 of proposed Ordinance #1826 annexing the Berardi Property into the City limits.

City Manager Tillman clarified the location of the project. He 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 Ordinances will be presented for second and final reading on June 2, 2025. Staff recommends approval of proposed Ordinance #1826 annexing the Berardi Property into the City limits.

City Attorney Frederick J. Murphy Jr. read Ordinance No. 1826 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: Haire Lane and US Hwy 92.),** 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 #1826 annexing the Berardi Property into the City limits, as read on first reading by title only. Upon vote, all ayes.

8. PRESENTATION – COMPREHENSIVE PLAN UPDATE

Community Development Director Womble said tonight's presentation will go over a general overview of updates to two sections of the Comprehensive Plan: The Transportation Element and Recreation and Open Space Element.

She presented a brief summary of what a Comprehensive Plan is. She presented what the different sections (i.e. elements) of the Comprehensive Plan are.

Community Development Director Womble presented the proposed new numbering system, and an example.

She presented details and graphics from data and analysis, and proposed updates regarding the Transportation Element, along with an example of a proposed goal and proposed objectives, and an example of a proposed policy. She presented details and graphics from data and analysis, and proposed updates regarding the Recreation and Open Space Element, along with an example of a proposed goal and proposed objectives.

Community Development Director Womble presented a calendar regarding the Comprehensive Plan Update.

9. PRESENTATION OF CAPITAL OUTLAY FOR FISCAL YEAR 2026 AND FISCAL YEAR 2027 ANNUAL BUDGETS

City Manager Tillman summarized the biennial budget approval process. He said in preparation of the proposed Fiscal Year 2026 and Fiscal Year 2027 Annual Budgets, Department Directors were requested to revisit all the Capital projects previously approved by the City Commission in the second-year budget (Fiscal Year 2026) and the 5-Year Capital Improvement Program (CIP). This helps to determine if the equipment or improvements are still needed, could be delayed, and/or has a funding source.

The proposed Fiscal Year 2026 Capital Outlay section reflects expenditures of \$27,167,396. Fiscal Year 2027 includes Capital Outlay projects totaling \$45,853,875. He further summarized the biennial budget approval process and presented an example of the Capital Improvement Program.

City Manager Tillman presented and summarized the proposed Fiscal Year 2026 and Fiscal Year 2027 Public Utility Capital Projects.

City Manager Tillman presented and summarized the proposed Fiscal Year 2026 General Fund Capital Projects and Community Redevelopment Agency Capital Projects.

He presented and summarized the proposed Fiscal Year 2027 General Fund Capital Projects and Community Redevelopment Agency Capital Projects.

City Manager Tillman concluded his presentation and expressed gratitude to the Commission and staff. All items in "year one" and "year two" of the revised 5-year Capital Improvement Program have been programmed into the proposed two-year budget. Staff recommends tentative approval of the Capital Outlay sections of the Proposed Fiscal Year 2026 and Fiscal Year 2027 Budgets. Formal adoption of the Fiscal Year 2026 Budget and conceptual approval of the Fiscal Year 2027 Budget will come after the scheduled Public Hearings in September.

Mayor Taylor Bogert asked for public comment.

City Manager Tillman expressed gratitude to those citizens in attendance.

There was no public comment.

Motion by Commissioner Cowie, seconded by Commissioner Helms, to tentatively approve the Capital Outlay sections of the Proposed Fiscal Year 2026 and Fiscal Year 2027 Budgets.

Mayor Taylor Bogert expressed gratitude.

Upon vote, all ayes.

Mayor Taylor Bogert wished everybody a Happy Memorial Day and expressed gratitude to those who have sacrificed for our country.

The Meeting was adjourned at 8:26:41 p.m.

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



Brandon Henry, City Clerk