



Office of the City Manager

City of Auburndale
AUBURNDALE, FLORIDA 33823

P.O. Box 186
(863) 965-5530
Email: cmo@auburndalefl.com

COMMISSION MEETING
MAY 19, 2025 - 7:00 P.M.
COMMISSION ROOM/CITY HALL

CALL TO ORDER – Mayor Dorothea Taylor Bogert

INVOCATION – Pastor Jimmy Petterec, First Missionary Baptist Church

PLEDGE OF ALLEGIANCE – Mayor Dorothea Taylor Bogert

ROLL CALL – City Clerk Brandon Henry

APPROVE COMMISSION MINUTES – Regular Meeting – 05/05/2025

ANNOUNCEMENTS – City Manager and City Attorney

REQUEST TO ADD ADDITIONAL ITEMS TO AGENDA –

REQUEST FROM THE GENERAL PUBLIC –

PROCLAMATION – National Public Works Week – May 18-24, 2025

AGENDA

1. ORDINANCE #1796 AMENDING THE COMPREHENSIVE PLAN TEXT – CIP ELEMENT / SEPTIC TO SEWER
2. **PUBLIC HEARING** – FUTURE LAND USE AND ZONING MAP AMENDMENT– DUKE ENERGY PROPERTY
3. ORDINANCE #1823 – AMENDING THE FUTURE LAND USE MAP – DUKE ENERGY PROPERTY
4. ORDINANCE #1824 – AMENDING THE OFFICIAL ZONING MAP – DUKE ENERGY PROPERTY
5. **PUBLIC HEARING** – AMENDING THE OFFICIAL ZONING MAP – GAPWAY COMMONS PROPERTY
6. ORDINANCE #1825 – AMENDING THE OFFICIAL ZONING MAP – GAPWAY COMMONS PROPERTY
7. ORDINANCE #1826 – ANNEXING PROPERTY INTO CITY LIMITS – BERARDI PROPERTY
8. PRESENTATION – COMPREHENSIVE PLAN UPDATE
9. PRESENTATION OF CAPITAL OUTLAY – FY 2026 & FY 2027 ANNUAL BUDGETS

Community Redevelopment Agency (CRA) Meeting following City Commission Meeting

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
May 19, 2025**

AGENDA ITEM 1: ORDINANCE #1796 AMENDING THE COMPREHENSIVE PLAN – CIP ELEMENT / SEPTIC TO SEWER FEASIBILITY

____ INFORMATION ONLY

__X__ ACTION REQUESTED

ISSUE: The City Commission will consider a proposed Ordinance amending the Comprehensive Plan text addressing septic to sewer feasibility.

ATTACHMENTS:

. Proposed Ordinance #1796 Amending the Comprehensive Plan CIP Element/Septic to Sewer

ANALYSIS: 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 CIP 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.

On September 5, 2024, the City held a Transmittal Public Hearing to send the proposed Comprehensive Plan Amendment to the Florida 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 CIP 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.

The Septic to Sewer feasibility study evaluated the feasibility of converting 20 private subdivisions from septic systems to sewer systems within the City of Auburndale (City) wastewater service area within a 10-year planning horizon. The selected 20 subdivisions each have 50 or more residential lots with more than one Onsite Sewage Treatment and Disposal System (OSTDS) per acre, also known as septic systems, per the requirements of the 2023 Florida House Bill 1379. 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 CIP 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 (City) 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.

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.

PLANNING COMMISSION RECOMMENDATION: Approval of the proposed Comprehensive Plan Text Amendment addressing septic to sewer feasibility. (6-0, 08/27/2024).

STAFF RECOMMENDATION: Approval of proposed Ordinance #1796 amending the Comprehensive Plan CIP and Infrastructure Elements/Septic to Sewer.

**City Commission Meeting
May 19, 2025**

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

AGENDA ITEM 3: ORDINANCE #1823 AMENDING THE FUTURE LAND USE MAP – DUKE ENERGY

AGENDA ITEM 4: ORDINANCE #1824 AMENDING THE OFFICIAL ZONING MAP – DUKE ENERGY

___ INFORMATION ONLY

X ACTION REQUESTED

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

ATTACHMENTS:

- . Notice of Public Hearing – 04/25/2025
- . Proposed Ordinance #1823 Amending the Future Land Use Map – Duke Energy Property
- . Proposed Ordinance #1824 Amending the Official Zoning Map – Duke Energy Property
- . Excerpt from Planning Commission Meeting – 05/06/2025

ANALYSIS: The City has received a request for a Future Land Use Map Amendment and an Official Zoning Map Amendment on the following property:

Duke Energy Property:

<u>Owner/Petitioner:</u>	Duke Energy Florida, LLC
<u>Location:</u>	Chambers Road and West Derby Avenue
<u>Current County Future Land Use:</u>	Business Park Center-1 (BPC-1)
<u>Proposed Future Land Use:</u>	Business Park Center
<u>Proposed Zoning Classification:</u>	Light Industrial (LI)
<u>Current use:</u>	Indoor Electric Substation +/- 2.44 acres

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.

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.

PLANNING COMMISSION RECOMMENDATION: Approval of the Future Land Use and Official Zoning Map Amendments for the Duke Energy Property (6-0, 05/06/2025).

STAFF RECOMMENDATION: Approval of Ordinance #1823 and Ordinance #1824 amending the Future Land Use and the Official Zoning Map – Duke Energy Property.

**City Commission Meeting
May 19, 2025**

AGENDA ITEM 5: PUBLIC HEARING OFFICIAL ZONING MAP AMENDMENT – GAPWAY COMMONS PROPERTY

AGENDA ITEM 6: ORDINANCE #1825 AMENDING THE OFFICIAL ZONING MAP – GAPWAY COMMONS PROPERTY

___ INFORMATION ONLY

X ACTION REQUESTED

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

ATTACHMENTS:

- . Notice of Public Hearing – 04/25/2025
- . Proposed Ordinance #1825 Amending the Official Zoning Map – Gapway Commons Property
- . Excerpt from Planning Commission Meeting – 05/06/2025

ANALYSIS: The City has received a request to rezone the following property:

Gapway Commons:

Petitioner/ Owner:

H Block, LLC

Location:

Adams Road and SR 559

Current Future Land Use:

Lakes District Mixed Use (LDMU)

Current City Zoning:

Planned Development-Commercial 1 (PD-C1)

Proposed Zoning Classification:

Village Center (VC)

Current use:

Vacant (+/- 11.41 acres)

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. 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 thru (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. 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. 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. Village Centers have a base density of 6 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.

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.

PLANNING COMMISSION RECOMMENDATION: Approval of the Official Zoning Map Amendment of the Gapway Commons Property. (6-0, May 6, 2025).

STAFF RECOMMENDATION: Approval of proposed Ordinance #1825 amending the Official Zoning Map – Gapway Commons Property.

City Commission Meeting
May 19, 2025

AGENDA ITEM 7: **ORDINANCE #1826 ANNEXING PROPERTY INTO CITY LIMITS – BERARDI PROPERTY**

____ INFORMATION ONLY

X ACTION REQUESTED

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

ATTACHMENTS:

. Proposed Ordinance #1826 Annexing Properties into City Limits – Berardi Property

ANALYSIS: 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 Hwy 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.

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

**City Commission Meeting
May 19, 2025**

AGENDA ITEM 8: PRESENTATION – COMPREHENSIVE PLAN UPDATE

 X INFORMATION ONLY

 ACTION REQUESTED

ISSUE: The City Commission will hear an update on the Comprehensive Plan from the Community Development Department.

ATTACHMENTS:

- . Comprehensive Plan Update – Transportation, Recreation & Open Space, Capital Improvements

ANALYSIS: Julie Womble, Community Development Director, will present the Transportation, Recreation & Open Space, and Capital Improvements Elements of the Comprehensive Plan Update before the City Commission.

City Commission Meeting
May 19, 2024

AGENDA ITEM 9: PRESENTATION OF CAPITAL OUTLAY FOR FY 2026 AND FY 2027 ANNUAL BUDGETS

___ INFORMATION ONLY

X ACTION REQUESTED

ISSUE: The City will consider the proposed Capital Outlay Section of the Fiscal Year 2026 and Fiscal Year 2027 Annual Budgets.

ATTACHMENTS:

- . Proposed FY 2025-2026 Capital Outlay
- . Proposed FY 2026-2027 Capital Outlay
- . 5-Year Capital Improvement Program (CIP)

ANALYSIS: In preparation of the proposed FY 2026 and FY 2027 Annual Budgets, Department Directors were requested to revisit all the Capital projects previously approved by the City Commission in the second-year budget (FY 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 FY 2026 Capital Outlay section reflects expenditures of \$27,167,396. FY 2027 includes Capital Outlay projects totaling \$45,853,875.

Specific improvements in FY 2026 include:

Public Utility Department Capital Outlay:

- . Northern Force Main = \$2,800,000
- . Southern Force Main = \$2,300,000
- . Gapway Force Main = \$1,500,000
- . Regional WWTP Expansion Design and Engineering = \$3,000,000
- . Hickory Road Sprayfield Design & Construction = \$1,600,000
- . PRWC Alternative Water = \$630,629
- . Utility System Rehabilitation = \$500,000
- . Derby Ave AC Watermain = \$500,000

General Fund and Community Redevelopment Agency Capital Outlay:

- . Public Works Building Design & Construction = \$1,880,000
- . Water Ski Event Lake Improvements = \$1,700,000
- . Design & Reserve for Splash Pad = \$1,000,000

(Cont.) General Fund and Community Redevelopment Agency Capital Outlay:

- . Street Resurfacing = \$1,000,000
- . Replacement Fire Pumper (2005) = \$761,164
- . Purchase Various Vehicles for Police Dept. (8 New) = \$625,737
- . Fire Station #2 Design and Engineering = \$500,000
- . Reserve for Wiley Drive Streetscape = \$500,000
- . Fire Station #1 Windows & Roll-up Doors = \$413,500
- . Auburndale – TECO Trail Resurfacing = \$350,000

Specific improvements in FY 2027 include:

Public Utility Department Capital Outlay:

- . Regional WWTP Expansion Design & Engineering = \$3,325,000
- . Regional WWTP Maintenance for Expansion = \$2,646,000
- . Regional WWTP Expansion Construction = \$10,026,000
- . Regional Master Lift Station = \$2,550,000
- . Hwy 542 Extension = \$2,000,000
- . PRWC Alternative Water = \$809,937
- . Utility System Rehabilitation = \$500,000
- . Allred 24" Gravity Sewer Main = \$500,00

General Fund and Community Redevelopment Agency Capital Outlay:

- . Lake Myrtle Football & Softball Improvements = \$9,000,000
- . Fire Station # 2 Construction = \$5,000,000
- . Splash Pad Construction = \$2,000,000
- . Purchase Various Vehicles for Police Dept. (10 New) = \$714,770
- . Skate Park & Dog Park Reserve = \$500,000
- . Wiley Drive Streetscape Reserve = \$500,000
- . Reserve for Street Resurfacing = \$500,000

All items in "year one" and "year two" of the revised 5-year CIP have been programmed into the proposed two-year budget.

STAFF RECOMMENDATION: Tentative approval of the Capital Outlay sections of the Proposed FY 2026 and FY 2027 Budgets. Formal adoption of the FY 2026 Budget and conceptual approval of the FY 2027 Budget will come after the scheduled Public Hearings in September.