



Office of the City Manager

City of Auburndale
AUBURNDALE, FLORIDA 33823

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COMMISSION MEETING
JUNE 2, 2025 - 7:00 P.M.
COMMISSION ROOM/CITY HALL

CALL TO ORDER – Mayor Dorothea Taylor Bogert

INVOCATION – Pastor Chad Ritch, Strait Gate Bible Church

PLEDGE OF ALLEGIANCE – Mayor Dorothea Taylor Bogert

ROLL CALL – City Clerk Brandon Henry

APPROVE COMMISSION MINUTES – Regular Meeting – 05/19/2025

ANNOUNCEMENTS – City Manager and City Attorney

REQUEST TO ADD ADDITIONAL ITEMS TO AGENDA –

7. FIRST AMENDMENT TO DEVELOPER'S AGREEMENT – F3 MT OLIVE ROAD

REQUEST FROM THE GENERAL PUBLIC –

PROCLAMATION –

AGENDA

1. ORDINANCE #1823 – AMENDING THE FUTURE LAND USE MAP – DUKE ENERGY PROPERTY
2. ORDINANCE #1824 – AMENDING THE OFFICIAL ZONING MAP – DUKE ENERGY PROPERTY
3. ORDINANCE #1825 – AMENDING THE OFFICIAL ZONING MAP – GAPWAY COMMONS PROPERTY
4. ORDINANCE #1826 – ANNEXING PROPERTY INTO CITY LIMITS – BERARDI PROPERTY
5. PRESENTATION – COMPREHENSIVE PLAN UPDATE
6. COMMITTEE APPOINTMENTS – VARIOUS COMMITTEES
- 7. FIRST AMENDMENT TO DEVELOPER'S AGREEMENT – F3 MT OLIVE ROAD**

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
June 2, 2025**

AGENDA ITEM 7: CONSIDER DEVELOPER'S AGREEMENT AMENDMENT WITH F3 MT OLIVE RD OWNER, LLC.

___ INFORMATION ONLY

X ACTION REQUESTED

ISSUE: The City Commission will consider a first amendment to a Developer's Agreement between F3 Mt Olive Rd Owner, LLC. and the City for sewer capacity.

ATTACHMENTS:

. First Amendment To Developer's Agreement – F3 Mt Olive Rd Owner, LLC.

ANALYSIS: On November 20, 2023, the City Commission approved a Developer's Agreement with the F3 Mt Olive Rd Owner, LLC. (F3) stating the necessary wastewater improvements required to allow development on their property. F3 owns 35.27+/- acres on Mount Olive Road, south of I-4 and west of Berkley Road and has built a 375,000 square feet cold storage facility on the property. The City's Utility System Study showed that development and construction on the Mount Olive Road property could not discharge into the wastewater system until the Pace Road Master Lift Station Utility Improvements were completed, permitted, and operational along with the planning and design phase of the Regional Wastewater Treatment Plant expansion, **or** F3 at its sole cost and expense developed and constructed a private wastewater disposal system on the property, which system may include, but is not limited to, a septic tank.

F3 Mt Olive Rd Owner, LLC. desires to amend the Developer's Agreement in order to supplement and memorialize the protocols and parameters under which F3 will be permitted and allowed to utilize a temporary private wastewater disposal system for the Mount Olive Road property until the Pace Road Utility Improvements have been completed, as determined solely by City and accepted by City in accordance with the terms and provisions of Section 2.1 of the Agreement.

The amended agreement also states that the Florida Department of Environmental Protection (DEP) had to give approval of the temporary private wastewater disposal system with review of the plans by the Florida Department of Health. The amendment also states that daily manifests would be provided to the City showing the daily offsite hauling of the sanitary holding tank for proper disposal in any facility other than a City of Auburndale Wastewater Treatment Plant. If any of the above requirements are not performed by F3 and/or its agents, then it shall be required to immediately cease utilizing the temporary private wastewater disposal system.

The City and F3 Mt Olive Rd Owner, LLC., desire to enter into the first amendment of the Development Agreement, established on November 14, 2023, showing the respective rights and obligations between F3 Mt Olive Rd Owner, LLC., and the City, in accordance with the terms and conditions of the proposed Developer's Agreement.

The proposed first amendment of the Developer's Agreement was prepared by F3 Mt Olive Rd Owner, LLC., and reviewed by the Community Development Director, City Manager's Office, City Public Utility Director and the City Attorney.

STAFF RECOMMENDATION: Approval of the proposed First Amendment to the Developer's Agreement with F3 Mt Olive Rd Owner, LLC., and the City of Auburndale.