



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 –

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

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 1: ORDINANCE #1823 AMENDING THE FUTURE LAND USE MAP – DUKE ENERGY

AGENDA ITEM 2: ORDINANCE #1824 AMENDING THE OFFICIAL ZONING MAP – DUKE ENERGY

___ INFORMATION ONLY

X ACTION REQUESTED

ISSUE: The City Commission will consider Ordinances amending the Future Land Use and Official Zoning Maps.

ATTACHMENTS:

- . Proposed Ordinance #1823 Amending the Future Land Use Map – Duke Energy Property
- . Proposed Ordinance #1824 Amending the Official Zoning Map – Duke Energy Property

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:

Owner/Petitioner:

Duke Energy Florida, LLC

Location:

Chambers Road and West Derby Avenue

Current County Future Land Use:

Business Park Center-1 (BPC-1)

Proposed Future Land Use:

Business Park Center

Proposed Zoning Classification:

Light Industrial (LI)

Current use:

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. The proposed Ordinances were approved on May 19, 2025, and are being presented for second and final reading.

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
June 2, 2025**

AGENDA ITEM 3: **ORDINANCE #1825 AMENDING THE OFFICIAL ZONING MAP – GAPWAY COMMONS PROPERTY**

___ INFORMATION ONLY

X ACTION REQUESTED

ISSUE: The City Commission will consider an Ordinance amending the Official Zoning Map.

ATTACHMENTS:

- . 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 amend the Official Zoning Map on 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. The proposed Ordinance was approved on first reading May 19, 2025, and is being presented for second and final reading.

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
June 2, 2025**

AGENDA ITEM 4: 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. The proposed Ordinance was approved on first reading May 19, 2025, and is being presented for second and final reading.

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

**City Commission Meeting
June 2, 2025**

AGENDA ITEM 5: 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 – Capital Improvements

ANALYSIS: Julie Womble, Community Development Director, will present the Capital Improvements Element of the Comprehensive Plan Update before the City Commission.

**City Commission Meeting
June 2, 2025**

AGENDA ITEM 6: COMMITTEE APPOINTMENTS – VARIOUS COMMITTEES

 INFORMATION ONLY

 X ACTION REQUESTED

ISSUE: The City Commission will consider appointments to the City's Planning Commission and Board of Adjustments.

ATTACHMENTS:

. None

ANALYSIS:

The Planning Commission consists of seven (7) members:

The Planning Commission consists of seven (7) City residents, each to be appointed by the City Commission for a term of three (3) years. All members must be City residents. (City Code, Sec. 25-90).

| | |
|-----------------------|---------------------|
| Steve Lawson | January 2025 |
| Jody Miller | January 2025 |
| Tom Dudash | January 2026 |
| Crystal Tijerina | January 2026 |
| Perry Price | January 2027 |
| Donishia Yarde | January 2027 |
| Dave Holt | January 2027 |

(New Appointment)

The City Commission in January of 2018 appointed Danny Chandler to serve as a member on the Planning Commission. Mr. Chandler has suggested he is no longer able to serve. Mrs. Donishia Yarde is a City resident and has agreed to fill the unexpired term through January 2027.

The Board of Adjustments consists of seven (7) members:

The Board of Adjustments consists of seven (7) City residents, each to be appointed by the City Commission for a term of three (3) years. All members must be City residents. (City Code, Sec. 25-96).

| | |
|---------------------|---------------------|
| Jerry Gaddis | January 2026 |
| Terry Hancock | January 2026 |
| Skiles Jones | January 2026 |
| Alex Price | January 2027 |
| Mike Littles | January 2027 |
| Donishia Yarde | January 2027 |
| Maulissa Braverman | January 2028 |

(New Appointment)

The City Commission in January of 2017 appointed Jim Thompson to serve as a member on the Board of Adjustments. Mr. Thompson has suggested he is no longer able to serve. Mr. Skiles Jones is a City resident and has agreed to fill the unexpired term through January 2026.

STAFF RECOMMENDATION: Staff has no objections to the appointments.