



City of Auburndale
AUBURNDALE, FLORIDA 33823

Office of the City Manager

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

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

CALL TO ORDER – Mayor Dorothea Taylor Bogert

INVOCATION – Pastor Stephen Stover, Central Assembly of God

PLEDGE OF ALLEGIANCE – Mayor Dorothea Taylor Bogert

ROLL CALL – City Clerk Brandon Henry

APPROVE COMMISSION MINUTES – Regular Meeting – 06/16/2025

ANNOUNCEMENTS – City Manager and City Attorney

REQUEST TO ADD ADDITIONAL ITEMS TO AGENDA –

REQUEST FROM THE GENERAL PUBLIC –

PROCLAMATION – Parks and Recreation Month – July

COMMENDATION – Jessica Hope Hays

AGENDA

1. ORDINANCE #1827 AMENDING THE FUTURE LAND USE MAP – GAPWAY GROVE PROPERTY
2. ORDINANCE #1828 AMENDING THE OFFICIAL ZONING MAP – GAPWAY GROVE PROPERTY
3. ORDINANCE #1829 AMENDING THE FUTURE LAND USE MAP – GEORGE'S TIRE PROPERTY
4. ORDINANCE #1830 AMENDING THE OFFICIAL ZONING MAP – GEORGE'S TIRE PROPERTY
5. ORDINANCE #1831 AMENDING GARBAGE & REFUSE RATES
6. CONSIDER DEVELOPER'S AGREEMENT WITH 220 RECKER HIGHWAY, LLC
7. INTERLOCAL AGREEMENT WITH POLK COUNTY FOR DONATION OF EQUIPMENT – FLOATING DOCK
8. PRESENTATION OF BID – CONCESSION SERVICES
9. DEPARTMENTAL PRESENTATIONS

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
July 7, 2025**

AGENDA ITEM 1: ORDINANCE #1827 AMENDING THE FUTURE LAND USE MAP - GAPWAY GROVE

AGENDA ITEM 2: ORDINANCE #1828 AMENDING THE ZONING MAP - GAPWAY GROVE

____INFORMATION ONLY

X ACTION REQUESTED

ISSUE: The City Commission will consider Future Land Use and Official Zoning Map Amendments.

ATTACHMENTS:

- . Ordinance #1827 Amending the Future Land Use Map – Gapway Grove Property
- . Ordinance #1828 Amending the Zoning Map – Gapway Grove Property

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

Gapway Grove Property:

<u>Owner/Petitioner:</u>	Gapway Grove Corp.
<u>Location:</u>	Gapway Road and Lake Juliana
<u>Current County Future Land Use:</u>	Residential Suburban (RS)
<u>Proposed Future Land Use:</u>	Lakes District Mixed Use (LDMU)
<u>Proposed Zoning Classification:</u>	Estate Residential (ER)
<u>Current use:</u>	Vacant +/- 0.42 acres

As a result of annexation, the City has received a request to amend the Future Land Use on +/- 0.42 acres from Polk County Future Land Use of Residential Suburban (RS) to City of Auburndale Future Land Use of **Lakes District Mixed Use** and establish a Zoning classification of **Estate Residential (ER)**.

The Estate Residential (ER) Zoning classification allows for residential development with a gross density of 1 dwelling unit per 1 acre; parks, recreation, and open space; public or private golf courses; and agriculture. The requested Future Land Use and Official Zoning Map Amendments are consistent with the City's Comprehensive Plan and policies of the Lakes District Overlay of Chapter 15 of the 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 first reading June 16, 2025, and are being presented for second and final reading.

PLANNING COMMISSION RECOMMENDATION: Approval of the Future Land Use and Zoning of the Gapway Grove Property. (5-0, 06/03/2025)

STAFF RECOMMENDATION: Approval of proposed Ordinance #1827 amending the Future Land Use Map and proposed Ordinance #1828 amending the Official Zoning Map for the Gapway Grove Property.

**City Commission Meeting
July 7, 2025**

AGENDA ITEM 3: ORDINANCE #1829 AMENDING THE FUTURE LAND USE MAP - GEORGE'S TIRE

AGENDA ITEM 4: ORDINANCE #1830 AMENDING THE ZONING MAP - GEORGE'S TIRE PROPERTY

____ INFORMATION ONLY

X ACTION REQUESTED

ISSUE: The City Commission will consider Future Land Use and Official Zoning Map Amendments.

ATTACHMENTS:

- . Ordinance #1829 Amending the Future Land Use Map – George’s Tire Property
- . Ordinance #1830 Amending the Official Zoning Map – George’s Tire Property

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

George’s Tire Property:

Owner/Petitioner:	George Katros
Location:	412 and 413 Pine St.
Current City Future Land Use:	Med. Density Residential (+/- 0.15 acres) 412 Pine St. Commercial Corridor (+/- 0.22 acres) 413 Pine St.
Current City Zoning:	General Residential-1 (RG-1) 412 and 413 Pine St.
Proposed Future Land Use:	Commercial Corridor (+/- 0.15 acres) 412 Pine St.
Proposed Zoning Classification:	Commercial Highway (CH) Both parcels
Current use:	Vacant +/- 0.37 Total Acres

The City has received a request to amend the Future Land Use on +/- 0.15 acres at 412 Pine St. from City of Auburndale Future Land Use of Medium Density Residential to City of Auburndale Future Land Use of **Commercial Corridor**. The property located at 413 Pine St. has +/- 0.22 acres of existing Commercial Corridor Future Land Use. The applicant is requesting at this time to amend the City of Auburndale Zoning classification of General Residential-1 (RG-1) on both parcels to **Commercial Highway (CH)**. The applicant is interested in expanding George’s Tire & Automotive Center located adjacent to the subject properties.

The City’s Commercial Corridor Future Land Use designation is characterized by all types of commercial, office, light fabrication and vehicular dealerships along a roadway. Commercial Highway Zoning allows automobile service stations, repair garages, medical offices, clinics, financial institutions, laboratories, sales, restaurants, hotels and general retail.

The amendments are consistent with the existing commercial development on the surrounding properties to the east and west. The property has access to HWY 92 off Pine St. The requested Future Land Use and Official Zoning Map Amendments are consistent with 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 first reading June 16, 2025, and are being presented for second and final reading.

PLANNING COMMISSION RECOMMENDATION: Approval of the Future Land Use and Zoning of the George’s Tire Property. (5-0, 06/03/2025)

STAFF RECOMMENDATION: Approval of proposed Ordinance #1829 amending the Future Land Use Map and proposed Ordinance #1830 amending the Official Zoning Map for the George’s Tire property.

**City Commission Meeting
July 7, 2025**

AGENDA ITEM 5: ORDINANCE #1831 AMENDING GARBAGE & REFUSE RATES

 INFORMATION ONLY

 X ACTION REQUESTED

ISSUE: The City Commission will consider a proposed Ordinance amending garbage and refuse rates.

ATTACHMENTS:

Proposed Ordinance #1831 Amending Garbage & Refuse Rates

ANALYSIS: In September 2023, the City of Auburndale amended garbage and refuse rates to include the consolidation of curbside recycling and household garbage as well as increase operations of the recycling collection site located adjacent to the Public Works facility. The garbage rate was set at \$21.72 monthly per household and \$25.12 monthly per commercial customer that utilizes the service.

On May 21, 2025, Polk County informed the City of Auburndale that the Board of County Commissioners had unanimously approved increasing solid waste fees at the County's North Central Landfill, the first increase in 13 years. Fees for solid waste, construction, and demolition debris will increase from \$36.50 to \$46.00 per ton and yard waste disposal fees will increase from \$22.00 to \$36.50 per ton effective October 1, 2025. The fees for both solid and yard waste would then increase annually by 5% for the next 5 years.

Due to the anticipated increases in landfill costs, City staff has evaluated the revenues collected from the current garbage rates with projected growth against anticipated expenditures including the landfill charges, personnel expenses, capital outlay, and operating expenditures.

Based on the evaluation, City Staff recommends the increasing the garbage rate to \$22.15, an increase of 2%. Staff also recommends annually increasing the garbage rate by 2.0% for the following five years in anticipation of future cost escalations. The proposed rate increases would be effective on October 1st annually through FY 2031. The recommended rate adjustments will maintain the City's level of service provided to the residents.

The proposed Ordinance amends the monthly garbage collection fees and was reviewed by the Public Works Director, Finance Director, City Manager and the City Attorney. If approved on first reading, the proposed Ordinance will be considered for second and final reading on July 7, 2025.

STAFF RECOMMENDATION: Approval of Ordinance #1831 amending the garbage and refuse rates.

**City Commission Meeting
July 7, 2025**

AGENDA ITEM 6: CONSIDER DEVELOPER’S AGREEMENT WITH 220 RECKER HIGHWAY, LLC

 INFORMATION ONLY

 X ACTION REQUESTED

ISSUE: The City Commission will consider a Developer’s Agreement between 220 Recker Highway, LLC and the City for sewer capacity.

ATTACHMENTS:

 Developer’s Agreement with 220 Recker Highway, LLC

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. 220 Recker Highway, LLC plans to develop +/- 8.73 acres of property into a tent manufacturing facility on Haire Lane along W US Hwy 92. The Utility Study shows that development and construction on 220 Recker Hwy 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 220 Recker Highway, LLC 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 and allows the City to complete the review of all development plans and construction plan documents.

The City and 220 Recker Highway, LLC desire to enter into the Agreement to establish the respective rights and obligations between 220 Recker Highway, LLC and the City, in accordance with the terms and conditions of the proposed Developer’s Agreement.

The proposed Developer’s Agreement was prepared by 220 Recker Highway, LLC and reviewed by the Community Development Director, Public Utilities Director, City Manager’s Office, and the City Attorney.

STAFF RECOMMENDATION: Approval of the proposed Developers Agreement with 220 Recker Highway, LLC and the City of Auburndale.

**City Commission Meeting
July 7, 2025**

AGENDA ITEM 7: INTERLOCAL AGREEMENT WITH POLK COUNTY FOR DONATION OF EQUIPMENT – FLOATING DOCK

___ INFORMATION ONLY

X ACTION REQUESTED

ISSUE: The City Commission will consider an Interlocal Agreement with Polk County for the release and waiver of liability and indemnification of donated equipment at the Event Lake at the Lake Myrtle Sports Complex.

ATTACHMENTS:

- . Interlocal Agreement and Release and Waiver of Liability and Indemnification for Receipt of Donated Equipment

ANALYSIS: In July 2023, the City of Auburndale in partnership with the Polk County Board of County Commissioners and Polk County Tourism and Sports Marketing completed construction of the Championship Event Lake at the Lake Myrtle Sports Complex.

Since the completion of the Event Lake, Polk County has purchased and donated to the City a water ski jump, floating dock, and equipment for a slalom ski course. To further compliment the project, Polk County is donating a second floating dock to offer additional amenities for hosting and attracting world-class water ski events. The second floating dock provides the flexibility to allow for optimal event layouts based on specific setup requirements.

The proposed Interlocal Agreement with Polk County formally donates the equipment to the City of Auburndale with the acknowledgement that the City will accept all maintenance responsibilities and liability. The proposed Interlocal Agreement also indemnifies Polk County against any and all claims that may arise from the use of the donated equipment.

The proposed Interlocal Agreement and Release and Waiver of Liability and Indemnification for Receipt of Donated Equipment was prepared by Polk County and reviewed by the Parks & Recreation Director, City Manager and City Attorney.

STAFF RECOMMENDATION: Approval of the proposed Interlocal Agreement with Polk County for donated Event Lake floating docks.

**City Commission Meeting
July 7, 2025**

AGENDA ITEM 8: PRESENTATION OF BID- CONCESSION SERVICES

 INFORMATION ONLY

 X ACTION REQUESTED

ISSUE: The City Commission will consider bids for Concession Services at Lake Myrtle Sports Park and the Auburndale Softball Complex.

ATTACHMENTS:

- . Advertisement for Bids
- . Proposals Received (1)

ANALYSIS: In July 2016, the City entered into a Concession Agreement with a private vendor, Four C's Concessions, to provide concession services at five concession stands: one at the Softball Complex, two at Lake Myrtle's baseball fields, and two at Lake Myrtle's soccer fields. Prior to the Agreement, Parks and Recreation staff had been providing concession services and had experienced fluctuation profits directly related to the number and size of tournaments and activities at the facilities, and the direct expenses of operating concessions, including food, supplies, and staffing. The Agreement provided for a dedicated revenue source from a percentage of the vendor's concession sales. The 2016 Agreement with Four C's Concessions was renewed and extended in 2017 for a period of five years and expired in June 2022.

On July 18, 2022, the City Commission approved a bid from Four C's Concessions after advertising a request for proposals (RFP) for concession services at the Lake Myrtle Sports Park and the Auburndale Softball Complex. The RFP requested bidders to provide an annual rental amount for the use of the concession building, and for a percentage of the concession sales. Four C's Concessions was the only entity to submit a proposal for providing concessions at the City facilities. The proposal represented a reduction in the amount of revenue from concession sales, from 15% of sales to 6.5% and an annual rent amount of \$6000, and proposed a three (3) year term.

On May 30, 2025, the City advertised a request for proposals (RFP) for providing concession services at the Lake Myrtle Sports Park and the Auburndale Softball Complex. The RFP requested bidders to provide for a percentage of the concession sales. The request for proposals was advertised in the local media, placed on the City's website, and distributed to two known concession entities. On June 27, 2025, the City received the following bid:

Four C's Concessions, LLC 7% of concession sales

The City has had a favorable experience with Duncan Owens with Four C's Concessions over the last nine years. The bid was reviewed by the Parks and Recreation Director and the City Manager's Office. Approval of the bid by the City Commission would authorize the City Manager to sign a three-year agreement with Four C's Concessions under the bid's terms, with the ability to extend for an additional three years. The City currently budgets \$30,000 in revenue from concession services.

STAFF RECOMMENDATION: Approval of the bid from Four C's Concessions and authorize the City Manager to sign an agreement with the terms.

**City Commission Meeting
July 7, 2025**

AGENDA ITEM 9: DEPARTMENTAL PRESENTATIONS

 X INFORMATION ONLY

 ACTION REQUESTED

ISSUE: City Staff will present to the City Commission an update on projects or activities completed and taking place within the various City departments.

ATTACHMENTS:

. None