



*City of Auburndale*  
AUBURNDALE, FLORIDA 33823

Office of the City Manager

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**COMMISSION MEETING**  
**AUGUST 4, 2025 - 7:00 P.M.**  
**COMMISSION ROOM/CITY HALL**

CALL TO ORDER – Mayor Dorothea Taylor Bogert

INVOCATION – Pastor Kevin Chisholm, Move Church

PLEDGE OF ALLEGIANCE – Mayor Dorothea Taylor Bogert

ROLL CALL – City Clerk Brandon Henry

APPROVE COMMISSION MINUTES – Regular Meeting – 07/21/2025

ANNOUNCEMENTS – City Manager and City Attorney

REQUEST TO ADD ADDITIONAL ITEMS TO AGENDA –

REQUEST FROM THE GENERAL PUBLIC –

**AGENDA**

1. ORDINANCE #1833 AMENDING THE FUTURE LAND USE MAP – HAIRE PROPERTY
2. ORDINANCE #1834 AMENDING THE OFFICIAL ZONING MAP – HAIRE PROPERTY
3. FINAL PLAT APPROVAL – EVEREST VILLAGE
4. PRESENTATION BY SOUTHERN GROUP – 2025 LEGISLATIVE SESSION
5. PRESENTATION OF FY 2026 AND FY 2027 ANNUAL BUDGETS

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  
August 4, 2025**

**AGENDA ITEM 1: ORDINANCE #1833 AMENDING THE FUTURE LAND USE MAP – HAIRE LANE**

**AGENDA ITEM 2: ORDINANCE #1834 AMENDING THE OFFICIAL ZONING MAP – HAIRE LANE**

\_\_\_ INFORMATION ONLY

X  ACTION REQUESTED

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

**ATTACHMENTS:**

- . Ordinance #1833 Amending the Future Land Use Map – Haire Lane
- . Ordinance #1834 Amending the Official Zoning Map – Haire Lane

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

**Haire Lane Property:**

<b><u>Owner/Petitioner:</u></b>	Jacob Berardi
<b><u>Location:</u></b>	US Hwy 92 and Polk County Parkway
<b><u>Current Polk Co. Future Land Use:</u></b>	Linear Commercial Corridor (LCC)
<b><u>Proposed City Future Land Use:</u></b>	Commercial Corridor (CC)
<b><u>Proposed Zoning Classification:</u></b>	Planned Development-Commercial 1 (PD-C1)
<b><u>Current use:</u></b>	Vacant (+/- 8.73 acres)

As a result of annexation in June 2025, the City has received a request to amend the Future Land Use on +/- 8.73 acres from Polk County Future Land Use of Linear Commercial Corridor (LCC) to City of Auburndale Future Land Use of **Commercial Corridor (CC)** and establish a Zoning classification of **Planned Development-Commercial 1 (PD-C1)**. The proposed use is for a 34,375 sq. ft. warehouse for tent making and distribution.

A Zoning classification of Planned Development-Commercial 1 (PD-C1) was requested by the applicant to accommodate the amount of wetlands onsite. Bay doors have been relocated to the front of the building to ensure the wetlands are not encroached upon by development. A solid masonry wall will run along Haire Lane and on both sides of the property to buffer the commercial use from adjoining residential and offsite viewing.

As required by the Land Development Regulations (LDR's) for Planned Developments, this request is accompanied by a binding site plan. The requested Future Land Use of Commercial Corridor (CC) and the Zoning classification of Planned Development-Commercial 1 (PD-C1) are compatible with the City of Auburndale Comprehensive Plan and all 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 July 21, 2025, and are being considered for second and final reading.

**PLANNING COMMISSION RECOMMENDATION:** Approval of the Future Land Use and Official Zoning Amendments - Haire Lane. (7-0, 07/08/2025)

**STAFF RECOMMENDATION:** Approval of proposed Ordinance #1833 amending the Future Land Use Map and Ordinance #1834 amending the Official Zoning Map – Haire Lane Property.

**City Commission Meeting  
August 4, 2025**

**AGENDA ITEM 3: FINAL PLAT APPROVAL – EVEREST VILLAGE**

\_\_\_ INFORMATION ONLY

X ACTION REQUESTED

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**ISSUE:** The City Commission will consider the Final Plat for the Everest Village.

**ATTACHMENTS:**

Final Plat

**ANALYSIS:** The City has received a request from Charles Booker, PE/Traditions Engineering, on behalf of MF Partners, LLC, to plat the Everest Village property. The property is located on W. US Hwy. 92, west of the Polk County Parkway.

In July 2021, the City re-established an expired Planned Development-Commercial 1 (PD-C1) on the subject site, known as the Everest property, and a rehabilitation hospital was constructed on the east side of the site.

In December 2024, an amendment was made to change the underlying Future Land Use of Neighborhood Activity Center (NAC) to Medium Density Residential on +/- 32.39 acres of the property and modify (+/-17.12 acres) of the approved Planned Development-Commercial 1 (PD-C1) to Planned Development-Housing 2 (PD-H2). The approved Zoning designations allow for a 96-bed assisted living facility with a clubhouse and 12 duplexes with 2 dwelling units each (24 units) for a total of 120 dwelling units in addition to the medical site. The Binding Site Plan of the project served as the preliminary plat. The development meets or exceeds all Land Development Regulations.

As provided for in the Land Development Regulations (LDR's), the developer is requesting Final Plat approval. The developer's engineer has certified that all necessary improvements to the development has been constructed and installed according to the Land Development Regulations. Dedication in the plat indicates the ownership and maintenance of all private facilities, private drainage, sanitary sewer facilities and storm water drainage. Approval of the Final Plat allows the developer to sell the lots and begin construction pursuant to the Developer's Agreement with Everest Realty 9, LLC approved by the City Commission August 19, 2024.

**STAFF RECOMMENDATION:** Acceptance of the Final Plat for the Everest Village.

**City Commission Meeting  
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**AGENDA ITEM 5: PRESENTATION OF FY 2026 AND FY 2027 ANNUAL BUDGETS**

  X   INFORMATION ONLY

       ACTION REQUESTED

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**ISSUE:** The City Manager will present to the City Commission the proposed Annual Budgets for the Fiscal Year ending September 30, 2026, and for the Fiscal Year ending September 30, 2027.

**ATTACHMENTS:**

Proposed FY 2026 Budget and Planned FY 2027 Budget  
***(To be passed out at Commission Meeting)***

**Note:** If necessary, the City Commission will have the opportunity to further discuss the proposed budgets during "Commission Day" activities on Monday, August 11, 2025, and at the Regular City Commission Meeting on August 18, 2025.

Public Hearings on the proposed budget and millage rate are scheduled for Thursday, September 4, 2025, and Thursday, September 18, 2025.

The proposed FY 2026 and FY 2027 Annual Budgets are also posted on the City's website at [www.auburndalefl.com](http://www.auburndalefl.com).

**City Commission Meeting  
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**AGENDA ITEM 4:    PRESENTATION BY SOUTHERN GROUP – 2025 LEGISLATIVE SESSION**

  X   INFORMATION ONLY

       ACTION REQUESTED

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**ISSUE:**    The City Commission will hear an update on the 2025 Legislative Session.

**ATTACHMENTS:**

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**ANALYSIS:**        The City has received a request from the Southern Group to appear before the Commission to provide an update on the 2025 Legislative Session.

Dave Shepp of the Southern Group is scheduled to appear before the Commission.