



City of Auburndale
AUBURNDALE, FLORIDA 33823

Office of the City Manager

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COMMISSION MEETING
MONDAY, NOVEMBER 3, 2025 - 7:00 P.M.
COMMISSION ROOM/CITY HALL

CALL TO ORDER – Mayor Dorothea Taylor Bogert

INVOCATION – Police Department Chaplain Anthony De Francisco

PLEDGE OF ALLEGIANCE – Mayor Dorothea Taylor Bogert

ROLL CALL – City Clerk Brandon Henry

APPROVE COMMISSION MINUTES – Regular Meeting – 10/20/2025
Special Meeting – 10/31/2025

ANNOUNCEMENTS – City Manager and City Attorney

REQUEST TO ADD ADDITIONAL ITEMS TO AGENDA –

REQUEST FROM THE GENERAL PUBLIC –

PROCLAMATION – Toys for Tots Day – November 8, 2025

AGENDA

1. ORDINANCE #1838 AMENDING THE FUTURE LAND USE MAP – PRWC (DERBY AVENUE)
2. ORDINANCE #1839 ANNEXING PROPERTY INTO CITY LIMITS – GAPWAY GROVE (LAKE JULIANA)
3. FINAL PLAT – AUBURNDALE WAREHOUSE
4. **PUBLIC HEARING** – UPDATING COMMUNITY REDEVELOPMENT PLAN AND EXTENDING CRA
5. RESOLUTION #2025-09 UPDATING COMMUNITY REDEVELOPMENT PLAN AND EXTENDING CRA
6. RESOLUTION #2025-10 AUTHORIZING CONTINUANCE OF COMMUNITY REDEVELOPMENT AGENCY

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
November 3, 2025**

AGENDA ITEM 1: ORDINANCE #1838 AMENDING THE FUTURE LAND USE MAP – POLK REGIONAL WATER COOPERATIVE

___ INFORMATION ONLY

X ACTION REQUESTED

ISSUE: The City Commission will consider a proposed Ordinance amending the Future Land Use Map.

ATTACHMENTS:

Proposed Ordinance #1838 Amending the Future Land use Map

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

Polk Regional Water Cooperative Property:

<i>Owner/Petitioner:</i>	Eric DeHaven of Polk Regional Water Cooperative (PRWC)
<i>Location:</i>	Derby Avenue and Rose Street
<i>Current City Future Land Use:</i>	Medium Density Residential
<i>Proposed City Future Land Use:</i>	City, Public Uses, Parks
<i>Current City Zoning:</i>	Open Use Agriculture (OUA)
<i>Current use:</i>	Vacant (+/- 1.0078 acres)

In 2016, Polk County and fifteen municipal governments formed the Polk Regional Water Cooperative (PRWC) to lead planning for future water demands. The request is to amend the Future Land Use of Medium Density Residential on +/- 1.0078 acres of property owned by the PRWC to City, Public Uses, Parks.

The change in Future Land Use will allow for a booster pump station and water storage tank to facilitate future water demands in Auburndale. The facilities will be owned and operated by the Polk Regional Water Cooperative (PRWC) and used to repump water into the City of Auburndale's water distribution system. A 6' masonry wall will be required along Derby Ave. to buffer against residential uses adjacent on the south side of Derby Ave. The Future Land Use of City, Public Uses, Parks applies to all City, County, State, and Federal lands within the City. This includes parks, offices, municipal buildings, utilities, and public lands. The proposal is also consistent with the existing Zoning classification of Open Use Agriculture (OUA). This Zoning category allows for public parks, playgrounds, playfields, and city buildings. Open spaces, park lands, water sheds and water recharge areas are also intended to be protected in these districts.

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 October 20, 2025, and is being presented for second and final reading.

PLANNING COMMISSION RECOMMENDATION: Approval of the proposed Future Land Use of City, Public Uses, Parks, (4-0 10/07/2025).

STAFF RECOMMENDATION: Approval of the proposed Ordinance #1838 amending the Future Land Use Map from Medium Density Residential to City, Public Uses, Parks.

**City Commission Meeting
November 3, 2025**

AGENDA ITEM 2: ORDINANCE #1839 ANNEXING PROPERTY INTO CITY LIMITS – GAPWAY GROVE PROPERTY (LAKE JULIANA)

 INFORMATION ONLY

 X ACTION REQUESTED

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

ATTACHMENTS:

Proposed Ordinance #1839 Annexing Properties into City Limits – Gapway Grove Property

ANALYSIS: The City received a petition from John Strang, of P.O. Box 1364, Auburndale, FL 33823 to annex a parcel totaling +/- 0.06 acres into the City limits. The property is located north of Gapway Road on Lake Juliana. The property is an enclave surrounded by City limits. The proposed annexation is as a result of the owner's request for city utilities and city services.

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 October 20, 2025, and is being presented for second and final reading.

STAFF RECOMMENDATION: Approve Ordinance #1839 annexing the Gapway Grove Property into the City limits.

**City Commission Meeting
November 3, 2025**

AGENDA ITEM 3: FINAL PLAT APPROVAL – AUBURNDALE WAREHOUSE

 INFORMATION ONLY

 X ACTION REQUESTED

ISSUE: The City Commission will consider the Final Plat for the Auburndale Warehouse.

ATTACHMENTS:

Final Plat – Auburndale Warehouse

ANALYSIS: The City has received a request to plat the Auburndale Warehouse property from Hunter Martin, Kimley-Horn, on behalf of CH Realty IX-Dal I Lakeland Auburndale, L.P., and Board of Trustees of The Internal Improvement Trust Fund of The State of Florida. The property is located north of C. Fred Jones Boulevard, south of I-4, and west of 559. The property was formerly approved as the Mancini Auburndale Commerce Center with 422,272 sq. ft. and 475,072 sq. ft. warehouses built in 2023.

The development meets or exceeds all Land Development Regulations. The subject site has Business Park Future Land Use and Light Industrial (LI) Zoning. Access will be from C. Fred Jones Boulevard, a State maintained road. Lot 2 currently houses the State of Florida's Emergency Management Warehouse.

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 have been constructed and installed according to the Land Development Regulations. Dedication language in the plat indicates the ownership and maintenance of all private facilities, private drainage, sanitary sewer facilities and storm water drainage. Dedication language also indicates access and maintenance easement agreements for the City of Auburndale and public utility and drainage easements lying in Lot 1 and Lot 2. All internal roads, rights-of-way, and retention areas are private and maintained by the property owners.

STAFF RECOMMENDATION: Acceptance of the Final Plat for the Auburndale Warehouse.

**City Commission Meeting
November 3, 2025**

AGENDA ITEM 4: PUBLIC HEARING – UPDATING COMMUNITY REDEVELOPMENT PLAN AND EXTENDING CRA EXPIRATION

AGENDA ITEM 5: RESOLUTION #2025-09 UPDATING COMMUNITY REDEVELOPMENT PLAN AND EXTENDING CRA EXPIRATION

AGENDA ITEM 6: RESOLUTION #2025-10 AUTHORIZING CONTINUANCE OF CRA

_____ INFORMATION ONLY

_____ X ACTION REQUESTED

ISSUE: The City Commission will hold a public hearing and consider a Resolution updating the Community Redevelopment Agency Plan extending the operational timeframe of the CRA and a Resolution authorizing the continued existence of the Community Redevelopment Agency.

ATTACHMENTS:

- . Notice of Public Hearing – October 24, 2025
- . Proposed Resolution #2025-09 Updating Community Redevelopment Plan and Extending CRA Expiration
- . Proposed Resolution #2025-10 Authorizing Continuance of CRA

ANALYSIS: In 1992, the City of Auburndale saw the need to revitalize the downtown business district and created the Auburndale Community Redevelopment Agency (CRA) and Community Redevelopment Plan. This special district is approximately 1,074 acres and encompasses the downtown core and surrounding areas. The Plan has been in place since 1992 and contains strategies to redevelop, rehabilitate, and conserve the Community Redevelopment Agency District.

The CRA is currently set to expire in 2035 and the CRA has expressed a desire to extend the timeframe of the CRA through its 60-year time certain expressed in State Statute, through the year 2052. State Statutes require an update to the Plan to extend the operational timeframe of the CRA. In addition, the City's Auditor and Attorney have both recommended the Community Redevelopment Plan be updated.

The updated Plan extends the operational timeframe of the Auburndale Community Redevelopment Agency to 2052. The Plan reflects updated existing conditions, and modifies the 1992 goals, objectives, and action items to better take advantage of opportunities as they exist in today's CRA District. The Plan also includes an Appendix that reports the results of the workshop and provides evidence of meeting Statutory requirements with Chapter 163, Part III of Florida Statutes.

The Community Redevelopment Plan Update was reviewed by the City Manager's Office, Community Development Director, and City Attorney. Copies of the updated Plan and Notices that the CRA's operational timeframe are proposed to be extended were sent to all taxing authorities that are located in Auburndale, including the City of Auburndale, the Polk County BOCC, the School Board, the Southwest Florida Water Management District, and the Lake Region Lakes Management District.

The Plan has been drafted in accordance with Florida State Statutes Chapter 163, and is in compliance with the City of Auburndale's Comprehensive Plan. The Plan has been reviewed by the City Attorney, City Manager's Office, Community Development Director, and CRA Board. The Plan update was presented to the Planning Commission on October 7, 2025, which made a recommendation of

approval, finding the plan in compliance with the City's Comprehensive Plan. The Plan was also presented to the CRA on October 20, 2025, which made a recommendation of approval to the City Commission.

Proposed Resolution #2025-10 authorizes the continued existence of the Auburndale Community Redevelopment Agency. Florida Statute, as amended in 2019, requires a CRA to terminate on the expiration date, or in 2039, whichever is earlier, unless the governing body approves its continued existence. The proposed Resolution would allow the Auburndale CRA to continue until the year 2052.

STAFF RECOMMENDATION: Recommend approval of Resolution #2025-09 and Resolution #2025-10.