

Minutes of the Regular Meeting of the City Commission of the City of Auburndale held November 3, 2025, at 7:00 p.m. in the Commission Room of City Hall, after having been properly advertised, with the following members present: Mayor Dorothea Taylor Bogert, Vice Mayor Alex Cam, Commissioners: Keith Cowie, Jordan Helms, and Bill Sterling. Also, present were: Interim City Manager Amy Palmer, City Attorney Frederick J. Murphy Jr., City Clerk Brandon Henry, and Police Chief Terry Storie.

Mayor Dorothea Taylor Bogert declared a quorum present, and the Meeting was opened with prayer by Police Department Chaplain Anthony De Francisco, and a salute to the flag.

Motion by Vice Mayor Cam, seconded by Commissioner Cowie, to approve Minutes of the City Commission Meeting of October 20, 2025, and the Special City Commission Meeting of October 31, 2025. Upon vote, all ayes.

Interim City Manager Amy Palmer reminded the City Commission of the meeting dates for the Canvassing Board of the 2025 Municipal Election. She announced the Veterans Day ceremony with the City of Lake Alfred, and the Lake Ariana Park grand opening on November 14th. Former City Manager Bobby Green reached out to assist with the City Manager search – she would like to engage his assistance.

Mayor Taylor Bogert asked if staff needs City Commission consensus?

City Attorney Frederick J. Murphy Jr. answered that it would be fine.

There was consensus from the City Commission to utilize Former City Manager Bobby Green in that capacity.

Mayor Taylor Bogert asked if there was public comment on any item not on the agenda.

Dennis Young, 2092 Summer Lake Drive, said he originally moved from Lake Tennessee to Summer Lake Estates and immediately noticed a four-acre retention pond behind his new home has been grossly overgrown – and he immediately called Code Enforcement with the City of Auburndale. He said he talked to Code Enforcement Officer Sergio Romero about an update regarding what was happening with that safety issue – because we had noticed rodents that were living in the retention pond. He said he also got a phone call from Community Development Director Julie Womble giving him an update regarding this issue. He said he is here to say the retention pond was mowed last week. He would be remiss if he did not thank Sergio Romero and Julie Womble for their dedication and tenacity – because this started in January of this year and now it is finally resolved. There are still some other issues that the other subdivision is addressing. He said he is here to say thank you to the City, especially the Code Enforcement team and the Community Development Director about being tenacious and getting this resolved. He expressed gratitude for their help and support.

Mayor Taylor Bogert presented a proclamation recognizing Toys for Tots Day – November 8, 2025. City Attorney Frederick J. Murphy Jr. read the proclamation. Staff from Polk County Toys for Tots accepted the proclamation.

1. ORDINANCE #1838 AMENDING THE FUTURE LAND USE MAP – POLK REGIONAL WATER COOPERATIVE

Interim City Manager Palmer said the City has received a request for a Future Land Use Map Amendment on the following property:

Polk Regional Water Cooperative Property:

Owner/Petitioner: Eric DeHaven of Polk Regional Water Cooperative (PRWC)

Location: Derby Avenue and Rose Street

Current City Future Land Use: Medium Density Residential

Proposed City Future Land Use: City, Public Uses, Parks

She said 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 Polk Regional Water Cooperative 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 Avenue to buffer against residential uses adjacent on the south side of Derby Avenue. The Future Land Use of City, Public Uses, Parks applies to all City, County, State, and Federal lands within the City. The proposal is also consistent with the existing Zoning classification of Open Use Agriculture (OUA).

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.

The Planning Commission recommended approval of the proposed Future Land Use of City, Public Uses, Parks, (4-0 10/07/2025). Staff recommends approval of the proposed Ordinance #1838 amending the Future Land Use Map from Medium Density Residential to City, Public Uses, Parks.

City Attorney Frederick J. Murphy Jr. read Ordinance No. 1838 entitled: **AN ORDINANCE OF THE CITY OF AUBURNDALE, FLORIDA, AMENDING ORDINANCE NO. 752, THE COMPREHENSIVE PLAN OF THE CITY OF AUBURNDALE, FLORIDA, BY AMENDING THE FUTURE LAND USE MAP RECLASSIFYING A PARCEL OF LAND TOTALING +/- 1.01 ACRES FROM CITY OF AUBURNDALE FUTURE LAND USE CLASSIFICATION MEDIUM DENSITY RESIDENTIAL TO CITY OF AUBURNDALE FUTURE LAND USE CLASSIFICATION CITY, PUBLIC USES, PARKS; AND PROVIDING AN EFFECTIVE DATE (General Location: Derby Ave and Rose St)**, by title only.

Mayor Taylor Bogert asked for public comment. There was no public comment.

Motion by Commissioner Cowie, seconded by Commissioner Helms, to approve Ordinance #1838 amending the Future Land Use Map – Polk Regional Water Cooperative, as read on second and final reading by title only. Upon vote, all ayes.

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

Interim City Manager Palmer said the City received a petition from John Strang, of the Gapway Groves Corporation 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. This will reduce an enclave and would be included in the developer's proposed development.

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 recommends approval of Ordinance #1839 annexing the Gapway Grove Property into the City limits.

City Attorney Frederick J. Murphy Jr. read Ordinance No. 1839 entitled: **AN ORDINANCE EXTENDING THE CORPORATE LIMITS OF THE CITY OF AUBURNDALE, FLORIDA, SO AS TO INCLUDE THEREIN ADDITIONAL TERRITORY LYING CONTIGUOUS AND ADJACENT TO THE PRESENT BOUNDARIES OF THE CITY; DESCRIBING SAID ADDITIONAL TERRITORY; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING AN EFFECTIVE DATE (General Location: Gapway Road and Lake Juliana),** by title only.

Mayor Taylor Bogert asked for public comment. There was no public comment.

Motion by Commissioner Helms, seconded by Commissioner Sterling, to approve Ordinance #1839 annexing property into City limits – Gapway Grove Property (Lake Juliana), as read on second and final reading by title only. Upon vote, all ayes.

3. FINAL PLAT APPROVAL – AUBURNDALE WAREHOUSE

Community Development Director Julie Womble said this item came before the new legislation regulating the platting process became effective.

She said 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.

She said 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.

She presented graphics depicting the proposal.

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. She further described the proposal.

Staff recommends acceptance of the Final Plat for the Auburndale Warehouse.

Mayor Taylor Bogert asked for public comment. There was no public comment.

Motion by Commissioner Sterling, seconded by Vice Mayor Cam, to approve the Final Plat – Auburndale Warehouse.

Mayor Taylor Bogert asked about a proposed helipad – is it pertinent to this?

Community Development Director Womble answered no, that is a site plan design. And yes, they are talking about that – potentially floating it (i.e. pilings) over retention areas.

Upon vote, all ayes.

Mayor Taylor Bogert closed the Regular Meeting and opened the Public Hearing.

4. PUBLIC HEARING – UPDATING COMMUNITY REDEVELOPMENT PLAN AND EXTENDING COMMUNITY REDEVELOPMENT AGENCY EXPIRATION

Interim City Manager Palmer read the public notice.

She said 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 Community Redevelopment Agency is currently set to expire in 2035 and the Community Redevelopment Agency has expressed a desire to extend the timeframe of the Community Redevelopment Agency 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 Community Redevelopment Agency. 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 Community Redevelopment Agency 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.

Interim City Manager Palmer presented the purpose of the Community Redevelopment Agency Plan update, a summary of the update to its goals and strategies, and the overlying goals/objectives/action items of the plan update. She presented a summary of the two proposed resolutions. She summarized the Community Redevelopment Act of 1969 as amended by Chapter 2019-163 of the Laws of Florida.

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 Community Redevelopment Agency'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 Board of County Commissioners, 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 Community Redevelopment Agency 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 Community Redevelopment Agency on October 20, 2025, which made a recommendation of approval to the City Commission. Staff recommends approval of Resolution #2025-09 and Resolution #2025-10.

Mayor Taylor Bogert asked for public comment.

Dennis Young, 2092 Summer Lake Drive, asked if there is a list of ongoing and/or future projects by priority that the residents are able to have input on. He said he knows a lot of money was coming in from a lot of development, that was going to the Community Redevelopment Agency. He said he is wondering what the projects are that are ongoing. He said he knows in the past we have used a lot of the Community Redevelopment Agency money coming from Coca Cola for the beautification of the City. He said he is just wondering if there is a list that can be published or be provided a copy of the list.

Interim City Manager Palmer said the list is included in the City's budget. She said she can email him the list.

Mayor Taylor Bogert closed the Public Hearing and reopened the Regular Commission Meeting.

5. RESOLUTION #2025-09 UPDATING COMMUNITY REDEVELOPMENT PLAN AND EXTENDING COMMUNITY REDEVELOPMENT AGENCY EXPIRATION

Interim City Manager Palmer said staff recommends approval.

City Attorney Frederick J. Murphy Jr. read Resolution No. 2025-09 entitled: **A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF AUBURNDALE, FLORIDA RELATING TO COMMUNITY REDEVELOPMENT; APPROVING THE RECOMMENDATIONS OF THE AUBURNDALE COMMUNITY REDEVELOPMENT AGENCY AND THE PLANNING COMMISSION OF THE CITY OF AUBURNDALE, FLORIDA; APPROVING THE AUBURNDALE COMMUNITY REDEVELOPMENT PLAN UPDATE PURSUANT TO THE COMMUNITY REDEVELOPMENT ACT OF 1969; PROVIDING FINDINGS REGARDING THE AUBURNDALE COMMUNITY REDEVELOPMENT PLAN UPDATE AND AGENCY ACTIVITY; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE**, by title only.

Motion by Vice Mayor Cam, seconded by Commissioner Sterling, to approve Resolution #2025-09 updating Community Redevelopment Plan and extending Community Redevelopment Agency expiration. Upon vote, all ayes.

6. RESOLUTION #2025-10 AUTHORIZING CONTINUANCE OF COMMUNITY REDEVELOPMENT AGENCY

Interim City Manager Palmer said staff recommends approval.

City Attorney Frederick J. Murphy Jr. read Resolution No. 2025-10 entitled: **A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF AUBURNDALE, FLORIDA- RELATING TO COMMUNITY REDEVELOPMENT; AUTHORIZING THE CONTINUED EXISTENCE OF THE AUBURNDALE COMMUNITY REDEVELOPMENT AGENCY PURSUANT TO THE COMMUNITY REDEVELOPMENT ACT OF 1969 AS AMENDED BY CHAPTER 2019-163 LAWS OF FLORIDA; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE ADMINISTRATIVE CORRECTION OF SCRIVENER'S ERRORS; PROVIDING FOR AN EFFECTIVE DATE**, by title only.

Motion by Commissioner Cowie, seconded by Commissioner Helms, to approve Resolution 2025-10 authorizing continuance of Community Redevelopment Agency.

Mayor Taylor Bogert said she is excited about this. She thanked staff. The legislature is trying to eliminate community redevelopment agencies every single year, and they are a huge benefit not only to Auburndale but to many small towns and cities throughout the state. She said she thinks it is a good thing and she appreciates the hard work on getting this done, because there was a time frame early on. Interim City Manager Palmer did an extraordinary job.

Upon vote, all ayes.

The Meeting was adjourned at 7:36:02 p.m.

I HEREBY CERTIFY that the foregoing Minutes are true and correct.



Brandon Henry, City Clerk