



*City of Auburndale*  
AUBURNDALE, FLORIDA 33823

Office of the City Manager

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**CITY COMMISSION MEETING**  
**November 2, 2020 – 7:00 P.M.**  
**COMMISSION ROOM/CITY HALL**

CALL TO ORDER – Mayor Tim Pospichal

INVOCATION – Pastor John Gullett, St. Alban's Church

PLEDGE OF ALLEGIANCE – Mayor Tim Pospichal

ROLL CALL – City Clerk Shirley Lowrance

APPROVE COMMISSION MINUTES – Regular Meeting – 10/19/2020

ANNOUNCEMENTS – City Manager and City Attorney

REQUEST TO ADD ADDITIONAL ITEMS TO AGENDA – Thanksgiving Bonus – Commissioner Cowie

REQUEST FROM THE GENERAL PUBLIC –

COMMENDATION - Lakeland City Manager Shawn Sherrouse

**AGENDA**

1. ORDINANCE #1646 AMENDING THE OFFICIAL ZONING MAP - WATFORD PROPERTY FACILITY
2. ORDINANCE #1647 ANNEXING PROPERTIES INTO CITY LIMITS - BARFIELD AND STERLING PROPERTIES
3. FACILITY USE AGREEMENT WITH AUBURNDALE YOUTH BASEBALL
4. THANKSGIVING BONUS – COMMISSIONER COWIE

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 2, 2020**

**AGENDA ITEM 1: ORDINANCE #1646 AMENDING ZONING MAP – WATFORD PROPERTY**

\_\_\_ INFORMATION ONLY

\_X\_ ACTION REQUESTED

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**ISSUE:** The City Commission will consider a Zoning Map Amendment on the Watford property.

**ATTACHMENTS:**

- . Location Map
- . Ordinance #1646 Amending Official Zoning Map – Watford Property

**ANALYSIS:** The City has received a request to rezone the following property:

<b><i>Petitioner/ Owner:</i></b>	Wood & Assoc. Engineering, LLC on behalf of Dyron M. Watford
<b><i>Location:</i></b>	K-Ville Avenue and Polk Parkway
<b><i>Current Future Land Use:</i></b>	Low Density Residential/Conservation-Wetlands
<b><i>Current City Zoning:</i></b>	Planned Development-Housing 1
<b><i>Proposed Zoning Classification:</i></b>	Single Family Residential-2 (RS-2) & Open Use Agricultural (OUA)
<b><i>Current use:</i></b>	Vacant (+/- 183 acres)

The Watford property was annexed into the city limits in 2005 as part of a large 1,470 acre planned development community that was never developed and included residential, commercial, and business park land uses. The Watford property is located at the intersection of K-Ville Avenue and the Polk Parkway and contains the Future Land Uses of ***Low Density Residential*** (+/- 73 acres) and ***Conservation/Wetlands*** (+/- 110 acres).

Dennis Wood of Wood and Assoc. Engineering, LLC on behalf of property owner Dyron M. Watford has requested a zoning map amendment on +/- 183 acres from ***Planned Development-Housing 1*** to ***Single Family Residential-2 (RS-2)*** on +/- 73 acres, and ***Open Use Agricultural (OUA)*** on +/- 110 acres.

The proposed zoning map amendment is consistent with the established and current Future Land Use designations on the property. The proposed zoning map amendment is compatible to existing zoning classifications and uses adjacent to the site such as Boswell Elementary and existing residential subdivisions to the north and to the east.

The requested ***Single Family Residential-2 (RS-2)*** is intended for low density single family residential

home developments and requires a minimum lot size of 9,500 sq. ft. with a minimum lot width of 70'. The applicant is proposing a 121 unit subdivision. The requested ***Open Use Agricultural (OUA)*** zoning district is intended for agricultural uses and is also intended to preserve conservation and wetland areas. The ***Open Use Agricultural (OUA)*** zoning district will be applied on the +/- 110 acres of ***Conservation/Wetlands*** designated on the City's Future Land Use Map.

The site will access City water and utilize septic tanks. The City's sewer system is not available in this area.

The requested zoning map amendment is 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 October 19, 2020 and is being presented for second and final reading.

**PLANNING COMMISSION RECOMMENDATION:** Approval of the Map Amendment (5-0) - 10/06/2020

**STAFF RECOMMENDATION:** Approval of the Ordinance amending the Zoning Map.

**City Commission Meeting  
November 2, 2020**

**AGENDA ITEM 2: ORDINANCE #1647 ANNEXING PROPERTIES INTO CITY LIMITS –  
BARFIELD AND STERLING PROPERTIES/HAVENDALE BOULEVARD**

INFORMATION ONLY

ACTION REQUESTED

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**ISSUE:** The City Commission will consider an Ordinance annexing property into the City limits.

**ATTACHMENTS:**

Proposed Ordinance #1647 Annexing Properties into City Limits and Location Map

**ANALYSIS:** The City has received petitions from Roger Barfield, 3650 Havendale Boulevard to annex 1.00 acres of property and from William Sterling, 3630 Havendale Boulevard to annex 0.48 acres into the City limits. The properties are located on Havendale Blvd, east of Lake Blue Drive NW and contiguous with the Feliciano property, which was annexed into the City limits in May 2020. The properties are adjacent to each other and the annexation does not create an enclave. The Barfield property currently operates as an RV repair center and the Sterling property, former eye clinic, is currently vacant.

Establishing a Future Land Use and Zoning classification on the properties 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 properties into the city.

The proposed Ordinance was prepared by the Community Development Department and reviewed by the City Manager and City Attorney. If approved on first reading, the proposed Ordinance will be presented for second and final reading on November 16, 2020.

**STAFF RECOMMENDATION:** Approve the Ordinance annexing the Barfield and Sterling properties into the City limits.

**City Commission Meeting  
November 2, 2020**

**AGENDA ITEM 3: FACILITY USE AGREEMENT WITH AUBURNDALE YOUTH BASEBALL**

     INFORMATION ONLY

  X   ACTION REQUESTED

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**ISSUE:** The City Commission will consider a Facility Use Agreement with Auburndale Youth Baseball.

**ATTACHMENTS:**

. Facility Use Agreement

**ANALYSIS:** Beginning in 2021, Auburndale Youth Baseball will begin play at the new Youth Baseball Park off Braddock Road. The proposed Facility Use Agreement is intended to provide guidelines and expectations of both, the City of Auburndale and Auburndale Youth Baseball.

The proposed Agreement permits Auburndale Youth Baseball the non-exclusive right to use the facilities on Braddock Road for the purpose of providing youth baseball activities to the community. The Agreement addresses issues of insurance, indemnification, facility usage and fiscal operation requiring adequate financial records be kept and provided to the City. The City will provide all necessary maintenance to the facility, including fields, landscaping and lighting. The Agreement provides a 10:00 p.m. curfew to end all games and activities. This is important given the adjacent residential community to the west.

The Agreement is patterned after similar arrangements used by Polk County and Winter Haven between the various organizations that utilize their facilities. The Agreement was prepared by the Parks and Recreation Department and reviewed by the City Manager and City Attorney. It is the intent that the City will enter into similar agreements with the other youth and recreation organizations that use City facilities.

**STAFF RECOMMENDATION:** Approval of the Facility Use Agreement with Auburndale Youth Baseball.