



*City of Auburndale*

AUBURNDALE, FLORIDA 33823

Office of the City Manager

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**CITY COMMISSION MEETING**  
**March 1, 2021 – 7:00 P.M.**  
**COMMISSION ROOM/CITY HALL**

CALL TO ORDER – Mayor Tim Pospichal

INVOCATION – Pastor Brad Bennett, Auburndale Community Church

PLEDGE OF ALLEGIANCE – Mayor Tim Pospichal

ROLL CALL – City Clerk Shirley Lowrance

APPROVE COMMISSION MINUTES – Regular Meeting – 02/15/2021

ANNOUNCEMENTS – City Manager and City Attorney

REQUEST TO ADD ADDITIONAL ITEMS TO AGENDA –

REQUEST FROM THE GENERAL PUBLIC –

COMMENDATION – AHS Senior Emily Hart, FHSAA 2A 119-pound Girls Weightlifting State Champion

**AGENDA**

1. ORDINANCE #1656 ANNEXING PROPERTY INTO CITY LIMITS – HENDERSON PROPERTY
2. **PUBLIC HEARING** – COMMUNITY DEVELOPMENT BLOCK GRANT FUNDING
3. APPROVAL OF COMMUNITY DEVELOPMENT BLOCK GRANT PROJECTS
4. FINAL PLAT APPROVAL – JULIANA VILLAGE (PHASE 3)

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**  
**March 1, 2021**

**AGENDA ITEM 1:    **ORDINANCE #1656 ANNEXING PROPERTY INTO CITY LIMITS – HENDERSON****

     INFORMATION ONLY

  X   ACTION REQUESTED

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

**ATTACHMENTS:**

Proposed Ordinance #1656 Annexing Properties into City Limits and Location Map

**ANALYSIS:** The City has received a petition from property owner Fred Henderson, 225 S. Lake Starr Blvd, Lake Wales, FL to annex 64.47 acres of property into the City limits. The property is located on Pace Blvd, west of and adjacent to the TECO-Auburndale trail, which is in the City limits. The annexation does not create an enclave. The Henderson property is currently vacant. The proposed annexation is as a result of the owner’s request for city utilities and proposed mixed use 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 February 15, 2021 and is being presented for second and final reading.

**STAFF RECOMMENDATION:** Approve Ordinance #1656 annexing the Henderson property into the City limits.

**City Commission Meeting  
March 1, 2021**

**AGENDA ITEM 2: PUBLIC HEARING – COMMUNITY DEVELOPMENT BLOCK GRANT FUNDING**

**AGENDA ITEM 3: APPROVAL OF COMMUNITY DEVELOPMENT BLOCK GRANT PROJECTS**

INFORMATION ONLY

ACTION REQUESTED

**ISSUE:** The City Commission will hold a Public Hearing on proposed Community Development Block Grant (CDBG) projects.

**ATTACHMENTS:**

- . Notice of Public Hearing & Proposed Projects – News Chief
- . Letter of Request from Polk County Health and Human Services – 02/01/2021

**ANALYSIS:** In compliance with the Community Development Block Grant (CDBG) regulations, the City of Auburndale is holding a Public Hearing for the purpose of receiving direct citizen input on suggested proposals. After a presentation by City Staff on suggested proposals, the Commission will entertain public comment on these and other community development needs.

The City of Auburndale is scheduled to receive an estimated \$83,500 in CDBG funding for FY 2021-2022. Combined with the Town of Dundee's estimated allocation of \$23,900, the City of Auburndale will have approximately \$107,400 to spend in the targeted CDBG area. The FY 2021-2022 reimbursement represents the second installment received from the Town of Dundee.

City Staff is proposing to utilize the FY 2021-2022 CDBG funding to:

- . Continue purchasing vacant properties for donation to Habitat for Humanity.
- . Provide additional parking adjacent to Auburndale Community Center/Gym, to be located on Cleveland Street. Proposed project may include acquisition, demolition and construction.
- . Construct Mast Arm on Main Street to detour truck traffic for pedestrian safety.
- . Install backup generator at Sandra Jackson Road and Hobbs Road lift station.

**STAFF RECOMMENDATION:** Approve the proposed projects for the FY 2021-2022 Community Development Block Grant funding.

**City Commission Meeting  
March 1, 2021**

**AGENDA ITEM 4: FINAL PLAT APPROVAL – JULIANA VILLAGE (PHASE 3)**

     INFORMATION ONLY

  X   ACTION REQUESTED

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**ISSUE:** The City Commission will consider the Final Plat for the Juliana Village Phase 3 Subdivision.

**ATTACHMENTS:**

. Final Plat

**ANALYSIS:** The City has received a request to plat Phase 3 of the Juliana Village subdivision. In June 2017, the Board of County Commissioners approved the +/- 90.24 acre, 170-lot subdivision, which consisted of 3 phases. Phase 1 was platted by the Polk County Board of County Commissioners in July 2018. Then in August 2018, the City of Auburndale annexed the 90.24 acre property (the platted phase 1 and planned phases 2 & 3) and the BoCC-approved subdivision was given a zoning designation of Planned Development House 1 (PD-H1). In November 2019, Phase 2 was platted by the City of Auburndale.

Phase 3 of Juliana Village consists of 53 lots and the minimum lot size is 80x 130 feet. The subdivision meets all Land Development Regulations, including lot size, setbacks, open space, and sidewalk requirements as they were approved in the Planned Development. The developer's engineer has certified that all necessary improvements to the subdivision have been constructed and installed according to the Land Development Regulations and approved construction documents. All streets, sidewalks, retention and drainage areas will be dedicated to and maintained by the Homeowner's Association.

Approval of the Final Plat allows the developer to sell the lots and begin building houses.

**STAFF RECOMMENDATION:** Approval of the Final Plat for Phase 3 of the Juliana Village Subdivision.