

## City of Auburndale City Commission Meeting January 3, 2022

Minutes of the Regular Meeting of the City of Auburndale held January 3, 2022, 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, Commissioners: Keith Cowie, Richard Hamann, Jack Myers and Bill Sterling. Also, present were: City Manager Jeffrey Tillman, City Clerk/Special Projects Director Jeffrey Brown, City Attorney Frederick J. Murphy Jr., and Police Chief Andy Ray.

Mayor Dorothea Taylor Bogert declared a quorum present, and the Meeting was opened with prayer by Pastor Tom Johnson, First Baptist Church, and a salute to the flag.

**Motion** by Commissioner Myers, seconded by Commissioner Hamann, to approve the Minutes of the City Commission Meeting of December 20, 2021. Upon vote, all ayes.

City Manager Tillman recognized Ridge League of Cities Executive Director and former City Manager Robert Green. He thanked the City Commission for providing trips to the Florida League of Cities Conference where he was presented a Lifetime Achievement Award, to the International City/County Management Association where he recognized for 30 years of Service to the City of Auburndale and Life Membership to ICMA and being honored as the Grand Marshall of the Havendale Christmas Parade. Now as the Executive Director of the Ridge League, he looks forward to working with Mayor Taylor Bogert as the next President of the Ridge League of Cities. He stated Auburndale understands the benefits of active membership in the Ridge League of Cities.

City Manager Tillman state the Health Department is utilizing the Clubhouse for Covid testing until the latest surge subsides.

Mayor Taylor Bogert asked if there was public comment on any item not on the agenda. None was received.

### **1. PUBLIC HEARING - COMPREHENSIVE PLAN TEXT AMENDMENT – THE LAKES DISTRICT**

Mayor Taylor Bogert closed the regular meeting and opened a public hearing.

Assistant City Manager Palmer stated as a result of visioning and public engagement efforts with property owners and residents in the North Auburndale Area, the City Commission in 2019 endorsed "The Lakes District Vision and Strategies". The major themes for The Lakes District Master Plan includes mixed-use village centers, pedestrian and bicycle connectivity, regulations for open space and residential neighborhoods, and the creation of a Transfer of Development Rights Program.

On September 9, 2021, the City Commission transmitted a Comprehensive Plan text amendment to the State's Department of Economic Opportunity for a State Compliance Review. The text amendment proposes to establish a new Future Land Use category called "Lakes District Mixed Use", which provides opportunities for a mix of land uses and establishes a maximum residential density and non-residential intensity. On December 3, 2021 following the State review of the proposed amendment, the City received the Objections, Recommendations, and Comments Report from the DEO that included three objections, each with a recommendation, and one comment.

The objections stated that the proposed text amendment did not establish thorough guidelines and standards for the use and development of land, that the new Future Land Use category might lead to the proliferation of urban sprawl, and that the amendment lacked policies to protect the Green Swamp Area of Critical State Concern. Each objection is followed by a recommendation, which are reflected in the proposed Comprehensive Plan Amendment. In summary, more detail for development guidelines and standards are included in the text amendment, The Lakes District Vision Map is included in the amendment, and development policies for The Green Swamp Area of Critical State Concern are included. Overall, the text amendment provides more detail and clarity to the intent of The Lakes District Master Planned Community.

City of Auburndale City Commission Meeting January 3, 2022

The Comprehensive Plan amendment has been reviewed by DEO and City Staff has incorporated their feedback in the proposed text amendment.

Mayor Taylor Bogert asked for public comment. None was received.

Mayor Taylor Bogert closed the public hearing and opened back into the regular meeting.

**2. ORDINANCE #1686 AMENDING COMPREHENSIVE PLAN TEXT – THE LAKES DISTRICT**

City Manager Tillman stated the proposed Ordinance was prepared by the Community Development Department and City Manager's Office and reviewed by the City Attorney. If approved on first reading, the proposed Ordinance will be presented for second and final reading on January 18, 2022.

City Attorney read Ordinance No. 1686: **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 ELEMENT AND AMENDING THE TRANSPORTATION ELEMENT; AND PROVIDING FOR AN EFFECTIVE DATE.**

Mayor Taylor Bogert asked for public comment. None was received.

**Motion** by Commissioner Hamann, seconded by Commissioner Sterling, to approve Ordinance No. 1686. Upon vote, all ayes.

Commissioner Myers asked how soon before the Lakes District becomes effective?

Assistant City Manager Palmer stated the District will be effective approximately mid-spring due to review timeframes of DEO.

**3. PUBLIC HEARING – LAND DEVELOPMENT REGULATIONS AMENDMENT – WATER CONSERVATION**

Mayor Taylor Bogert closed the regular meeting and opened a public hearing.

Community Development Director Fife stated City staff is proposing an amendment to the Land Development Regulations that would further promote the water conservation efforts the City has taken in recent years, such as the installation of digital meters city-wide that alert homeowners if there is a potential leak at their home, and the adoption of conservation pricing, which encourages consumers to save water based on their monthly water bill. The suggested text amendment further promotes water conservation by adopting the Florida Water Star Program, updates current regulations with water-conserving design standards for landscapes and irrigation systems, and requires the installation of more efficient plumbing fixtures and appliances.

The Florida Water Star program is a statewide, voluntary water conservation certification program for new and existing residential homes and commercial buildings. The program encourages water efficiency in appliances, plumbing fixtures, irrigation systems and landscapes, as well as landscape best management practices. Through the amendment to the Land Development Regulations, contractors have the option of participating in the Florida Water Star program or be required to certify that their irrigation system is designed and installed according to the water conservation standards listed in the LDR's. In addition, contractors will be required to install plumbing fixtures and appliances that are either WaterSense or ENERGY STAR.

Developers will have an additional cost of \$700 to \$1,400 per unit. but there is a \$1,000 rebate per unit available for developers to offset this cost. This program is available until September 30, 2022. It should be

City of Auburndale City Commission Meeting January 3, 2022

noted, staff estimates each dwelling unit will save over \$500 a year annually on utility costs. We will have this information available in our Construction Services Office.

The Southwest Florida Water Management District (SWFWMD) has promoted the Florida Water Star program as a best practice and many of the water conservation policies in the proposed text amendment were provided by the District. Local governments that have written the Florida Water Star regulations into Ordinance include Davenport, Mulberry, Lake Alfred, Lake Hamilton, Polk City and Bartow.

Cindy Rodriguez, Sr. Government Affairs Regional Manager, SWFWMD, stated water supply is critical in Central Florida. Conservation is a priority for the Polk Regional Water Cooperative. The Upper Floridan Aquifer is close to or has met its sustainable limits. Conservation, in addition to alternative water sources is needed to meet current and future water needs of the City.

Mayor Taylor Bogert closed the public hearing and opened back into the regular meeting.

**4. ORDINANCE #1687 AMENDING LAND DEVELOPMENT REGULATIONS – WATER CONSERVATION**

The proposed Ordinance was prepared by the Community Development Department and City Manager's Office and reviewed by the City Attorney. If approved on first reading, the proposed Ordinance will be presented for second and final reading on January 18, 2022.

City Attorney read Ordinance No. 1687: **AN ORDINANCE OF THE CITY OF AUBURNDALE, FLORIDA, AMENDING ORDINANCE NO. 764, THE LAND DEVELOPMENT REGULATIONS OF THE CITY OF AUBURNDALE, FLORIDA, BY AMENDING CHAPTER 18, CONSTRUCTION SAFETY STANDARDS, AND CHAPTER 10, LANDSCAPING; ESTABLISHING UNIFORM PROCEDURES THAT PROMOTE WATER CONSERVATION; AND PROVIDING AN EFFECTIVE DATE.**

Mayor Taylor Bogert asked for public comment. None was received.

Commissioner Myers asked where in the process are Polk County, City of Lakeland, and City of Winter Haven in adopting these standards?

Director Fife and Ms. Rodriguez stated Polk County and Lakeland are currently reviewing proposed ordinances. Winter Haven will include the standards in their "One Water" plan.

Commissioner Myers asked is the City restricting St. Augustine grass?

Director Fife stated the City a restriction on St. Augustine is not in the ordinance. The Ordinance gives specifics on spacing of irrigation heads, the types of plants, no invasive species permitted.

A discussion between Commissioners, Staff, and SWFWMD representatives occurred regarding the total irrigated area allowed on parcels would be 0.5 acre.

Commissioner Myers asked if an individual built a house could they receive the rebate?

Ms. Rodriguez stated they would be able to receive the rebate. However, no one has applied yet.

Commissioners asked how the Ordinance would impact existing utility customers. Staff responded clarification would be provided prior to the next meeting.

City of Auburndale City Commission Meeting January 3, 2022

**Motion** by Commissioner Cowie, seconded by Commissioner Hamann, to approve Ordinance No. 1687. Upon vote, all ayes.

**5. FINAL PLAT – LAKE ARIANA ESTATES**

Community Development Director Fife stated the City has received a request to plat the Lake Ariana Estates Subdivision, formerly known as the Enclave of Lake Ariana Subdivision. The property is located on Lake Ariana Boulevard, west of Seminole Avenue and east of Paradise Lane, and has a Zoning of Single Family Residential-1 (RS-1). The City Commission approved the Preliminary Plat on January 19, 2021.

The Subdivision consists of 25 single family lots and the minimum lot size is 10,800 SF, which meets the Single Family Residential-1 (RS-1) zoning regulations. The development meets all Land Development Regulations including lot size, setbacks, open space, and sidewalk requirements.

As provided for in the Land Development Regulations (LDR's), the developer is requesting Final Plat approval before all infrastructure improvements are made. The LDR's allow a developer to execute a surety bond, which is available to the City, in an amount 120% of the estimated completed construction cost as determined by the engineer. The Bond paperwork includes the list of improvements that need to be made, which will be covered by the bond, and a timeframe of June 20, 2022, to complete the work. The developer estimates that all necessary infrastructure improvements will be made within this time period and that the purpose of bonding is to expedite sales of the lots. The bond ensures that the City can complete improvements if the developer does not.

Infrastructure required by City specifications and covered by the bond include: Earthwork and grading, paving and material costs for road base and concrete, road striping and signage, the water distribution system, the sanitary sewer system, the drainage system, and Lake Ariana Boulevard Improvements.

To accomplish the necessary improvements, the developer's engineers have estimated the cost at \$217,289.25. In accordance with the City's LDR's, the bond amount is \$260,747.10, or 120% of the cost of improvements. Approval of the Final Plat would acknowledge acceptance of the terms of the performance bond. Approval of the Final Plat allows the developer to sell the lots and begin building houses.

Mayor Taylor Bogert asked for public comment.

William Voigt, 2406 Lake Lena Blvd., asked will the impact fees cover the cost of the infrastructure?

City Manager Tillman and Director Fife explained the bond would insure the installation of infrastructure for the subdivision and impact fees cover costs of the existing infrastructure.

**Motion** by Commissioner Cowie, seconded by Commissioner Hamann, to accept the performance bond and approval of the Final Plat for Lake Ariana Estates Subdivision. Upon vote, all ayes.

**6. FINAL PLAT – LAKE JULIANA ESTATES PHASE 2-B**

Community Development Director Fife stated the City has received a request to plat Phase 2-B of Lake Juliana Estates, located on C. Fred Jones Boulevard and William Van Fleet Road. On December 9, 2005, the City Commission approved a zoning of Planned Development-Housing 1 (PD-H1) and binding site plan for the 182-acre subdivision. The Planned Development approved a total of 404 single-family lots at a net density of 2.4 units per acre. Phase I of the subdivision received final plat approval on July 24, 2006, which consisted of 210 single family lots. Phase 2-A of the subdivision was approved on August 16, 2021 and contained 50 single family lots.

## City of Auburndale City Commission Meeting January 3, 2022

Phase 2-B of the subdivision consists of 59 lots and the minimum lot size is 7,500 SF, which meets the Planned Development-Housing 1 (PD-H1) zoning regulations. The development meets all Land Development Regulations including lot size, setbacks, open space, and sidewalk requirements.

As provided for in the Land Development Regulations (LDR's), the developer is requesting Final Plat approval before all infrastructure improvements are made. The LDR's allow a developer to execute a surety bond, which is available to the City, in an amount 120% of the estimated completed construction cost as determined by the engineer. The Bond paperwork includes the list of improvements that need to be made, which will be covered by the bond, and a timeframe of January 1, 2023, to complete the work. The developer estimates that all necessary infrastructure improvements will be made within this time period and that the purpose of bonding is to expedite sales of the lots. The bond ensures that the City can complete improvements if the developer does not.

Infrastructure required by City specifications and covered by the bond include: Entrance grading, paving and material costs for road base and concrete, road striping and signalization improvements, and C. Fred Jones Boulevard improvements.

To accomplish the necessary improvements, the developer's engineers have estimated the cost at \$99,147.00. In accordance with the City's LDR's, the bond amount is \$118,976.40, or 120% of the cost of improvements. Approval of the Final Plat would acknowledge acceptance of the terms of the performance bond. Approval of the Final Plat allows the developer to sell the lots and begin building houses.

Mayor Taylor Bogert asked for public comment.

Jamie Turtle, 11152 Windsor Place Circle, Tampa, stated the Final Plat for 2-C will be presented by the end of the week. The entrance to Ethan Drive will be paved by Friday. The signalization for the intersection will take 4 to 6 weeks.

**Motion** by Commissioner Cowie, seconded by Commissioner Hamann, to accept the performance bond and approval of the Final Plat for Lake Juliana Estates Phase 2-B Subdivision. Upon vote, all ayes.

### 7. 2022 COMMITTEE APPOINTMENTS

City Manager Tillman stated the following appointments have all been contacted and have agreed to serve.

#### **Board of Adjustments**

Maulissa Braverman	Re-Appointment (Through 01/25)
--------------------	--------------------------------

#### **Planning Commission**

Jody Miller	Re-Appointment (Through 01/25)
Brian Toune	Re-Appointment (Through 01/25)

#### **Community Redevelopment Agency**

Timothy J. Pospichal	New Appointment as Chair (Through 01/26)
Ellie Harper	Appointment as Vice Chair (Through 01/24)

#### **Police Officer's Retirement Trust Fund Board of Trustees**

## City of Auburndale City Commission Meeting January 3, 2022

John Cruz

New Appointment (Through 09/24)

**General Employee's Pension Trust Fund Board of Trustees**

Angela Turner	New Appointment (Through 01/24)
Steve Lawson	Re-Appointment (Through 01/24)
Brian Morse	Re-Appointment (Through 01/24)
Shirley Lowrance	Re-Appointment (Through 01/24)
Eric Pospichal	Re-Appointment (Through 01/24)
Christopher Reeder	Re-Appointment (Through 01/24)
Adam Mayfield	Re-Appointment (Through 01/24)

**Historic Preservation Commission**

Timothy J. Pospichal	New Appointment (Through 01/25)
Ann James	Re-Appointment (Through 01/25)
Maulissa Braverman	Re-Appointment (Through 01/25)

**Baynard House Advisory Board**

Cindy Hummel	Re-Appointment (Through 01/25)
Sally Porter	Re-Appointment (Through 01/25)
Kay Stefanski	Re-Appointment (Through 01/25)
Patty Wiley	Re-Appointment (Through 01/25)
Lynda Bush	Re-Appointment (Through 01/25)
AHS SGA Officer	Re-Appointment (Through 01/25)
Zelda West	Re-Appointment (Through 01/25)

**Ridge League of Cities Board of Directors**

Dorothea Taylor Bogert	Re-Appointment (Through 01/24)
Richard Hamann, Alternate	Re-Appointment (Through 01/24)
William Sterling, Alternate	New Appointment (Through 01/24)

**Polk Transit Authority Board (PTA)** Rotate two-year terms with City of Bartow

Jack Myers	January 24
Keith Cowie, Alternate	January 24

**Polk Regional Water Cooperative (PRWC) Board**

Keith Cowie	New Appointment (Through 01/24)
Richard Hamann, Alternate	Re-Appointment (Through 01/24)

Mayor Taylor Bogert asked for public comment. None was received.

**Motion** by Commissioner Cowie, seconded by Commissioner Hamann, to approve the 2022 Committee Appointments. Upon vote, all ayes.

The Meeting was adjourned at 8:09 p.m.

City of Auburndale City Commission Meeting January 3, 2022

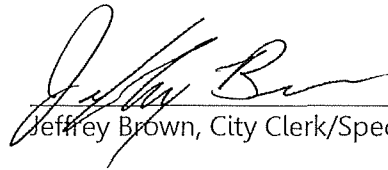
I HEREBY CERTIFY that the foregoing Minutes are true and correct.

---

Jeffrey Brown, City Clerk/Special Projects Director

City of Auburndale City Commission Meeting January 3, 2022

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

  
\_\_\_\_\_  
Jeffrey Brown, City Clerk/Special Projects Director