



City of Auburndale
AUBURNDALE, FLORIDA 33823

Office of the City Manager

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CITY COMMISSION MEETING
February 21, 2022 - 7:00 P.M.
COMMISSION ROOM/CITY HALL

CALL TO ORDER – Mayor Dorothea Taylor Bogert

INVOCATION – Pastor Ben Abbott, Multiply Christian Church

PLEDGE OF ALLEGIANCE – Mayor Dorothea Taylor Bogert

ROLL CALL – City Clerk Jeff Brown

APPROVE COMMISSION MINUTES – Regular Meeting – 02/07/2022

ANNOUNCEMENTS – City Manager and City Attorney

REQUEST TO ADD ADDITIONAL ITEMS TO AGENDA –

REQUEST FROM THE GENERAL PUBLIC –

AGENDA

1. ORDINANCE #1688 ANNEXING PROPERTY INTO CITY LIMITS – INTERSECT PROPERTY
2. ORDINANCE #1689 ANNEXING PROPERTY INTO CITY LIMITS – WHEELER FARMS PROPERTY
3. **PUBLIC HEARING** – FUTURE LAND USE AND ZONING MAP AMENDMENT – AUBURN LAKES PRESERVE
4. ORDINANCE #1690 AMENDING THE FUTURE LAND USE MAP – AUBURN LAKES PRESERVE
5. ORDINANCE #1691 AMENDING THE OFFICIAL ZONING MAP – AUBURN LAKES PRESERVE
6. PRESENTATION OF GENERATOR BID FOR HOBBS RD LIFT STATION – CDBG FUNDING
7. PRESENTATION OF FISCAL YEAR 2020-2021 AUDIT – MIKE BRYNJULSON, AUDITOR

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
February 21, 2022**

AGENDA ITEM 1: ORDINANCE #1688 ANNEXING PROPERTY INTO CITY LIMITS – INTERSECT PROPERTIES

INFORMATION ONLY

ACTION REQUESTED

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

ATTACHMENTS:

Proposed Ordinance #1688 Annexing Properties into City Limits and Location Map

ANALYSIS: The City has received a petition from property owner Scott Brown of Intersect Properties to annex +/-53.32 acres of property into the City limits. The property is located south of Pace Blvd and west of Bryan Lane and is adjacent to the SunTrax Test Facility to the south, and Henderson/Rowe property to the north, which is in the City limits. The annexation does not create an enclave. 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 7, 2022 and is being presented for second and final reading.

STAFF RECOMMENDATION: Approve Ordinance #1688 annexing the Intersect Properties into the City limits.

**City Commission Meeting
February 21, 2022**

AGENDA ITEM 2: ORDINANCE #1689 ANNEXING PROPERTY INTO CITY LIMITS – WHEELER FARMS PROPERTY

 INFORMATION ONLY

 X ACTION REQUESTED

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

ATTACHMENTS:

Proposed Ordinance #1689 Annexing Properties into City Limits and Location Map

ANALYSIS: The City has received a petition from property owner Wheeler Farms to annex +/-178.12 acres of property into the City limits. The property is located north and south of Lake Mattie Road, east of CR 559 and west of Adams Barn Road. The annexation Ordinance includes a portion of Lake Van, which makes the property contiguous to City limits.

The Florida Department of Environmental Protection (DEP) has no objections to the annexation of the State of Florida Sovereign Lands (lake bottom) along the northeast portion of Lake Van. The annexation does not create an enclave. The proposed annexation is as a result of the owner's request for city utilities and proposed single-family development on the Wheeler Farms property north of Lake Mattie Road.

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 7, 2022 and is being presented for second and final reading.

STAFF RECOMMENDATION: Approve the Ordinance #1689 annexing the Wheeler Farms Properties and the northeast portion of Lake Van into the City limits.

**City Commission Meeting
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AGENDA ITEM 3: PUBLIC HEARING – FUTURE LAND USE AND ZONING MAP AMENDMENT – AUBURN LAKES PRESERVE

AGENDA ITEM 4: ORDINANCE #1690 AMENDING THE FUTURE LAND USE MAP – AUBURN LAKES PRESERVE

AGENDA ITEM 5: ORDINANCE #1691 AMENDING THE OFFICIAL ZONING MAP – AUBURN LAKES PRESERVE

___ INFORMATION ONLY

X ACTION REQUESTED

ISSUE: The City Commission will consider and take public comment on a proposed Future Land Use Map amendment and an Official Zoning Map amendment.

ATTACHMENTS:

- . Notice of Public Hearing – 02/11/2022
- . Proposed Ordinance #1690 Amending Future Land Use Map – Auburn Lakes Preserve
- . Proposed Ordinance #1691 Amending Official Zoning Map – Auburn Lakes Preserve
- . Excerpt from Planning Commission Meeting – 11/02/2021

ANALYSIS: The City has received a request for a Future Land Use Map amendment and Official Zoning Map amendment on the following property:

Auburn Lakes Subdivision:

Owner/Petitioner:	Vacant Land of Polk County, LLC on behalf of Gus Wong
Location:	Old Dixie Hwy and Polk County Parkway
Current Future Land Use:	Tourism Commercial Center (TCC)
Proposed Future Land Use:	Low Density Residential (181.88+/- acres) and Medium Density Residential (73.17+/- acres)
Current City Zoning:	Commercial Highway (CH)
Proposed Zoning Classification:	General Residential-1 (RG-1) on (181.88+/- acres) and General Residential-2 (RG-2) on (73.17+/- acres)
Current use:	Vacant

In February 2012, the City approved a Future Land Use classification of Tourism Commercial Center (TCC) and established a zoning classification of Commercial Highway (CH) on +/-255.05 acres with ingress and egress on Old Dixie Hwy. The original proposal was to establish a soccer camp.

Vacant Land of Polk County, LLC, on behalf of property owner Gus Wong, is requesting to amend the Future Land Use from **Tourism Commercial Center (TCC)** to **Low Density Residential** on +/-181.88 acres and to **Medium Density Residential** on +/-73.17 acres. The requested Future Land Use of Low Density Residential and Medium Density Residential is consistent with the City's Comprehensive Plan, the Joint Planning Agreement with Polk County and surrounding Development.

Because the property is larger than 50 acres, the City Commission held a Transmittal Public Hearing on November 15, 2021 to send the proposed Future Land Use Map amendment to the Department of Economic Opportunity (DEO) for a full compliance review. Upon receipt of the State review, the DEO responded with no objections or comments.

The request also includes an Official Zoning Map amendment from **Commercial Highway (CH)** to **General Residential-1 (RG-1)** on the +/-181.88 acre Low Density Residential portion of the property and **General Residential-2 (RG-2)** on the +/-73.17 acre Medium Density Residential portion of the property. The applicant proposes to develop a 350-lot single family subdivision and a 360-unit apartment complex. The requested Zoning is also consistent with the requested Future Land Use categories, the City's Comprehensive Plan, Joint Planning Agreement with Polk County, and with surrounding development.

The Proposed Ordinances were prepared by the Community Development Department and reviewed by the City Manager and City Attorney. If approved on first reading, the proposed Ordinances will be presented for second and final reading on March 7, 2022.

PLANNING COMMISSION RECOMMENDATION: Approval of the proposed Future Land Use categories of Low Density Residential and Medium Density Residential and Zoning classifications of General Residential-1 and General Residential-2 (6-0, 11/02/2021).

STAFF RECOMMENDATION: Approval of Ordinance #1690 amending the Future Land Use Map and Ordinance #1691 amending the Official Zoning Map.

**City Commission Meeting
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**AGENDA ITEM 6: PRESENTATION OF GENERATOR BID FOR HOBBS ROAD LIFT STATION –
CDBG FUNDING**

INFORMATION ONLY

ACTION REQUESTED

ISSUE: The City Commission will consider a bid for a new generator for the Hobbs Road lift station.

ATTACHMENTS:

Bid Proposal – Mid Florida Diesel

ANALYSIS: In March 2021, the City Commission identified the purchase and installation of a backup generator for the lift station located on Hobbs Road at the intersection of Sandra Jackson Road as a project to be funded utilizing FY 2021-2022 Community Development Block Grant (CDBG) funding. The Hobbs Road lift station is susceptible to experiencing power outages, which can cause sewer backups in neighborhood residences. The project is located in a CDBG Target Area.

City Staff was able to utilize a favorable bid price recently established by the Florida Sheriff Associations Bid for an 80KW Diesel Generator proposed by Mid Florida Diesel. Total price for the generator and a transfer switch is \$42,850. The bid was reviewed by the Public Works Director and City Manager's Office and reference checks on the contractor came back favorably.

The project is included in the FY 2021-2022 Budget with offsetting revenue coming from the Community Development Block Grant Revenue line item.

STAFF RECOMMENDATION: Award the bid to Mid Florida Generator in the amount \$42,850 to purchase and install a generator for the Hobbs Road lift station.

City Commission Meeting
February 21, 2022

AGENDA ITEM 7: PRESENTATION OF FISCAL YEAR 2020-2021 AUDIT – MIKE BRYNJULFSON

INFORMATION ONLY

ACTION REQUESTED

ISSUE: The City Commission will hear the Annual Financial Report from the City's Auditor.

ATTACHMENTS:

- . Comprehensive Annual Financial Report for the Fiscal Year ending September 30, 2021
- . Summary of Financial Indicators through Fiscal Year ending September 30, 2021

ANALYSIS: Mr. Mike Brynjulfson will present the Comprehensive Annual Financial Report for the fiscal ending September 30, 2021.

The City's Finance Director, Christopher Reeder has prepared the Management's Discussion and Analysis (MD&A) section located at the beginning of the Report. This section allows City Staff to provide an objective and easy to read analysis of the City's financial activities. The Report is also made available on the City's website at www.auburndalefl.com.

The Auditor's Management Letter located at the end of the Report is where the Auditor reports any findings or concerns. City Staff is pleased that the Audit identified no significant deficiencies and is in compliance with the requirements of laws, regulations and grants.

STAFF RECOMMENDATION: Accept the Comprehensive Annual Financial Report for the fiscal ending September 30, 2021.