



City of Auburndale

AUBURNDALE, FLORIDA 33823

Office of the City Manager

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

CALL TO ORDER – Mayor Dorothea Taylor Bogert

INVOCATION – Pastor Conner Hill, First United Methodist Church

PLEDGE OF ALLEGIANCE – Mayor Dorothea Taylor Bogert

ROLL CALL – City Clerk Brandon Henry

APPROVE COMMISSION MINUTES – Regular Meeting – 11/07/2022

ANNOUNCEMENTS – City Manager and City Attorney

REQUEST TO ADD ADDITIONAL ITEMS TO AGENDA –

REQUEST FROM THE GENERAL PUBLIC –

AGENDA

1. ORDINANCE #1722 ESTABLISHING COMMUNITY DEVELOPMENT DISTRICT – WHEELER FARMS
2. ORDINANCE #1723 AMENDING FISCAL YEAR 2021-2022 ANNUAL BUDGET
3. RESOLUTION #2022-08 RATIFYING THE PURCHASE OF PROPERTY – 6 BOBBY GREEN PLAZA

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 21, 2022**

**AGENDA ITEM 1: ORDINANCE #1722 ESTABLISHING COMMUNITY DEVELOPMENT DISTRICT –
WATERSIDE SHORES**

 INFORMATION ONLY

 X ACTION REQUESTED

ISSUE: The City Commission will consider the Community Development District for Waterside Shores.

ATTACHMENTS:

- . Petition To Establish Waterside Shores Community Development District
- . Proposed Ordinance #1722 Establishing Community Development District – Waterside Shores

ANALYSIS: Clayton Properties Group, Inc. has filed a Petition to Establish the Waterside Shores Community Development District, formerly known as the Wheeler Farms Property, with the City of Auburndale pursuant to Section 190.005(2)(a), Florida Statutes, to adopt an Ordinance establishing the Waterside Shores Community Development District.

Chapter 190 of Florida Statutes allows a developer to petition to establish a CDD for the purpose of managing the provision of infrastructure improvements and public services including funding. The proposed CDD is comprised of approximately +/- 118.25 acres, generally located north of Lake Mattie Road and east of Lake Mattie Boat Landing Road. The subject site is located in the Lakes District Master Planned Community and has a Future Land Use of *Lakes District Mixed Use* (LDMU) and a Zoning of *Residential Neighborhood* (RN).

The petitioner has proposed to establish the CDD to finance, construct, and install improvements and facilities to benefit the lands within the District in two (2) phases over an estimated two (2) year period from 2023 through 2024. The petitioner has proposed a summary of infrastructure that will be constructed through the establishment of the CDD such as offsite improvements, stormwater facilities, water, sewer, lift stations, street lighting, conduit, roadways and parking areas, entry features, signs, and parks and recreational features. Costs not funded by bonds will be funded by the developer.

The Waterside Shores CDD will consist of a five (5) member Board of Supervisors having the authority to oversee the installation of infrastructure improvements, secure financing within its boundaries. All meetings are open to the public and are subject to all applicable Government in the Sunshine laws. In the event that the established CDD is terminated for any reason, the City shall in no way be required to accept ownership and/or maintenance responsibility for any proposed infrastructure that is necessary for the development in the District without the City's express written consent. In the event of termination, the CDD shall be responsible for ensuring the transfer of such ownership and maintenance responsibilities to an appropriate entity other than the City as authorized by law.

The proposed CDD has been reviewed by the Community Development Office, City Manager and the City Attorney.

PUBLIC NOTIFICATION REQUIREMENTS: In accordance with Chapter 190 of Florida Statutes, the petitioner will publish public notice of this request in a local newspaper for four (4) consecutive weeks prior to the second reading on December 19, 2022 and public hearing of the Ordinance.

FINANCIAL IMPACT: There is no direct financial impact to the City as a result of this request; however, upon development of the CDD, the City will receive a budget and schedule of meetings annually.

The proposed Ordinance and Petition for the Community Development District were prepared by the attorney representing the development with extensive review by the Community Development Department, City Manager and the City Attorney.

STAFF RECOMMENDATION: Approval of Ordinance #1722 establishing the Community Development District for Waterside Shores

**City Commission Meeting
November 21, 2022**

AGENDA ITEM 2: ORDINANCE #1723 AMENDING FISCAL YEAR 2021-2022 ANNUAL BUDGET

 INFORMATION ONLY

 X ACTION REQUESTED

ISSUE: The City Commission will consider an Ordinance amending the FY 2021-2022 Annual Budget.

ATTACHMENTS:

Proposed Ordinance #1723 Amending the FY 2021-2022 Annual Budget

ANALYSIS: In accordance with Florida Statutes, adopted auditing practices, and on the recommendation of the City’s Auditor, the City needs to amend by Ordinance the FY 2021-2022 Annual Budget to properly appropriate for revenue and expenditures that may exceed budgeted amounts. As provided by Ordinance No. 1026, the level of budgetary control for the City’s Annual Budget is at the Fund Level. Events occur during each fiscal year, which were not anticipated at the time of budget approval. The proposed Ordinance amends the FY 2021-2022 Budget to reflect the collection of unanticipated revenue and appropriation for unanticipated expenditures.

The amended budget totals for each City Fund are as follows:

**CITY OF AUBURNDALE
SUMMARY BY FUND BUDGET AMENDMENT FY 2021 - 2022**

SUMMARY OF FUNDS	CURRENT BUDGET	CHANGE +/-	AMENDED BUDGET
General Fund (001)	\$27,991,774	\$6,113,000	\$34,104,774
General Fund Impact Fee (110)	\$560,300	\$728,000	\$1,288,300
Community Redevelopment Agency (151)	\$3,535,421	-\$649,401	\$2,886,020
Water & Sewer Fund (430)	\$21,362,255	\$2,788,000	\$24,150,255
Water & Sewer Impact Fee (440)	\$3,510,400	\$5,954,000	\$9,464,400
TOTAL BUDGET	\$56,960,150	\$14,933,599	\$71,893,748

The proposed Ordinance was prepared by the Finance Director 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 December 5, 2022.

STAFF RECOMMENDATION: Approval of the Budget Amending Ordinance #1723.

**City Commission Meeting
November 21, 2022**

AGENDA ITEM 3: RESOLUTION #2022-08 RATIFYING THE PURCHASE OF PROPERTY – 6 BOBBY GREEN PLAZA

 INFORMATION ONLY

 X ACTION REQUESTED

ISSUE: The City Commission will consider a Resolution ratifying the purchase of a 1.85-acre site and 12,978 sq. ft. former bank building at 6 Bobby Green Plaza for the development of a municipal services building.

ATTACHMENTS:

Resolution #2022-08 Ratifying the Purchase of Property – 6 Bobby Green Plaza

ANALYSIS: On October 17, 2022 the City Commission approved a purchase and sale agreement for \$1,850,000 to acquire the former SunTrust/Truist Bank building downtown located at 6 Bobby Green Plaza. The City has completed its 30-day due diligence period and found no major defects that would prevent the purchase of the property. The property owner and the City have entered into an Amendment to the Purchase and Sale Agreement and have agreed to reduce the purchase price to \$1,830,000, recognizing that upgrades are needed to the building's elevator and electric panel.

The Resolution acknowledges the City Commission's desire to proceed with the closing of the property, and authorizes the City Manager to execute all closing documents. If approved, closing will take place on November 22, 2022.

STAFF RECOMMENDATION: Approval of Resolution 2022-08.