



City of Auburndale
AUBURNDALE, FLORIDA 33823

Office of the City Manager

P.O. Box 186
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CITY COMMISSION MEETING
January 23, 2023 - 7:00 P.M.
COMMISSION ROOM/CITY HALL

CALL TO ORDER – Mayor Dorothea Taylor Bogert

INVOCATION – Pastor Michael Robinson, Lakes Church Auburndale

PLEDGE OF ALLEGIANCE – Mayor Dorothea Taylor Bogert

ROLL CALL – City Clerk Brandon Henry

APPROVE COMMISSION MINUTES – Regular Meeting – 01/09/2023

ANNOUNCEMENTS – City Manager and City Attorney

REQUEST TO ADD ADDITIONAL ITEMS TO AGENDA –

REQUEST FROM THE GENERAL PUBLIC –

AGENDA

1. ORDINANCE #1725 AMENDING THE OFFICIAL ZONING MAP – SPANN PROPERTY
2. ORDINANCE #1726 AMENDING THE FUTURE LAND USE MAP – RITCHEY/CEM DEVELOPMENT
3. ORDINANCE #1727 AMENDING THE OFFICIAL ZONING MAP – RITCHEY/CEM DEVELOPMENT
4. PROPOSAL FOR REPLACEMENT OF 2005 FIRE PUMPER APPARATUS – FIRE DEPARTMENT

Community Redevelopment Agency Meeting to follow 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
January 23, 2023**

AGENDA ITEM 1: ORDINANCE #1725 AMENDING THE OFFICIAL ZONING MAP – SPANN PROPERTY

___ INFORMATION ONLY

X ACTION REQUESTED

ISSUE: The City Commission will consider an Official Zoning Map Amendment.

ATTACHMENTS:

. Proposed Ordinance #1725 Amending the Official Zoning Map – Spann Property

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

<i>Petitioner/ Owner:</i>	Mark Spann
<i>Location:</i>	312 Main Street
<i>Current Future Land Use:</i>	Community Activity Center (CAC)
<i>Current City Zoning:</i>	General Residential-1 (RG-1)
<i>Proposed Zoning Classification:</i>	General Commercial-1 (CG-1)
<i>Current use:</i>	Vacant (+/- 0.15 acres)

The City has received a request from property owner Mark Spann for an Official Zoning Map Amendment on approximately +/- 0.15 acres. The Spann property is located at 312 Main Street, north of the intersection of Main Street and Charles Avenue.

The requested change in Zoning classification from ***General Residential-1 (RG-1)*** to ***General Commercial-1 (CG-1)*** is consistent with underlying Future Land Use of Community Activity Center (CAC). The General Commercial Zoning classification allows for the proposed mixed-use development of office on the first floor and residential on the second floor.

The proposed Official Zoning Map Amendment is consistent with the City of Auburndale's Comprehensive Plan, Land Development Regulations, and is compatible to existing Zoning classifications adjacent to the subject site.

The proposed Ordinance was prepared by the Community Development Department and reviewed by the City Manager and City Attorney. The proposed Ordinances were approved on first reading January 9, 2023 and are being considered for second and final reading.

PLANNING COMMISSION RECOMMENDATION: Approval of the Official Zoning Map Amendment (7-0, 01/03/2023)

STAFF RECOMMENDATION: Approval of proposed Ordinance #1725 amending the Official Zoning Map.

**City Commission Meeting
January 23, 2023**

AGENDA ITEM 2: ORDINANCE #1726 AMENDING THE FUTURE LAND USE MAP – RITCHEY/CEM DEVELOPMENT

AGENDA ITEM 3: ORDINANCE #1727 AMENDING THE OFFICIAL ZONING MAP – RITCHEY/CEM DEVELOPMENT

___ INFORMATION ONLY

X ACTION REQUESTED

ISSUE: The City Commission will consider a Future Land Use and Official Zoning Map Amendment.

ATTACHMENTS:

- . Proposed Ordinance #1726 Amending the Future Land Use Map – Ritchey/CEM Development
- . Proposed Ordinance #1727 Amending the Official Zoning Map – Ritchey/CEM Development

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

<i>Owner/Petitioner:</i>	Shelton Rice of Peterson and Myers on behalf of CEM Development
<i>Location:</i>	Old Dixie Hwy. and the Polk County Parkway
<i>Current County Future Land Use:</i>	Residential Low-1 (RL-1) (+/- 1.22 acres)
<i>Current City Future Land Use:</i>	Community Activity Center (CAC) (+/- 17.11) Conservation/Wetlands (+/- 4.51)
<i>Proposed Future Land Use:</i>	High Density Residential (+/- 31.49 acres) Conservation/Wetlands (+/- 1.02)
<i>Current City Zoning:</i>	General Residential-2 (+/- 14.18 acres) No Zoning (+/- 18.33 acres)
<i>Proposed Zoning Classification:</i>	General Residential-2 (+/- 18.33 acres)
<i>Current use:</i>	Vacant

The City has received a request from Shelton Rice of Peterson & Myers P.A., on behalf of property owner CEM Development, for a Future Land Use Map Amendment on approximately +/- 32.51 acres and Zoning Map Amendment on approximately +/- 18.33 acres. The property consists of five separate parcels that are currently vacant or occupied with mobile homes or single-family residential structures. The property includes the +/- 1.22 acres Ritchey property which was annexed in December 2022.

The properties have been annexed over a period of time and have a variety of County and City Future Land Use designations, and either no Zoning classification or a Zoning classification of General Residential-2. The proposed Amendment will designate all the properties into a single Future Land Use of High Density Residential, will delineate the appropriate Conservation/Wetland Future Land Use, and will designate one Zoning classification of General Residential-2.

The proposed Future Land Use of High Density Residential and proposed Zoning of General Residential-2 (RG-2) would permit a proposed multi-family development. Currently, +/- 4.51 acres of the southern portion of the east parcel has a City of Auburndale Future Land Use of Conservation/Wetland, which was assigned to reflect the "wetland" area of the parcel. A wetland delineation was conducted on this parcel which shows the wetland/upland line south of the current Conservation/Wetlands Future Land Use line. As part of this request, the applicant is requesting to shift the Conservation/Wetlands Future Land Use line to match the wetland delineation line. This reduces the Conservation/Wetlands Future Land Use to +/- 1.02 acres.

The proposed Future Land Use and Official Zoning Map Amendments are consistent with residential uses to the east and south in the County and are consistent with the City of Auburndale's Comprehensive Plan and Land Development Regulations.

The proposed Ordinances were prepared by the Community Development Department and reviewed by the City Manager and City Attorney. The proposed Ordinances were approved on first reading January 9, 2023 and are being considered for second and final reading.

PLANNING COMMISSION RECOMMENDATION: Approval of the Future Land Use and Official Zoning Map Amendments (6-1, 01/03/2023)

STAFF RECOMMENDATION: Approval of proposed Ordinance #1726 amending the Future Land Use Map and proposed Ordinance #1727 amending the Official Zoning Map.

City Commission Meeting
January 23, 2023

AGENDA ITEM 4: PROPOSAL FOR REPLACEMENT OF 2005 FIRE PUMPER APPARATUS

___ INFORMATION ONLY

X ACTION REQUESTED

ISSUE: The City Commission will consider a proposal for replacement of a Fire Department apparatus planned for Fiscal Year (FY) 2024-2025

ATTACHMENTS:

- . Proposal for Purchase of Pierce Fire Pumper Apparatus
- . 5-Year Capital Improvements Program – Fire Department

ANALYSIS: In planning for apparatus replacements, the Auburndale Fire Department's 5-Year Capital Improvement Program (CIP) allocates \$200,000 in apparatus reserves each year. In September 2022, the City Commission approved the planned purchase of a new fire engine (pumper) in the Fire Department CIP in FY 24/25 in the amount of \$600,000.

In preparation for future year Budgets, Fire Department staff discovered that lead times for an apparatus has been increasing and current orders are reflecting a 36-month minimum lead time. In comparison, the departments previous fire engine purchase had an 11-month lead time in FY 18/19. There have been several price increases since our last engine purchase in FY 18/19 with additional anticipated increases.

Pierce is the uniformed fleet of the Auburndale Fire Department and dates back to the first Pierce apparatus purchased 28 years ago in 1995. Ten-8, the City's Pierce apparatus vendor, has drafted a proposal for a fire apparatus comparable to the previous purchase in FY 18/19. The proposal pricing is based off of the National Purchasing Partners Government (NPPGov) Contract PS20240, which places the apparatus at today's price of \$761,164. Ten-8 has presented an option to secure this pricing by submitting a signed proposal and purchase order prior to the next price increase Feb 3, 2023.

Approval of the proposal would secure the \$761,164 price that would be due for payment upon delivery of the apparatus in May of 2026, one year after the current planned purchase in the FY 24/25 Budget. Staff would also need to amend the current CIP to reflect the change in purchase year and cost increase. Moving the purchase of the fire engine from FY 24/25 to FY 25/26 in the CIP would also allow the City to build additional reserves to offset the cost increase and have the appropriate funds available for this purchase.

The new apparatus will replace the 2005 fire engine and help compliment the planned construction of an additional fire station in the FY 26/27 Budget year.

STAFF RECOMMENDATION: Approval of the proposal for purchase a Pierce Fire Pumper Apparatus in FY25/26 in the amount of \$761,164.



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COMMUNITY REDEVELOPMENT AGENCY MEETING
Monday, January 23, 2023 – 7:30 PM
COMMISSION ROOM/CITY HALL

CALL TO ORDER – Ellie Harper, Chair

ROLL CALL – Brandon Henry, City Clerk

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

ANNOUNCEMENTS – Amy Palmer, Assistant City Manager

REQUEST TO ADD ADDITIONAL ITEMS TO AGENDA –

REQUEST FROM THE GENERAL PUBLIC –

AGENDA

1. PRESENTATION OF REVISED DRAFT OF THE 5-YEAR CAPITAL IMPROVEMENT PLAN
2. FINANCE REPORT

Ref. 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 provision 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.

**Community Redevelopment Agency Meeting
January 23, 2023**

AGENDA ITEM 1: PRESENTATION OF REVISED DRAFT OF THE 5-YEAR CAPITAL IMPROVEMENT PLAN

 X INFORMATION ONLY

 ACTION REQUESTED

ISSUE: The CRA Board will hear a presentation on the revised draft of the 5-year Capital Improvements Program (CIP FY 2024-2028).

ATTACHMENTS:

Revised Draft Capital Improvements Program (FY 2024-2028)

ANALYSIS: The current CRA Capital Improvements Program (CIP) is a long-term plan that acts as the key guiding document for the CRA Board in prioritizing redevelopment expenditures.

At the last meeting of the CRA on November 7, 2022 the CRA Board entertained public and staff comments as to future projects for consideration within the CRA area. These suggestions have been incorporated into the Suggested Projects List which is considered and reviewed annually by the CRA Board.

In accordance with the approved CRA Calendar, City Staff will present a proposed draft of the 5-year CIP for fiscal years 2024-2028. The CIP will be presented to the CRA Board for final approval at the February meeting (February 20, 2023).

**Community Redevelopment Agency Meeting
January 23, 2023**

AGENDA ITEM 2: FINANCE REPORT

X INFORMATION ONLY

 ACTION REQUESTED

ISSUE: The Community Redevelopment Agency (CRA) Board will receive a finance report from the City's Finance Director, Chris Reeder.