



*City of Auburndale*  
AUBURNDALE, FLORIDA 33823

Office of the City Manager

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**CITY COMMISSION MEETING**  
**January 9, 2023 - 7:00 P.M.**  
**COMMISSION ROOM/CITY HALL**

CALL TO ORDER – Mayor Dorothea Taylor Bogert

INVOCATION – Pastor Curtis Johnson, New Life & Praise Tabernacle

PLEDGE OF ALLEGIANCE – Mayor Dorothea Taylor Bogert

ROLL CALL – City Clerk Brandon Henry

APPROVE COMMISSION MINUTES – Regular Meeting – 12/19/2022

ANNOUNCEMENTS – City Manager and City Attorney

REQUEST TO ADD ADDITIONAL ITEMS TO AGENDA –

REQUEST FROM THE GENERAL PUBLIC –

**AGENDA**

1. **PUBLIC HEARING** – OFFICIAL ZONING MAP AMENDMENT – SPANN PROPERTY
2. ORDINANCE #1725 AMENDING THE OFFICIAL ZONING MAP – SPANN PROPERTY
3. **PUBLIC HEARING** – FUTURE LAND USE AND OFFICIAL ZONING MAP AMENDMENT – RITCHEY/CEM
4. ORDINANCE #1726 AMENDING THE FUTURE LAND USE MAP – RITCHEY/CEM DEVELOPMENT
5. ORDINANCE #1727 AMENDING THE OFFICIAL ZONING MAP – RITCHEY/CEM DEVELOPMENT
6. 2023 COMMITTEE APPOINTMENTS

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 9, 2023**

**AGENDA ITEM 1: PUBLIC HEARING** – OFFICIAL ZONING MAP AMENDMENT – SPANN PROPERTY

**AGENDA ITEM 2:** ORDINANCE #1725 AMENDING THE OFFICIAL ZONING MAP – SPANN PROPERTY

\_\_\_ INFORMATION ONLY

\_X\_ ACTION REQUESTED

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**ISSUE:** The City Commission will consider and take public comment on an Official Zoning Map Amendment.

**ATTACHMENTS:**

- . Notice of Public Hearing – 12/23/2022
- . Proposed Ordinance #1725 Amending the Official Zoning Map – Spann Property

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

<b><i>Petitioner/ Owner:</i></b>	Mark Spann
<b><i>Location:</i></b>	312 Main Street
<b><i>Current Future Land Use:</i></b>	Community Activity Center (CAC)
<b><i>Current City Zoning:</i></b>	General Residential-1 (RG-1)
<b><i>Proposed Zoning Classification:</i></b>	General Commercial-1 (CG-1)
<b><i>Current use:</i></b>	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. If approved on first reading, the proposed will be considered for second and final reading on January 23, 2023.

**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 9, 2023**

**AGENDA ITEM 3:** **PUBLIC HEARING** – FUTURE LAND USE AND OFFICIAL ZONING MAP AMENDMENT – RITCHEY/CEM DEVELOPMENT PROPERTIES

**AGENDA ITEM 4:** ORDINANCE #1726 AMENDING THE FUTURE LAND USE MAP – RITCHEY/CEM DEVELOPMENT

**AGENDA ITEM 5:** ORDINANCE #1727 AMENDING THE OFFICIAL ZONING MAP – RITCHEY/CEM DEVELOPMENT

\_\_\_ INFORMATION ONLY

\_X\_ ACTION REQUESTED

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

**ATTACHMENTS:**

- . Notice of Public Hearing – 12/23/2022
- . 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:

<b><i>Owner/Petitioner:</i></b>	Shelton Rice of Peterson and Myers on behalf of CEM Development
<b><i>Location:</i></b>	Old Dixie Hwy. and the Polk County Parkway
<b><i>Current County Future Land Use:</i></b>	Residential Low-1 (RL-1) (+/- 1.22 acres)
<b><i>Current City Future Land Use:</i></b>	Community Activity Center (CAC) (+/- 17.11) Conservation/Wetlands (+/- 4.51)
<b><i>Proposed Future Land Use:</i></b>	High Density Residential (+/- 31.49 acres) Conservation/Wetlands (+/- 1.02)
<b><i>Current City Zoning:</i></b>	General Residential-2 (+/- 14.18 acres) No Zoning (+/- 18.33 acres)
<b><i>Proposed Zoning Classification:</i></b>	General Residential-2 (+/- 18.33 acres)
<b><i>Current use:</i></b>	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. If approved on first reading, the proposed Ordinances will be considered for second and final reading on January 23, 2023.

**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 9, 2023**

**AGENDA ITEM 6: 2023 COMMITTEE APPOINTMENTS**

     INFORMATION ONLY

  X   ACTION REQUESTED

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**ISSUE:** The City Commission will make appointments to various committees.

**ATTACHMENTS:**

2023 List of City Committee Appointments

**ANALYSIS:** The following Appointments have all been contacted and have agreed to serve.

**Board of Adjustments**

Jerry Gaddis	Re-Appointment (Through 01/26)
Terry Hancock	Re-Appointment (Through 01/26)
Jim Thompson	Re-Appointment (Through 01/26)

**Planning Commission**

Mike Chevalier	Re-Appointment (Through 01/26)
Jere Stambaugh	Re-Appointment (Through 01/26)
Matt Maloney	Re-Appointment (Through 01/26)

**Community Redevelopment Agency**

Ellie Harper – Chair	Re-Appointment (Through 01/24)
Tim Pospichal – Vice Chair	Re-Appointment (Through 01/26)

**Joint Airport Zoning Board**

Mickey Matison	Re-Appointment (Through 01/26)
City Planner	Re-Appointment (Through 01/26)
Community Development Director, Alternate	Re-Appointment (Through 01/26)

**STAFF RECOMMENDATION:** Approval of 2023 Committee Appointments.