



*City of Auburndale*

AUBURNDALE, FLORIDA 33823

Office of the City Manager

P.O. Box 186

(863) 965-5530

Email: [cmo@auburndalefl.com](mailto:cmo@auburndalefl.com)

**CITY COMMISSION MEETING**  
**March 20, 2023 - 7:00 P.M.**  
**COMMISSION ROOM/CITY HALL**

CALL TO ORDER – Mayor Dorothea Taylor Bogert

INVOCATION – Berkley Chapel

PLEDGE OF ALLEGIANCE – Mayor Dorothea Taylor Bogert

ROLL CALL – City Clerk Brandon Henry

APPROVE COMMISSION MINUTES – Regular Meeting – 03/06/2023

ANNOUNCEMENTS – City Manager and City Attorney

REQUEST TO ADD ADDITIONAL ITEMS TO AGENDA –

REQUEST FROM THE GENERAL PUBLIC –

COMMENDATION - Nate Gabriel, Auburndale High School Heavyweight State Champion Wrestler

**AGENDA**

1. **PUBLIC HEARING** – FUTURE LAND USE AND OFFICIAL ZONING MAP AMENDMENTS – YARDE PROPERTY
2. ORDINANCE #1730 AMENDING THE FUTURE LAND USE MAP – YARDE PROPERTY
3. ORDINANCE #1731 AMENDING THE OFFICIAL ZONING MAP – YARDE PROPERTY
4. **PUBLIC HEARING** – LAND DEVELOPMENT REGULATIONS TEXT AMENDMENT – DEFINITIONS
5. ORDINANCE #1732 AMENDING THE LAND DEVELOPMENT REGULATIONS TEXT – DEFINITIONS
6. ORDINANCE #1733 ANNEXING PROPERTY INTO CITY LIMITS – VICE PROPERTY
7. CONSIDER RANKINGS OF DESIGN-BUILD FIRMS FOR THE LAKE ARIANA PARK PROJECT

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**  
**March 20, 2023**

**AGENDA ITEM 1: PUBLIC HEARING** – FUTURE LAND USE AND ZONING MAP AMENDMENT – YARDE PROPERTY

**AGENDA ITEM 2:** ORDINANCE #1730 AMENDING THE FUTURE LAND USE MAP – YARDE PROPERTY

**AGENDA ITEM 3:** ORDINANCE #1731 AMENDING THE OFFICIAL ZONING MAP – YARDE PROPERTY

\_\_\_ INFORMATION ONLY

\_X\_ ACTION REQUESTED

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

**ATTACHMENTS:**

- . Notice of Public Hearing – 02/24/2023
- . Ordinance #1730 Amending the Future Land Use Map – Yarde Property
- . Ordinance #1731 Amending the Official Zoning Map – Yarde Property
- . Excerpt from Planning Commission Meeting – 03/07/2023

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

<b><i>Owner/Petitioner:</i></b>	Donishia and Derrick Yarde
<b><i>Location:</i></b>	Lawrence Lane and Berkley Road
<b><i>Current County Future Land Use:</i></b>	Residential Low-3 (RL-3)
<b><i>Proposed City Future Land Use:</i></b>	Low Density Residential
<b><i>Proposed City Zoning:</i></b>	Single Family Residential-1 (RS-1)
<b><i>Current use:</i></b>	Vacant (+/- 1.69 acres)

As a result of annexation, the City has received a request to amend the City of Auburndale's Future Land Use on +/- 1.69 acres from Polk County Future Land Use of Residential Low-3 (RL-3) to City of Auburndale Future Land Use of Low Density Residential and establish a Zoning classification of Single Family Residential-1 (RS-1).

The amendments are consistent with the existing residential development of the surrounding properties. The requested Future Land Use and Official Zoning Map Amendments 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 April 3, 2023.

**PLANNING COMMISSION RECOMMENDATION:** Approval of the proposed Future Land Use and Official Zoning Map Amendments (5-0, 03/07/2023).

**STAFF RECOMMENDATION:** Approval of the proposed Ordinances for the Yarde property.

**City Commission Meeting  
March 20, 2023**

**AGENDA ITEM 4: PUBLIC HEARING – LAND DEVELOPMENT REGULATIONS TEXT AMENDMENT – DEFINITIONS**

**AGENDA ITEM 5: ORDINANCE #1732 AMENDING THE LAND DEVELOPMENT REGULATIONS – DEFINITIONS**

\_\_\_ INFORMATION ONLY

\_X\_ ACTION REQUESTED

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**ISSUE:** The City Commission will consider and take public comment on a proposed text amendment to the Land Development Regulations, Chapter 04, Definitions.

**ATTACHMENTS:**

- . Notice of Public Hearing - 02/24/2023
- . Proposed Ordinance #1732 Amending the Land Development Regulations, Chapter 04, Definitions
- . Excerpt from Planning Commission Meeting – 03/07/2023

**ANALYSIS:** In working with developers on properties located within the Central Florida Innovation District, the Land Development Regulations (LDR's) are lacking descriptions for uses needed to assist in making development decisions. Chapter Four (04) of the LDR's provide terms and definitions to assist with simple interpretation and technical assistance for planning. Due to growth and new development, along with new uses since the LDR's were established, definitions are needed for different manufacturing types, mixed-use development, research and development, warehousing, and distribution centers. These commercial definitions will assist staff and the City in understanding uses and applying LDR criteria.

Definitions are recommended based on research conducted from Polk County Land Development Code, Lake Alfred Unified Land Development Code, Winter Haven Unified Land Development Code and the American Planning Association, A Planners Dictionary. All development criteria, specified within the LDR's or Comprehensive Plan, will still dictate permitted or prohibited uses and standards.

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 Ordinance will be being considered for second and final reading on April 3, 2023.

**PLANNING COMMISSION RECOMMENDATION:** Approval to amend Chapter 04, Definitions of the Land Development Regulations (4-0, 03/07/2023).

**STAFF RECOMMENDATION:** Approval of proposed Ordinance #1732 amending the Land Development Regulations, Chapter 04, Definitions.

**City Commission Meeting  
March 20, 2023**

**AGENDA ITEM 6: ORDINANCE #1733 ANNEXING PROPERTY INTO CITY LIMITS – VICE PROPERTY**

INFORMATION ONLY

ACTION REQUESTED

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

**ATTACHMENTS:**

Proposed Ordinance #1733 Annexing Properties into City Limits

**ANALYSIS:** The City has received a petition from the East Polk County Association of Realtors, on behalf of property owner Lamar Vice, to annex +/-5.83 acres of property into the City limits. The property consists of one parcel located at 1062 US Highway 92, west of the Polk County Parkway. The property is adjacent to City limits to the north and south. The annexation does not create an enclave. The proposed annexation is as a result of the owner's request for city utilities and proposed office redevelopment.

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. If approved on first reading, the proposed Ordinance will be presented for second and final reading on April 3, 2023.

**STAFF RECOMMENDATION:** Approve Ordinance #1733 annexing the Vice property into the City limits.

**City Commission Meeting  
March 20, 2023**

**AGENDA ITEM 7: CONSIDER RANKINGS OF DESIGN-BUILD FIRMS FOR THE LAKE ARIANA PARK PROJECT**

INFORMATION ONLY

ACTION REQUESTED

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**ISSUE:** The City Commission will consider the rankings of the design-build firms for the Lake Ariana Park project.

**ATTACHMENTS:**

Final Ranking Results Memo

**ANALYSIS:** On February 7, 2022, the City Commission endorsed the Conceptual Master Plan for the redevelopment of Lake Ariana Park. The conceptual plan includes the relocation of the Civic Center to the park, new boat dock, picnic pavilions, outdoor event space, playground, and parking to accommodate all uses. A Request for Qualifications (RFQ) was advertised on December 2, 2022 that the City would receive Statements of Qualifications from experienced design-build teams for professional design and construction services for Lake Ariana Park with a deadline of January 13, 2023. A Selection Committee made up of City Staff met to rank the proposals on January 31, 2023 at a publicly noticed meeting. Four proposals were received and the Selection Committee decided to ask the top three ranked firms to make presentations on February 28, 2023. Following the presentations, the results of the final rankings were announced and are as follows:

- 1. Springer Construction**
2. Collage Companies
3. Rodda Construction
4. Ajax

Approval of the rankings by the City Commission will authorize the City Manager to commence negotiations for design-build services with the top ranked firm, Springer Construction. State Statue and the RFQ provide that negotiations would continue with the second ranked firm, and then the third ranked firm, if the City cannot negotiate a satisfactory contract with that firm being engaged. A Design-Build Contract will be presented to the City Commission at a later date after successful negotiations.

**STAFF RECOMMENDATION:** Approval of the rankings of the design-build firm for the Lake Ariana Park project.