



City of Auburndale
AUBURNDALE, FLORIDA 33823

Office of the City Manager

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CITY COMMISSION MEETING
June 5, 2023 - 7:00 P.M.
COMMISSION ROOM/CITY HALL

CALL TO ORDER – Mayor Dorothea Taylor Bogert

INVOCATION – Pastor Michael Spivey, People’s Church

PLEDGE OF ALLEGIANCE – Mayor Dorothea Taylor Bogert

ROLL CALL – City Clerk Brandon Henry

APPROVE COMMISSION MINUTES – Regular Meeting – 05/15/2023

ANNOUNCEMENTS – City Manager and City Attorney

REQUEST TO ADD ADDITIONAL ITEMS TO AGENDA –

REQUEST FROM THE GENERAL PUBLIC –

AGENDA

1. PRESENTATION ON ADDRESSING FUTURE TRANSPORTATION NEEDS
2. **PUBLIC HEARING** – OFFICIAL ZONING MAP AMENDMENT – VARIOUS PROPERTIES (LAKES DISTRICT)
3. ORDINANCE #1745 AMENDING THE OFFICIAL ZONING MAP – VARIOUS PROPERTIES (LAKES DISTRICT)
4. CONSIDER DESIGN/BUILD CONTRACT WITH SPRINGER CONSTRUCTION – LAKE ARIANA PARK
5. APPOINT VOTING DELEGATE FOR FLC CONFERENCE ORLANDO, FLORIDA AUGUST 10-12, 2023

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 accommodation 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
June 5, 2023**

**AGENDA ITEM 1: PRESENTATION ON ADDRESSING FUTURE TRANSPORTATION NEEDS
– POLK COUNTY COMMISSIONER GEORGE LINDSEY**

INFORMATION ONLY

ACTION REQUESTED

ISSUE: Polk County Commissioner George Lindsey has requested to appear before the Auburndale City Commission to discuss addressing future transportation needs.

**City Commission Meeting
June 5, 2023**

AGENDA ITEM 2: PUBLIC HEARING – OFFICIAL ZONING MAP AMENDMENT – VARIOUS PROPERTIES (LAKES DISTRICT)

AGENDA ITEM 3: ORDINANCE #1745 AMENDING THE OFFICIAL ZONING MAP – VARIOUS PROPERTIES (LAKES DISTRICT)

___ INFORMATION ONLY

X ACTION REQUESTED

ISSUE: The City Commission will take public comment and consider establishing Zoning Classifications for various properties located in the Lakes District Master Planned Community.

ATTACHMENTS:

- . Notice of Public Hearing – 05/19/2023
- . Proposed Ordinance #1745 amending the Official Zoning Map – Various Properties (Lakes District)
- . Excerpt from Planning Commission Meeting – 05/30/2023

ANALYSIS: The City has initiated a request for a Zoning Map Amendment for various properties within the Lakes District Master Planned Community.

Various Properties

Petitioner: City of Auburndale
Location: Gapway Road, Lake Alfred Road, and Lake Mattie Road
Current Use: Vacant (+/-600.31 acres)
Proposed City Zoning: Residential Neighborhood (RN), Village Center (VC), Estate Residential (ER)

In January 2022, the City Commission adopted the Comprehensive Plan text amendment establishing a new Future Land Use category, Lakes District Mixed Use (LDMU), and designated the category on the subject properties. The Lakes District Mixed Use Future Land Use category provides opportunities for a mix of open space, pedestrian and bicycle connectivity, residential, and mixed-use village centers. The proposed Future Land Use of LDMU allows up to 6 dwelling units per acre.

On December 6, 2021, the City adopted an amendment to the City's Land Development Regulations (LDRs) Chapter 15, Special Overlay Districts, establishing new Zoning policies for this newly adopted Future Land Use category. The City initiated Zoning amendment is on a total of 28 properties in various locations totaling +/- 600.31 acres with the requested Zoning classifications of ***Residential Neighborhood (RN)*** (+/- 210.07 acres), ***Village Center (VC)*** (+/- 325.02 acres), and ***Estate Residential (ER)*** (+/- 65.22 acres) consistent with the Lakes District Vision and Strategies Map.

The requested Zoning classification of ***Residential Neighborhood (RN)*** allows low to medium density areas and are intended to be scaled to the needs of pedestrians, with local destinations, such as Centers, schools, and community parks, within walking distance. Retail, commercial, and business are not allowed in RN and this Zoning Classification shall have a density no greater than 6 units per acre. The ***Village Center (VC)*** is intended to be developed as important destinations for groups of Residential Neighborhoods, providing a variety of shops, services, restaurants, and civic facilities that

serve the needs of the surrounding neighborhoods. Village Centers have a base density of 6 dwelling units per acre which may be increased through the Transfer of Development Rights (TDR). The requested Zoning Classification of ***Estate Residential (ER)*** establishes a more rural development pattern which recognizes that unique environmental conditions may be appropriate and have a base density of 6 dwelling units per acre. Residential development is a gross density of 1 dwelling unit per 1 acre. The most environmentally sensitive areas (i.e., wetlands, tree stands, clusters of high-quality shrubs and undergrowth) shall be preserved with residential clusters, roadways, trails, and developed open space elements knitted around these areas. Each Zoning Classification is subject to specific architectural standards as outlined in Chapter 15, Special Overlay Districts.

The requested Zoning Map amendments are consistent with the City of Auburndale's Comprehensive Plan, the City's Land Development Regulations, and the Lakes District Vision and Strategies.

PLANNING COMMISSION RECOMMENDATION: Approval of the proposed Zoning classifications of Residential Neighborhood (RN), Estate Residential (ER), and Village Center (VC) – (6-0, 1 abstention, 05/30/2023).

STAFF RECOMMENDATION: Approval of proposed Ordinance #1745 amending the Official Zoning Map for various properties located in The Lakes District Master Planned Community.

City Commission Meeting
June 5, 2023

AGENDA ITEM 4: **CONSIDER DESIGN-BUILD CONTRACT WITH SPRINGER CONSTRUCTION FOR LAKE ARIANA PARK PROJECT**

 INFORMATION ONLY

 X ACTION REQUESTED

ISSUE: The City Commission will consider the Design-Build Contract with Springer Construction for the Lake Ariana Park project.

ATTACHMENTS:

- . Design-Build Contract between City of Auburndale and Springer Construction

ANALYSIS: In February 2022, the City Commission endorsed the Conceptual Master Plan for the redevelopment of Lake Ariana Park. The scope of the project includes the construction of a new Civic Center building, new boat dock, picnic pavilions, outdoor event space, playground, and parking to accommodate all uses. On December 2, 2022, a Request for Qualifications was advertised for Design-Build firms to submit proposals for professional design and construction services. On March 20, 2023, the City Commission approved the rankings of Design-Build firms for the redevelopment of Lake Ariana Park and authorized the City Manager to commence negotiations with the top-ranked firm of Springer Construction.

The Design-Build Contract (Contract) with Springer Construction addresses a phased approach to the project – a “Design Phase” wherein the Design-Build team will perform all engineering and architectural services to produce all design documents, and a “Construction Phase” wherein Springer will perform all construction services to construct and deliver the Lake Ariana Park Project. The Contract contains a guaranteed not-to-exceed price, or Guaranteed Maximum Price (GMP), which includes all Design Phase fees. Springer’s Design Phase proposal is included in the Contract and lists a fee of \$1,333,816, and a timeframe of 9 months to complete all design work. The initial Guaranteed Maximum Price is currently allocated at \$16.8 million, and the Contract provides for the City and Springer to agree upon and establish the final GMP, following 90% completion of design and engineering work. A Guaranteed Maximum Price Amendment will be presented to the City Commission for approval before Springer can proceed to the Construction Phase. If a GMP cannot be agreed upon, the Design Phase will be completed, paid for, and the Contract will terminate.

Funding for design and engineering is budgeted in FY 2022-2023 and FY 2023-2024. The Community Redevelopment Agency has budgeted \$3.5 million towards the design and construction of the Civic Center relocation. The City has budgeted \$1 million in reserve funding in FY 2023-2024 for the Lake Ariana Park project. Further funding is anticipated coming from debt financing after the final GMP is determined and amended.

STAFF RECOMMENDATION: Approval of the Design-Build Contract with Springer Construction, including the design phase fees of \$1,333,816 and the initial Guaranteed Maximum Price of \$16.8 million.

**City Commission Meeting
June 5, 2023**

**AGENDA ITEM 5: APPOINT VOTING DELEGATE FOR AUGUST 10-12, 2023
FLORIDA LEAGUE OF CITIES CONFERENCE – ORLANDO, FLORIDA**

INFORMATION ONLY

ACTION REQUESTED

ISSUE: The City Commission is requested to select a voting delegate for the Florida League of Cities (FLC) Convention in August.

ATTACHMENTS:

- . Florida League of Cities, Inc. Memorandum – May 2023
- . Florida League of Cities Delegate Voting Form and Important Dates

ANALYSIS: The Florida League of Cities 97th Annual Conference will be held August 10-12, 2023, at the Hilton Orlando Bonnet Creek, Orlando, Florida. The FLC By-Laws require that each Member City select one of their elected officials to cast their votes at the annual business session.

Mayor Dorothea Taylor Bogert has agreed to serve if this is the pleasure of the City Commission.

STAFF RECOMMENDATION: Approve a Voting Delegate to the August FLC Conference.