

Office of the City Manager

City of Auburndale
AUBURNDALE, FLORIDA 33823

P.O. Box 186
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CITY COMMISSION MEETING
April 16, 2018 – 7:00 P.M.
COMMISSION ROOM/CITY HALL

CALL TO ORDER – Mayor Tim Pospichal

INVOCATION – Pastor Jeffrey Bradley, Winning Souls for the Kingdom Church

PLEDGE OF ALLEGIANCE – Mayor Tim Pospichal

ROLL CALL – City Clerk Shirley Lowrance

APPROVE COMMISSION MINUTES – Regular Meeting – 04/02/2018

ANNOUNCEMENTS – City Manager and City Attorney

REQUEST TO ADD ADDITIONAL ITEMS TO AGENDA –

REQUEST FROM THE GENERAL PUBLIC –

PROCLAMATION – “Parental Alienation Awareness Day” – April 25, 2018

AGENDA

1. PRESENTATION BY THE CITRUS CONNECTION
2. **PUBLIC HEARING** – ZONING MAP AMENDMENT - LOMBARDI PROPERTY
3. ORDINANCE #1556 AMENDING OFFICIAL ZONING MAP – LOMBARDI PROPERTY
4. **PUBLIC HEARING** – ZONING MAP AMENDMENT - BINION PROPERTY
5. ORDINANCE #1557 AMENDING OFFICIAL ZONING MAP – BINION PROPERTY
6. ORDINANCE #1558 AMENDING POLICE OFFICERS PENSION TRUST FUND PLAN
7. ORDINANCE #1559 AMENDING FIREFIGHTERS PENSION TRUST FUND PLAN
8. APPROVE PURCHASE OF VACANT LOT ON CLEVELAND STREET – CDBG FUNDING

Community Redevelopment Agency (CRA) 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
April 16, 2018**

AGENDA ITEM 1: PRESENTATION BY THE CITRUS CONNECTION

 X INFORMATION ONLY

 ACTION REQUESTED

ISSUE: Tom Phillips, Executive Director and Erin Killebrew, Director of External Affairs with the Citrus Connection are scheduled to appear before the City Commission to give an update on Citrus Connection activities.

ATTACHMENTS:

. None

**City Commission Meeting
April 16, 2018**

AGENDA ITEM 2: PUBLIC HEARING – ZONING MAP AMENDMENT - LOMBARDI PROPERTY

AGENDA ITEM 3: ORDINANCE #1556 AMENDING OFFICIAL ZONING MAP – LOMBARDI

 INFORMATION ONLY

 X ACTION REQUESTED

ISSUE: The City Commission will consider and take public comment on a proposed Zoning Map Amendment.

ATTACHMENTS:

- . Notice of Public Hearing – 03/23/18
- . Ordinance #1556 Amending Official Zoning Map - Lombardi

ANALYSIS: The City has received a request for a Zoning Map amendment to rezone the following property:

Owner:	Lombardi Family LLLP
Petitioner:	JSK Consulting
Location:	frontage on Bolender Rd. & Keystone Rd.
Current Future Land Use:	Low Density Residential
Current Zoning Classifications:	No Zoning
Proposed Zoning Classification:	Single Family Residential-2 (RS-2)
Current use:	Vacant (10.31 +/- acres)

The City has received a request from JSK Consulting on behalf of Lombardi Family, LLLP for a Zoning Map amendment to rezone 10.31 +/- acres of property with frontage on Bolender Road and Keystone Road, east of Burlington Ct. and Ariana Woods Circle. The property was annexed in 2006 and given a City of Auburndale Future Land Use of Low Density Residential. Zoning was never established. The requested zoning district of Single Family Residential-2 (RS-2) allows 70 feet wide lots with a minimum of 9,500 sq. ft. and is compatible with the existing underlying land use of Low Density Residential. The applicant is seeking to develop a single family subdivision on the property. The requested zoning classification of Single Family Residential-2 (RS-2) is compatible to the existing zoning classifications surrounding the property. The zoning classification to the west, northwest, and southwest of the site is Single Family Residential-1 (RS-1), east of the site is zoned Open Use Agricultural (OUA), and to the southeast across Keystone Road is an approved but undeveloped Planned Development subdivision approved for 203 units on +/-65 acres.

The requested Zoning Map amendment and its allowable uses are consistent with the City of Auburndale's Comprehensive Plan, the Future Land Use of Low Density Residential, Land Development Regulations and adjacent County land uses.

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 May 7, 2018.

PLANNING COMMISSION RECOMMENDATION: Approval of the Map Amendment – 04/03/2018.

STAFF RECOMMENDATION: Approval of the Ordinance.

City Commission Meeting
April 16, 2018

AGENDA ITEM 4: PUBLIC HEARING – ZONING MAP AMENDMENT - BINION PROPERTY

AGENDA ITEM 5: ORDINANCE #1557 AMENDING OFFICIAL ZONING MAP – BINION PROPERTY

___ INFORMATION ONLY

X ACTION REQUESTED

ISSUE: The City Commission will consider and take public comment on a proposed Zoning Map Amendment.

ATTACHMENTS:

- . Notice of Public Hearing – 03/23/2018
- . Ordinance #1557 Amending Official Zoning Map – Binion Property

ANALYSIS: The City has received a request for a Zoning Map amendment to rezone the following property:

Owner/Petitioner:	Eric Binion
Location:	305 Oak St. (0.17 +/- acres)
Current Future Land Use:	Low Density Residential
Current Zoning Classifications:	Residential Institutional, Office (RIO)
Proposed Zoning Classification:	Single Family Residential-3 (RS-3)
Current Use:	vacant

The City has received a request from Eric Binion to rezone property at 305 Oak Street from Residential, Institutional and Office (RIO) to Single Family Residential 3 (RS-3). The request would accommodate the construction of a single family residence on the property. The current zoning of RIO would prevent the construction of a house on the lot because of the side setback of 20 feet and the platted lot width of 51 feet (leaving a building pad of only 31 feet). Mr. Binion just completed construction of a new residence on an adjacent lot at 307 Oak Street which is zoned RS-3 and is also a platted 51 foot lot. The RS-3 zoning would accommodate 7-foot side setbacks (total side setback of 14 feet) and is consistent with the remainder of the neighborhood to the south. The requested zoning classification of Single Family Residential-3 (RS-3) is compatible to the existing zoning classifications adjacent to the south, east, and west of the site. The requested Zoning Map amendment is consistent with the City of Auburndale's Comprehensive Plan, the Future Land Use of Low Density Residential and Land Development Regulations.

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 May 7, 2018.

PLANNING COMMISSION RECOMMENDATION: Approval of the Map Amendment – 04-03-18.

STAFF RECOMMENDATION: Approval of the Ordinance.

City Commission Meeting
April 16, 2018

AGENDA ITEM 6: ORDINANCE #1558 AMENDING POLICE OFFICERS PENSION TRUST PLAN

INFORMATION ONLY

ACTION REQUESTED

ISSUE: The City Commission will consider an Ordinance amending the Police Officers' Pension Plan.

ATTACHMENTS:

- . Ordinance #1558 Amending Police Officers' Pension Trust Fund Plan
- . Letter from Actuarial Letter from Foster & Foster – April 3, 2018

ANALYSIS: The proposed Ordinance allows the Police Officers' Pension Trust Board to broaden their investment opportunities in line with state statute in order to achieve better return results for the Plan portfolios. This is permissible under the statutory requirements, however, the Plan never adopted the language.

The Actuaries for the Plan have issued a "no cost" letter as to the adoption of the proposed change.

The proposed Ordinance was prepared by Board Attorney Christiansen & Dehner, P.A. and reviewed by the City Clerk, City Manager and City Attorney. If approved on first reading, the proposed Ordinance will be presented for second and final reading on May 7, 2018.

POLICE PENSION BOARD RECOMMENDATION: Approval of the Ordinance – 03/20/2018

STAFF RECOMMENDATION: Approval of the Ordinance amending the Police Officer's Pension Plan.

City Commission Meeting
April 16, 2018

AGENDA ITEM 7: ORDINANCE #1559 AMENDING FIREFIGHTERS PENSION TRUST PLAN

 INFORMATION ONLY

 X ACTION REQUESTED

ISSUE: The City Commission will consider an Ordinance amending the Firefighters' Pension Plan.

ATTACHMENTS:

- . Ordinance #1559 Amending Firefighters' Pension Trust Fund Plan
- . Letter from Actuarial Letter from Foster & Foster – March 29, 2018

ANALYSIS: The proposed Ordinance allows the Firefighters' Pension Trust Board to broaden their investment opportunities in line with state statute in order to achieve better return results for the Plan portfolios. This is permissible under the statutory requirements, however, the Plan never adopted the language.

The Actuaries for the Plan have issued a "no cost" letter as to the adoption of the proposed change.

The proposed Ordinance was prepared by Board Attorney Christiansen & Dehner, P.A. and reviewed by the City Clerk, City Manager and City Attorney. If approved on first reading, the proposed Ordinance will be presented for second and final reading on May 7, 2018.

FIREFIGHTERS PENSION BOARD RECOMMENDATION: Approval of the Ordinance -02/13/2018

STAFF RECOMMENDATION: Approval of the Ordinance amending the Firefighter's Pension Plan.

City Commission Meeting
April 16, 2018

AGENDA ITEM 8: APPROVE PURCHASE OF VACANT LOT CLEVELAND STREET – CDBG FUNDING

 INFORMATION ONLY

 X ACTION REQUESTED

ISSUE: The City Commission will consider the purchase of a vacant lot utilizing Community Development Block Grant funding and conveyance of the lots to Habitat for Humanity of East Polk County, Inc.

ATTACHMENTS:

- . Contract for Sale and Purchase 315 Cleveland Street (0 Cleveland Street)
- . Appraisal for Preston Street Properties

ANALYSIS: The City Commission in April 2017 gave approval to spend Community Development Block Grant (CDBG) funds for property acquisition of vacant lots with the CDBG Target Area for donation to Habitat for Humanity. This would allow the parcels to be utilized for Habitat’s affordable housing program. The FY 2017-2018 CDBG allocation totaled \$80,322.

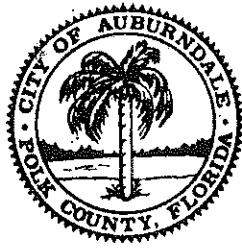
The City Commission on April 6, 2018 gave approval to purchasing two adjacent buildable lots at 324 and 326 Preston Street that have been vacant for some time. Appraisals on the two separate lots, both 52’ x 208’ suggested the market value of the property at \$20,000 per lot.

City Staff has identified a buildable lot at 315 Cleveland Street that has also been vacant for some time. The owner Westine Harris was contacted and is willing to sell. Corneal Appraisal Services, Auburndale provided the CDBG required appraisal suggesting the market value of the 57’ x 208’ lot at \$21,000.

A Contract for Sale and Purchase of the two lots was prepared by the City Attorney and executed by both parties (City Manager signed subject to City Commission approval). Title insurance has also been ordered on the lot.

Habitat for Humanity has reviewed the locations and is receptive to the conveyance of the property from the City.

STAFF RECOMMENDATION: (1) Approve the purchase of the vacant lot at 315 Cleveland Street for \$21,000 utilizing CDBG funds. (2) Authorize the conveyance of the subject parcel to Habitat for Humanity of East Polk County.



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COMMUNITY REDEVELOPMENT AGENCY MEETING
April 16, 2018 – 7:30 PM
COMMISSION ROOM/CITY HALL

CALL TO ORDER – Cindy Price, Chair

ROLL CALL – Shirley Lowrance, City Clerk

APPROVE CRA MINUTES – Regular Meeting – 2/22/2018

ANNOUNCEMENTS – Jeff Tillman, Assistant City Manager

REQUEST TO ADD ADDITIONAL ITEMS TO AGENDA –

REQUEST FROM THE GENERAL PUBLIC –

AGENDA

1. PRESENTATION OF PROPOSED BUDGETS FOR FY 18/19 AND FY 19/20
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
April 16, 2018

AGENDA ITEM 1: PRESENTATION OF PROPOSED BUDGETS FOR FY 18/19 AND FY 19/20

 X INFORMATION ONLY

 ACTION REQUESTED

ISSUE: The Community Redevelopment Agency (CRA) Board will be presented the proposed FY 18/19 & FY 19/20 CRA Budgets.

ATTACHMENTS:

Proposed FY 18/19 & FY 19/20 CRA Budgets

ANALYSIS: The proposed FY 18/19 and FY 19/20 Budgets being presented at this time reflect the previously approved CIP projects in the first two years of the five-year CIP.

In addition to general operational expenses, the proposed FY 18/19 Budget provides CRA funding for the following CIP projects:

- \$100,000 to continue the CRA Incentive Program
- \$920,000 for street resurfacing

In addition to general operational expenses, the proposed FY 19/20 Budget provides CRA funding for the following CIP approved projects:

- \$100,000 to continue the CRA Incentive Program
- \$920,000 reserved for street resurfacing

The proposed FY 18/19 and FY 19/20 CRA Budgets for expenses and revenues are balanced.

In accordance with the CRA calendar, the proposed CRA Budgets will be presented for approval by the CRA Board at the May 21, 2018 meeting.

**Community Redevelopment Agency Meeting
April 16, 2018**

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, Shirley Lowrance.