



*City of Auburndale*

AUBURNDALE, FLORIDA 33823

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**CITY COMMISSION MEETING**  
**October 15, 2018 – 7:00 P.M.**  
**COMMISSION ROOM/CITY HALL**

CALL TO ORDER – Mayor Tim Pospichal

INVOCATION – Pastor W. Fred Leonard, Mt. Zion Missionary Baptist Church

PLEDGE OF ALLEGIANCE – Mayor Tim Pospichal

ROLL CALL – City Clerk Shirley Lowrance

APPROVE COMMISSION MINUTES – Regular Meeting – 10/01/2018

ANNOUNCEMENTS – City Manager and City Attorney

REQUEST TO ADD ADDITIONAL ITEMS TO AGENDA –

REQUEST FROM THE GENERAL PUBLIC –

PROCLAMATIONS – National Breast Cancer Awareness Month – October  
Florida City Government Week – October 22-28, 2018  
Red Ribbon Week – October 23-31, 2018

**AGENDA**

1. **TRANSMITTAL PUBLIC HEARING** - LAND USE MAP AMENDMENT – JULIANA VILLAGE
2. RESOLUTION #2018-09 TRANSMITTING MAP AMENDMENT TO STATE – JULIANA VILLAGE
3. **TRANSMITTAL PUBLIC HEARING** - LAND USE MAP AMENDMENT – BERKLEY RANCH PHASE 2
4. RESOLUTION #2018-10 TRANSMITTING MAP AMENDMENT TO STATE - BERKLEY RANCH PHASE 2
5. QUIT CLAIM VACANT PROPERTY TO MT ZION MISSIONARY BAPTIST CHURCH – PRESTON ST
6. ORDINANCE #1575 ANNEXING PROPERTY INTO CITY LIMITS – LEIS PROPERTY
7. APPROVE PURCHASE OF GARBAGE TRUCK & BRUSH TRUCK UTILIZING STATE COMPETITIVE BID

**City Commission Meeting  
October 15, 2018**

**AGENDA ITEM 1: TRANSMITTAL PUBLIC HEARING – FUTURE LAND USE MAP AMENDMENT**

**AGENDA ITEM 2: RESOLUTION #18-09 AMENDING FUTURE LAND USE MAP – JULIANA VILLAGE**

     INFORMATION ONLY

  X   ACTION REQUESTED

**ISSUE:** The City Commission will consider and take public comment on a proposed Large-Scale Future Land Use Map Amendment before transmitting to the State for a compliance review.

**ATTACHMENTS:**

- . Notice of Public Hearing – 9/22/18
- . Resolution #2018-09 Transmitting Map Amendment to State and Location Map
- . Excerpt from Planning Commission Meeting – 10-2-18

**ANALYSIS:** The City has received a request for a Large-Scale Future Land Use Map Amendment for the following property:

**JULIANA VILLAGE SUBDIVISION**

<b>Owner/Petitioner:</b>	Walker Grove Land Partners, LLC
<b>Location:</b>	SR559 and Cone Road
<b>Current Use:</b>	Residential (90.24 acres)
<b>Current Polk County Future Land Use:</b>	Residential Low - 1X and Preservation- X
<b>Proposed City Future Land Use:</b>	Low Density Residential–GS Conservation/Wetlands-GS

In June 2017, the Polk County Board of County Commissioners approved a 170-lot single family residential subdivision on 90.24+/- acres located within the boundaries of the Green Swamp Area of Critical State Concern. In July 2018, Phase 1 of the Juliana Village Subdivision was approved by Polk County. The Phase 1 infrastructure has been constructed and Phase 1 was platted by the County. Phases 2 and 3 will be platted by the City at a later date.

As a result of the annexation of the development into the Auburndale City limits in August 2018, the subdivision is required to go through the City's Comprehensive Plan Large Scale Future Land Use and Zoning Map amendment process and then forwarded to the Florida Department of Economic Opportunity (DEO) for compliance review.

The proposed City Future Land Uses of **Low Density Residential-GS** and **Conservation/Wetlands-GS** are consistent with the Polk County Future Land Uses of *Residential Low -1X* and *Preservation-X*, which are currently applied to the property. The proposed Land Use is also consistent with surrounding development, the City's Land Development Regulations, Comprehensive Plan, and the Joint Planning Agreement with Polk County.

Upon receipt of the State Review, the City Commission will hold an additional Public Hearing on the adoption of the Land Use designation and proposed Zoning designation.

**PLANNING COMMISSION RECOMMENDATION:** Approval of the Land Use (5-0) - 10/02/2018

**STAFF RECOMMENDATION:** Approval of the Resolution.

**City Commission Meeting  
October 15, 2018**

**AGENDA ITEM 3: TRANSMITTAL PUBLIC HEARING – FUTURE LAND USE MAP AMENDMENT**

**AGENDA ITEM 4: RESOLUTION #18-10 AMENDING FUTURE LAND USE MAP – BERKLEY RANCH**

     INFORMATION ONLY

  X   ACTION REQUESTED

**ISSUE:** The City Commission will consider and take public comment on a proposed Large-Scale Future Land Use Map Amendment before transmitting to the State for a compliance review.

**ATTACHMENTS:**

- . Notice of Public Hearing – 9/22/18
- . Resolution #2018-10 Transmitting Map Amendment to State and Location Map
- . Excerpt from Planning Commission Meeting - 10-2-18

**ANALYSIS:** The City has received a request for a Large-Scale Future Land Use Map Amendment for the following property:

**Berkley Ranch Investors Property**

**Owner/Petitioner:**

Berkley Ranch Investors, LLC on behalf of  
Andrew Hanzlik and Margaret Osemlak Hanzlik

**Location:**

Berkley Road and Pearce Road

**Current Use:**

Vacant (19.52 acres)

**Current Polk County Future Land Use:**

Residential Low-4X; Preservation-X

**Proposed City Future Land Use:**

Low Density Residential

Phase I of the Berkley Ranch Subdivision was approved by the City Commission in September 2018 with a Future Land Use designation of ***Low Density Residential***. The investors of the subdivision have under contract an adjacent 19.52 acres owned by Andrew and Margaret Hanzlik which is now being considered as Phase II of the Berkley Ranch Subdivision. The property is currently vacant and is proposed for a 60-lot single family residential subdivision.

As a result of the annexation of the adjacent property into the Auburndale City limits in September 2018, the property is required to go through the City's Comprehensive Plan Large-Scale Future Land Use and Zoning Map amendment process and then forwarded to the Florida Department of Economic Opportunity (DEO) for compliance review.

The proposed City Future Land Use of ***Low Density Residential*** is consistent with the Polk County Future Land Uses of *Residential Low - 4X* and *Preservation-X*, which are currently applied to the property. The proposed Land Use is also consistent with surrounding development including Phase I of the subdivision, the City's Land Development Regulations, Comprehensive Plan, and the Joint Planning Agreement with Polk County.

Upon receipt of the State Review, the City Commission will hold an additional Public Hearing on the adoption of the Land Use designation and proposed Zoning designation.

**PLANNING COMMISSION RECOMMENDATION:** Approval of the Land Use (6-0) - 10/02/2018

**STAFF RECOMMENDATION:** Approval of the Resolution.

**City Commission Meeting  
October 15, 2018**

**AGENDA ITEM 5: QUIT CLAIM VACANT PROPERTY - MT ZION MISSIONARY BAPTIST CHURCH**

       INFORMATION ONLY

  X   ACTION REQUESTED

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**ISSUE:** The City Commission will consider a Quit Claim Deed of vacated City property to the Mt. Zion Missionary Baptist Church on Preston Street.

**ATTACHMENTS:**

- . Letter of Request from Mt. Zion Missionary Baptist Church Pastor Leonard – May 14, 2018
- . Quit Claim Deed and Description Sketch

**ANALYSIS:** The City has received a request from W.F. Leonard, Pastor of the Mt. Zion Missionary Baptist Church to give consideration of vacating a small tract of City owned property adjacent to the church, and deeding the property to the church.

In addressing this request, the City needed to define and plat the right-of-way for Cleveland Street between the Community Center/Gym and Leta Street. Robert A. Stevens and Associates, Inc. provided the necessary surveying and legal description for the Plat. The Plat was recorded on October 5, 2018.

The established right-of-way left a small triangle shaped vacant lot between Cleveland Street and the church. The City has no current, or future need of the small parcel as all utilities, drainage, and proposed sidewalk improvements can be accommodated in the available right-of-way.

The City Attorney provided the legal review and Quit Claim Deed.

**STAFF RECOMMENDATION:** Approval of the Quit Claim Deed to Mt. Zion Missionary Baptist Church.

**City Commission Meeting  
October 15, 2018**

**AGENDA ITEM 6: ORDINANCE #1575 ANNEXING PROPERTY INTO CITY LIMITS –  
LEIS PROPERTY**

     INFORMATION ONLY

  X   ACTION REQUESTED

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

**ATTACHMENTS:**

- . Petition to Annex property into City Limits
- . Proposed Ordinance #1575 Annexing Property into City Limits

**ANALYSIS:** The City has received a petition from the Ranell B. Leis Trust requesting to annex +/- 0.45 acres of property into the City limits. The property is located at 1360 US Highway 92 W., at the intersection of West Bridgers Avenue and US Highway 92 West.

The property is contiguous with existing City limits and does not create an enclave. The property contains a single building that currently accommodates a bakery and formally a gas/convenience store.



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 November 5, 2018.

**STAFF RECOMMENDATION:** Approve the Ordinance annexing the Ranell B. Leis Trust property into the City limits.

**City Commission Meeting  
October 15, 2018**

**AGENDA ITEM 7: APPROVE PURCHASE OF GARBAGE TRUCK & TRASH TRUCK UTILIZING STATE COMPETITIVE BIDDING**

     INFORMATION ONLY

  X   ACTION REQUESTED

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**ISSUE:** The City Commission will consider bids for a rear-load garbage truck and a trash "claw" truck for use in the Public Works Department Sanitation Division.

**ATTACHMENTS:**

Proposals Received (3)

**ANALYSIS:**

**Garbage Truck (Budgeted \$185,000)** The City currently utilizes two rear-load garbage trucks to collect curbside bagged yard waste and small brush piles on Wednesday routes. This purchase will allow the oldest in the fleet, originally purchased in 2005, with 113,842 miles to be pulled out of service. This purchase is budgeted in the FY 2018-2019 Budget and was included in the Five-year Capital Improvement Plan. The City received the following quote:

Lou Bachrodt - Freightliner, Pompano Beach                      \$187,626.00 (Florida Sheriff's Association Bid)

**Trash Truck (Budgeted \$160,000)**

The City currently utilizes three trash "claw" trucks to collect curbside brush and junk piles on daily routes. Purchase of this truck will allow the oldest in the fleet, originally purchased in 2007, with 147,080 miles to be used as a reserve vehicle. This purchase is budgeted in the FY 2018-2019 Budget and was included in the Five-year Capital Improvement Plan. The City received the following quotes:

Lou Bachrodt - Freightliner, Pompano Beach                      \$139,910.00 (Florida Sheriff's Association Bid)  
Petersen Industries Lightning Loader, Lake Wales              \$148,337.00

Per the City's Purchasing Guidelines, the purchases can be made utilizing another agency's competitive bid process. Both, the garbage truck and trash truck are offered through the Florida Sheriff's Association contract bidding process from Lou Bachrodt Freightliner, Pompano Beach. Where available, quotes were requested from other local dealers that were higher than the State Bid pricing.

The specifications for both, garbage truck and trash truck are uniform to our current fleet allowing for streamline operation and maintenance. The bids were reviewed by the Public Works Director and City Manager.

**STAFF RECOMMENDATION:** Award the bids to Lou Bachrodt – Freightliner, utilizing the Florida Sheriff's Association Bid.