



City of Auburndale
AUBURNDALE, FLORIDA 33823

Office of the City Manager

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CITY COMMISSION MEETING
November 19, 2018 – 7:00 P.M.
COMMISSION ROOM/CITY HALL

CALL TO ORDER – Mayor Tim Pospichal

INVOCATION – Pastor Ed Norris, Connect Community Church

PLEDGE OF ALLEGIANCE – Mayor Tim Pospichal

ROLL CALL – Assistant City Manager Jeff Tillman

APPROVE COMMISSION MINUTES – Regular Meeting – 11/05/2018

ANNOUNCEMENTS – City Manager and City Attorney

REQUEST TO ADD ADDITIONAL ITEMS TO AGENDA –

REQUEST FROM THE GENERAL PUBLIC –

AGENDA

1. PRESENTATION ON PROPOSED PACE ROAD DISTRIBUTION CENTER
2. **PUBLIC HEARING** – FUTURE LAND USE AND ZONING MAP AMENDMENTS
3. ORDINANCE #1576 AMENDING FUTURE LAND USE MAP– LEIS PROPERTY/BRIDGERS AVENUE
4. ORDINANCE #1577 AMENDING OFFICIAL ZONING MAP – LEIS PROPERTY/BRIDGERS AVENUE
5. PRELIMINARY PLAT APPROVAL – MAGNOLIA ESTATES/BOLENDER ROAD
6. TEMPORARY STREET CLOSING REQUESTS – CHRISTMAS EVENTS
7. ORDINANCE #1578 AMENDING FISCAL YEAR 2017-2018 ANNUAL BUDGET

Community Redevelopment Agency (CRA) Meeting to follow City Commission Meeting

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.

**City Commission Meeting
November 19, 2018**

AGENDA ITEM 1: PRESENTATION ON PROPOSED PACE ROAD DISTRIBUTION CENTER

 INFORMATION ONLY

 X ACTION REQUESTED

ISSUE: The City Commission will hear a presentation regarding a proposed distribution center being planned on Pace Road.

ATTACHMENTS:

Conditional Use Site Plan showing Polk County Land Use Designations

ANALYSIS: The Polk County Office of Planning and Development has received a petition from Attorney Tim Campbell, Authorized Agent for the property owners, and Paul Seefried, Developer, to construct a distribution center on Pace Road in unincorporated Polk County. The property is located on the south side of Pace Road between the TECO-Auburndale Trail (Auburndale City Limits) and the Polk Parkway (Lakeland City Limits). The proposed site consists of two Polk County Future Land Uses ***Business Park Center (BPC-1X) and Interchange Activity Center (IACX)***.

The applicant has initiated a request for a logistics business park, resulting in a 178,200 sq. ft. building, a 368,400 sq. ft. building and an 861,840 sq. ft. building, totaling 1.4 million sq. ft. of distribution centers on 104.9 +/- acres. Warehouse and/or distribution facilities are allowed as a "conditional use" in both County Land Use designations. Public Hearings by the Planning Commission and Board of County Commissioners are required due to the size of the proposed warehouse buildings exceeding 250,000 sq. ft.

The County's ***Business Park Center*** (BPC) designation is intended for a mixture of uses including professional office, limited amount of light industrial, distribution, research and development, light assembly, commercial and retail, and multi-family uses.

The County's ***Interchange Activity Center*** (IAC) designation was created to provide a special category of activity center to address the unique opportunities associated with land development at the Pace Road and Polk Parkway Interchange. The following excerpts are from the County's Comprehensive Plan:

(Policy 2.131-A4e) The Pace Road and Polk Parkway Interchange "is a gateway into Polk County, Lakeland, Auburndale, and Polk City."

(Policy 2.131-A4:e.2) The IAC designation is intended to define a coordinated development area which, due to proximity to and/or direct access to the Polk Parkway and impact on surrounding uses, can achieve a high intensity of development activity. These unique development standards were designed to cater to regional business and tourist travelers, employees and students at the USF (now Florida Polytechnic) campus, and includes lodging and eating establishments. However, the IAC may also be oriented toward a single tourist or other retail destination, an office or office park or employment center, high density residential, or some other activity appropriate to an interchange location.

(Policy 2.131-A4: 4) Special development criteria is provided for in the County's Comprehensive Plan including consistent architectural designs, visibility of certain uses from any abutting rights-of-way, and pedestrian accommodations.

(Section 401.01F3) In order to develop the Interchange Activity Center in accordance with the intent outlined in the Polk County Comprehensive Plan, the County's Land Development Code – Chapter 4 stipulates, "Conditional Use approval shall not be approved without first considering the concerns of the nearby jurisdictions of Lakeland, Polk City and Auburndale."

The Joint Planning Agreement (JPA) between the City and Polk County also encourages coordinated planning activities between the two governments. The JPA identifies this area as a mixed-use district and "gateway" to the City, and to Florida Polytechnic University.

The City Commission on October 15, 2018 requested staff to invite the developer to appear before the Commission to present their proposed development plans. Attorney Tim Campbell, Authorized Agent for the property owners, and Paul Seefried, Developer are scheduled to attend.

Following the presentation, the City Commission will have time to ask questions, seek public comment and make a recommendation to the County addressing any concerns.

**City Commission Meeting
November 19, 2018**

AGENDA ITEM 2: PUBLIC HEARING – LAND USE AND ZONING MAP AMENDMENTS

AGENDA ITEM 3: ORDINANCE #1576 AMENDING FUTURE LAND USE MAP – LEIS PROPERTY

AGENDA ITEM 4: ORDINANCE #1577 AMENDING OFFICIAL ZONING MAP - LEIS PROPERTY

 INFORMATION ONLY

 X ACTION REQUESTED

ISSUE: The City Commission will consider and take public comment on amendments to the Future Land Use Map and Official Zoning Map.

ATTACHMENTS:

- . Notice of Public Hearing and Location Map – 10/26/2018
- . Excerpt from Planning Commission Meeting – 11/06/2018
- . Ordinance #1576 Amending the Future Land Use Map – Leis Property
- . Ordinance #1577 Amending the Official Zoning Map – Leis Property

ANALYSIS: As a result of recent annexation, the City has received a request for a Future Land Use Map Amendment and Zoning Map Amendment on the following property:

<i>Owner/Petitioner:</i>	Ranell B. Leis Trust
<i>Location:</i>	Hwy 92 and Bridgers Ave.
<i>Current Future Land Use:</i>	Linear Commercial Corridor (LCC)
<i>Proposed Future Land Use:</i>	Commercial Corridor (CC)
<i>Proposed Zoning Classification:</i>	Commercial Highway (CH)
<i>Current use:</i>	Bakery/Former Gas Station (0.45+/- acres)

The City has received a request from the Ranell B. Leis Trust to amend the Future Land Use Map from Polk County *Linear Commercial Corridor (LCC)* to the City of Auburndale classification of ***Commercial Corridor (CC)***. The proposed Future Land Use would accommodate the City of Auburndale zoning classification of ***Commercial Highway (CH)***.

The requested land use and zoning amendments would allow for a proposed locally owned drive-thru restaurant. The amendments are consistent with surrounding City and County commercial land uses and are consistent with the City's Comprehensive Plan and Land Development Regulations.

PLANNING COMMISSION RECOMMENDATION: Approval of the Amendments (5-0) – 11/06/18

STAFF RECOMMENDATION: Approval of the Future Land Use and Zoning Map Amendments.

**City Commission Meeting
November 19, 2018**

AGENDA ITEM 5: PRELIMINARY PLAT APPROVAL – MAGNOLIA ESTATES/BOLENDER ROAD

 INFORMATION ONLY

 X ACTION REQUESTED

ISSUE: The City Commission will consider a preliminary plat for the Magnolia Estates subdivision.

ATTACHMENTS:

- . Preliminary Plat
- . . Excerpt from Planning Commission Meeting – 11/06/2018
- . Location Map

ANALYSIS: The City has received a preliminary plat for a 27-unit single-family residential development on 10.31 acres located on Bolender Road. The property is owned by KP and SH LLC and is named Magnolia Estates. The preliminary plat has been reviewed by all City Departments and complies with all City Codes and the Land Development Regulations.

The property is zoned Residential Single Family – 2 (RS-2). The zoning district requires 25' front yard setbacks, 10' side yard setbacks, and 10' rear setbacks. The proposed development meets or exceed all Land Development Regulations, including minimum lot size, minimum setbacks, and minimum house size. The average lot size proposed will be 10,500-11,200 sq. ft.

Access to the subdivision will be from Bolender Road, a county maintained road. Five-foot sidewalks will be provided on both sides of the street. All retention areas, roads, sidewalks, and open space will be maintained by the Homeowner's Association.

Preliminary Plat Approval allows the developer to proceed with construction plan approval, infrastructure improvements, and final plat approval.

PLANNING COMMISSION RECOMMENDATION: Approval of the Preliminary Plat (5-0) – 11/06/18

STAFF RECOMMENDATION: Approval of the Preliminary Plat.

**City Commission Meeting
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AGENDA ITEM 6: TEMPORARY STREET CLOSING REQUESTS – CHRISTMAS EVENTS

 INFORMATION ONLY

 X ACTION REQUESTED

ISSUE: The City Commission will consider two temporary street closing requests.

ATTACHMENTS:

• Promotional Information of Planned Events

• **Hospice Lights of Love Event – November 27, 2018**

• **City Lights in the Park Event – November 29, 2018**

ANALYSIS: The City Commission is requested to make the following temporary street closings:

• Good Shepherd Hospice, 105 Arneson Avenue, has requested a temporary closing of Arneson Avenue in front of the Hospice facility between 5:00 p.m. and 8:00 p.m. on Tuesday, November 27, 2018 to accommodate their annual Lights of Remembrance ceremony. The street closing will allow for the set-up of seating for the expected 200 attendees.

• The City's Parks and Recreation Department has requested a temporary closing of W. Park Street from SR-559 to Shelby Street between 4:30 p.m. and 8:15 p.m. on Thursday, November 29, 2018 to accommodate the City's Lights in the Park event. The street closing will allow for a safe pedestrian crossing between the Baynard House and Historic Depot.

STAFF RECOMMENDATION: Staff has no objections to the requests.

**City Commission Meeting
November 19, 2018**

AGENDA ITEM 7: ORDINANCE #1578 AMENDING FY 2017-2018 ANNUAL BUDGET

 INFORMATION ONLY

 X ACTION REQUESTED

ISSUE: The City Commission will consider an Ordinance amending the FY 2017-2018 Annual Budget.

ATTACHMENTS:

Proposed Ordinance # 1578 Amending the FY 2017-2018 Annual Budget

ANALYSIS: In accordance with Florida Statutes, adopted auditing practices, and on the recommendation of the City's Auditor, the City needs to amend by Ordinance the FY 2017-2018 Annual Budget to properly appropriate for revenue and expenditures that may exceed budgeted amounts. As provided by Ordinance No. 1026, the level of budgetary control for the City's Annual Budget is at the Fund Level. Events occur during each fiscal year, which were not anticipated at the time of budget approval. The proposed Ordinance amends the FY 2017-2018 Budget to reflect the collection of unanticipated revenue and appropriation for unanticipated expenditures.

The amended budget totals for each City Fund are as follows:

CITY OF AUBURNDALE			
SUMMARY BY FUND BUDGET AMENDMENT FY 2017-2018			
SUMMARY OF FUNDS	CURRENT BUDGET	CHANGE +/- -	AMENDED BUDGET
General Fund	\$20,522,163	\$1,086,800	\$21,608,963
Comm. Redev. Agency	\$1,044,500	\$2,221,200	\$3,265,700
Water & Sewer Fund	\$17,381,000	-\$1,194,900	\$16,186,100
Firefighter Pension	\$0	\$105,700	\$105,700
Police Officer Pension	\$0	\$141,500	\$141,500
	\$38,947,663	\$2,360,300	\$41,307,963

The proposed Ordinance was prepared by the Finance Director/City Clerk 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 December 3, 2018.

STAFF RECOMMENDATION: Approval of the Budget Amending Ordinance #1578.