Prior to the meeting the City Manager noticed the public in attendance that the advertised Public Hearing on the Block H project or Adams Road had been cancelled.

Minutes of the Regular Meeting of the City Commission of the City of Auburndale held November 19, 2018 at 7:00 p.m. in the Commission Room of City Hall, after having been properly advertised, with the following members present: Mayor Tim Pospichal, Commissioners: Dorothea Taylor Bogert, Keith Cowie, Richard Hamann, and Bill Sterling. Also present were: City Manager Robert R. Green, City Attorney V. Patton Kee, Deputy Police Chief Carin Ketcham and Assistant City Manager Jeff Tillman.

Mayor Tim Pospichal declared a quorum present and the Meeting was opened with prayer by Commissioner Sterling and a salute to the flag.

**Motion** by Commissioner Taylor Bogert, seconded Commissioner Cowie, to approve the City Commission Minutes of the November 5, 2018 Meeting. Upon vote, all ayes.

City Manager Green thanked Assistant City Manager Jeff Tillman for serving in place of Finance Director and City Clerk Shirley Lowrance and also our Deputy Police Chief Carin Ketcham for serving in place of our Police Chief. I had announced it prior to the meeting, and now for the purpose of our minutes, the Public Hearing that was advertised this evening for the H Block property, on State Road 559 and Adams Road, the petitioner had requested a change Zoning from Single-Family (RS-1) Residential to a Planned Development Housing. That went before the Planning Commission on November 6th. The Planning Commission voted to recommend to the City Commission denial and the petitioner had pulled the petition. Therefore, there was no need to put that on our agenda and the Public Hearing has been cancelled. Also, just a reminder for your calendar, on Saturday, December 1st our Youth Basketball League will be cranking up at the Community Center Gym and there is an Opening Ceremonies being planned at 9:00.

Mayor Pospichal asked Commissioners if there were any additional items to add to the agenda. There were none.

Mayor Pospichal asked if is there a request from the general public comment to speak on any item that is not list on our agenda this evening. There was no citizen comment.

1. **PRESENTATION ON PROPOSED PACE ROAD DISTRIBUTION CENTER**

City Manager Green said this is a unique item that has come before you this evening. Several meetings back, Commissioner Cowie you had asked for some information regarding a proposed distribution center along Pace Road. Also, the County’s Land Development Code requires that development in that area, and our Community Development Director will explain that shortly, also requires input from the City of Lakeland, City of Polk City, and City of Auburndale regarding development along the Pace Road corridor. The purpose of this agenda item this evening is to allow you to get familiar with the project and then also to make a recommendation to the County. The issue is not a decision that will be made by you as a governing body because the development is outside the city limits. You will be making a recommendation to the County Planning Commission which, will meet in December and also the Board of County Commissioners which, will consider this item in January. What I have asked our Community Development Department to do is to basically present this to you very similar to the way in which we present a land use or a zoning matter before you. Staff will make a presentation under the analysis that you have been provided. Then, the petitioner will have an opportunity to come before you to present the project. The general public will have an opportunity to comment along the way as well. He yielded to Community Development Director Amy Palmer for presentation.

Amy Palmer said the Polk County Office of Planning and Development has received a petition from Attorney Tim Campbell, who is the Authorized Agent for the property owners, and Paul Seefried, who is
the Developer, to construct a distribution center on Pace Road in unincorporated Polk County. Again, the City has not received an application for this. Polk County has received the application for the project. The property is located on the south side of Pace Road between the TECO-Auburndale Trail which, is in the city limits of Auburndale, and the Polk Parkway which, part of that interchange at the parkway and Pace Road is in the city limits of Lakeland. The proposed site consists of two Polk County Future Land Uses, Business Park Center-1 and Interchange Activity Center. You can see those on the map that is on the screen. The Interchange Activity Center is depicted in green and the purple depicts the Business Park Center. The applicant has initiated a request for a logistics business park, resulting in three buildings. One is 178,200 square feet, the second is 368,400 square feet, and the third is 861,840 square feet totaling 1.4 million square feet of distribution centers. The acreage for this project is plus or minus 104.9 acres. Warehouse and/or distribution facilities are allowed as a Conditional Use in both of these County Land Use designations. That means that it is not allowed by right. It does need to go before the Board of County Commissioners for approval. Public Hearings by the Planning Commission and the Board of County Commissioners are required due to the size of the proposed warehouse buildings exceeding 250,000 square feet. If I can repeat that, if there is a building over 250,000 sq. ft. in these land uses it needs to go to the Planning Commission and the Board of County Commissioners during Public Hearings for approval. The County’s Business Park Center 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. A very wide variety and mix of uses. The County’s Interchange Activity Center designation was created, and these are taken directly from the County’s Comprehensive Plan, 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. We pulled a few policies from Polk County’s Comprehensive Plan related to these two Land Uses which, I would like to present to you. The first policy states that the Pace Road and Polk Parkway Interchange is a gateway into Polk County, Lakeland, Auburndale, and Polk City. The second policy is that the Interchange Activity Center designation is intended to define a coordinated development area which, due to its proximity or direct access to the Polk Parkway and the 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 what was called USF in the Comprehensive Plan of course that is what the university was called now Florida Polytechnic campus, and includes lodging and eating establishments. However, the Interchange Activity Center 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. The next policy states that 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. Also, from the County’s Land Development Code, it states that 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. Hence, why we have invited the developer and his representatives to give a presentation tonight, so that we can understand the project better. This property is also located in the Joint Planning Agreement that the City has with Polk County. The JPA or the Joint Planning Agreement encourages coordinated planning activities between the two governments. The JPA identifies this area as a mixed-use district and a gateway to the City, and to Florida Polytechnic University. The City Commission on October 15th requested staff to invite the developer to appear before the Commission to present their proposed development plans. This evening we do have Attorney Tim Campbell, who is the Authorized Agent for the property owners, Paul Seefried, the Developer, and I believe he has a few other people on their team with them tonight to make a presentation. 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 Manager Green asked if you would use the pointer for the benefit of the audience, as well as the Commission, to give us a sense of location related to other entities around the project.
Community Development Director Amy Palmer said we have the Site Plan for the Seefried Development proposal on the screen. Pace Road is on the north side running east and west. This is the TECO-Auburndale Trail, which is inside the city limits. The Polk Parkway would be off to the west. She described the location of the buildings in relation to the site for the project. She said Mr. Campbell would have additional details on the site.

Tim Campbell, Clark, Campbell, Lancaster & Munson, 500 South Florida Avenue, Lakeland said I am pleased tonight to represent the Seefried Properties with a project that we call the Florida/Pace Logistics Center. With us tonight is Paul Seefried with the Seefried Properties, Jason Lewis from Kimley-Horn and Associates our project engineer, and Christopher Hatton, also with Kimley-Horn who is a traffic engineer. All who have been involved in this project and ready to answer any questions that you have. For tonight, I am going to give you a project summary. Then, we have a power point for you and Paul is going to walk you through a little history of who Seefried Properties are and what they do. Jason will then describe the project and walk you through the site plan, some elevations, and some landscaping plans to give you a good understanding of what is being proposed. Christopher Hatton is here to answer any questions should we get into any traffic questions related to the project. I will conclude after that and we will answer any questions that you may have and we would respectfully request the City Commission’s approval and support with the Polk County Planning Commission and County Commission. As you all know and you have had to deal with in other instances as municipalities. The County has dealt with this throughout our county as we sit on the I-4 corridor. Polk County has become quite the strategic business corridor for the growing e-commerce industry as businesses seek to provide goods to consumers throughout Central Florida. It is just a booming industry. It is a changing way of doing business. As you can understand and as you have dealt with, there are less and less sites to serve this growing need. This site was chosen because of its proximity to Interstate-4 and the Polk County Parkway, the ease of movement of traffic on those facilities, and also because as they looked at properties that this is a property that the use is allowed in the Polk County Comprehensive Plan. The Land Use designation allows for this distribution type of use. It is a Conditional Use, but it is only required to have Public Hearings because of the size of the buildings. Generally, the use is allowed, but because of the size of the buildings they want to hear more detail and have some more detailed approval process because of the size of the building. That is why this site was chosen as an ideal site to address the need. There is the high demand for the distribution facilities in Polk County as the City of Auburndale has experienced. I do want to make a note. I had the pleasure of representing the University of South Florida that then became Florida Polytechnic University when a lot of these things were written. The former plan for the university was that it was going to be an out-shoot of Polytechnic and an out-shoot of the University of South Florida. The targeted student population was 20,000 plus. Even thought it was a polytechnic, USF were retaining a lot the things on their home campus. So, it really had a bit of a fine-arts. It still had a lot of other majors. They started with 20,000 plus. You see the property that they have for their campus. As the new board came on and it transitioned to Florida Poly, it has now become a laser focused applied science, mathematics and engineering school. Their maximum student projections now are 5,000 students. The demands that were associated with the original plan for the university have changed, so they are not as expansive as far as off-campus housing and other needs. It is important to note that there is the Interchange Activity Center to the west of our site that still allows for commercial retail uses to occur at that interchange. When Seefried got involved, and they have done these things throughout the country and they have done some projects here in Polk County, Paul said this is getting tougher. We want to do this right. How do we do this right? We said the thing to do is reach out before we even get started. Reach out to Polk County and go meet with them. Reach out to the City of Auburndale. Reach out to the City of Lakeland. Reach out to Florida Poly. We did all of those things up front and started having those conversations. Quite frankly, the feedback that we got early in the process have molded the plans that you will see tonight. We have changed those plans as we heard the feedback from the different stakeholders who would be impacted by our project. We think that early interaction created a lot better plan for all of us. We think we have a very good plan to present tonight. As a part of that, the original orientation would have had more dock activity facing Pace Road. That is where we got a lot of feedback. Seefried spent the time and money to go secure additional land so they could change the orientation of the buildings. You will see that tonight. That there will not be dock facilities facing Pace
Road. That was a big change in our plan. We are pleased to do that. That was the direct result of feedback we got in meeting with Amy and your staff and talking to your city manager. The same kind of conversations with the City of Lakeland and the County. We are pleased to have made those changes. Seefried has engaged Kimley-Horn. We take advantage of some elevation changes as you will see at some point. Created a berm and landscaping plan so we can maximize the buffering between the activity and Pace Road. We think you will see that it is a very good project. We are pleased to share with you our final plans tonight. They are pending before the County Commission as your city manager advised you tonight. A December Planning Commission and January before the Board of County Commissioners. It is a project that serves a massive need along the I-4 corridor and in our county, while being designed in such a manner as to minimize the impacts on surrounding property owners and on Pace Road generally. We do have that immediate access onto Pace Road and the Polk County Parkway to almost immediately access Interstate-4 to be able to move goods throughout the state and the corridor. As Mr. Green said, we co get our approvals from Polk County, but the code seeks the input of the City of Auburndale and other cities. We are pleased to be here tonight. I am going to introduce Paul and we will start the power point. Again, we are ready to answer any questions you may have and we thank you very much for your consideration.

City Manager Green asked if this is very similar or if not identical to the presentation that you will make before the Planning Commission in December?

Tim Campbell, Clark, Campbell, Lancaster & Munson, 500 South Florida Avenue, Lakeland, said yes sir. Other than we are always listening and learning. You may tell us something that tweaks how we explain something, but otherwise yes. We are prepared to do the same presentation, the same power point, because our plan is our plan. Yes.

City Manager Green said certainly.

Paul Seefried, Seefried Industrial Properties, said we are the developer of the proposed Florida/Pace Logistics Center. Today, I will give you a brief background on our company history. Then we will let Jason Lewis walk you through the project specifics and also, I wanted to thank everyone taking the time this evening to let us present this project to you. Seefried Industrial Properties was founded over 30 years ago by Ferdinand Seefried. We specialize in the development, leasing, and management of industrial real estate. We have developed over 70 million square feet of speculative and build-to-suit product across the country. We currently property manage over 25 million square feet of space in the Southeast. We have five offices. Our headquarters is in Atlanta. We have satellite offices in Chicago, Dallas, Phoenix, and as of earlier this year a new office in Los Angeles. We are 100 percent privately owned by senior management which, allows us to make decisions quickly and also means we take a lot of pride in our projects. Our capital partners are either U.S. institutional investors such as USAA, Clarion, Trammel Crowe, or a .ot of European investors. Mainly family offices, many of which we have done business with for over 20 years. Here is a list of some of our tenants that we have worked with in the market. Our company has been very fortunate to benefit from the growth of the e-commerce industry. Mainly, thanks to relationships with companies such as Amazon, Home Depot, Pet Smart, and a lot of other e-commerce related companies. We have seen tremendous growth in our industry as a result of that change in purchasing patterns by consumers. Here is a list of some of our capital partners that we work with on projects across the country. We are going to walk you through just some quick slides of completed projects in various markets across the country. Here is a facility we did for Amazon.com, a million square feet in Nashville, Tennessee. Here is an 800,000 square foot facility we did for Pet Smart. This was in Reno, Nevada. Here is a smaller building we did in Atlanta for an automotive manufacturing company, Constellium. Here is a local project we did in Orlando for Siemens, just north of the airport. Smaller building. Here is another building we did in Orlando, 250,000 square foot cross dock for Sealy Mattress. Here is a building we did in Atlanta for PepsiCo, 900,000 plus square foot facility. Another one we did here for Stieff Laboratories. It is a medical/cosmetic company that we have done a few buildings for over the years. That is it on the Seefried part. We will let Jason Lewis with Kimley-Horn walk you through the project specifics and then we'll be happy to answer any questions about the project. Thank you.
Jason Lewis, Kimery-Horn and Associates, 116 South Kentucky Avenue, Lakeland, said the project is located at the interchange of 570 and Pace Road. Here you can see the relationship to the interchange. The project is partially made up of IAC and Business Park-1. As mentioned earlier, we are approximately 1.4 million square feet. We have one building at roughly 350,000 square feet, the second building at 862,000 square feet, and the third building at approximately 180,000 square feet. The building to the west is considered a cross dock, has loading on both sides. The same thing with the center building. It is called a cross dock. It has got loading on both sides as well. The building to the east is a rear load facility. It has all the loading on the back of the building with all the auto parking on the front side. The other two buildings there is parking on the north and south side. This landscape plan we put together. You will see a few cross sections where we are proposing a 100-foot landscape buffer from Pace Road before you ever get to any internal circulation movement. We also have a 25-foot landscape buffer around the entire perimeter of the project and we are enhancing landscape plantings. He described the different plantings that would be proposed for the project. Within the 100-foot landscape buffer for Pace Road we have a 5-foot landscape berm and we are going to be dropping the site approximately about 5 feet. We are taking advantage of the 100-feet and dropping the site. Grading down such that you ultimately end up with approximately about 10 feet of view blockage from Pace Road to the site itself. The front of the buildings is where the auto parking is. We do show there is an access or a frontage road where you see the truck to illustrate that everything is pretty well hidden by the landscaping that is being proposed. The building setback will be 230-foot minimum. He described the landscape buffer in different sections of the project. We are proposing a 5-foot landscape berm the stretch along Pace Road to keep the consistency and the same landscape buffer and building setbacks. He described what the buildings will look like from the roadway at different perspectives of the project along Pace Road using renderings. He presented architectural renderings of the building facades and characteristics.

Tim Campbell, Clark, Campbell, Lancaster & Munson, 500 South Florida Avenue, Lakeland, said that concludes our presentation unless you have any questions. That is generally our plan. It is pretty straightforward. We spent a lot of time in advance seeking input, so that we could come back with a good plan. He handed out hard copies of the presentation.

Mayor Tim Pospichal said let us go ahead and keep you up here. I have a couple questions for you if you do not mind Tim.

Tim Campbell, Clark, Campbell, Lancaster & Munson, 500 South Florida Avenue, Lakeland, said yes sir.

Mayor Pospichal said I had the great opportunity of being in a meeting with President Randy Avent of Poly. He presented a very interesting video that shared his vision for Poly. Amy, do you know if we have this video? Would it be alright if we looked at that? This is how I envisioned what he was sharing with me in the meeting. He has different plans. Maybe a little bit more than what you may be aware of for the college. Maybe you will see if we can get the video up.

Tim Campbell, Clark, Campbell, Lancaster & Munson, 500 South Florida Avenue, Lakeland, said I think what we will see is all of the planning for the off-campus research park and support facilities that would work in conjunction with the university. They are big about corporate partners and technology partners. They have sufficient land to accommodate what they need to accommodate on the campus. That is what I would imagine that this will show. His ideas for the research park that surrounds the university.

The video was played.

Mayor Pospichal said Amy would you do me a favor, the first couple shots they showed Pace Road where they were talking about this distribution center. Could you find this?

Tim Campbell, Clark, Campbell, Lancaster & Munson, 500 South Florida Avenue, Lakeland, asked can I
show you something here now? The property of Florida Polytechnic University is just right here. That is the only property that they actually own and some of this for some research purposes, but it is wet. As far as their campus. This is their campus. The rest of this is the Williams Company and their plan that they have approved and then this research park is support. I did just want to point out that is how big the campus is.

Mayor Pospichal said right. I know that. I am interested in looking at making the correlation between Poly. This is all looking into the future like with anything. Down here on Pace Road and where the distribution center is that you are talking about. Still how that is kind of a gateway. It is a gateway to Poly, but you know what I think. It is more of a gateway between Poly and SunTrax. It is a straight shot. I am looking down the road a ways as I am looking at this. Randy has got a lot of plans for the future and I know that SunTrax is putting in a lot of stock into Poly and to work closely with Poly. It is just something that when I go out there and I drive and I look at it. It brings concern. I have concern for it. I believe that some of this property is going to maybe be the answer to everybody calling for more hi-tech jobs. This will open it up so the hi-tech jobs can come because they will have a place to go. Does that make sense?

Tim Campbell, Clark, Campbell, Lancaster & Munson, 500 South Florida Avenue, Lakeland, said it does. I would point out for you that the distribution industry is probably where you will first and foremost see the driverless technology and automated technology because you still have to deliver goods to all of these folks. That industry is like every other, highly dependent on technological advances and how they conduct their business and the logistics and the computerization. I think Polytechnic has logistics courses because that is such a major industry in Florida and throughout the country, but I understand your point.

Mayor Pospichal said I think Poly is going to have to be there to develop the technology so that we can move on to the connected and the autonomous vehicles. I think that is going to be really important. I think that just for our future an important spot as it sits with the City of Auburndale and with Polytech and as I said as a gateway for SunTrax.

Tim Campbell, Clark, Campbell, Lancaster & Munson, 500 South Florida Avenue, Lakeland, said I think you will find that logistics parks and technology parks work well together. Except for Florida Poly University, on all of those things that are envisioned, none of the rest of that exists. For all of us as residents of Polk County, we hope all of those things happen. We hope Florida Polytechnic attracts major hi-tech employers and developers on both sides of the parkway, but we do not think our use is inconsistent with that. We think it is consistent with the way things are going. Understanding that you have to serve all of these needs. We cannot be all of any single use and that is why you see mixed use developments. Again, you see that research parks and distribution parks are similar in a lot of ways. We actually will compliment and probably have opportunities to work with SunTrax and the technology that this developed. Your point is well taken. We understand that, but we think we are consistent with an overall vision that addresses all kinds of different needs for consumers in our state and elsewhere.

Paul Seefried, Seefried Industrial Properties, said another thing we contemplated when selecting a site is that area to the north of Pace Road which. I think is another 100 acres as well, and then the parcel directly west of us is all owned by one group. Who I think has that same vision and their intent is to develop the entire section north of that one day and west of that. That has the possibility to develop a different more mixed-use uses that would cater. So, it is not like we are taking up that entire corridor.

Tim Pospichal said well no, not at all. As I look out there and as I go out to Poly and I drive around and you know you dream. You like to get out in your car with your wife and you have some quiet time to talk and you look out there. It is wet out there. That property right there. I do not know. That strikes me as being pretty dry and maybe more attractive for maybe Poly to maybe look at it or maybe somebody that would come in and work in association with Poly. Looking in the crystal ball. Let me ask you. Was this proposed in Davenport, this logistics center?

Paul Seefried, Seefried Industrial Properties, said yes, we had a similar project proposed in Davenport on
Highway 27. We did not get through our City Council approval there. There was too much residential around us on three of our borders which, created a lot of heart ache. When we selected this site, we studied every Future Land Use Map, Zoning Map, and we said. Where can we actually build these buildings by code? If we stayed under the 250,000 square feet, we could build it today per the Land Use. We really went out on a serious land search to try to find a site that would accommodate our proposed use. This is how we ended up on this site.

Tim Campbell, Clark, Campbell, Lancaster & Munson, 500 South Florida Avenue, Lakeland, said an important difference is in Davenport the County had a code provision that prohibited distribution facilities on the east side of US 27. They strongly considered that because of Seefried and Kimley-Horn. Again, the plans they had that allowed them to present a good plan. That is what led to this site as Paul just told you. Saying we need to go find a site where it is contemplated that this type of use is appropriate. That is how we landed on this site.

Mayor Pospichal asked if this has 250,000 square foot right now you can pull a permit?

City Manager Green said you can pull a permit.

Mayor Pospichal asked but anything over the 250,000?

City Manager Green said it triggers the Conditional Use if I am correct.

Tim Campbell, Clark, Campbell, Lancaster & Munson, 500 South Florida Avenue, Lakeland, said it triggers the Hearing process for the Planning Commission and the Board of County Commissioners.

Mayor Pospichal asked was it going to be the same end user as in Davenport?

Tim Campbell, Clark, Campbell, Lancaster & Munson, 500 South Florida Avenue, Lakeland, said I do not know that they have an end user.

Paul Seefried, Seefried Industrial Properties, said this is going to be a speculative development, so we do not have an end user in mind at this point. The goal is to bring them once we start construction for sure.

Tim Campbell, Clark, Campbell, Lancaster & Munson, 500 South Florida Avenue, Lakeland, said as you have probably heard, and I am fortunate to work with Seefried and some others and be involved in that industry, there is a lot of demand for the ability to move. The e-commerce demands and to move product in Central Florida. Users are looking for sites so they can continue to grow and address the needs.

Commissioner Cowie said Mr. Campbell I had question. In looking at our Joint Planning Agreement with the County, I do not personally feel this type of development fits into that. I am curious as you are talking with the Planning with the County. Did they give any feedback to the Joint Planning Agreement they had with Auburndale and how they felt that this would be compatible with that?

Tim Campbell, Clark, Campbell, Lancaster & Munson, 500 South Florida Avenue, Lakeland, said I think you would have to ask them that. I do not want to speak for them or put any words into their mouth.

Commissioner Cowie said I didn’t know if they gave you any feedback. If they did not then that is fine.

Tim Campbell, Clark, Campbell, Lancaster & Munson, 500 South Florida Avenue, Lakeland, said we have had good reception at the County. Probably because it is an allowable use and I think we have worked with County staff throughout the unincorporated areas. I think they recognized the demands and the lack of available properties that have a land use that is allowable. They certainly let us know that we needed to look at the Joint Planning Agreement. Overall, they have been supportive of the proposed use.
Commissioner Hamann said that was my concern too Commissioner Cowie. Going back to the JPA, it is but it is a Conditional Use. It is not fitting in to what I thought when we did the JPA. A distribution center was not what I was thinking would be out there. There again, crystal ball, looking into everything. Things change I understand, but it is not what I thought.

Tim Campbell, Clark, Campbell, Lancaster & Munson, 500 South Florida Avenue, Lakeland, said the other thing that is confusing about the Conditional Use term. That is why I answered Mr. Green’s question earlier. All of the distribution is Conditional Use. Whether it is Conditional Use Level-1, where you just go pull a permit. Level-2, you just kind of go through staff. Level-3, you go through the Planning Commission and Level-4, you go through the Planning Commission and the County Commission. They are all Conditional Uses, but two of them, if they are 250,000 or less, they are a Conditional Use that you could go do them tomorrow. So, you can do a number of 250,000 square foot buildings without going to the Planning Commission or the County Commission. It is what level of review as a Conditional Use based upon the size of the building.

City Manager Green said as we suggest as the Commission in Auburndale is familiar with land use and zoning in our City. This particular site probably has four or five overlays. It is in the Polk Commerce Center CRA. It is in a Selected Area Plan. There is an awful lot there.

Tim Campbell, Clark, Campbell, Lancaster & Munson, 500 South Florida Avenue, Lakeland, said I would go about eight, but four of them have expired or were superseded. They are a little difficult to put a development on.

City Manager Green said it is a unique site in the sense that there a lot of other overlays that trigger those different levels of approval in the County, that we do not have in the City.

Tim Campbell, Clark, Campbell, Lancaster & Munson, 500 South Florida Avenue, Lakeland, said a good point about that. I think some of those things have been superseded or expired because visions change. I think market demand impacts it. You always want to have a vision and be true to it, but they have evolved. Some of those original overlays have changed. All we can deal with is what is in the code there now and try to present the best plan that we can for our proposed use.

Commissioner Sterling said the site will be dropped over five feet below Pace Road. Will that have an impact on the water on that site?

Jason Lewis, Kimerly-Horn and Associates, 116 South Kentucky Avenue, Lakeland, said there is decent amount of fall across the entire site. As you know, it is relatively sandy. Dropping it five feet, the water table is going to be farther than that down. It would not impact the water table. It would be above that. The stormwater ponds will be down gradient. I think it is probably 15 feet of fall across the entire site. We are balancing between Pace Road and the back. Trying to drop it as much as we can.

Commissioner Sterling said a long time ago, I went to new state university up in Orlando. It was called Florida Technological University. In 1978, it was renamed the University of Central Florida. Back then at that university it was out in the boon docks and woods. Now you go out there and it is quite different. I do not want to do anything that I could harm the future of Florida Polytechnic University. My personal feelings are I do not feel this is the best project at that site at Florida Poly today. That is just my comment on that.

Commissioner Taylor Bogert said as a slightly later student at UCF. The research park had started to develop out there. Five or six buildings and it is massive now. It is in conjunction with that. The issue I have with this is the Pace Road entrance, you have mentioned it is the gateway, and it is. And it is the gateway to Auburndale. And it is the gateway to Polk City. And you have the SunTrax. And you have the Florida
Poly. You have the Florida Hospital on the Lakeland side. All of that is geared towards research. It has always been my vision in that area that Florida Poly would expand through that. Through research, through companies, and hi-tech jobs because we are the I-4 technical corridor. Right in the middle of that is Florida Poly. I feel like bringing something like this into that is going to negate a lot of the possibilities down the road for research facilities. I am a big fan of e-commerce logistics, but we have a lot of places available for that. And for this particular area, for it to expand for student growth. They are saying a max, but they did not think they were going to have 68,000 students at UCF either back when they started FTU. I think that it is not in conjunction with the IAC at Pace Road. It was specifically put in place to help bring into these types of organizations and businesses. I just do not think this is going to be long-term. This is my personally feeling, I have always envisioned that being a very hi-tech, student oriented, professor oriented, place of growth that brings in jobs. It has even got some possibilities for retail and the real mix-use. If you put this massive, all of these different things out there, I think that is going to be an issue. It is literally on our doorstep. I do not like that it is going to possibly negate what we can make that area in the future. Personally, I do not like that right there.

Tim Campbell, Clark, Campbell, Lancaster & Munson, 500 South Florida Avenue, Lakeland, said I talked about evolving and things changing. I acknowledge right now whatever the plan is for Florida Poly, but we have to keep in mind that the background, the political background, of how Florida Polytechnic was created. Part of the decision was to have the laser focus on the technological courses. For it to be a small school, so that you were not usurping the University of Florida’s and the University of Central Florida and USF. Those folks on the corridor were very active and really did not necessarily want to see another university. We were fortunate to bring them, but they are very focused. They have actually reduced their target on student population. I will tell you that is why I liked from the power point picture of the whole area. There is a significant number of acres that is all pointed out to the north. To the west across the Polk County Parkway and still at that interchange with the Polk County Parkway and Pace Road. I understand all of the points that you are making. Again, we are making this proposal. We think it is a really important need. You say there are a lot of facilities there. There is a lot of unmet demand because every day we all live this e-commerce world we are in. We sit and order from our cellphone and a day later it is on your front step. Those things have to happen somehow. We appreciate your input and will continue to answer any questions that you have.

Mayor Pospichal asked for public comment.

Dennis Young, 254 Lake Tennessee Drive, Auburndale said I also graduated from FTU back in the day. There are three of us. I remember when Alafaya Trail was a two-lane road. I remember when University Boulevard was a two-lane road. Those are the roads I drove to get to FTU at that point in time. If you do a Google search right now and zero in on UCF you can see the tremendous amount of growth that has happened in that area. I understand colleges evolve. FTU was originally designed, managed, and instructors hired for the Space Coast. 100 percent. The demand at that point in time was the Space Coast. Things changed. The college changed direction. Now 68,000 is one of the largest universities in the United States both on-campus and also off-campus. The issue comes to play that this piece of property is indeed a gateway. A gateway to Auburndale. A gateway to Polk City and it is a gateway to Florida Polytech. Let us not forget SunTrax. This land is between both of those major elements that we need to look at. Also, the property across the street from this project is a vacant land. If a warehouse goes there, I would almost guarantee you a warehouse will go on the other side of the road and no one is going to be able to stop it. This is the time I think we need to voice our concerns. From my perspective where this should be going is more on the hi-tech side. You could look at SunTrax supporters. Investors. Companies that want to come down here and build an office facility where we have engineers and design people that will work hard-n-hand or hand-n-glove with Florida Polytech as well as SunTrax. Couple questions for the design team. I did not see the number of trees, the understory trees, shrubs that may shroud the building better than what it is, and also the height of the building. How high are those buildings going to be? Are they going to be 45 feet? Are they going to be 55 feet? I do not know and that has a direct impact on the visibility and the overall appearance of that area. Just as a quote to the JPA, on page 4 item number 14, the City and County
desire to enter into this Joint Planning Agreement to address desirable land uses and locations and standards for gateways within the JPA. Also, on number 16, the agreement will facilitate a better process for exchanging information between the parties regarding land development uses affecting both the City and the County. I do not believe this is a benefit to us.

Mayor Pospichal said I would ask for the sake of time if you would get with Mr. Campbell and the group and get your questions answered.

Dennis Young, 254 Lake Tennessee Drive, Auburndale said I will do that after the meeting. Just as a point of conversation, the 250,000 square foot trigger, that was myself and Chanda Bennett working through the agreement back in 1998 and 1999 that forced the issue at 250,000 square feet. That is the trigger that is forcing this to go to the County.

Mayor Pospichal said this piece is in the County.

Motion by Commissioner Cowie, seconded by Commissioner Taylor Bogert, that based on our Joint Planning Agreement with the County, as well as the Interchange Activity Center designation that the County has in place for that area, that the City of Auburndale recommend to the Planning Commission of Polk County and the Board of County Commissioners to not approve this project. Upon vote, all ayes.

City Manager Green said for the benefit of the Public that is here that is not a motion by the City of Auburndale to deny the project. The project is in unincorporated Polk County and they will have to go to the County Planning Commission which, is scheduled on December 5th and then the Board of County Commissioners will hear the petition on Tuesday, January 8th.

Mayor Pospichal said this is in the County and this can continue down in Bartow.

City Manager Green said staff will notify the County.

2. PUBLIC HEARING – FUTURE LAND USE AND ZONING MAP AMENDMENTS

Mayor Tim Pospichal closed the Regular Commission Meeting and opened the Public Hearing.

City Manager Green said notice is hereby given that the City Commission of the City of Auburndale will hold a Public Hearing on Monday, November 19th at 7:00PM in the Commission Room to hear and consider the first reading of a proposed Ordinance amending Ordinance No. 752, that is the City’s Comprehensive Plan, and Ordinance No. 764, the City’s Land Development Regulations which, includes our Zoning Map. He yielded to Community Development Director Amy Palmer for presentation.

Community Development Director Amy Palmer said as a result of recent annexation, the City has received a request from Ranell B. Leis Trust to amend the Future Land Use Map Amendment and the Zoning Map Amendment. The County’s current Future Land Use is Linear Commercial Corridor. The requested City of Auburndale Future Land Use is Commercial Corridor. The proposed Future Land Use of Commercial Corridor would accommodate the City of Auburndale zoning classification of Commercial Highway. The current use of the property is as a bakery. It was a former gas station and it is about 0.45 acres. 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. The Planning Commission heard this case on November 6th and recommended approval of the amendments on a 5-0 vote. Staff would also recommend approval of the Future Land Use and Zoning Map amendments. She described the location of the Leis property and the surrounding land uses and zoning classifications.

Mayor Tim Pospichal asked for public comment. There was no citizen comment.
Mayor Tim Pospichal closed the Public Hearing and reopened the City Commission Meeting.

3. ORDINANCE #1576 AMENDING FUTURE LAND USE MAP – LEIS PROPERTY

City Manager Green said Ordinance No. 1576 amends the City’s Future Land Use Map. The proposed Future Land Use designation would be Commercial Corridor.

City Attorney Kee read Ordinance No. 1576 entitled: **AN ORDINANCE OF THE CITY OF AUBURNDALE, FLORIDA, AMENDING ORDINANCE NO. 752, THE COMPREHENSIVE PLAN OF THE CITY OF AUBURNDALE, FLORIDA, BY AMENDING THE FUTURE LAND USE MAP RECLASSIFYING A PARCEL OF LAND TOTALING +/- 0.45 ACRES FROM POLK COUNTY FUTURE LAND USE CLASSIFICATION LINEAR COMMERCIAL CORRIDOR (LLC) TO CITY OF AUBURNDALE FUTURE LAND USE CLASSIFICATION COMMERCIAL CORRIDOR (CC); AND PROVIDING AN EFFECTIVE DATE (GENERAL LOCATION: Bridgers Ave. W. and US Hwy 92 W.), by title only.**

City Manager Green said it comes to you with a Planning Commission recommendation from their meeting of November 6th and if approved it will be presented to you for second and final reading at your next meeting of December 3rd. Staff would recommend approval.

**Motion** by Commissioner Hamann, seconded by Commissioner Sterling, to approve Ordinance No. 1576, as read by title only. Upon vote, all ayes.

4. ORDINANCE #1577 AMENDING OFFICIAL ZONING MAP – LEIS PROPERTY

City Manager Green said on the same piece of property Ordinance No. 1577 amends the Official Zoning Map of the City to reflect a Commercial Highway designation. Again, this comes to you with the recommendation of the Planning Commission from their meeting of November 6th. It was a 5-0 vote. Staff would also recommend approval.

City Attorney Kee read Ordinance No. 1577 entitled: **AN ORDINANCE OF THE CITY OF AUBURNDALE, FLORIDA, AMENDING ORDINANCE NO. 764, THE LAND DEVELOPMENT REGULATIONS OF THE CITY OF AUBURNDALE, FLORIDA, BY AMENDING THE OFFICIAL ZONING MAY BY ESTABLISHING AUBURNDALE ZONING MAP CLASSIFICATION OF COMMERCIAL HIGHWAY (CH) ON A PARCEL OF LAND TOTALING +/- 0.45 ACRES; AND PROVIDING AN EFFECTIVE DATE (General Location: Bridgers Ave. W. and US Hwy 92 W.), by title only.**

**Motion** by Commissioner Sterling, seconded by Commissioner Cowie, to approve Ordinance No. 1577 amending Official Zoning Map, Leis Property – Bridgers Avenue. Upon vote, all ayes.

5. PRELIMINARY PLAT APPROVAL – MAGNOLIA ESTATES/BOLENDER ROAD

City Manager Green yielded to Community Development Director Palmer for presentation.

Community Development Director Amy Palmer said 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 RS-2 or Residential Single Family – 2. The zoning district requires 25-foot front yard setbacks, 10-foot side yard setbacks, and 10-foot 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 square feet and 11,200 square feet. 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. The Planning Commission recommended approval of the preliminary plat in a 5-0 vote and staff also recommends approval of the preliminary plat. She described the location of the property with an aerial photo. She showed a picture of the preliminary plat and described the entrance and configuration of the subdivision.

Mayor Tim Pospichal asked for public comment. There was no public comment.

Motion by Commissioner Cowie, seconded by Commissioner Hamann, to approve the preliminary plat for Magnolia Estates.

Commissioner Sterling said Amy, the houses to the west of this. Are they basically the same?

Community Development Director Amy Palmer said they are basically the same.

Commissioner Sterling asked basically the same lot size?

Community Development Director Amy Palmer said those are zoned RS-1 this is RS-2, but the lot sizes are very close. 300 feet between difference RS-1 and RS-2. 300 square feet.

Commissioner Sterling asked they will be contiguous?

Community Development Director Amy Palmer said yes, very.

Commissioner Sterling asked no change in property valuations?

Community Development Director Amy Palmer said I am not an expert in property valuations, but what I can tell you is that the lot sizes are very similar. If not the same.

Commissioner Sterling said one thing I like about is when we brought it in before we had concerns that that would be a straight through road. It is nice that it is going to be a cul-de-sac. So, it would not be a thoroughfare from Bolender to Keystone.

Community Development Director Amy Palmer said yes.

Commissioner Taylor Bogert asked will there would be perimeter around it? Any fencing or fenced off from Keystone?

Community Development Director Amy Palmer said I imagine there maybe something on Keystone and Bolender. I can find that out. Typically, not between subdivision unless there is a change of use between commercial and residential do they put up a buffer.

Commissioner Hamann asked are they going to have a turn lane into the subdivision.

City Manager Green said not off of Bolender there is not. Not for the number of lots. It would not trigger that.

Upon vote, all ayes.

6. TEMPORARY STREET CLOSING REQUESTS – CHRISTMAS EVENTS

City Manager Green said staff has no objections to the request to temporarily close the streets to
accommodate the Good Shepherd Hospice Lights of Remembrance event planned for November 27th and the City of Auburndale’s Lights in the Park event on November 29th.

Mayor Tim Pospichal asked for public comment. There was no public comment.

**Motion** by Commissioner Taylor Bogert, seconded by Commissioner Cowie, to approve the temporary street closings for the Christmas events.

Upon vote, all ayes.

**7. ORDINANCE #1578 AMENDING FISCAL YEAR 2017-2018 ANNUAL BUDGET**

City Manager Green said in accordance with the 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 have 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. Therefore, as we just went through the Budget process approving the 2018-19 Budget. You know that in addition to your Budget having to balance, all of your Funds also have to balance. Events occur during each fiscal year, which were not anticipated at the time of the budget approval. The proposed Ordinance that you have before you amends the FY 2017-2018 Budget which, came to an end at the end of September this year, to reflect collection of unanticipated revenue and the appropriation for unanticipated expenditures. He described the changes in the Funds this year and how one project can affect the Budget. The proposed Ordinance was prepared by our Finance Director 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 at our next meeting of December 3rd. Staff would recommend approval of the Budget amending Ordinance.

City Attorney Kee read Ordinance No. 1578 entitled: **AN ORDINANCE OF THE CITY OF AUBURNDALE, FLORIDA, AMENDING ORDINANCE NO. 1550, AMENDING APPROPRIATIONS OF FUNDS FOR THE FISCAL YEAR 2017-2018 BUDGET**, by title only.

Mayor Tim Pospichal asked for citizen comment. There was no public comment.

**Motion** by Commissioner Sterling, seconded by Commissioner Cowie, to approve Ordinance No. 1578 amending FY 2017-2018 Annual Budget. Upon vote, all ayes.

Meeting adjourned at 8:07 p.m.

I HEREBY CERTIFY that the foregoing Minutes are true and correct.

Jeff Tillman, Assistant City Manager