

City of Auburndale

AUBURNDALE, FLORIDA 33823

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CITY COMMISSION MEETING
December 17, 2018 – 7:00 P.M.
COMMISSION ROOM/CITY HALL

CALL TO ORDER – Mayor Tim Pospichal

INVOCATION – Reverend John Gullett, St. Albans Episcopal Church

PLEDGE OF ALLEGIANCE – Mayor Tim Pospichal

ROLL CALL – City Clerk Shirley Lowrance

APPROVE COMMISSION MINUTES – Regular Meeting – 12/03/2018

ANNOUNCEMENTS – City Manager and City Attorney

REQUEST TO ADD ADDITIONAL ITEMS TO AGENDA –

REQUEST FROM THE GENERAL PUBLIC –

AGENDA

1. ORDINANCE #1579 ANNEXING PROPERTY INTO CITY LIMITS – T.E. WILLIAMS ROAD
2. **PUBLIC HEARING** – FUTURE LAND USE AND ZONING MAP AMENDMENTS
3. ORDINANCE #1580 AMENDING FUTURE LAND USE MAP – BERKLEY RANCH PHASE II
4. ORDINANCE #1581 AMENDING OFFICIAL ZONING MAP – BERKLEY RANCH PHASE II
5. SUBORDINATION OF EASEMENTS TO DEPARTMENT OF TRANSPORTATION - BRADDOCK ROAD
6. CITY DEED OF PARCEL TO FLORIDA DEPARTMENT OF TRANSPORTATION – BRADDOCK ROAD

**City Commission Meeting
December 17, 2018**

AGENDA ITEM 1: ORDINANCE #1579 ANNEXING PROPERTY INTO CITY – T. E. WILLIAMS ROAD

___ INFORMATION ONLY

X ACTION REQUESTED

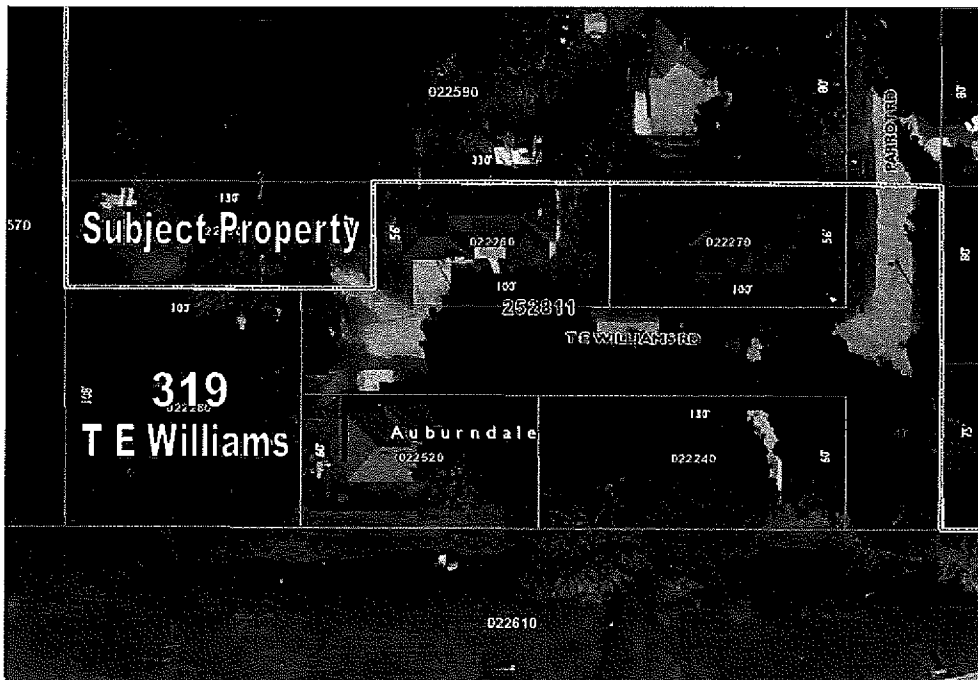
ISSUE: The City Commission will consider an Ordinance annexing property into the City Limits.

ATTACHMENTS:

Proposed Ordinance #1579 Annexing Property into City Limits

ANALYSIS: The City has initiated the annexation of +/- 0.15 acres of property into the City limits. The property is located adjacent to 319 T. E. Williams Road. The City of Auburndale recently took deed to both, the subject property and 319 T. E. Williams Road due to code violations within the City and County. The City has been working to clean up the property and the County has waived all code enforcement liens placed on the parcel located in unincorporated Polk County.

The property is contiguous with existing City limits and does not create an enclave. The property contains a single-family structure and several out buildings. The City is currently securing bids for demolition of the house and other structures on the property. The City will petition the Polk County Property Appraiser's Office to subdivide the property to create two buildable lots. The City would then donate both lots to Habitat for Humanity, complimentary to the City's CDBG Priority Project.



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. The proposed Ordinance was approved on first reading December 3, 2018 and is being presented for second and final reading.

STAFF RECOMMENDATION: Approve the Ordinance annexing the property into the City limits.

**City Commission Meeting
December 17, 2018**

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

AGENDA ITEM 3: ORDINANCE #1580 AMENDING FUTURE LAND USE MAP – BERKLEY RANCH

AGENDA ITEM 4: ORDINANCE #1581 AMENDING OFFICIAL ZONING 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 and Zoning Map Amendment.

ATTACHMENTS:

- . Notice of Public Hearing – 12/07/18
- . Excerpt from Planning Com/mission Meeting Minutes – 10/02/2018
- . Letter from Florida Department of Economic Opportunity – 11/23/2018
- . Ordinance #1580 Amending Future Land Use Map – Berkley Ranch Phase II
- . Ordinance #1581 Amending Official Zoning Map & Binding Site Plan – Berkley Ranch Phase II

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

Berkley Ranch Investors Property

<u>Owner/Petitioner:</u>	Berkley Ranch Investors, LLC
<u>Location:</u>	Berkley Road and Pearce Road
<u>Current Use:</u>	Vacant (19.52 acres)
<u>Current Polk County Future Land Use:</u>	Residential Low-4X; Preservation-X
<u>Proposed City Future Land Use:</u>	Low Density Residential
<u>Proposed City Zoning:</u>	Planned Development Housing 2 (PD-H2)

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.

The proposed City Future Land Use of ***Low Density Residential*** on Phase II 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.

As a result of the annexation of the adjacent property into the Auburndale City limits in September 2018, the proposed land use designation was transmitted to the Florida Department of Economic Opportunity (DEO) for compliance review. The City has received notice from the State of no comments or objections to the Amendment.

The proposed City Zoning on Phase II is ***Planned Development – Housing 2 (PD-H2)***. As required by Chapter 6 of the City’s Land Development Regulations, this proposed PD-H2 is accompanied by a binding site plan that demonstrates the appropriate buffering, setbacks, open space, access and other requirements of the Land Development Regulations.

The proposed Ordinances were prepared by the Community Development Department and reviewed by the City Manager and City Attorney. If approved on first reading, the proposed Ordinances will be presented for second and final reading on January 7, 2019.

PLANNING COMMISSION RECOMMENDATION: Approval of the Map Amendments with recommendation of roadway extension between Phase I and Phase II. (6-0) - 10/02/2018

STAFF RECOMMENDATION: Approval of the Map Amendments.

**City Commission Meeting
December 17, 2018**

**AGENDA ITEM 5: SUBORDINATION OF UTILITY INTERESTS TO FDOT –
BRADDOCK ROAD**

 INFORMATION ONLY

 X ACTION REQUESTED

ISSUE: The City Commission will consider an Agreement subordinating utility easements to the Florida Department of Transportation to accommodate the SunTrax facility on Braddock Road.

ATTACHMENTS:

Subordination of Utility Interests between the City and Florida Department of Transportation

ANALYSIS: In development of the SunTrax Test Facility north of Braddock Road, the Florida Department of Transportation (FDOT) Turnpike Enterprise acquired considerable acreage. Two of the parcels contain utility easements granted to the City of Auburndale for public utilities.

The Subordination of Utility Interest Agreement recognizes the FDOT as owner. The City maintains the rights to operate, maintain and/or upgrade its utilities within the easements. FDOT would pay the City to have the utilities relocated, if necessary. Currently, there are no conflicts between the utilities located within the easements and the SunTrax facility.

The proposed Subordination of Utility Interest Agreement was prepared by the FDOT Florida's Turnpike Enterprise and reviewed by the Public Works Director, City Manager and City Attorney.

STAFF RECOMMENDATION: Approve the Subordination Agreement with the Florida Department of Transportation.

**City Commission Meeting
December 17, 2018**

**AGENDA ITEM 6: CITY DEED OF PARCEL TO FLORIDA DEPARTMENT OF TRANSPORTATION –
BRADDOCK ROAD**

 INFORMATION ONLY

 X ACTION REQUESTED

ISSUE: The City Commission will consider deeding City-owned property to the Florida Department of Transportation to accommodate improvements to the Polk Parkway Interchange at Braddock Road.

ATTACHMENTS:

City Deed between the City and Florida Department of Transportation

ANALYSIS: In July 2017, the City of Auburndale accepted transfer of a County-owned right-of-way running north of Braddock Road and parallel to the west side of the Polk Parkway. The frontage road, known as "Road G", also serves as access to the City's Regional Wastewater Treatment Facility and spray field property.

Road G will be realigned by the Florida Department of Transportation (FDOT) as part of the widening of the Polk Parkway and construction of the new interchange at Braddock Road.

The City Commission on December 3, 2018 approved an Agreement taking ownership of the right-of-way for the new alignment connecting Road G to Braddock Road. The proposed Deed transfers that portion of the old Road G alignment owned by the City to the State and needed for construction of the new interchange.

The proposed City Deed was prepared by the FDOT Florida's Turnpike Enterprise and reviewed by the Public Works Director, City Manager and City Attorney.

STAFF RECOMMENDATION: Approve the City Deed to the Florida Department of Transportation.