



Office of the City Manager

City of Auburndale
AUBURNDALE, FLORIDA 33823
CITY COMMISSION MEETING
January 7, 2019 – 7:00 P.M.
COMMISSION ROOM/CITY HALL

P.O. Box 186
(863) 965-5530
Email: cmo@auburndalefl.com

CALL TO ORDER – Mayor Tim Pospichal

INVOCATION – Pastor Tom Johnson, First Baptist Church

PLEDGE OF ALLEGIANCE – Mayor Tim Pospichal

ROLL CALL – City Clerk Shirley Lowrance

APPROVE COMMISSION MINUTES – Regular Meeting – 12/17/2018

ANNOUNCEMENTS – City Manager and City Attorney

REQUEST TO ADD ADDITIONAL ITEMS TO AGENDA –

REQUEST FROM THE GENERAL PUBLIC –

PROCLAMATION – The Agricultural and Labor Program, Inc. 51st Anniversary Day – January 26, 2019

AGENDA

1. ORDINANCE #1580 AMENDING FUTURE LAND USE MAP – BERKLEY RANCH PHASE II
2. ORDINANCE #1581 AMENDING OFFICIAL ZONING MAP – BERKLEY RANCH PHASE II
3. **PUBLIC HEARING** – LAND USE AND ZONING MAP AMENDMENTS – JULIANA VILLAGE
4. ORDINANCE #1582 AMENDING FUTURE LAND USE MAP – JULIANA VILLAGE
5. ORDINANCE #1583 AMENDING OFFICIAL ZONING MAP – JULIANA VILLAGE
6. ORDINANCE #1584 ANNEXING PROPERTY INTO CITY LIMITS – BELL PROPERTY
7. ORDINANCE #1585 ANNEXING PROPERTY INTO CITY LIMITS – HEAD PROPERTY
8. 2019 COMMITTEE APPOINTMENTS

Happy New Year! - Next Meeting Monday, January 28, 2019

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
January 7, 2019**

AGENDA ITEM 1: ORDINANCE #1580 AMENDING FUTURE LAND USE MAP – BERKLEY RANCH

AGENDA ITEM 2: ORDINANCE #1581 AMENDING OFFICIAL ZONING MAP – BERKLEY RANCH

 INFORMATION ONLY

 X ACTION REQUESTED

ISSUE: The City Commission will consider a proposed Large-Scale Future Land Use Map Amendment and Zoning Map Amendment.

ATTACHMENTS:

- . 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. The proposed Ordinances were approved on first reading December 17, 2018 and are being 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.

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AGENDA ITEM 3: PUBLIC HEARING – FUTURE LAND USE AND ZONING MAP AMENDMENTS

AGENDA ITEM 4: ORDINANCE #1582 AMENDING FUTURE LAND USE MAP – JULIANA VILLAGE

AGENDA ITEM 5: ORDINANCE #1583 AMENDING OFFICIAL ZONING 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 and Zoning Map Amendment.

ATTACHMENTS:

- . Notice of Public Hearing – 12/28/2018
- . Excerpt from Planning Commission Meeting - 10-02-2018
- . Response Letter from Florida Department of Economic Opportunity – 12/24/2018
- . Proposed Ordinance #1582 Amending Future Land Use Map – Juliana Village
- . Proposed Ordinance #1583 Amending Official Zoning Map – Juliana Village

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

JULIANA VILLAGE SUBDIVISION

<i>Owner/Petitioner:</i>	Walker Grove Land Partners, LLC
<i>Location:</i>	SR559 and Cone Road
<i>Current Use:</i>	Residential (90.24 acres)
<i>Current Polk County Future Land Use:</i>	Residential Low - 1X and Preservation- X
<i>Proposed City Future Land Use:</i>	Low Density Residential–GS Conservation/Wetlands–GS
<i>Proposed City Zoning</i>	Planned Development – Housing 1 (PD-H1)

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, all three phases of the Juliana Village Subdivision were approved by Polk County. In August 2018, the City annexed the total 90.24 +/- acres. Phase 1 has been platted by the County, with new homes now under construction. Phases 2 and 3 will be platted by the City at a later date.

As a result of annexation into the City limits, the subdivision was 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.

In December 2018 the Florida Department of Economic Opportunity issued a Response Letter that did not identify any objections or comments to the proposed Land Use Map Amendment.

The proposed City Zoning of ***Planned Development – Housing 1 (PD-H1)*** is consistent with the adjacent subdivision to the south (Sutton Place) and with the City's Land Development Regulations, Comprehensive Plan, and the Joint Planning Agreement with Polk County.

PLANNING COMMISSION RECOMMENDATION: Approval of the Land Use Map Amendment and Zoning Map Amendment (5-0) - 10/02/2018

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

City Commission Meeting
January 7, 2019

AGENDA ITEM 6: ORDINANCE #1584 ANNEXING PROPERTY INTO CITY – BELL PROPERTY

 INFORMATION ONLY

 X ACTION REQUESTED

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

ATTACHMENTS:

- . Petition to Annex Property into City Limits
- . Proposed Ordinance #1584 Annexing Property into City Limits
- . Location Map

ANALYSIS: The City has received a petition from Elton L. Bell and Vera I. Bell to annex 0.5 acres of property into the City limits. The property is located on U.S. Highway 92 and 2nd Street. The property is contiguous with existing City limits and adjacent property at 295 U.S. Highway 92, which is also owned by the petitioner. Annexation will allow the owner to combine the two properties, with one single property tax identification number. The annexation does not create an enclave. The property is currently vacant.

The property currently has a Polk County Land Use designation of ***Linear Commercial Corridor***. Establishing a City 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 January 28, 2019.

STAFF RECOMMENDATION: Approval of the Ordinance #1584 annexing the Bell property into the City Limits.

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AGENDA ITEM 7: ORDINANCE #1585 ANNEXING PROPERTY INTO CITY – HEAD PROPERTY

 INFORMATION ONLY

 X ACTION REQUESTED

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

ATTACHMENTS:

- . Petition to Annex Property into City Limits
- . Proposed Ordinance #1585 Annexing Property into City Limits
- . Location Map

ANALYSIS: The City has received a petition from Theodore Edmond Head and Andrea Head to annex .15 acres of property into the City limits. The property is located at 405 2nd Street. The property is contiguous with existing City limits to the east. The annexation does not create an enclave. The property is currently vacant.

The property currently has a Polk County Land Use designation of ***Linear Commercial Corridor***. Establishing a City 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 January 28, 2019.

STAFF RECOMMENDATION: Approval of the Ordinance #1585 annexing the Head property into the City Limits.

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AGENDA ITEM 8: 2019 COMMITTEE APPOINTMENTS

 INFORMATION ONLY

 X ACTION REQUESTED

ISSUE: The City Commission will make appointments to various committees.

ATTACHMENTS:

2019 List of City Committee Appointments

ANALYSIS: The following Appointments have all been contacted and have agreed to serve.

Board of Adjustments

Mike Chevalier New Appointment (Through 01/22)

Planning Commission Previously Appointed – December 3, 2018

Library Advisory Board

Ann James Re- Appointment (Through 01/22)

Julia Zickefoose Re- Appointment (Through 01/22)

Miranda Mills New Appointment (Through 01/22)

Deborah Mathis New Appointment (Through 01/22)

Carla Savage New Appointment (Through 01/22)

Baynard House Advisory Board

Zelda West New Appointment (Through 01/22)

Community Redevelopment Agency

Jack Myers 2019 Chair

Cindy Price 2019 Vice-Chair

STAFF RECOMMENDATION: Approval of 2019 Committee Appointments.