



*City of Auburndale*

AUBURNDALE, FLORIDA 33823

Office of the City Manager

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**CITY COMMISSION MEETING**  
**January 28, 2019 – 7:00 P.M.**  
**COMMISSION ROOM/CITY HALL**

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 – 01/07/2019

ANNOUNCEMENTS – City Manager and City Attorney

REQUEST TO ADD ADDITIONAL ITEMS TO AGENDA –

REQUEST FROM THE GENERAL PUBLIC –

**AGENDA**

1. ORDINANCE #1582 AMENDING FUTURE LAND USE MAP – JULIANA VILLAGE
2. ORDINANCE #1583 AMENDING OFFICIAL ZONING MAP – JULIANA VILLAGE
3. ORDINANCE #1584 ANNEXING PROPERTY INTO CITY LIMITS – BELL PROPERTY
4. ORDINANCE #1585 ANNEXING PROPERTY INTO CITY LIMITS – HEAD PROPERTY
5. **PUBLIC HEARING** – LAND USE AND ZONING MAP AMENDMENTS – T E WILLIAMS ROAD
6. ORDINANCE #1586 AMENDING FUTURE LAND USE MAP – T E WILLIAMS ROAD
7. ORDINANCE #1587 AMENDING OFFICIAL ZONING MAP – T E WILLIAMS ROAD
8. **TRANSMITTAL PUBLIC HEARING** – LAND USE MAP AMENDMENT – 5 STAR RV RESORT
9. RESOLUTION #2019-01 TRANSMITTING MAP AMENDMENT TO STATE – 5 STAR RV RESORT
10. **PUBLIC HEARING** – ZONING MAP AMENDMENT – H BLOCK/ADAMS ROAD
11. **PUBLIC HEARING** – ZONING MAP AMENDMENT –CG JEANS ROAD PROPERTY - **(POSTPONED AND RESCHEDULED FOR MONDAY 02/04/2019 – 7PM AT CITY HALL)**

**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  
January 28, 2019**

**AGENDA ITEM 1: ORDINANCE #1582 AMENDING FUTURE LAND USE MAP – JULIANA VILLAGE**

**AGENDA ITEM 2: ORDINANCE #1583 AMENDING OFFICIAL ZONING MAP – JULIANA VILLAGE**

    INFORMATION ONLY

  X   ACTION REQUESTED

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

**ATTACHMENTS:**

- . 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**

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

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 January 7, 2019 and being presented for second and final reading.

**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 28, 2019**

**AGENDA ITEM 3: ORDINANCE #1584 ANNEXING PROPERTY INTO CITY – BELL 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:**

Proposed Ordinance #1584 Annexing Property into City Limits and 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 2<sup>nd</sup> 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. The proposed Ordinance was approved on first reading January 7, 2019 and being presented for second and final reading.

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

**City Commission Meeting**  
**January 28, 2019**

**AGENDA ITEM 4: ORDINANCE #1585 ANNEXING PROPERTY INTO CITY – HEAD 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:**

Proposed Ordinance #1585 Annexing Property into City Limits and 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 2<sup>nd</sup> 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. The proposed Ordinance was approved on first reading January 7, 2019 and being presented for second and final reading.

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

**City Commission Meeting  
January 28, 2019**

**AGENDA ITEM 5: PUBLIC HEARING – FUTURE LAND USE AND ZONING MAP AMENDMENTS**

**AGENDA ITEM 6: ORDINANCE #1586 AMENDING FUTURE LAND USE MAP – T E WILLIAMS RD**

**AGENDA ITEM 7: ORDINANCE #1587 AMENDING OFFICIAL ZONING MAP – T E WILLIAMS RD**

     INFORMATION ONLY

  X   ACTION REQUESTED

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**ISSUE:** The City Commission will consider and take public comment on a Small-Scale Future Land Use Map Amendment and an Official Zoning Map Amendment.

**ATTACHMENTS:**

- . Notice of Public Hearing – 12/28/2018
- . Excerpt from Planning Commission Meeting – 01/08/2019
- . Proposed Ordinance #1586 Amending Future Land Use Map – T E Williams Road
- . Proposed Ordinance #1587 Amending Official Zoning Map – T E Williams Road

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

**JULIANA VILLAGE SUBDIVISION**

<b>Owner/Petitioner:</b>	City of Auburndale
<b>Location:</b>	319 T.E. Williams Road
<b>Current Use:</b>	Residential (0.15 acres)
<b>Current Polk County Future Land Use:</b>	Residential Suburban (RS)
<b>Proposed City Future Land Use:</b>	Low Density Residential
<b>Proposed City Zoning</b>	Single Family Residential-3 (RS-3)

In December 2018, the City of Auburndale initiated the annexation of 0.15 acres of property into the City limits located adjacent to, and part of 319 T. E. Williams Road. The City recently took deed to both, the subject property and 319 T. E. Williams Road due to code violations within the City and County.

The proposed City Future Land Use classification of **Low Density Residential** and proposed Zoning classification of **Single Family Residential-3** would be applied to that portion of the property that was within the County and annexed into the City. The proposed land use and zoning classifications are identical to those applied on the portion of the same property currently within the City limits, and applied to the adjacent properties on T. E. Williams Road.

The City plans to petition the Polk County Property Appraiser's Office to subdivide the property to create two buildable lots for donation to Habitat for Humanity.

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 February 4, 2019.

**PLANNING COMMISSION RECOMMENDATION:** Approval of the Land Use Map Amendment and Zoning Map Amendment (7-0) – 01/08/2019

**STAFF RECOMMENDATION:** Approval of the Land Use Map Amendment and Zoning Map Amendment.

**City Commission Meeting  
January 28, 2019**

**AGENDA ITEM 8: TRANSMITTAL PUBLIC HEARING – FUTURE LAND USE MAP AMENDMENT**

**AGENDA ITEM 9: RESOLUTION #2019-01 TRANSMITTING MAP AMENDMENT TO STATE – 5 STAR**

\_\_\_\_\_INFORMATION ONLY

\_\_\_X\_\_\_ ACTION REQUESTED

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

**ATTACHMENTS:**

- . Notice of Public Hearing – 12/28/2018
- . Resolution #2019-01 Transmitting Map Amendment to the State and Location Map
- . Excerpt from Planning Commission Meeting – 01/08/2019

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

<b>Owner/Petitioner:</b>	5-Star Family Growers/JSK Consulting
<b>Location:</b>	Denton Avenue and Moss Road
<b>Current Future Land Use:</b>	Regional Activity Center
<b>Proposed Future Land Use:</b>	Tourism Commercial Center
<b>Current use:</b>	Agricultural (+/- 63.1 acres)

JSK Consulting on behalf of property owner 5-Star Family Growers is requesting a Large-Scale Future Land Use and Zoning Map Amendment. The current Future Land Use is **Regional Activity Center (RAC)** and the current Zoning District is Light Industrial. The property is located at the end of Denton Avenue and is currently in agricultural use for growing blueberries. The site is adjacent to the Lake Myrtle Sports Complex and the USA-Water Ski and Wake Sports Foundation's proposed wake sports complex.

The owners have proposed developing the property as a RV Resort with 436 sites. To accommodate the requested use, the Future Land Use classification will need to be changed to **Tourism Commercial Center (TCC)** and require a compliance review by the Florida Department of Economic Opportunity.

The proposed Future Land Use of **Tourism Commercial Center** is intended to provide for tourist, recreational needs, and entertainment activities. Typical leading tenants of the TCC classification are theme parks, hotels, motels, RV parks, restaurants, service stations, gift shops, miniature golf, and entertainment activities.



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

The current zoning of Light Industrial would also need to be changed to Planned Development RV Park. However, zoning will be presented for approval before the City Commission following State Review of the Land Use Map Amendment.

The action before the City Commission is only on the proposed Future Land Use and adoption of a Transmittal Resolution to accompany the package of information being sent to the State.

The proposed Resolution was prepared by the Community Development Department and reviewed by the City Manager and City Attorney.

**PLANNING COMMISSION RECOMMENDATION:** Approval of the proposed Land Use (7-0) – 01/08/2019

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

**City Commission Meeting  
January 28, 2019**

**AGENDA ITEM 10: PUBLIC HEARING – ZONING MAP AMENDMENT – H BLOCK/ADAMS ROAD**

X  INFORMATION ONLY

\_\_\_\_\_ ACTION REQUESTED

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**ISSUE:** The City Commission will take public comment on an Official Zoning Map Amendment.

**ATTACHMENTS:**

- . Notice of Public Hearing – 12/28/2018 and Notice of Special Planning Commission Meeting
- . Excerpts from Planning Commission Meeting – 01/08/2019 & 01/22/2019
- . E-Mail Request from Matthew Johnson, PE – 01/23/2019

**ANALYSIS:** The City has received a request for a Zoning Map Amendment on the following property:

<b><i>Owner/Petitioner:</i></b>	H Block, LLC/JSK Consulting
<b><i>Location:</i></b>	Hwy 559 and Adams Road
<b><i>Current Future Land Use:</i></b>	Low Density Residential
<b><i>Current City Zoning:</i></b>	Single Family Residential-1 (RS-1)
<b><i>Proposed Zoning Classification:</i></b>	Single Family Residential-2 (RS-2)
<b><i>Current use:</i></b>	Vacant (104.00 +/- acres)

Matthew Johnson of JSK Consulting, on behalf of property owner H Block, LLC (John Strang and Carl Strang), has requested a zoning map amendment on 104 +/- acres located off Adams Road. The request is to change the property's current zoning classification from ***Single Family Residential-1 (RS-1)*** to ***Single Family Residential-2 (RS-2)***.

Development standards for the current zoning on the property (RS-1) requires a minimum lot area of 10,800 sq. ft, a minimum lot width of 80 feet, a front setback of 25 feet, and side/rear setbacks of 10 feet. The requested Single Family Residential 2 (RS-2) requires a minimum lot area of 9,500 sq. ft., a minimum lot width of 70 feet, a front setback of 25 feet, and side/rear setbacks of 10 feet. Similar to RS-1, the Single Family Residential-2 (RS-2) zoning district is intended for low to medium density single-family detached residences and does not allow multi-family development.

The requested zoning district of Single Family Residential-2 (RS-2) is compatible with the existing underlying land use of Low Density Residential of the Land Development Regulations.

**PLANNING COMMISSION RECOMMENDATION ON THE H BLOCK SUBDIVISION:**

The Planning Commission on January 8, 2019 held a Public Hearing on the proposed change to the Zoning Map on the "H Block" property. Following the Public Hearing, the Planning Commission failed to make a recommendation to the City Commission. A Special Meeting of the Planning Commission was called on Tuesday, January 22, 2019 to allow staff to get clarification of their recommendation to the City Commission. The Special Meeting was not a Public Hearing and no additional discussion was held between the petitioner and members of the Planning Commission. After additional discussion amongst the Planning Commission, a recommendation was made that the proposed request be resubmitted as a Planned-Development following the RS-2 minimum lot size with a minimum house size of 1,500 square feet. This would also allow the Developer to address concerns of the development's traffic impact on Adams Road.

As a result of the Special Meeting of the Planning Commission, the applicant is requesting the City Commission still hold the public hearing on the rezoning, but table any action on the matter so that they have an opportunity to address the Planning Commission's recommendation. The applicant intends to submit a Planned Development request for the Planning Commission to consider with additional Public Hearings before the Planning Commission and City Commission that would include RS-2 lot sizes, a minimum house size of 1,500 SF, and also address a second access driveway on SR559.

**STAFF RECOMMENDATION:** City Staff has no objections to the petitioner's request.

**City Commission Meeting  
January 28, 2019**

**AGENDA ITEM 11: PUBLIC HEARING – ZONING MAP AMENDMENT – CG JEANS PROPERTY  
(POSTPONED AND RESCHEDULED FOR MONDAY 02/04/2019 – 7PM AT CITY HALL)**

X  INFORMATION ONLY

\_\_\_\_\_ ACTION REQUESTED

**ATTACHMENTS:**

- . Notice of Public Hearing – 12/28/2018 (Cancelled) Re-advertised – 01/25/2019
- . Letter of Request from John B. (Bart) Allen, Attorney for the Petitioner

**ANALYSIS:** The City has received a request for a Zoning Map Amendment on the following property:

<b><i>Owner/Petitioner:</i></b>	Susan Collins/Kyle P. Wilkes, AICP Poulos and Bennett
<b><i>Location:</i></b>	lying between Adams Road and Lake Van Road
<b><i>Current Future Land Use:</i></b>	Low Density Residential
<b><i>Current City Zoning:</i></b>	None
<b><i>Proposed Zoning Classification:</i></b>	Planned Development-Housing 1 (PD-H1)
<b><i>Current use:</i></b>	Vacant (+/- 120.56 acres)

The City has received a request from John B. (Bart) Allen on behalf of the petitioner to continue or reschedule the Public Hearing before the City Commission for one week, until the next Commission Meeting on Monday, February 4, 2019. To accommodate the request, and in accordance with the Land Development Regulations, the City has re-advertised the Public Hearing and posted the change on the City's Website.



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**COMMUNITY REDEVELOPMENT AGENCY MEETING**

**January 28, 2019 – 7:30 PM  
COMMISSION ROOM/CITY HALL**

CALL TO ORDER – Jack Myers, Chair

ROLL CALL – Shirley Lowrance, City Clerk

ANNOUNCEMENTS – Jeff Tillman, Assistant City Manager

REQUEST TO ADD ADDITIONAL ITEMS TO AGENDA –

REQUEST FROM THE GENERAL PUBLIC –

**AGENDA**

1. PRESENTATION OF REVISED DRAFT OF THE 5-YEAR CAPITAL IMPROVEMENT PLAN
2. FINANCE REPORT

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.

**Community Redevelopment Agency Meeting  
January 28, 2019**

**AGENDA ITEM 1: PRESENTATION OF REVISED DRAFT OF THE 5-YEAR CAPITAL IMPROVEMENT PLAN**

  X   INFORMATION ONLY

       ACTION REQUESTED

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**ISSUE:** The CRA Board will hear a presentation on the revised draft of the 5-year Capital Improvements Program (CIP FY 2020-2024).

**ATTACHMENTS:**

- . Revised Draft Capital Improvements Program (FY 2020-2024)

**ANALYSIS:** The current CRA Capital Improvements Program (CIP) is a long-term plan that acts as the key guiding document for the CRA Board in prioritizing redevelopment expenditures.

At the last meeting of the CRA on November 19, 2018 the CRA Board entertained public and staff comments as to future projects for consideration within the CRA area. These suggestions have been incorporated into the Suggested Projects List which is considered and reviewed annually by the CRA Board.

In accordance with the approved CRA Calendar, City Staff will present a proposed draft of the 5-year CIP for fiscal years 2020-2024. The CIP will be presented to the CRA Board for final approval at the February meeting (February 18, 2019).

**Community Redevelopment Agency Meeting  
January 28, 2019**

**AGENDA ITEM 2: FINANCE REPORT**

  X   INFORMATION ONLY

       ACTION REQUESTED

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**ISSUE:** The Community Redevelopment Agency (CRA) Board will receive a finance report from the City's Finance Director, Shirley Lowrance.