



*City of Auburndale*  
AUBURNDALE, FLORIDA 33823

Office of the City Manager

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**CITY COMMISSION MEETING**  
**June 18, 2018 – 7:00 P.M.**  
**COMMISSION ROOM/CITY HALL**

CALL TO ORDER – Mayor Tim Pospichal

INVOCATION – Pastor Michael Spivey, Calvary Church of Winter Haven and Police Department Chaplin

PLEDGE OF ALLEGIANCE – Mayor Tim Pospichal

ROLL CALL – City Clerk Shirley Lowrance

APPROVE COMMISSION MINUTES – Regular Meeting – 06/04/2018

ANNOUNCEMENTS – City Manager and City Attorney

REQUEST TO ADD ADDITIONAL ITEMS TO AGENDA –

REQUEST FROM THE GENERAL PUBLIC –

**AGENDA**

1. **PUBLIC HEARING** – LAND USE AND ZONING MAP AMENDMENTS – SADDLE CREEK
2. ORDINANCE #1564 AMENDING FUTURE LAND USE MAP – SADDLE CREEK
3. ORDINANCE #1565 AMENDING OFFICIAL ZONING MAP – SADDLE CREEK
4. **TRANSMITTAL PUBLIC HEARING** – LAND USE MAP AMENDMENT – BERKLEY RANCH
5. RESOLUTION #2018-01 TRANSMITTING MAP AMENDMENT TO STATE– BERKLEY RANCH
6. MODIFICATION #1 TO POLK COUNTY FIRE/RESCUE EMERGENCY 911 DISPATCH AGREEMENT

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 provisions 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  
June 18, 2018**

**AGENDA ITEM 1: PUBLIC HEARING – LAND USE AND ZONING MAP AMENDMENTS**

**AGENDA ITEM 2: ORDINANCE #1564 AMENDING FUTURE LAND USE MAP – SADDLE CREEK**

**AGENDA ITEM 3: ORDINANCE #1565 AMENDING OFFICIAL ZONING MAP – SADDLE CREEK**

     INFORMATION ONLY

  X   ACTION REQUESTED

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

**ATTACHMENTS:**

- . Notice of Public Hearing – 05/25/18
- . Excerpts from Planning Commission Meeting Minutes – 06/05/2018
- . Ordinance #1564 Amending the Future Land Use Map and Location Map
- . Ordinance #1565 Amending the Official Zoning Map

**ANALYSIS:** The City has received a request for a Small Scale Future Land Use Map Amendment and Zoning Map Amendment for the following properties.

**Saddle Creek Corp. Property**

<b><i>Owner/Petitioner:</i></b>	Robert T. Pericht, Senior Vice President of Saddle Creek Corp.
<b><i>Location:</i></b>	Moss Road W.
<b><i>Current Use:</i></b>	Residential (1.5 acres)
<b><i>Current Polk County Future Land Use:</i></b>	Residential Medium-X (RM-X)
<b><i>Proposed City Future Land Use:</i></b>	Regional Activity Center
<b><i>Proposed City Zoning Classification:</i></b>	Light Industrial (LI)

In 2013 the City approved land use and zoning designations on +/- 220 acres off Moss Road and Old Dixie Highway to accommodate the Saddle Creek Corp. Distribution Center that would be developed in two phases. Phase 1 of the development was completed in October 2015 with the opening of 400,000 sq. ft. of distribution space. Phase 2 is currently underway for the remaining 400,000 sq. ft.

Saddle Creek has recently acquired +/- 1.5 acres of property adjacent to the distribution center for use for additional storm water retention. The property was annexed into the City Limits on May 21, 2018. The requests before the City Commission is to establish the same Future Land Use and Zoning designations on +/- 1.5 acres of property and adjacent right-of-way as applied on the distribution site.

The proposed Ordinance #1564 establishes the Future Land Use designation of **Regional Activity Center** on the 1.5 acres and is consistent with the previously approved land use classification on the adjacent distribution center property.

The proposed Ordinance #1565 establishes the Official Zoning designation of **Light Industrial (LI)** on the 1.5 acres and is consistent with the previously approved zoning classification on the adjacent distribution center and would allow the development of the proposed use.

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 July 2, 2018.

**PLANNING COMMISSION RECOMMENDATION:** Approval of the Amendments – 06/05/2018 (7-0)

**STAFF RECOMMENDATION:** Approval of the Ordinances.

**City Commission Meeting  
June 18, 2018**

**AGENDA ITEM 4: TRANSMITTAL PUBLIC HEARING – LAND USE MAP AMENDMENT**

**AGENDA ITEM 5: TRANSMITTAL RESOLUTION #2018-01 – 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 before transmitting to the State of Florida for a finding of compliance.

**ATTACHMENTS:**

- . Notice of Public Hearing – 05/25/18
- . Excerpts from Planning Commission Meeting Minutes – 06/05/2018
- . Proposed Resolution #2018-01 Transmitting Map Amendment to State and Location Map

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

**Berkley Ranch Investors Property**

**Owner/Petitioner:**

Berkley Ranch Investors, LLC

**Location:**

Berkley Road and Pearce Road

**Current Use:**

Vacant (43.57 acres)

**Current Polk County Future Land Use:**

Residential Low-2 (RL-2); Residential Low-4X (RL-4X);  
Preservation-X (Presv-X)

**Proposed City Future Land Use:**

Low Density Residential

The Berkley Ranch Investors, LLC properties consists of +/- 43.57 acres that was annexed into the City Limits on May 21, 2018. The property is currently vacant and is proposed for a 130 lot single family residential subdivision. The development will have access on Pearce Road and will also have access to Berkley Road by crossing the TECO-Auburndale Trail.

The proposed Future Land Use Amendment is consistent with the City's Comprehensive Plan, Land Development Regulations, the Joint Planning Agreement with Polk County, and with surrounding development.

Following public comment and Commission approval, the proposed Future Land Use Amendment will be transmitted to the State for a compliance review. Adoption of the Future Land Use Map Amendment and related Zoning Map Amendment will be considered by the City Commission at a later date following the State review. 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 Land Use Map Amendment – 06/05/2018 (7-0)

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

**City Commission Meeting  
June 18, 2018**

**AGENDA ITEM 6:    **MODIFICATION #1 TO THE INTERLOCAL AGREEMENT WITH SHERIFF -  
9-1-1 FIRE/RESCUE DISPATCH SERVICES****

       INFORMATION ONLY

  X   ACTION REQUESTED

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**ISSUE:**    The City Commission will consider a modification to the Interlocal Agreement with the Polk County Sheriff's Office for fire/rescue dispatch services.

**ATTACHMENTS:**

- .        Letter of Request from Polk County Sheriff's Office – June 7, 2018
- .        Proposed Modification #1 to the Interlocal Agreement for Fire/Rescue Dispatch Services

**ANALYSIS:**    The City of Auburndale began outsourcing **Police** dispatch services to the Polk County Sheriff's Office in 2008 and **Fire/Rescue** dispatch services in 2010. In 2013, the City Commission approved an Interlocal Agreement which consolidated two separate agreements into one. In 2017, the Interlocal Agreement was renewed for an additional four years through September 2021.

The Interlocal Agreement provides for an annual 2% adjustment for **Police** dispatch services and adjustments to **Fire/Rescue** dispatch services based on the actual number of calls dispatched, with a 5% cap.

The new FY 2018-2019 Fire/Rescue contract will be \$31,320, which represents a 5% increase. The City Commission on June 4, 2018 gave tentative approval on the proposed Expenditure Section of the FY 2019 and FY 2020 Budgets which reflected this allocation.

The proposed Modification has been reviewed by the Fire Chief, City Manager and City Attorney.

**STAFF RECOMMENDATION:**    Approve Modification #1 to the Interlocal Agreement with the Polk County Sheriff's Office for Fire/Rescue dispatching services for FY 2018-2019.