



City of Auburndale
AUBURNDALE, FLORIDA 33823

Office of the City Manager

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CITY COMMISSION MEETING
July 16, 2018 – 7:00 P.M.
COMMISSION ROOM/CITY HALL

CALL TO ORDER – Mayor Tim Pospichal

INVOCATION – Pastor Jarvis Marshall, Spirit Life Ministries

PLEDGE OF ALLEGIANCE – Mayor Tim Pospichal

ROLL CALL – City Clerk Shirley Lowrance

APPROVE COMMISSION MINUTES – Regular Meeting – 07/02/2018

ANNOUNCEMENTS – City Manager and City Attorney

REQUEST TO ADD ADDITIONAL ITEMS TO AGENDA –

REQUEST FROM THE GENERAL PUBLIC –

AGENDA

1. **PUBLIC HEARING** – OFFICIAL ZONING MAP AMENDMENT – LYNITA & SONS, INC. PROPERTY
2. ORDINANCE #1566 AMENDING THE OFFICIAL ZONING MAP – LYNITA & SONS, INC. PROPERTY
3. **PUBLIC HEARING** – OFFICIAL ZONING MAP AMENDMENT – TAJIANI PROPERTY
4. ORDINANCE #1567 AMENDING THE OFFICIAL ZONING MAP – TAJIANI PROPERTY
5. PRELIMINARY PLAT APPROVAL – WATSON LAKEFRONT ESTATES – DAVID WATSON PROPERTY
6. APPROVE PROPOSED FY 2019 ROLLED-BACK RATE AND MILLAGE RATE
7. APPROVE PUBLIC HEARING DATES FOR PROPOSED FY 2019 BUDGET
8. SET BUDGET WORK SESSION DATE (08-13-18), COMMISSION DAY
9. PRESENTATION OF PROPOSED FY 2019 & FY 2020 REVENUE SECTIONS

Ref. F.S. 286: If an individual decides to appeal any decision made by the Planning 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
July 16, 2018**

AGENDA ITEM 1: PUBLIC HEARING – ZONING MAP AMENDMENT – LYNITA & SONS

AGENDA ITEM 2: ORDINANCE #1566 AMENDING THE OFFICIAL ZONING MAP– LYNITA & SONS

___ INFORMATION ONLY

X ACTION REQUESTED

ISSUE: The City Commission will consider and take public comment on a Zoning Map Amendment.

ATTACHMENTS:

- . Notice of Public Hearing – 06/22/2018
- . Excerpts from Planning Commission Meeting – 07/03/2018
- . Ordinance #1566 Amending the Official Zoning Map

ANALYSIS: The City has received a request for a Zoning Map amendment for the following property:

<i>Owner/Petitioner:</i>	Lynita & Sons, Inc.
<i>Location:</i>	Frontage on Charles Ave., Walnut St. & Bennett St.
<i>Current Future Land Use:</i>	Low Density Residential
<i>Current Zoning Classifications:</i>	General Residential-1 (RG-1) & Commercial General (CG)
<i>Proposed Zoning Classification:</i>	Single Family Residential-3 (RS-3)
<i>Current use:</i>	Single Family homes and vacant (2.36 +/- acres)

The City has received a request from Lynita & Sons, Inc. for a Zoning Map amendment to 10 lots with frontage on Charles Ave., Walnut St., and Bennett St. from *General Residential-1 (RG-1) & Commercial General (CG)* to *Single Family Residential-3 (RS-3)*. In March of 2016 a zone change was approved for lots 8-16 from *Single Family Residential-3* to *General Residential-1 (RG-1)* to allow the development of family group homes. The project was withdrawn, thus the owners are requesting the original zoning be restored to the eight properties. Lots 19 and 20, which contain a single-family residence, have an existing zoning classification of Commercial General (CG). The owners are requesting the similar zoning on these two lots.

The requested zoning district of Single Family Residential-3 (RS-3) is compatible with the existing underlying land use of Low Density Residential and is compatible to the existing zoning classifications surrounding the property. The applicant is seeking to re-zone the properties ***Single Family Residential-3 (RS-3)*** in order to construct new residential units on each of the lots.

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 August 6, 2018.

PLANNING COMMISSION RECOMMENDATION: Approval of the Amendment (4-0) – 07/03/2018

STAFF RECOMMENDATION: Approval of the Ordinance.

**City Commission Meeting
July 16, 2018**

AGENDA ITEM 3: PUBLIC HEARING – ZONING MAP AMENDMENT – TAJIANI PROPERTY

AGENDA ITEM 4: ORDINANCE #1567 AMENDING THE OFFICIAL ZONING MAP - TAJIANI

 INFORMATION ONLY

 X ACTION REQUESTED

ISSUE: The City Commission will consider and take public comment on a Zoning Map Amendment.

ATTACHMENTS:

- . Notice of Public Hearing – 06/22/2018
- . Excerpts from Planning Commission Meeting – 07/03/2018
- . Ordinance #1567 Amending the Official Zoning Map

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

<i>Owner/Petitioner:</i>	Gholi Tajiani
<i>Location:</i>	Stadium Road and Old Lake Alfred Road
<i>Current Future Land Use:</i>	Medium Density Residential
<i>Proposed Zoning Classification:</i>	General Residential-1 (RG-1)
<i>Current use:</i>	Vacant (18.33 +/- acres)

The Tajiani property, consisting of 18.33 acres, was annexed into the City Limits in 2008 and received a Future Land Use Medium Density Residential. Zoning was not requested for the property at that time. The proposed zoning request of *General Residential-1 (RG-1)* will allow the applicant to construct a proposed 68 lot single family residential subdivision. Characteristics of the *RG-1* zoning classification for single-family dwellings are lot widths of 60 feet, lot area of 7,200 sq. ft., 25' front setback, and 10' side and rear setback. RG-1 also allows the development of multifamily-family residential dwellings. The requested zoning district of *General Residential-1 (RG-1)* is compatible with the existing underlying land use of Medium Density Residential and existing residential zoning classifications adjacent to the property.

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 August 6, 2018

PLANNING COMMISSION RECOMMENDATION: Approval of the Amendment (4-0) – 07/03/2018

STAFF RECOMMENDATION: Approval of the Ordinance.

**City Commission Meeting
July 16, 2018**

AGENDA ITEM 5: PRELIMINARY PLAT APPROVAL – LAKEFRONT ESTATES – DAVID WATSON

 INFORMATION ONLY

 X ACTION REQUESTED

ISSUE: The City Commission will consider a preliminary plat for Lakefront Estates.

ATTACHMENTS:

- . Location Map
- . Excerpts from Planning Commission Meeting – 07/03/2018
- . Preliminary Plat

ANALYSIS: The City has received a Preliminary Plat for a 38-unit single-family dwelling development on 9.93 acres located on Lake Ariana Blvd., north of Madalyn Court and south of Denton Avenue.

The Future Land Use is Low Density Residential and the site has an existing zoning of Single Family Residential-3. The applicant proposes 25' front yard setbacks, 7' side yard setbacks and 15' rear setbacks. The applicant is also proposing 25' front yard setbacks for yards adjacent to any street and on a corner lot. The average lot size proposed will be 7,400-7,500 sq. ft. The maximum allowable building height is 35 ft. (2½ stories). Ingress and egress for this phase of the development is proposed to be from Lake Ariana Boulevard, a County maintained road. All retention areas, roads, and open spaces will be dedicated to and maintained by the Homeowner's Association. The preliminary plat has been reviewed by all City Departments and meets all City Codes and Land Development Regulations.

Preliminary plat approval allows the developer to proceed with construction of infrastructure (utilities, roads, etc.). Final Plat approval will come back before the City Commission at a later date.

PLANNING COMMISSION RECOMMENDATION: Approval of the Preliminary Plat (4-0)–07/03/2018

STAFF RECOMMENDATION: Approval of the Preliminary Plat.

City Commission Meeting
July 16, 2018

AGENDA ITEM 6: APPROVE PROPOSED FY 2019 ROLLED-BACK RATE AND MILLAGE RATE

___ INFORMATION ONLY

X ACTION REQUESTED

ATTACHMENTS:

2018/2019 Millage Rate Illustration and DR-420 Certification of Taxable Value

ANALYSIS: Florida Statutes require the City to compute a proposed millage rate necessary to fund the proposed budget. The City must advise the Property Appraiser of its proposed millage rate, rolled-back rate and the date, time and place for a public hearing. The Property Appraiser utilizes this information in preparing the notices of proposed property taxes, which are mailed to property owners.

The City's existing millage rate is 4.2657. Using the current millage rate times our current year's gross taxable value; the ad valorem proceeds would represent an increase of \$697,759 over the prior year. The Rolled-back rate for FY 2018 is 4.2515. Using the Rolled-back rate, or reducing the tax rate, would represent an increase \$680,682 over the prior year total ad valorem proceeds.

The proposed FY 2018-2019 Budget is balanced utilizing the Rolled-back millage rate of 4.2515. If approved by the City Commission, the proposed millage rate could be lowered, but not increased above the 4.2515 without the expense of re-advertising to all property owners.

STAFF RECOMMENDATION: Approve 4.2515 as the Rolled-back rate and operating millage rate for the Certificate of Taxable Value Form for 2018 and Budget Year 2019.

AGENDA ITEM 7: APPROVE PUBLIC HEARING DATES FOR PROPOSED FY 2019 BUDGET

STAFF RECOMMENDATION: Approve Thursday, September 6, 2018 and Tuesday, September 18, 2018 at 7:00 p.m. at City Hall for the required Public Hearings on the proposed FY 2019 Budget.

AGENDA ITEM 8: SET BUDGET WORK SESSION DATE (08-13-18), COMMISSION DAY

STAFF RECOMMENDATION: Set Monday, August 13, 2018, for Commission Day activities and for a proposed budget work session, if needed.

**City Commission Meeting
July 16, 2018**

AGENDA ITEM 9: PRESENTATION OF PROPOSED FY 2019 AND FY 2020 REVENUES

INFORMATION ONLY

ACTION REQUESTED

ISSUE: The City Commission will consider the proposed Revenues for the Fiscal Year 2018-2019 and Fiscal Year 2019-2020.

ATTACHMENTS:

Proposed Revenue Section of Proposed Two-Year Budget
(New Revenue Sources and Differences +/- \$10,000 Highlighted)

ANALYSIS: City Staff will present and lead discussion on the **Revenue** section of the proposed FY 2019 and FY 2020 Budgets.

The City Commission was previously presented the Capital Outlay, Payroll, Expenditures and CRA sections of the proposed FY 2019 and FY 2020 Budgets. Presentation of the Revenue section completes the City Commission's budget review process.

Formal presentation of the Proposed FY 2019 and FY 2020 Budgets is scheduled for August 6, 2018.