

City Manager Green provided information on the Public Hearings before the Commission. He said the City Commission will not adopt Land Use or Zoning on the 5 Star RV Resort, as the agenda item was to consider transmission to the State for a compliance review of the Land Use designation. For the H Block (Agenda Item #10), the City Commission will not be taking any action tonight. The developer and petitioner has requested that to be delayed, after the Planning Commission meeting. They heard the concerns of the public and the Planning Commission and decided to go back before the Planning Commission and present it in a different fashion. They will be presenting that tonight before the City Commission in a Public Hearing. This will allow the residents an opportunity to speak on that matter; however as they will go back to the Planning Commission, that Planning Commission meeting will probably be in March. The City Commission will probably not be adopting anything until after that point. The Public Hearing for the CG Jeans property has been delayed. There will not be any action before the City Commission on that tonight. That item was taken before the Planning Commission with a motion to deny at that meeting. This item is being delayed until March 4. All the meetings on these items will be at advertised Public Hearings, be advertised with the press, and be noticed on our website.

Minutes of the Regular Meeting of the City Commission of the City of Auburndale held January 28, 2019 at 7:00 p.m. in the Commission Room of City Hall, after having been properly advertised, with the following members present: Mayor Tim Pospichal, Commissioners: Dorothea Taylor Bogert, Keith Cowie, Richard Hamann, and Bill Sterling. Also present were: City Manager Robert R. Green, Finance Director/City Clerk Shirley Lowrance, City Attorney V. Patton Kee, and Police Chief Andy Ray.

Mayor Tim Pospichal declared a quorum present and the Meeting was opened with prayer by Pastor Tom Johnson of First Baptist Church and a salute to the flag.

Motion by Commissioner Dorothea Taylor Bogert, seconded by Commissioner Richard Hamann, to approve the City Commission Minutes of the January 7, 2019 Meeting. Upon vote, all ayes.

Mayor Tim Pospichal made introductions for Mayor Charlie Lake of Lake Alfred, Legislative Assistant Barbara Blasingame, and our Florida State Representative Josi Tomkow.

Josie Tomkow thanked everyone for electing her to serve in the Florida House. She said she looked forward to the upcoming Legislative session in Tallahassee. She said it has been a busy one, as they have been getting all our bills into drafting last week. She said she was excited to serve and that her office was behind Beef O Brady's. She invited everyone to come by and said our door is always open.

City Manager Green reminded everyone that the next meeting was February 4, next Monday. He said he was pleased to suggest that at our second meeting in February will include our Audit presentation. Polk County Day in Tallahassee will be on March 12 and we will travel to Tallahassee on March 11 and return on March 13. He asked Community Development Director Amy Palmer to give an announcement regarding Ethics Training.

Community Development Director Amy Palmer said we reached out to the Florida League of Cities, who has government university, and arranged for some ethics training for our advisory boards as well as the elected officials. The training will be held February 21 at 4 p.m. The training is a four-hour training and the City will provide dinner. We will be sending out that invitation this week with RSVP requested. We are going to strongly encourage that our Advisory Board members attend that training. The training will be done by Mira Rains with the University of Central Florida.

City Manager Green said the training will be February 21 and be for the elected officials and all the members of our Advisory Boards including the Board of Adjustments and our Planning Commission. At the next meeting, we will have the Memo of Agreement between three of our larger property owners surrounding the Auburndale community -- the North Auburndale Master Planning agreement. The Community Development Department and Planning Staff have been working on this for some time and

working with the property owners. Not all of the properties are within our City limits, so it is important that all those parties come together, as we look at planning the North Auburndale area. He said some resurfacing is taking place on State Road 559, which is in advance of the County and State road swap of State Road 559 and Berkley Road. He said there are still some things to be worked out in that particular agreement, but it is moving along between the County and FDOT.

Commissioner Dorothea Taylor Bogert said she would like to take a moment to thank our Board of County Commissioners and most notably Chairman Lindsey, Commissioner Braswell, Commissioner Santiago and Commissioner Wilson. She said she had the opportunity to go to the last Board of County Commission Meeting and was grateful they listened to the City of Auburndale and the surrounding areas to put a stop to the Pace Interlogistic Center that was going out there with all the 1.4 million square foot warehouse. She said she wanted to publicly say thanks to them for listening to us and our residents in not approving that.

Mayor Tim Pospichal asked for Public comment.

Dennis Young, 254 Lake Tennessee Drive, said he echoed Commissioner Bogert's thanks for the participation of our Mayor, City Manager, and Community Development Director at that County Commission Meeting concerning the C3 logistics warehouse. He said that was very well presented and the result was outstanding, that they denied it. He asked if Staff was still pursuing the extension of the Joint Planning Agreement with Polk County.

City Manager Green said yes.

Dennis Young asked if it would be appropriate for the City of Auburndale Staff to partner with Polk County Planning Staff to modify the Polk County Land Development Code and Polk County Comprehensive Plan to negate any type of warehouse or logistic center to be built on Pace Road. Now that we have the support of those individuals and communities from the Board of County Commission meeting, it might be an opportunity to move forward in working with Shonda Bennett and the group from Polk County to start making minor changes to negate that and not have to continuously go to the County. He asked if this was something that could be followed up on.

City Manager Green said he was happy to report that Staffs have already been working toward that and with the City of Lakeland, as well.

Dennis Young said he knew the City of Auburndale website has been revised. He asked what the process was for posting legal/public notices on the City of Auburndale website.

City Manager Green said Community Development Director Amy Palmer will get with you on this.

Brian Toune, 1200 Valencia Lane, said he was the Director of the Pickleball Gang that plays on Tuesday and Thursday. He complimented the Parks and Recreation Department under Cody McGhee and Eric Robinson at the Community Gym. He said the Community Gym during their January annual tournament never looked better and he was grateful for everything the Department does there. He said Thursday they put on a demonstration of Pickleball at the City's request and could not get them off the gym floor. He said the courts were in great shape and he thanked the City.

City Manager Green asked Assistant Parks and Recreation Director Ryan Pickles, who was present for the Meeting, to pass on the compliments to the staff.

Mayor Tim Pospichal asked for any other citizen comment. There was no citizen comment.

1. ORDINANCE NO. 1582 AMENDING FUTURE LAND USE MAP – JULIANA VILLAGE

City Manager Green said this was coming to the Commission for second and final reading. The City has received a request for a Large-Scale Future Land Use Map Amendment and Zoning Map Amendment on the Walker Grove Land Partners, LLC. The location is SR 559 and Cone Road on 90.24 acres. The current use is Residential, the current Polk County Future Land Use is Residential Low – 1X and Preservation-X, the proposed City Future Land Use is Low Density Residential-GS Conservation/Wetlands-GS and the proposed zoning is Planned Development – Housing 1 or 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 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 currently applied to the property. The proposed Land Use is also consistent with surrounding development, the City's Land Development Regulations, the City's Comprehensive Plan, and the Joint Planning Agreement with Polk County. In December 2018, following the Transmittal Public Hearing and sending that to the State, 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. Ordinance No. 1582 amends the Future Land Use Map on the Juliana Village. 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 are being presented for second and final reading. The Planning Commission voted on October 2, 2018 to recommend approval of the Land Use Map Amendment.

City Attorney Kee read Ordinance No. 1582, which was presented and passed on first reading on January 7, 2019, by title only.

Mayor Tim Pospichal asked for citizen comment. There was no citizen comment.

Motion by Commissioner Richard Hamann, seconded by Commissioner Bill Sterling, to approve Ordinance No. 1582, as read on second reading by title only.

Commissioner Keith Cowie asked as a follow up from our previous meeting with them platting 2 and 3, will we be able to make adjustments or recommendations to that or does it come in as currently shown on the drawings. He said we also discussed the sidewalks.

Community Development Director Amy Palmer said she would address the sidewalks first. The engineer stated that there was not enough right-of-way to adjust the sidewalk width to the five foot, as required by the City Code. She said this has gone through the County's lot layout approval process. There might be an opportunity for some tweaks, as it comes in as a plat, but for the most part this will be the layout for the subdivision.

Commissioner Keith Cowie asked if they have to bring the plat back to the Commission for 2 and 3.

Community Development Director Amy Palmer said yes, Phase 2 and 3 would come back to the City.

Upon vote, all ayes.

2. ORDINANCE NO. 1583 AMENDING OFFICIAL ZONING MAP – JULIANA VILLAGE

City Manager Green said as the Land Use has been established as Low Density Residential Conservation in the City of Auburndale, the City needs to approve the Zoning designation. The zoning designation of Planned Development Housing 1 or PD-H1 is consistent with the adjacent subdivision to the south, which would be Sutton Place, and also with the City's Land Development regulations, the Comprehensive Plan, and with the Joint Planning Agreement with Polk County. The Ordinance was prepared by the Community Development Department and reviewed by the City Manager and City Attorney. The ordinance was approved on first reading on January 7, 2019. The Zoning Map Amendment comes with the recommendation from the Planning Commission, with a 5-0 vote from their meeting of October 2, 2018. Staff recommended approval of the Zoning Map Amendment.

City Attorney Kee read Ordinance No.1583, which was presented and passed on first reading on January 7, 2019, by title only.

Mayor Tim Pospichal asked for citizen comment. There was no citizen comment.

Motion by Commissioner Bill Sterling, seconded by Commissioner Dorothea Taylor Bogert, to approve Ordinance No. 1583, as read on second reading by title only. Upon vote, all ayes.

3. ORDINANCE NO. 1584 ANNEXING PROPERTY INTO THE CITY LIMITS – BELL PROPERTY

City Manager Green said Agenda Item #3 and #4 are on adjacent properties. The City has received a petition from Elton Bell and Vera 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 and the property is currently vacant. The property currently has a Polk County Land Use designation of Linear Commercial Corridor. Establishing the 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 proposed ordinance 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 on January 7, 2019 and being presented for second and final reading. Staff recommended approval of the Ordinance annexing the Bell property into the City Limits.

City Attorney Kee read Ordinance No.1584, which was presented and passed on first reading on January 7, 2019, by title only.

City Manager Green showed the location of the property on the map.

Mayor Tim Pospichal asked for citizen comment. There was no citizen comment.

Motion by Commissioner Keith Cowie, seconded by Commissioner Richard Hamann, to approve Ordinance No. 1584, as read on second reading by title only. Upon vote, all ayes.

4. ORDINANCE NO. 1585 ANNEXING PROPERTY INTO THE CITY LIMITS – HEAD PROPERTY

City Manager Green said Theodore Head and Andrea Head have signed a petition 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 the City's 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 annexation is

the only item before the Commission. He displayed the location of the property on the map. Staff recommended approval of the Ordinance annexing property into the City limits.

City Attorney Kee read Ordinance No.1585, which was presented and passed on first reading on January 7, 2019, by title only.

Mayor Tim Pospichal asked for citizen comment. There was no citizen comment.

Motion by Commissioner Dorothea Taylor Bogert, seconded by Commissioner Richard Hamann, to approve Ordinance No. 1585, as read on second reading by title only. Upon vote, all ayes.

5. PUBLIC HEARING – LAND USE AND ZONING MAP AMENDMENTS – T E WILLIAMS ROAD

Mayor Tim Pospichal closed the Regular Commission meeting and opened the Public Hearing.

City Manager Green said the Public Hearing was for consideration of an amendment to Ordinance No. 752 the City's Comprehensive Plan and Ordinance No. 764 the City's Land Development Regulations. He said the Commission has been copied to excerpts of the Planning Commission Minutes of January 8, 2019 and both proposed Ordinances.

Community Development Director Amy Palmer said the City has initiated a request for a Small-Scale Future Land Use Map Amendment and Zoning Map Amendment. 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 properties -- 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. She displayed the location of the property on the map and the proposed Future Land Use zoning map. The Planning Commission recommended approval of the Land Use Map Amendment and Zoning Map Amendment with a 7-0 vote at their meeting of January 8, 2019. Staff recommended approval of the Land Use Map Amendment and Zoning Map Amendment.

Mayor Tim Pospichal asked for citizen comment. There was no citizen comment.

Mayor Tim Pospichal closed the Public Hearing and reopened the Regular Commission Meeting.

6. ORDINANCE NO. 1586 AMENDING FUTURE LAND USE MAP – T E WILLIAMS ROAD

City Manager Green said the ordinance amends the Future Land Use Map on the T.E. Williams property from Residential Suburban in Polk County to City of Auburndale Low Density Residential.

City Attorney Kee read Ordinance No. 1586 entitled: **AN ORDINANCE OF THE CITY OF AUBURNDALE, FLORIDA, AMENDING ORDINANCE NO. 752, THE COMPREHENSIVE PLAN OF THE CITY OF AUBURNDALE, FLORIDA, BY AMENDING THE FUTURE LAND USE MAP RECLASSIFYING A PARCEL OF LAND TOTALING +/- 0.15 ACRES FROM POLK COUNTY FUTURE LAND USE CLASSIFICATION RESIDENTIAL SUBURBAN (RS) TO CITY OF AUBURNDALE FUTURE LAND USE CLASSIFICATION LOW DENSITY RESIDENTIAL; AND PROVIDING AN EFFECTIVE DATE** (General Location: T. E. Williams Road), by title only.

Motion by Commissioner Richard Hamann, seconded by Commissioner Dorothea Taylor Bogert, to approve Ordinance No. 1586, as read on first reading by title only. Upon vote, all ayes.

7. ORDINANCE NO. 1587 AMENDING OFFICIAL ZONING MAP – T E WILLIAMS ROAD

City Manager Green said Ordinance No. 1587 amends the official Zoning Map to Single Family Residential-3 or RS-3.

City Attorney Kee read Ordinance No. 1587 entitled: **ORDINANCE OF THE CITY OF AUBURNDALE, FLORIDA, AMENDING ORDINANCE NO. 764, THE LAND DEVELOPMENT REGULATIONS OF THE CITY OF AUBURNDALE, FLORIDA, BY AN AMENDMENT TO THE OFFICIAL ZONING MAP ESTABLISHING AUBURNDALE ZONING MAP CLASSIFICATION OF SINGLE FAMILY RESIDENTIAL – 3 (RS-3) ON A PARCEL OF LAND TOTALING +/- 0.15 ACRES; AND PROVIDING AN EFFECTIVE DATE** (General Location: T. E. Williams Road), by title only.

Motion by Commissioner Keith Cowie, seconded by Commissioner Bill Sterling, to approve Ordinance No. 1587, as read on first reading by title only. Upon vote, all ayes.

City Manager Green said both of the Ordinances will come back to the City Commission for second reading at the next meeting of February 4, 2019.

8. TRANSMITTAL PUBLIC HEARING – LAND USE AND ZONING MAP AMENDMENT – 5 STAR RV RESORT

Mayor Tim Pospichal closed the Regular Commission meeting and opened the Public Hearing.

City Manager Green said the Public Hearing was for consideration of an amendment to Ordinance No. 752 the City's Comprehensive Plan and Ordinance No. 764 the City's Land Development Regulations. Upon approval by the City Commission, the proposed Future Land Use Map Amendment will be submitted to the Florida State Land Planning Agency for an Expedited Review with the State law.

Community Development Director Amy Palmer said the City has received a request for a Large-Scale Future Land Use Map Amendment on the property owned by 5-Star Family Growers being represented by JSK Consulting, as the petitioner. The property is located at Denton Avenue and Moss Road. The current Future Land Use is Regional Activity Center, the proposed Future Land Use is Tourism Commercial Center, and the current use is Agricultural on 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 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 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 Tourism Commercial Center 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 the 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 the Transmittal Resolution to accompany the package of information being sent to the State. The Planning Commission recommended approval of the Future Land Use with a 7-0 vote at

their January 8, 2019 meeting. Staff recommended approval of the Transmittal Resolution. She introduced Bart Allen, with the Peterson Myers law firm representing the petitioner.

Bart Allen, Land Use Attorney with the Peterson Myers Law Firm, 225 E. Lemon St., Lakeland, said they were here to show support. He said this was a request for a Transmittal Hearing only and at this time they are not prepared and did not intend to get into the substance of the request. We will be back and welcome questions after the State review. He said if there were any preliminary questions today, he had with him Randy Knapp presenting 5-Star Family Growers and Mathew Johnson their engineer. He said they request a favorable vote on the Resolution to submit and look forward to coming back and presenting to you in the future.

Mike Moore, 29 Moss Road, said we are in a residential area and were already surrounded by commercial sites. He said our roads and infrastructure was not capable of taking this type of traffic. He mentioned property drainage issues that were not resolved, noise issues, and semi traffic because of MedLine and Saddle Creek Corporation warehousing. He said there was going to be another gentleman here tonight to speak, but he could not come due to a death in his family. He said his concern at the Zoning Commission meeting was wifi, drainage, our wells and power. We all have those same concerns. Our roads are beat up bad enough now. They are substandard roads and are not wide enough nor strong enough to take this type of traffic. He said they were asking on their behalf for the Commission to address some of this and look into this before this goes in. He said this was their questions and he was representing the other gentleman also.

Ashley Dampier, 27 Moss Rd, said she lives in the corner of the future RV Resort in front of her house and the water resort beside her house. She said she was concerned with the amount of traffic and has a young child who likes to be outside in the yard. She said with the amount of traffic in semis up and down the road is already ridiculous. There are vehicles using Moss Road as a connection between Berkley Road and Dixie Highway is quite enlarged. She said there is not really a police presence in the area to monitor the roads. The vehicles are running stop signs, hitting mailboxes, and hitting traffic signs on a daily basis. She said the more traffic we have coming in the worse this will end up getting. She said her concern was traffic and asked if the roads were going to be big enough and able to maintain the traffic. She said they already drive like drunk drivers trying to dodge all the potholes that are just going to get worse.

Mayor Tim Pospichal said this was a Transmittal Hearing and those questions and issues will be addressed when the Transmittal comes back from the State, if it falls into compliance. The concerns will be addressed at a future date, when the adoption of the Land Use and Future Zoning comes back to the City Commission.

Bart Allen said the issues will be addressed though future review and analysis from the State. He said we will be going through a traffic analysis and drainage review. He said all those design criteria will be addressed.

Mayor Tim Pospichal asked for additional citizen comment. There was no other citizen comment.

Mayor Tim Pospichal closed the Public Hearing and reopened the Regular Commission Meeting.

9. RESOLUTION NO. 2019-01 TRANSMITTING MAP AMENDMENT TO STATE – 5 STAR RV RESORT

City Attorney Kee read Resolution No. 2019-01 entitled: **A RESOLUTION PROPOSING AN AMENDMENT OF THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN OF THE CITY OF AUBURNDALE, FLORIDA, AND TRANSMITTING SUCH PROPOSED AMENDMENT TO THE FLORIDA STATE LAND PLANNING AGENCY FOR AN EXPEDITED STATE REVIEW (GENERAL LOCATION: Denton Avenue and Moss Road)**, by title only.

Motion by Commissioner Bill Sterling, seconded by Commissioner Keith Cowie, to approve Resolution No. 2019-01, as read by title only. Upon vote, all ayes.

City Manager Green asked Assistant City Manager Jeff Tillman to raise his hand for Ms. Dampier and Mr. Moore to provide their contact information so the City can provide information on when the meeting comes back up in the public meeting.

10. PUBLIC HEARING – ZONING MAP AMENDMENTS – H BLOCK/ADAMS ROAD

Mayor Tim Pospichal closed the Regular Commission meeting and opened the Public Hearing.

City Manager Green said the Public Hearing was for consideration of an amendment to Ordinance No. 752 the City's Comprehensive Plan and Ordinance No. 764 the City's Land Development Regulations. He said on H Block -, Adams Road property, the property already has a current Future Land Use designation of Low Density Residential and the petitioner was requesting a zoning change from Single Family Residential-1 or RS-1 to Single Family Residential-2 or RS-2. After their presentation before the Planning Commission, the developer did request the City to cancel and postpone the Public Hearing this evening. As the Public Hearing had already been advertised, they decided to come in and have the Public Hearing; however this will go back to the Planning Commission and come back to the City Commission at public meetings at later dates as well.

Community Development Director Amy Palmer said Matthew Johnson of JSK Consulting, on behalf of property owner H Block, LLC owned by John Strang and Carl Strang, has requested a zoning map amendment on 104 acres located off Adams Road. The request was to change the property's current zoning classification from Single Family Residential-1 to Single Family Residential-2. Development standards for the current RS-1 zoning district requires a minimum lot area of 10,800 sq. ft, a minimum lot width of 80 feet. The requested Single Family Residential 2 requires a minimum lot area of 9,500 sq. ft., a minimum lot width of 70 feet. The setbacks for both zoning districts were the same with a front setback of 25 feet and side/rear setbacks of 10 feet. Both zoning districts are 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 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. Therefore, 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. As required by our Land Development Regulations, minimum house size in the RS-2 zoning district is 1,200 square feet with a one-car garage. This Planned Development would come back with a minimum 1,500 square feet, as requested by the Planning Commission. Coming back as a Planned Development 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 square feet, and also address a second access driveway on SR 559. Staff had no objections to the petitioner's request. She introduced Matthew Johnson, JSK Consulting.

Matthew Johnson, JSK Consulting, said he appreciated everyone's time. He said he wanted to review the history of their project and stand for any questions. Working with the developer, we first approached the Planning and Zoning Board and applied for a PUD on the property, which has a total of 104 acres. Originally, we came in as a Planned Unit Development and asked for 227 lots. In our original proposal, we had a smaller lot size of 60 x 120, with a smaller set back of 7.5 feet. At that Public Hearing at the P&Z Board, we had a lot of residents come and expressed their concern about the lot sizing and concern of traffic on Adams Road, in particular. Working together with City Staff, we came back in and took a second approach. Working with the compromise and trying to be receptive to the concerns raised by the residents, we requested the RS-2 zoning. The property currently has RS-1 zoning. We were asking for the RS-2 zoning, which would allow for a minimum lot size of 9,500 square feet. Our smallest lot size would be 75 X 130. Our RS-2 zoning is and was compatible with the existing zonings around our property. On three sides of our property, there is RS-2 and we did have the support of the Staff. He gave an overview of the surrounding properties: Bergeron Point 100 X 100, Woodland Meadows 85 X 130, Eagle Point 60 X 110, Indian Springs 70 x 140, Diamond Ridge 57 X 110, Estates of Auburndale 90 X 120, and Brighton Point 95 X 110. He said this gives an overview of the surrounding properties. He said we are asking for a lot size of 70 X 130, which is compatible with existing lot sizes in the area. Working with the P&Z Board, they recommended for us to come back in March as a Planned Unit Development. One of the main reasons they asked us to come back was so they could have some assurances on our minimum home size. We have agreed to do a 1,500 square foot size with a double car garage, which exceeds the 1,200 square foot under the RS-2. We are agreeing to RS-2 zoning lot sizes, with a minimum home size of 1,500, and are committed to working with the City and the County as a lot of residents came out and voiced concerns about Adams Road and the intersection especially. He said he thought Amy Palmer mentioned that the level of service on Adams Road is a B and the road itself is operating within acceptable level of services. He said he understands that the intersection is a D. He said they are committed to working with the County and the City to help address traffic concerns on Adams Road. He said they are in full acceptance with the P&Z recommendation and hope to come back before the Commission in April with a favorable recommendation from P&Z. He said he was appreciative of everyone's time and would stand for any questions.

Bernie Beckman, 214 Diamond Ridge, said he has lived there for 20 years. They had an excellent meeting in the Planning Commission and following that meeting he was under the assumption, there was going to be CG Jeans property and the H Block. He said he tips his hat to the H Block for making some adjustments, since that meeting. He said his concern was traffic on Adams Rd. He gave some facts on the two-mile stretch of road: From Mohawk to SR 559 there are 1,402 cars without Watercrest. If we add those subdivisions together, you add another 1,302 cars. Adams Road cannot handle it. If you add the CG Jeans property and the H Block property, which has now corrected itself not being on Adams Road, his concern was the traffic flow on Adams Road. He said it was a nightmare as it sounds, with electric poles on the side and no sidewalks. He said it was a major concern. He said he did not want to get too critical and he wanted to stay positive. He said he hoped this will reach your understanding on infrastructure. It is wonderful to have development, but boy you better have some roads. He said he heard from Denton Avenue and now Adams Road is a nightmare. Any subdivision on Highway 559 all come through Adams Road on their way to Lake Alfred, for the short cut. They take Adams Road to Mohawk Road to Bolender Road to Lake Alfred Road. We do not have any east to west transportation venues and are now adding more and more residential areas coming out on Adams Road. He said he would end on a positive note – his hat is off to the Lake Myrtle Sports Complex. He said his whole life he has been in professional baseball and there was not a finer complex that he has seen and he has been everywhere. He said it was great. He said there are positives and negatives, but please take into consideration at future meetings that Adams Road is a nightmare and it is dangerous.

Chris Robertson, 117 Mageneta Loop, said you have another person to preach again about the Adams Road concern. He said it was a big concern as far as the amount of traffic. We already have six subdivisions and 7, 8, and 9 are coming. When you add that many houses, the cars just fly down the road. There are no sidewalks on parts of the road. He said there are telephone poles very close to the road and it is not wide enough. There are great safety concerns especially with the H Block and all these houses coming out to Adams Road. He said having the possibility of them exiting onto SR 559 would be a great help. He said other concerns with the infrastructure is the electric in the areas. He said Estates of Auburndale still has rolling backouts every so often and there is still concern with the infrastructure there. He asked if we can keep supporting these houses that you keep building in these neighborhoods so close together. He said he knew we have been working in Auburndale with the Master Plan. He asked where were their conveniences. We still have to go pretty far away for any type of grocery stores or restaurants. When are we going to start looking at some of that? He said he would like the Commission to take a look at some of those concerns.

Mayor Tim Pospichal asked for additional public comment. He said we already know about Adams Road and know that is a concern.

Dennis Young, 254 Lake Tennessee Road, said he would comment on the process. He said he found it very disheartening that there is a Special Planning Commission Meeting without a hearing from the public and the applicant on a situation that is so dire to the safety of the individuals in Polk County and in Auburndale. He quoted from the Minutes of the Special Planning Commission Meeting "concerning roads. Commissioner Brian Toune said being formerly with the DOT at one time in the right-of-way department and also in the planning department, let me tell you two prospects. First, there is the process of whether you are widening roads or adding a life to it. It could possibly take 3 to 5 years for a simple improvement. Widening a road, putting in another lane, or putting in a turn lane will probably take longer than 5 years. There will have to be traffic studies, impact studies, and costs and what is coming up next year and the year after that and what has already been planned. There is a 20-year development plan and I do not know where we are at in the 20 year development plan, as far as our little home here. This is not a one-day or one-year process. Believe me, we are no more privileged for a wider or newer road than Lake Wales is. He quoted from the Motion for the Meeting " Motion by Commissioner Mike Mahler and seconded by Commissioner Brian Toune that we accept the minimum sq ft lot size of an RS-2 if they come back that would allow us to have the minimum house size the minimum of 1,500 sq ft. He said Mr. Johnson has produced that document and that layout. The developer has met the requirement and he thought it was very disheartening that this is moving forward without additional comments from the public. He said this was something that concerns him as he drives by 559A, he has seen several accidents at the intersection, and some were very serious.

Calvin Larson, 112 Brighton Way, said we have heard a lot about transportation problems there. Looking through a lot of documents for planning, he looked at Objective #3 in the City's Land Development Regulations Proliferation of Urban Sprawl. He said we are saturating that whole area off Adams Road with a lot of subdivisions, a lot of homes, and a lot of additional traffic. He asked if anyone has thought about the School System. Where are all these kids going to go to school? The school that is closest is Caldwell. He said he thought that school was close to maximum and was a D grade school. We do not even know if it will be there next year. It is struggling with grades. If we add another couple hundred students to that school are we doing our community any justice. He complimented the engineer for adding to the lot size and the home size. He said he had one more concern - Objective #4 of the Land Development Regulations. That talks about the City shall require the developer owner of any site seeking development to be responsible for onsite management of stormwater runoff in a manner, which ensures post development runoff rates, volumes, and pollutant logs do not exceed pre development conditions. He said right now that is an orchard and there are not any streets, lawns, or homes. He asked if this has been considered. He said in Brighton Point they have a nice designed storm sewer system and retention pond. It has gone through a lot of serious storms and it has maintained itself very well. He asked where all the water was going from here and the pollutants. He asked if anyone has thought about that. He said it looks

like a lot of water along that edge and a lot of swamp land. He said that was another consideration. We have the school system, the road system and now we have to wonder where all that water will go. Is that area going to be able to handle that? He said as a concerned citizen he wanted to know. He said he just moved here six years ago and thought this was a wonderful community. He said he thought we need to take one step back and analyze all the factors and then move forward.

Tim Humphrey 144 Brighton Circle, said Mathew Johnson has come back with a better description on what they want to do. He said his concern was taking it from an RS-1 to an RS-2 and just giving us his word that they will have the 1,500 sq. ft. house. He said after they leave and you get the second developer that does not regulate them to the 1,500 sq. ft. house and one car garage. He said his concern was the driveway and all these neighborhoods that are already platted where you can only get one car in the driveway and then they park in the road. There are two issues there with trying to get through there with kids playing and then safety for any ambulance or fire truck because vehicles will be parked in the road. You are going to have more cars than allotted per house. He said behind his house he has four lots looking down on his house because the lot sizes have been shrunk a little bit. He said that little bit makes a huge difference for privacy. He said it scares him with the 10-foot setting behind him, as his back porch is 10 foot. When I step there, I am in somebody's house. He said that was his concern with what is going forward here. He said we are all for development and understand it is going to happen, but listen to our needs and what we are looking for. We cannot stop this 100%, but listen to what we are asking for as a community because this is our third meeting going into this. We have all said the same thing, that being the schools, the roads, and the water runoff. He said his power went off last night and it is almost on a weekly basis his power is doing that. He said the water in his house has a smell about once or twice a month, as he is on the backside of the subdivision. He asked can we physically accommodate this? As Calvin said, schools are a huge issue too. If you start with 277, at least half these houses will have kids and can we accommodate that.

Mayor Tim Pospichal thanked everyone for the comments and said the comments were heard.

Mayor Tim Pospichal closed the Public Hearing and reopened the Regular Commission Meeting.

City Manager Green said this completes the Public Hearing and the City Commission is asked not to take any action on the Public Hearing this evening. This is a result of the development going back before the Planning Commission on March 5. Then the recommendation of the Planning Commission will come to the City Commission on March 18. If they come back with a Binding Site Plan, he thought that answered the questions of if they sold or did not complete the subdivision. The Binding Site Plan stays to the property and not to the owner. A new owner would have to adhere to whatever the Binding Site Plan was going forward. At the Planning Commission follow up meeting, there was not a Public Hearing and the Land Development Regulations suggest that if the Planning Commission does not make a recommendation to the City Commission, Staff has to report that to the City Commission as being a positive approval recommendation of the Planning Commission. After hearing the public and even the discussion of the Minutes, reflecting that from the Planning Commission, Staff felt it was important to go back to the Planning Commission to get a clarification and then they made their motion to suggest, the changes that were presented this evening. He said this will all be re-advertised and go back to the Planning Commission and then back to the City Commission at Public Hearings in March.

11. PUBLIC HEARING – ZONING MAP AMENDMENTS – C G JEANS ROAD PROPERTY - POSTPONED AND RESCHEDULED FOR MONDAY 03/04/2019 – 7 P.M. AT CITY HALL

Mayor Tim Pospichal said the Public Hearing has been postponed and rescheduled.

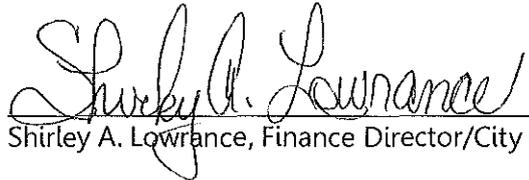
City Manager Green said the Public Hearing was rescheduled for March 4 at 7:00 at City Hall. This proposal does come to you with the recommendation of denial from the Planning Commission. You have a letter of request to cancel that and re-advertise for the March 4 City Commission Meeting, with the

recommendation of denial. He said please note that a lot of the concerns of the CG Jeans property are echoed from the H Block that you heard this evening.

City Manager Green said the City Commission will need to reconvene into the CRA Meeting.

Meeting adjourned at 8:01 p.m.

I HEREBY CERTIFY that the foregoing Minutes are true and correct.


Shirley A. Lowrance, Finance Director/City Clerk