



City of Auburndale
AUBURNDALE, FLORIDA 33823

Office of the City Manager

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CITY COMMISSION MEETING
April 15, 2019 – 7:00 P.M.
COMMISSION ROOM/CITY HALL

CALL TO ORDER – Mayor Tim Pospichal

INVOCATION – Pastor Bob Bauer, Orange Street Church of Christ

PLEDGE OF ALLEGIANCE – Mayor Tim Pospichal

ROLL CALL – City Clerk Shirley Lowrance

APPROVE COMMISSION MINUTES – Regular Meeting – 04/01/2019

ANNOUNCEMENTS – City Manager and City Attorney

REQUEST TO ADD ADDITIONAL ITEMS TO AGENDA –

REQUEST FROM THE GENERAL PUBLIC –

AGENDA

1. ORDINANCE #1604 FUTURE LAND USE MAP AMENDMENT – 5 STAR PROPERTY
2. ORDINANCE #1605 OFFICIAL ZONING MAP AMENDMENT – 5 STAR PROPERTY
3. ORDINANCE #1606 ANNEXING PROPERTY INTO CITY LIMITS – GAPWAY/OLD BERKLEY
4. PRESENTATION OF PAYROLL – FY 2020 AND FY 2021 ANNUAL BUDGETS

City Commission Meeting
April 15, 2019

AGENDA ITEM 1: ORDINANCE #1604 LAND USE MAP AMENDMENT – 5 STAR PROPERTY

AGENDA ITEM 2: ORDINANCE #1605 ZONING MAP AMENDMENT – 5 STAR PROPERTY

 INFORMATION ONLY

 X ACTION REQUESTED

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

ATTACHMENTS:

- . Ordinance #1604 Amending Future Land Use Map – 5 Star Property
- . Ordinance #1605 Amending Official Zoning Map – 5 Star Property

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

<i>Owner/Petitioner:</i>	5-Star Family Growers/JSK Consulting
<i>Location:</i>	Denton Avenue and Moss Road
<i>Current Future Land Use:</i>	Regional Activity Center
<i>Proposed Future Land Use:</i>	Tourism Commercial Center
<i>Current Zoning Classification:</i>	Regional Activity Center
<i>Proposed Zoning Classification:</i>	Tourism Commercial Center
<i>Current use:</i>	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 (LI)***. 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 facility.

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.

In January 2019, the proposed land use designation was transmitted to the Florida Department of Economic Opportunity (DEO) for a compliance review. The City received notice from the State of no comments or objections to the Amendment. Review on March 6, 2019 the City Commission will hold an additional Public Hearing on the adoption of the Land Use designation.

The proposed City Zoning is ***Planned Development RV Park***. As required by Chapter 6 of the City's Land Development Regulations, this proposed zoning 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 April 1, 2019 and are being presented for second and final reading.

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

FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY REVIEW: Transmitted to State following Public Hearing held on 01/28/2019. No comments or objections on the proposed Amendment – 03/06/2019.

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

City Commission Meeting
April 15, 2019

AGENDA ITEM 3: **ORDINANCE #1606 ANNEXING PROPERTY – GAPWAY/OLD BERKLEY**

 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 the City Limits – 03/15/2019
- . Proposed Ordinance #1606 Annexing Gapway Grove Property into City Limits and Location Map

ANALYSIS: The City has received a petition for the Gapway Groves Corporation to annex +/- 18.21 of property into the City limits. The property is located on Old Berkley Road just north of Gapway Road. The property is contiguous with existing City limits to the north on property also owned by Gapway Groves. The property is currently vacant pasture land.

Not all of the adjacent property in this parcel is currently being annexed into the City limits. This is to avoid creating an enclave of properties in unincorporated Polk County.

The property currently has a Polk County Land Use designation of *Residential Low-1*. 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 May 6, 2019.

STAFF RECOMMENDATION: Approval of the Ordinance annexing property into the City limits.

**City Commission Meeting
April 15, 2019**

AGENDA ITEM 4: PRESENTATION OF PAYROLL – FY 2020 AND FY 2021 ANNUAL BUDGETS

 INFORMATION ONLY

 X ACTION REQUESTED

ISSUE: The City will consider the proposed Payroll Section of the Fiscal Year 2020 Annual Budget and Fiscal Year 2021 Annual Budget.

ATTACHMENTS:

- . Payroll Sections of Proposed FY 2020 and FY 2021 Annual Budgets

ANALYSIS: City Staff has started the process of preparing the Fiscal Year 2020 and Fiscal Year 2021 Biennial Budgets. Each month leading up to and in advance of this year's Proposed Budget Presentation on August 5, 2019, the Commission and Staff will publicly address various sections of the Budget as follows:

- . Payroll – April
- . Capital Outlay – May
- . Expenditures – June
- . Revenue – July

The Payroll Section of the Budget provides the necessary funding for the staffing levels to adequately deliver an accepted level of service to our citizens. In addition to salaries, the Payroll Section provides incentive funding for certifications and education, longevity pay, and automatic adjustments for employees completing the one-year probationary period or completing four, six, and eight years of service. The proposed budgets provide a 3% cost of living adjustment (COLA) for all City employees in FY 2020 and no COLA in FY 2021.

The proposed FY 2020 Payroll Budget operates with a staffing level of 177 full and part-time employees, an increase of three full-time employees. The proposed 2020 Budget continues the phasing in of a new patrol zone in the North Auburndale area. An additional Officer position was provided in the FY 2018, a second Officer was provided for in the current FY 2019 Budget, and the final two Officer positions that accommodate for the new patrol zone are budgeted in FY 2020. In addition, the FY 2020 Budget proposes a new Building Inspector position, reassigns the Deputy Finance Director from the Utility Billing Division to the Finance Department and reclassifies the Utility Clerk II position at Utility Billing to Utility Billing Superintendent.

The only new staffing position in the conceptual FY 2021 Budget is a full-time Administrative Assistant position in the Fire Department. The position is currently staffed as a part-time extra help position.

STAFF RECOMMENDATION: Tentatively approve the proposed Payroll, as presented by City Staff. Formal adoption of the FY 2020 Budget and conceptual approval of the FY 2021 Budget will come after the scheduled Public Hearings in September.