

Minutes of the Regular Meeting of the City Commission of the City of Auburndale held April 1, 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 Bob Bauer of the Orange Street Church of Christ and a salute to the flag.

Motion by Commissioner Dorothea Taylor Bogert, seconded by Commissioner Keith Cowie, to approve the City Commission Minutes of the March 18, 2019 Meeting. Upon vote, all ayes.

City Manager Green announced the Ridge League of Cities monthly meeting would be on April 11 in Lake Alfred and his office will contact them regarding the RSVP. He said the City of Winter Haven will be holding an Ethics and Sunshine Law Training on June 1, 2019, at the Florida Citrus Building in Winter Haven.

Parks and Recreation Director Cody McGhee said we will have the Touch a Truck event on Saturday, from 10:00 a.m. to 1:00 p.m. We have about 15 vendors who will participate with some really cool trucks that are interesting to 6 to 10 year olds. The event will also have recycling. We will also have paper shredding from Crown Shredding and electronic disposal for anyone who wants to come with computers, hard drives, cell phones, etc. The people can see their hard drives shredded right in front of them. This is free to anyone who wants to come. We are getting the word out to all the residents that in prep for spring-cleaning bring your electronics and documents to be shredded and come to the event.

Brian Toune, 1200 Valencia Lane, said he will start with if you are lucky enough to live and enjoy Auburndale, you are lucky enough. He introduced the Pickleball members present: Dennis, Bob, Rob, Judy, Eileen, John, Sheryl, Linda, Paul, Jim and Carol. He thanked the City Manager, Mayor, and Council Members for all they do. He said this is a wonderful City and we thank you for your support and for each member representing all other members. He thanked Parks and Recreation Director Cody McGhee, Assistant Parks and Recreation Director Ryan Pickles, and Supervisor Eric Robinson for their support. He said they started Pickleball on January 2, 2014 with five people and three walked out. Something has happened because of this City, people who work in the City, and people who love Pickleball, we have grown to 353 people who play in your facility. Since the first of this year, we have grown another 45 members. Each year we have been privilege to give to the Fireworks Fund. The first year we gave \$619, the second year \$1,000, in 2017 we gave \$1,300, and in 2018 we gave \$1,500. He said the Tuesday Thursday group works hard. He said it was with a great deal of gratitude and a great deal of appreciation and all the players would tell you how much they are grateful, tonight we are proud to present this City with a check for \$2,000.

City Manager Green asked the Pickleball group to stand and be recognized. They received an applause from everyone.

City Manager Green said several months ago, the City announced we were working with property owners in the North Auburndale area to start a North Auburndale Master Planning initiative.

Community Development Director Amy Palmer said in late February the City formed an agreement with several large property owners and signed a contract with Kimley Horne to create a Master Plan for the North Auburndale area. The majority of that area is still in orange grove and could be slated for residential or commercial development. She said she was here to announce we have set up a website page for what we are calling the Lakes District Master Plan. Matt Strang, who is one of the property owners, coined that term. Communication and Information Manager Seth Teston clicked on the landing page for the website. They displayed the site with the planning documents and described the attachments. The website has a Meetings and Events tab. Kimley Horne has been doing a lot of background work, geographic information systems, forming questionnaires and surveys. She announced the first community workshop would be held April 23 from 6 p.m. to 8 p.m. at the Civic Center. There will be two presentations by Kimley Horne at 6:15 p.m. and 7:00 p.m. It will be an Open House setting with several tables set up, a thought board where people may put post its on the board, surveys and questionnaires, etc.

City Manager Green said for the benefit of those in the audience, the three property owners are the Wheelers, the Strangs for the Gapway property, and then the Lanier Tracts on the 559 corridor. He said it was very

exciting to pull the property owners together for some Master Planning, as they look to develop their property. He thanked Community Development Director Amy Palmer and Communication and Information Manager Seth Teston for their time.

Mayor Tim Pospichal said he would like to recognize one of our former City Commissioners, Mayor, and County Commissioner Mr. Jack Myers, who is going to be inducted into the Polk County Sports Hall of Fame in June. He said we are really honored and pleased for you.

Commissioner Richard Hamann said this was a great honor for Jack Myers to be inducted and he deserves it.

Dennis Young, 254 Lake Tennessee, said on January 8, 2019 the Board of County Commission denied the warehouse on Pace Road and the City Commission strongly supported that decision. He said he was hearing a lot of rumors now that Siegfried, who is the developer of that warehouse, is now proposing to move forward with that project under different conditions and in different areas. Some of the information he has received has indicated that the Staff and perhaps City Manager Green knows a little bit more information on that. He said he would like to get an update, if possible.

City Manager Green said the information was new to him. We have not seen anything other than we have had different ones that have suggested proposals and the like, but we have no site plans that have been submitted to Staff.

Dennis Young asked if there is a change for a future proposals from Segrifried on that property would it be behooving to the City Commission to request an additional proposal for review, like was done last time so City residents could review it to see exactly what is being proposed

City Manager Green said it is being developed in the County, which is why maybe he did not know if they have presented anything back to the county. He said they would not present that to the City to begin with.

Dennis Young said it would have to come back to the City for utilities.

City Manager Green said they could even after they got their approval from the county He said we need to see if anything has been presented to the County and he would be glad to find out. The last conversation we had with the attorney representing them, was that the County Staff and CFDC had proposed a trip to North Carolina. There was an excellent article in the newspaper over the weekend with Florida Poly and them regarding the trip. We asked the attorney to hold off on any submittals until after that trip.

Dennis Young asked if you had any future conversations with the attorney representing Segrifried, if it would behoove this Commission to ask them to do an additional presentation at this Commission to see if they would address any objectives, you may have from the last meeting.

City Manager Green said we would still have to go before the County. The County would make that approval. We can try to coordinate those things, but he would not want to put something in this Chamber before this Board that then has to go to the County Commission for approval and the same people are not there or did not know about it.

Dennis Young said he wanted to thank Amy Palmer and Seth Teston for the website. He said he thought that was a great resource for the residents, as long as it is being kept up and he was sure that Seth will keep it up.

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

City Manager Green asked if there was anyone present for the Proclamation for Paternal Alienation Awareness Month – April. There was no one present and City Manager Green said we will forward the Proclamation to the group.

City Attorney Kee read the proclamation for Water Conservation Month – April.

Mayor Tim Pospichal presented the Water Conservation Month Proclamation to Public Utilities Director John Dickson.

Public Works Director John Dickson said we always encourage water conservation and especially this month. We place some posts on Facebook to promote conservation and describe some of our programs for water conservation. He said he appreciated the Proclamation. We will display it in our Utility Billing Department.

1. ORDINANCE #1597 OFFICIAL ZONING MAP AMENDMENT – H BLOCK PROPERTY, ADAMS RD

City Manager Green said we have seven items on the Agenda that come under old business. Most of them representing Future Land Use or Zoning Map Amendments. Before we get into the Ordinances on second and final reading, he would like to yield to the Community Development Director Amy Palmer for presentation.

Community Development Director Amy Palmer said at the last City Commission meeting there was some discussion from the public and Commission about the process. Things come to the City Commission for Future Land Use and Zoning approval and a lot of times you do not see it ever again, but something happens on the property. That process of Future Land Use and Zoning is required for a property owner to do something with their property. Without that Future Land Use and Zoning designation, they have no entitlements to do anything with their property. There would be no way for City Staff to give development approval or even for the City Commission to give subdivision approval. There was a lot of discussion about the process and the way things happen, the timing of things and when things may come back to the City Commission. Mr. Green had the idea to come up with a roadmap or flowchart that we can tweak for every case that comes before you. This will show how the development process happens. She said City Planner Jesse Pearson, Communication and Information Manager Seth Teston, and Assistant City Manager Jeff Tillman worked on the flowchart. She displayed the flowchart. She said the first two things that usually happen after a property is annexed into the City or a property owner wants to do something different with their property is it has to undergo a Future Land Use and Zoning Map Amendment. On tonight's Agenda, you will see several issues where people are coming before you requesting a new zoning category or the properties are annexed and they are receiving their Future Land Use and zoning designation. The Future Land Use and Zoning are established during Public Hearings. If the property is over 10 acres, it is sent to the State for a State review, which is exactly what happened to the 5 Star RV Resort tonight. It has been sent to the State for review and is coming back tonight for adoption. At the same time, the City Commission may establish zoning and the zoning must be consistent with the Land Use designation, which is a requirement of State law as well as our own law. The zoning must be consistent with the Future Land Use and everything consistent with the Comprehensive Plan. She asked what happens after zoning. We talked about H Block in a Public Hearing last time, we know there are issues with Adams Road, they were just receiving zoning, and were not quite sure what has to happen on Adams Road in order to make it a sufficient road with an appropriate level of service. For that case, the zoning that was requested was a Planned Development and there is a binding site plan with that zoning district. That allows the City Commission to issue conditions for that property, if they hear things during a Public Hearing that raise concerns that maybe they should address later on. The Planned Development is one zoning that could happen, for commercial as well as for residential development. Also for a residential straight zoning a Preliminary Plat would have to come back to the Planning Commission and the City Commission. Also there is conventional development, such as on the Johnson and Wurtz property on the Agenda tonight. After the approval of the zoning district, the Planned Development, or the Preliminary Plat this allows the developer or property owner to submit construction plans and build on site. The make a construction plan application, there is a full review by staff to make sure it meets all of our laws and Codes and receives other agency permits. They may need to go the County for a driveway permits or SWFWMD for a permit. We ensure those are complete before we give approval of that construction plan application. This is done at the staff level and would never come back to the City Commission. They receive zoning and it could be a Planned Development or conventional construction and then receive construction plan approval from staff. The final step could be by Staff or the City Commission. The City Commission would receive the Final Plat back for approval. This would allow the developer to sell lots or pull permits for the property. We have created the Roadmap and for every case that comes before you, we will tweak it to show you the specifics for each case. She said when she does the H Block presentation she will show the aerials, maps, roadmap, where the property is in stages of development and where it needs to go.

City Manager Green said what happens a lot of times someone comes in with a plan of something they want to do. They come to Staff to ask can I do what I want to do. The first test is that it has to meet a Future Land Use. The law of the land says that all properties in the City will have a Future Land Use and a zoning designation. It does not mean that will ever come to be, but that is where it starts. We give it a test to determine what kind of Future Land Use designation do we have to give it. If you are asking for a change in the designation, probably the change is required because what you want to do is not allowed in your Land Use designation or zoning designation. Under Future Land Use, you could have Low Density Residential and someone wants to put in a large apartment complex. He said this does not mix. You have to have the right zoning complimentary to the Land Use. He asked about the sewer, the drainage, the roads, and all those other things. They will come outside the meetings we have for Land Use and Zoning. The Public Hearing process is so important as you move past that the developer is going to have to get DEP permits for water and sewer, SWFWMD permits for drainage, and the County for road offsite improvements. If they do not get those approvals, they do not get Staff approval and it does not come to Final approval by the Staff or back to you as a Final Plat approval from the City until all of that is done. There is a step for the process. He said as we go through the Agenda, you will see how we apply all of this and where do different things fall into the process.

Community Development Director Amy Palmer said this is coming to the Commission on second reading. The owner was John Strang and the petitioner was JSK Consulting. She displayed the site location on Adams Road and SR 559 and said it was approximately 104 acres. The current Future Land Use is Low Density Residential, which allows up to six units per acre. The current City zoning district was RS-1 or Single Family Residential and the proposed zoning classification was Planned Development Housing-1, meeting the RS-2 standards including a larger house size of 1,500 SF. The property is zoned RS-1 and is surround by RS-2 zoning districts. The development proposal for the Planned Development came before the Planning Commission and City Commission several times before the recommendation was made by the Planning Commission to do the Planned Development following the guidelines with a little bit larger house than what is required in the RS-2 zoning district. She displayed the Binding Site Plan and showed the access on Adams Road and future access on 559, which would be developed before Phase 2. She said the typical corner lot was 75 foot wide, the typical interior lot was 70 foot wide, with a lot size of 9,500 SF. The lot dimensions meet the RS-2 zoning district and the lot size is stated at 1,500 SF. She went over the Notes from the Binding Site Plan. She said the developer will enter into a mutually agreeable Developers Agreement to address its proportional fair share of transportation improvements. During the Public Hearings, there were many issues raised about Adams Road and the intersection of Adams Road and State Road 559. The developer's fair share would be established during construction plan approval. The Commission may see that during the Final Plat approval. There would be a Developer's Agreement that the City Commission would approve, which would state the schedule for when the road improvements will occur, dollar amounts, and the fair share for this development. The final alignment of the future connection is subject to jurisdictional permitting and final configuration of the commercial part along 559. The alignment is approved in concept and a final alignment may change depending on DOT and Polk County permitting. She went over the roadmap or flowchart for the property. The binding plan allows the developer to submit construction plans and then build on site infrastructure. At the Public Hearing issues were raised about Adams Road, it was a condition of approval that the developer must address Adams Road before construction plan approval and before Final Plat approval can occur. It is not quite known when the developer makes application for zoning - how many lots are going to be approved by the City Commission. It is very difficult for them to plan on what the improvements they will be responsible for on Adams Road. This will come at a later date outside of zoning, as this is a Planned Development you are allowed to condition that as part of the approval. The next step for the developer is to submit construction plans. The construction plans will be submitted to the City and all the outside agencies - SWFWMD for stormwater permitting, DOT and the County for driveway access, and others. It will come back to the Commission during final Plat approval. The next time it comes back to you it will be for Final Plat approval, which allows the developer to proceed with the sale of lots and construction. The Planning Commission recommended approval of the zoning map amendment a 7-0 vote on March 5, 2019. Staff recommended approval of the proposed Planned Development Housing 1 Zoning Map Amendment and Binding Site Plan.

Commissioner Bill Sterling asked about the concern that Commissioner Cowie had with a couple of the lots, do

we get a chance to address those lots, at a later time.

City Manager Green said we would need to address that tonight, as you are approving the Binding Site Plan. He said where Commissioner Cowie had concerns about corner lots, those corner lots are still presented as they were. Commissioner Cowie had a no vote at the last meeting. Without a change it would stay where it is at the submittal, which is allowed by your Code.

City Attorney Kee read Ordinance No. 1597, which was presented and passed on first reading on March 18, 2019, by title only.

Mayor Tim Pospichal asked for public comment.

Dennis Young, 254 Lake Tennessee Drive, said he worked at Disney for 31 years in Project Construction mode. He said the main question or concern was, we have a lot of side streets coming onto 559. He said he did not know if the Department of Transportation was going to allow an additional roadway onto 559. He said the reason he says that was we want to try to control some of the major flows in that area. In some of the meetings he has been to before, the residents of some of the subdivisions along Adams Road raised major concerns over how to exit out on 559. He said he worked with traffic engineers for quite a bit of time and his suggestion was to improve the Adams road intersection. That improvement would be a center area for a left lane and an outside turn for a right hand turn and have enough area for vehicles going to left. If you do this in Phase 2, you will have more cars making that right hand turn on the southern area and going to the north. It will impede more traffic on Adams Road. Conversely, if they go to left it may impede more. He said it was a combination of things happening at that intersection. He said a couple of weeks ago, he witnessed a major accident in that area. He said he made that suggestion and maybe the developer can take a look it.

City Manager Green said for clarification from the Community Development Director, the traffic failing was at the intersection of Adams Road and 559. The County and State are still in the process of swapping of the jurisdiction. He asked if the suggestion was a signalized intersection there.

Community Development Director Amy Palmer said yes, that was going to alleviate the level of service there at the intersection.

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

Motion by Commissioner Richard Hamann, seconded by Commissioner Dorothea Taylor Bogert, to approve Ordinance No. 1597, as read on second and final reading by title only.

Commissioner Richard Hamann said like Commissioner Keith Cowie he would like to discuss the lots.

Commissioner Keith Cowie said he knew that our LDR's allow for lots that have two front yards. He said he was not in favor of those lots and thought they created problems later on. He said his no vote was mainly on the item on zoning. He said he was not in favor of re-zoning that property RS-2. As far as the lots go, as he stated several times before he knows they cause problems for City Staff when people want to do things in the future and the developer is gone and we are the ones dealing with the residents. He said it was his continual suggestion that we try to get developers not to do that, as they lay these lot outs. He said he did not know if this was something, we could address from a Land Development Regulation to try to help that.

Commissioner Bill Sterling said he had concern with the lots 39, 40, 26 and 25.

Mathew Johnson, JSK Consulting, asked what the concerns were and said he would be happy to work with City Staff. He said he just needs to have an understanding.

Commissioner Bill Sterling said if you are in 39, it faces 40. He said he liked developments where the back lot face the back lot. He asked if the lots could be configured differently. He said lot 26 and 25 were the same. We end up with problems where fences or hedges are not allowed.

Mathew Johnson said he had no problem working with Ms. Palmer to reconfigure each on those corners, by rotating the lots 90 degrees for lots 39, 40, 25, and 26. He said we can rotate those lots.

City Manager Green said the front door of 38 would go north and front door of 39 would be going to the west. We actually have in our Code, that does not allow that.

Mathew Johnson said the concern is that the back door of 39 would be the front yard of 38. He said he was not seeing that himself. He said he had no problem with reconfiguring those two lots on the corner and rotate 90 degrees. He said it was a great point and he appreciated the information.

Upon vote, four ayes with Commissioner Keith Cowie voting no.

2. ORDINANCE #1598 FUTURE LAND USE MAP AMENDMENT - WILSON PROPERTY, GANDY ST

City Manager Green said Ordinance No. 1598 establishes the Land Use on the Wilson property. Ordinance No. 1599, Agenda Item No. 3, establishes the zoning. Ordinance No. 1600, Agenda Item No. 4, is the Land Use amendment on the Johnson property and Agenda Item No. 5 establishes the zoning on the Johnson property. These properties sit contiguous to each other, so we are presenting all four items at the same time. The items come the Commission with the recommendation of the Planning Commission with a 7-0 vote on March 5.

Community Development Director Amy Palmer said these properties are located on Gandy Street and were just annexed into the City. The north property is the Wilson property and contains a single mobile home. The Johnson property is a vacant piece of property and they are requesting to build a single family home. She showed the Future Land Use Map for the properties and said request was to establish the Future Land Use as Low Density Residential and Zoning would establish RS-3, which is compatible with the neighborhood. She went over the Flowchart for the properties. Once the Johnson property receives zoning, they will be able to submit their building permit application to go ahead and receive their building permit for the single-family house. After they apply for the building permit, we come to final approval of the building permit, which would be accomplished by the Building Official and City Staff. He said once these properties receive their property designation there would be no need to come back before the City Commission. The Planning Commission voted on March 5 for approval of the amendments. Staff recommends approval.

City Manager Green said the Ordinance establishes the Future Land Use on the Wilson property as Low Density Residential.

City Attorney Kee read Ordinance No. 1598, which was presented and passed on first reading on March 18, 2019, by title only.

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

Motion by Commissioner Dorothea Taylor Bogert, seconded by Commissioner Richard Hamann, to approve Ordinance No. 1598 as read on second and final reading by title only. Upon vote, all ayes.

3. ORDINANCE #1599 OFFICIAL ZONING MAP AMENDMENT – WILSON PROPERTY, GANDY ST

City Manager Green said now that Future Land Use has been established on the Wilson property, this ordinance establishes the zoning as Single Residential 3 or RS-3.

City Attorney Kee read Ordinance No. 1599, which was presented and passed on first reading on March 18,

2019, by title only.

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

Motion by Commissioner Keith Cowie, seconded by Commissioner Dorothea Taylor Bogert, to approve Ordinance No. 1599 as read on second and final reading by title only. Upon vote, all ayes.

4. ORDINANCE #1600 FUTURE LAND USE MAP AMENDMENT - JOHNSON PROPERTY, GANDY ST

City Manager Green said similar to Agenda Item No. 2, the Ordinance establishes the Land Use as Low Density Residential.

City Attorney Kee read Ordinance No. 1600, which was presented and passed on first reading on March 18, 2019, by title only.

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

Motion by Commissioner Bill Sterling, seconded by Commissioner Richard Hamann, to approve Ordinance No. 1600, as read on second and final reading by title only. Upon vote, all ayes.

5. ORDINANCE #1601 OFFICIAL ZONING MAP AMENDMENT – JOHNSON PROPERTY, GANDY ST

City Manager Green said this Ordinance establishes the zoning on the Johnson property as RS-3.

City Attorney Kee read Ordinance No. 1601, which was presented and passed on first reading on March 18, 2019, by title only.

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

Motion by Commissioner Keith Cowie, seconded by Commissioner Richard Hamann, to approve Ordinance No. 1601, as read on second and final reading by title only. Upon vote, all ayes.

6. ORDINANCE #1602 FUTURE LAND USE MAP AMENDMENT - WURTZ PROPERTY, EAKER ST

City Manager Green said on March 4, 2019, the City annexed approximately 2.42 acres into the Auburndale City Limits owned by Betty Wurtz. The property is located on US Hwy 92 and also has frontage on Eaker Street and Bridgers Avenue. The property currently has a Polk County Land Use designation of Commercial Enclave. The requested Future Land Use designations of Industrial and Commercial Corridor and Zoning districts of Light Industrial and Highway Commercial are compatible with the Future Land Use and Zoning designations on adjacent properties to the east and west. The amendments allow for a transition from Heavy Industrial to the northeast and from Commercial Highway to the west. The request would allow the vacant buildings onsite and the vacant open areas to be redeveloped into a sales and storage building for a new small business. The requested Future Land Use and Zoning Map amendments are consistent with the City of Auburndale's Comprehensive Plan and Land Development Regulations. He displayed the Future Land Use map. He went over the roadmap flowchart for the property. The request is for Commercial Corridor provides for sales and indoor storage. The Light Industrial provides for outside storages therefore the two land uses do apply. After approval from zoning, this will allow the application for the construction plans to be presented to Staff to make sure all the Land Regulations are met. As it is not a Binding Site Plan or Planned Development, after Staff review and all the allowable uses are met, then Staff will give final approval for permits to the developer. The Planning Commission recommended approval of the Future Land Use and Zoning Map Amendments with a 7-0 vote on March 5, 2019.

City Attorney Kee read Ordinance No. 1602, which was presented and passed on first reading on March 18,

2019, by title only.

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

Motion by Commissioner Richard Hamann, seconded by Commissioner Bill Sterling, to approve Ordinance No. 1602, as read on second and final reading by title only. Upon vote, all ayes.

7. ORDINANCE #1603 OFFICIAL ZONING MAP AMENDMENT – WURTZ PROPERTY, EAKER ST

City Manager Green said now that the Land Use has been established as Industrial and Commercial Corridor, this Ordinance establishes the Zoning of Light Industrial and Highway Commercial.

City Attorney Kee read Ordinance No. 1603, which was presented and passed on first reading on March 18, 2019, by title only.

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

Motion by Commissioner Bill Sterling, seconded by Commissioner Keith Cowie, to approve Ordinance No. 1603, as read on second and final reading by title only. Upon vote, all ayes.

8. PUBLIC HEARING – FUTURE LAND USE AND ZONING AMENDMENTS – 5 STAR PROPERTY

Mayor Tim Pospichal closed the Regular Meeting and opened the Public Hearing.

City Manager Green said the purpose of the Public Hearing was to consider the first reading of an Ordinance amending Ordinance No. 752, the City's Comprehensive Plan and Ordinance No. 764, the City's Land Development Regulations and our official Zoning Map.

Community Development Director Amy Palmer said the City has received a request for a Large-Scale Future Land Use Map Amendment and Zoning Map Amendment for property owned by 5-Star Family Growers and petitioner JSK Consulting. The location is Denton Avenue and Moss Road. The current Future Land Use is Regional Activity Center and the proposed Future Land Use is Tourism Commercial Center. The current Zoning Classification is Light Industrial and the proposed Zoning classification is PD-RVP. The current use is Agricultural on the 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 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 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. In January 2019, the proposed land use designation was transmitted to the Florida Department of Economic Opportunity, for a compliance review. The City received notice from the State of no comments or objections to the Amendment. 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 Planning Commission recommended approval of the proposed Land Uses at their meeting in January 2019. The Florida Department of Economic Opportunity review, as transmitted to the State following Public Hearings in January – no comments or objections were received from the State agencies. Staff recommended approval of the Future Land Use and Zoning Map amendments. She displayed on the screen the location map, the Future Land Use Map for the area, and the Binding Site Plan. The zoning of PD-RVP is Planned Development RV Park. There are 436 RV sites proposed for the project, 40 foot landscape buffer

along the edge where there is residential adjacent to the property, and there are notes on the Binding Site Plan, similar to the notes on the H Block. The notes will be binding on the applicant or developer. The notes state what is allowed within the RV Park, that accessory structures will not be permitted on each individual site. The Notes state that park models will be allowed, RV will be allowed and there will be a hurricane shelter provided, and an expiration date. Typically, the Planned Developments expire within one year unless a greater timeframe is approved by the City Commission. The developer is requesting that the Planned Development be extended until December 31, 2024. That would allow him five years to submit the construction plans, which would be the next step in the approval process. The typical site detail will be 30-foot wide minimum for the RV site and a minimum 5-foot setback for any structures on the site. She went over the Roadmap for where the project is in the process. We are at the Future Land Use and Zoning, with a request for Tourism Commercial Center, because in the Regional Activity Center the RV Parks are not allowed. The property owner had to request a different Future Land Use to accommodate the proposed development of the property as an RV Resort. She went over the uses in the TCC category. They received State review and they had no objections to the request. For the Zoning request, they are requesting Planned Development RV Park with 436 sites. If the Binding Site Plan is approved on second reading, it allows the developer to submit construction plans and to build onsite infrastructure. The construction plan application will have a full staff review, as well as outside agency review. This is not proposed to be a subdivision, the property owner is proposed to own the entire site and control the entire site. Final approval of the construction plans will be given by Staff and this does not come back before the City Commission for subdivision approval.

Bart Allen, Peterson Myers, 225 E. Lemon St. Lakeland FL, said he appreciates everyone's time. He introduced Randy Knapp and the Knapp family. He said Randy Knapp would be representative for the 5 Star Family Growers and Knapps. He introduced Matthew Johnson with JSK Consulting who has been working on the site plan with staff. He introduced Shelton Rice, associate with their law firm. He said Ms. Palmer, as usual, has done a phenomenal job of going over the project and providing the necessary details. He said this is a large-scale Comp Plan amendment and we are here on the first reading of the Ordinance for adoption of the Land Use and Zoning. The Planned Development has a proposed 436 units. This is going to be a first-class RV resort. The Knapp family does everything first class and they have a tremendous history here in Polk County and in the central Florida area. He said Schalamar Creek is the closest property to us that they developed. It was community of the year twice. They do well done, well thought out projects. They go the extra mile for the landscaping and amenities. Kathleen Walsh with Advanced Outdoor Solutions will be the park manager. She was retained to help coordinate activities, manage the facilities, make sure things are working right, making sure the guests are behaving, and management of the activities. On the Site Plan, he pointed out the eagles nest and said they are respecting that with appropriate radius. He said it was a Federal law and we are abiding by the law. This also helps protects lake and activities, we will not see a whole lot of docks which is good for the water ski facility. He showed the ingress and egress off Moss Road and a secondary emergency entrance. He said there was a fair stacking area for the RV's or trailers to avoid the public right of way. He described the landscape buffers. The project is designed to complement the ongoing activities at Lake Myrtle Sports Park, the water ski museum, and water ski facility. We want to create another resource to support those activities. He said Mark Jackson was here tonight and he will talk to you in more detail about the need of those facilities and the needs of the County for hotel type transient housing. He said he could speak personally as someone who has participated in a number of soccer or other tournaments at Lake Myrtle – it is a wonderful asset, but all the players who come to town have to go to Lakeland, Winter Haven, or Champions Gate for lodging. It may not be our first thought to go to an RV type use, he said that was changing as the millennials and younger generations are finding these type of activities to be beneficial. He said his sister and brother-in-law just bought a pull behind trailer. This is becoming an activity and the families will come and it will all be inter connected with pedestrian networks. We will be going through all the permitting processes with SWFWMD, DEP, Federal Government for the eagles nest, and Polk County for transportation. He said all of those issues will be addressed in the construction phase process as outlined in the breakdown that Ms. Palmer spoke of. He described some of the amenities and said they would be utilizing the Farm Building as several of the buildings onsite will be repurposed into the RV Park. He said we have our team here for any questions.

Mark Jackson, Director of Polk County Tourism and Sports Marketing, said as we are coming off a record year for Russ Matt baseball, your Parks and Recreation Department is second to none. They were fantastic hosts, the new owners of Russ Matt Baseball were thrilled to death, and the response time was virtually zero. They were

spot-on the entire six weeks. We had 270 teams, which is a new record. The first year we had 185 teams. We have actually grown out of Polk County and we are trying to figure out how we are going to get some more baseball fields because of the growth. The single biggest question or concern had to do with accommodations. Within an 11 mile radius of Lake Myrtle there is 55 rooms. There is tremendous leakage going outside the City. He said he wanted these customers, the sports athletes, and families to spend dollars in Auburndale. He said that was the purpose of this. We want them to experience all the things Auburndale has to offer. We have an accommodations deficit in two main areas in Polk County - Cypress Gardens corridor LEGOLAND and Auburndale. The Cypress Gardens area has just opened a new hotel there. The objective is to provide more accommodation to stop the leakages. We did an economic analysis of a 120-room hotel in Auburndale back in 2018. The economic direct impact was a little over \$12 million to the community. With accommodations here, people are going to shop, eat here, buy groceries here, and utilize the Auburndale amenities. He asked how are we going to satisfy this? The Knapp family who has been probably the best private sector partner that he has worked with have stepped up and provided a game plan to meet this demand that we cannot satisfy in the City of Auburndale. They have done so in such a way and targeted the right market. As Bart Allen mentioned, millennials are really into RV's, as 53% of them now say they have a desire to purchase and utilize an RV. The two biggest segments are the boomers and the millennials. He said those are our target markets as well. They now have the discretionary dollars to spend, spend money in Auburndale. In addition to the growth in Russ Matt, we have had growth in the Lakeland Tropics Soccer and the professional team that will be here, and we are working on a major league soccer team for their spring training. Their biggest concern is accommodations onsite. It was not a deal breaker, as we are still working on the project, but it was a major concern. He said the Pan American Lacrosse Association is close to being finalized for their headquarters and they have an event in November 2019. Their first question was where are the closest accommodation for the Pan American teams. He said this satisfies that demand in a very clean way. These are Class A motor homes and cottages that will meet the demand in a very classy onsite way. He said it was truly a compliment to the park. He said he noticed the Auburndale Park was beautiful as he walked in. He said this will enhance that lifestyle and certainly create a lot of jobs. The total job creation from this project will be over 120 for people in and around the area. People will have jobs because of this.

Bart Allen asked if he may respond to any public comments, if there was public comment.

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

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

9. ORDINANCE #1604 FUTURE LAND USE MAP AMENDMENT – 5 STAR PROPERTY

City Manager Green said the Ordinance No. 1604 establishes the Future Land Use designation from the current Land Use of Regional Activity Center to the proposed Tourism Commercial Center.

City Attorney Kee read Ordinance No. 1604 entitled: **AN ORDINANCE OF THE CITY OF AUBURNDALE, FLORIDA, AMENDING ORDINANCE NO. 752, THE COMPREHENSIVE PLAN OF THE CITY OF AUBURNDALE, FLORIDA, BY AN AMENDMENT TO THE FUTURE LAND USE MAP BY RECLASSIFYING A PARCEL OF LAND TOTALING +/- 63.1 ACRES FROM CITY OF AUBURNDALE FUTURE LAND USE REGIONAL ACTIVITY CENTER (RAC) TO CITY OF AUBURNDALE FUTURE TOURISM COMMERCIAL CENTER (TCC); AND PROVIDING AN EFFECTIVE DATE** (General Location: Moss Road and Denton Ave.)

Motion by Commissioner Bill Sterling, seconded by Commissioner Dorothea Taylor Bogert, to approve Ordinance No. 1604, as read on first reading by title only.

Commissioner Bill Sterling asked about the cottages – how many and what was the configuration.

Bart Allen said they do not have a certain mix at this point. It is market driven. They are RV's, with a vin number. They are park models. They will be placed on the site, but we do not have a specific number or location.

Randy Knapp said at least 35 and our consultants suggest 80, as soon as possible.

Mayor Tim Pospichal said they look like mini mobile homes. It gives the person who does not have an RV a place to come and stay for an event. He said he has seen a lot of them and they look great.

Commissioner Keith Cowie asked if a person will be able to bring their RV there and put it on Airbnb and rent that RV.

Bart Allen said no, all the rentals will be managed through the management company.

Commissioner Keith Cowie said it was mentioned that the Knapp Family plans to own and manage the RV Park and they would not be selling any of the lots. Would a future owner be able to sell those lots individually, if they wanted to?

Bart Allen said without going through a subdivision and platting process, there is no way. The lots would have to be changed.

Mayor Tim Pospichal said it would be a complicated process.

Commissioner Keith Cowie said he wanted to make sure it was complicated.

Commissioner Bill Sterling asked if they would have some pickleball courts.

Matthew Johnson said yes.

Upon vote, all ayes.

10. ORDINANCE #1605 OFFICIAL ZONING MAP AMENDMENT – 5 STAR PROPERTY

City Manager Green said this Ordinance establishes the zoning on the 5 Star Property as Tourism Commercial Center.

Attorney Kee read Ordinance No. 1605 entitled **AN 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 RECLASSIFYING A CITY OF AUBURNDALE ZONING MAP CLASSIFICATION OF LIGHT INDUSTRIAL (LI) TO PLANNED DEVELOPMENT RECREATIONAL VEHICLE PARKS (PDRVP) ON A PARCEL OF LAND TOTALING +/- 63.1 ACRES; AND PROVIDING AN EFFECTIVE DATE** (General Location: Moss Road and Denton Ave.)

Motion by Commissioner Dorothea Taylor Bogert, second by Commissioner Keith Cowie, to approve Ordinance No. 1605, as read on first reading by title only. Upon vote, all ayes.

11. INFORMATION TECHNOLOGY INTERLOCAL AGREEMENT WITH LAKE ALFRED

Jee Hoon Kim, IT Manager, said for several years, the City of Auburndale has assisted the City of Lake Alfred with Information Technology services under various arrangements. The proposed Interlocal Agreement would provide for the scope of services, a basis for compensation, and term of agreement. The proposed Interlocal Agreement states the following conditions:

- . The City of Auburndale will provide the City of Lake Alfred with 20 hours per week of IT services.
- . The City of Lake Alfred will compensate the City of Auburndale \$25,000.00 annually.
- . The initial term of agreement begins April 1, 2019 and ends March 31, 2021. We are already providing the services and budgeting for the reimbursement.
- . The two-year agreement automatically renews for additional two-year terms unless re-negotiated or terminated. We are already providing services and budgeting for the services.

The agreement was patterned after a similar Interlocal Agreement between the City of Winter Haven and Town of Dundee. The Interlocal Agreement was prepared by the Information Technology Manager and reviewed by

the City Manager and City Attorney. The City of Lake Alfred will also consider the Interlocal Agreement at their meeting scheduled for Monday, April 1, 2019. Staff recommended approval of the proposed Interlocal Agreement Regarding Information Technology Services with the City of Lake Alfred.

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

Motion by Commissioner Keith Cowie, seconded by Commissioner Dorothea Taylor Bogert, to approve the proposed Interlocal Agreement Regarding Information Technology Services with the City of Lake Alfred. Upon vote, all ayes.

12. CONSIDER RENEWAL OF AGREEMENT FOR AUDITING SERVICES – BRYNJULFSON CPA

Finance Director/City Clerk Shirley Lowrance said the City Commission in 2007 assigned the City's Auditing Services to Brynjulfson CPA for three years through Fiscal Year 2009. The Agreement was extended for an additional four years in July 2010 and an additional five years in January 2014. The current engagement letter expired with the FY 2018 Audit presented to the Commission in February 2019. Mike Brynjulfson CPA has provided the City with a request to renew the Audit Services Agreement through FY 2023. Thereafter, the Agreement provides for possible renewal by mutual agreement of both parties. The proposed Agreement (engagement letter) provides for the same audit objectives, management responsibilities, and audit procedures as per the current expired Agreement, including the Comprehensive Annual Financial Report introduced as part of the FY 2018 Audit. The proposed Engagement Letter was prepared by Brynjulfson CPA, and reviewed by the Finance Director, Deputy Finance Director, City Manager, and City Attorney. Per communication with the Auditor, the total audit related fees, both for the audit and consultant have remained about the same over the past several years - \$50,279/FY 2018. It was noted again, that the City's preparation for the audit has made it possible to do more work within the same budget. The City has \$51,000 budgeted for audit services in FY 2019-2020. Staff recommended approval of the Audit Service Agreement with Brynjulfson CPA.

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

Motion by Commissioner Bill Sterling, seconded by Commissioner Richard Hamann, to approve the Audit Service Agreement with Brynjulfson CPA.

Commissioner Bill Sterling asked if this includes the CRA audit.

City Manager Green said yes, it is just like we are doing it now.

Upon vote, all ayes.

Meeting adjourned at 8:30 p.m.

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

Shirley A. Lowrance, Finance Director/City Clerk

the City Manager and City Attorney. The City of Lake Alfred will also consider the Interlocal Agreement at their meeting scheduled for Monday, April 1, 2019. Staff recommended approval of the proposed Interlocal Agreement Regarding Information Technology Services with the City of Lake Alfred.

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

Motion by Commissioner Keith Cowie, seconded by Commissioner Dorothea Taylor Bogert, to approve the proposed Interlocal Agreement Regarding Information Technology Services with the City of Lake Alfred. Upon vote, all ayes.

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

Motion by Commissioner Bill Sterling, seconded by Commissioner Richard Hamann, to approve the Audit Service Agreement with Brynjulfson CPA.

Commissioner Bill Sterling asked if this includes the CRA audit.

City Manager Green said yes, it is just like we are doing it now.

Upon vote, all ayes.

Meeting adjourned at 8:30 p.m.

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


Shirley A. Lowrance, Finance Director/City Clerk