



City of Auburndale

AUBURNDALE, FLORIDA 33823

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CITY COMMISSION MEETING
June 17, 2019 – 7:00 P.M.
COMMISSION ROOM/CITY HALL

CALL TO ORDER – Mayor Tim Pospichal

INVOCATION – Pastor Bill Ready, Central Assembly of God

PLEDGE OF ALLEGIANCE – Mayor Tim Pospichal

ROLL CALL – City Clerk Shirley Lowrance

APPROVE COMMISSION MINUTES – Regular Meeting – 06/03/2019

ANNOUNCEMENTS – City Manager and City Attorney

REQUEST TO ADD ADDITIONAL ITEMS TO AGENDA –

REQUEST FROM THE GENERAL PUBLIC –

AGENDA

1. **PUBLIC HEARING** – OFFICIAL ZONING MAP AMENDMENT – KEYSTONE SUBDIVISION
2. ORDINANCE #1612 AMENDING OFFICIAL ZONING MAP – KEYSTONE SUBDIVISION
3. **PUBLIC HEARING** – FUTURE LAND USE & ZONING MAP AMENDMENTS – OLD BERKLEY ROAD
4. ORDINANCE #1613 AMENDING FUTURE LAND USE MAP – OLD BERKLEY ROAD
5. ORDINANCE #1614 AMENDING OFFICIAL ZONING MAP – OLD BERKLEY ROAD
6. APPOINT VOTING DELEGATE FOR FLORIDA LEAGUE OF CITIES CONFERENCE
7. RESOLUTION #2019-05 NAMING THE ROTARY BUTTERFLY GARDEN
8. PRESENTATION OF EXPENSE SECTIONS – FY 2020 AND FY 2021 ANNUAL BUDGETS
9. ORDINANCE #1615 ANNEXING PROPERTY INTO CITY LIMITS – PEARCE ROAD

**City Commission Meeting
June 17, 2019**

AGENDA ITEM 1: PUBLIC HEARING – ZONING MAP AMENDMENT – KEYSTONE SUBDIVISION

AGENDA ITEM 2: ORDINANCE # 1612 AMENDING ZONING MAP – KEYSTONE SUBDIVISION

 INFORMATION ONLY

 X ACTION REQUESTED

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

ATTACHMENTS:

- . Notice of Public Hearing – 05/24/19
- . Planning Commission Meeting Minutes – 06/04/2019
- . Ordinance # 1612 Amending the Zoning Map – Keystone Subdivision

ANALYSIS: The City has received a request to re-establish a Planned Development zoning classification on the following property:

Keystone Subdivision

<u>Owner/Petitioner:</u>	Raymond Strangle, Jordon Engineering Group of behalf of Keystone Developers of Polk County, LLC
<u>Location:</u>	Between Keystone Road and Old Lake Alfred Road
<u>Current Future Land Use:</u>	Low Density Residential
<u>Current City Zoning:</u>	Planned Development-Housing -1 (PD-H1) - Expired
<u>Proposed Zoning Classification:</u>	Reestablish - Planned Development-Housing 1 (PD-H1)
<u>Current use:</u>	Vacant (+/- 65.38 acres)

Raymond Strangle, Jordon Engineering Group of behalf of Keystone Developers of Polk County, LLC has requested to modifying an existing Auburndale Zoning Map classification of ***Planned Development-Housing 1 (PD-H1)*** on a parcel of land totaling +/- 65.38 acres located on Keystone Road and Old Lake Alfred Road. This property was annexed into the City Limits in March 2004. In July 2004, the Future Land Use of Low Density Residential and Zoning District of Open Use Agricultural was adopted by the City Commission. The property was rezoned in September 2008 to a zoning classification of Planned Development Housing 1 (PDH-1). The Planned Development proposed 203 single family residences with ingress and egress onto Keystone Road. The typical lot size was 70' X 120' (8,400 sq. ft.). The setbacks were established to be 20' front, 7.5' side, and 15' rear. Overall, the setbacks and lot areas approved were greater than RS-3 and less than RS-2 zoning districts. The minimum living area of the residences was established at 1,500 square feet and include a two-car garage. A 5' wide sidewalk network was approved to be constructed on both sides of the roads throughout the development and along the frontage of Keystone Road. The proposed subdivision was never constructed and in accordance with the Land Development Regulations, the Planned Development Housing zoning designation expired one year following the adoption date.

The request before the City Commission is a slight modification to the previously approved Planned Development. As required by the Land Development Regulations (LDR's) for Planned Developments, this request is accompanied by a binding site plan. The applicant still proposes 203 single family dwelling units. Typical lot area will be the same as the RS-3 standard, 8,400 SF. Typical lot frontage will be the same as the RS-2 standard, 70' of frontage. Lot setbacks are proposed to be larger than approved in 2008 - front setback of 25 feet, front corner lot setback of 15 feet, a side setback of 10.5 feet, and a rear setback of 15 feet.

All other requirements of the Land Development Regulations are met including 5' sidewalks on both sides of the internal streets as well as on along the frontage of Keystone Road. The developer is proposing an 8' trail along Old Lake Alfred Road to complement the Old Dixie Trail, which Polk County is planning that would connect the TECO-Auburndale Trail to Lake Alfred's and Haines City's trails. Miami curbing will be incorporated into the design of the project. Two entrances are provided for the project, one on Keystone Road and one on Old Lake Alfred Road. In addition, 0.75 acres of recreation space is provided in the development.

The requested zoning district of Planned Development-Housing 1 (PD-H1) is consistent with the existing underlying Future Land Use of Low Density Residential and the Land Development Regulations.

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 July 1, 2019.

PLANNING COMMISSION RECOMMENDATION – Approval of the proposed Zoning Amendment (6-0) 06/04/2019

STAFF RECOMMENDATION: Approval of the Zoning Map Amendment (Ordinance #1612).

**City Commission Meeting
June 17, 2019**

AGENDA ITEM 3: PUBLIC HEARING – FUTURE LAND USE MAP AND ZONING MAP AMENDMENTS

AGENDA ITEM 4: ORDINANCE #1613 AMENDING FUTURE LAND USE MAP – OLD BERKLEY RD

AGENDA ITEM 5: ORDINANCE #1614 AMENDING OFFICIAL ZONING MAP – OLD BERKLEY RD

___ INFORMATION ONLY

X ACTION REQUESTED

ISSUE: The City Commission will consider and take public comment on a Large-Scale Future Land Use Map Amendment and an Official Zoning Map Amendment.

ATTACHMENTS:

- . Notice of Public Hearing – 06/08/2019
- . Review and Comments Letter from Florida Department of Economic Opportunity – June 6, 2019
- . Excerpt from Planning Commission Meeting Minutes – 05/07/2019
- . Ordinance #1613 Amending Future Land Use Map – Old Berkley Road
- . Ordinance #1614 Amending Official Zoning Map – Old Berkley Road

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

Gapway Grove Corp. Property

<u>Owner/Petitioner:</u>	JSK on behalf of Gapway Grove Corp.
<u>Location:</u>	Old Berkley Road and Gapway Road
<u>Current Use:</u>	Vacant (57.75 +/- total acres)
<u>Current Polk County Future Land Use:</u>	Residential Low-1 (RL-1) (18.21 acres)
<u>Proposed City Future Land Use:</u>	Low Density Residential (18.21 acres)
<u>Current City Zoning</u>	Open Use Agricultural (39.54 acres)
<u>Proposed City Zoning</u>	Planned Development Housing – 1 (57.75 acres)

The Gapway Grove Corporation property consists of 57.75 acres. 39.54 acres were previously annexed into the City and maintain a Future Land Use classification of ***Low Density Residential*** and a Zoning classification of ***Open Use Agricultural (OUA)***. In May 2019, the remaining and adjacent 18.21 acres was annexed into the City Limits. The applicant has requested a Future Land Use designation of ***Low Density Residential*** on the 18.21 acres that would be consistent with the adjacent 39.54 acres and accommodate the development of a single-family residential subdivision on the entire property.

The proposed Future Land Use of ***Low Density Residential*** on the 18.21 acres was submitted to the Department of Economic Opportunity (DEO) for an Expedited State Review. On June 6, 2019, the City received the State response with no comments, objections or recommendations.

The requested Future Land Use of *Low Density Residential* on the 18.21 acres is consistent with the City's Comprehensive Plan, Joint Planning Agreement with Polk County, and with surrounding development including the adjacent property under the same ownership and within the City limits.

PLANNING COMMISSION RECOMMENDATION: Approval of the Land Use designation (5-0) 05/07/2019

FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY REVIEW: Transmitted to State following Public Hearing held on May 21, 2019. No comments or objections on the proposed Amendment – 06/06/2019

STAFF RECOMMENDATION: Approval of the Future Land Use Map Amendment (Ordinance #1613).

In order to develop the entire property with a single-family subdivision, the applicant has requested a Zoning classification of ***Planned Development Housing – 1 (PDH-1)*** on the entire 57.75 acres. This would represent a zoning change on the 39.54 acres from *Open Use Agricultural (OUA)* to *PDH-1*, and establishing zoning on the 18.21 acres as *PDH-1*.

The required binding site plans suggests a 199-lot subdivision. 73 perimeter lots are proposed to be 70' x 130' and the interior 126 lots at 60' x 130'. All setbacks are proposed at 25' front, 10' side, 15' side on corner lots and 10' rear. Minimum house size is proposed to be 1500 sq. ft. with a two car garage.

Sidewalks will be constructed on both sides of the streets and the subdivision will be developed utilizing Miami curbs.

In accordance with the City's Land Development Regulations, the proposed Planned Development zoning is accompanied with a binding site plan that demonstrates the appropriate setbacks, open space, access and other requirements.

PLANNING COMMISSION RECOMMENDATION: Approval of the Zoning designation (5-0) 05/07/2019

STAFF RECOMMENDATION: Approval of the Zoning Map Amendment (Ordinance #1614).

City Commission Meeting
June 17, 2019

**AGENDA ITEM 6: APPOINT VOTING DELEGATE FOR AUGUST 15-17, 2019
FLORIDA LEAGUE OF CITIES CONFERENCE – ORLANDO, FLORIDA**

 INFORMATION ONLY

 X ACTION REQUESTED

ISSUE: The City Commission is requested to select a voting delegate for the Florida League of Cities (FLC) Convention in August.

ATTACHMENTS:

- . Florida League of Cities, Inc. Memorandum – May 13, 2019
- . Florida League of Cities Delegate Voting Form and Important Dates

ANALYSIS: The Florida League of Cities 92nd Annual Conference will be held August 15-17, 2019 at the Orlando World Center Marriott Orlando, Florida. The FLC By-Laws require that each Member City select one of their elected officials to cast their votes at the annual business session.

Commissioner Dorothea Taylor Bogert has agreed to serve if this is the pleasure of the City Commission.

STAFF RECOMMENDATION: Approve a Voting Delegate to the August FLC Conference.

**City Commission Meeting
June 17, 2019**

AGENDA ITEM 7: RESOLUTION #2019-05 NAMING THE ROTARY BUTTERFLY GARDEN

INFORMATION ONLY

ACTION REQUESTED

ISSUE: The City Commission will consider a Resolution naming a portion of the Downtown Park as the Rotary Butterfly Garden.

ATTACHMENTS:

Resolution #2019-05 Naming the Rotary Butterfly Garden

ANALYSIS: In March 2019, the City began plant selection and construction of a butterfly garden in a portion of the Downtown Park. To help expedite the installation of the garden, the Rotary Club of Auburndale committed to donate \$20,000 as a contribution to the project. On Tuesday, June 25th the City has planned a grand opening of the new butterfly garden.

As a result of the donation and the Rotary Club of Auburndale's continued philanthropy in the community, Resolution #2019-05 is being presented to officially name the garden as the "Rotary Butterfly Garden."

STAFF RECOMMENDATION: Approval of the Resolution.

City Commission Meeting
June 17, 2019

AGENDA ITEM 8: PRESENTATION OF EXPENSES – FY 2020 AND FY 2021 ANNUAL BUDGETS

 INFORMATION ONLY

 X ACTION REQUESTED

ISSUE: The City Commission will consider the proposed **Expenditures Section** of the Fiscal Year 2019-2020 and the Fiscal Year 2020-2021 Annual Budgets.

ATTACHMENTS:

- . Proposed FY 2019-2020 & FY 2020-2021 City of Auburndale Budget Summary
- . Proposed Expenditure Section - Proposed FY 2019-2020 & FY 2020-2021 Budget
(Expenditures proposed to increase or decrease by more than \$5,000 are highlighted)

ANALYSIS: As part of the Budget preparation cycle, the City Commission gave tentative approval to the proposed Payroll Section on April 15, 2019 and the Capital Outlay Section on June 3, 2019. Minor changes have been made in the Payroll Section (new hires, position changes, etc.) and no additional projects or improvements have been made to the Capital Outlay Section. Both, Payroll and Capital Outlay have now been inserted into the proposed **Expenditures** Budget along with "Departmental Operating Expenses" and "Non-Departmental Expenses".

"Departmental Operating Expenses" include line items found in every department and division such as electricity, telephone, general supplies, training and travel, vehicle maintenance and gas, oil, and diesel.

"Non-Departmental Expenses" include line items such as insurance, pension, debt service, reserve funding, and city contributions to other agencies. Non-Departmental expenses are found on pages 16, 17, 18, and 24 of the Expenditure Section of the proposed Budget.

The Staff presentation will complete the budget review of all proposed **Expenditures** in the FY 2020 and FY 2021 Budgets.

Presentation of the proposed **Revenue** Section is scheduled for July 15, 2019. Delivery of the proposed two-year budget to the City Commission is scheduled for August 5, 2019. Formal adoption of the FY 2020 Budget and conceptual approval of the FY 2021 Budget will come after the scheduled Public Hearings in September.

STAFF RECOMMENDATION: Tentative approval of the Expenditures of the proposed FY 2020 and FY 2021 Budgets.

City Commission Meeting
June 17, 2019

**AGENDA ITEM 9: **ORDINANCE #1615 ANNEXING PROPERTY INTO CITY LIMITS – PEARCE RD
AUBURN COVE PHASE III/DAVIS PROPERTY****

 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 City Limits
- . Proposed Ordinance #1615 Annexing Property into City Limits

ANALYSIS: The City has received a petition from Augustus Davis to annex +/- 20.11 acres of property into the City limits. The property is located on Pearce Road and contains a single-family house. The property is west of and contiguous with property recently annexed and known as the Berkley Ranch property. The property requesting annexation is proposed as the third phase of the Berkley Ranch property subdivision, which is now known as Auburn Cove. The annexation does not create an enclave.

Establishing a 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 July 1, 2019.

STAFF RECOMMENDATION: Approve the Ordinance annexing the Davis property into the City limits.