



City of Auburndale
AUBURNDALE, FLORIDA 33823

Office of the City Manager

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CITY COMMISSION MEETING
August 19, 2019 – 7:00 P.M.
COMMISSION ROOM/CITY HALL

CALL TO ORDER – Mayor Tim Pospichal

INVOCATION – Pastor Jeffery Bradley of Winning Souls for the Kingdom

PLEDGE OF ALLEGIANCE – Mayor Tim Pospichal

ROLL CALL – City Clerk Shirley Lowrance

APPROVE COMMISSION MINUTES – Regular Meeting – 08/05/2019

ANNOUNCEMENTS – City Manager and City Attorney

REQUEST TO ADD ADDITIONAL ITEMS TO AGENDA –

REQUEST FROM THE GENERAL PUBLIC –

AGENDA

1. RESOLUTION #2019-08 AUTHORIZING 2019 FLORIDA LEAGUE OF CITIES BOND ISSUE
2. **PUBLIC HEARING**– AMENDING OFFICIAL ZONING MAP – SHARRETT PROPERTY SITE PLAN
3. ORDINANCE #1616 AMENDING OFFICIAL ZONING MAP – SHARRETT PROPERTY SITE PLAN
4. PRESENTATION OF BIDS – BRIDGERS AVENUE WEST STORMWATER IMPROVEMENT PROJECT
5. PRELIMINARY PLAT APPROVAL – LAKE LENA OAKS – PHASE 2
6. DISCUSS CHANGES TO PROPOSED FY 2019-2020 & FY 2020-2021 BIENNIAL BUDGET

Next City Commission Meeting – Thursday September 5, 2019 (Millage Rate Public Hearing)

**City Commission Meeting
August 19, 2019**

**AGENDA ITEM 1: RESOLUTION #2019-08 AUTHORIZING THE FINANCING FOR VARIOUS
PROJECTS FROM THE FLORIDA MUNICIPAL LOAN COUNCIL**

 INFORMATION ONLY

 X ACTION REQUESTED

ISSUE: The City Commission will consider a Resolution authorizing the financing of certain capital projects from the proceeds of the Florida Municipal Loan Council Revenue Bonds Series 2019B.

ATTACHMENTS:

Proposed Bond Resolution #2019-08 Authorizing Financing

ANALYSIS: City Staff is proposing to advance and complete several capital projects utilizing bond financing. These projects are all included in the City's 5-Year Capital Improvement Plan (CIP), including several that have been pushed back for several years waiting on funding. The proposed projects total \$9,200,000 and include:

· Youth Baseball Fields	\$6,300,000
· Public Safety Radio Replacement	\$ 549,000
· Street Resurfacing	\$ 500,000
· City Hall Improvements	\$ 500,000
· Aerial Truck Replacement	\$ 400,000
· Garbage Truck	\$ 290,000
· Trail Extension to Berkley Road	\$ 266,000
· Relocate Racquetball Court to Tennis Facility	\$ 150,000
· Police and Fire Department Roof Repairs	\$ 125,000
· Replace Security Mobile Home/Lake Myrtle	\$ 120,000

City Staff has been working with the Florida League of Cities through its Municipal Loan Council Financing Program to secure the necessary funding for the proposed projects. The City Commission on June 3, 2019 approved Resolution 2019-04 establishing the City's intent to secure financing.

The proposed Resolution is the official action of the City Commission securing the necessary funding for the projects from the proceeds of the 2019 Florida Municipal Loan Council Revenue Bonds.

STAFF RECOMMENDATION: Approval of Resolution #2019-08.

**City Commission Meeting
August 19, 2019**

AGENDA ITEM 2: PUBLIC HEARING– AMENDING OFFICIAL ZONING MAP – SHARRETT

AGENDA ITEM 3: ORDINANCE #1616 AMENDING OFFICIAL ZONING MAP – SHARRETT

___ INFORMATION ONLY

X ACTION REQUESTED

ISSUE: The City Commission will take public comment and consider a modification to an existing Zoning Map classification and binding site plan.

ATTACHMENTS:

- . Notice of Public Hearing – 07/26/2019
- . Ordinance #1616 Amending Official Zoning Map – Sharrett Property Binding Site Plan
- . Excerpts from Planning Commission Meeting – 08/06/2019

ANALYSIS: The City has received a request for a modification to an existing Industrial Planned Unit Development as follows:

Prologis Development

<u>Owner/Petitioner:</u>	Sharrett Land, LLC/Allison E. Turnbull, Esq.
<u>Location:</u>	C. Fred Jones Blvd (CR559A) and Old Berkley Road
<u>Current Use:</u>	Vacant (+/-100.40 acres)
<u>Current City Future Land Use:</u>	Business Park Center
<u>Current City Zoning</u>	Industrial Planned Unit Development (IPUD)

The City has received a request from Allison E. Turnbull, Esq. on behalf of the owners of Sharrett Land, LLC to modify the current zoning of Industrial Planned Unit Development (IPUD) on (+/-100.40 acres). Allison E. Turnbull, Esq. is representing Prologis, a logistics real estate company, who is the developer.

The Sharrett property was annexed into the City in March 2009. The Future Land Use Map designations of ***Business Park Center*** and ***Conservation Wetlands*** were established in November 2010. The Zoning Map classifications of ***Light Industrial (LI)*** (100.4 acres) and ***Open Use Agricultural (OUA)*** (46.47 acres) were established in March 2017.

In May 2018, the City approved a change to the zoning classification from ***Light Industrial (LI)*** to ***Industrial Planned Unit Development (IPUD)*** which also included a binding site plan. The binding site plan submitted by Prologis for the IPUD met or exceeded all Land Development Regulations, including policies pertaining to the North Auburndale Joint Planning Area. Prologis exceeded the requirements for building setbacks, location of overhead doors and trucking operations, and buffering.

Prior to submitting the binding site plan, the applicant had met with the residents of the area to get feedback and recommendations on how to develop the 1 million square foot distribution center in order to have less of an impact on the neighborhoods in the area. At the time of adoption by the City the residents supported the project, as stated in a letter submitted by Dennis Young, spokesman for the group.

The request before the Commission today is to modify the previously approved binding site plan as follows:

- Reduce parking for cars by 33 spaces along C. Fred Jones Blvd.
- Reduce parking for trailers by 45 spots
- Increased buffering along the east side of the building to further block any visuals of truck traffic
- Increase warehouse/distribution building footprint by 79,155 sq. ft.
- Reduce warehouse/distribution front building setback from the current 570 ft. to a proposed 390 ft. to the office main entrance and 520 ft. to the main building
- Increase warehouse/distribution east side building setback from 116 ft. to a proposed 500 ft.

As previously, the applicant has met with the residents of the area to get feedback and recommendations on the modifications to the binding site plan. The modified binding site plan for the property reflects design aspects that continue to mitigate the resident's concerns of noise, traffic patterns, safety, lighting, visibility of the facility, and environmental issues.

No changes are proposed for the previously approved 8.5 acres set aside for commercial activity. All previous provisions and restrictions on this 8.5 acre parcel will remain unchanged.

The requested Zoning Map amendment and binding site plan are consistent with the City of Auburndale's Comprehensive Plan, Land Development Regulations, and the Joint Planning Area. If the zoning request and binding site plan are approved by the City Commission, the applicant would proceed with construction plan review that includes detailed traffic studies, driveway connection permits, storm water permits, and any other permit required by 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 September 5, 2019.

PLANNING COMMISSION RECOMMENDATION: Approval of the Zoning Map Amendment (6-0 and 1 abstaining) – 08/06/2019

STAFF RECOMMENDATION: Recommend approval of the proposed Amendment and Modification to the Binding Site Plan (Ordinance #1616).

**City Commission Meeting
August 19, 2019**

AGENDA ITEM 4: PRESENTATION OF BIDS – BRIDGERS AVENUE WEST STORMWATER IMPROVEMENT PROJECT

 INFORMATION ONLY

 X ACTION REQUESTED

ISSUE: The City Commission will consider bids for stormwater improvements to West Bridgers Avenue.

ATTACHMENTS:

- . Letter of Bid Results from Polk County Roads and Drainage Division – 08/13/2019
- . Bid Tabulation from Central Concrete Products
- . Design Drawing from Chastain Skillman

ANALYSIS: The City of Auburndale and Polk County have collaborated to make stormwater improvements to the west end of Bridgers Avenue. Bridgers Avenue is a County maintained road, except the portion between Eaker Street and Lake Lena Boulevard that is City maintained.

The proposed bids were secured by Polk County utilizing the guidelines set forth by the County's Annual Bid for Drainage Work. The proposed bids are for improvements on the City-maintained portion, including realignment of the intersection just west of Eaker Street, new retention areas and replacement of old and undersized stormwater infrastructure.

Central Concrete Products, located in Bartow, was the low bid at \$365,679.50. Under an agreement with the County and low bidder, the contractor will submit invoices directly to the City for payment.

Funding for this project is proposed in the FY 2019-2020 Annual Budget with offsetting revenue from the City's Stormwater Utility Fund (current balance \$513,883.11).

As information, the County has recently closed on 2.42 acres on the south side of Bridgers Avenue that will allow additional stormwater retention for that portion of road network that is County-maintained.

STAFF RECOMMENDATION: Accept the County's low bid of \$365,679.50 from Central Concrete Products for stormwater improvements on the City-maintained portion of West Bridgers Avenue.

City Commission Meeting
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AGENDA ITEM 5: PRELIMINARY PLAT APPROVAL – LAKE LENA OAKS PHASE 2

 INFORMATION ONLY

 X ACTION REQUESTED

ISSUE: The City Commission will consider a Preliminary Plat for the Lake Lena Estates Subdivision – Phase 2.

ATTACHMENTS:

- . Preliminary Plat
- . Location Map
- . Excerpts from Planning Commission Meeting – 08/06/2019

ANALYSIS: The City has received a preliminary plat for 32 single-family townhouses on 13 acres located on Abundant Life Drive, east of Gabarone Boulevard, and north of US Hwy 92 and the Walmart store.

The property has a Future Land Use designation of ***Medium Density Residential*** and a Zoning classification of ***General Residential-1 (RG-1)*** which allows for attached townhouses. The Final Plat for Phase 1 of the Lake Lena Oaks Subdivision was approved in June 2008. All infrastructure has been completed per the City’s Land Development Regulations (LDR’s). Access is shared with Walmart and the signalized intersection at US Hwy 92, and off of Berkley Road via Gabarone Boulevard which turns into Abundant Life Drive. All retention areas, roads, and open spaces will be dedicated to and maintained by the Homeowner’s Association. The preliminary plat has been reviewed by all City Departments and meets all City Codes and Land Development Regulations.

Preliminary plat approval by the City Commission allows the developer to proceed with any additional infrastructure and permitting prior to final plat approval.

PLANNING COMMISSION RECOMMENDATION: Approval of the Preliminary Plat (7-0) – 08/06/2019

STAFF RECOMMENDATION: Approval of the Preliminary Plat for the Lake Lena Estates - Phase 2

**City Commission Meeting
August 19, 2019**

AGENDA ITEM 6: DISCUSS CHANGES TO PROPOSED FY 19-20 & FY 20-21 BIENNIAL BUDGET

INFORMATION ONLY

ACTION REQUESTED

ISSUE: City Staff will present changes to the proposed Fiscal Year 2019-2020 and Fiscal Year 2020-2021 Biennial Budget.

ATTACHMENTS:

- . Proposed Contingency Changes - FY 2019/2020 and FY 2020/2021
- . Adjusted Fund Totals - FY 2019/2020 and FY 2020/2021

ANALYSIS: The proposed Fiscal Year 2019-2020 and Fiscal Year 2020-2021 Biennial Budget was presented to the City Commission on August 5, 2019. The balanced Budget was presented with a Contingency Line Item balance of \$221,025 in FY 2019-2020 and \$266,240 in FY 2020-2021. Subsequent changes in the Budget can be made with offsetting changes to the Contingency Line Item. This allows all other budgeted items to stay fully funded.

After the Budget is adopted and put into practice, a necessary and unexpected expense can be charged to the Contingency Line Item, also allowing all other budgeted items to stay fully funded.

The proposed changes being presented to the Contingency Line Item in each year suggests modest reductions to other expense line items, resulting in an increase to the proposed Contingency Line Item amounts. The Adjusted FY 2019-2020 Contingency Line Item balance is \$330,485 and \$274,564 in FY 2020-2021.

City Staff will present the proposed changes. Final adoption of the Biennial Budget will follow Public Hearings on Thursday, September 5, 2019 and on Tuesday, September 17, 2019.

STAFF RECOMMENDATION: Approval of the Proposed Adjusted Contingency Line Items.