
Minutes of the Regular Meeting of the City Commission of the City of Auburndale held September 5, 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 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 Brad Bennett of Auburndale Community Church and a salute to the flag.

Motion by Commissioner Dorothea Taylor Bogert, seconded by Commissioner Keith Cowie, to approve the Minutes of August 19, 2019. Upon vote, all ayes.

Community Development Director Amy Palmer said the Lakes District presentation scheduled for last Tuesday was cancelled due to Hurricane Dorian. It will be rescheduled and they are thinking for the week of September 23. The Lakes District presentation will be very similar to the presentation they heard during Commission Day with the vision document and strategy presented to the public.

City Manager Green gave some announcements of upcoming events and trainings: the Ridge League of Cities dinner is September 12 in Haines City; Ethics training on September 13 in Plant City; the Auburndale Youth Soccer opening is on September 14 at 8:30 p.m. at Lake Myrtle Sports Complex; Ethics training on September 21 in Haines City; and the 9th Annual Polk Vision Leadership Exchange Series will be on September 25 from 9:00 to 11:30 at the Polk State College's Center for Public Safety in Winter Haven. This is the Annual Mayor's Round Table. He congratulated Police Chief Andy Ray on being selected for Polk Leadership Class 13. He is the latest member of the executive team to go through Polk Leadership. He displayed a picture of the Department Directors and said all have gone through the Leadership program. In addition to the Directors, former Police Chief Chris Nelson, former Assistant City Manager Shawn Sherrouse and Commissioner Dorothea Taylor Bogert have gone through the program.

Police Chief Andy Ray said thank you for the opportunity to attend the Leadership Class. He presented Police Corporal Nick Morales with his five-year longevity plaque. He was Officer of the Year in 2016 and Member of the Quarter this year. He works as a Field Training Officer and has a great knack for working with new people and showing the way we do business. He said "Professional police service" is not just a slogan on our cars; we live it every day. He has his Bachelor of Arts in Criminal Justice from St. Leo University. He said we were happy to have him as part of our team. He thanked him for all he does.

Fire Chief Brian Bradway said tonight we will recognize Firefighter Cole Koon and Firefighter Aaron

Shepherd for five years of service. He said we have a lot of awesome firefighters at the Fire Department and these two gentlemen are just two good examples. He said he was proud to have both these guys and that they were hired on same day – July 28, 2014. Aaron Shepherd is one of the Senior Firefighters, who will fill in for the Lieutenant while he is out. He has completed his Associates Degree in Fire Science, has a multitude of training certificates in the Fire Service, and is a member of our Honor Guard team. He is a recipient of our Firefighter of the Year award. He said Cole Koon was just a good guy. He has mentored a lot of people at the fire station. He was heavily involved in developing an Officer Development Program for people who are aspiring to be Lieutenants or Senior Firefighters. He along with the rest of his shift developed a task booklet to complete. He is actually participating in the Program now and may be the first one to complete it. He is enrolled in Polk State College working on his two-year degree, has a multitude of Fire Science certificates, and has received the Firefighter of the Year award. Both Firefighters were congratulated on their longevity.

Parks and Recreation Director Cody McGhee said Chip Cleveland is being recognized for his five years of service. He works in the Cemetery Division and helps in the Parks division. He does a fantastic job in both divisions. He is great with our customers at the Cemetery, by being respectful and recognizing the emotion. He said he is an outstanding guy, a golf guy, and very trustworthy. He presented Tommy Braaten with his 15 year plaque. He said he is a fantastic employee, who started in 2004. He said Tommy was his baseball coach. He has worked as a Service Worker II, Service Worker III, Athletics Supervisor, Service Worker IV, and now Superintendent for all facilities once we built Lake Myrtle. He has a very large job, as at the Softball Complex and Lake Myrtle we have 150 acres to keep pristine. He has done a great job with the City of Auburndale and has been recognized numerous times by different organizations that work directly with us: softball leagues, softball tournament organizations, and United Way. He has a big heart for people around him and one of the first to help out. He is very knowledgeable about Lake Myrtle. He said to attest to his great leadership and staff out there, we are building even more things for him to take care of.

Public Works Director John Dickson said it was his pleasure to recognize a very dedicated employee -- Caleb Gabany. He started with us as a kid in the summer help program. He was impressive even back then, so when a position came open we hired him full-time in the Street Division. Over the years, he has transferred between the Sanitation and Street Division, wherever we had a need or he had an opportunity for promotion. In 2015, he was promoted to Street Superintendent. He said the title Street Superintendent is a little misleading, as it is not just maintaining the Streets. His task is the Butterfly Garden, the Christmas Parade, Bloodhound Bash, or whatever project we have going on – Caleb is involved in it. He is very dedicated. He said he always has the City's best interest at heart. He congratulated him for his 20 years of dedication.

Mayor Tim Pospichal said that represents 55 years of City employment. He said he was real proud of our employees.

Commissioner Keith Cowie said while the employees are here, he would like to make a comment. He said Pastor Bennett mentioned it at the beginning of the meeting about the great job you did this week preparing for the Hurricane. He said he wanted to thank the employees again for the great job this past weekend. He said he has received countless messages touting what a great job everyone was doing from sand bags to limbs and debris. He said it made a big impact. Our citizens noticed that and appreciate that. He said the updates on Facebook were very well received. He said he just wanted to say thank you.

Commissioner Richard Haman said he concurred with Commissioner Cowie. He said he had a lot of phone calls saying what a great job you all have done. We are proud of you and what you do for the citizenry of this community.

Mayor Tim Pospichal said great job everyone.

Mayor Tim Pospichal asked for public comment.

Dennis Young, 254 Lake Tennessee Dr., said having been a maintenance manager at Walt Disney for 31 years, he knows the planning of an event and the execution of an event for a Hurricane took a lot of time, effort, coordination, man power scheduling, materials on hand, and equipment in the right place. He said he wanted to thank Public Works Director John Dickson for the effort that he has put forward to make sure that his teams are prepared and he has the right plan with the prepared teams and equipment in place. He said thankfully we had a non-event, but he has all the confidence in the world that the team that John has put together will maintain the integrity of the City of Auburndale for the residents. He thanked John for that effort. He said the North Auburndale area development is growing by leaps and bounds. Currently in development we have Juliana Villages with quite a few homes, Lake Juliana Estates - 404, Old Berkley Road -199, H Block - 202, Jeans Road - 159, Lake Mattie -193, and the Pearce Road Berkley Project Auburndale Phase I - 130, Phase II - 60, Phase III - 58, for a total of the three Phases at 258. He said just in the North Auburndale area that was well over 1,200 to 1,300 new homes that are in the planning stages. He said the concern he has is that the only subdivision that has green space that can be accommodated for playground is Jeans Road. He said he would like to see the Land Development Code Regulations change to include perhaps some set aside property in these large subdivisions to accommodate playground area for the residents. He said this will be a benefit to the contractor and builder as a marketing tool. He said he was sure there are statistics available that will say that if you have a subdivision of 200 homes, you anticipate so many in an age group. From that age group you can derive how many kids may be in the area. He said

the concern is that we have the right facilities for those new subdivisions coming up.

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

1. ORDINANCE #1616 AMENDING OFFICIAL ZONING MAP – SHARRETT PROPERTY SITE PLAN

Community Development Director Amy Palmer said the City has received a request from Allison Turnbull, Esquire on behalf of the owners of the 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 on 100.4 acres and Open Use Agricultural on 46.47 acres were established in March 2017. In May 2018, the City approved a change to the zoning classification from Light Industrial to Industrial Planned Unit Development, 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, trucking operations, and buffering. Prior to submitting the binding site plan in 2018, 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. She displayed the location of the property. She went over the Development Roadmap for the property and said we are here to consider the modification to the IPUD and the binding site plan. Some of the changes included:

- 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, with a berm and a wall on the east side. Berms will also be on C. Fred Jones Road.
- 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 done, 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, located on the west side of the property just south of the wetland area. All previous provisions and restrictions on this 8.5-acre parcel will remain unchanged and are included as notes on the binding site plan. 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 Planning Commission recommended approval of the Zoning Map Amendment (6-0 and 1 abstaining) on 08/06/2019. Staff recommended approval of the proposed Amendment and Modification to the Binding Site Plan.

City Manager Green said 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 August 19, 2019 and is being presented for second and final reading.

City Attorney Kee read Ordinance No. 1616, which was presented and passed on first reading on August 19, 2019, by title only.

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

Motion by Commissioner Richard Hamann, seconded by Commissioner Keith Cowie, to approve Ordinance No. 1616, as read on second and final reading by title only. Upon vote, four ayes and Commissioner Bill Sterling voted nay.

2. PUBLIC HEARING – FY 2019 TAX MILLAGE LEVY & ANNUAL BUDGET

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

City Manager Green said the Public Hearing has been advertised in accordance with the Florida Statutes regarding the method of fixing tax millage. This Public Hearing is the first of two required Public Hearings with the second scheduled for September 17, 2019. The proposed Budget for FY 2020 is balanced with total Revenue and total Expenditures of \$49,017,949, before interfund transfers. Expenditures include general operating expenses of \$31,654,756 with Capital Improvements of \$17,256,500 and Contingency Reserve of \$159,373. The Proposed FY 2020 and FY 2021 Budgets includes all changes made during the Regular

City Commission meetings of April 15, 2019 (Payroll), June 3, 2019 (Capital Outlay), June 17, 2019 (Expenditures), and July 15, 2019 (Revenues). City has three funds: General Fund, Community Redevelopment Agency Fund, and Water and Sewer Fund. Revenues from ad-valorem taxes for FY 2020 and FY 2021 are estimated at \$5,230,000 and based upon the current operating millage rate of 4.2515. The millage rate is one of the lowest in Polk County and has been our millage rate for several years. The rolled back rate was 4.0855. The FY 2020 Budget also includes the proposed Five-Year Schedule of Capital Improvements for the City's Public Safety, Parks and Recreation and Public Works Departments. This schedule, which is a requirement of the City's Comprehensive Plan, assists the City Commission in prioritizing future capital needs throughout the City and is updated annually during the budget process to include a "new fifth year". The first two years of Capital Improvement Plan are incorporated into the proposed Budget. A balanced FY 2021 Budget or Second Year Budget is also being presented for the Commission's conceptual approval. The FY 2021 Budget will be reviewed by City Staff and the City Commission during the next year's Budget update process in order to accommodate needs that have arisen since the planned budget was prepared. He went over the proposed changes to the Budget, which included the Lakeland Interconnect at an expense of \$652,000 with offsetting revenue of Bond Funds in the amount of \$500,000 for the project, Florida Poly Reuse Line \$500,000 expense with funding of 50% from the Water Management District, and \$478,000 for Tortoise Mitigation and Relocation on the Sprayfield property funded by the Florida Department of Transportation in support of their initiative known as SunTrax. With the proposed budget changes, the Contingency balance was \$159,373. He went over the FY 2020/2021 Budget and stated the Contingency changed to \$259,470. The first ordinance adopts and sets the millage rate as your current operating millage rate and the second ordinance adopts the proposed Budget and Capital Improvement Plan. The Ordinances were prepared by the Finance Director and reviewed by the City Manager and Attorney. If approved on first reading, the Ordinances will be presented for second and final reading at the next meeting on Tuesday, September 17.

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

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

3 ORDINANCE #1617 ADOPTING FY 2019 TAX MILLAGE LEVY

City Attorney Kee read Ordinance No. 1617 entitled: **AN ORDINANCE OF THE CITY OF AUBURNDALE, FLORIDA, ESTABLISHING THE TAX LEVY FOR THE YEAR 2019 ON ALL PROPERTY WITHIN THE CORPORATE LIMITS OF THE CITY OF AUUBURNDALE AS SHOWN BY THE 2019 ASSESSMENT ROLL; ESTABLISHING THE MILLAGE RATE AT 4.2515, WHICH IS A 4.8% INCREASE OVER THE ROLLED BACK RATE OF 4.0566, AND PROVIDING FOR THE APPLICATION THEREOF; AND**

PROVIDING AN EFFECTIVE DATE , by title only.

Motion by Commissioner Keith Cowie, seconded by Commissioner Richard Hamann, to approve Ordinance No. 1617 setting the millage rate at 4.2515 and establishing the rolled back rate at 4.0566, as read by title on first reading. Upon vote, all ayes.

4. ORDINANCE #1618 ADOPTING FY 2019 & FY 2020 ANNUAL BUDGETS

City Attorney Kee read Ordinance No. 1618 entitled: **AN ORDINANCE OF THE CITY OF AUBURNDALE, FLORIDA, ADOPTING THE FISCAL YEAR 2019-2020 ANNUAL BUDGET; CONCEPTUALLY APPROVING THE FISCAL YEAR 2020-2021 ANNUAL BUDGET; ADOPTING THE FIVE (5) YEAR SCHEDULE OF CAPITAL IMPROVEMENTS (CIP); AND PROVIDING FOR AN EFFECTIVE DATE.**

Motion by Commissioner Dorothea Taylor Bogert, seconded by Commissioner Bill Sterling, to approve Ordinance No. 1618 adopting FY 2020 and FY 2021 annual Budgets, as read by title on first reading.

Mayor Tim Pospichal said he has been reading in the newspaper where some places are struggling with keeping employee pay and going through turnover. He said the City of Auburndale has had a Longevity program for about 20 years. He explained the program pays \$8 per month for the years of service beginning after 5 years. He said he thought our employees do a fantastic job and this has been the rate since day one. He said he was wondering if this is something we can move up to \$10 per year. He said it costs money to train our employees and we had 55 years of employee dedication tonight with the longevity plaques tonight. He said he thought this was something that needed to be rewarded, as we have great employees in our City.

City Manager Green said as the Mayor had gotten with him on the suggestion, we have had the longevity pay plan for several decades. It stopped in the late 80's and was reenacted in the mid 90's. The rate has always been \$8 times 12 months times the years of service. He said in researching, if we took it to \$10, it would represent about \$29,000 to increase that across the board for all the employees. He said there is a cap on the program for employees at 20 years.

Mayor Tim Pospichal asked what the Commission suggested.

Commissioner Keith Cowie said he would support that measure, as it looks like we have that money in our Contingency. He said our most important resource is our employees. We can have great facilities in the City, but without the employees those things do not happen. He said coming from the private sector, he

knows the costs involved in hiring and training and that can be a vicious cycle, if you are not retaining well. We are fortunate to be able to provide the Cola increase in our Budget and he would support the increase in the longevity to reward the employees who are staying with us for multiple years.

Commissioner Richard Hamann said he concurred with Commissioner Cowie. He said all we provide is a service to the residents through our employees. He said he was in complete support to raising that up. He said he was on the Commission when we restarted it and it has not increased since the mid 90s. He said we do have the money for this.

Commissioner Dorothea Taylor Bogert said she was 100% supportive of this also. She said our employees are super outstanding and we could not ask for any better. She said she did not realize that it had been the same rate for so many years. She asked how this change will be brought back to the Commission.

City Manager Green said we have a motion and a second on approval of the Budget. We should have a motion to add this to the Budget.

Amended Motion by Commissioner Bill Sterling, seconded by Commissioner Dorothea Taylor Bogert, to add the Longevity increase from \$8 to \$10 to the previous motion regarding Ordinance No. 1618.

Dennis Young asked when this would go into effect.

City Manager Green said we will bring a Resolution back to the Commission and it will take effect October 1.

Upon vote, all ayes.

City Manager Green said at employee orientation, we go through the benefits based on the salary survey. We talk about the cost of living rates, tuition reimbursement, the stipend for education pay for receiving an AA degree or Bachelor's degree, and longevity after five years. We hope the employee enjoys a good tenure and receives the longevity pay. Years ago, we had close to 70% of our employees with over 5 years and receiving longevity. Factors that affect the tenure are as the economy picks up, newer employees are shopping around to find the right job and longer tenure employees will retire. He said things like this is a tool in our toolbox and we appreciate that.

5. PUBLIC HEARING – FUTURE LAND USE AND ZONING MAP AMENDMENTS

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

City Manager Green said the purpose of the Public Hearing was to consider the first reading of ordinances amending the Comp Plan and Future Land Use Map and the City's Land Developments Regulation, which contains the City's Official Zoning Map.

Community Development Director Amy Palmer thanked the Commission for being so supportive of the City employees. She said the City has received a request for a Large-Scale Future Land Use Map Amendment and Zoning Map Amendment for the Auburn Cove Phase 3 Property formerly known as the Berkley Ranch. The petitioner was Hunter Engineering Inc. on behalf of Augustus Davis. The location is Berkley Road and Pearce Road. The current use is vacant on 20.11 acres. The current Polk County Future Land Use is Residential Low-4X; Preservation-X. The proposed City Future Land Use is Low Density Residential and Conservation Wetland and the proposed City Zoning Classification is Planned Development-Housing 2 or PD-H2. She displayed the location of the property. She went over the Development Roadmap for this property. Phase I of the Berkley Ranch Subdivision was approved by the City Commission in September 2018 with a Future Land Use designation of Low Density Residential. Phase 2 of the Subdivision was approved by the City Commission in January 2019 with the same designation. The investors of the Subdivision have under contract an adjacent 20.11 acres owned by Augustus Davis, which is now being considered as Phase 3 of the subdivision and being renamed Auburn Cove. The property is currently vacant and is proposed for a 58-lot single-family residential subdivision. As a result of the annexation of the Davis property into the Auburndale City limits on July 1, 2019, and the property exceeding ten acres in size, the property is required to go through the City's Comprehensive Plan Large-Scale Future Land Use and Zoning Map amendment process including being forwarded to the Florida Department of Economic Opportunity for compliance review. The proposed City Future Land Uses of Low Density Residential and Conservation Wetland are consistent with the Polk County Future Land Uses of Residential Low-4X and Preservation-X, which are currently applied to the property. The proposed Land Use is also consistent with surrounding development including Phases 1 and 2 of the proposed subdivision, the City's Land Development Regulations, Comprehensive Plan, and the Joint Planning Agreement with Polk County. The proposed Future Land Use of Low Density Residential and Conservation Wetland was submitted to the Department of Economic Opportunity for an Expedited State Review. On August 8, 2019, the City received the State response with no comments, objections, or recommendations. She displayed the proposed Future Land Use Map for the property and said most of the property is being designated as Low Density Residential with a corner being designated as Conservation Wetlands. She said this is the same outline as the County Future Land Use Map. The Planning Commission recommended approval of the proposed Land Use in a 5-0 vote on July 2, 2019. Staff recommended approval of the proposed Ordinance amending the Land Use Map.

Community Development Director Amy Palmer went over the Zoning Map analysis. In order to develop the property with the 58-lot single-family residential subdivision, the applicant has requested a Zoning classification of Planned Development-Housing 2. Phase 3 of the Auburn Cove Subdivision would be accessed through Phase 2 and a new entrance off Pearce Road, a County maintained road. Average lot sizes requested are 60'x120' up to 80'x120'. Setbacks for the subdivision would have the following setbacks: 25' front, 5' side, and 10' rear, which are all consistent with Phases 1 and 2 of the subdivision. As required by Chapter 6 of the City's Land Development Regulations, this proposed Planned Development-Housing zoning is accompanied by a binding site plan that demonstrates the appropriate setbacks, open space, access and other City requirements. The proposed binding site plan has been reviewed by City staff and meets the requirements of the City's Land Development Regulations. The proposed City Zoning of Planned Development-Housing is consistent with the surrounding developments including Phases 1 and 2 of the proposed subdivision, the City's Land Development Regulations, Comprehensive Plan, and the Joint Planning Agreement with Polk County. She displayed the Binding Site Plan for the property. She said they will be permitting the driveway entrance through Polk County and her understanding was that each section of Pearce Road in front of each of the Phases will have another layer of asphalt to improve the stability of the road. It is considered a local road, so the road width will remain the same. The road width does meet the County standard for local roads. There are numerous open spaces and recreational areas provided for in the subdivision. The Planning Commission recommended approval of the proposed Zoning in a 5 to 0 vote on July 2, 2019. Staff recommended approval of the proposed Ordinance amending the Zoning Map. She said John Snyder with Hunter Engineering was available for any questions.

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

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

6. ORDINANCE #1619 AMENDING FUTURE LAND USE MAP – AUBURN COVE PHASE 3

City Manager Green said Ordinance No. 1619 establishes the land use on the property as Low Density Residential and Conservation/Wetlands.

City Attorney Kee read Ordinance No. 1619 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 RECLASSIFYING A PARCEL OF LAND TOTALING +/- 20.11 ACRES FROM RESIDENTIAL LOW-4X (RL-4X) AND PRESERVATION-X (PRESV-X) TO CITY OF AUBURNDALE LOW DENSITY RESIDENTIAL AND CONSERVATION/WETLANDS; AND PROVIDING AN EFFECTIVE DATE** (General Location: Pearce

Road), by title only.

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

Motion by Commissioner Richard Hamann, seconded by Commissioner Keith Cowie, to approve Ordinance No. 1619, as read by title on first reading.

Commissioner Dorothea Taylor Bogert said she knew we have talked at length in other subdivisions. She said she thought the 5-foot setback was just too small and she thought the other one went 7 ½ feet and our preference is 10 feet. She asked if any of this discussion has been made. She said she was not going to approve anything with a five-foot setbacks. She said she knew Phase 1 and Phase 2 did that, but that was before we started having these discussions.

Community Development Director Amy Palmer said we are talking about making it a text amendment to our Land Development Regulations. Right now, our minimum setback in our standard zoning classification is 7 feet. To get around that, developers will do a Planned Development to do something different than our standard regulations. We are looking at going into our Planned Development Chapter regulations and not allowing or prohibiting anything less than what the standard would allow, so nothing less than 7 feet. They could not request anything less than standard zoning. They could do something different from what is currently allowed in standard zoning; they would still have to meet those minimums. She said she knew it does not affect this Phase 3, but we are looking at that and plan to take that to the Planning Commission in October.

Commissioner Bill Sterling said he concurs with the 5-foot setbacks. He said he thought we had that discussion and they changed that. He said he guessed he just slept through the Phase 1 and Phase 2.

Commissioner Richard Hamann said Phase 1 and Phase 2 were last year and the early part of this year. He said he was not crazy about this either. He felt we cannot get the Land Development Regulations changed quick enough. He said he felt it needs to be more than 5 foot. He said he concurs.

Mayor Tim Pospichal said we do not feel we can ask them to change this, if their other two Phases are with the 5-foot setbacks.

Upon vote: four ayes with Commissioner Dorothea Taylor Bogert voting nay.

7. ORDINANCE #1620 AMENDING OFFICIAL ZONING MAP – AUBURN COVE PHASE 3

City Manager Green said as the previous Ordinance established the land use as Low Density Residential, this Ordinance establishes the zoning as Planned Development Housing 2.

City Attorney Kee read Ordinance No. 1618 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 BY ESTABLISHING A CITY OF AUBURNDALE ZONING MAP CLASSIFICATION OF PLANNED DEVELOPMENT-HOUSING 2 (PD-H2) ON A PARCEL OF LAND TOTALING +/- 20.11 ACRES; AND PROVIDING AN EFFECTIVE DATE** (General Location: Pearce Road), by title only.

Motion by Commissioner Richard Hamann, seconded by Commissioner Keith Cowie, to approve Ordinance No. 1620, as read by title on first reading. Upon vote, four ayes, with Commissioner Dorothea Taylor Bogert voting nay.

8. INTERLOCAL AGREEMENT WITH THE CITY OF LAKELAND – POTABLE WATER INTERCONNECT

City Manager Green said the City of Auburndale and the City of Lakeland have for several years been working toward utility improvements in the North Auburndale/Florida Polytechnic University area, including a potable water interconnection and extension of Auburndale's reclaimed water to the university. The proposed Interlocal Agreement provides the collaborative guidelines and framework for the various projects including:

- Both cities have hired the engineering firm of Chastain-Skillman to produce plans and drawings for all aspects of the various projects. Each city will pay the engineer directly for the cost related to their city's work.
- Both cities have worked to acquire necessary easements. The reuse line from Auburndale and potable water lines from both cities share similar routes.
- Auburndale has secured cooperative funding from the Southwest Florida Water Management District for the reuse line and will take the lead on that particular project.
- Auburndale will bid all aspects of the projects and award the bid to the lowest most responsible bidder for the project.
- Auburndale will be responsible for all costs of the reuse line to the University and extension of its potable water lines to the interconnection. Lakeland will be responsible for all costs of extension of its potable water lines to the interconnection. Both cities will share costs of the Interconnect facility.

Public Works Director John Dickson said this was timely as Auburn Cove helped advance this agreement and project. With their extension to their project, we had to oversize their line to 12 inches and we will utilize that. We have been working on this project for a couple of year and it is good to see it come together.

City Manager Green said Staff recommended approval of the Interlocal Agreement with the City of Lakeland.

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

Motion by Commissioner Keith Cowie, seconded by Commissioner Dorothea Taylor Bogert, to approve the Interlocal Agreement with Lakeland.

Commissioner Bill Sterling asked about the maintenance related to the interconnect.

Public Works Director John Dickson said there would be minor painting, yard work and a little bit of valve work.

City Manager Green said we have the Interconnects with Polk City, Lake Alfred, and Lakeland already and it is very little maintenance.

Upon vote, all ayes.

9. MEMORANDUM OF UNDERSTANDING – CENTRAL FLORIDA INNOVATION DISTRICT

City Manager Green said Sean Malott, President and CEO of the Central Florida Development Council, is with us this evening. The City has received a request from the Central Florida Development Council for the support and cooperative efforts to create an Innovation District in the area of SunTrax and Florida Polytechnic University. Mr. Malott has already had a busy day, as he was at the City of Lakeland Commission meeting where they gave approval to their part of the agreement. We also have been copied to a letter of support from Randy Avent, President of FL Polytechnic University. We understand that a letter has been signed by SunTrax in support of the Innovation District. Staff recommended to approve the Memorandum of Understanding.

Sean Malott said he appreciated the Commission's leadership and support of this endeavor. He said it was a City initiative that they have taken on the role to coordinate and bring together the communities. He said it was an exciting time for Auburndale, Lakeland, Polk County, and Central Florida as a whole for what is growing in the area of FL Poly and SunTrax. We talked about an Innovation District and are putting some

terminology together to refer to this as the Central Florida Innovation District. He said the definition of this was - it represents a multi-jurisdictional effort to create a new community that welcomes the knowledge and economy, it fosters an ecosystem for innovation, values proximity, connectivity and collaboration. He said it is a convergence of industry, education and research in that area. The idea behind the District is to create a cohesive vision among the municipalities about what the vision is in that area. We will create ideas that will market the possibilities in that area. We have been working with Community Development Director Amy Palmer and City Manager Green, Planners at Lakeland, and Planners at the County. We have hired the Lunz Group and Straugn Trout to develop a vision for this area. We are starting to work with some of the landowners to preview that vision. We are developing the area and it is a process. He said he was hopeful that in 5 to 10 years this will be as interesting as it is now. He said it is a longer term vision that we have to go down a path and have the vision to make it a reality. He said all of this comes into wanting to encourage growth and opportunities in high tech sectors that are beneficial to FL Poly, SunTrax and the community as a whole. There is so much opportunity that presents itself over time and how we can work to make it come to be. He said he appreciated the Commission's leadership, support, and interest in making this a reality.

City Manager Green said Community Development Director Amy Palmer represents the City on the Central Florida Development Board.

Community Development Director Amy Palmer said the proposed Innovation District spans the governmental jurisdictions of the City of Auburndale, City of Lakeland and unincorporated Polk County. The proposed district offers a unique opportunity to diversify the local economy, based on the STEM curriculum of Florida Polytechnic University and the rapidly increasing autonomous industry that SunTrax serves. For the Innovation District, we consider SunTrax and FL Poly to be the main economic drivers and main anchors. She said how lucky are we that we have SunTrax in our jurisdiction. In order to create a cohesive vision of the Innovation District among Auburndale, Lakeland and Polk County, the CFDC recognizes the three agencies must work together to identify transition areas, sub-districts, gateways, greenways and natural areas. We will be working together to lay out potential zoning, land uses, and development standards that are consistent across jurisdictional boundaries. Part of the vision document that Sean Malott, his staff, and consultants have been working on do not show the jurisdictional boundaries. We want it to be consistent between the jurisdictions. The CFDC has been working with the planning staffs of Auburndale, Lakeland and Polk County on developing the proposed Memorandum of Understanding to meet the objectives of the initiative and to endorse the creation of a vision for the Innovation District, known as the "Central Florida Innovation District". Staff recommended approval of the Memorandum of Understanding. She displayed a map created by the CFDC, after a trip to Raleigh-Durham NC to visit the Centennial Campus and see the types of research endeavors the University is working on. She said she was proud to be working on this project with the CFDC and the other jurisdictions.

City Manager Green said the boundaries are: County Road 33 to the west, I-4 to the north, the Teco Auburndale Trail to the east, and Braddock Road to the south. As Amy Palmer suggested and Sean Malott

mentioned, we are fortunate to have SunTrax in our City and FL Poly in the City limits of Lakeland. Through the cooperative effort of extending the Reuse Line, we are very connected there. We are daily getting articles of the high tech, R&D opportunities along with the automatous vehicles. He said it was very exciting times. The Innovation District allows the three governmental agencies to come together and pull together land uses we can agree on. In the day where you would build the mall, you had the two anchor stores and were particular on how you filled up the middle of the mall. We have SunTrax and FL Poly -- so how do we fill the mall. We have worked with the north Auburndale property owners. As the Commission knows, the City took action to object to previous action in that area that does not fit in the vision. We will work together in a cohesive manner. He said he thought it was an excellent planning opportunity for us. Staff recommended approval of the Memorandum of Understanding.

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

Motion by Commissioner Dorothea Taylor Bogert, seconded by Commissioner Bill Sterling, to approve the Memorandum of Understanding Central Florida Innovation District.

Commissioner Richard Hamann said if we can get 17 cities to agree on a Water Coop, we ought to be able to get three Cities to agree on an Innovation District.

Mayor Tim Pospichal said this was a great first step for Auburndale, Lakeland, Polk County, and Florida. He thanked Amy Palmer and Sean Malott for the work that has gone into this.

Upon vote, all ayes.

City Manager Green said as indicated the Lakeland City Commission gave approval this afternoon. It was scheduled to go to the Board of County Commission on Tuesday, however with their meeting rescheduled due to the storm it will now go to the County Commission on September 17.

City Manager Green said Agenda #10 was pulled from the agenda and rescheduled to the next meeting.

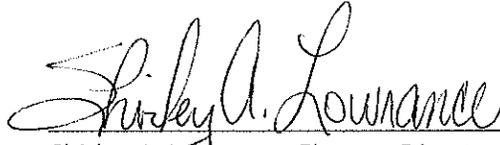
Meeting adjourned at 8:25 p.m.

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

City Manager Green said Agenda #10 was pulled from the agenda and rescheduled to the next meeting.

Meeting adjourned at 8:25 p.m.

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



Shirley A. Lowrance

Shirley A. Lowrance, Finance Director City Clerk