



City of Auburndale
AUBURNDALE, FLORIDA 33823

Office of the City Manager

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CITY COMMISSION MEETING
December 16, 2019 – 7:00 P.M.
COMMISSION ROOM/CITY HALL

CALL TO ORDER – Mayor Tim Pospichal

INVOCATION – Pastor John Gullett, St Alban's Episcopal Church

PLEDGE OF ALLEGIANCE – Mayor Tim Pospichal

ROLL CALL – City Clerk Shirley Lowrance

APPROVE COMMISSION MINUTES – Regular Meeting – 12/02/2019

ANNOUNCEMENTS – City Manager and City Attorney

REQUEST TO ADD ADDITIONAL ITEMS TO AGENDA –

REQUEST FROM THE GENERAL PUBLIC –

AGENDA

1. **PUBLIC HEARING** – LAND USE AND ZONING MAP AMENDMENT
2. ORDINANCE #1625 AMENDING FUTURE LAND USE MAP – HELMS PROPERTY
3. ORDINANCE #1626 AMENDING OFFICIAL ZONING MAP - HELMS PROPERTY
4. **PUBLIC HEARING** – LAND USE AND ZONING MAP AMENDMENT
5. ORDINANCE #1627 AMENDING FUTURE LAND USE MAP - WEBB PROPERTY
6. ORDINANCE #1628 AMENDING OFFICIAL ZONING MAP - WEBB PROPERTY
7. PRESENTATION OF BIDS – BRADDOCK ROAD YOUTH BASEBALL COMPLEX

**City Commission Meeting
December 16, 2019**

AGENDA ITEM 1: PUBLIC HEARING – LAND USE AND ZONING MAP AMENDMENT

AGENDA ITEM 2: ORDINANCE #1625 AMENDING FUTURE LAND USE MAP – HELMS PROPERTY

AGENDA ITEM 3: ORDINANCE #1626 AMENDING OFFICIAL ZONING MAP – HELMS PROPERTY

 INFORMATION ONLY

 X ACTION REQUESTED

ISSUE: The City Commission will consider and take public comment on a Future Land Use Map Amendment and a Zoning Map amendment located on Dairy Road.

ATTACHMENTS:

- . Notice of Public Hearing – 11/23/2019
- . Excerpts Planning Commission Minutes -12/3/19
- . Ordinance #1625 Amending Future Land Use Map – Helms Property
- . Ordinance #1626 Amending Official Zoning Map – Helms Property

ANALYSIS: As a result of annexation, the City has received a request for a Future Land Use Map Amendment and Zoning Map Amendment on the following property:

| | |
|---|--|
| Owner/Petitioner: | Stephen T. and Jennifer S. Helms |
| Location: | Dairy Road and Senate Street |
| Current Polk County Future Land Use: | Residential Suburban (RS) |
| Proposed Future Land Use: | Business Park Center |
| Proposed Zoning Classification: | Light Industrial (LI) |
| Current use: | 1 Single Family Residence (3.43 acres) |

The Helms property at 192 Dairy Road was recently annexed into the City limits. The 3.43 acres has a Polk County Land Use designation of Residential Suburban (RS). The requested Future Land Use of **Business Park Center** and Zoning district of **Light Industrial (LI)** are consistent with City and County Future Land Use and Zoning on adjacent properties to the north. The proposed Future Land Use and Zoning classification corresponds to the adjacent development trends of the area on parcels of similar size and configuration. The Helms' property currently contains a single family house which will be used as an office for the family's business.

The requested Future Land Use and Zoning Map amendments are consistent with the City of Auburndale's Comprehensive Plan and Land Development Regulations.

The proposed Ordinances were prepared by the Community Development Department and reviewed by the City Manager and City Attorney. If approved on first reading, the proposed Ordinances will be presented for second and final reading on January 6, 2020.

PLANNING COMMISSION RECOMMENDATION: Approval of the Amendments (4-0) 12/03/2019

STAFF RECOMMENDATION: Approval of the Ordinances.

**City Commission Meeting
December 16, 2019**

AGENDA ITEM 4: PUBLIC HEARING – LAND USE AND ZONING MAP AMENDMENT

AGENDA ITEM 5: ORDINANCE #1627 AMENDING FUTURE LAND USE MAP – WEBB PROPERTY

AGENDA ITEM 6: ORDINANCE #1628 AMENDING OFFICIAL ZONING MAP – WEBB PROPERTY

____ INFORMATION ONLY

X ACTION REQUESTED

ISSUE: The City Commission will consider and take public comment on a Future Land Use and Zoning Map amendment.

ATTACHMENTS:

- . Notice of Public Hearing – 11/23/2019
- . Excerpts Planning Commission Minutes -12/3/19
- . Ordinance #1627 Amending Future Land Use Map – Webb Property
- . Ordinance #1628 Amending Official Zoning Map – Webb Property

ANALYSIS: As a result of annexation, the City has received a request for a Future Land Use Map Amendment and Zoning Map Amendment on the following property:

| | |
|--|---|
| <i>Owner/Petitioner:</i> | Philip Webb |
| <i>Location:</i> | Hughes Road, Tschetter Drive, and US Hwy 92 E |
| <i>Current Polk County Future Land Use:</i> | Linear Commercial Corridor (LCC) |
| <i>Proposed Future Land Use:</i> | Commercial Corridor |
| <i>Proposed Zoning Classification:</i> | Highway Commercial (CH) |
| <i>Current use:</i> | Vacant Commercial (1.89 acres) |

The Webb property on US Highway 92 at Hughes Road was recently annexed into the City limits. The 1.89 acres has a Polk County Land Use designation of Linear Commercial Corridor (LCC). The requested Future Land Use of ***Commercial Corridor*** and Zoning district of ***Highway Commercial (CH)*** are compatible with Future Land Use and Zoning designations on adjacent properties.

The amendments are consistent with development trends of the area. The proposed Land Use and Zoning will allow the relocation of the owner's towing business to the site. The requested Future Land Use and Zoning Map amendments are consistent with the City of Auburndale's Comprehensive Plan and Land Development Regulations.

The proposed Ordinances were prepared by the Community Development Department and reviewed by the City Manager and City Attorney. If approved on first reading, the proposed Ordinances will be presented for second and final reading on January 6, 2020.

PLANNING COMMISSION RECOMMENDATION: Approval of the Amendments (4-0) 12/03/2019

STAFF RECOMMENDATION: Approval of the Ordinances.

**City Commission Meeting
December 16, 2019**

AGENDA ITEM 7: PRESENTATION OF BIDS FOR BRADDOCK ROAD YOUTH BASEBALL COMPLEX

___ INFORMATION ONLY

X ACTION REQUESTED

ISSUE: The City Commission will consider bids received for the construction of a Youth Baseball Complex at Braddock Road.

ATTACHMENTS:

- . Advertisement for Bids/Proposals for Youth Baseball Complex – October 18, 2019
- . Letter of Recommendation by Chastain-Skillman including Reference Form – December 3, 2019
- . Bidder’s Qualification Statement (Miller Construction Management, Inc.) – September 2019

ANALYSIS: For several years, the City has planned for the construction of new Youth Baseball facilities at the Lake Myrtle Sports Complex. In May 2016, the City awarded the engineering and design work for the youth baseball complex to Chastain Skillman.

In January 2017, the City entered into a 20-year Lease Agreement with Polk County for approximately 35.5 acres of vacant land adjacent to the Lake Myrtle Sports Complex to construct the facilities. In August 2019, the City exercised a 20-year lease extension through December 31, 2056 necessary to secure bond financing for construction.

In October 2019, the City advertised and solicited secured bids for the construction of the project. The specifications requested were for three (3) youth sized fields and one (1) senior-league sized field. The specifications included batting cages, a concession stand/office building, lighting, parking facilities, and other amenities.

Two additive alternates were included in the bid process to allow for the standalone pricing of alternatives, not included in the base bids. The first alternate relates to special drainage work being constructed by, and paid for by the Florida Department of Transportation related to the Braddock Road Improvements Project. The second alternate was for a t-ball sized/multipurpose/special needs field. In November 2019, the City received the following four (4) bids:

| | <u>Base Bid</u> | <u>Alt.1</u> | <u>Alt. 2</u> | <u>Total Base + Alts.</u> |
|-------------------------------|------------------------|---------------------|----------------------|----------------------------------|
| Miller Construction, Lakeland | \$6,448,000 | \$234,900 | \$698,000 | \$7,380,900 |
| SEMCO Construction, Bartow | \$6,905,000 | \$243,700 | \$776,000 | \$7,924,700 |
| Tiger Contracting, Lakeland | \$7,594,412 | \$159,092 | \$766,016 | \$8,519,520 |
| Bergeron, Fort Lauderdale | \$8,500,000 | \$280,000 | \$648,000 | \$9,428,000 |

The City has reviewed the bids and determined Miller Construction Management of Lakeland as the low bidder at \$7,380,900, including both alternates. The bids and supporting documents were reviewed by Chastain-Skillman, which also recommended the low bidder. All responses to references were received favorably, including the City of Lakeland and the RP Funding Center.

City Staff has proposed eight (8) modifications to the Contractor's Unit Price on various improvements including landscaping, benches, scoreboards, and shelter areas. These changes are to uniform the youth baseball complex with the existing nine (9) collegiate fields and other improvements in the Lake Myrtle Sports Complex. These changes result in a reduction of approximately \$630,000.

Funding for the construction of the project comes from the 2019 FLC Bond Issue. Bond proceeds of \$6,300,000 were allocated for the construction of a new Youth Baseball Complex.

The project is scheduled for completion in the fall of 2020.

STAFF RECOMMENDATION: Award the total bid including alternates to Miller Construction Management of Lakeland in the amount of \$7,380,900.

Funding proposal:

| | |
|--|---------------------------|
| Total Bid including alternates | \$7,380,900 |
| Less City recommended adjustments | - 630,000 |
| Less FDOT Stormwater Improvements | - 234,900 |
| Less Allocated FLC Bond Proceeds | <u>- 6,300,000</u> |
| | \$ 216,000 * |

* **Balance to be paid from savings from other FLC Bond Projects, and/or from collected Recreation Impact Fees (Current Balance \$484,579.15).**