



City of Auburndale
AUBURNDALE, FLORIDA 33823

Office of the City Manager

P.O. Box 186
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CITY COMMISSION MEETING
Tuesday January 21, 2020 – 7:00 P.M.
COMMISSION ROOM/CITY HALL

CALL TO ORDER – Mayor Tim Pospichal

INVOCATION – Pastor Scott Hall, Higher Impact Ministries

PLEDGE OF ALLEGIANCE – Mayor Tim Pospichal

ROLL CALL – City Clerk Shirley Lowrance

APPROVE COMMISSION MINUTES – Regular Meeting – 01/06/2020

ANNOUNCEMENTS – City Manager and City Attorney

REQUEST TO ADD ADDITIONAL ITEMS TO AGENDA – #8 Emergency Repairs

REQUEST FROM THE GENERAL PUBLIC –

PROCLAMATION - The Agricultural and Labor Program, Inc. 52nd Anniversary Day – January 25, 2020

AGENDA

1. AFFIRM SECOND READING OF ORDINANCE #1625 THROUGH ORDINANCE #1628
2. APPROVE FDOT AGREEMENT FOR BRADDOCK ROAD DRAINAGE IMPROVEMENTS
3. **PUBLIC HEARING** – FUTURE LAND USE AND ZONING MAP AMENDMENTS
4. ORDINANCE #1629 AMENDING FUTURE LAND USE MAP – MFG US PROPERTY
5. ORDINANCE #1630 AMENDING OFFICIAL ZONING MAP – MFG US PROPERTY
6. ORDINANCE #1631 AMENDING FUTURE LAND USE MAP – FIRST CZ REAL ESTATE PROPERTY
7. ORDINANCE #1632 AMENDING OFFICIAL ZONING MAP – FIRST CZ REAL ESTATE PROPERTY
8. EMERGENCY REPAIRS LAKE SHORE LIFT STATION

Community Redevelopment Agency (CRA) Meeting to follow City Commission Meeting

F.S. 286: If an individual decides to appeal any decision made by the City Commission with respect to this meeting, a verbatim transcript may be requested. If so, the individual should make provisions for a transcript to be made at the meeting. Persons with disabilities needing special accommodations to participate in this proceeding should contact the City Clerk no later than five days prior to the proceeding at 968-5133.

City Commission Meeting
January 21, 2020

AGENDA ITEM 1: AFFIRM SECOND READING OF ORDINANCE #1625 THROUGH #1628

___ INFORMATION ONLY

X ACTION REQUESTED

ISSUE: The City Commission is requested to affirm the second reading of various Ordinances to meet advertising requirements.

ATTACHMENTS:

- . Excerpt from City Commission Meeting - 01/06/2020
- . Florida Statutes Chapter 166.041 Procedures for Adoption of Ordinances
- . Public Notice of Second and Final Reading of Ordinances – The Ledger 01/10/2020

ANALYSIS: Florida Statutes require that ordinances be advertised in the local media ten (10) days prior to second and final reading. Ordinances 1625, 1626, 1627 and 1628 were all advertised prior to the Commission meeting on January 6, 2020 where the Commission gave second reading and final approval. However, the advertisement did not meet the ten (10) day statutory requirement.

The four (4) Ordinances were re-advertised on January 10, 2020 for the City Commission to reconsider and affirm the second and final reading of the ordinances. The four (4) Ordinances include:

- . Ordinance #1625 Amending Future Land Use Map – Helms Property, Dairy Road
- . Ordinance #1626 Amending Official Zoning Map – Helms Property, Dairy Road
- . Ordinance #1627 Amending Future Land Use Map – Webb Property, Hwy 92 at Hughes Road
- . Ordinance #1628 Amending Official Zoning Map – Webb Property, Hwy 92 at Hughes Road

Properly advertised Public Hearings on the four (4) Ordinances were held on December 16, 2019. There was no public comment on the matter prior to first readings, or at the second readings on January 6, 2020.

The original copies of each Ordinance will have a notation explaining the re-advertisement and corrective action taken to meet the statutory requirement, including final approval dated January 21, 2020.

This item is housekeeping in nature.

STAFF RECOMMENDATION: Affirm the second and final reading of Ordinance #1625 through Ordinance #1628.

**City Commission Meeting
January 21, 2020**

AGENDA ITEM 2: FDOT AGREEMENT FOR BRADDOCK ROAD DRAINAGE IMPROVEMENTS

 INFORMATION ONLY

 X ACTION REQUESTED

ISSUE: The City Commission will consider an Agreement with the Florida Department of Transportation for drainage improvements.

ATTACHMENTS:

 . FDOT Funded Agreement Regarding Braddock Road Widening Project

ANALYSIS: On December 16, 2019, the City Commission approved bids for the construction of the new youth baseball facility located on Braddock Road. The project was awarded to Miller Construction of Lakeland in the amount of \$7,380,900. The total contract included an alternate bid (\$234,900) for necessary drainage work related to the Braddock Road Widening Project being constructed in part by the Florida Department of Transportation (FDOT).

To assure that a portion of the FDOT drainage system is compatible with the drainage system of the youth baseball facility, the parties have agreed to construct both stormwater improvements simultaneously. As explained at the time of letting the bid, FDOT has agreed to fund the full costs of the alternate bid.

The proposed Agreement provides the scope of work, terms and financial provisions for the FDOT portion of the joint project. The proposed Agreement was prepared by the FDOT and reviewed by the Public Works Director, City Manager and City Attorney.

STAFF RECOMMENDATION: Approval of the Agreement between the City and FDOT for necessary stormwater improvements at the youth baseball facility on Braddock Road.

**City Commission Meeting
January 21, 2020**

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

AGENDA ITEM 4: ORDINANCE #1629 AMENDING FUTURE LAND USE MAP – MFG US PROPERTY

AGENDA ITEM 5: ORDINANCE #1630 AMENDING OFFICIAL ZONING MAP – MFG US PROPERTY

AGENDA ITEM 6: ORDINANCE #1631 AMENDING FUTURE LAND USE MAP – 1ST CZ REAL ESTATE

AGENDA ITEM 7: ORDINANCE #1632 AMENDING OFFICIAL ZONING MAP – 1ST CZ REAL ESTATE

___ INFORMATION ONLY

X ACTION REQUESTED

ISSUE: The City Commission will consider and take public comment on two (2) Future Land Use Map Amendments and two (2) Zoning Map Amendments on adjacent properties.

ATTACHMENTS:

- . Notice of Public Hearing for both MFG Property and First CZ Real Estate Property – 01/10/2020
- . Planning Commission Minutes – 01/07/2020
- . Ordinance #1629 Amending Future Land Use Map - MFG US Property
- . Ordinance #1630 Amending Official Zoning Map – MFG US Property
- . Ordinance #1631 Amending Future Land Use Map – First CZ Real Estate Property
- . Ordinance #1632 Amending Official Zoning Map – First CZ Real Estate Property

ANALYSIS: The City has received a request for a Future Land Use Map Amendment and Zoning Map Amendment on two (2) separate adjacent properties located on SR 559 and south of William Van Fleet Road. The City Commission is requested to change the Land Use and Zoning classifications on one, and establish a Land Use and Zoning designation on the other. The first property is as follows:

<i>Owner/Petitioner:</i>	Sara Case for MFG US, LLC
<i>Location:</i>	SR 559 and William Van Fleet Road
<i>Current City Future Land Use:</i>	Low Density Residential
<i>Current City Zoning:</i>	Planned Development-Housing 1 (PD-H1)
<i>Proposed Future Land Use:</i>	Neighborhood Activity Center
<i>Proposed Zoning Classification:</i>	Commercial Highway (CH)
<i>Current use:</i>	Vacant (8.54 acres)

The City has received a request for a Future Land Use Map Amendment and Zoning Map Amendment on approximately +/- 8.54 acres. In December 2005, the City placed a residential Future Land Use of **Low Density Residential** and a zoning classification of **Planned Development-Housing1 (PD-H1)** on approximately +/- 182 acres for the project known as Lake Juliana Estates. This 8.54 acres is a finger of property that lies between the developed subdivision and SR 559 and lying south of William Van Fleet Road. The property is currently undeveloped with planted pine trees.

The requested Future Land Use of **Neighborhood Activity Center (NAC)** and Zoning classification of **Commercial Highway (CH)** is consistent with Future Land Use and Zoning on adjacent properties to the north of William Van Fleet Road and along SR 559 to Interstate 4. The combination of a *Neighborhood Activity Center* land use and a *Commercial Highway* zoning typically allow for offices, convenience stores, service stations, drug stores, gas stations, supermarkets and other related commercial services.

Changing the Land Use and Zoning designations would support the existing and anticipated residential population of the area and are consistent with the City of Auburndale's Comprehensive Plan, Land Development Regulations and the City of Auburndale and Polk County Joint Planning Area (JPA) Agreement.

The second property is adjacent to the south of the MFG US LLC property and is as follows:

Owner/Petitioner:	Sara Case for First CZ Real Estate, LLC
Location:	SR 559 and William Van Fleet Road
Current Polk County Future Land Use:	Residential Low-1 (RL-1)
Proposed Future Land Use:	Neighborhood Activity Center (NAC)
Proposed Zoning Classification:	Commercial Highway (CH)
Current use:	Vacant (9.73 acres)

In November 2016, the City annexed approximately +/- 9.73 acres into the Auburndale City Limits. This property contains two (2) parcels that are located on SR 559 and south of William Van Fleet Road and south of the above described MFG US LLC property. Following the annexation, the property was never assigned a City Land Use and Zoning designation.

The two parcels currently have a Polk County Land Use designation of Residential Low-1 (RL-1). The requested Future Land Use of **Neighborhood Activity Center (NAC)** and Zoning classification of **Commercial Highway (CH)** are consistent with requested classifications on the MFG US LLC property to the north, and properties to the north of William Van Fleet Road and along SR 559 to Interstate 4. The combination of a *Neighborhood Activity Center* Land Use and a *Commercial Highway* Zoning typically allow for offices, convenience stores, service stations, drug stores, gas stations, supermarkets and other related commercial services.

Changing the Land Use and Zoning designations would support the existing and anticipated residential population of the area and are consistent with the City of Auburndale's Comprehensive Plan, Land Development Regulations and the City of Auburndale and Polk County Joint Planning Area (JPA) Agreement.

PLANNING COMMISSION RECOMMENDATION: 01/07/2020

On establishing and changing the **Land Use** designation to ***Neighborhood Activity Center (NAC)*** on both the MFG US LLC property and the First CZ Real Estate Property, the Planning Commission voted 5-1 to approve.

On establishing and changing the **Zoning** designation to ***Commercial Highway (CH)*** on both the MFG US LLC property and the First CZ Real Estate Property, the Planning Commission voted 6-0 to ask the developer to go back to staff and do this as a *Commercial Planned Development*.

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 February 3, 2020.

STAFF RECOMMENDATION: Recommend approval of the proposed Future Land Use of ***Neighborhood Activity Center (NAC)*** and the Zoning designation of ***Commercial Highway (CH)*** on both, MFG US LLC and First CZ Real Estate properties.

Please note Section 21.1.7.4 City of Auburndale Land Development Regulations: "*If the recommendation of the Planning Commission is adverse to any proposed change, such change shall not become effective except by the affirmative vote of 4 members of the City Commission.*"

Given the Planning Commission recommendation asking the developer to resubmit the proposed change as a *Commercial Planned Development* is adverse to the proposed *Commercial Highway (CH)* zoning requested by the property owner, the City Attorney has suggested the above requirement would apply.



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COMMUNITY REDEVELOPMENT AGENCY MEETING

**January 21, 2020 – 7:30 PM
COMMISSION ROOM/CITY HALL**

CALL TO ORDER – Cindy Price, Chair

ROLL CALL – Shirley Lowrance, City Clerk

APPROVE CRA MINUTES – Regular Meeting – 11/18/2019

ANNOUNCEMENTS – Jeff Tillman, Assistant City Manager

REQUEST TO ADD ADDITIONAL ITEMS TO AGENDA –

REQUEST FROM THE GENERAL PUBLIC –

AGENDA

1. PRESENTATION OF REVISED DRAFT OF THE 5-YEAR CAPITAL IMPROVEMENT PLAN
2. FINANCE REPORT

**Community Redevelopment Agency Meeting
January 21, 2020**

AGENDA ITEM 1: PRESENTATION OF REVISED DRAFT OF THE 5-YEAR CAPITAL IMPROVEMENT PLAN

 X INFORMATION ONLY

 ACTION REQUESTED

ISSUE: The CRA Board will hear a presentation on the revised draft of the 5-year Capital Improvements Program (CIP FY 2021-2025).

ATTACHMENTS:

Revised Draft Capital Improvements Program (FY 2021-2025)

ANALYSIS: The current CRA Capital Improvements Program (CIP) is a long-term plan that acts as the key guiding document for the CRA Board in prioritizing redevelopment expenditures.

At the last meeting of the CRA on November 18, 2019 the CRA Board entertained public and staff comments as to future projects for consideration within the CRA area. These suggestions have been incorporated into the Suggested Projects List which is considered and reviewed annually by the CRA Board.

In accordance with the approved CRA Calendar, City Staff will present a proposed draft of the 5-year CIP for fiscal years 2021-2025. The CIP will be presented to the CRA Board for final approval at the February meeting (February 17, 2020).

**Community Redevelopment Agency Meeting
January 21, 2020**

AGENDA ITEM 2: FINANCE REPORT

INFORMATION ONLY

ACTION REQUESTED

ISSUE: The Community Redevelopment Agency (CRA) Board will receive a finance report from the City's Finance Director, Shirley Lowrance.