CALL TO ORDER – Mayor Tim Pospichal

INVOCATION – Pastor Peg Roy, First Presbyterian Church

PLEDGE OF ALLEGIANCE – Mayor Tim Pospichal

ROLL CALL – City Clerk Shirley Lowrance

APPROVE COMMISSION MINUTES – Regular Meeting – 01/21/2020

ANNOUNCEMENTS – City Manager and City Attorney

REQUEST TO ADD ADDITIONAL ITEMS TO AGENDA –

REQUEST FROM THE GENERAL PUBLIC –

COMMENDATION – Officer Danny Swan, Auburndale Police Department

AGENDA

1. ORDINANCE #1629 AMENDING FUTURE LAND USE MAP – MFG US PROPERTY
2. ORDINANCE #1630 AMENDING OFFICIAL ZONING MAP – MFG US PROPERTY
3. ORDINANCE #1631 AMENDING FUTURE LAND USE MAP – FIRST CZ REAL ESTATE PROPERTY
4. ORDINANCE #1632 AMENDING OFFICIAL ZONING MAP – FIRST CZ REAL ESTATE PROPERTY
5. UPDATE ON 2019 BOND FINANCING PROJECTS

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
February 3, 2020

AGENDA ITEM 1: ORDINANCE #1629 AMENDING FUTURE LAND USE MAP – MFG US PROPERTY

AGENDA ITEM 2: ORDINANCE #1630 AMENDING OFFICIAL ZONING MAP – MFG US PROPERTY

AGENDA ITEM 3: ORDINANCE #1631 AMENDING FUTURE LAND USE MAP – 1ST CZ REAL ESTATE

AGENDA ITEM 4: ORDINANCE #1632 AMENDING OFFICIAL ZONING MAP – 1ST CZ REAL ESTATE

___INFORMATION ONLY

___ACTION REQUESTED

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

ATTACHMENTS:

. 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:

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

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. The proposed Ordinances were approved on first reading January 21, 2020 and are being presented for second and final reading.

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.
AGENDA ITEM 5: UPDATE ON 2019 BOND FINANCING PROJECTS

**ISSUE:** City Staff will give an update on the status of the various projects funded by the 2019 Bond Issue.

**ATTACHMENTS:**
- Timeline for Bond Expenses

**ANALYSIS:** On June 3, 2019, City staff proposed advancing several capital projects while utilizing bond financing to complete the necessary improvements. Subsequently, the City Commission approved Resolution 2019-04 establishing the City's intent to secure the necessary financing.

On August 19, 2019, the City Commission approved Resolution 2019-08 securing $9,440,267 from the proceeds of the 2019 Florida Municipal Loan Council Revenue Bonds.

On October 21, 2019, staff gave an update of the various projects funded by the 2019 Bond Issue.

Tonight, City staff will give a second update on the status of the various projects.