



City of Auburndale
AUBURNDALE, FLORIDA 33823

Office of the City Manager

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CITY COMMISSION MEETING
March 15, 2021 - 7:00 P.M.
COMMISSION ROOM/CITY HALL

CALL TO ORDER – Mayor Tim Pospichal

INVOCATION – Pastor Brad Bennett, Auburndale Community Church

PLEDGE OF ALLEGIANCE – Mayor Tim Pospichal

ROLL CALL – City Clerk Shirley Lowrance

APPROVE COMMISSION MINUTES – Regular Meeting – 03/01/2021

ANNOUNCEMENTS – City Manager and City Attorney

REQUEST TO ADD ADDITIONAL ITEMS TO AGENDA –

REQUEST FROM THE GENERAL PUBLIC –

AGENDA

1. **TRANSMITTAL PUBLIC HEARING** – LAND USE MAP AMENDMENT – SHARRETT PROPERTY
2. TRANSMITTAL RESOLUTION # 2021-02 TRANSMITTING MAP AMENDMENT TO STATE
3. **PUBLIC HEARING** – EXTENDING TERM OF JOINT PLANNING AGREEMENT WITH POLK COUNTY
4. AMENDMENT #2 - EXTENDING TERM OF JOINT PLANNING AGREEMENT WITH POLK COUNTY
5. PRESENTATION OF FISCAL YEAR 2019-2020 AUDIT – MIKE BRYNJULSON, AUDITOR
6. RESOLUTION #2021-03 HONORING RETIRING CITY MANAGER BOBBY GREEN

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
March 15, 2021**

AGENDA ITEM 1: TRANSMITTAL PUBLIC HEARING – LAND USE AMENDMENT – SHARRETT

AGENDA ITEM 2: RESOLUTION #2021-02 TRANSMITTING LAND USE AMENDMENT TO STATE

___ INFORMATION ONLY

X ACTION REQUESTED

ISSUE: The City Commission will consider and take public comment on a Future Land Use Map Amendment before transmitting to the State for compliance review.

ATTACHMENTS:

- . Notice of Public Hearing – 02/20/2021
- . Resolution #2020-02 Transmitting Future Land Use Map Amendment to State and Location Map
- . Excerpt from Planning Commission Meeting – 03/02/2021

ANALYSIS: The City has received a request for a Future Land Use Map Amendment on the following property:

Sharrett Property:

<u>Owner/Petitioner:</u>	JSK Consulting on behalf of Sharrett Land, LLC
<u>Location:</u>	C. Fred Jones Blvd (CR559A) and Logistics Blvd.
<u>Current Future Land Use:</u>	Business Park Center (+/- 48.97 acres) and Conservation-Wetlands (+/- 3.42 acres)
<u>Proposed Future Land Use:</u>	Tourism Commercial Center (+/- 48.97 acres)
<u>Current use:</u>	Vacant (+/- 52.39 acres)

ANALYSIS: The subject parcel of +/- 48.97 acres was originally annexed into the City in 2009 as part of a larger annexation of +/- 207.56 acres. In 2010, the City established Future Land Use designations of Business Park Center and Conservation Wetlands on the entire parcel. In 2017 and 2018, zoning was applied to +/- 146.87 to accommodate the Amazon Fulfillment Center and 8.5 acres reserved for commercial activity on C. Fred Jones Boulevard.

JSK Consulting on behalf of property owner Sharrett Land, LLC has requested to amend the City of Auburndale's Future Land Use on the balance of the Sharrett property (+/- 48.97 acres) from **Business Park Center (BPC)** to **Tourism Commercial Center (TCC)**. The existing **Conservation-Wetlands** (+/- 3.42 acres) is not included in the Future Land Use change request.

The requested Future Land Use designation of **Tourism Commercial Center (TCC)** is intended to provide for the tourist, recreational needs, and entertainment activities primarily for the short-term visitor to Auburndale and the residents of the City of Auburndale and is consistent with the City's Comprehensive Plan, Joint Planning Agreement with Polk County, and with surrounding development including Fantasy of Flight on the opposite side of Interstate-4.

Because the property is larger than 10 acres, it is required to go through a Large-Scale Future Land Use Map amendment and must be submitted to the Department of Economic Opportunity (DEO) for Expedited State Review. Upon receipt of the State review, the City Commission will hold an additional Public Hearing on the adoption of the proposed Future Land Use Map Amendment and proposed Zoning Map Amendment.

The petitioner has requested a Zoning designation of Planned Development-Commercial -1 (PD-C1) to accommodate a private motor sport track facility, clubhouse, and 75 condominiums with garages. The proposed zoning and unique development and amenities are compatible with the intent of the proposed TCC Future Land Use designation.

All requirements of the Land Development Regulations are met, including a binding site plan. Included in the "Notes" section of the binding site plan is a statement that proposed residential uses are accessory and incidental to the primary use of the project and a development schedule stating the PD has a December 31, 2026 expiration date.

The requested zoning district of Planned Development-Commercial 1 (PD-C1) is compatible with the requested Future Land Use of ***Tourism Commercial Center (TCC)*** and is consistent with all Land Development Regulations. At the time of zoning approval before the City Commission, the adopting Ordinance would have to be accompanied with a binding site plan.

The action currently before the City Commission is only to take public comment on the proposed Future Land Use and authorize transmittal to the Florida Department of Economic Opportunity for a compliance review.

The propose Transmittal Resolution was prepared by the Community Development Department and reviewed by the City Manager and City Attorney.

PLANNING COMMISSION RECOMMENDATION: Approval of the proposed Land Use Amendment (5-1, with 1 abstaining) - 03/02/2021

STAFF RECOMMENDATION: Approval of Resolution #2021-02 transmitting the Sharrett Land, LLC Future Land Use Amendment to the State for a Compliance Review.

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AGENDA ITEM 3: PUBLIC HEARING – EXTENDING TERM OF JOINT PLANNING AGREEMENT

AGENDA ITEM 4: AMENDMENT #2 - EXTENDING TERM OF JOINT PLANNING AGREEMENT

INFORMATION ONLY

ACTION REQUESTED

ISSUE: The City Commission will consider and take public comment on extending the Joint Planning Area Agreement with Polk County.

ATTACHMENTS:

- . Notice of Public Hearing – 3/5/2021
- . Amendment #2 Extending Term of Joint Planning Agreement with Polk County
- . Amendment #1 Extending Term of Joint Planning Agreement with Polk County (2020)
- . Joint Planning Area and Interlocal Agreement with Polk County

ANALYSIS: In 2009, the City of Auburndale and the Polk County Board of County Commissioners (BOCC) entered into a Joint Planning Area Interlocal Agreement. The adoption of the Agreement followed several years of discussion with Polk County, the Central Florida Regional Planning Council (CFRPC) and the Florida Department of Community Affairs regarding the City's goal to establish a unified approach to planning for coordinated growth in the north Auburndale area and west toward the Polk Parkway.

The Interlocal Agreement established a Joint Planning Area (JPA) with Polk County that serves as a guide to the City and County regarding policies for future growth with the boundaries of the JPA. The Interlocal Agreement assists both governments to better identify areas proposed for future municipal services, and to better coordinate government services by avoiding the creation of incompatible land uses near common boundaries.

The Interlocal Agreement expired in 2014 and was renewed and updated by both parties in March 2019, and amended in March 2020 (Amendment #1) for succeeding periods of one (1) year by mutual written agreement of the parties.

The proposed Amendment #2 constitutes the City's and County's desire to renew the Joint Planning Agreement for a subsequent **three (3)** year period commencing on March 18, 2021. The Polk County BOCC will consider renewal of the JPA Agreement at their scheduled meeting on Tuesday, March 16, 2021.

STAFF RECOMMENDATION: Approval of the Amendment #2 extending the term of the Joint Planning Agreement with Polk County.

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AGENDA ITEM 5: PRESENTATION OF FISCAL YEAR 2019-2020 AUDIT – MIKE BRYNJULFSON

 INFORMATION ONLY

 X ACTION REQUESTED

ISSUE: The City Commission will hear the Annual Financial Report from the City's Auditor.

ATTACHMENTS:

- . Comprehensive Annual Financial Report for the Fiscal Year ending September 30, 2020
- . Summary of Financial Indicators through Fiscal Year ending September 30, 2020

ANALYSIS: Mr. Mike Brynjulfson will present the Comprehensive Annual Financial Report for the fiscal ending September 30, 2020.

The City's Finance Director, Shirley Lowrance has prepared the Management's Discussion and Analysis (MD&A) section located at the beginning of the Report. This section allows City Staff to provide an objective and easy to read analysis of the City's financial activities. The Report is also made available on the City's website at www.auburndalefl.com.

The Auditor's Management Letter located at the end of the Report is where the Auditor reports any findings or concerns. City Staff is pleased that the Audit identified no significant deficiencies and is in compliance with the requirements of laws, regulations and grants.

STAFF RECOMMENDATION: Accept the Comprehensive Annual Financial Report for the fiscal ending September 30, 2020.

**City Commission Meeting
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AGENDA ITEM 6: RESOLUTION #2021-03 HONORING RETIRING CITY MANAGER BOBBY GREEN

INFORMATION ONLY

ACTION REQUESTED

ISSUE: The City Commission will consider a Resolution honoring City Manager Robert R. (Bobby) Green. City Manager Green has announced his retirement effective April 2, 2021 after serving thirty years as Auburndale's City Manager.

ATTACHMENTS:

. Resolution #2021-03 Honoring City Manager Robert R. (Bobby) Green