



City of Auburndale
AUBURNDALE, FLORIDA 33823

Office of the City Manager

P.O. Box 186
(863) 965-5530
Email: cmo@auburndalefl.com

CITY COMMISSION MEETING
April 5, 2021 - 7:00 P.M.
COMMISSION ROOM/CITY HALL

CALL TO ORDER – Mayor Tim Pospichal

INVOCATION – Pastor Jerry Smith, Berea Baptist Church

PLEDGE OF ALLEGIANCE – Mayor Tim Pospichal

ROLL CALL – City Clerk Shirley Lowrance

APPROVE COMMISSION MINUTES – Special Workshop – 03/08/2021
Regular Meeting – 03/15/2021

ANNOUNCEMENTS – City Manager and City Attorney

REQUEST TO ADD ADDITIONAL ITEMS TO AGENDA –

REQUEST FROM THE GENERAL PUBLIC –

PROCLAMATION- Water Conservation Month – April

AGENDA

1. PRESENTATION OF BIDS – STREET RESURFACING
2. IMPLEMENTATION AGREEMENT – POLK REGIONAL WATER COOPERATIVE
3. **PUBLIC HEARING** – OFFICIAL ZONING MAP AMENDMENT – KEYSTONE ROAD
4. ORDINANCE #1657 AMENDING OFFICIAL ZONING MAP – KEYSTONE ROAD

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
April 5, 2021**

AGENDA ITEM 1: PRESENTATION OF BIDS – STREET RESURFACING

___ INFORMATION ONLY

X ACTION REQUESTED

ISSUE: The City Commission will consider bids for resurfacing various streets.

ATTACHMENTS:

- . Advertisement for Bids – February 5, 2021
- . Bids Received (6)

ANALYSIS: For several years, the City has worked with the Florida Department of Transportation and Polk County on issues related to State Road 559 (SR-559). These matters include the number of commercial trucks traveling through the downtown area, safety concerns near the Downtown Park and increased traffic due to growth in the North Auburndale area. In January 2020, the State swapped jurisdictional control of SR-559 with Polk County and assumed jurisdiction of Berkley Road and C. Fred Jones Blvd. The portion of SR-559 transferred to the County is now known as County Road 559 (CR-559).

In March 2020, the City agreed to assume jurisdiction of a portion of Bay Lake Resort Road and CR-559 beginning south of the intersection at Polk City Road and Lake Ariana Boulevard continuing through the downtown area to Recker Highway. At the same time, the City passed Resolution #2020-01 regulating truck traffic on Lake Ariana Boulevard at Polk City Road, south to US Highway 92 (Magnolia Avenue) and directing staff to cause the road be posted **No Thru Trucks**, similar and complimentary to actions of the County. Staff also made a presentation on improvements that could be made as a result of the City assuming a portion of the jurisdiction including working with the appropriate agencies to post signage at various intersections to detour commercial trucks, installing speed indicators, making crosswalk and sidewalk improvements, beautification improvements, a round-a-bout at Gapway, and the resurfacing of the roadway.

The City has advertised and requested bids to mill and resurface Lake Ariana Boulevard south of the intersection at Polk City Road through the downtown area to Recker Highway. The following six (6) bids were received:

. Hubbard Construction, Lakeland	\$526,210.00
. Ajax Paving, North Venice	\$669,804.62
. L Cobb Construction, Wauchula	\$768,194.08
. Asphalt Paving Systems, Zephyrhills	\$814,949.00
. CWR Contracting, Plant City	\$842,804.62
. AAA Top Quality Asphalt, Winter Haven	\$1,118,828.00

Funding for this project is provided in both the Public Works Department (\$500,000) and Community Redevelopment Agency (\$1,000,000) FY 2020-2021 Budgets.

STAFF RECOMMENDATION: Award the bid to Hubbard Construction in the amount of \$526,210.00.

**City Commission Meeting
April 5, 2021**

AGENDA ITEM 2: IMPLEMENTATION AGREEMENT – POLK REGIONAL WATER COOPERATIVE

 INFORMATION ONLY

 X ACTION REQUESTED

ISSUE: The City Commission will consider a Project Implementation Agreement with the Polk Regional Water Cooperative for the Southeast Wellfield Project.

ATTACHMENTS:

 Southeast Wellfield Project Implementation Agreement

ANALYSIS: In April 2006, the City Commission passed Resolution #06-05 encouraging the creation of a County-Wide Water Supply Plan and County-Wide Local Water Cooperative. The first phase of the Water Supply Plan included an inventory of all existing and future water supply sources and facilities, projected populations and water supply needs over a 10, 20 and 50-year horizon.

In August 2006, all of Polk County's cities and the County agreed to fund the preparation of the Polk County Water Supply Planning Document. This document would utilize the information collected in Phase I as the basis for developing proposed regional solutions to help all cities and the County meet future water supply demands.

In July 2015, the City Commission approved an Interlocal Agreement with Polk County for funding development of the Polk County Regional Water Cooperative (PRWC). Essentially, to provide funding to take the next step in the planning process that began over a decade before.

Utility directors, engineers, and technical staff began evaluations of the future water supply needs and to identify supply deficits on a twenty-year horizon. Simultaneously, the technical team identified 205 possible non-traditional or alternative water supply projects. The projects were shortlisted to nine based on regional benefits and meeting the 30 MGD yield target for cooperative funding from the Southwest Florida Water Management District (SWFWMD).

The PRWC Board voted to advance five of the projects as "Nominated Projects", and further advanced three of the five as "Candidate Projects". Those three projects include two that are Lower Floridan Aquifer deep well projects (West Polk Deep Wellfield in Lakeland, Southeast Wellfield near Frostproof), and the Peace Creek Integrated Water Supply Project in the Winter Haven area. These three projects are estimated to yield 50 MGD toward meeting the long-term water supply needs of the region (Polk County). Combined costs for the three Candidate Projects, if all were constructed, was estimated at over \$617 million.

In March 2016, Auburndale joined the County and all other Polk municipalities in unanimously voting to establish, give endorsement and join membership in the PRWC. Mayor Pospichal was appointed as Auburndale's primary member and Commissioner Hamann as the alternate member to serve on the PRWC Board. Mayor Pospichal recently completed two years as chairman.

In January 2017, the PRWC Board voted to approve the Implementation Agreement for **Phase I** of the combined three Candidate Projects, which was estimated to take 5 years to complete. The scope of work included in Phase I included field testing, test wells, site evaluations, yield verification, conceptual and preliminary design including water quality and pressure, **and which member utility will participate in Phase II (actual construction of one of the projects).**

Phase I was estimated at \$23 million with 50% (\$11.5 million) in matching SWFWMD cooperative funding. The balance (\$11.5 million) would be paid by the PRWC members adopting the proposed Combined Projects Implementation Agreement. Auburndale's total cost share based on the same percentage of the identified water supply deficit (7.08%) was \$1,627,661. Applying the 50% SWFWMD co-funding reduced the dollar amount to \$813,830.50.

In February 2017, the City Commission gave approval to the **Phase 1** of the Combined Projects Implementation Agreement and \$166,000 is being reserved for several years to pay Auburndale's share (\$813,830.05).

The purpose of the proposed Project Implementation Agreement is to implement **Phase 2** of the Combined Projects Implementation Agreement through construction, operation, maintenance and funding of the particular project in which Auburndale will participate. The PRWC technical staff and Chastain Skillman, the City's consultant engineers have suggested the Southeast Wellfield project is the City's optimum option for alternative water supply. Polk County and Winter Haven are two of the PRWC members that have also committed to the Southeast Wellfield project.

On March 8, 2021, the City Commission held a Water Workshop to discuss the various PRWC options with City Staff and Ryan Taylor, PRWC Executive Director. After presentations and informative discussion, consensus was to suggest to the PRWC that Auburndale would also participate in the Southeast Wellfield project.

On March 15, 2021, City Staff presented discussion on the American Recovery Act, which would provide the City with \$6.9 million dollars over the next two years. The federal funding is restricted to eligible uses including investments in utility infrastructure. City Staff has proposed the completion of the potable water interconnect with Polk County and Winter Haven, extension of a water line on Gapway Road connecting Berkley Road (SR559) with County Road 559, and a new water tank at the Berkley Road Water Plant. These projects are included in the City's 5-year Capital Improvements Plan (CIP) and will be allocated in the upcoming two-year budget.

Approval of the proposed Project Implementation Agreement will allow the PRWC to continue in design work, which includes Auburndale as a Project Participant to the Southeast Wellfield Project. Knowing which project that member utilities are participating in will also allow the PRWC to secure the necessary funding arrangements including additional grants and low-interest loans.

The proposed Agreement requires the engineer/design consultant to complete 60% final design and present the plans to each PRWC Member participating in the Project. Auburndale would be presented 60% design plans for the Southeast Wellfield Project. Any member city participating in the Project may withdraw from the Project following 60% final design.

60% final design will include design specifications and drawings, an estimated Bidding Budget and estimated rate structures for participants to use in determining end user water rates. If a city does opt out at this point, they are still responsible for the costs incurred up to the 60% design. Auburndale's estimated cost to participate in the Southeast Wellfield design, up to the 60% "off ramp" is \$1,382,150. With the 50% SWFWMD cooperative funding reduces this amount to \$691,075.00. The design work is scheduled to be phased in over the next several years. Auburndale's estimated deficiency in water need is 1.75 million gallons per day in 2045. It is estimated that construction of facilities and delivery of alternative water supply will take up five to six years to complete.

STAFF RECOMMENDATION: Approval of the Southeast Wellfield Project Implementation Agreement with the Polk Regional Water Cooperative.

**City Commission Meeting
April 5, 2021**

AGENDA ITEM 3: PUBLIC HEARING – OFFICIAL ZONING MAP AMENDMENT – KEYSTONE ROAD

AGENDA ITEM 4: ORDINANCE #1657 AMENDING OFFICIAL ZONING MAP – KEYSTONE ROAD

 INFORMATION ONLY

 X ACTION REQUESTED

ISSUE: The City Commission will take public comment and consider an Ordinance amending the Official Zoning Map.

ATTACHMENTS:

- . Notice of Public Hearing – 03/26/2021
- . Ordinance #1657 Amending Official Zoning Map – Keystone Road
- . Excerpt from Planning Commission Meeting – 03/02/2021

ANALYSIS: The City has received a request for a Zoning Map amendment for the following property:

Keystone Property

<i>Owner/Petitioner:</i>	Sarah Case on behalf of Keystone Developers of Polk County, LLC
<i>Location:</i>	Keystone Road and Old Lake Alfred Road
<i>Current Use:</i>	Vacant (65.38 +/- acres)
<i>Current City Future Land Use:</i>	Low Density Residential
<i>Current City Zoning Classification:</i>	Planned Development-Housing 1(PD-H1)
<i>Proposed City Zoning Classification:</i>	Amend Planned Development-Housing 1 (PD-H1)

In July 2019, the City approved a zoning classification of Planned Development-Housing 1 (PD-H1), which included a binding site plan, for a 203 single-family residential development on 65.38 acres with access off Keystone Road and Lake Alfred Road. The Keystone Planned Development expired in 2020 as the City's Land Development Regulations (LDR's) state that a Planned Development approval is valid for a period of 12 months unless otherwise specified.

On January 19, 2021, the City Commission considered a request for a zoning change from PD-H1 to RS-2 with a cluster design. The applicant subsequently withdrew the request in order to seek a different zoning classification at a later date.

The current request before the City Commission is to amend the previously approved, but expired Planned Development-Housing 1. As required by the LDR's for Planned Developments, this request is accompanied by a binding site plan. The modification would allow for a 199 unit residential subdivision with lots 60'-70' wide, a minimum lot size of 8,400 SF, and setbacks of 25' front, 10' side, and 15' rear. The development will have two entrances that will access Keystone Road and the developer is proposing a trail along Old Lake Alfred Road, which would complete a portion of the Old Dixie Trail connecting the TECO-Auburndale Trail to Lake Alfred's and Haines City's trails. The developer is also proposing three (3) acres of active recreation for the subdivision.

The proposed Zoning Ordinance was prepared by the Community Development Department and reviewed by the City Manager and City Attorney. If approved on first reading, the proposed Zoning Ordinance will be presented on second and final reading on April 19, 2021.

PLANNING COMMISSION RECOMMENDATION: Approval of the proposed Zoning Map Amendment and to modify the minimum square footage of a home to be built to 1,400 square feet. (7-0) 3/2/2021

STAFF RECOMMENDATION: Approval of Ordinance #1657 amending the Official Zoning Map.