



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
May 17, 2021 - 7:00 P.M.
COMMISSION ROOM/CITY HALL

CALL TO ORDER – Mayor Tim Pospichal

INVOCATION – Pastor Michael Robinson of Lakes Church, Auburndale Campus

PLEDGE OF ALLEGIANCE – Mayor Tim Pospichal

ROLL CALL – City Clerk Shirley Lowrance

APPROVE COMMISSION MINUTES – Regular Meeting – 05/03/2021

ANNOUNCEMENTS – City Manager and City Attorney

REQUEST TO ADD ADDITIONAL ITEMS TO AGENDA –

REQUEST FROM THE GENERAL PUBLIC –

COMMENDATION – AMIR COSTON

AGENDA

1. ORDINANCE #1659 AMENDING LAND USE MAP – AUBURN GROVE PROPERTY
2. ORDINANCE #1660 AMENDING OFFICIAL ZONING MAP – AUBURN GROVE PROPERTY
3. ORDINANCE #1661 AMENDING LAND USE MAP – SHARRETT PROPERTY
4. ORDINANCE #1662 AMENDING OFFICIAL ZONING MAP – SHARRETT PROPERTY
5. **PUBLIC HEARING** - OFFICIAL ZONING MAP AMENDMENT – H BLOCK COMMERCIAL PROPERTY
6. ORDINANCE #1663 AMENDING OFFICIAL ZONING MAP – H BLOCK COMMERCIAL PROPERTY
7. ORDINANCE #1664 ANNEXATION OF PROPERTY - ROWE PROPERTY
8. FINAL PLAT APPROVAL – LAKE LENA OAKS PHASE 2A
9. PRESENTATION OF PROPOSED CAPITAL OUTLAY FOR FY 2021-2022 AND FY 2022-2023

Community Redevelopment Agency (CRA) Meeting to following 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
May 17, 2021**

AGENDA ITEM 1: ORDINANCE #1659 AMENDING FUTURE LAND USE MAP - AUBURN GROVE

AGENDA ITEM 2: ORDINANCE #1660 AMENDING OFFICIAL ZONING MAP- AUBURN GROVE

___ INFORMATION ONLY

X ACTION REQUESTED

ISSUE: The City Commission will consider Ordinances amending the City's Future Land Use Map and Official Zoning Map.

ATTACHMENTS:

- . Proposed Ordinance #1659 Amending Future Land Use Map – Auburn Grove
- . Proposed Ordinance #1660 Amending Official Zoning Map – Auburn Grove

ANALYSIS: The City has received a request to amend the Future Land Use and a Planned Development zoning classification for the following property:

Auburn Grove Subdivision

Owner/Petitioner:	H-Block, LLC /JSK Consulting
Location:	Hwy 559 and Adams Road
Current Future Land Use:	Neighborhood Activity Center (+/- 2.8 acres)
Proposed Future Land Use:	Low Density Residential (2.8 +/- acres)
Current City Zoning:	Planned Development-Commercial 1 (PD-C1)
Proposed Zoning Classification:	Planned Development-Housing 1 (PD-H1) (+/-2.8 acres)
Current use:	Vacant

In April 2019, the City approved a ***Planned Development-Housing 1 (PD-H1)*** zoning classification, for a 227 single-family residential development, known as Auburn Grove, on +/-104 acres. JSK Consulting on behalf of property owner H-Block, LLC is requesting to amend 2.8 acres of a 31.53-acre tract of land adjacent to Auburn Grove from a Future Land Use of ***Neighborhood Activity Center*** to a Future Land Use of ***Low Density Residential*** to allow for ten (10) additional residential lots to the approved Auburn Grove subdivision. The request is compatible with adjacent Future Land Use classifications.

The requested zoning amendment from ***Planned Development Commercial-1*** to ***Planned Development-Housing 1 (PD-H1)*** is consistent with the proposed Future Land Use of Low Density Residential. As required by the Land Development Regulations for Planned Developments, the request is accompanied by a binding site plan. The zoning request would accommodate the expansion of the Auburn Grove subdivision by 2.8 acres and 10 single-family residential lots. The previous standards approved for the subdivision by the City will apply, including the minimum lot size of 9,500 SF, the minimum lot width of 70-feet, and minimum setbacks of 25-foot in the front and 10-foot on the side and rear. The Planned Development will also require a 1,500 SF minimum house size, consistent with the previously approved PD-H1 zoning classification. The Future Land Use and Zoning Map request meet the requirements of the Comprehensive Plan and the amended binding site plan meets the Land Development Regulations.

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 and are being presented for second and final reading.

PLANNING COMMISSION RECOMMENDATION: Approval of the proposed Future Land Use and Zoning Map Amendments (5-0) April 6, 2021.

STAFF RECOMMENDATION: Approval of the proposed Ordinances.

**City Commission Meeting
May 17, 2021**

AGENDA ITEM 3: ORDINANCE #1661 AMENDING FUTURE LAND USE MAP – SHARRETT PROPERTY

AGENDA ITEM 4: ORDINANCE #1662 AMENDING OFFICIAL ZONING MAP – SHARRETT PROPERTY

 INFORMATION ONLY

 X ACTION REQUESTED

ISSUE: The City Commission will consider Ordinances amending the City’s Future Land Use Map and Official Zoning Map.

ATTACHMENTS:

- . Proposed Ordinance #1661 Amending Future Land Use Map – Sharrett Property
- . Proposed Ordinance #1662 Amending Official Zoning Map – Sharrett Property

ANALYSIS: The City has received a request for a Future Land Use Map Amendment and Zoning 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 (TCC) (+/- 48.97 acres)
<u>Current City Zoning:</u>	None
<u>Proposed Zoning Classification:</u>	Planned Development-Commercial 1 (PD-C1) (+/- 52.39 acres)
<u>Current use:</u>	Vacant (+/- 52.39 acres)

ANALYSIS: The Sharrett property was originally annexed into the City in March of 2009 as part of a larger annexation of +/- 207.56 acres. In March of 2010, the City established a Future Land Use designation of Business Park Center and Conservation Wetlands. Zoning was not established on this +/- 52.39 acres of the site at the owner’s request.

JSK Consulting on behalf of property owner Sharrett Land, LLC is requesting to amend the Future Land Use on +/- 48.97 acres from ***Business Park Center (BPC)*** to ***Tourism Commercial Center (TCC)***. Approximately 3.42 acres are existing Conservation-Wetlands and are not included in the Future Land Use change request. The applicant is also requesting to establish a zoning district of **Planned Development-Commercial 1 (PD-C1)** on +/- 52.39 acres. The request will allow the applicant to construct a private motor sport track, clubhouse and 75 garage condominiums.

As required by the Land Development Regulations (LDR’s) for Planned Developments, this request is accompanied by a binding site plan. The binding site plan shows the layout of the motor sports track, clubhouse, condo garages, and parking areas. All requirements of the Land Development Regulations are met. 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. The Planned Development is proposed to expire on December 31, 2026 unless sufficient application for construction

plans have been submitted. Following the Public Hearing at the March 2 Planning Commission meeting, the developer of the Motorsports Club has provided additional notes on the binding site plan to address operational and design features about the use of the track and private motorsports club. These notes and conditions will become part of the adopted binding site plan.

The City Commission held a Transmittal Public Hearing on March 15, 2021 prior to sending the proposed Future Land Use Map amendments to the State for a compliance review. The State responded with no objections to the map amendment.

The proposed Future Land Use Map amendments 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. The proposed Ordinances were approved on first reading and are being presented for second and final reading.

PLANNING COMMISSION RECOMMENDATION: Recommend approval of the Future Land Use and Zoning Map Amendments (5-1) – March 2, 2021.

STAFF RECOMMENDATION: Approval of the proposed Ordinances.

City Commission Meeting
May 17, 2021

AGENDA ITEM 5: PUBLIC HEARING – ZONING MAP AMENDMENT – H-BLOCK COMMERCIAL

AGENDA ITEM 6: ORDINANCE #1663 AMENDING OFFICIAL ZONING MAP – H-BLOCK COMMERCIAL

___INFORMATION ONLY

X ACTION REQUESTED

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

ATTACHMENTS:

- . Notice of Public Hearing – 05/07/21
- . Excerpt from Planning Commission Meeting – 04/06/2021
- . Ordinance #1663 Amending Official Zoning Map – H-Block Commercial

ANALYSIS: The City has received a request to amend the zoning of the following property:

H-Block Commercial

Owner/Petitioner:	H Block, LLC/JSK Consulting
Location:	Hwy 559 and Adams Road
Current Future Land Use:	Neighborhood Activity Center
Current City Zoning:	Planned Development-Commercial 1 (PD-C1)-Expired
Proposed Zoning Classification:	Planned Development-Commercial 1 (PD-C1)
Current use:	Vacant (+/- 28.65 acres)

In March 2008, the City approved a Planned Development-Commercial 1 (PD-C1) zoning classification as part of a development known at the time as Auburndale Manor. The overall development was envisioned to be mixed-use, including residential dwelling units, a grocery store and property for a school. In the fall of 2008, the state and nation experienced an economic downturn and the project was abandoned. No activity has occurred on this property since then. The Land Development Regulations give Planned Developments an expiration of 12 months unless construction is occurring or the applicant proposes a longer development timeline. The requested timeline extension must be approved by the City Commission.

JSK Consulting on behalf of H Block, LLC has requested to re-establish the zoning district of Planned Development-Commercial 1 (PD-C1) on the +/- 28.65 acres. As required by the Land Development Regulations for Planned Developments, this request is accompanied by a binding site plan. The applicant is seeking to develop 80,000 sq. ft. of personal storage on 10 acres of the +/- 28.65 acres. The remaining acreage will be reserved for future commercial development. The request is consistent with the existing underlying Future Land Use of Neighborhood Activity Center (NAC) and the Land Development Regulations.

Access to the mini-storage will be off C.R. 559 and the driveway provides an internal connection to the Auburn Grove subdivision, as was required in the approved binding site plan for Auburn Grove. The mini-storage development will have to apply the applicable policies of Chapter 15, Special Overlay Districts, with regards to façade articulation, architectural treatments, parking, signage, etc. A solid wall and landscaping will be provided along the northern boundary of the mini-storage site on Adams Road. A solid fence or wall will be provided between the residential portion on the eastern and southern border of the commercial site. Two large wet-retention ponds lie to the south of the project and a retention pond stretches from north to south along the eastern border.

No other commercial development is proposed for the remainder of the site at this time. However, the site plan contains a list of permitted and prohibited uses for future development, that if approved, would undergo review by City Staff and not need to come back for site plan approval by the Planning Commission and City Commission. This is a similar process to what was approved for 8 acres of undeveloped commercial property on the Amazon binding site plan. The permitted uses that are listed are similar in nature to the General Commercial Zoning District. Expansion of the mini-storage use would be prohibited. Any future gas station proposed on the site would have conditions placed on it, which are similar in nature to Polk County's neighborhood-scale gas station requirements. All guidelines of the Land Development Regulations, including architectural standards as described in Chapter 15, Overlay Districts, would apply to the future development. Additional future access will be provided along Adams Road and CR 559 as the future commercial development occurs.

All notes on the plan are binding and include the requested expiration date of March 31, 2026.

PLANNING COMMISSION RECOMMENDATION: Recommend denial of the Future Land Use and Zoning Map Amendments (4-1), 1 abstention – April 6, 2021.

STAFF RECOMMENDATION: Approval of Ordinance #1663 amending the Official Zoning Map.

City Commission Meeting
May 17, 2021

AGENDA ITEM 7: ORDINANCE #1664 ANNEXING PROPERTY INTO CITY LIMITS - ROWE PROPERTY

 INFORMATION ONLY

 X ACTION REQUESTED

ISSUE: The City Commission will consider an Ordinance annexing property into the City limits.

ATTACHMENTS:

Proposed Ordinance #1664 Annexing Properties into City Limits and Location Map

ANALYSIS: The City has received a petition from property owner Janice Rowe to annex +/- 8.00 acres of property into the City limits. The property is located south of Pace Road on Bryan Lane, adjacent to the Henderson property, which was recently annexed. The annexation does not create an enclave. The Rowe property contains several residential and agricultural uses. The proposed annexation is a result of the owner's request for city utilities and proposed mixed-use development.

Establishing a Future Land Use and Zoning classification on the property will be considered at Public Hearings before the Planning Commission and City Commission at later dates. The action currently before the City Commission is only on the annexation of the property into the City.

The proposed Ordinance was prepared by the Community Development Department and reviewed by the City Manager and City Attorney. If approved on first reading, the proposed Ordinance will be presented for second and final reading on June 7, 2021.

STAFF RECOMMENDATION: Approve Ordinance #1664 annexing the Rowe property into the City limits.

City Commission Meeting
May 17, 2021

AGENDA ITEM 8: FINAL PLAT APPROVAL – LAKE LENA OAKS PHASE 2A

 INFORMATION ONLY

 X ACTION REQUESTED

ISSUE: The City Commission will consider the Final Plat for the Lake Lena Oaks Phase 2A Subdivision.

ATTACHMENTS:

- . Final Plat – Lake Lena Oaks Phase 2A
- . Engineer’s Opinion of Probable Cost

ANALYSIS: The City has received a request to approve the final plat of the Lake Lena Oaks Phase 2A subdivision. The property is located on Abundant Life Drive, east of Gabarone Boulevard, and north of US Hwy 92 and the Walmart store.

The City Commission approved the Preliminary Plat for Phase 2A of the subdivision on August 19, 2019. The subdivision will contain 32 attached townhouses on 13 acres. The property has a Future Land Use designation of **Medium Density Residential** and a Zoning classification of **General Residential-1 (RG-1)**, which allows for attached townhouses.

As provided for in the LDR’s, the developer is requesting Final Plat approval before all infrastructure improvements are completed. This is allowed only after a bond or letter of credit is posted for 120% of the costs of the improvements. The remaining infrastructure to be completed include earthwork and stormsewer improvements, water and sewer improvements, and minor repairs to the existing roads. The Engineer’s Opinion of Probable Cost is \$206,960. The City has received a Letter of Credit from the developer in the amount \$248,352.

Approval of the Final Plat allows the developer to sell the lots. Construction of homes can begin after all necessary infrastructure improvements have been completed.

STAFF RECOMMENDATION: Approval of the Final Plat for the Lake Lena Oaks Phase 2A Subdivision.

**City Commission Meeting
May 17, 2021**

AGENDA ITEM 9: PRESENTATION OF PROPOSED CAPITAL OUTLAY FOR FY 21-22 AND FY 22-23

___ INFORMATION ONLY

X ACTION REQUESTED

ISSUE: The City will consider the proposed Capital Outlay Section of the Fiscal Year 2022 Annual Budget and Fiscal Year 2023 Annual Budget.

ATTACHMENTS:

- . Proposed FY 2021-2022 Capital Outlay
- . Proposed FY 2022-2023 Capital Outlay
- . 5-Year Capital Improvement Program (CIP)

ANALYSIS: In preparation of the proposed FY 2022 and FY 2023 Budgets, Department Directors were requested to revisit all the Capital projects previously approved by the City Commission in the second year budget (FY 2022) and the 5-Year Capital Improvement Program (CIP). This helps to determine if the equipment or improvements are still needed, could be delayed, and/or has a funding source.

The proposed FY 2022 Capital Outlay section reflects expenditures of \$11,911,600. FY 2023 includes Capital Outlay projects totaling \$10,621,500.

Specific improvements in FY 2022 include:

- . Lake Myrtle Soccer Stadium = \$4,000,000
- . Gapway Road Waterline Extension = \$1,200,000
- . Simmers Young Waterline Extension (For Interconnect Project) = \$1,200,000
- . Auburndale / Winter Haven / Polk County = \$350,000
- . PRWC Phase II Project (\$1,400,000 over 2 years) = \$700,000
- . PRWC Phase I Project (\$830,000 over 5 years) = \$166,000
- . Utility System Rehabilitation = \$500,000
- . Reserve Replacement for Street Resurfacing = \$500,000
- . Regional Centrifuge Replacement = \$350,000
- . Replacement Tanker (2005) for Fire Dept. = \$345,000

- . City Hall Renovations (Upstairs) = \$300,000
- . Garbage Truck = \$300,000
- . Allred WWTP Generator Replacement = \$250,000
- . Lease Vehicles for Police Dept. (8 New) = \$225,000

Specific improvements in FY 2023 include:

- . Berkley Water Plant Expansion = \$4,200,000
- . PRWC Phase II Project = \$1,400,000
- . PRWC Phase I Project (\$830,000 over 5 years) = \$166,000
- . Allred WWTP Filter Rehab = \$750,000
- . Regional WWTP Filter Rehab = \$450,000
- . Public Utilities System-Wide SCADA = \$600,000
- . Utility System Rehabilitation = \$500,000
- . Street Resurfacing = \$500,000
- . Water Shop Relocation = \$310,000
- . Lease Vehicles for Police Dept. (9 New) = \$270,000
- . Cemetery Road Improvements = \$270,000
- . Reserve Replace Pumper (2005) for Fire Dept. = \$200,000
- . Community Development Office Expansion (Kee Building) = \$150,000
- . Lake Myrtle Soccer & Football Field Design = \$150,000

All items in "year one" and "year two" of the revised 5-year CIP have been programmed into the proposed two-year budget.

STAFF RECOMMENDATION: Tentative approval of the Capital Outlay sections of the Proposed FY 2022 and FY 2023 Budgets. Formal adoption of the FY 2022 Budget and conceptual approval of the FY 2023 Budget will come after the scheduled Public Hearings in September.