



City of Auburndale
AUBURNDALE, FLORIDA 33823

Office of the City Manager

P.O. Box 186
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SPECIAL CITY COMMISSION WORKSHOP
August 2, 2021 – 6:30 P.M.
COMMISSION ROOM/CITY HALL

CALL TO ORDER – Mayor Tim Pospichal

ROLL CALL – City Clerk Jeff Brown

NOTICE OF SPECIAL WORKSHOP – City Manager Jeff Tillman

I hereby call a Special Workshop of the City Commission of the City of Auburndale for Monday, August 2, 2021 to consider the following items:

AGENDA

1. PRESENTATION OF 2021 UTILITY RATE AND IMPACT FEE STUDY AND PROPOSED UTILITY RATE AND IMPACT FEE CHANGES

Ref. 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 provision 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.



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CITY COMMISSION MEETING
August 2, 2021 - 7:00 P.M.
COMMISSION ROOM/CITY HALL

CALL TO ORDER – Mayor Tim Pospichal

INVOCATION – Pastor David Price, First Missionary Baptist Church

PLEDGE OF ALLEGIANCE – Mayor Tim Pospichal

ROLL CALL – City Clerk Jeff Brown

APPROVE COMMISSION MINUTES – Regular Meeting – 07/19/2021

ANNOUNCEMENTS – City Manager and City Attorney

REQUEST TO ADD ADDITIONAL ITEMS TO AGENDA –

REQUEST FROM THE GENERAL PUBLIC –

AGENDA

1. ORDINANCE #1668 AMENDING THE ZONING MAP – EVEREST PROPERTY
2. ORDINANCE #1669 AMENDING UTILITY USER RATES / 2021 RATE STUDY
3. ORDINANCE #1670 AMENDING UTILITY IMPACT FEES / 2021 RATE STUDY
4. PRESENTATION OF FY 2022 AND FY 2023 ANNUAL BUDGETS

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City Commission Meeting
August 2, 2021

AGENDA ITEM 1: ORDINANCE #1668 AMENDING OFFICIAL ZONING MAP – EVEREST PROPERTY

 INFORMATION ONLY

 X ACTION REQUESTED

ISSUE: The City Commission will consider an Ordinance amending the City's Official Zoning Map.

ATTACHMENTS:

Proposed Ordinance #1668 Amending Official Zoning Map with Binding Site Plan – Everest Property

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

Everest Property

<u>Owner/Petitioner:</u>	Charles Brooker, PE/Traditions Engineering on behalf of MF Partners, LLC
<u>Location:</u>	US Hwy 92 and Polk County Parkway
<u>Current Future Land Use:</u>	Neighborhood Activity Center
<u>Current City Zoning:</u>	Planned Development-Commercial 1 (PD-C1)-Expired
<u>Proposed Zoning Classification:</u>	Planned Development-Commercial 1 (PD-C1)
<u>Current use:</u>	Vacant (+/- 32.33 acres)

In 2005, the City Commission approved a ***Planned Development-Commercial 1 (PD-C1)*** zoning classification, on part of a development known at the time as Ebersbach. The overall development was envisioned to have a mixed residential and commercial development on a total of 917.35 acres. The approved overall development stretched from Old Dixie Hwy to K-Ville Avenue. In the fall of 2008, due to the national economic downturn, the project was abandoned and individual properties of the large development were sold off. No activity has occurred on the subject property since its initial approval. The Land Development Regulations give Planned Developments an expiration of 12 months unless construction is occurring, or the applicant proposes a later timeline to allow for a longer development period.

Charles Booker, PE/Traditions Engineering, on behalf of MF Partners, LLC, has requested to re-establish the zoning district of ***Planned Development-Commercial 1 (PD-C1)*** on +/- 32.33 acres located off US Hwy 92 and west of the Polk Parkway. The applicant is seeking to develop a hospital on the site. The hospital site will be developed on approximately seven (7) acres of the 32-acre parcel of vacant land. Any future development on the undeveloped portion of property will require an amendment to the Planned Development necessitating Public Hearings before both the Planning Commission and City Commission.

The request is consistent with the existing underlying Future Land Use of Neighborhood Activity Center (NAC) and the Land Development Regulations. As required by the Land Development Regulations for Planned Developments, this request is accompanied by a binding site plan. The development will have to apply the applicable policies of Chapter 15, Special Overlay Districts with regards to façade articulation, architectural treatments, parking, signage, etc.

The proposed Ordinance was prepared by the Community Development Department and reviewed by the City Manager and City Attorney. The proposed Ordinance is being presented for second and final reading.

PLANNING COMMISSION RECOMMENDATION: Approval of the Planned Development-Commercial 1 (PD-C1), 7-0 on July 6, 2021.

STAFF RECOMMENDATION: Approval of Ordinance #1668 amending the Official Zoning Map.

**City Commission Meeting
August 2, 2021**

AGENDA ITEM 2: ORDINANCE #1669 AMENDING UTILITY USER RATES / 2021 RATE STUDY

AGENDA ITEM 3: ORDINANCE #1670 AMENDING UTILITY IMPACT FEES / 2021 RATE STUDY

___ INFORMATION ONLY

X ACTION REQUESTED

ISSUE: The City Commission will consider Ordinances amending user rates and impact fees for water service and sewer service.

ATTACHMENTS:

- . 5-Year Public Utilities Capital Improvements Plan (CIP)
- . 2021 Utility Rate and Impact Fee Study - Raftelis Financial Consultants, Inc.
- . Proposed Ordinance #1669 Amending Water and Wastewater Rates
- . Proposed Ordinance #1670 Amending Water and Wastewater Impact Fees

ANALYSIS: In December 2020, the City Commission authorized Raftelis Financial Consultants, Inc. to conduct a comprehensive study of the City's utility user rates and utility impact fees. The last comprehensive review of the City's utility user rates was completed in 2016 and the last utility impact fee study was completed in 2005.

The 2021 Utility Rate and Impact Fee Study (Study) completed by Raftelis provides a thorough review of projected water and wastewater revenues compared to the City's Two-Year Budget, Five-Year Capital Improvement Plan, Polk Regional Water Cooperative projects and expenses, operational expenses, transfers, estimated inflation, and debt service requirements. The proposed Ordinances adjust utility rates and impact fees based on the findings and recommendations of the Study.

City Staff will present the 2021 Utility Rate and Impact Fee Study completed by Raftelis during a Special City Commission Workshop on Monday, August 2, 2021 at 6:30 P.M. in the Commission Room at City Hall prior to the Regular City Commission Meeting.

Ordinance #1669 implementing the proposed water and wastewater rate structure has an effective date of October 1, 2021 and Ordinance #1670 implementing the proposed water and wastewater impact fee structure has an effective date of December 1, 2021. This will allow any development currently in the works to take advantage of the current rates.

The proposed Ordinances were prepared by the Finance Director and reviewed by the City Manager, Public Utilities Director, and City Attorney. If approved on first reading, the proposed Ordinance will be presented for second and final reading on August 16, 2021.

STAFF RECOMMENDATION: Approval of the proposed Ordinances.

**City Commission Meeting
August 2, 2021**

AGENDA ITEM 4: PRESENTATION OF FY 2022 AND FY 2023 ANNUAL BUDGETS

 X INFORMATION ONLY

 ACTION REQUESTED

ISSUE: The City Manager will present to the City Commission the proposed Annual Budgets for the Fiscal Year ending September 30, 2022 and for the Fiscal Year Ending September 30, 2023.

ATTACHMENTS:

Proposed FY 2022 Budget and Planned FY 2023 Budget
(To be passed out at Commission Meeting)

Note: If necessary, the City Commission will have the opportunity to further discuss the proposed budgets during "Commission Day" activities on Monday, August 9, 2021 and at the Regular City Commission Meeting on August 16, 2021.

Public Hearings on the proposed budget and millage rate are scheduled for Thursday, September 9, 2021 and Tuesday, September 21, 2021.

The proposed FY 2022 and FY 2023 Annual Budgets are also posted on the City's website at www.auburndalefl.com.