



*City of Auburndale*

AUBURNDALE, FLORIDA 33823

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**CITY COMMISSION MEETING**  
**October 18, 2021 - 7:00 P.M.**  
**COMMISSION ROOM/CITY HALL**

CALL TO ORDER – Mayor Tim Pospichal

INVOCATION – Pastor Forest Antemesaris, Orange Street Church of Christ

PLEDGE OF ALLEGIANCE – Mayor Tim Pospichal

ROLL CALL – City Clerk Jeff Brown

APPROVE COMMISSION MINUTES –Regular Meeting – 10/04/2021

ANNOUNCEMENTS – City Manager and City Attorney

REQUEST TO ADD ADDITIONAL ITEMS TO AGENDA –

REQUEST FROM THE GENERAL PUBLIC –

PROCLAMATION - Florida City Government Week – October 18-24, 2021

**AGENDA**

1. ORDINANCE #1674 AMENDING CITY CODE – CHAPTER 23 – ARTICLE II. SEWERS
2. **PUBLIC HEARING** – OFFICIAL ZONING MAP AMENDMENT – CABANA CLUB
3. ORDINANCE #1675 AMENDING OFFICIAL ZONING MAP – CABANA CLUB
4. **PUBLIC HEARING** – FUTURE LAND USE AND ZONING MAP AMENDMENT – HENDERSON/ROWE
5. ORDINANCE #1676 AMENDING THE FUTURE LAND USE MAP – HENDERSON/ROWE
6. ORDINANCE #1677 AMENDING THE OFFICIAL ZONING MAP – HENDERSON/ROWE

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  
October 18, 2021**

**AGENDA ITEM 1: ORDINANCE #1674 AMENDING CITY CODE – CHAPTER 23 – ARTICLE II.  
SEWERS**

\_\_\_ INFORMATION ONLY

\_X\_ ACTION REQUESTED

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**ISSUE:** The City Commission will consider an Ordinance amending the City Code related to Sewers

**ATTACHMENTS:**

Proposed Ordinance #1674 Amending City Code – Chapter 23 – Article 2

**ANALYSIS:** The City Commission in 1988 established an industrial pretreatment program to protect the City's wastewater treatment facilities from substances that may interfere with their operations, present contamination, or cause a violation of the City's discharge permits.

The City has amended the pretreatment policies on several occasions to stay compliant with new laws and guidelines, or as a result of plant modifications. However, it has been several years (2012) since the entire pretreatment policy as stated in the City Code of Ordinances was reviewed for compliance.

In 2020, the Environmental Protection Agency (EPA) recommended the City update the Sewer Use Ordinance resulting in a complete review of the Ordinance by Chastain-Skillman. After review, Chastain-Skillman has recommended three (3) changes to the City's Sewer Code.

- Revise the current permit renewal window for significant industrial users to apply for reissuance from 180 days to 90 days before permit expiration.
- Add language to prohibit discharges of hazardous waste pharmaceuticals from healthcare facilities and reverse distributors into the sewer system.
- Add language to prevent dental amalgam releases into the sewer system.

The proposed Ordinance is house-keeping in nature and updates the City's Code to meet all of the required EPA guidelines and standards.

Also as a part of the review, Chastain-Skillman evaluated the Industrial Pretreatment Local Limits and the City has revised the Pollutant Table based on their recommendations.

The proposed Ordinance was prepared by the City Manager's Office incorporating significant work by the City's Consulting Engineer Chastain-Skillman. The proposed Ordinance has been preliminarily approved by the FDEP and reviewed by the City Attorney and Public Utilities Director. The proposed Ordinance was approved on first reading October 4, 2021 and is being presented for second and final reading.

**STAFF RECOMMENDATION:** Approve proposed Ordinance #1674 amending the City Code and Industrial Pre-Treatment Local Limits.

**City Commission Meeting  
October 18, 2021**

**AGENDA ITEM 2: PUBLIC HEARING – OFFICIAL ZONING MAP AMENDMENT – CABANA CLUB**

**AGENDA ITEM 3: ORDINANCE #1675 AMENDING OFFICIAL ZONING MAP – CABANA CLUB**

\_\_\_ INFORMATION ONLY

X ACTION REQUESTED

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

**ATTACHMENTS:**

- . Notice of Public Hearing – 09/25/2021
- . Proposed Ordinance #1675 Amending Official Zoning Map – Cabana Club
- . Excerpt from Planning Commission Meeting – 10/05/2021

**ANALYSIS:** The City has received a request for a modification to an existing Planned Development as follows:

**Cabana Club Development**

<b><i>Owner/Petitioner:</i></b>	JSK Consulting on behalf of 5 Star Family Growers, LLC
<b><i>Location:</i></b>	Denton Ave. and Moss Rd.
<b><i>Current Use:</i></b>	RV Resort (+/-37.38 acres)
<b><i>Current City Zoning:</i></b>	Planned Development-Recreational Vehicle Park (PD-RVP)
<b><i>Proposed Zoning:</i></b>	Amend Existing Binding Site Plan

**STAFF RECOMMENDATION:** In April of 2019, the City Commission approved a zoning classification of **Planned Development-Recreational Vehicle Park (PD-RVP)** accompanied by a binding site plan for the establishment of a recreational vehicle resort. The City has received a request from JSK Consulting on behalf of 5 Star Family Growers, LLC to modify the binding site plan for the Planned Development-Recreational Vehicle Park (PD-RVP) on (+/-37.38 acres) known as the Cabana Club.

The applicant has requested a modification to the binding site plan to allow for accessory structures of tiki huts on approximately 55 RV lots along the outer boundary of the development. Since these structures are new to the development, the applicant is required to modify the existing binding site plan. Specifically, Note #2 has been amended to read that the accessory structures are only allowed on lots on the north, northeast, and northwest boundary of the binding site plan.

The requested Zoning Map amendment and binding site plan are consistent with the City of Auburndale’s Comprehensive Plan, Land Development Regulations, and the Joint Planning Agreement with Polk County.

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 Ordinances will be presented for second and final reading on November 1, 2021.

**PLANNING COMMISSION RECOMMENDATION:** Recommend approval of the proposed Zoning Map modification to the binding site plan. (5-0) – 10/05/2021

**STAFF RECOMMENDATION:** Approval of Ordinance #1675 amending the Official Zoning Map.

**City Commission Meeting  
October 18, 2021**

**AGENDA ITEM 4: PUBLIC HEARING – FUTURE LAND USE AND ZONING AMENDMENT–HENDERSON/ROWE**

**AGENDA ITEM 5: ORDINANCE #1676 AMENDING FUTURE LAND USE MAP – HENDERSON/ROWE**

**AGENDA ITEM 6: ORDINANCE #1677 AMENDING OFFICIAL ZONING MAP – HENDERSON/ROWE**

\_\_\_ INFORMATION ONLY

X ACTION REQUESTED

**ISSUE:** The City Commission will consider and take public comment on a proposed Future Land Use Map amendment and an Official Zoning Map amendment.

**ATTACHMENTS:**

- . Notice of Public Hearing – 09/25/2021
- . Proposed Ordinance #1676 Amending Future Land Use Map – Henderson/Rowe
- . Proposed Ordinance #1677 Amending Official Zoning Map – Henderson/Rowe
- . Excerpt from Planning Commission Meeting – 08/03/2021

**ANALYSIS:** As a result of annexation, the City has received a request for a Future Land Use Map Amendment and Zoning Map Amendment on the following property:

**Henderson Property:**

<b>Owner/Petitioner:</b>	Peterson and Myers on behalf of owner Intersect Development Group
<b>Location:</b>	Pace Road and Bryan Lane
<b>Current County Future Land Use:</b>	Interchange Activity Center- (+/- 37.1 acres) and Business Park Center-1X (+/- 35.4 acres)
<b>Proposed Future Land Use:</b>	Regional Activity Center (RAC)
<b>Current City Zoning:</b>	None
<b>Proposed Zoning Classification:</b>	Planned Unit Development (IPUD)
<b>Current use:</b>	Vacant (+/- 72.5 acres)

**ANALYSIS:** The subject property was originally annexed as two separate parcels. The Henderson Property was annexed into the City in March of 2021 and the Rowe Property was annexed into the City in June of 2021.

Peterson and Myers on behalf of Intersect Development Group has requested to amend the City of Auburndale’s Future Land Use on +/- 72.5 acres from Polk County Future Land Use Interchange Activity Center-X (IAC-X) and Business Park Center-1X (BPC-1X) to City of Auburndale Future Land Use of **Regional Activity Center (RAC)**. Because the property is larger than 50 acres, the City Commission held a Transmittal Public Hearing on September 9, 2021, to send the proposed Future Land Use Map amendment to the State for an expedited review. The State responded with no objections to the map amendment.

The applicant is also requesting to establish a Zoning district of **Industrial Planned Unit Development (IPUD)** on the +/- 72.5 acres. As required by the Land Development Regulations (LDR’s) for Planned Developments, this request is accompanied by a binding site plan. The request will allow the applicant to construct a 464,400 sq. ft. E-commerce and logistics building and two research and development buildings. The binding site plan also shows 10 outparcels of various sizes for future mixed-commercial development on 15.4 +/- acres. The request for a regional e-commerce center, a research and development center, and commercial outparcels is consistent with the requested Future Land Use of Regional Activity Center.

The requested Future Land Use of **Regional Activity Center (RAC)** and Zoning district of **Industrial Planned Unit Development (IPUD)** is consistent with the City's Comprehensive Plan, Joint Planning Agreement with Polk County, and with surrounding development.

The proposed Ordinances were prepared by the Community Development Department and reviewed by the City Manager and City Attorney. If approved on first reading, the proposed Ordinances will be presented for second and final reading on November 1, 2021.

**PLANNING COMMISSION RECOMMENDATION:** Approval of the Regional Activity Center Future Land Use and the Industrial Planned Unit Development Zoning. (6-0) – 8/3/2021.

**STAFF RECOMMENDATION:** Approval of Ordinance #1676 amending the Future Land Use Map and Ordinance #1677 amending the Official Zoning Map.