



City of Auburndale
AUBURNDALE, FLORIDA 33823

Office of the City Manager

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CITY COMMISSION MEETING
January 3, 2022 - 7:00 P.M.
COMMISSION ROOM/CITY HALL

CALL TO ORDER – Mayor Dorothea Taylor Bogert

INVOCATION – Pastor Tom Johnson, First Baptist Church

PLEDGE OF ALLEGIANCE – Mayor Dorothea Taylor Bogert

ROLL CALL – City Clerk Jeffrey Brown

APPROVE COMMISSION MINUTES – Regular Meeting – 12/20/2021

ANNOUNCEMENTS – City Manager and City Attorney

REQUEST TO ADD ADDITIONAL ITEMS TO AGENDA –

REQUEST FROM THE GENERAL PUBLIC –

AGENDA

1. **PUBLIC HEARING** – COMPREHENSIVE PLAN TEXT AMENDMENT – THE LAKES DISTRICT
2. ORDINANCE #1686 AMENDING COMPREHENSIVE PLAN TEXT – THE LAKES DISTRICT
3. **PUBLIC HEARING** – LAND DEVELOPMENT REGULATIONS AMENDMENT – WATER CONSERVATION
4. ORDINANCE #1687 AMENDING LAND DEVELOPMENT REGULATIONS – WATER CONSERVATION
5. FINAL PLAT APPROVAL – LAKE ARIANA ESTATES
6. FINAL PLAT APPROVAL – LAKE JULIANA ESTATES PHASE 2-B
7. 2022 COMMITTEE APPOINTMENTS

Happy New Year! – Next Meeting Tuesday, January 18, 2022

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
January 3, 2022**

AGENDA ITEM 1: PUBLIC HEARING – COMPREHENSIVE PLAN TEXT AMENDMENT – THE LAKES DISTRICT

AGENDA ITEM 2: ORDINANCE #1686 AMENDING COMPREHENSIVE PLAN TEXT – THE LAKES DISTRICT

 INFORMATION ONLY

 X ACTION REQUESTED

ISSUE: The City Commission will take public comment and consider a proposed text amendment to the Comprehensive Plan.

ATTACHMENTS:

- . Notice of Public Hearing – 12/23/2021
- . Proposed Ordinance #1868 amending the Comprehensive Plan
- . Department of Economic Opportunity ORC Report

ANALYSIS: As a result of Visioning and public engagement efforts with property owners and residents in the North Auburndale Area, the City Commission in 2019 endorsed “The Lakes District Vision and Strategies”. The major themes for The Lakes District Master Plan includes mixed-use village centers, pedestrian and bicycle connectivity, regulations for open space and residential neighborhoods, and the creation of a Transfer of Development Rights Program.

On September 9, 2021, the City Commission transmitted a Comprehensive Plan text amendment to the State’s Department of Economic Opportunity for a State Compliance Review. The text amendment proposes to establish a new Future Land Use category called “Lakes District Mixed Use”, which provides opportunities for a mix of land uses and establishes a maximum residential density and non-residential intensity. On December 3, 2021 following the State review of the proposed amendment, the City received the Objections, Recommendations, and Comments Report from the DEO that included three objections, each with a recommendation, and one comment.

The objections stated that the proposed text amendment did not establish thorough guidelines and standards for the use and development of land, that the new Future Land Use category might lead to the proliferation of urban sprawl, and that the amendment lacked policies to protect the Green Swamp Area of Critical State Concern. Each objection is followed by a recommendation, which are reflected in the proposed Comprehensive Plan Amendment. In summary, more detail for development guidelines and standards are included in the text amendment, The Lakes District Vision Map is included in the amendment, and development policies for The Green Swamp Area of Critical State Concern are included. Overall, the text amendment provides more detail and clarity to the intent of The Lakes District Master Planned Community. The Comprehensive Plan amendment has been reviewed by DEO and City Staff has incorporated their feedback in the proposed text amendment.

The proposed Ordinance was prepared by the Community Development Department and City Manager's Office and reviewed by the City Attorney. If approved on first reading, the proposed Ordinance will be presented for second and final reading on January 18, 2022.

PLANNING COMMISSION RECOMMENDATION: Approval of the Comprehensive Plan Text Amendment (September 7, 2021, 5-0)

STAFF RECOMMENDATION: Approval of Ordinance #1686 amending the Comprehensive Plan.

**City Commission Meeting
January 3, 2022**

AGENDA ITEM 3: PUBLIC HEARING – LAND DEVELOPMENT REGULATIONS AMENDMENT – WATER CONSERVATION

AGENDA ITEM 4: ORDINANCE #1687 AMENDING LAND DEVELOPMENT REGULATIONS – WATER CONSERVATION

____INFORMATION ONLY

X ACTION REQUESTED

ISSUE: The City Commission will take public comment and consider a proposed text amendment to the Land Development Regulations.

ATTACHMENTS:

- . Notice of Public Hearing - 11/29/2021
- . Ordinance #1687 amending the Land Development Regulations – Water Conservation
- . Excerpt from Planning Commission minutes, December 7, 2021

ANALYSIS: City Staff is proposing an amendment to the Land Development Regulations that would further promote the water conservation efforts the City has taken in recent years, such as the installation of digital meters city-wide that alert homeowners if there is a potential leak at their home, and the adoption of conservation pricing, which encourages consumers to save water based on their monthly water bill. The suggested text amendment further promotes water conservation by adopting the Florida Water Star Program, updates current regulations with water-conserving design standards for landscapes and irrigation systems, and requires the installation of more efficient plumbing fixtures and appliances.

The Florida Water Star program is a statewide, voluntary water conservation certification program for new and existing residential homes and commercial buildings. The program encourages water efficiency in appliances, plumbing fixtures, irrigation systems and landscapes, as well as landscape best management practices. Through the amendment to the Land Development Regulations, contractors have the option of participating in the Florida Water Star program, or be required to certify that their irrigation system is designed and installed according to the water conservation standards listed in the LDR's. In addition, contractors will be required to install plumbing fixtures and appliances that are either WaterSense or ENERGY STAR.

The Southwest Florida Water Management District has promoted the Florida Water Star program as a best practice and many of the water conservation policies in the proposed text amendment were provided by the District. Local governments that have written the Florida Water Star regulations into Ordinance include Davenport, Mulberry, Lake Alfred, Lake Hamilton, Polk City and Bartow.

The proposed Ordinance was prepared by the Community Development Department and City Manager's Office and reviewed by the City Attorney. If approved on first reading, the proposed Ordinance will be presented for second and final reading on January 18, 2022.

PLANNING COMMISSION RECOMMENDATION: Recommend approval of the proposed text amendment to the Land Development Regulations (5-0, 12/7/2021).

STAFF RECOMMENDATION: Recommend approval of Ordinance #1687 amending the Land Development Regulations.

**City Commission Meeting
January 3, 2022**

AGENDA ITEM 5: FINAL PLAT – LAKE ARIANA ESTATES

 INFORMATION ONLY

 X ACTION REQUESTED

ISSUE: The City Commission will consider the Final Plat for the Lake Ariana Estates Subdivision.

ATTACHMENTS:

- . Final Plat – Lake Ariana Estates
- . Engineer’s Cost Estimate – Sloan Engineering Group – 11/30/2021
- . Performance Bond – Heritage Investments of Polk, LLC – 12/08/2021

ANALYSIS: The City has received a request to plat the Lake Ariana Estates Subdivision, formerly known as the Enclave of Lake Ariana Subdivision. The property is located on Lake Ariana Boulevard, west of Seminole Avenue and east of Paradise Lane, and has a Zoning of *Single Family Residential-1 (RS-1)*. The City Commission approved the Preliminary Plat on January 19, 2021.

The Subdivision consists of 25 single family lots and the minimum lot size is 10,800 SF, which meets the Single Family Residential-1 (RS-1) zoning regulations. The development meets all Land Development Regulations including lot size, setbacks, open space, and sidewalk requirements.

As provided for in the Land Development Regulations (LDR's), the developer is requesting Final Plat approval before all infrastructure improvements are made. The LDR's allow a developer to execute a surety bond, which is available to the City, in an amount 120% of the estimated completed construction cost as determined by the engineer. The Bond paperwork includes the list of improvements that need to be made, which will be covered by the bond, and a timeframe of June 20, 2022, to complete the work. The developer estimates that all necessary infrastructure improvements will be made within this time period and that the purpose of bonding is to expedite sales of the lots. The bond ensures that the City can complete improvements if the developer does not.

Infrastructure required by City specifications and covered by the bond include: Earthwork and grading, paving and material costs for road base and concrete, road striping and signage, the water distribution system, the sanitary sewer system, the drainage system, and Lake Ariana Boulevard Improvements.

To accomplish the necessary improvements, the developer's engineers have estimated the cost at \$217,289.25. In accordance with the City's LDR's, the bond amount is \$260,747.10, or 120% of the cost of improvements. Approval of the Final Plat would acknowledge acceptance of the terms of the performance bond. Approval of the Final Plat allows the developer to sell the lots and begin building houses.

STAFF RECOMMENDATION: Acceptance of the performance bond and approval of the Final Plat for Lake Ariana Estates Subdivision.

City Commission Meeting
January 3, 2022

AGENDA ITEM 6: FINAL PLAT – LAKE JULIANA ESTATES PHASE 2-B

 INFORMATION ONLY

 X ACTION REQUESTED

ISSUE: The City Commission will consider the Final Plat for the Lake Juliana Estates Phase 2-B Subdivision.

ATTACHMENTS:

- . Final Plat – Lake Juliana Estates Phase 2-B
- . Engineer’s Cost Estimate – VHB – 12/15/2021
- . Performance Bond – Garden Street Communities Southeast, LLC – 12/27/2021

ANALYSIS: The City has received a request to plat Phase 2-B of Lake Juliana Estates, located on C. Fred Jones Boulevard and William Van Fleet Road. On December 9, 2005, the City Commission approved a zoning of Planned Development-Housing 1 (PD-H1) and binding site plan for the 182-acre subdivision. The Planned Development approved a total of 404 single-family lots at a net density of 2.4 units per acre. Phase I of the subdivision received final plat approval on July 24, 2006, which consisted of 210 single family lots. Phase 2-A of the subdivision was approved on August 16, 2021 and contained 50 single family lots.

Phase 2-B of the subdivision consists of 59 lots and the minimum lot size is 7,500 SF, which meets the Planned Development-Housing 1 (PD-H1) zoning regulations. The development meets all Land Development Regulations including lot size, setbacks, open space, and sidewalk requirements.

As provided for in the Land Development Regulations (LDR's), the developer is requesting Final Plat approval before all infrastructure improvements are made. The LDR's allow a developer to execute a surety bond, which is available to the City, in an amount 120% of the estimated completed construction cost as determined by the engineer. The Bond paperwork includes the list of improvements that need to be made, which will be covered by the bond, and a timeframe of January 1, 2023, to complete the work. The developer estimates that all necessary infrastructure improvements will be made within this time period and that the purpose of bonding is to expedite sales of the lots. The bond ensures that the City can complete improvements if the developer does not.

Infrastructure required by City specifications and covered by the bond include: Entrance grading, paving and material costs for road base and concrete, road striping and signalization improvements, and C. Fred Jones Boulevard improvements.

To accomplish the necessary improvements, the developer' s engineers have estimated the cost at \$99,147.00. In accordance with the City' s LDR' s, the bond amount is \$118,976.40, or 120% of the cost of improvements. Approval of the Final Plat would acknowledge acceptance of the terms of the performance bond. Approval of the Final Plat allows the developer to sell the lots and begin building houses.

STAFF RECOMMENDATION: Acceptance of the performance bond and approval of the Final Plat for Lake Juliana Estates Phase 2-B Subdivision.

**City Commission Meeting
January 3, 2022**

AGENDA ITEM 7: 2022 COMMITTEE APPOINTMENTS

 INFORMATION ONLY

 X ACTION REQUESTED

ISSUE: The City Commission will make appointments to various committees.

ATTACHMENTS:

2022 List of City Committee Appointments

ANALYSIS: The following appointments have all been contacted and have agreed to serve.

Board of Adjustments

Maulissa Braverman Re-Appointment (Through 01/25)

Planning Commission

Jody Miller Re-Appointment (Through 01/25)
Brian Toune Re-Appointment (Through 01/25)

Community Redevelopment Agency

Timothy J. Pospichal New Appointment as Chair (Through 01/26)
Ellie Harper Appointment as Vice Chair (Through 01/24)

Police Officer's Retirement Trust Fund Board of Trustees

John Cruz New Appointment (Through 09/24)

General Employee's Pension Trust Fund Board of Trustees

Angela Turner New Appointment (Through 01/24)
Steve Lawson Re-Appointment (Through 01/24)
Brian Morse Re-Appointment (Through 01/24)
Shirley Lowrance Re-Appointment (Through 01/24)
Eric Pospichal Re-Appointment (Through 01/24)
Christopher Reeder Re-Appointment (Through 01/24)
Adam Mayfield Re-Appointment (Through 01/24)

Historic Preservation Commission

Timothy J. Pospichal New Appointment (Through 01/25)
Ann James Re-Appointment (Through 01/25)
Maulissa Braverman Re-Appointment (Through 01/25)

Baynard House Advisory Board

Cindy Hummel	Re-Appointment (Through 01/25)
Sally Porter	Re-Appointment (Through 01/25)
Kay Stefanski	Re-Appointment (Through 01/25)
Patty Wiley	Re-Appointment (Through 01/25)
Lynda Bush	Re-Appointment (Through 01/25)
AHS SGA Officer	Re-Appointment (Through 01/25)
Zelda West	Re-Appointment (Through 01/25)

Ridge League of Cities Board of Directors

Dorothea Taylor Bogert	Re-Appointment (Through 01/24)
Richard Hamann, Alternate	Re-Appointment (Through 01/24)
William Sterling, Alternate	New Appointment (Through 01/24)

Polk Transit Authority Board (PTA) Rotate two-year terms with City of Bartow

Richard Hamann	January 24
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Polk Regional Water Cooperative (PRWC) Board

Keith Cowie	New Appointment (Through 01/24)
Richard Hamann, Alternate	Re-Appointment (Through 01/24)

STAFF RECOMMENDATION: Approval of 2022 Committee Appointments.