



City of Auburndale  
Auburndale, Florida 33823

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Community Development Department

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**PLANNING COMMISSION MEETING**  
**March 5, 2024 4:00 P.M.**  
**COMMISSION ROOM/CITY HALL**

CALL TO ORDER – Chair Perry Price

PLEDGE OF ALLEGIANCE – Chair Perry Price

ROLL CALL – Marsha Johnson, Secretary

APPROVE COMMISSION MINUTES - Regular Meeting October 3, 2023

ANNOUNCEMENTS – Julie Womble, Community Development Director

**AGENDA**

1. **PUBLIC HEARING**- LAND DEVELOPMENT REGULATIONS (LDRs) AMENDMENT –CHAPTER 15, SPECIAL OVERLAY DISTRICTS, FLORIDA INNOVATION DISTRICT
2. RECOMMENDATION AMENDING THE LAND DEVELOPMENT REGULATIONS (LDRs) – CHAPTER 15, SPECIAL OVERLAY DISTRICTS, FLORIDA INNOVATION DISTRICT

Ref. F.S. 286: If an individual decides to appeal any decision made by the Planning 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.

**Planning Commission Meeting  
March 5, 2024**

**AGENDA ITEM 1: PUBLIC HEARING** – RECOMMENDATION AMENDING CHAPTER 15, SPECIAL OVERLAY DISTRICTS, OF THE LAND DEVELOPMENT REGULATIONS

**AGENDA ITEM 2: PUBLIC HEARING** – RECOMMENDATION AMENDING CHAPTER 15, SPECIAL OVERLAY DISTRICTS, OF THE LAND DEVELOPMENT REGULATIONS

    INFORMATION ONLY

  X   ACTION REQUESTED

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

**ATTACHMENTS:**

- Notice of Public Hearing - 02/23/2024
- Proposed Text Amending the Land Development Regulations, Chapter 15, Special Overlay Districts
- Policies – Florida Innovation District

**ANALYSIS:** City Staff is proposing an amendment to the Land Development Regulations (LDRs) establishing Article 5 in Chapter 15: Overlay Districts. Article 5 will establish regulations and development guidelines for the Central Florida Innovation District.

In 2019, the City of Auburndale, City of Lakeland, Polk County Board of County Commissioners and the Central Florida Development Council entered into a Memorandum of Understanding related to the Innovation District. This MOU established a common vision for the District, provides communication requirements between the entities and coordinates supportive services. However, at the time text was not included in the Land Development Regulations to support the location and guidelines for the Central Florida Innovation District.

It is now the intent, with direction from the Auburndale City Commission, to establish a boundary map, guidelines and regulations within the City of Auburndale’s Land Development Regulations. These standards apply within the Innovation District boundary area located within City limits. Property anywhere within the Innovation District boundary area, and within the utility boundary service area of the City of Auburndale, are encouraged to develop in accordance with the planning principles contained within this Article through annexation, and establish zoning and/or rezoning. The remainder of Article 5 assumes that the property owner/developer has chosen, or is otherwise required, to develop consistent with the Central Florida Innovation District established and outlined within this Article and within the utility boundary service area of the City of Auburndale.

The Innovation District focuses on retaining talent from Polk County’s higher learning institutions, cultivates a sense of place and innovation, maximizes buildable space, provides a mix of uses

where one does not dominate the other and offers opportunities for cutting-edge technology being developed at Florida Polytechnic University and SunTrax, the Florida Department of Transportation's testing facility along the Polk Parkway. Targeted industries for the Innovation District include:

- Research and Development
- Health Tech
- Information Sciences and Engineering
- Advanced Manufacturing
- Mobility and Innovation

Commencing on the date of the adoption of the Central Florida Innovation District, these provisions shall apply to development of all land therein whether publicly or privately held. No development shall be undertaken without prior authorization in accordance with standards and or guidelines applicable to the Central Florida Innovation District. Any building, structure, or parking area that lawfully exists at the time the Central Florida Innovation District is enacted, which would not otherwise be permitted under the Central Florida Innovation District, may be continued in the same manner as it existed before the effective date of the Central Florida Innovation District. Any future considerations, additions, reconstruction, or renovation shall be subject to the requirements of standards and guidelines for the Central Florida Innovation District. Prohibited uses include:

- Cross docks.
- Docks located in the front of the building.
- Buildings over 200,000 square feet.
- Outdoor storage.
- No activity shall be conducted that produces noise, odors, dust, fumes, fire hazard, or other nuisance beyond the property lines.
- Medium and Heavy Manufacturing.

All development within the Central Florida Innovation District shall also meet requirements outlined in Chapter 15, Special Overlay District, Article 3. Design standards are established for docks, truck courts, buildings size and depth, truck routing, buffer, landscaping and walls, and signage. Gateways to the Innovation District are also identified.

Following Staff's presentation of the amendment and public comment, the proposed text amendment will be considered by the Planning Commission for a recommendation to the City Commission.

**STAFF RECOMMENDATION:** Recommend approval of the proposed Land Development Regulation text amendment.