ORDINANCE NO. 1762

AN ORDINANCE OF THE CITY OF AUBURNDALE, FLORIDA, AMENDING ORDINANCE NO. 764, THE LAND DEVELOPMENT REGULATIONS OF THE CITY OF AUBURNDALE, FLORIDA, BY AN AMENDMENT TO THE OFFICIAL ZONING MAP ESTABLISHING A CITY OF AUBURNDALE ZONING MAP CLASSIFICATION OF INDUSTRIAL PLANNED UNIT DEVELOPMENT (IPUD) ON PARCELS OF LAND TOTALING +/- 75.89 ACRES; AND PROVIDING AN EFFECTIVE DATE (General Location: North Pace Road and Polk Parkway).

WHEREAS, Chapter 163, Florida Statutes, empowers the City Commission of the City of Auburndale, Florida, to prepare and enforce Land Development Regulations for the implementation of the adopted Comprehensive Plan;

WHEREAS, the City Commission adopted Ordinance No. 764, the Land Development Regulations to implement the adopted Auburndale Comprehensive Plan;

WHEREAS, the adopted Auburndale Land Development Regulations contains Chapter 6, Special Provisions, PUDs, Clusters, including a Zoning Map;

WHEREAS, a petition for an amendment to the City of Auburndale's Land Development Regulations and Zoning Map has been requested for property within the City's corporate limits;

WHEREAS, the Local Planning Agency, at an advertised Public Hearing, has reviewed and heard public input and recommended that the City Commission amend the Zoning Map;

WHEREAS, the City Commission of the City of Auburndale, Florida, has held a Public Hearing concerning the proposed amendment and has an affirmative vote of the City Commission on said amendment; and

WHEREAS, in exercise of its authority, the City Commission of the City of Auburndale, Florida has determined it necessary and desirable to amend the Zoning Map contained in the Land Development Regulations and adopted by Ordinance No. 764, consistent with the public interest within Auburndale, Florida.

NOW, THEREFORE, BE IT ENACTED by the City Commission of the City of Auburndale, Florida, as follows:

SECTION 1. CITY OF AUBURNDALE ZONING MAP AMENDMENT.
Establish City of Auburndale zoning classification Industrial Planned Unit Development (IPUD) on approximately +/- 75.89 acres. See the attached Map Exhibit "A". See the attached IPUD Exhibit "B".

Petitioners: Lincoln Property Company of Florida, Inc., on behalf of Knights PC Holdings, LLC, 12161 Ken Adams Way Wellington, FL 33414

Legal description: 25-27-17-000000-032000; THE SOUTH ½ OF THE NORTHWEST ¼ OF SECTION 17, TOWNSHIP 27 SOUTH, RANGE 25 EAST, LESS AND EXCEPT THAT PARCEL THEREOF CONVEYED TO POLK COUNTY BY WARRANTY DEED RECORDED DECEMBER 8, 2006 IN OFFICIAL RECORDS BOOK 7087, PAGE 627, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Area: +/- 75.89 acres

SECTION 2. PRELIMINARY SITE PLANS. In accordance with the Auburndale Land Development Regulations, preliminary site plans for the proposed developments are approved and shall be binding in determinations concerning final development plans. See the attached Site Plan Exhibit "C".

SECTION 3. SEVERABILITY. If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this Ordinance shall remain in full force and effect.

SECTION 4. COPY OF ORDINANCE ON FILE. A copy of this Ordinance shall be kept on file in the office of the Auburndale City Clerk.

SECTION 5. CONFLICTS WITH OTHER ORDINANCES. That portion of any Ordinance which may be in conflict with this Ordinance is hereby repealed with the adoption of this Ordinance.

SECTION 6. EFFECTIVE DATE. This Ordinance shall immediately take effect upon its passage.

INTRODUCED FOR CONSIDERATION ON FIRST READING by the City Commission of the City of Auburndale, Florida, meeting in Regular Session this 20th day of November, 2023.

CITY COMMISSION
OF AUBURNDALE, FLORIDA

By:_____
Dorothea Taylor Bogert, Mayor

ATTEST:

By:_____
Brandon Henry, City Clerk

LEGAL IN FORM AND VALID IF ENACTED

By:_____
Frederick J. Murphy, Jr., City Attorney

PASSED AND DULY ADOPTED ON SECOND AND FINAL READING by the City Commission of the City of Auburndale, Florida, meeting in Regular Session this 18th day of December, 2023.

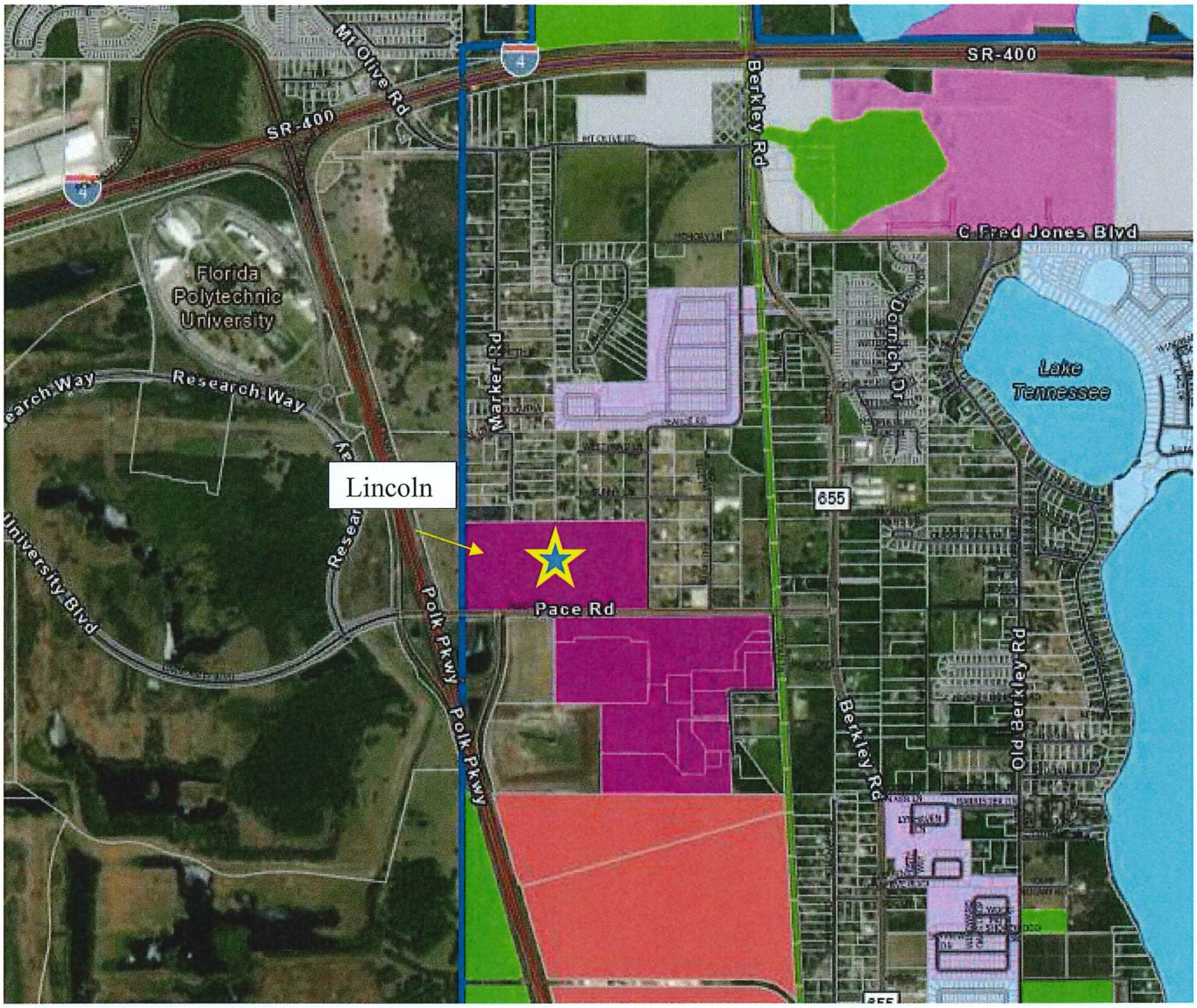
CITY COMMISSION
OF AUBURNDALE, FLORIDA

By:_____
Dorothea Taylor Bogert, Mayor

ATTEST:

By:_____
Brandon Henry, City Clerk

Exhibit "A" Ord. #1762



Ordinance #1762

ZONING TABLE: INDUSTRIAL PLANNED UNIT DEVELOPMENT (IPUD)				
DESCRIPTION	REQUIRED	EXISTING	PROPOSED	ZONING SECTION
Permitted Uses	MIXED USE	PASTURE	MIXED USE	LDR - SEC. 6.1.8.1
Minimum Lot Area	4 ACRES	75.93 AC	75.93 AC OR 3,307,511 SF	LDR - SEC.6.1.8.7.1
Maximum Building Height	40 FT[1]	-	< 40FT	LDR - SEC.6.1.8.7.2
Maximum Land Coverage by Structures	35%	-	29%	LDR - SEC.6.1.8.7.3
Maximum Total Floor Area Ratio	40%	-	29%	LDR - SEC.6.1.8.7.4
Minimum Number of Parking Spaces[2]	-	-	994	LDR - SEC.6.1.8.7.6
Minimum Parking Space Size	20 FT X 10 FT	-	20 FT X 10 FT	LDR - SEC.6.1.8.7.7
Minimum Aisle Width for 90° Parking	24 FT	-	24 FT	LDR - SEC.6.1.8.7.7
Minimum Front Yard Setback	25 FT	-	> 25 FT	LDR - SEC.6.1.8.5.3.1
Minimum Rear Yard Setback	50 FT	-	> 50 FT	LDR - SEC.6.1.8.5.3.1
Minimum Side Yard Setback	25 FT (W) / 50 FT (E)	-	>25 FT (W) / >50 FT (E)	LDR - SEC.6.1.8.5.3.1
Minimum Front Landscape Buffer	20 FT	-	> 20 FT	LDR - SEC.1.8.5.3.1.1
Minimum Rear Landscape Buffer	0 FT	-	>20 FT	-
Minimum Side Landscape Buffer	0 FT (W) / 25 FT (E)	-	>15 FT (W) / >25 FT (E)	LDR - SEC.6.1.8.5.3.1

NOTES
1. STRUCTURES EXCEEDING 40FT SHALL BE SET BACK 2 HORIZONTAL FEET FOR EACH 1 VERTICAL FEET IN EXCESS OF 40 FEET.
2. ONE OFF-STREET PARKING SPACE SHALL BE PROVIDED FOR EACH EMPLOYEE ON THE PEAK WORK SHIFT. IF MORE THAN ONE WORK SHIFT IS EMPLOYED A RATIO OF 1.25 SHALL BE APPLIED.
LEGEND:
LDR: LAND DEVELOPMENT REGULATIONS

SITE AREA SUMMARY TABLE	
DESCRIPTION	AREA
PROJECT AREA	75.93 AC
STORMWATER TRACT	13.32 AC
PRIVATE ROAD TRACT	4.36 AC
UTILITY LIFT STATION TRACT	0.08 AC
BUILDING 1 / 2 / 3 / 4 TRACT	50.25 AC
COMMERCIAL OUTPARCELS	7.92 AC

DEVELOPMENT TABLE	
USE	SIZE
BUILDING 1	~235,840 SF
BUILDING 2	~227,000 SF
BUILDING 3	~223,000 SF
BUILDING 4	~271,000 SF
TOTAL	~956,840 SF
COMMERCIAL WITHIN OUTPARCELS	~50,000 SF

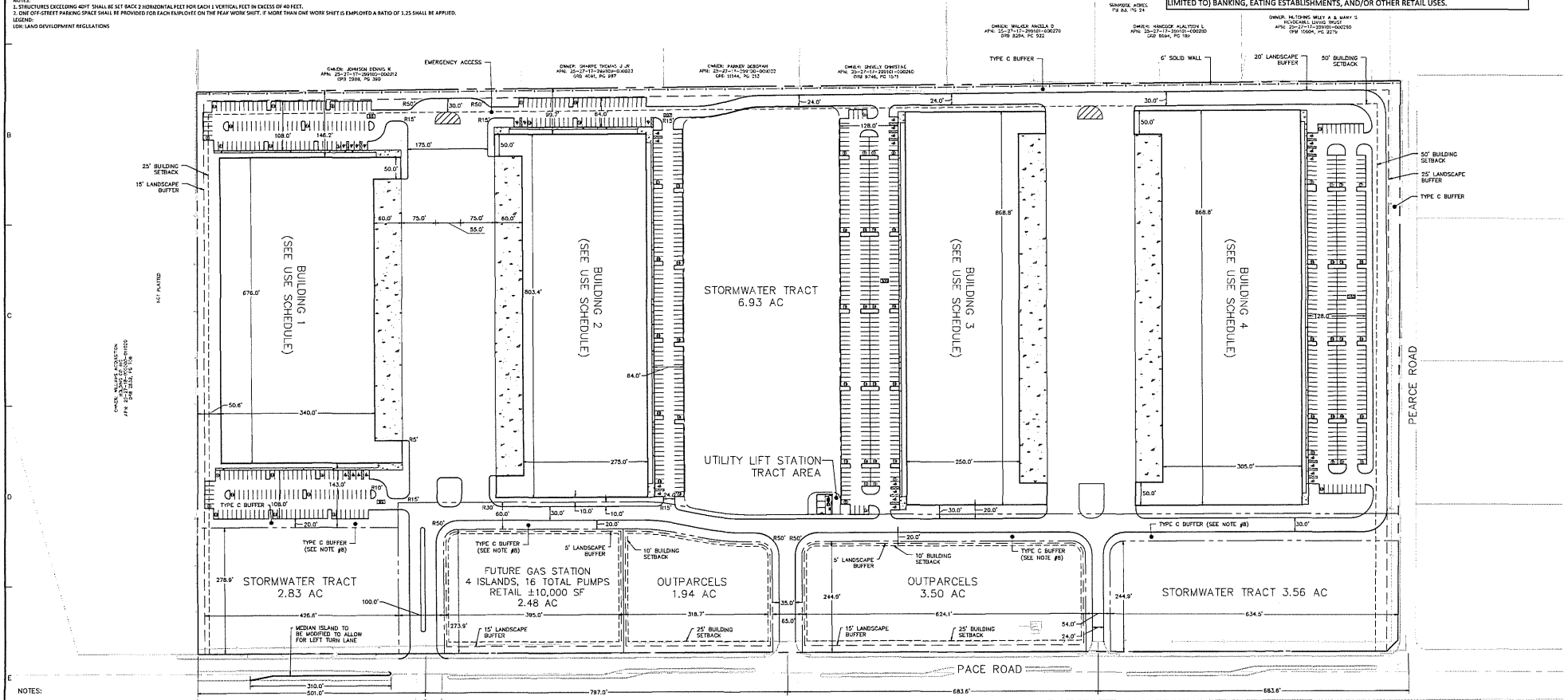
OUTPARCEL USES
ALLOWED
RETAIL
GROCERY, VARIETY, DRUG STORE, HARDWARE
BARBER AND BEAUTY SHOPS
LAUNDRY AND DRYCLEANING
EATING AND DRINKING ESTABLISHMENTS (WITH ALCOHOL)
HOTELS
MEDICAL AND DENTAL OFFICES
PROFESSIONAL BUSINESS AND OFFICES
BANKS AND FINANCIAL INSTITUTIONS
ART GALLERY, LIBRARY, MUSEUM, AND COMMUNITY CENTER
VOCATIONAL, TECHNICAL TRADE, INDUSTRIALS SCHOOLS AND SIMILAR USES
PROHIBITED
AUTOMOTIVE SERVICES STATIONS UNLESS OTHERWISE NOTED
TRUCK STOPS/TERMINALS
PRIVATE OR PUBLIC ELEMENTARY SCHOOLS, MIDDLE OR HIGH SCHOOLS
JUNK YARDS
CHILDCARE FACILITIES
SINGLE FAMILY DETACHED
MINING OPERATIONS
FIRE STATIONS

BUILDING #1 AND #2 USES
ALLOWED
RESEARCH AND DEVELOPMENT
LIGHT MANUFACTURING
HEALTH TECHNOLOGY
FINANCIAL INSTITUTIONS AND/OR INFORMATION SCIENCES
PROHIBITED
DISTRIBUTION AS THE PRIMARY
MEDIUM AND HEAVY MANUFACTURING
OUTDOOR STORAGE
CAR LOTS
GAS STATIONS
BULK STORAGE

BUILDING #3 AND #4 USES	
ALLOWED	PROHIBITED
E-COMMERCE/LOGISTICS	OUTDOOR STORAGE
DISTRIBUTION	CAR LOTS
INDUSTRIAL MIXED USE	GAS STATIONS
RESEARCH AND DEVELOPMENT	MEDIUM AND HEAVY MANUFACTURING
LIGHT MANUFACTURING	OUTDOOR STORAGE
HEALTH TECHNOLOGY	
OFFICE SPACE	
VOCATIONAL INSTITUTIONS	

GENERAL STATEMENT OF INTENT OF USE

THE PROPOSED PROJECT IS A MIXED USE DEVELOPMENT CONSISTING OF COMMERCIAL OUTPARCELS ALONG PACE ROAD, AND THREE BUILDINGS IN THE REAR OF THE SITE, AS WELL AS ASSOCIATED SURFACE PARKING FACILITIES, DRIVEWAYS, UTILITY INFRASTRUCTURE, AND STORMWATER MANAGEMENT SYSTEM. THE COMMERCIAL OUTPARCEL COMPONENT MAY CONSIST OF (BUT IS NOT LIMITED TO) BANKING, EATING ESTABLISHMENTS, AND/OR OTHER RETAIL USES.



NOTES:

1. BOUNDARY & TOPOGRAPHIC INFORMATION PROVIDED BY AMERICAN SURVEYING & MAPPING, DATED 31 MAY 2022.
2. EXISTING ON-SITE SURFACE WATER LIMITS IDENTIFIED BY UNIVERSAL ENGINEERING.
3. ALL ACCESS DRIVEWAYS WILL BE FROM POLK COUNTY REGULATED ROADS.
4. INFORMATION SHOWN ON THIS PLAN IS FOR PLANNING PURPOSES ONLY, AND IS NOT FOR CONSTRUCTION.
5. THE CLOSEST AIRPORT TO THIS DEVELOPMENT IS LAKELAND LINDER INTERNATIONAL AIRPORT AT APPROXIMATELY 15 LINEAR MILES AWAY.
6. PER COORDINATION WITH CITY OF AUBURNDALE COMMUNITY DEVELOPMENT DIRECTOR, TYPE C BUFFER SHALL BE MINIMUM 20' WIDE (WITHOUT A FENCE).
7. LANDSCAPING TO BE PROVIDED AROUND STORMWATER MANAGEMENT TRACTS.
8. 6' HIGH COMBINATION OF SOLID WALLS AND ±2' BERMS (AS ALLOWABLE BY SITE CONDITIONS) WILL BE PROVIDED WITHIN THE C BUFFERS ALONG THE NORTHERN LOT LINES OF THE OUTPARCELS AND STORM WATER TRACTS, FOR THE PURPOSE OF SCREENING THE PROPOSED BUILDINGS TO THE NORTH. SOLID WALLS WILL NOT BE REQUIRED BETWEEN BUILDINGS 1, 2, 3 AND 4.

SCALE: 1" = 100'

No.	Revisions	Date
1	REVISED PER CITY COMMENTS	09/06/23

SIGNATURE JOSEPH J. YANNUCCI, JR. DATE SIGNED
PROFESSIONAL ENGINEER FL Lic. No. 65969

LANGAN
Langan Engineering and Environmental Services, Inc.
13485 Veterans Way, Suite 120
Orlando, FL 32827
T: 407.974.2900 F: 407.974.2901 www.langan.com
FL CERTIFICATE OF AUTHORIZATION NO. 00006970/LB8172/LB8198

Project	PACE ROAD DEVELOPMENT AUBURNDALE POLK COUNTY FLORIDA
Drawing Title	CONCEPTUAL SITE PLAN
Project No.	342012501
Date	11 OCTOBER 2023
Drawn By	LC
Checked By	JJY/AMM
Drawing No.	CP-27

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Date: 12/14/2023 Time: 11:59 User: lcampolina Style Table: Langan.stb Layout: CP-27 Document Code: CP01-342012501-0101-CS101-0127

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