City of Auburndale

INCORPORATED 1911

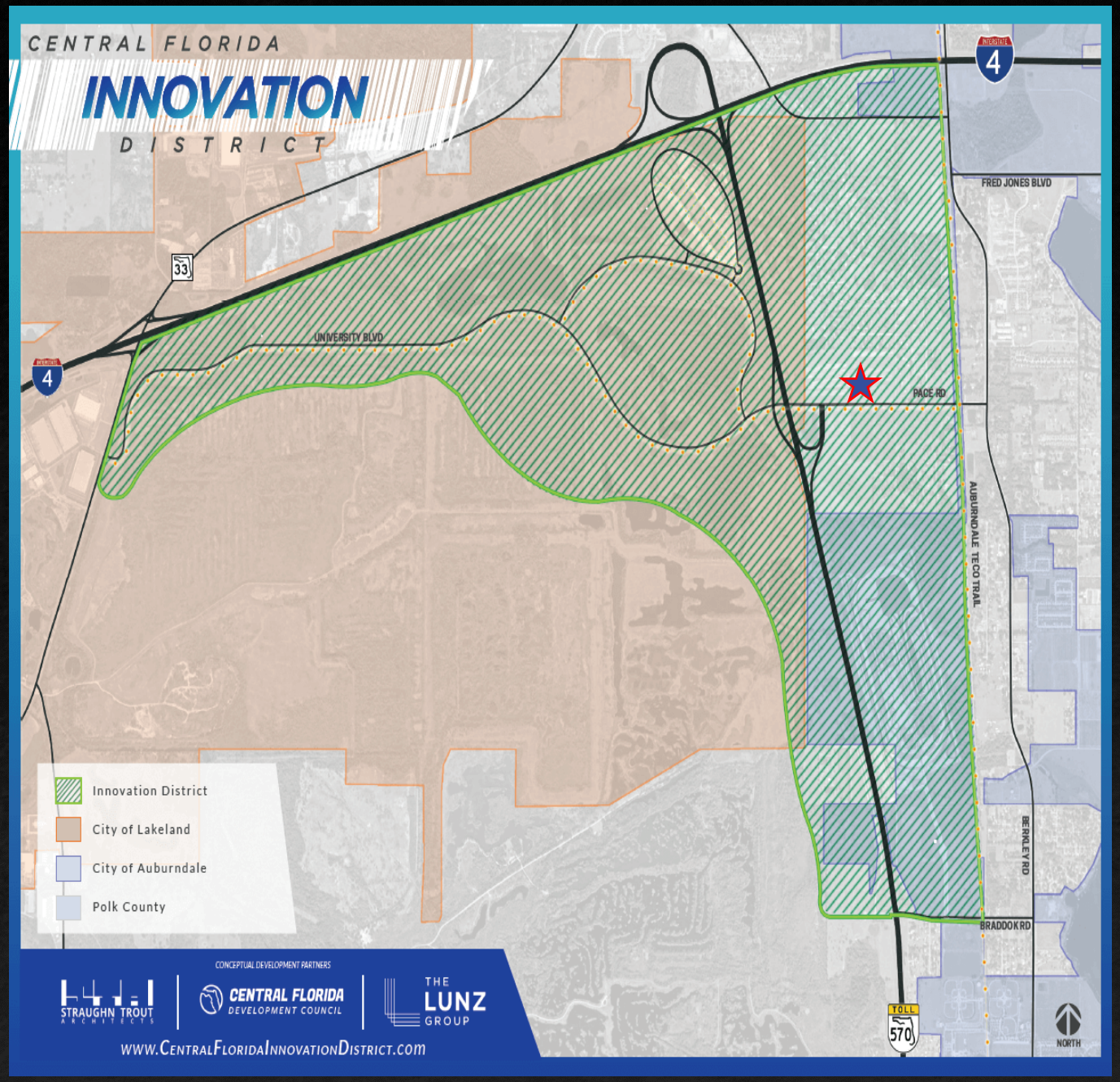
21,369 residents
20 +/- square miles

810 PACE RD AUBURNDALE 33823

November 10, 2026

Development Timeline

9/11/2019	Central Florida Innovation District – Memorandum of Understanding (MOU)
12/5/2022	Annexed into City Limits: 810 Pace Road
04/03/2023	Land Development Regulations Updated – Definitions
10/3/2023	Planning Commission for Zoning and Future Land Use
11/20/2023 12/18/2023	City Commission for Zoning and Future Land Use
5/20/2024	Land Development Regulations – Central Florida Innovation District Adopted
2024	Construction started on two buildings
12/2025	Property was sold from Lincoln (Pace Road Phase II Owner LLC.) to Pace Road Dc Development LLC.
11/4/2026	Permit pulled for interior retrofit of two buildings – Data Center



Central Florida Innovation District

9/11/2019

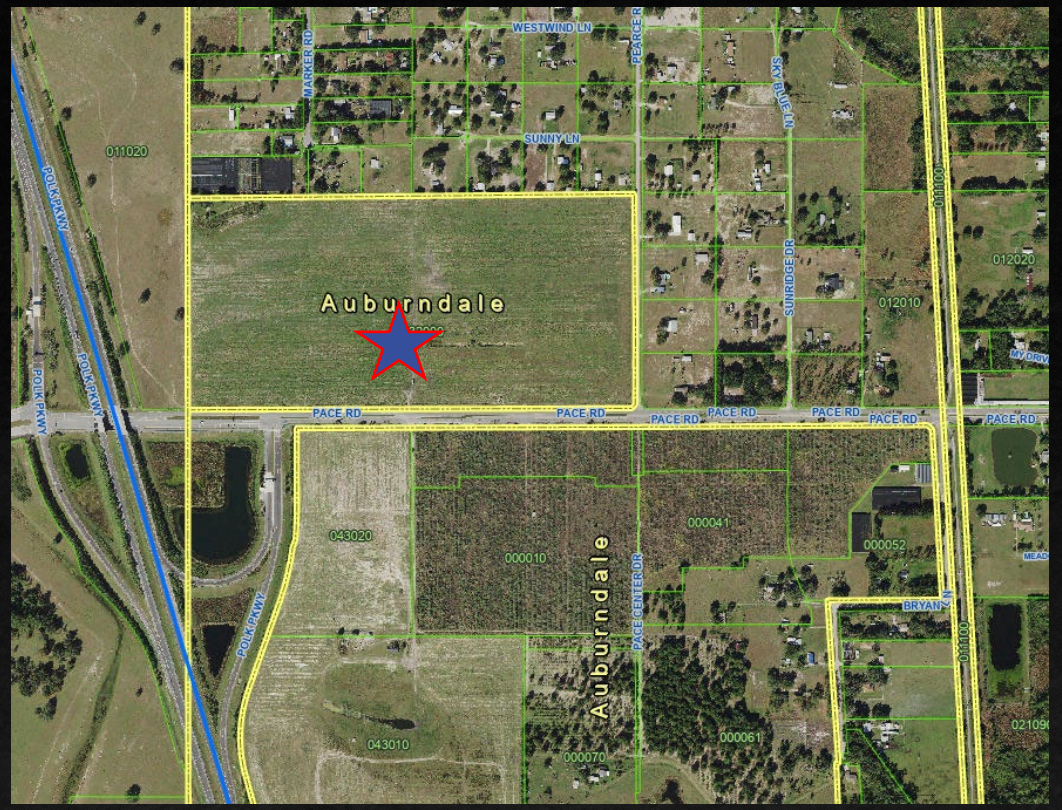
Lakeland, Auburndale, Polk County, Central Florida Development Council

Economic development initiatives to support FL Poly and SunTrax.

- **Boundary Map created**
- **Health Technology**
- **Information Sciences & Engineering**
- **Research & Development**
- **Advanced Manufacturing**
- **Mobility & Innovation**
- **Mixed-use/Commerce**
- **High Density Residential**

Annexation 12/5/2022

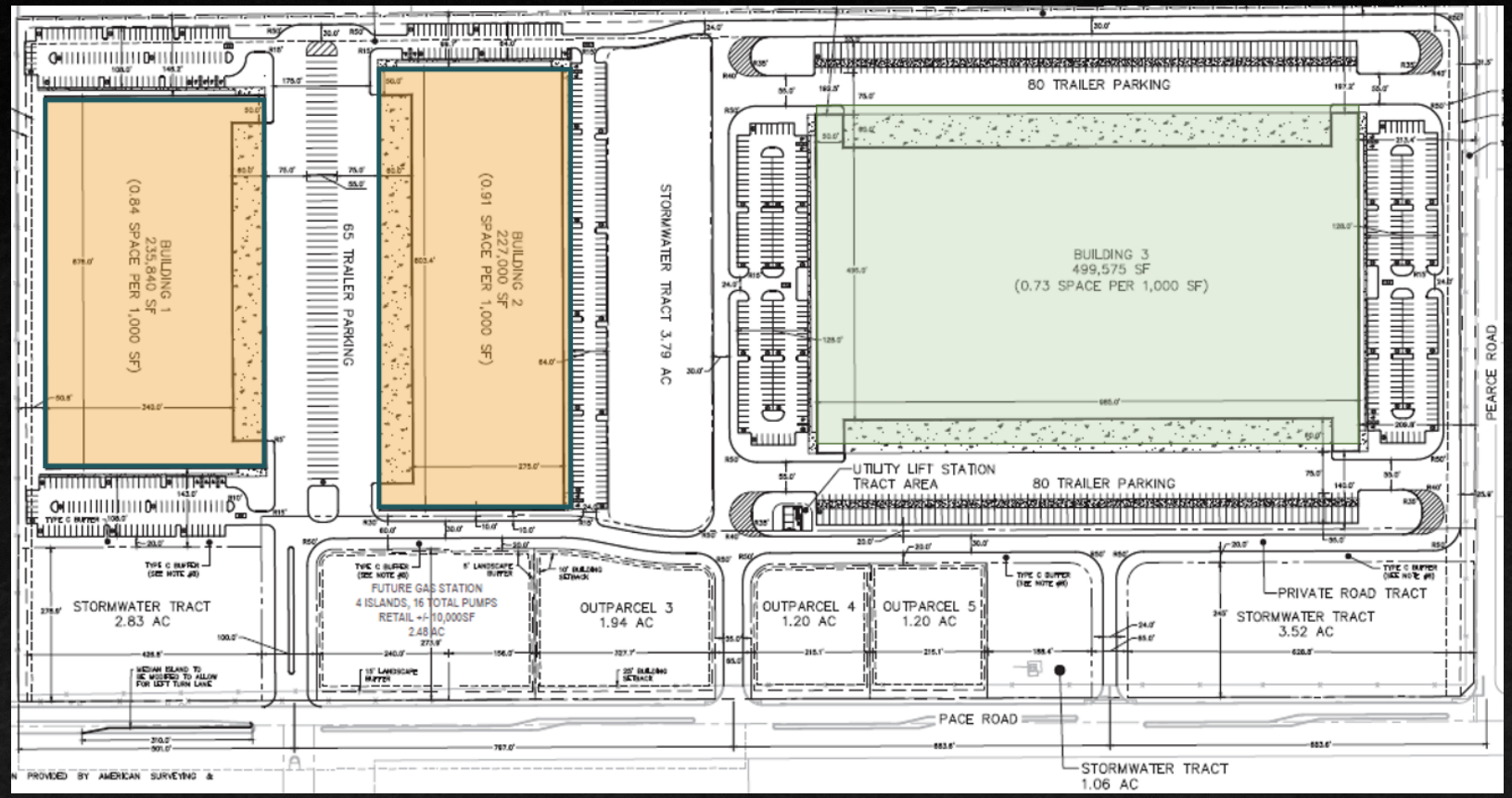
- Applicant Knights PC Holdings, LLC – property owner
- Polk County Future Land Use: Interchange Activity Center (IAC-X)
  - High intensity of development activity
  - All Business Park Center (BPC) was allowed as well



Land Development Regulations Updated – Definitions 04/03/2023

- 4. 2 1. 129. RESEARCH AND DEVELOPMENT: A use engaged in research and development, testing, assembly, repair, and manufacturing in the following industries: biotechnology, pharmaceuticals, medical instrumentation or supplies, communications and information technology, electronics and instrumentation, computer hardware and software, high-technology industry, product testing, or scientific products or commodities for sale or laboratories conducting educational or medical research or testing. Office and wholesaling of the finished products produced at the site are allowed as part of this use. Warehousing and distribution are secondary to the primary function of this use.

Planning Commission - 10/3/2023



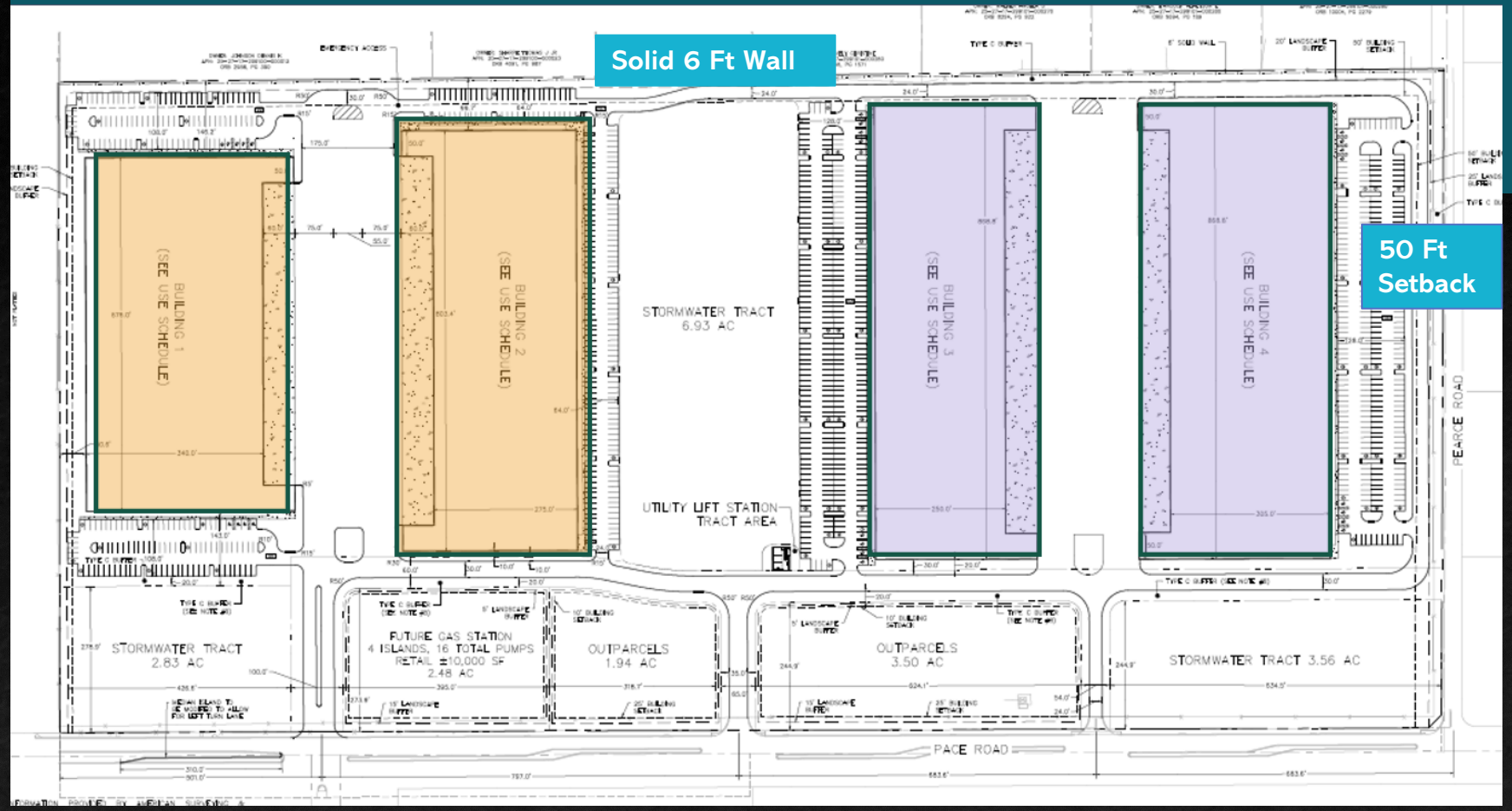
Initial ask:
(Pace Road Industrial/Lincoln)

- **Two research and development buildings 462, 840 sq. ft. total**
- **One 499, 575 sq. ft. e-commerce and logistic building**
- **Five commercial outparcels.**

Planning Commission

- **3 no – 2 yes vote**
- **Recommendation for denial based on logistics, size of buildings and traffic concerns.**

City Commission - 11/20/2023, 12/18/2023



Building #1 & #2

Allowed Uses:

- Research And Development
- Light Manufacturing
- Health Technology
- Financial Institutions And/or Information Sciences

Prohibited Uses:

- Distribution As The Primary Use
- Medium And Heavy Manufacturing
- Outdoor Storage

Building #3 & #4

Allowed Uses:

- Industrial Mixed-use
- Research & Development
- Light Manufacturing
- Health Technology
- Office Space
- Vocational Institutions
- Distribution

Prohibited Uses:

- Medium & Heavy Manufacturing
- Outdoor Storage
- Car lots/Gas Stations

Excerpt from City Commission Minutes 11/20/2023

- ***"Planning Commission heard the zoning amendment on October 3rd, and based on the site plan provided to them at that time, they recommended denial with a 3- 2 vote. The request was originally scheduled to be considered by the City Commission on October 16, 2023, and was continued by the developer for further discussion of the project. Since the Planning Commission, the developer has met with Staff and outside agencies and community partner to discuss the project."***

- ***"The only public comments received regarding the site plan before you came from the City of Lakeland. They noted that a major traffic study will be required, enhanced landscaping should be constructed, asking if access points would be signalized, and about sidewalks along road frontage."***

Excerpt from City Commission Minutes 12/18/2023

- *"The proposed Ordinances and the binding site plan meet all requirements for parking, landscape buffers and building setbacks per the City of Auburndale' s Land Development Regulations. The requested Zoning District of Industrial Planned Unit Development (IPUD) is consistent with the requested Future Land Use of Regional Activity Center, City of Auburndale' s Comprehensive Plan, and all Land Development Regulations."*

- *"Commissioner Helms said the major point of contention from community partners and residents has been the inclusion of distribution as a primary function." "He asked if we are in the process of modifying our code to disallow distribution in the remainder of the Innovation District. Community Development Director Womble answered that several meetings ago, Commissioner Cowie with unanimous consensus from the Commission requested staff start the analysis process for establish code for the Innovation District."*

Land Development Regulations – Central Florida Innovation District

5/20/2024

a. **Sec. 15.604. – Vision and Planning Principles. The vision for the Central Florida Innovation District provides economic guidance for targeted industries and development within the District. The target industries include:**

b. **• Research and Development**

c. **• Health Tech**

d. **• Information Sciences and Engineering**

e. **• Advanced Manufacturing**

f. **• Mobility and Innovation**





10/21/2024

Pace Road Industrial (Lincoln) Applied for Potable Water Permit (drinking water)

Department of Environmental Protection

Estimated 9,500 gallons per day potable water for whole site but they are permitted by DEP to go up to 42,975 gallons per day max

	Largest Consumption Users October 2026	
	Name	**Gallons per day (GPD)**
1	COCA COLA	934,000
2	THE FLORIDA BREWERY INC	113,000
3	SEWELL PRODUCTS INC	66,000
4	BD OF PUB INS/Tenoroc High School	29,000
5	BELLAVIVA PROPERTY OWNERS	21,000

Estimated Daily Water Volume for a 230,000 Sq. Ft. Building

Property Type	Total Daily Gallons (for 230,000 sq. ft.)
Warehouse (Non-refrigerated)	4,140 – 5,290 gallons
Retail Store	5,750 gallons
Office Building	8,740 – 18,630 gallons
K-12 School	12,420 gallons
Hotel / Lodging	26,450 – 43,700 gallons
Supermarket	28,750 gallons
Senior Living / Communities	35,880 gallons
Hospital / Inpatient Healthcare	31,510 – 48,760 gallons

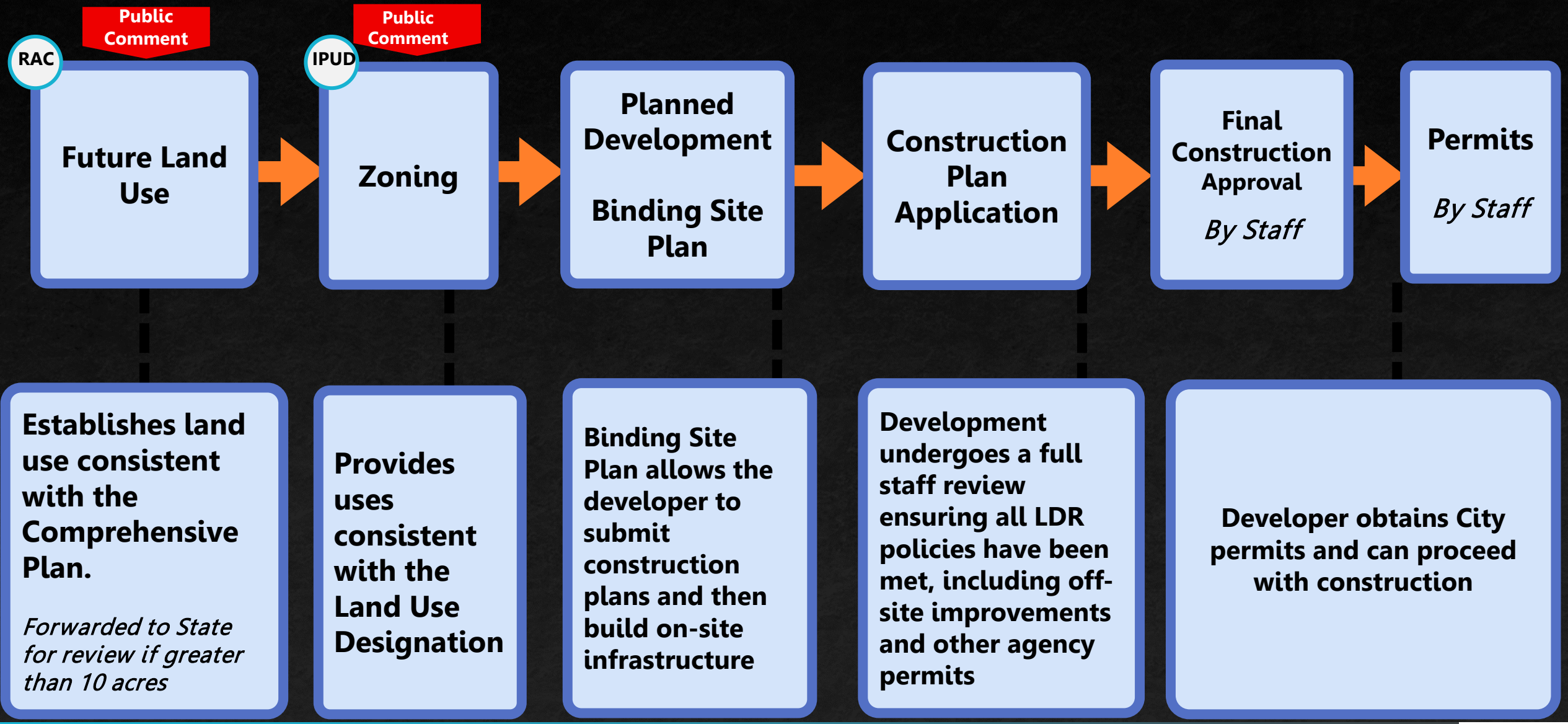
12/2025	Property was sold from Lincoln (Pace Road Phase II Owner LLC.) to Pace Road Dc Development LLC.
11/4/2026	Permit pulled for interior retrofit of two buildings – Data Center

- Current property owner: estimates water usage 4,665 gallons per day (GPD) for data center use for both buildings.
- The estimated water use is less than the water use anticipated for the warehouse initially planned by the former property owner.

To Develop and Receive a Permit:

- Community Development Director and Planning Staff
- Consulting Engineer
- Building Official and City Building Inspectors
- Public Utilities Director and staff
- Public Works Director and Staff
- Southwest Florida Water Management District (SWFWMD)
- Department of Environmental Protection
- Florida Department of Health
- Polk County Land Development (Pace Road entrances only)

Planning & Development Road Map



Determinations

- City Staff have met with Pace Road Dc Development LLC (Hillwood)
- City Staff have met with TECO
- Per LDR's 4. 2 1. 129. RESEARCH AND DEVELOPMENT: communications and information technology, electronics and instrumentation, computer hardware and software, high-technology industry.
- Proposed development is less water consumption than originally permitted due to closed loop system in data center. Application for potable water use was submitted to FDEP (Florida Department of Environmental Protection) and Polk County Health Department in October 2024.
- November 4, 2026 Permit submitted – still under review
- TECO will speak on protections of HB 484 to residents

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