

ORDINANCE NO. 1770

AN ORDINANCE OF THE CITY OF AUBURNDALE, FLORIDA, AMENDING ORDINANCE NO. 764, THE LAND DEVELOPMENT REGULATIONS OF THE CITY OF AUBURNDALE, FLORIDA, BY AMENDING CHAPTER 15 SPECIAL OVERLAY DISTRICTS; ESTABLISHING ARTICLE 5 REGARDING THE CENTRAL FLORIDA INNOVATION DISTRICT AND DETAILING DEVELOPMENT GUIDELINES AND STANDARDS FOR THE CENTRAL FLORIDA INNOVATION DISTRICT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Chapter 163, Florida Statutes, requires the City Commission of the City of Auburndale, Florida, to prepare and enforce Land Development Regulations for 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 contain Chapter 15, Special Overlay Districts

WHEREAS, the Auburndale Planning Commission, at an advertised Public Hearing, has reviewed, heard public input and recommended that the City Commission amend this Chapter of the Land Development Regulations;

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

WHEREAS, the City of Auburndale, Polk County Board of County Commissioners, the City of Lakeland and the Central Florida Development Council entered into a Memorandum of Understanding relating to the Central Florida Innovation District on September 17, 2019; 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 certain sections 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:

SECTION 1. RECITALS. The above recitals are hereby incorporated as the factual basis for the adoption of this Ordinance.

SECTION 2. Chapter 15, Article 5 of the City of Auburndale Land Development Regulations is hereby adopted as follows on Exhibit "A" attached hereto and hereby incorporated by reference.

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 become effective immediately following the second reading of the Ordinance.

INTRODUCED FOR CONSIDERATION ON FIRST READING by the City Commission of the City of Auburndale, Florida, meeting in Regular Session this 6th day of May, 2024.

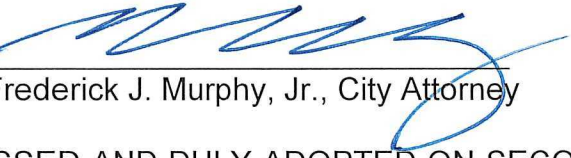
CITY COMMISSION
OF AUBURNDALE, FLORIDA

By: 
Dorothea Taylor Bogert, Mayor

ATTEST:

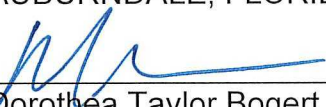
By: 
Brandon Henry, City Clerk

LEGAL IN FORM AND VALID IF ENACTED

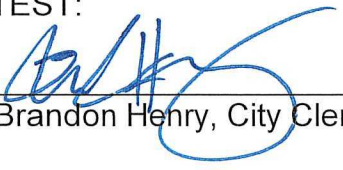
By: 
Frederick J. Murphy, Jr., City Attorney

PASSED AND DULY ADOPTED ON SECOND AND FINAL READING by the City Commission of the City of Auburndale, Florida, meeting in Regular Session this 20th day of May, 2024.

CITY COMMISSION
OF AUBURNDALE, FLORIDA

By: 
Dorothea Taylor Bogert, Mayor

ATTEST:

By: 
Brandon Henry, City Clerk

CHAPTER 15

ARTICLE 5: THE CENTRAL FLORIDA INNOVATION DISTRICT

PART 1. – THE CENTRAL FLORIDA INNOVATION DISTRICT ESTABLISHED, INTRODUCTION AND PURPOSE

Sec. 15.600. - Title

Chapter 15, Article 5 shall be entitled "The Central Florida Innovation District" and is part of the City of Auburndale's "Land Development Regulations".

Sec. 15.601. - Relationship to the Comprehensive Plan.

The regulations and requirements herein set forth have been established in accordance with the City of Auburndale Comprehensive Plan.

Sec. 15.602. - Purpose.

The purpose of these zoning and design guidelines and standards is to create a planned and balanced "District" focusing on innovation. Further, it is the intent of these standards to provide for collaborative development that provides space for the targeted industries of the Central Florida Innovation District.

The City identified The Central Florida Innovation District as an area that provides specific opportunities for targeted economic development. The 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.

An Innovation District is an environment that allows for an integrated mix of related activities within an understandable, coordinated place. The Central Florida Innovation District has a common mission, which includes but is not limited to:

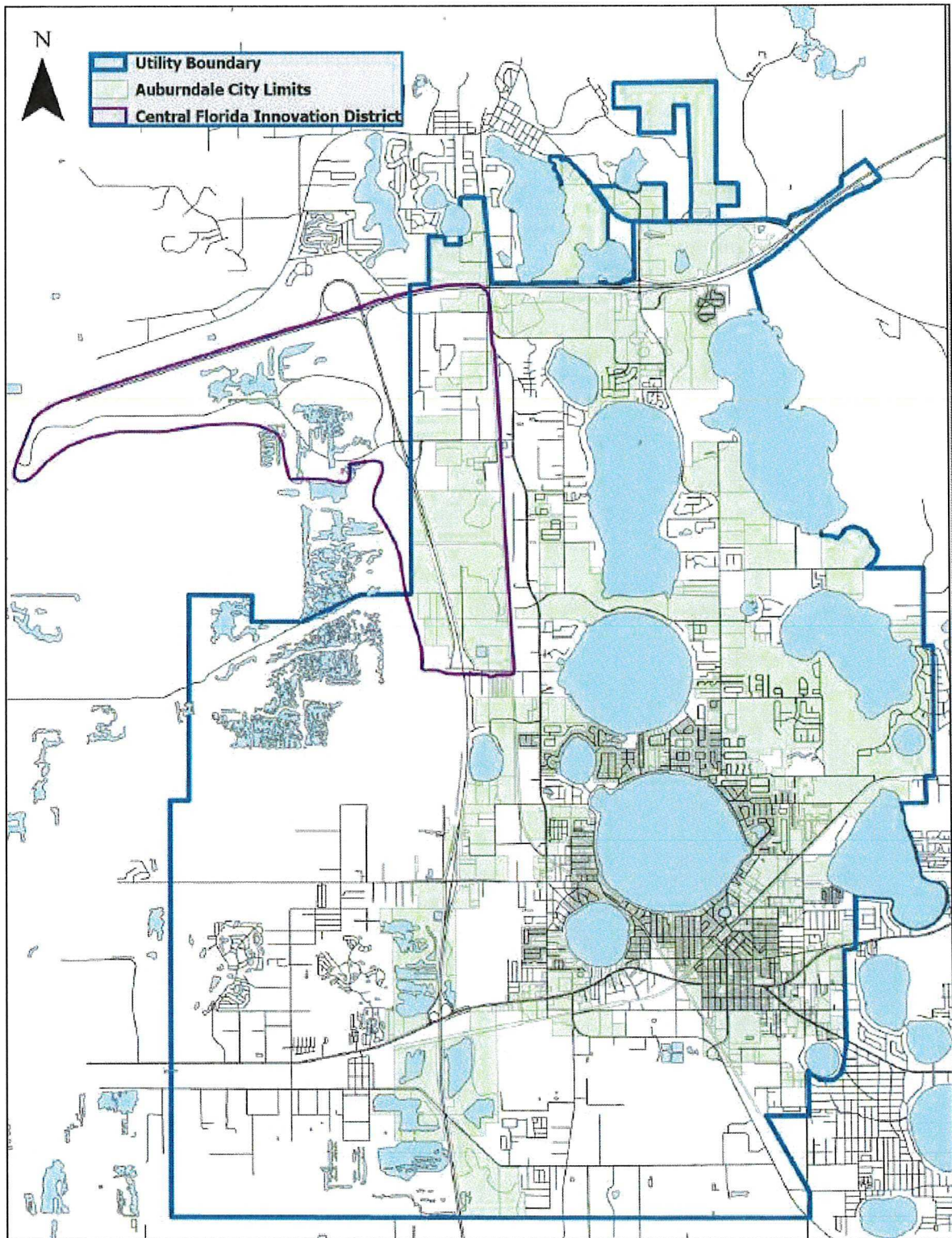
- Shared Ideas and Vision for the District.
- Mutual Economic Benefits for the City of Auburndale, City of Lakeland, and Polk County.
- Provide communication and collaboration between the City of Auburndale, City of Lakeland, and Polk County.
- Coordinated support of services for the District.

Sec. 15.603. - Where These Standards Apply.

Consistent with the City of Auburndale's Comprehensive Plan, the Central Florida Innovation District allows the use of underlying zoning district standards (Chapters 5 and 6). However, property anywhere within the District boundary area, and within the utility boundary service area of the City of Auburndale, is encouraged to develop in accordance with the planning principles contained within this Article through annexation, the establishment of zoning and/or rezoning. The remainder of this Article 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.

Map 15.4

The Central Florida Innovation District Boundary – General Overlay Area



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:

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

Development within the Central Florida Innovation District planning area shall encourage and incorporate land use techniques and principles which support and ensure:

- Compact urban design which encourages pedestrian activity and minimize s impacts on the natural environment.
- Mixed and multi-use use integrated development providing employment opportunities within targeted industries listed in the vision of the District.

Sec. 15.605. Administration and Enforcement.

Sec. 15.605.1. Applicability and Effective Date.

Commencing on the date of the adoption of the Central Florida Innovation District (Insert Date), 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.

The Central Florida Innovation District standards apply to the following:

- All new construction of buildings or structures.
- All exterior building improvements requiring a building permit.
- All new or reconstructed parking areas.

Sec. 15.605.2. Compliance with the JPA Overlay District Standards.

All development within the Central Florida Innovation District shall also meet requirements outlined in Chapter 15, Special Overlay District, Article 3.

Sec. 15.606. Design Standards.

The following design standards are applicable to all development within the Central Florida Innovation District established herein.

1. Docks:

- a. Warehouse dock doors, loading areas, and truck drive aisles must be located on the opposite side of the building from the nearest sensitive receptors such as residential areas.
- b. Screening warehouse site perimeter and onsite areas with significant truck traffic (e.g., dock doors and drive aisles) by creating physical, structural, and vegetative buffers that prevent or substantially reduce pollutant and noise dispersion from the facility to sensitive receptors.

2. Truck courts must be internal.

3. Building Size –maximum 200,000 square feet.

4. Depth - does not exceed 200 feet.

5. Truck routing:

A truck routing plan is required - Examples of measures to mitigate traffic impacts include but are not limited to:

- a. Preventing truck queuing spillover onto surrounding streets by positioning entry gates.
- b. Posting signs clearly showing the designated entry and exit points from the public street for trucks and service vehicles.
- c. Including signs and drive aisle pavement markings that clearly identify onsite circulation patterns to minimize unnecessary onsite vehicle travel.
- d. Posting signs indicating that all parking and maintenance of trucks must be conducted within designated on-site areas and not within the surrounding community or public streets.
- e. Requiring preparation and approval of a truck routing plan, prior to site plan approval, describing the facility's hours of operation, types of items to be stored, and truck routing to and from the facility to designated truck routes that avoids passing sensitive receptors. The plan should include measures for preventing truck queuing, circling, stopping, and parking on public streets, such as signage, pavement markings, and queuing analysis and enforcement. The plan should hold facility operators responsible for violations of the truck routing plan, and a revised plan should be required from any new tenant that occupies the property before a business license and/or its functional equivalent is issued. The approving agency should retain discretion to determine if changes to the plan are necessary, including any additional measures to alleviate truck routing and parking issues that may arise during the life of the facility.
- f. Internally implementing traffic control and safety measures, such as speed bumps, speed limits, or new traffic signs or signals.

6. Buffer, Landscaping and Walls:

- a. A Type C buffer shall be provided between all commercial development abutting residential districts.
- b. A solid wall, a minimum of 6 feet in height, shall be provided to minimize the impact of non-residential development on any abutting residential district.
- c. The Administrative Official may also require additional appropriate fences, solid walls and vegetative screening between mixed use development that includes residential.
- d. Industrial and manufacturing uses require a type C Buffer and landscaping.

- e. For commercial development berms, Type C landscaping and solid walls may be required by the Administrative Official to mitigate against intense visual impacts, noise, traffic or parking.
- f. Property owners and successors in interest are required to maintain onsite trees and vegetation for the duration of ownership, including replacing any dead or unhealthy trees and vegetation.

7. All access points shall have at a minimum 50 feet of road frontage and be located at a minimum on an Urban collector or Rural Major collector road or better unless contained within a planned industrial park with access to an Urban collector or Rural Major collector road or better.

8. Manufacturing must be enclosed within the building's walls.

9. Percentage of distribution use: The Central Florida Innovation District does not permit warehouses, logistics and or distribution as the primary use, after the adoption date of this Article, within the Central Innovation District boundaries located within the City limits of Auburndale.

10. Architecture/color standards: Colors. Neutral colors are encouraged. Architectural standards outlined in Chapter 15, Special Overlay District, Article 3 also apply.

11. Signage:

- a. Monument signs shall be consistent with the design, character, materials, and finishes used on the Florida Polytechnic University and SunTrax monument signs and approved by the City of Auburndale before installation.
- b. Sign standards outlined in Chapter 15, Special Overlay District, Article 3 also apply.

Sec. 15.607. Prohibited Uses.

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

Sec. 15.608. Gateways.

Gateways for the Central Florida Innovation District have been identified in Map 15.4. The gateways are entrance corridors into the Central Florida Innovation District and located around the crossroads of the following intersections:

- a. Braddock Road and Berkley Road
- b. Pace Road and Berkley Road
- c. Polk Parkway and Pace Road
- d. Polk Parkway and Braddock Road