

**November 3, 2025**

**Dear Planning Commission Member,**

**I would like to express my strong opposition to any commercial development of the property at the corner of Berkley Road and Braddock Road. (LDCPAS-2025-17)**

**First of all, there is no need for anything commercial. From Braddock Road south it is 1.3 miles to Denton Avenue where there is a Dollar General, a gas station with a convenience store, a proposed lawyers office, and a proposed commercial enclave.**

**Just 2 miles south of Braddock is Old Dixie Highway where there is a Family Dollar, another gas station, a market, a convenience store, a laundromat, and Peebles Barbecue around the corner.**

**From Braddock, it is 3.2 miles to US 92 where there is a whole host of commercial establishments including a dental clinic, Walmart, Lowe's, 2 gas stations, a convenience store, several fast-food restaurants, 2 sit down restaurants, Aldis, a bank, an auto parts store, plus many others. The area North of Braddock is mixed residential, agricultural, and wooded land all the way to Pace Road. However, there are NO commercial businesses in that stretch. From Braddock, it is 5.2 miles to the Publix shopping center via Fred Jones and William Van Fleet roads. There you'll find 3 restaurants, a fast-food restaurant, UPS, and another dental clinic. Certainly, we have easy access to all the commercial products and services that the people who live in this area need.**

**Next, I believe the current zoning is RL and is sandwiched between RL to the North and RL to the South. Under those circumstances, how is it responsible or ethical to change it to NAC which is essentially commercial?**

**When I moved here 43 years ago, Berkley Road was a 2 Lane Country Rd. with Orange Groves and cattle. From Denton to Pace there were a few residential subdivisions: Somerset, Arietta Shores, Grimes Woods. and the group of houses on Keith Court. Then came the gas station, the Dollar General, 4 Lanes, and the Sports complex. In recent years the number of housing developments has exploded: Berkley Pointe, Oak Crossing, Heather Heights, the Enclave at Lake Myrtle, the Enclave at Lake Arietta, and Auburn Reserve. The area from Denton to Pace Road is almost entirely residential. You (Polk County) and the City of Auburndale have aided and approved this stretch of Berkley Road to be residential. People choose to live here rather than in the city. Why would you betray all of these residents by approving a commercial development in the midst of what's left of their peace and tranquility? I thought we were all against urban sprawl! So many recent decisions have had a negative impact on our quality of life, for example the 18 wheelers that crowd our road. PLEASE don't further destroy this beautiful area by approving a commercial development at Berkley and Braddock. That property should be developed into houses in keeping with the surrounding area.**

**Thank you for your time.**

**Sincerely,**

**Kay Waterman**

**126 Arietta Shores Drive**



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October 16, 2025

Mr. Robert Bolton  
Planner III, Land Development  
Polk County Board of County Commissioners  
330 W Church St, Bartow, FL 33830

**SUBJECT: LETTER OF OPPOSITION FOR LDCT-2025-19 and LDCPAS-2025-17**

Dear Mr. Bolton,

The City of Auburndale would like to express concern regarding LDCT-2025-19 Text Amendment and LDCPAS-2025-17 Comprehensive Plan Amendment. The location of the subject site is a gateway of the Central Florida Innovation District, within the Auburndale Joint Planning Area (JPA) and serviced by the City of Auburndale utilities. The property is contiguous to city limits to the east and could annex into the City of Auburndale.

The property has Single Family Residential-1 (RS-1) zoning and Low-Density Future Land Use within the City of Auburndale to the east. Unincorporated Polk County Residential Future Land Use also surrounds this property to the north, south and west as seen on exhibit maps. North and south of the subject site is Residential Low Future Land Use which is comparable to the City of Auburndale’s Low-Density Future Land Use. While some of the subject site does have Polk County Residential Low-4 Future Land Use, the properties have developed with one dwelling unit per half acre to one acre and would not be considered compatible to the intensities allowed within the requested Neighborhood Activity Center Future Land Use. The Polk County Comprehensive Plan lists the following policies on compatibility that should be taken into consideration with the requested amendments.

**POLICY 2.102-A2: COMPATIBILITY** - Land shall be developed so that adjacent uses are compatible with each other, pursuant to the requirements of other Policies in this Future Land Use Element, so that one or more of the following provisions are accomplished:

- a. there have been provisions made which buffer incompatible uses from dissimilar uses;
- b. incompatible uses are made to be more compatible to each other through limiting the intensity and scale of the more intense use;
- c. uses are transitioned through a gradual scaling of different land use activities through the use of innovative development techniques such as a Planned Unit Development.

The intensity of a Neighborhood Activity Center Future Land Use would not be considered compatible with the current established residential development surrounding the property. If commercial is considered for the subject site, it should mirror the same conditions for the entire subject site for Block A, B and C listed in the staff report “conditions.” The closest Neighborhood Activity Center is approximately two miles to the south. However, within the City of Auburndale a commercial Village Center is approximately 0.39 miles to the northeast. Village Center Zoning allows for

mixed use commercial such as retail, restaurants, personal services, and office space. Polk County Comprehensive Plan POLICY 2.110-D3, states that there should be a minimum travel distance of two miles from one Neighborhood Activity Center (NAC) and the center of any other Neighborhood Activity Center. While the subject site meets the distance criteria for Polk County Future Land Use, it is less than 1.71 +/- miles north of Neighborhood Activity Center Future Land Use within the City of Auburndale which is comparable in permitted uses.

In 2019, Polk County with the City of Lakeland, City of Auburndale and Central Florida Development Council signed a Memorandum of Understanding establishing the Central Florida Innovation District. The City of Auburndale adopted Land Development Regulations in May of 2024 (Ordinance #1770) creating a special overlay district. The subject site is noted in Section 15.608 as a "Gateway" for the Innovation District. Within this special overlay district is sign standards, per Sec. 15. 606.11, stating monument signs shall be consistent with the design, character, materials, and finishes used on the Florida Polytechnic University and SunTrax monument signs. Regulations, per Sec. 15. 606.6, a, b, also outline Type C landscaping and solid walls to minimize the impact of nonresidential development on any abutting residential district.

Should Polk County adopt LDCT-2025-19 and LDCPAS-2025-17, the City would ask that the following conditions be placed on the subject site:

1. Type C landscaping, sign standards to imitate Florida Polytechnic University and SunTrax monument signs.
2. a solid 6-foot masonry wall required on the northern and west property lines.
3. outdoor storage be prohibited to help the impact of nonresidential development abutting the established residential district.
4. require the same prohibited uses for Block A as listed in the staff report for Block B and C.

Due to the concern with compatibility and location, consideration should be given to accommodate compatible uses and transitional zoning to the surrounding residential. The City has provided Polk County staff with current City Zoning and Future Land Use Maps and City of Auburndale Ordinance #1770.

Please accept our objection to LDCT-2025-19 and LDCPAS-2025-17, based on the above information and enter it into the record with staff reporting.

Sincerely,



Julie Womble, M.A.  
Community Development Director  
City of Auburndale