



City of Auburndale
Auburndale, Florida 33823

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Community Development

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July 22, 2026

Ivan Nance
Senior Planner, Land Development
Polk County Board of County Commissioners
330 W Church St, Bartow, FL 33830

SUBJECT: Comment Letter for LDPD-2026-4

Dear Mr. Nance,

The City of Auburndale would like to express comments regarding LDPD-2026-4 Berkley Crossing. 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 west and could annex into the City of Auburndale in the future.

On July 8, 2026, LDPD-2026-4 Berkley Crossing was continued by the Polk County Planning Commission to the August 5, 2026 hearing. This was due to concerns with the proposed development, and the applicant has proposed changes due to the July Planning Commission. While the City of Auburndale understands the new proposed changes address setbacks, parking and landscaping, the City would also like to bring awareness to the following comments.

- All development on this site would be contingent on the City of Auburndale's "Northern force main project", phases one and two to be completely installed and operational. These terms would need to be defined in a developer's agreement between the developer and the City before capacities can be committed to the proposed development. Phase one of this project is substantially completed already with final closeout expected within the next thirty days.
- Phase II of the Northern force main project remains in the design phase until what time easements are secured from both this development and a parcel to the South. However, this development will not be able to be served by the City of Auburndale's utilities unless the easement is provided.
- The 10-foot utility easement, needed to serve the subject site, needs to be along the northern property line and near the Tecu Trail, to the east of the Gulfstream Gas easement. This location is needed for connection for this development and future development to the south. A visual depiction of the utility location has been provided as Attachment "A" to this letter.

- The City of Auburndale Utility Capacity Letter, provided on November 12, 2025, regarded capacities at the respective treatment facilities. The ability to discharge into the sanitary collections system is dictated by the projects and easement acquisitions previously referred to.
- The binding site plan proposes that the Gulfstream Gas easement also be considered “open space/amenities.” Please confirm with Gulfstream that the easement is allowed to have any development or amenities within the 50-foot gas easement.

Should Polk County adopt LDPD-2026-4, the City would ask that the following conditions be placed on the subject site:

1. Remove the word “potential” from the PD development notes in the binding site plan in regard to the 10’ utility easement. A 10-foot utility easement will be required, as determined by the City of Auburndale and developer, in a separate easement agreement.

Please accept our comments to LDPD-2026-4, 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

Proposed location of future 10-foot utility easement with City of Auburndale

