Existing Conditions Review
City of Auburndale
The City of Auburndale Comprehensive Plan provides a legal framework as it relates to land use within City limits and the density and intensity at which it can occur.

A Build Out Analysis projects the development that could occur in an area under currently adopted plans/policies.
### Future Land Use Build Out - City FLU

<table>
<thead>
<tr>
<th>Low Density Residential</th>
<th>Medium Density Residential</th>
<th>Commercial Corridor</th>
<th>Neighborhood Activity Center</th>
<th>Conservation/Wetlands</th>
<th>Railroad ROW</th>
<th>Polk County FLU (Within City Limits)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Acreage</td>
<td>Total Acreage</td>
<td>Total Acreage</td>
<td>Total Acreage</td>
<td>Total Acreage</td>
<td>Total Acreage</td>
<td>Total Acreage</td>
</tr>
<tr>
<td>2202.43</td>
<td>1550.72</td>
<td>93.97</td>
<td>1.84</td>
<td>58.85</td>
<td>448.84</td>
<td>8.55</td>
</tr>
</tbody>
</table>

**Description:**

- **Density:** The primary intent of this classification is to encourage the continuation of mixtures of housing types. These dwelling units should include one and two story apartments, townhouses, duplexes, and single family dwellings. Schools, parks, and related public uses will be a part of this classification.
- **Intensity:** Commercial Corridor classifications are characterized by linear concentrations (strip commercial) of all types of commercial, office, light fabrication and vehicular dealerships along a roadway. New development within Commercial Corridors shall be limited to infilling existing strip commercial lands.
- **Neighborhood Activity Centers shall be located within the Urban Development Area and are intended to accommodate the shopping, business and service needs of residents of the City and the adjacent surrounding population.** Residential, commercial and industrial land uses are not permissible on lands designated Conservation. Recreational land uses, such as boat docks, trails, parks, and public beaches are permissible, provided that as little of the land as possible is disturbed during construction; and provided that the activity will not degrade or harm the natural resource.

**Source:** City of Auburndale Comprehensive Plan

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**Density:**

- 6 du/ac
- 10 du/ac
- 0 du/ac
- 5 du/ac
- 0 du/ac
- 0 du/ac
- 0 du/ac
- 0 du/ac

**Intensity:**

- 0 FAR
- 0 FAR
- 0.5 FAR
- 0.5 FAR
- 0.001 FAR
- 0 FAR
- 0 FAR
- 0 FAR

**Maximum Development (potential):**

- 9,304 residential units
- 940 residential units
- - residential units
- 294 residential units
- - residential units
- - residential units
- - residential units
- - residential units
The Polk County Board of County Commissioners also maintains a Comprehensive Plan establishing maximum densities and intensities. These designations differ from the City of Auburndale.
## Future Land Use Build Out - County

<table>
<thead>
<tr>
<th>COUNTY FLU</th>
<th>FLU Designation</th>
<th>Description</th>
<th>Total Acreage</th>
<th>Total Acreage</th>
<th>Total Acreage</th>
<th>Total Acreage</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Residential-Low</td>
<td>The Residential-Low classification is characterized by single-family dwelling units, duplex units, and small scale multi-family units. Provide for the preservation of public or privately owned preservation areas, either obtained for long-term protective purposes, containing sensitive and unique vegetative or animal habitats, or publicly accessible property intended for long-term open space purposes. Provide lands for the continuation of productive agricultural uses and for compatible residential development within unincorporated rural areas. The A/RR district permits agricultural activities, agricultural support facilities, single-family dwelling units, farm labor housing, group living facilities, and community facilities.</td>
<td>2153.57</td>
<td>1090.65</td>
<td>21.69</td>
<td>1041.23</td>
</tr>
<tr>
<td></td>
<td>Preserve</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Agricultural/ Residential-Rural</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Maximum (potential) Development

<table>
<thead>
<tr>
<th>Density</th>
<th>Intensity</th>
<th>Residential Units</th>
<th>sf</th>
</tr>
</thead>
<tbody>
<tr>
<td>5,453</td>
<td>0.25</td>
<td>-</td>
<td>11,877,179</td>
</tr>
<tr>
<td>2,082</td>
<td>0.25</td>
<td>-</td>
<td>11,338,995</td>
</tr>
</tbody>
</table>

Source: Polk County Comprehensive Plan
FUTURE LAND USE BUILD OUT - COUNTY

Future Land Use Designations

- Agricultural/ Residential-Rural
- Preserve
- Residential-Low

Source: Polk County Comprehensive Plan
FUTURE BUILD OUT – DISTRICT WIDE

THE LAKES DISTRICT-WIDE

<table>
<thead>
<tr>
<th>Maximum Development Potential</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>18,074 Units</td>
</tr>
<tr>
<td>Nonresidential</td>
<td>24,557,553 SF</td>
</tr>
</tbody>
</table>

Source: City of Auburndale Comprehensive Plan, Polk County Comprehensive Plan
**EXISTING LAND USE – DISTRICT WIDE**

*Existing* Land Uses are derived from Florida Department of Revenue’s Tax Rolls and the Polk County Property Appraiser. This information reflects what is identified and noted on the property currently.

Existing Land Use analysis provides a “snapshot” of the current conditions and development patterns.

![Map of Existing Land Use](image)

<table>
<thead>
<tr>
<th>Land Use Categories</th>
<th>Parcels</th>
<th>Total Acreage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agriculture</td>
<td>3170</td>
<td>4710.64</td>
</tr>
<tr>
<td>Residential</td>
<td>88</td>
<td>2099.64</td>
</tr>
<tr>
<td>Commercial</td>
<td>2990</td>
<td>1604.36</td>
</tr>
<tr>
<td>Government</td>
<td>7</td>
<td>12.59</td>
</tr>
<tr>
<td>Industrial</td>
<td>18</td>
<td>6.4</td>
</tr>
<tr>
<td>Institutional</td>
<td>2</td>
<td>5.15</td>
</tr>
<tr>
<td>Miscellaneous</td>
<td>59</td>
<td>978.5</td>
</tr>
</tbody>
</table>

*Source: State of Florida, Department of Revenue, Florida Geographic Data Library*
EXISTING LAND USE – DEVELOPABLE LAND

The Existing Land Use codes may be further refined to categorize land as:
1. Undeveloped,
2. Developed, or
3. Encumbered

<table>
<thead>
<tr>
<th></th>
<th>Undeveloped</th>
<th>Residential Developed</th>
<th>Nonresidential Developed</th>
<th>Encumbered</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Acreage</td>
<td>4077.63</td>
<td>2910.76</td>
<td>1135.37</td>
<td>31.5</td>
</tr>
<tr>
<td></td>
<td>631.89</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Undeveloped includes citrus, cropland, dairy farms, vacant land, unplatted tracts.

Developed includes residential and nonresidential, including subdivision common areas, transportation and utility services, churches.

Encumbered includes submerged lands, lake bottoms, streets and right-of-way, retention.

Source: State of Florida, Department of Revenue, Florida Geographic Data Library
EXISTING LAND USE – DEVELOPABLE LAND

- Undeveloped: 62%
- Residential Developed: 24%
- Nonresidential Developed: 13%
- Encumbered: 1%

Total Acreage:
- Undeveloped: 2910.76
- Residential Developed: 1135.37
- Nonresidential Developed: 31.5
- Encumbered: 631.89

Source: State of Florida, Department of Revenue, Florida Geographic Data Library
JOINT PLANNING AREA

SECTION 5. JOINT PLANNING EFFORTS

1. Desired Development Patterns. Exhibits B through F illustrate the desired development patterns including the creation of gateways into the City and I-4 Northeast Selected Area Plan/Florida Polytechnic University area as a guide for development. For the purposes of this Agreement, "guide" shall mean a preferred standard, and shall not mean, require, or compel execution, or strict compliance with Exhibits B through F.

2. Future Comprehensive Plan Amendments. The Parties agree to use Exhibits B through F as a guide for the consideration of Future Comprehensive Plan Amendments within the boundary of the JPA. For the purposes of this Agreement, "guide" shall mean a preferred standard, and shall not mean, require, or compel execution, or strict compliance with Exhibits B through F.

3. Land Development Regulations. The CITY and the COUNTY agree to pursue common amendments to their respective Land Development Regulations, as necessary and deemed, to support and implement the Goals Objectives and Policies and desired land use concepts outlined in Exhibits B through F.

“MAINTAIN RESIDENTIAL CHARACTER ON BERKLEY RD AND SR 559”
UTILITY SERVICE AREA AND EXISTING UTILITIES

Source: City of Auburndale, Community Development
ENVIRONMENTAL FEATURES - WETLANDS
ENVIRONMENTAL FEATURES – LAKES

Source: State of Florida Department of Environmental Protection, Southwest Florida Management District, Florida Geographic Data Library
TRANSPORTATION NETWORK - ROADWAYS

Source: Polk Transportation Planning Organization, City of Auburndale Community Development
TRANSPORTATION NETWORK – ROADWAY LOS

LOS is used to analyze roadways and intersections by categorizing traffic flow and assigning quality levels of traffic based on performance measure like vehicle speed, density, congestion, etc.

This map displays current level of service on identified roadways.

Source: Polk Transportation Planning Organization, City of Auburndale Community Development
FS 339.81 “... a statewide network of nonmotorized trails which allows nonmotorized vehicles and pedestrians to access a variety of origins and destinations with limited exposure to motorized vehicles.”

Source: Polk Transportation Planning Organization, Florida Department of Environmental Protection Office of Greenways and Trails