

POLK COUNTY DEVELOPMENT REVIEW COMMITTEE STAFF REPORT

DRC Date	June 17, 2010	LEVEL:	4
PC Date:	July 13, 2010	TYPE:	Land Development Code (LDC) Text Amendment
BOCC Date(s):	July 21, 2010 August 18, 2010	CASE #:	LDC 10T-08

Project Number: 54804 (Polk City SPA LCC)

Request: This is a county initiated request to amend the text of the Land Development Code (LDC) amending Table 5.2, *Use Table for Green Swamp ACSC*, to add the Linear Commercial Corridor-X (LCCX) land use district to the Polk City Special Protection Area section of Table 5.2; providing for severability; providing an effective date.

Applicant: Polk County Growth Management Department

Case Planner: Todd Vargo, AICP

Summary of Analysis:

The proposed amendment is a county initiated request to modify Table 5.2, *Use Table for the Green Swamp Area of Critical State Concern (ACSC)*, to add the LCCX land use district and to establish Permitted and Conditional Uses within the LCCX district. Table 5.2 is divided into two Special Protection Areas (SPAs): the Polk City SPA and the Rural SPA. LCCX is proposed only to be added to the Polk City SPA portion of Table 5.2.

Comprehensive Plan Policy 2.132-C3 prohibits further expansion of the LCCX district within the Polk City SPA. Currently, there is only one parcel within the Polk City Special Protection Area with a Future Land Use of LCCX. Since LCCX is not listed as a Future Land Use district in Table 5.2 there are no guidelines available to determine what permitted and conditional uses are allowed.

Findings of Fact

1. *The proposed Land Development Code text amendment will amend the Polk City Special Protection Area portion of Table 5.2, Use Table for Green Swamp ACSC, to add the Linear Commercial Corridor-X (LCCX) Future Land Use District.*
2. *This amendment shall also establish permitted and conditional uses within the LCCX Future Land Use District for the Polk City Special Protection Area portion of Table 5.2.*

3. *Policy 2.132-C3 of the Polk County Comprehensive Plan states:*

POLICY 2.132-C3: LAND-USE CATEGORIES — The following land-use categories shall be permitted within the PC-SPA: *[Revised by CPA-2000A-10 (Ord. 00-42); Adopted by BoCC 20 JUN 2000]*

- a. Activity Centers:
 - 1. Business-Park Center X (BPCX)
 - 2. Convenience Center (CC)
 - 3. Office Center (OCX)
- b. Residential:
 - 1. Residential-Suburban X (RSX)
 - 2. Residential-Low X (RLX)
- c. Other:
 - 1. Linear Commercial Corridor (existing) (LCC)
 - 2. Leisure/Recreation (L/R)
 - 3. Institution (INST)
 - 4. Recreation and Open Space (ROS)
 - 5. Preservation (PRES)

4. *A footnote referencing Policy 2.132-C3 of the Polk County Comprehensive Plan and explaining the prohibition against Comprehensive Plan Map Amendments to LCCX is also being added to Table 5.2.*

Development Review Committee Recommendation:

The Land Development Division, based on the information provided with the proposed text amendment application, finds that the proposed text change request is **CONSISTENT** with the Polk County Land Development Code and the Polk County Comprehensive Plan. Staff recommends **APPROVAL** of LDC 10T-08.

Planning Commission Recommendation:

At the July 13, 2010, Planning Commission meeting, the Planning Commission voted 6/0 to recommend approval of LDC 10T-08.

Comments from Other Agencies: None