

**POLK COUNTY
DEVELOPMENT REVIEW COMMITTEE
STAFF REPORT**

DRC Date:	January 23, 2025	Level of Review:	Level 4 Review
PC Date:	March 5, 2025	Type:	LDC Text Amendment
BoCC Date:	April 1, 2025	Case Numbers:	LDCT-2025-2
	April 15, 2025	Case Name:	INST-2 Text Amendment
Applicant:	Polk County	Case Planner:	Kyle Rogus

Request:	A County-initiated LDC Text Amendment to Chapter 2, Section 205, Table 2.1 Use Table for Standard Land Use Districts, to add Vehicle Service, Mechanical as a conditional use in Institutional-2 (INST-2) land use district; Chapter 2, Section 206.O to allow outdoor storage in Institutional-2 land use district.
DRC Recommendation:	Approval
Planning Commission Vote:	7-0 Approval

Summary:

This Land Development Code (LDC) text amendment is to allow outdoor storage and vehicle service, mechanical within the Institutional-2 (INST-2) land use districts. Currently, Polk County operates and maintains 69 parcels within the Institutional-2 (INST-2) land use district totaling 3,781.09 acres (548.71 acres of these are School Board of Polk County and 745 acres of these are the Department of Corrections). These uses are standard with such facilities.

Facilities providing Vehicle Service, Mechanical within an INST-2 land use district will now require a conditional Level 2 Review. Outdoor storage will be a permitted accessory use within the INST-2 land use district and shall be screened from off-site view. This is part of an ongoing effort by the County to conform existing facilities to LDC and Comprehensive Plan standards.

Relevant Sections, Policies, and/or Regulations to Consider:

- Comprehensive Plan Section 2.116 Institutional
- LDC Section 204 Standard Land Use Districts
- LDC Section 205 Use Table for Standard Land Use Districts
- LDC Section 206 Accessory Uses
- LDC Section 905 Level 2 Review

Findings of Fact

- *This is a County-initiated request for a Land Development Code (LDC) Text Amendment to Chapter 2, Section 205, Table 2.1 Use Table for Standard Land Use Districts, to add Vehicle Service, Mechanical as a conditional use in Institutional-2 (INST-2) land use district; Chapter 2, Section 206.O to allow outdoor storage in Institutional-2 land use district.*
- *Outdoor storage is covered under Chapter 10 of the LDC as, “The keeping of personal or business property or motor vehicles in any area outside of a building as an accessory or subordinate use to a principal or primary use of property.”*
- *Vehicle Service, Mechanical is covered under Chapter 10 of the LDC as, “Vehicle repair and servicing activities which are typically conducted within enclosed, or partially enclosed, structures. Automotive services provided by this type of facility are generally characterized as routine maintenance, though more substantial mechanical work may be offered by these businesses.”*
- *Chapter 2, Section 204.C10 states, “The purpose of the INST-2 district is to provide for the use and development of lands for private and public service structures which are characterized primarily by outdoor activities such as high schools, government vehicle maintenance facilities, Class III utilities, solid waste management facilities, and prisons.”*
- *Comprehensive Plan Policy 2.116-A1 states, “Institutional areas are primarily characterized by private and public-service structures.”*
- *Polk County operates and maintains 69 parcels totaling 3,781.09 acres designated on the Future Land Use Map as INST-2 used by School Board of Polk County and the Department of Corrections.*
- *Comprehensive Plan Policy 2.116-A4 states, “Institutional development shall conform to the following criteria:*
 - a. *Institutional uses include, but are not limited to: private and public-service structures. These commonly include:*
 1. *public and private educational facilities;*
 2. *government-administration buildings;*
 3. *public-safety structures (e.g. police and fire);*
 4. *cultural facilities (e.g. libraries, museums, and performing-arts theaters);*

5. *health-care facilities e.g. hospitals, medical centers, clinics, nursing homes, adult day care centers, group homes, group living facilities, emergency shelters, residential treatment facilities.*
- b. *Large institutional areas should be designed so that the more intensive uses are at the center of the development, with less intensive uses near the fringes.*
 - c. *Prior to site planning, the School Board, independent special districts and other governmental entities shall communicate to one another to pursue potential colocation of government services.*
 - d. *Commercial uses within institutional areas mapped on the Future Land Use Map Series shall be primarily for the purpose of serving the institutions within the area and shall be limited to a scale appropriate for that purpose.*
 - e. *Institutional sites shall be designed to provide for:*
 1. *Adequate parking to meet the present and future demands of the use.*
 2. *Buffering where the effects of lighting, noise, odors, and other such factors would adversely affect adjacent land uses. Parking lots, loading areas, dumpsters, utilities and air conditioning units, signage, etc. are examples of facilities which may require special buffering provisions.*
 - f. *Multi-family residential uses may be permitted at densities up to and including 15 dwelling units per acre as part of a Planned Development. Residential uses may be permitted according to the following:*
 1. *Residential uses shall only be established adjacent to or in conjunction with a university, college, vocational school or other similar educational institution.*
 2. *Residential development shall be intended to primarily meet the housing needs for students and facility members of the nearby educational institution*
 - g. *Recreational uses accessory to the institutional use or compatible with the location of the institutional district.*
- *According to Table 2.1 of the LDC, “Vehicle Service, Mechanical” is not a permitted use in INST-2 land use districts.*
 - *This request has been reviewed for consistency with Tables 2.1 & 2.2 and Sections 206 and 905 of the LDC.*

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 LDCT-2025-2**.

Analysis:

Polk County is a leading contributor to the state's economy and politics. Citrus, cattle, agriculture, and the phosphate industry still play vital roles in the local economy, however the citrus acreage attrition in Polk County has significantly diminished. Since 2003, the citrus acreage in Polk County has gone from 679,000 acres to just below 350,000 acres as of 2022. One of the catalysts to this significant decrease in citrus production is the increase in tourists and new residents in recent years. The county's location between both the Tampa and Orlando metropolitan areas has aided in the development and growth of the area. By 2050 we are expected to see an increase in population from 579,493 currently to 768,155 in 2050. In just 25 years we are expecting to see 188,662 new residents in unincorporated Polk County. With such an increase in population comes an increase in demand for services and utilities.

As stated within the findings of facts, the purpose of the INST-2 district is to provide for the use and development of lands for private and public service structures which are characterized primarily by outdoor activities such as high schools, government vehicle maintenance facilities, Class III utilities, solid waste management facilities, and prisons.

While Section 204 of the Land Development Code states that INST-2 is primarily characterized by outdoor activities including government vehicle maintenance facilities, Section 205, Table 2.1 Use Table for Standard Land Use Districts does not currently permit such uses.

Polk County owns 47 parcels within the Institutional-2 (INST-2) land use district spanning 2,487.38 acres across the county. This is not including the parcels owned by the School Board of Polk County or the Department of Corrections. While there are additional private corporations that own property within the INST-2 land use district, the vast majority is owned by government. This text amendment to Chapter 2, Section 205, Table 2.1 Use Table for Standard Land Use Districts, to add Vehicle Service, Mechanical as a conditional use in Institutional-2 (INST-2) land use district and Chapter 2, Section 206.O to allow outdoor storage in Institutional-2 land use district will give little additional rights to the private services and create a minimal impact on surrounding uses.

Limits of the Proposed Ordinance

The effects of this amendment are restricted to Vehicle Service, Mechanical in INST-2 districts and the standards that apply from LDC Section 303 and Outdoor Storage in INST-2 districts and the standards that apply from LDC Section 206.O only within Section 205, Table 2.1.

Consistency with the Comprehensive Plan & Land Development Code

The request is consistent with the Comprehensive Plan and the Land Development Code. No use is being proposed within a land use designation for which it was not intended. This is a policy change pertaining to the permitted uses in INST-2 districts.

Comments from Other Agencies: None

Draft Ordinance: Under separate attachment