

LAKE COUNTY PLANNING AND ZONING DIVISION COMPREHENSIVE PLAN AMENDMENT STAFF REPORT

PLANNING AND ZONING BOARD		BOARD OF COUNTY COMMISSIONERS
March 30, 2016		Transmittal – April 19, 2016 Adoption – July 26, 2016*

CP-2016-03	Case Manager: Christine Rice Planner	Agenda Item # 4
Proposed Text Amendment to modify the standards listed in Mount Plymouth-Sorrento Main Street Future Land Use Category.		

Case Information	
Applicant:	Lake County Government
Type:	Text Amendment
Creation or Revision:	Revision
Description:	Amend Policy I-2.1.4 Design Standards for the Mount Plymouth-Sorrento Main Street Future Land Use Category by striking language which limits newly constructed buildings within the FLUC to 8,000 square feet and by striking language which states an exemption to the 8,000 square foot limit for existing buildings within the FLUC. The current ISR maximum stated within the policy, 0.60, and current FAR maximum stated within the policy, 0.30, for new buildings constructed within the FLUC will remain the same.

The amended ninth bullet point within **Policy I-2.1.4 Design Standards for the Mount Plymouth-Sorrento Main Street Future Land Use Category** will be amended to state:

~~“Individual building floor area allocations shall not exceed 8,000 square feet for new buildings up to a maximum Floor Area Ratio of 0.30 and Impervious Surface Ratio of 0.60 as specified within the Mount Plymouth-Sorrento Main Street Future Land Use Category. Any site that received development approval prior to May 25, 2010, or any site developed with a building greater than 8,000 square feet approved prior to this date, is exempt from the 8,000 square foot limit and may be redeveloped on the original parcel at the same size; and”~~

Summary of Staff Recommendation

Staff recommends **APPROVAL** to amend Policy I-2.1.4 Design Standards for the Mount Plymouth-Sorrento Main Street Future Land Use Category, by striking language within the policy which states that there is an 8,000 square foot limit for newly constructed buildings and by striking language which states the exemptions to the 8,000 square foot limit for existing buildings within the FLUC.

Planning and Zoning Board Transmittal:

Board of County Commissioners Transmittal:

Board of County Commissioners Adoption:

Analysis

Analysis: In March of 2015, Lake County staff was approached by a member of the Community Redevelopment Agency Advisory Committee. A private educational facility was looking to expand their campus by adding a 13,000 square foot building and was informed that Comprehensive Plan Policy I-2.1.4 Design Standards for the Mount Plymouth-Sorrento Main Street Future Land Use Category limited any new building construction to a maximum of 8,000 square feet in size.

At the request of the Community Redevelopment Agency Advisory Committee, Lake County staff prepared and presented a report on Comprehensive Plan Policy I-2.1.4 as well as educated the advisory committee on Urban Planning Transects. Planning transects are a way to systemize the analysis and coding of traditional American rural to urban planning areas. Transects typically define a series of six (6) zones (tiers) that transition from sparse rural farmhouses to the dense urban core. Each transect zone has a typical Floor Area Ratio (FAR) associated with it, which helps create a framework to control and promote growth in certain areas. FAR is the total square feet of a building divided by the total square feet of the parcel or lot that the building is located on. The higher number the FAR indicates the more urban (dense) construction.

During staff's presentation of Urban Planning Transects, the Community Redevelopment Agency Advisory Committee discussed which Planning Transect zone most appropriately fit the intent of the Mount Plymouth-Sorrento area as well as the current building size limitation of 8,000 square feet in the Comprehensive Plan. The general discussion and consensus focused on Tier 3, the Sub-Urban Zone. The typical FAR within Tier 3 falls anywhere from 0.1 to 0.49.

The Community Redevelopment Agency Advisory Committee requested staff amend Policy I-2.1.4 by striking the references to the 8,000 square foot limitation and thereby allowing the existing 0.30 FAR determine the appropriate size of a building within the Mount Plymouth-Sorrento Main Street Future Land Use Category.

Amending Policy I-2.1.4 by striking the 8,000 square foot maximum for new buildings within the FLUC may encourage economic development within the Mount Plymouth-Sorrento Main Street Future Land Use Category. Striking this limitation will allow businesses to construct larger buildings as long as the new buildings comply with the maximum Floor Area Ratio of 0.30 and the maximum Impervious Surface Area Ratio of 0.60 currently stated within the policy.

Standards for Review

A. Whether the proposed amendment is consistent with all elements of the Comprehensive Plan.

The proposed Comprehensive Plan text amendment is consistent with all elements of the Comprehensive Plan.

B. Whether, and the extent to which, the proposed amendment is inconsistent with existing and proposed land uses.

The proposed text amendment is not inconsistent with existing and proposed land uses.

C. Whether there have been changed conditions that justify an amendment.

The Community Redevelopment Agency Advisory Committee has requested that the 8,000 square foot maximum for new buildings be stricken from Policy I-2.1.4 Design Standards for the Mount Plymouth-Sorrento Main Street Future Land Use Category. Newly constructed buildings will be limited in size by the maximum FAR and ISR that is currently stated in the policy.

D. Whether, and the extent to which, the proposed amendment would result in demands on public facilities, and whether, or to the extent to which, the proposed amendment would exceed the capacity of such public facilities, infrastructure and services, including, but not limited to police, roads, sewage facilities, water supply, drainage, solid waste, parks and recreation, schools, and fire and emergency medical facilities.

The proposed text amendment will not result in any demands on public facilities.

E. Whether, and the extent to which, the proposed amendment would result in significant impacts on the natural environment.

The proposed text amendment will not result in any significant impacts on the natural environment.

F. Whether, and the extent to which, the proposed amendment would affect the property values in the area.

The proposed text amendment will not affect the property values within the surrounding area.

G. Whether, and the extent to which, the proposed amendment would result in an orderly and logical development pattern, specifically identifying any negative effects on such pattern.

The proposed text amendment will not change the orderly and logical development pattern in the area and will have no negative effects on the development pattern in the area.

H. Whether the proposed amendment would be consistent with or advance the public interest, and in harmony with the purpose and interest of these regulations.

The proposed text amendment will be consistent with the purpose and interest of Lake County's regulations.

Conclusion

The proposed text amendment will strike language within Policy I-2.1.4 Design Standards for the Mount Plymouth-Sorrento Main Street Future Land Use Category which limits new buildings within the FLUC to a maximum of 8,000 square feet and by striking language that states an exemption to the 8,000 square foot limit for existing buildings within the FLUC. The current ISR maximum stated within the policy, 0.60, and current FAR maximum stated within the policy, 0.30, for new buildings constructed within the FLUC will remain the same.

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**TRANSMITTAL ONLY
ORDINANCE 2016–XX
CP-2016-03**

**Policy I-2.1.4 Design Standards for the Mount Plymouth-Sorrento
Main Street Future Land Use Category - Text Amendment**

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AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA, AMENDING THE LAKE COUNTY 2030 COMPREHENSIVE PLAN; STRIKING LANGUAGE WITHIN POLICY I-2.1.4, DESIGN STANDARDS FOR THE MOUNT PLYMOUTH-SORRENTO MAIN STREET FUTURE LAND USE CATEGORY, WHICH STATES THAT THERE IS AN 8,000 SQUARE FOOT LIMIT FOR NEWLY CONSTRUCTED BUILDINGS AND STRIKING LANGUAGE WHICH STATES THE EXEMPTIONS TO THE 8,000 SQUARE FOOT LIMIT FOR EXISTING BUILDINGS WITHIN THE FLUC.; PROVIDING FOR PUBLICATION AS REQUIRED BY SECTION 163.3184(11), FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

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WHEREAS, Chapter 163, Florida Statutes, Part II, governs growth policy, county and municipal planning, and land development regulation in the State of Florida; and

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WHEREAS, Chapter 125, Florida Statutes, Section 125.01(1)(g), authorized the Board of County Commissioners of Lake County to "Prepare and enforce comprehensive plans for the development of the county"; and

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WHEREAS, pursuant to Chapters 163 and 125, Florida Statutes, on the 25th day of May, 2010, the Board of County Commissioners enacted Ordinance No. 2010-25, adopting the Lake County 2030 Comprehensive Plan; and

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WHEREAS, on the 23rd day of July, 2010, the State of Florida Department of Community Affairs, now known as the Community Planning and Development Division of the Florida Department of Economic Opportunity, published a Notice of Intent finding the Lake County 2030 Comprehensive Plan Amendment "In Compliance" with Chapter 163, Florida Statutes; and

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WHEREAS, on the 22nd day of September, 2011, the Lake County 2030 Comprehensive Plan became effective; and

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WHEREAS, Section 163.3184, Florida Statutes, sets forth the process for adoption of Comprehensive Plan Amendments; and

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WHEREAS, on the 30th day of March 2016, this Ordinance was heard at a public hearing before the Lake County Planning & Zoning Board in its capacity as the Local Planning Agency; and

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WHEREAS, on the 19th day of April 2016, this Ordinance was heard at a public hearing before the Lake County Board of County Commissioners for transmittal; and

1 **Section 2. Advertisement.** This Ordinance was advertised pursuant to Chapter 163, Florida Statutes,
2 Section 163.3187.
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4 **Section 3. Severability.** If any section, sentence, clause, or phrase of this Ordinance is held to be
5 invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way
6 affect the validity of the remaining portions of this Ordinance.
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8 **Section 4. Effective Date.** The effective date of this plan amendment, if the amendment is not timely
9 challenged, shall be 31 days after the State Land Planning Agency notifies the local government that
10 the plan amendment package is complete.
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12 ENACTED this ____ day of _____, 2016.

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14 FILED with the Secretary of State _____, 2016.
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18 ATTEST: BOARD OF COUNTY COMMISSIONERS
19 LAKE COUNTY, FLORIDA
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22 _____
23 Neil Kelly, Clerk of the
24 Board of County Commissioners,
25 Lake County, Florida
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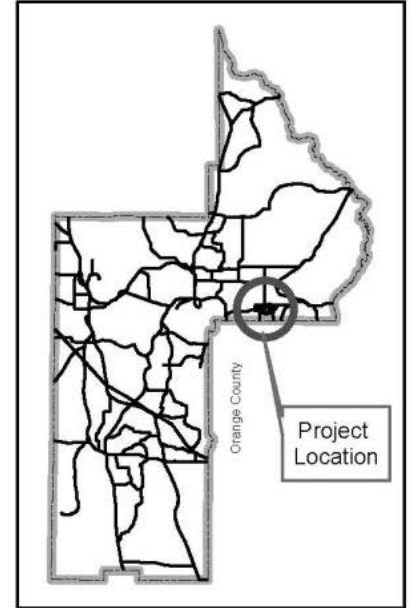
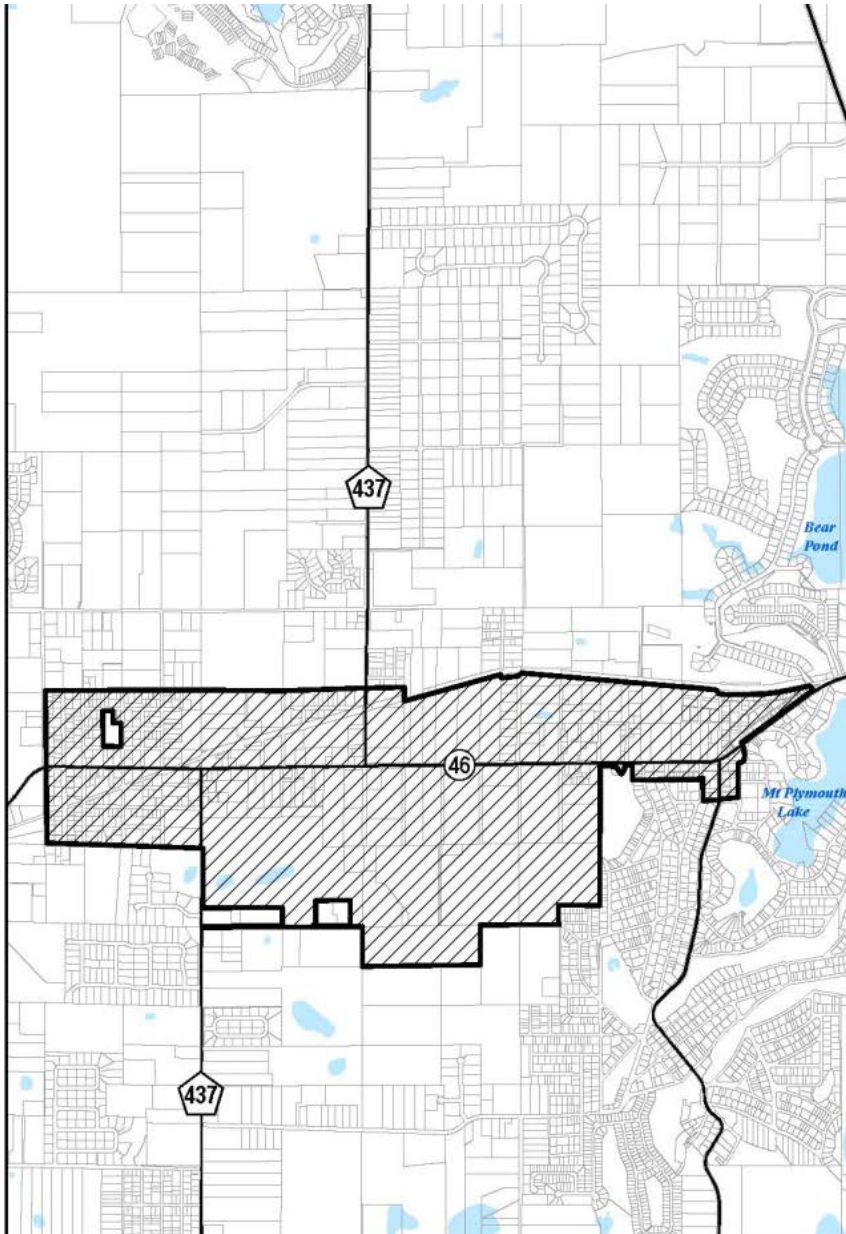
Sean M. Parks, Chairman

27 Approved as to form and legality:
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31 _____
32 Melanie Marsh
33 County Attorney
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Exhibit A



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