

**LAKE COUNTY PLANNING AND COMMUNITY DESIGN ANALYSIS
COMPREHENSIVE PLAN AMENDMENT**

PLANNING AND ZONING BOARD		BOARD OF COUNTY COMMISSIONERS
April 2, 2014	District #4 Commissioner Campione	Transmittal: April 22, 2014 Adoption: TBA

LPA# 14/4-1 T Gated Community Mt. Plymouth-Sorrento Community Amend Policy I-2.1.2, entitled "Guiding Principles for Development", to remove the prohibition against gated communities within the Mount Plymouth-Sorrento Community.	Case Manager Team: Anita W. Greiner, Chief Planner Jennifer Cotch, Senior Planner Michele Janiszewski, Planner	Agenda Item #13
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- Item -

Applicant:	M/I Homes of Orlando, LLC
Type:	Gated Community Text Amendment – Mt. Plymouth-Sorrento Community Text Amendment
Creation or Revision:	Revision of Comprehensive Plan text.
Description:	Text Amendment. This request amends Policy I-2.1.2 , entitled <i>Guiding Principles for Development</i> , to remove the prohibition against gated communities within the Mount Plymouth-Sorrento Community.

- Summary of Staff Recommendation -

Staff recommends APPROVAL of the request text amendment.

- Summary -

Analysis:

M/I Homes of Orlando, LLC owns approximately 40 acres within the Mount Plymouth-Sorrento Community with frontage on State Road 46; they are in the process of developing their land as a subdivision (Redtail Reserve), and would like to make the subdivision a gated community.

This property is surrounded on three sides by an existing gated community (Heathrow Country Estates).

On September 22, 2011, the 2030 Comprehensive Plan became effective; at that time, the Mount Plymouth-Sorrento Community was established as a Special Community. A Special Community is an established community with unique character that warrants special attention and planning approaches to ensure their distinctive qualities are retained. The Comprehensive Plan requires that the County protect the integrity and long-term viability of these communities through Comprehensive Plan policies and Land Development Regulations prepared specifically for those areas that address characteristics, including but not limited to, land use, scale, form, infrastructure, and amenities.

New policies that guide development within the Mount Plymouth-Sorrento Community were enacted. One of the policies prohibits new gated communities within the Mount Plymouth-Sorrento Community. **Policy I-2.1.2, Guiding Principles for Development**, is copied below for reference.

Policy I-2.1.2 Guiding Principles for Development

The County shall ensure that new development within the Mount Plymouth-Sorrento Community is of high quality while maintaining community character and protecting property rights. Consideration of proposals for development within the Mount Plymouth-Sorrento Planning Area shall be guided by the following principles:

- *Provide a range of housing types for all ages, incomes, and lifestyles while focusing the highest density and intensity of new development within the Main Street Future Land Use Category;*
- *Maintain Mt. Plymouth-Sorrento as an equestrian-friendly community;*
- *Ensure compatibility with established neighborhoods and rural lifestyles;*
- *Ensure compatibility with rural and transitional uses adjacent to the Planning Area;*
- *Provide for an integrated network of local two-lane streets, bicycle trails, and pedestrian paths to connect neighborhoods and provide access to the Main Street and throughout the planning area, and **prohibit new gated communities**;*
- *Create a sense of place by implementing design standards, traditional village architectural guidelines, traffic calming, lighting and landscaping standards, liberal use of street trees, community parks, and open space that protect and enhance the character of the Mount Plymouth-Sorrento Community; and*
- *Provide for environmentally-responsible development and design appropriate within the Wekiva Study Area.*

Gated communities are addressed in other policies throughout the Comprehensive Plan; however, those policies do not prohibit the use of gated communities, instead the policies require minimizing or limiting gated communities.

Objective I-1.3 *Urban Future Land Use Series, Sub-policy I-1.3.1.2, Guiding Principles of Traditional Neighborhood Development*, requires Traditional Neighborhood Development to be guided by a set of principles, one of those principles is to “Minimize isolating features, including gated communities and cul-de-sac design”.

Policy I-7.6.2, Reduction of Emissions from the Transportation Sector, requires that the County reduce or stabilize vehicular emissions using, a list of strategies. One of those strategies is to “Minimize gated communities which prevent existing or future roadway interconnections”.

Policy VIII-1.9.7, Reduce Vehicular Pollutant Emission Levels, requires the County to adopt Land Development Regulations to provide standards to identify and regulate significant traffic-generating development and develop strategies to reduce greenhouse gas emissions from the transportation sector. One of the strategies listed is “Limiting gated communities which prevent existing or future roadway interconnections”.

Gated communities are not prohibited within the Sunnyside Community or Ferndale Community, also designated as Special Communities.

The prohibition of gated communities within **Policy I-2.1.2, Guiding Principles for Development**, is not consistent with other policies within the Comprehensive Plan, which do not strictly prohibit gated communities, but rather minimize and limit them.

An aerial map illustrating the location of the Mt. Plymouth-Sorrento Community is shown below, Exhibit #1.

Exhibit #1



- Standards for Review –

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

The removal of the text that prohibits gated communities within the Mount Plymouth-Sorrento, would be consistent with all elements of the Comprehensive Plan. As stated above, gated communities are addressed in other policies throughout the Comprehensive Plan; those policies do not prohibit the use of gated communities, but they require minimization or limiting of gated communities.

Objective I-1.3 *Urban Future Land Use Series*, **Sub-policy I-1.3.1.2**, *Guiding Principles of Traditional Neighborhood Development*, requires Traditional Neighborhood Development to be guided by a set of principles, one of those principles is to “Minimize isolating features, including gated communities and cul-de-sac design”.

Policy I-7.6.2, *Reduction of Emissions from the Transportation Sector*, requires that the County reduce or stabilize vehicular emissions using, a list of strategies. One of those strategies is to “Minimize gated communities which prevent existing or future roadway interconnections”.

Policy VIII-1.9.7, *Reduce Vehicular Pollutant Emission Levels*, requires the County to adopt Land Development Regulations to provide standards to identify and regulate significant traffic-generating development and develop strategies to reduce greenhouse gas emissions from the transportation sector. One of the strategies listed is “Limiting gated communities which prevent existing or future roadway interconnections”.

The prohibition of gated communities within **Policy I-2.1.2**, *Guiding Principles for Development*, is not consistent with other policies within the Comprehensive Plan, which do not strictly prohibit gated communities, but rather limit and minimize them.

Removing the prohibition against gated communities within the Mount Plymouth-Sorrento Community and requiring minimizing or limiting them would be consistent with other policies within the Comprehensive Plan. In addition, the other communities designated as Special Communities by the Comprehensive Plan do not have guidelines that prohibit gated communities.

A portion of the Mount Plymouth-Sorrento Special Community lies within the Wekiva River Protection Area (WRPA), the proposed amendment will not cause an impact on the WRPA.

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

The proposed amendment will not change the future land use or the uses that are allowed

within the community; the amendment only removes the prohibition against gated communities within the Mount Plymouth-Sorrento Community.

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

The amendment would allow for individual decisions regarding gated communities, based on individual site conditions at the site and the site's relationship to surrounding properties, rather than a strict prohibition.

M/I Homes of Orlando, LLC owns approximately 40 acres within the Mount Plymouth-Sorrento Community with frontage on State Highway 46; they are in the process of developing as a subdivision (Redtail Reserve), and would like to make the subdivision a gated community. This property is surrounded on three sides by an existing gated community (Heathrow Country Estates).

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 amendment will not result in any additional demands on any public facilities. Private roads have to be utilized within a gated community, reducing the need for maintenance on public roads.

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

This amendment will not result in any significant impacts to the natural environment.

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

There is no indication that there will be any adverse effects on the property values in the 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.

This amendment will not affect the development pattern, as the future land use category and uses allowed throughout the community will not be changed through this amendment.

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

The amendment is consistent with the interest of the public and these regulations.

– Conclusion –

The proposed text amendment will not change the future land use or the uses that are allowed throughout the community. The amendment only removes the prohibition against gated communities within the Mount Plymouth-Sorrento Community.

– Staff Recommendation –

Staff recommends **APPROVAL** of the proposed text amendment to remove the prohibition against gated communities within the Mount Plymouth-Sorrento Community and add language to minimize gated communities consistent with guidelines for *Traditional Neighborhood Development* in the Urban Future Land Use Series.

Planning & Zoning Board Recommendation:

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Section 1. Comprehensive Plan Text Amendments. The following policy shall be amended as shown below. Deleted text is struckthrough, and * * * indicates that no changes are proposed in the remainder of the section.

* * *

Policy I-2.1.2 Guiding Principles for Development

The County shall ensure that new development within the Mount Plymouth-Sorrento Community is of high quality while maintaining community character and protecting property rights. Consideration of proposals for development within the Mount Plymouth-Sorrento Planning Area shall be guided by the following principles:

- Provide a range of housing types for all ages, incomes, and lifestyles while focusing the highest density and intensity of new development within the Main Street Future Land Use Category;
- Maintain Mt. Plymouth-Sorrento as an equestrian-friendly community;
- Ensure compatibility with established neighborhoods and rural lifestyles;
- Ensure compatibility with rural and transitional uses adjacent to the Planning Area;
- Provide for an integrated network of local two-lane streets, bicycle trails, and pedestrian paths to connect neighborhoods and provide access to the Main Street and throughout the planning area, and ~~prohibit~~ minimize isolating features, including new gated communities that prevent existing or future roadway interconnections;
- Create a sense of place by implementing design standards, traditional village architectural guidelines, traffic calming, lighting and landscaping standards, liberal use of street trees, community parks, and open space that protect and enhance the character of the Mount Plymouth-Sorrento Community; and
- Provide for environmentally-responsible development and design appropriate within the Wekiva Study Area.

* * *

Section 2. Advertisement. This Ordinance was advertised pursuant to Chapter 163, Florida Statutes, Section 163.3184(11).

Section 3. Severability. If any section, sentence, clause, or phrase of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this Ordinance.

Section 4. Effective Date. This Ordinance shall become effective as provided for by law.

1 ENACTED this ____ day of _____, 2014.

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3 FILED with the Secretary of State _____, 2014.

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BOARD OF COUNTY COMMISSIONERS
LAKE COUNTY, FLORIDA

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Jimmy Conner, Chairman

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14 ATTEST:

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Neil Kelly, Clerk of the
Board of County Commissioners,
Lake County, Florida

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23 Approved as to form and legality:

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Sanford A. Minkoff
County Attorney

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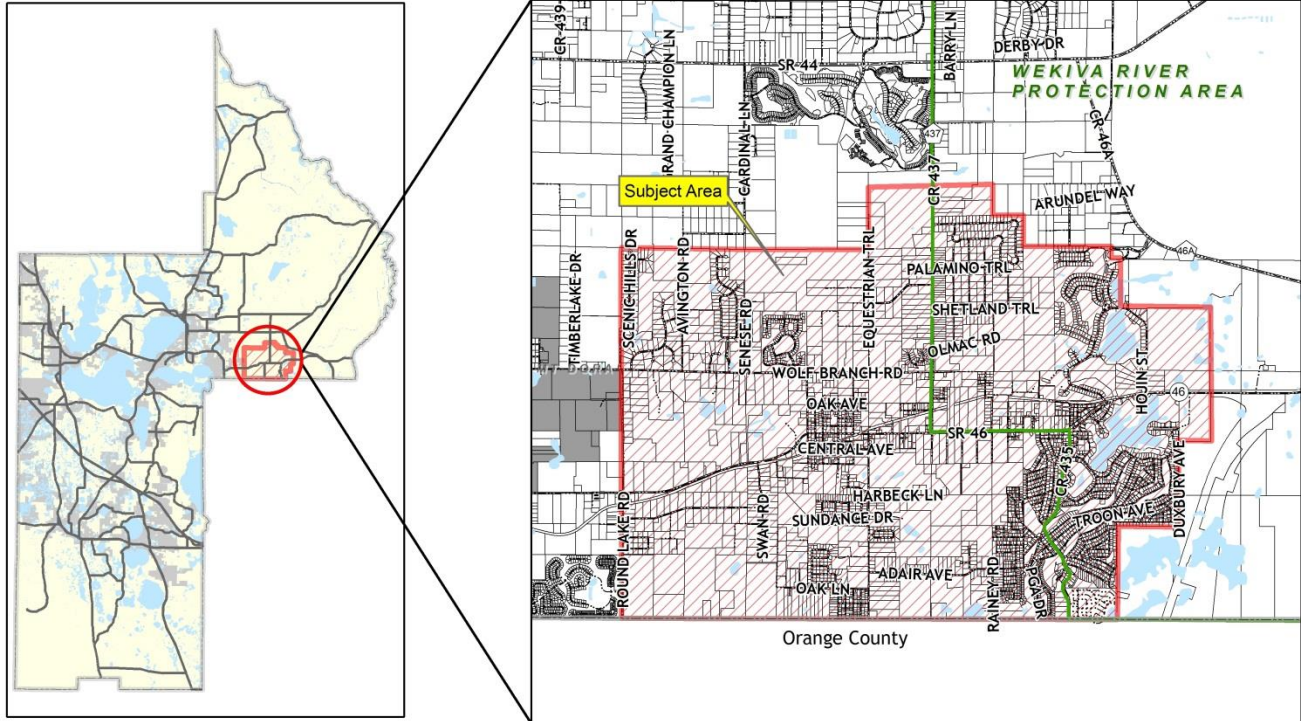
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Exhibit A
LPA#14/4-1 T

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