

Staff Summary

This ordinance amends Lake County Code, Appendix E- Land Development Regulations, Chapter IX, Section 9.10.00, entitled “Commercial Design Standards”, by adding a new subsection 9.10.03, entitled “Mt. Plymouth-Sorrento Community Redevelopment Area Commercial Design Standards.” The purpose of the design standards set forth in this ordinance is to foster the use and development of the land within the Mt. Plymouth-Sorrento Community Development Area with special consideration given the appearance of its community.

Changes are shown as follows: ~~Strikethrough~~ for deletions and Underline for additions to existing Code sections. The notation “* * *” shall mean that all preceding or subsequent text remains unchanged (excluding any renumbering or relettering that might be needed).

ORDINANCE NO. 2017 - _____

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA; AMENDING LAKE COUNTY CODE, APPENDIX E, LAND DEVELOPMENT REGULATIONS, CHAPTER IX, SECTION 9.10.00, ENTITLED “COMMERCIAL DESIGN STANDARDS”; INCLUDING A NEW SUBSECTION 9.10.03, ENTITLED “MT. PLYMOUTH- SORRENTO COMMUNITY REDEVELOPMENT AREA COMMERCIAL DESIGN STANDARDS”; ESTABLISHING DESIGN STANDARDS FOR COMMERCIAL STRUCTURES IN THE MT. PLYMOUTH-SORRENTO CRA; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on September 22, 2011, the Lake County 2030 Comprehensive Plan became effective, requiring the Land Development Regulations to be updated; and

WHEREAS, Policy I-1.1.8 of the 2030 Comprehensive Plan requires the County to adopt and maintain a set of specific and detailed Land Development Regulations that implement and are consistent with the goals, objectives and policies of the Comprehensive Plan; and

WHEREAS, Lake County Code, Appendix E, Land Development, Chapter IX, Section 9.10.00, entitled “Commercial Design Standards” is for the purpose of providing standards in order to create and maintain a strong community image and compatibility among structures and land uses in Lake County; and

WHEREAS, the Board of County Commissioners of Lake County, Florida desires to amend Lake County Code, Appendix E, Land Development Regulations, Chapter IX, Section 9.10.00, to add a new subsection 9.10.03, to provide design standards for office, commercial and industrial property located in the Mt. Plymouth-Sorrento Community Redevelopment Area (CRA).

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Lake County, Florida, that:

Section 1. Recitals. The foregoing recitals are true and correct and incorporated herein by reference.

1 **Section 2. Amendment.** Lake County Code, Appendix E, Land Development Regulations,
2 Chapter IX, Section 9.10.00, entitled “Commercial Design Standards” is hereby amended by the inclusion
3 of a new subsection, Section 9.10.03, entitled “Mt. Plymouth-Sorrento Community Redevelopment Area
4 Commercial Design Standards”, stating as follows:
5

6 **9.10.03 Mt. Plymouth-Sorrento Community Redevelopment Area Commercial Design**
7 **Standards.** The following standards shall apply to all new office, commercial and industrial
8 development and redevelopment located in the Mt. Plymouth-Sorrento Community Redevelopment
9 Area. The Mt. Plymouth-Sorrento Community Redevelopment Area ("planning area") shall be
10 defined as set forth in Resolution No. 2012-77. Additions, renovations, replacement or
11 redevelopment of an existing structure or project in the planning area, not exceeding thirty-five
12 percent (35%) of the square footage of the existing structure(s), unless the use of the structure(s) or
13 project has ceased for a period of more than 365 consecutive days, or unless cumulative additions,
14 renovations, replacement or redevelopment initiated during any five (5) year period meet the
15 thresholds listed above, shall be exempt from the standards set for in this Section 9.10.03.

16 **A. Submittal and Approval Requirements.** Submission and approval of project plans shall be
17 in accordance with the applicable sections of these regulations. Architectural drawings
18 (complete front, sides, and rear elevations and overhead view of roof) of all structures shall
19 be required in addition to any site plan required to be submitted for development approval.
20 Such drawings shall be rendered in color prior to final project review and shall include
21 construction material specifications, color charts, structure dimensions, service area and
22 mechanical equipment locations, outdoor storage area locations, screening devices, master
23 lighting plan, and any other information as determined necessary by the County to ensure
24 consistency with the intent of these regulations. Final approval of all required project
25 design submittals shall be part of the development approval process. Such approval shall
26 include, but not be limited to, building elevations, roof type, construction materials,
27 lighting, screening, colors and building orientation.

28 **B. Enhanced Standards (Architectural Criteria).** Compliance with the intent, standards and
29 provisions of this section shall be as provided for below:

30 **1. Architectural style and application.** It is the intent of this code to ensure a harmonious
31 streetscape, compatibility between structures and well-designed transitions between
32 architectural styles from project to project. This shall be accomplished through
33 utilization of the following techniques:

34 **a. Structures within the same parcel shall reflect similar style, materials detail and**
35 **colors.**

36 **b. Structures on different parcels, but within the same master development, shall**
37 **reflect similar styles, and shall reflect similar materials, details and colors.**

38 **2. Building mass.** Building design shall be such that rectangular structures and blank
39 walls are minimized. In order to accomplish this requirement, the following techniques
40 shall be incorporated into project design:

41 **a. Building mass shall be varied by height and width so that it appears to be divided**
42 **into distinct massing elements and architectural details can be viewed from a**
43 **pedestrian scale.**

44 **b. Projections and recesses from uninterrupted façade lengths shall have a minimum**
45 **depth of 1.5 feet with a minimum of twenty percent (25%) of the uninterrupted**
46 **façade being of varied length.**

- 1 c. All buildings shall have a minimum of one (1) offset per façade length that is
2 visible from the public right-of-way.
- 3 d. Blank wall areas shall incorporate the use of landscaping to break up the
4 monolithic and monotonous appearance of such areas. Blank wall areas shall not
5 exceed ten (10) feet in vertical direction or twenty (20) feet in horizontal direction
6 of any building façade.
- 7 3. Design detail. Buildings shall be designed to enhance the attractiveness of the
8 streetscape. The following techniques shall be incorporated into building design in
9 order to accomplish such requirements:
- 10 a. All buildings shall be required to provide a minimum of four (4) of the following
11 exterior design treatments:
- 12 1) Canopies or porticos, integrated with building massing and style;
13 2) Overhangs;
14 3) Arcades, a minimum of eight (8) feet clear in width;
15 4) Sculptured artwork;
16 5) Raised cornice parapets over doors;
17 6) Peaked roof forms;
18 7) Arches;
19 8) Ornamental and structural architectural details, such as bays, columns, gables,
20 belt courses, lintels, pilasters and fascia; and/or
21 9) Clock towers, bell towers, cupolas and the like.
- 22 b. Building facades shall, on all sides that are, or will be, exposed to the general
23 public, include a repeating pattern that shall consist of a minimum of two (2) of
24 the elements listed below. At least one (1) of the elements shall repeat horizontally.
- 25 1) Color change;
26 2) Texture change;
27 3) Material change;
28 4) Pattern change;
29 5) Architectural banding;
30 6) Expression of architectural or structural bays, such as a reveal, an offset, or a
31 projecting rib, through a change in plane of no less than twelve (12) inches in
32 width; and/or
33 7) Building setbacks or projections, a minimum of three (3) feet in width, on
34 upper level(s).
- 35 c. Windows shall be placed along at least fifty percent (50%) of any façade that is
36 visible from a public right-of-way. Windows shall be recessed or shall project at
37 least one (1) inch and shall include prominent sills, shutters, stucco relief or other
38 such forms of framing. Faux windows are not permitted.
- 39 4. Entryways/customer entrance design. Entryways shall be designed to provide project
40 focal points and to provide protection from the sun and adverse weather conditions. As

1 such, entryways shall be designed in accordance with the techniques listed below:

2 a. Entryways shall be differentiated from the remainder of the façade through the use
3 of color, change in materials, application of architectural features (arches,
4 columns, colonnades, etc.), setbacks, offsets, level changes and the like.

5 b. Entryway design shall incorporate hardscape features such as low walls, decorative
6 paving, water features and the like.

7 c. Entryway design shall incorporate landscaping, landscape planters or wing walls
8 with landscaped areas.

9 d. Entryway areas shall be provided with structural or vegetative shading features and
10 benches or other seating components.

11 5. Building orientation. Buildings shall be oriented so as to enhance the appearance of the
12 streetscape. This requirement shall be met by incorporating the following techniques
13 into project design.

14 a. The building's entrance shall face parallel to the public road from which driveway
15 access is provided. In the event that access is provided by two (2) or more roads,
16 the building's entrance shall face parallel to the road that is determined by the
17 County to be a major road providing such access.

18 b. The building's primary façade shall face the public road from which driveway
19 access is provided. In the event that access is provided by two (2) or more roads,
20 the building's primary façade shall face the road that is determined by the County
21 to be the major road providing such access. Where, because of site constraints or
22 other factors, the building's primary façade is unable to be oriented parallel to the
23 major road providing driveway access, each façade which is clearly visible from a
24 public right-of-way or public area of adjoining properties shall be designed with
25 full architectural treatment. Such treatments shall be consistent with the design
26 requirements of this section and shall incorporate door and window placements,
27 façade architectural treatments and detail, roof design and building materials
28 applications necessary to give the appearance that each visible façade is a primary
29 façade.

30 c. The architectural treatment requirements of subsection (b) above shall also be
31 applied to any building façade which is situated where it is clearly visible from a
32 right-of-way or public area of an adjoining building.

33 d. Building orientation shall be such that service areas are placed out of view from a
34 right-of-way, parking area and adjacent properties. Unless, because of site
35 constraints service areas cannot be located in accordance with this requirement,
36 such areas shall be screened from view by vegetative or structural means.

37 6. Building transition. Façade and height transitions between buildings are key elements
38 in creating and maintaining an attractive streetscape. Height and scale of a new
39 development and redevelopment shall be compatible with that of surrounding
40 development, provided such surrounding development complies with the standards set
41 forth in this section. The following transitional techniques shall be applied to new
42 development and redevelopment when within three hundred (300) feet of an existing
43 building.

44 a. Buildings shall be designed to provide transitional elements and architectural
45 features that are architecturally compatible with adjacent structures. Buildings that
46 are twice the height, or greater, than an adjacent structure shall also provide

- 1 transitional elements and features that provide for transitional blending of heights.
- 2 b. The pattern of placement, proportions and materials of windows and doors shall
- 3 be harmonious with surrounding structures.
- 4 c. The ratio of wall surface to openings and the ratio of width and height of windows
- 5 and doors shall be consistent and compatible with surrounding structures.
- 6 7. Exterior materials and colors. Exterior building materials and colors contribute
- 7 significantly to the visual impact of a building on a community, which, individually
- 8 and collectively reflect upon the visual character and quality of a community. In order
- 9 to project an image of high quality aesthetics, building materials and colors shall
- 10 conform to the following requirements:
- 11 a. All buildings shall be faced with materials that exhibit a durable, high quality
- 12 appearance.
- 13 b. Materials shall be of a low maintenance type, retaining a consistent, clean
- 14 appearance.
- 15 c. Generally accepted exterior facing materials shall include, on all façades that are,
- 16 or will be, exposed to the general public, brick, tinted and textured or split-faced
- 17 concrete masonry blocks, exposed aggregate, stone, architectural concrete and
- 18 cellulose fiber-reinforced cement building boards. Vinyl siding and wood shall not
- 19 be permitted. Metal buildings shall not be permitted, except that in industrial
- 20 zoning districts metal buildings shall be permitted to long as, horizontally, the
- 21 exposed exterior metal surface does not exceed fifty percent (50%) of any façade.
- 22 The primary façade of metal buildings shall not have an exposed metal surface.
- 23 Stucco shall be permitted so long as, horizontally, the exposed exterior stucco
- 24 surface does not exceed fifty percent (50%) of any façade.
- 25 d. Exterior colors shall not be florescent or neon. Color schemes must be submitted
- 26 to the County during development approval.
- 27 e. Building materials and colors shall be consistent around the entire building.
- 28 Exceptions to this provision may be made for portions of a structure that are not
- 29 exposed to the general public.
- 30 8. Roof design and materials. Roofs are an integral part of building design and shall be
- 31 designed and constructed to add interest to and reduce the massing of buildings. Roofs
- 32 shall be constructed of durable, high quality materials in order to enhance the
- 33 appearance and attractiveness of the community. Roofs shall incorporate the design
- 34 elements and materials listed below.
- 35 a. The design of roof structures shall be of hip, gambrel, gable and true mansard styles
- 36 and shall be extended to all sides of the structure. Roof-like appurtenances such as
- 37 false roofs, parapets and other similar features may be allowed if such features are
- 38 required for mechanical equipment screening or acoustical control that cannot be
- 39 accomplished through utilization of approved roof styles. Application of such roof-
- 40 like features shall be accomplished in such a manner as to minimize the appearance
- 41 of a flat roof design.
- 42 b. Roofs shall be designed to be of such height, bulk and mass so as to appear
- 43 structural even when the design is non-structural.
- 44 c. The roof edge, where visible from any public right-of-way, shall have, at a
- 45 minimum of two (2) locations, a vertical change from the dominant roofline. Such

1 change shall be a minimum of three (3) feet.

2 d. Sloping roofs shall have a minimum of two (2) plane changes per primary façade
3 (buildings constructed adjacent to public road intersections shall be considered to
4 have a primary façade on each of the sides nearest the individual intersecting
5 roads).

6 e. Roof materials shall consist of concrete tiles, terra cotta, metal or asphalt shingles
7 (laminated, 25-year architectural grade or better), or similar materials that meet
8 building codes.

9 9. Parking.

10 a. Sites shall be designed to provide safe, convenient, and efficient access for
11 pedestrians and vehicles. Parking shall be designed in a consistent and coordinated
12 manner for the entire site. The parking area shall be integrated and designed so as
13 to enhance the visual appearance of the community. Parking shall be designed so
14 that no more than thirty percent (30%) of the off-street parking for the entire site
15 shall be located between any primary facade of the building and the abutting street.

16 b. All parking be located in the rear of building structures facing Main Street, with
17 the exception of on-street angle or parallel parking.

18 c. All parking lots shall be required to extensively use trees, landscaping, and utilize
19 full-cutoff lighting with traditional-style fixtures.

20 d. Design of the Main Street corridor shall accommodate on-street parallel or angled
21 parking.

22 10. Fence and wall design. Design and construction quality of fences and walls are
23 important visual reflections of community character and quality. In order to promote
24 quality site aesthetics, fence and wall design and construction shall comply with the
25 following requirements.

26 a. Fences and walls, whether required for project approval or whether incorporated
27 into overall project design, shall be designed as an integral part of the principal
28 structure(s). Such design shall include the use of similar materials, colors and
29 finished as the principal structure.

30 b. Fences and walls shall be architecturally designed with offsets, raised elements and
31 landscape pockets to avoid an expansive monolithic or monotonous appearance.

32 c. Chain link fencing shall only be utilized in the rear of the building lot. Where
33 chain link fencing is required or approved, such fencing shall be of the black vinyl
34 type, posts and rails shall also be black.

35 11. Perimeter planting. Plantings located around the perimeter of buildings enhance site
36 aesthetics All projects shall incorporate perimeter plantings into project design in
37 accordance with the requirements listed below. All plantings and landscape features
38 shall be perpetual maintained to ensure living vibrancy.

39 a. Perimeter landscape plantings shall be located adjacent to the primary façade(s)
40 and along any blank façade wall areas that will be, exposed to the general public.
41 Such plantings shall also be included at entrance areas, plazas and courtyards.

42 b. Perimeter landscaping shall consist of a combination of trees, palms, shrubs, and
43 ground covers. Planting material type, size and spacing shall, at a minimum, be
44 consistent with the requirements of Sections 9.01.00 and 9.02.00, Land

1 Development Regulations.

2 12. Screening of mechanical equipment. Inadequate screening of mechanical equipment
3 can have negative visual impacts on streetscape, landscape and community image.
4 Such impacts shall be minimized through compliance with the following requirements:

5 a. Mechanical equipment located on the ground shall be screened from public view.
6 Screening shall be at least the same height as the equipment. Structural screening
7 shall architecturally match the style, construction materials, colors, and finish with
8 the principle structure(s). Landscaping may be substituted for structural screening
9 provided it is of such size and maturity as to be able to provide a fully opaque
10 screen at time of planting.

11 b. Equipment and appurtenances mounted on roof tops shall be kept to a minimum.
12 All exposed roof top mounted equipment and appurtenances shall be fully screened
13 from view from any public right-of-way as an integral part of the design of the
14 building(s) and shall be architecturally consistent with the building design.
15 Painting of exposed appurtenances to blend with the color of adjacent materials of
16 the building may be approved where utilization of approved roof designs precluded
17 full screening of exposed surfaces.

18 13. Lighting. Lighting fixture design and placement are important components of an
19 attractive urban environment as well as important to public safety. In order to enhance
20 site aesthetics and minimize visual distraction, yet maintain adequate public safety,
21 project lighting shall comply with all lighting requirement set forth elsewhere within
22 the Land Development Regulations.

23 14. Utilities. The location and aesthetic treatment of utilities is an important factor in
24 creating an attractive urban environment. In order to enhance and maintain the image
25 of quality in the urban environment, utilities construction and placement shall comply
26 with the following requirements:

27 a. All utility lines, whether new or relocated, shall be installed underground.

28 b. Utility conduit and utility panels/boxes shall be painted to match the color of the
29 building on which they are placed.

30 c. Utility structures shall be located at the rear of the project site and shall be fully
31 screened from view by structural or vegetative means. Where screening is
32 accomplished by structural means, it shall be compatible in design and color with
33 the main building.

34 15. Stormwater Pond Design. All wet and dry stormwater retention ponds or other
35 manmade waterbodies shall be designed to be located to the rear of the primary façade
36 of the building and appear naturally contoured.

37 16. Outdoor storage. Outdoor storage areas shall be located behind the front façade of the
38 main building and shall be fully screened from view by structural means, vegetative
39 means, or a combination of earthen berms and vegetation. Where screening is
40 accomplished by structural means, the structure shall be compatible in design and color
41 with the main building.

42 17. Accessory uses and structures. Structures and uses accessory to the principle structures
43 and uses shall be integrated into project design in a manner such that they will not
44 detract from site aesthetics. Such structures and uses shall comply with the
45 requirements listed below:

- 1 a. Accessory structures shall be designed and constructed so as to be compatible with
- 2 the architectural design of the principle structure(s) including exterior finishes,
- 3 colors and materials;
- 4 b. Coin-operated rides and other amusement devices shall only be permitted within
- 5 the principle structure;
- 6 c. Outdoor garden supply areas shall be screened from view and shall be incorporated
- 7 into the building architecture of the principle structure;
- 8 d. Temporary outdoor display and sales areas shall be limited to arcaded areas that
- 9 are structurally integrated into the architectural design of the principle structure
- 10 and shall not impede the flow of pedestrian or vehicular traffic;
- 11 e. Site furnishings shall be compatible with the architectural design of the principle
- 12 structure. Permanent shopping cart storage shall be contained within the principle
- 13 structure;
- 14 f. Tent sales, boat sales, car sales, recreational vehicle sales and similar uses shall
- 15 not be permitted as an accessory use on either a temporary, seasonal or permanent
- 16 basis; and
- 17 g. Waste management enclosures (dumpsters, recycling, storage, etc.) shall be
- 18 constructed of concrete block or similar material and shall be compatible with the
- 19 architectural design of the principal structure(s) including exterior finishes,
- 20 textures and colors.
- 21 18. Special building considerations. Certain uses such as gas stations, power supply
- 22 facilities, commercial convenience stores, auto repair facilities and the like require
- 23 special design considerations to integrate them into a quality community design fabric.
- 24 Such facilities shall comply with the following requirements, in addition to the other
- 25 requirements of this section:
- 26 a. Where canopies are part of the structure design, buildings shall be constructed so
- 27 that canopies shall be constructed with the same roof design and materials as the
- 28 main building and shall be attached to the main building. Canopy facing and
- 29 support poles shall be constructed of the same material as the main building façade.
- 30 b. Power supply facilities shall be, to the fullest practical extent, screened from public
- 31 view through use of structural or vegetative means.
- 32 c. Auto repair facilities shall be oriented on a site in such a fashion that open bays are
- 33 not located facing the primary public road on which they are located. Site design
- 34 shall utilize landscaping and/or structural means to help screen open bays from
- 35 right of ways and adjacent residential properties.

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37
38 **Section 3. Severability.** If any section, sentence, clause, phrase or word of this Ordinance is for any
39 reason held or declared to be unconstitutional, inoperative or void, such holding or invalidity shall not affect
40 the remaining portions of this Ordinance; and it shall be construed to have been the Commissioner’s intent
41 to pass this Ordinance without such unconstitutional, invalid or inoperative part therein; and the remainder
42 of this Ordinance, after the exclusion of such part or parts shall be deemed and held to be valid, as if such
43 parts had not been included herein; or if this Ordinance or any provisions thereof shall be held inapplicable
44 to any person, groups of persons, property, kind of property, circumstances or set of circumstances, such
45 holding shall not affect the applicability thereof to any other person, property or circumstances.

46

ORDINANCE NO 2017-____; Commercial Design Standards_Mt. Plymouth/Sorrento CRA

1 **Section 4. Inclusion in the Code.** It is the intent of the Board of County Commissioners that the
2 provisions of this Ordinance shall become and be made a part of the Lake County Code and that the sections
3 of this Ordinance may be renumbered or relettered and the word “ordinance” may be changed to “section”,
4 “article” or such other appropriate word or phrase in order to accomplish such intentions.

5
6 **Section 5. Filing with the Department of State.** The clerk shall be and is hereby directed forthwith
7 to send a certified copy of this Ordinance to the Secretary of State for the State of Florida.

8
9 **Section 6. Effective.** This Ordinance shall become effective upon filing with the Secretary of State.
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12 Enacted this _____ day of _____, 2017.

13 Filed with the Secretary of State _____, 2017.

14
15
16 ATTEST:

BOARD OF COUNTY COMMISSIONERS
OF LAKE COUNTY, FLORIDA

17
18 _____
19 Neil Kelly, Clerk of the
20 Board of County Commissioners
21 of Lake County, Florida

Timothy I. Sullivan, Chairman

This ____ day of _____, 2017.

22
23 Approved as to form and legality:

24 _____
25 Melanie Marsh, County Attorney