

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

PLANNING AND ZONING BOARD		BOARD OF COUNTY COMMISSIONERS
July 29, 2015		Transmittal: August 18, 2015 Adoption: TBA

CP-2015-03 Strike text from Policy I-1.3.6 Regional Office Future Land Use Category and from Policy I-1.3.7 Regional Commercial Future Land Use Category that states that residential uses are excluded from parcels with these FLUCs located within the Mount Dora Joint Planning Area (JPA).	Case Manager: Christine Rice Planner	Agenda Item #4
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- Item -

Applicant:	Lake County Economic Growth Department
Owner:	Lake County
Type:	Text Amendment
Creation or Revision:	Revision – Staff Initiated
Description:	This amendment will strike the text, “Residential uses are excluded on parcels in this category located within the Mount Dora Joint Planning Area first authorized by the Board of County Commissioners on September 28, 2004,” from Policy I-1.3.6 Regional Office Future Land Use Category and from Policy I-1.3.7 Regional Commercial Future Land Use Category.

- Summary of Staff Recommendation -

Staff recommends APPROVAL of the request text amendment and subsequent definitions.

- Summary -

Analysis:

Policy I-1.3.6 Regional Office Future Land Use Category (FLUC) and Policy I-1.3.7 Regional Commercial FLUC allow limited residential uses, excluding single family dwellings, within mixed use developments on parcels with these FLUCs. However, these policies exclude residential uses from parcels with these FLUCs located within the Mount Dora JPA. The City of Mount Dora has requested that the text excluding limited residential development from parcels designated as Regional Office FLUC and Regional Commercial FLUC located within the Mount Dora JPA be deleted.

Policy I-1.3.6 Regional Office Future Land Use Category is being amended as shown below:

The Regional Office Future Land Use Category provides for a variety of office uses and limited commercial uses that support office uses. This category is intended to accommodate office development which exhibits a high level of site and building amenities to include extensive landscaping, plazas and pedestrian/employee-friendly gathering areas, central building entrances, enhanced building and site security features, and accessory uses included within the building footprint. This Future Land Use Category shall be located on collector and arterial roadways to minimize traffic on local streets and to provide convenient access to transit facilities, and should be located in proximity to urban residential uses. With the exception of hotels and motels, no more than twenty percent (20%) of the floor area shall be allocated to commercial uses. Only commercial uses that support this category shall be permitted, such as restaurants, cafes, associated retail/wholesale, daycares or shops located within an office park or office building. Office parks may utilize these allocations within the boundary of the park. It is the express intent of this provision to restrict highway-oriented commercial uses. Developments within this Category are not subject to Commercial Location Criteria.

Zoning applications within the Regional Office Future Land Use Category must be accompanied by a site/master plan as set forth in the Land Development Regulations. Such plans shall address, at a minimum, buffering, setbacks, lighting and building height, to ensure compatibility with adjacent uses.

Limited residential use may be allowed in mixed-use commercial buildings or as stand-alone multi-family units as part of a mixed-use development; single-family dwellings shall not be allowed. Multi-family residential development shall be constructed only after or simultaneously with construction of commercial uses. The total number of multi-family dwelling units shall be no more than one (1) unit per 10,000 square feet of Gross Leasable Area of commercial space and the allowed F.A.R. shall not be applied to such residential areas. ~~Residential uses are excluded on parcels in this category located within the Mount Dora Joint Planning Area first authorized by the Board of County Commissioners on September 28, 2004.~~

Design standards shall be provided in the Land Development Regulations that ensure that office development is compatible with adjoining properties. Standards shall include, but not be limited to, building style, design and scale; exterior building materials; roof design and construction; building size and placement; site furnishings; fences and entrance features; and the size and location of service areas.

Projects shall be designed with a minimum of fifteen percent (15%) of the net buildable area as open space. A floor area ratio of up to a maximum 3.0 will be allowed. A conditional use approval will not be required if the development is approved by Lake County through a Development of Regional Impact Development Order process. The maximum Impervious Surface Ratio shall be 0.75.

TYPICAL USES INCLUDE:

- General office, including: services, finance, insurance and real estate;
- Limited commercial retail trade uses that support office land uses;
- Light industrial uses such as manufacturing, wholesale trade, transportation, communications, electric, gas and sanitary services. Activities are limited to those without off-site impacts and take place primarily within an enclosed building;
- Day care facilities;
- Health Services, except hospitals;
- Civic uses;
- Religious organizations;
- Colleges, universities and professional schools;
- Public order and safety;
- Hotels and other lodging places;
- Utilities; and
- Limited multi-family residential.

TYPICAL USES REQUIRING A CONDITIONAL USE PERMIT:

- Light industrial uses as provided above that take place primarily outside an enclosed building;
- Heliports; and
- Hospitals.

Policy I-1.3.7 Regional Commercial Future Land Use Category is being amended as shown below:

The Regional Commercial Future Land Use Category provides for a variety of commercial uses concentrated within or in proximity to a large planned project, such as a regional mall with a non-residential floor area typically in excess of 299,000 square feet. This category is intended to accommodate commercial development, which exhibits a high level of site and building amenities to include extensive landscaping, plazas and pedestrian friendly gathering areas. Office and limited light industrial uses shall also be permitted within this category. This category shall be located on collector and arterial roadways to minimize traffic on local streets and to provide convenient access to transit facilities, and should be located in proximity to urban residential uses. This land use shall be located at the intersections of major roadways and along these roadways as infill development. Developments within this Category are not subject to Commercial Location Criteria.

Zoning applications within the regional commercial future land use category must be accompanied by a site/master plan as set forth in the Land Development Regulations. Such plans shall address, at a minimum, buffering, setbacks, lighting and building heights, to ensure compatibility with adjacent uses.

Limited residential use may be allowed in mixed-use commercial buildings or as stand-alone multi-family units as part of a mixed-use development; single-family dwellings shall not be allowed. Multi-family residential development shall be constructed only after or simultaneously with construction of commercial uses. The total number of multi-family dwelling units shall be no more than one (1) unit per 10,000 square feet of gross leasable area of commercial space and the allowed FAR shall not be applied to such residential areas. ~~Residential uses are excluded on parcels in this category located within Mount Dora joint planning area first authorized by the Board of County Commissioners on September 28, 2004.~~

Design standards shall be provided in the Land Development Regulations that ensure that commercial development is compatible with adjoining properties. Standards shall include, but not be limited to, building style, design and scale; exterior building materials; roof design and construction; building size and placement; site furnishings; fences and entrance features; and the size and location of service areas. Projects shall be designed with a minimum of fifteen percent (15%) of the net buildable area as open space. A FAR up to 3.0 will be allowed. The maximum Impervious Surface Ratio shall be 0.75. A conditional use approval will not be required if the development is approved by Lake County through a Development of Regional Impact Development Order.

TYPICAL USES INCLUDE:

- Commerce uses, including: services, retail trade, finance, insurance and real estate;
- Office uses;
- Light industrial such as Manufacturing, Wholesale Trade, Transportation, Communications, Electric, Gas and Sanitary Services. Activities are limited to those without off-site impacts and take place primarily within an enclosed building;
- Civic uses;
- Amusement, entertainment and commercial recreation within an enclosed building;
- Religious organizations;
- Day care services;
- Colleges and universities and professional schools;
- Hotels and other lodging places;
- Public order and safety;
- Utilities; and
- Limited multi-family residential.

TYPICAL USES REQUIRING A CONDITIONAL USE PERMIT:

- Light industrial, as provided above that takes place primarily outside an enclosed building;
- Heliports; and
- Hospitals.

- Standards for Review -

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

The proposed text amendment is consistent with the Comprehensive Plan. Policy I-1.3.6 Regional Office Future Land Use Category and Policy I-1.3.7 Regional Commercial Future Land Use Category allow residential uses in mixed use buildings or developments on parcels located within these FLUCs. The deletion of the statement, "Residential uses are excluded on parcels in this category located within the Mount Dora Joint Planning Area first authorized by the Board of County Commissioners on September 28, 2004," from these two policies is therefore consistent with the Comprehensive Plan.

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

The amendment is consistent with existing and proposed land uses in the Mount Dora JPA.

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

The City of Mount Dora has requested that the text excluding limited residential development from parcels designated as Regional Office FLUC and Regional Commercial FLUC located within the Mount Dora JPA be deleted.

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.

Schools would exceed acceptable levels of service because of the amount of additional students created by this amendment, see Attachment 1. Sorrento Elementary School, Triangle Elementary School, Mount Dora Middle School, and Mount Dora High School will receive students from the residences located within the Regional Commercial FLUC and Regional Office FLUC in the Mount Dora JPA. It does not appear that the other public facilities will exceed their acceptable levels of service due to this amendment.

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 county.

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 result in an orderly and logical development pattern.

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 –

Residential uses, excluding single family dwellings, in mixed use developments are allowed within the Regional Commercial and Regional Office FLUCs. The proposed text amendment will strike the sentence from Policy I-1.3.6 Regional Office and Policy I-1.3.7 Regional Commercial Future Land Use Category which states that residential uses are excluded from parcels with these FLUCs located within the Mount Dora JPA.

– Staff Recommendation –

Staff recommends **APPROVAL** of the proposed text amendment to strike text that excludes residential development from parcels located within the Mount Dora JPA from Policy I-1.3.7 Regional Commercial Future Land Use Category and Policy I-1.3.6 Regional Office Future Land Use Category.

Planning & Zoning Board Recommendation:

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**TRANSMITTAL ONLY
ORDINANCE 2015-XX
CP-2015-03**

**Regional Office Future Land Use Category and Regional
Commercial 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; DELETING TEXT FROM POLICY I-1.3.6 REGIONAL OFFICE FUTURE LAND USE CATEGORY AND FROM POLICY I-1.3.7 REGIONAL COMMERCIAL FUTURE LAND USE CATEGORY THAT STATES, "RESIDENTIAL USES ARE EXCLUDED ON PARCELS IN THIS CATEGORY LOCATED WITHIN THE MOUNT DORA JOINT PLANNING AREA FIRST AUTHORIZED BY THE BOARD OF COUNTY COMMISSIONERS ON SEPTEMBER 28, 2004." 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 29th day of July 2015, 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 18th day of August 2015, this Ordinance was heard at a public hearing before the Lake County Board of County Commissioners for transmittal; and

1 Design standards shall be provided in the Land Development Regulations that ensure that office
2 development is compatible with adjoining properties. Standards shall include, but not be limited to,
3 building style, design and scale; exterior building materials; roof design and construction; building
4 size and placement; site furnishings; fences and entrance features; and the size and location of
5 service areas.

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7 Projects shall be designed with a minimum of fifteen percent (15%) of the net buildable area as open
8 space. A floor area ratio of up to a maximum 3.0 will be allowed. A conditional use approval will not
9 be required if the development is approved by Lake County through a Development of Regional
10 Impact Development Order process. The maximum Impervious Surface Ratio shall be 0.75.

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12 **TYPICAL USES INCLUDE:**

- 13 • General office, including: services, finance, insurance and real estate;
- 14 • Limited commercial retail trade uses that support office land uses;
- 15 • Light industrial uses such as manufacturing, wholesale trade, transportation,
16 communications, electric, gas and sanitary services. Activities are limited to those without
17 off-site impacts and take place primarily within an enclosed building;
- 18 • Day care facilities;
- 19 • Health Services, except hospitals;
- 20 • Civic uses;
- 21 • Religious organizations;
- 22 • Colleges, universities and professional schools;
- 23 • Public order and safety;
- 24 • Hotels and other lodging places;
- 25 • Utilities; and
- 26 • Limited multi-family residential.

27 **TYPICAL USES REQUIRING A CONDITIONAL USE PERMIT:**

- 28 • Light industrial uses as provided above that take place primarily outside an enclosed
29 building;
- 30 • Heliports; and
- 31 • Hospitals.

32
33 **Policy I-1.3.7 Regional Commercial Future Land Use Category**
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35 The Regional Commercial Future Land Use Category provides for a variety of commercial uses
36 concentrated within or in proximity to a large planned project, such as a regional mall with a non-
37 residential floor area typically in excess of 299,000 square feet. This category is intended to
38 accommodate commercial development, which exhibits a high level of site and building amenities to
39 include extensive landscaping, plazas and pedestrian friendly gathering areas. Office and limited
40 light industrial uses shall also be permitted within this category. This category shall be located on
41 collector and arterial roadways to minimize traffic on local streets and to provide convenient access
42 to transit facilities, and should be located in proximity to urban residential uses. This land use shall

1 be located at the intersections of major roadways and along these roadways as infill development.
2 Developments within this Category are not subject to Commercial Location Criteria.

3 Zoning applications within the regional commercial future land use category must be accompanied
4 by a site/master plan as set forth in the Land Development Regulations. Such plans shall address, at
5 a minimum, buffering, setbacks, lighting and building heights, to ensure compatibility with adjacent
6 uses.

7 Limited residential use may be allowed in mixed-use commercial buildings or as stand-alone multi-
8 family units as part of a mixed-use development; single-family dwellings shall not be allowed. Multi-
9 family residential development shall be constructed only after or simultaneously with construction of
10 commercial uses. The total number of multi-family dwelling units shall be no more than one (1) unit
11 per 10,000 square feet of gross leasable area of commercial space and the allowed FAR shall not be
12 applied to such residential areas. ~~Residential uses are excluded on parcels in this category located
13 within Mount Dora joint planning area first authorized by the Board of County Commissioners on
14 September 28, 2004.~~

15 Design standards shall be provided in the Land Development Regulations that ensure that
16 commercial development is compatible with adjoining properties. Standards shall include, but not be
17 limited to, building style, design and scale; exterior building materials; roof design and construction;
18 building size and placement; site furnishings; fences and entrance features; and the size and
19 location of service areas. Projects shall be designed with a minimum of fifteen percent (15%) of the
20 net buildable area as open space. A FAR up to 3.0 will be allowed. The maximum Impervious
21 Surface Ratio shall be 0.75. A conditional use approval will not be required if the development is
22 approved by Lake County through a Development of Regional Impact Development Order.

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- 24 • Commerce uses, including: services, retail trade, finance, insurance and real estate;
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27 Electric, Gas and Sanitary Services. Activities are limited to those without off-site impacts and
28 take place primarily within an enclosed building;
- 29 • Civic uses;
- 30 • Amusement, entertainment and commercial recreation within an enclosed building;
- 31 • Religious organizations;
- 32 • Day care services;
- 33 • Colleges and universities and professional schools;
- 34 • Hotels and other lodging places;
- 35 • Public order and safety;
- 36 • Utilities; and
- 37 • Limited multi-family residential.

38 TYPICAL USES REQUIRING A CONDITIONAL USE PERMIT:

- 39 • Light industrial, as provided above that takes place primarily outside an enclosed building;
- 40 • Heliports; and
- 41 • Hospitals.

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Section 2. Advertisement. This Ordinance was advertised pursuant to Chapter 163, Florida Statutes, Section 163.3187.

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. The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the State Land Planning Agency notifies the local government that the plan amendment package is complete.

ENACTED this ____ day of _____, 2015.

FILED with the Secretary of State _____, 2015.

BOARD OF COUNTY COMMISSIONERS
LAKE COUNTY, FLORIDA

ATTEST:

Jimmy Conner, Chairman

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

Approved as to form and legality:

Sanford A. Minkoff
County Attorney

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Exhibit A



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Attachment 1



Superintendent:
Susan Moxley, Ed.D.

School Board Members:
District 1
Bill Mathias
District 2
Rosanne Brandenburg
District 3
Marc Dodd
District 4
Debbie Stivender
District 5
Stephanie Luke

Leading our Students to Success

201 West Burleigh Boulevard · Tavares · FL 32778-2496
(352) 253-6500 · Fax: (352) 253-6503 · www.lake.k12.fl.us

July 9, 2015

Mr. Chris Schmidt, Planning Manager
Division of Planning and Community Design
Growth Management Department
Lake County
Post Office Box 7800
Tavares, Florida 32778-7800

RE: Lake County-City of Mount Dora Joint Planning Area Comprehensive Plan Amendment

Dear Mr. Schmidt:

The County is currently reviewing a comprehensive plan amendment to allow residential dwelling units in the Lake County Regional Commercial and Lake County Regional Office Future Land Use Map categories within the Lake County-City of Mount Dora Joint Planning Area.

As the School Board of Lake County's authorized representative, I am forwarding the School Board's comments to your attention so they can be included with your planning report. The School Board of Lake County Florida recognizes that the comprehensive plan amendment will have an adverse impact on the District's level of service as defined in Section 5.2 of the school concurrency interlocal agreement. The following School Board comments reflect projected enrollment data from the District's Five-Year Plan, FY 2015-2019, and student generation rates from the Impact Fee Study.

The proposed comprehensive plan amendment has the potential to add a maximum of 8,786 new dwelling units that will contribute 2,064 new students to the Lake County School system. Based on current school attendance zones, schools that will be adversely affected by the proposed comprehensive plan amendment and their projected five-year capacity status are as follows:

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|-------------------------------------|--------------------------|
| • Sorrento Elementary School | 41% Over Capacity |
| • Triangle Elementary School | 14% Over Capacity |
| • Mount Dora Middle School | 11% Over Capacity |
| • Mount Dora High School | 14% Over Capacity |

Please see the attached District Growth Impact Report, which indicates the potential impact of the proposed comprehensive plan amendment on the public schools which currently serve the area under consideration. Should you have any questions or need additional information please contact me at (352)253-6694.

Sincerely,

Dawn McDonald, Senior Planner
Growth Planning Department

Enclosure

LAKE COUNTY PUBLIC SCHOOLS RESIDENTIAL GROWTH IMPACT REPORT

REVIEWING AUTHORITY NAME / CASE NUMBER Lake County Division of Planning and Community Design
ITEM DESCRIPTION Comprehensive Plan Amendment, Lake County-Mt. Dora Joint Planning Area
 The County is proposing a comprehensive plan amendment to allow residential uses within the Joint Planning Area.
LOCATION Lake County-City of Mount Dora Joint Planning Area (see attached map)
CURRENT LAND USE Lake County Regional Commercial (184.22 acres)-No Residential & Lake County Regional Office (1832.97)-No Residential
PROPOSED LAND USE Lake County Regional Commercial (1 multi-family residential unit/10,000 square feet) (184.22 acres) & Lake County Regional Office (1 multi-family residential unit/10,000 square feet) (1832.97); 1,303.85 acres east of Norton Lane and 713.34 acres west of Norton Lane
CURRENT ZONING Various

NEW DU IMPACT STUDENT GENERATION
 Elementary School
 Middle School
 High School

SF-DU	MF-DU	Mobile	MF Impacts (W of Norton Lane)	MF Impacts (E of Norton Lane)	Total Impacts	DUs
			3,107	5,679	8,786	
0.374	0.235	0.126	729	1,335	2,064	
0.172	0.133	0.065	413	755	1,168	
0.085	0.051	0.029	158	290	448	
0.117	0.051	0.032	158	290	448	

SCHOOL NAME

Sorrento Elementary
 Triangle Elementary
 Mount Dora Middle
 Mount Dora High

Projected Enrollment 2019-2020*	Permanent Student Capacity*	Projected Five-Year Capacity %	Student Enrollment w/ Impact	% of Perm. Capacity w/ Impact	Planned Capacity On Site
896	1,170	77%	1,651	141%	No
723	995	73%	1,136	114%	No
904	1,223	74%	1,352	111%	No
1,115	1,367	82%	1,563	114%	No

*Lake County School District Five-Year Plan, Fiscal Year 2015-2019

CSA 5

Elementary School
 Middle School
 High School

Student Enrollment 2019-2020*	Permanent Student Capacity*	% of Permanent Capacity
2,567	3,009	85%
904	1,223	74%
1,115	1,367	82%

*Lake County School District Five-Year Plan, Fiscal Year 2015-2019

COMMENTS:

The School Board of Lake County Florida recognizes that the comprehensive plan amendment will have an adverse impact on the District's level of service as defined in Section 5.2 of the school concurrency interlocal agreement.
School Concurrency became effective in Lake County on June 1, 2008. Subsequent development orders, including but not limited to, site plans and subdivisions are subject to the school concurrency process. This Growth Impact Report (adequate public facilities analysis) is not intended to be an approval of, or an exemption from, any school concurrency regulations, including the school concurrency requirements in the Lake County School Concurrency Interlocal Agreement.

