



COMPREHENSIVE PLAN AMENDMENT
STAFF REPORT
OFFICE OF PLANNING & ZONING

Tab Number: 6

Public Hearings: Planning & Zoning Board (PZB): April 29, 2020
Board of County Commissioners (BCC): May 19, 2020

Case No. and Project Name: CP-20-02-4 Comprehensive Plan Text Amendment

Applicant: Jerry Smalley

Requested Action: Amend Comprehensive Plan Policies I-2.1.4 and I-2.1.13 to allow the Board of County Commissioners to approve alternative design standards within the Mount Plymouth-Sorrento Main Street Future Land Use Category.

Staff Determination: Staff recommends approval of the amendments to the 2030 Comprehensive Plan

Case Manager: Marellys Moreno, CRA Coordinator

PZB Recommendation:

Staff Analysis

The Applicant is seeking to amend the Comprehensive Plan Policy I-2.1.4 entitled 'Design Standards for the Mount Plymouth-Sorrento Main Street Future Land Use Category;' and amend Comprehensive Plan Policy I-2.1.13 entitled 'Parking in the Mount Plymouth-Sorrento Community,' to allow the Board of County Commissioners to approve alternative design standards.

The Applicant presented the concept plan to the CRA Advisory Committee on May 21, 2019, and July 16, 2019, for feedback. Later, on November 19, 2019, the CRA Advisory Committee recommended adding the following language to each Policy:

- **Policy I-2.1.4 Design Standards for the Mount Plymouth-Sorrento Main Street Future Land Use Category**
Alternative design deviated from the standards stated above may be considered with approval from the Board of County Commissioners.
- **Policy I-2.1.13 Parking in the Mount Plymouth-Sorrento Community**
Alternative design for corner lots, adjacent to collector or arterial roads, may be considered with the Board of County Commissioners' approval as long as the alternative standards promote a walkable community and favors the aesthetics of the CRA according to the Land Development Regulations.

Staff reviewed the application and recommended adding the following the following language to Policy I-2.1.4 to provide standards upon the Board of County Commissioners can based their decision:

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

Alternative design deviated from the standards stated above may be considered with approval from the Board of County Commissioners if the applicant demonstrates the purposes of this Policy will be or has been achieved by other means, or if strict application of these requirements will create a substantial hardship. Substantial hardship means a demonstrated economic, technological, legal or other type of hardship affecting the development of the property.

The Applicant submitted this application in conjunction with a rezoning application for a property within the Mount Plymouth Main Street Future Land Use Category. The Applicant is seeking to develop the property with a convenience store, gas station,

and car wash utilizing design standards other than those currently established in the above-reference Comprehensive Plan Policies. 'If this application is approved for transmittal, the rezoning application will be scheduled for public hearing in conjunction with the adoption hearing on this amendment.

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

There are no conflicting policies in other elements of the Comprehensive Plan. This amendment will only allow alternative development standards for properties within the Mount Plymouth-Sorrento Main Street Future Land Use Category.

B. Whether the proposed amendment is in conflict with any applicable provisions of the Code.

If approved, the amendment may cause conflicts with Section 9.10.03 which contains design standards for development within the CRA or other applicable LDRs. If changes to Comprehensive Plan Policy I-2.1.13 and Policy I-2.1.13 are approved staff will amend the LDR to be consistent.

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

The proposed text amendment is consistent with existing and proposed land uses. The proposed policy is drafted to allow alternative design that can be considered with the approval of the Board of County Commissioners.

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

The Applicant wishes to develop a property within the Mount Plymouth Sorrento Main Street FLUC with parking on the side and rear of the proposed structure. This is in conflict with Policy I-2.1.4 and Policy I-2.1.13. On November 19, 2019, the Mount Plymouth-Sorrento Advisory Committee recommended amending Policies I-2.1.4 and I-2.1.13 to state that alternative designs may be considered with approval from the Board of County Commissioners.

E. 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 amendment allows alternative design standards for properties within the Mount Plymouth Sorrento FLUC; as such, there are no anticipated impacts on public facilities.

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

The amendment will not result in a significant impact on the natural environment. Any future development within the Mount Plymouth Sorrento Main Street FLUC will need to comply with all environmental protection rules and regulations within the Comprehensive Plan and Land Development Regulations.

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

There is no indication that the amendment would have an adverse impact on property values.

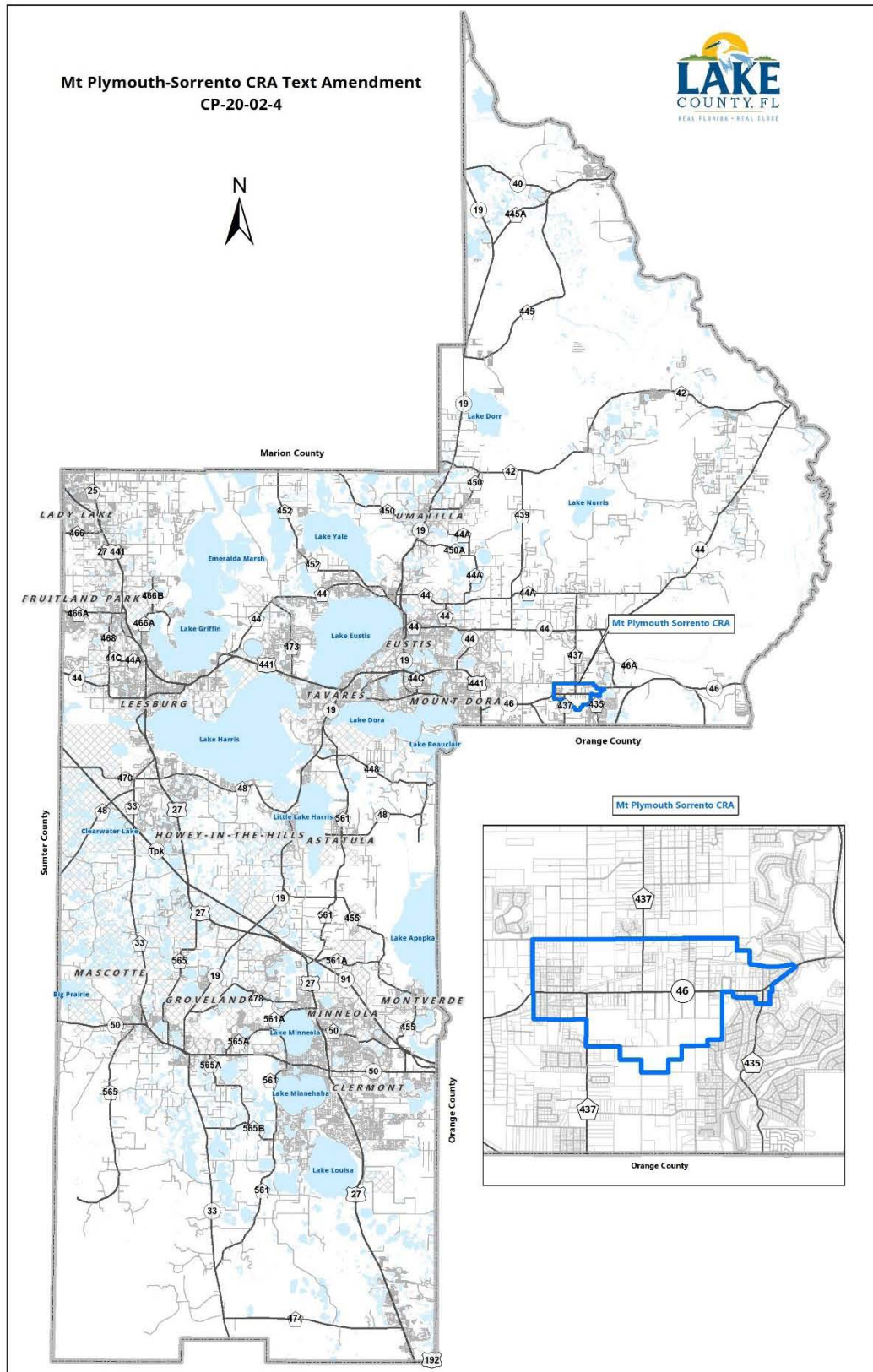
H. Whether, and the extent to which, the proposed amendment would result in an orderly and logical development pattern, specifically identifying any negative effects on such pattern.

The amendment will allow properties within the Mount Plymouth-Sorrento Main Street FLUC to be developed with alternative design standards if approved by the Board of County Commissioners if the applicant demonstrated the alternative design would meet or achieve the purpose of the relevant Policies or where a substantial hardship would be created.

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

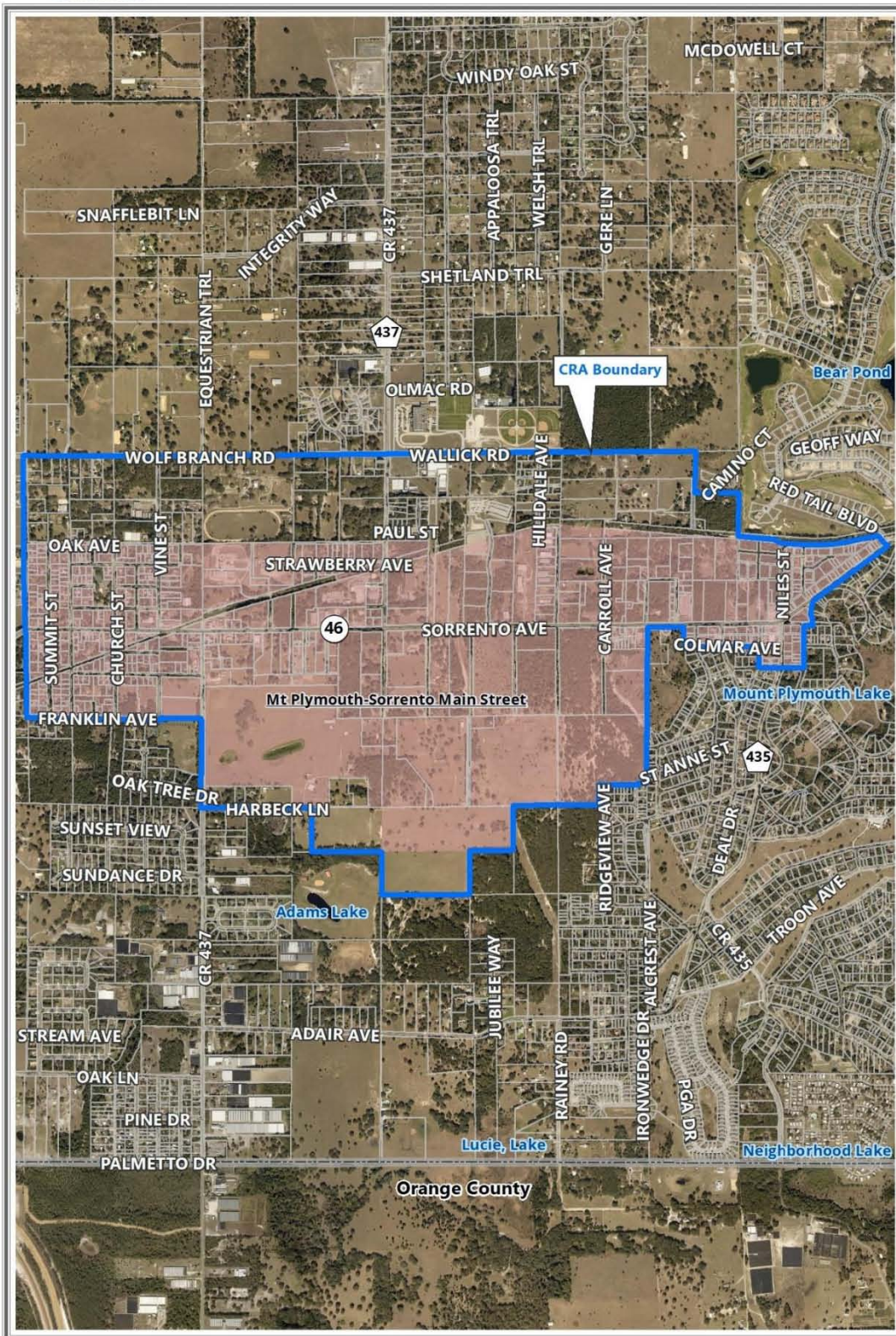
The proposed amendment will be consistent with the purpose and interest of Lake County's regulations.

Location of Mount Plymouth-Sorrento CRA within Lake County





CP-20-02-4 Mt Plymouth-Sorrento CRA Text Amendment



**Mt Plymouth-Sorrento
Main Street Future
Land Use Text
Amendment**

ORDINANCE 2020 – ____
CP-20-02-4

Great Corners L.L.C. Property Comprehensive Plan Text Amendment

1
2 **AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA;**
3 **AMENDING THE LAKE COUNTY 2030 COMPREHENSIVE PLAN; AMENDING COMPREHENSIVE PLAN**
4 **POLICY I-2.1.4 ENTITLED ‘DESIGN STANDARDS FOR THE MOUNT PLYMOUTH-SORRENTO MAIN**
5 **STREET FUTURE LAND USE CATEGORY;’ AMENDING COMPREHENSIVE PLAN POLICY I-2.1.13**
6 **ENTITLED ‘PARKING IN THE MOUNT PLYMOUTH SORRENTO COMMUNITY;’ PROVIDING FOR**
7 **PUBLICATION AS REQUIRED BY SECTION 163.3184(11), FLORIDA STATUTES; PROVIDING FOR**
8 **SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**
9

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

12 **WHEREAS**, Chapter 125, Florida Statutes, Section 125.01(1)(g), authorizes the Board of County
13 Commissioners of Lake County to “[p]repare and enforce comprehensive plans for the development of the
14 county”; and

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

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

22 **WHEREAS**, on the 22nd day of September, 2011, the Lake County 2030 Comprehensive Plan
23 became effective and designated the property as part of Rural Transition Future Land Use Category; and

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

26 **WHEREAS**, on the 29th day of April 2020, this Ordinance was heard at a public hearing before the
27 Lake County Planning & Zoning Board in its capacity as the Local Planning Agency; and

28 **WHEREAS**, on the 19th day of May 2020, this Ordinance was heard at a public hearing before the
29 Lake County Board of County Commissioners for approval to transmit to the state planning agency and other
30 reviewing agencies; and

31 **WHEREAS**, on the XX day of XXXX 2020, this Ordinance was heard at a public hearing before the
32 Lake County Board of County Commissioners for adoption; and

33 **WHEREAS**, it serves the health, safety and general welfare of the residents of Lake County to adopt
34 the amendment to the Lake County Comprehensive Plan.

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

37
38 **Section 1. Comprehensive Plan Text Amendment.** The Lake County 2030 Comprehensive Plan,
39 Policy I-2.1.4 entitled ‘Design Standards for the Mount Plymouth-Sorrento Main Street Future Land Use
40 Category,’ shall be amended to read as follows:

1
2 **Policy I-2.1.4 Design Standards for the Mount Plymouth-Sorrento Main Street Future Land Use**
3 **Category**

4 Within twelve (12) months of the effective date of this Comprehensive Plan, Land Development
5 Regulations for the Main Street Future Land Use Category shall be developed to emulate a traditional
6 community feel, including but not be limited to, the follow requirements:

- 7 • Establish specific design standards for multi-family and non-residential structures, consistent with the Main
8 Street Future Land Use Category;
- 9 • Require specific additional standards for infill housing to preserve the character of the historic Sorrento
10 neighborhood;
- 11 • Require that structures present a traditional storefront face and entrance to the Main Street;
- 12 • Provide wide sidewalks for pedestrian activity with street furniture for outdoor cafes and benches for rest and
13 shading;
- 14 • Require the planting of canopy trees (such as Live Oaks, Sweet Gum, and Winged Elms) at regular intervals
15 along Main Street;
- 16 • Outdoor lighting shall be full-cutoff lighting with traditional-style fixtures;
- 17 • Require that all parking be located in the rear of building structures facing Main Street, with the exception of
18 on-street angle or parallel parking. Pervious parking is encouraged;
- 19 • Encourage upper-story residences or office space located above ground-level shops, and provide for multi-
20 family homes, including town homes, duplexes, and condominiums along and near the Main Street corridor;
- 21 • Individual building floor area allocations shall not exceed a maximum Floor Area Ratio of 0.30 and Impervious
22 Surface Ratio of 0.60 as specified within the Mount Plymouth-Sorrento Main Street Future Land Use Category;
23 and
- 24 • Provide for a maximum building height not to exceed 40 feet with varied rooflines unless such look is provided
25 by adjacent buildings. Generally, this would result in structures of two (2) habitable stories.

26
27 Alternative design deviated from the standards stated above may be considered with approval from the Board of
28 County Commissioners if the applicant demonstrates the purposes of this Policy will be or has been achieved by
29 other means, or if strict application of these requirements will create a substantial hardship. Substantial hardship
30 means a demonstrated economic, technological, legal or other type of hardship affecting the development of the
31 property.
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33

34 **Section 2. Comprehensive Plan Text Amendment.** The Lake County 2030 Comprehensive Plan,
35 Policy I-2.1.13 Entitled 'Parking In The Mount Plymouth Sorrento Community,' shall be amended to read as
36 follows:
37

38 **Policy I-2.1.13 Parking in the Mount Plymouth Sorrento Community**

39 In an effort to create a pedestrian area and storefront activity on Main Street, parking lots shall be located behind
40 the buildings that front Main Street, with the exception of on-street angle or parallel parking. The Main Street Future
41 Land Use Category shall encourage the use of parking in the form of individual small lots of typically twenty-five
42 (25) spaces or less. All parking lots shall be required to extensively use trees, landscaping, and utilize full-cutoff
43 lighting with traditional-style fixtures. Design of the Main Street corridor shall accommodate on-street parallel or
44 angled parking. Calculations for shared parking spaces are encouraged for lots that serve mixed-use buildings.
45

46 Parking standards for the Planning Area shall include adequate off street parking for residents within all residential
47 subdivisions.
48

49 Alternative design for corner lots, adjacent to collector or arterial roads, may be considered with the Board of

County Commissioners' approval as long as the alternative standards promote a walkable community and favors the aesthetics of the CRA according to the Land Development Regulations.

Section 3. Advertisement. This Ordinance was advertised pursuant to Sections 125.66 and 163.3184, Florida Statutes.

Section 4. Severability. If any section, sentence, clause, phrase or word of this Ordinance is for any reason held or declared to be unconstitutional, inoperative or void, such holding or invalidity shall not affect the remaining portions of this Ordinance; and it shall be construed to have been the Commissioners' intent to pass this Ordinance without such unconstitutional, invalid or inoperative part therein; and the remainder of this Ordinance, after the exclusion of such part or parts shall be deemed and held to be valid, as if such parts had not been included herein; or if this Ordinance or any provisions thereof shall be held inapplicable to any person, groups of persons, property, kind of property, circumstances or set of circumstances, such holding shall not affect the applicability thereof to any other person, property or circumstances.

Section 5. 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. If timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency.

ENACTED this ____ day of _____, 2020.

FILED with the Secretary of State _____, 2020.

BOARD OF COUNTY COMMISSIONERS
LAKE COUNTY, FLORIDA

Leslie Campione, Chairman

ATTEST:

Gary J. Cooney, Clerk
Board of County Commissioners of
Lake County, Florida

Approved as to form and legality:

Melanie Marsh, County Attorney