

Comprehensive Plan Comparison

The examples provided below are a comparison of the existing and proposed Comprehensive Plans. The proposed plan examples incorporate the recommended changes approved by the BCC at its workshops. The examples below represent the Comprehensive Plan requirements only. The BCC may adopt Land Development Regulations that are more detailed or limiting than the requirements listed.

Additional requirements may result from site specific environmental features (such as the presence of wetlands, listed species or critical habitat), hydrologic feature (such as springs, high recharge areas) or geologic features (such as slopes or view sheds). Where these requirements would possibly apply they have been included in the comparison.

INDUSTRIAL SITE EXAMPLE NEAR CHRIS FORD PARK

Parcel Size	23.03 Acres	
Wetlands/Open Water	2.8 Acres	
Proposed Use	Light Industrial (Pet Toy Company)	
	Existing Plan	Proposed Plan
Future Land Use	Suburban (Policy 1-1.13)	Light Industrial (Policy I-1.3.8)
Land Area	23.03 Gross Acres/1,030,186SF (Policy 1-12.3)	20.23 Net Acres/881,218SF (Policy I-1.2.4)
Floor Area Ratio (FAR)/Intensity	1.0 (1,030,186 SF)	1.0 (881,218 SF) or 2.0 (1,762,436 SF) for Office/Manufacturing Uses
Impervious Surface Area (ISR)	70% (702,230 SF)	80% (824,149 SF)
Open Space	20% (206,037 SF)	20% (206,037 SF)
Building Height	40 feet	N/A (per BCC change)
Proposed Use Permitted	Yes	Yes
Permitted Uses	<p>All land uses except:</p> <ul style="list-style-type: none"> • residential developments over 1 DU/AC to 3 DU/AC • commercial developments greater than 50,000 square feet • corridor commercial • commercial developments not servicing a rural community or a 	<ul style="list-style-type: none"> • Light manufacturing; • Limited commercial and office uses that support light industrial land uses; • Distribution and terminals;

	residential neighborhood <ul style="list-style-type: none"> • heavy industrial • mining 	<ul style="list-style-type: none"> • Warehousing; • Civic uses; • Large machinery sales; • Automotive/mechanical repair, paint and body shops; • Publishing plants; • Medical and biomedical operations; • Emergency services; and • Crematoriums.
Conditional Uses	<ul style="list-style-type: none"> • None <p>Note: Conditional Uses are specified in the Land Development Regulations</p>	<ul style="list-style-type: none"> • Regional water and wastewater utilities; • Heliports and airports; • Lumberyards; • Light Industrial uses that could have an adverse impact on water quality or sensitive environmental resources; and • Other Light Industrial uses described in the Land Development Regulations.

POINTS OF INTEREST

- The Developable Area decreases under the proposed plan from 23.03 Acres to 20.23 Acres.
- The Floor Area Ratio remains the same except for Office/Light Manufacturing uses which increases to 2.0.
- The limitation on building height is removed in proposed plan.
- A list of uses in the current plan is very broad. The proposed plan provides a specific list of uses.
- Conditional uses are not listed in the current plan but are in the proposed plan.

**BUSINESS SITE EXAMPLE
SPECIAL COMMUNITY/WEKIVA STUDY AREA**

Parcel Size	0.77 Acres (33,806 SF)	
Wetlands/Open Water	0.0 Acres	
Proposed Use	Commercial Retail (Hardware Store)	
	Existing Plan	Proposed Plan
Future Land Use	UCN Non-Wekiva, Neighborhood Activity Center (Policies 1-20.4 and 1-3A.1)	Mt. Plymouth-Sorrento Main Street District (Policy I-3.2.6)
Land Area	0.77 Gross Acres/33.806 SF (Policies 1-20.4 and 1-3A.1)	0.77 Net Acres/33.806 SF (Policy I-3.2.6)
Floor Area Ratio (FAR)/Intensity	0.50 (16,903 SF)	0.30 (10,142 SF)* (Policy I-3.2.6)
Impervious Surface Area (ISR)	55% (18,593 SF) **	60% (20,283 SF)* (Policy I-3.2.6 and Policy IV-2.3.15***)
Open Space	20% (6,761 SF)	20% (6,761 SF)
Building Height	50-feet	40-feet
Max. Square Footage	10,000 to 50,000 w/in 1.25 miles of designated NAC	*See Note
Proposed Use Permitted	Yes	Yes
Permitted Uses	<ul style="list-style-type: none"> • None (The current policy defers uses to those defined by the C-1 and C-2 Zoning Districts) 	<ul style="list-style-type: none"> • Single-family residences; • Duplexes and Multi-family residences; • Residential professional use of 1,500 SF or less; • Passive parks; • Group homes; • Civic uses; • K-12 schools; • Daycare facilities; • Religious institutions; and • Commercial uses in the Mt. Plymouth-Sorrento Community as provided for in this Comprehensive Plan.

<p>Conditional Uses</p>	<ul style="list-style-type: none"> • None (The current policy defers conditional uses to those defined by the C-1 and C-2 Zoning Districts) 	<ul style="list-style-type: none"> • Active parks and recreation facilities; • Adult congregate living facilities; • Light industry; • Cemeteries and columbariums; • Indoor Kennels; and • Hospitals.
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* **Note:** Proposed Comprehensive Plan policies (I-2.1.4) may limit development further on this parcel. The policy states “Outside of the Market Square District, individual building floor area allocation shall not exceed 5,000 square feet for new development.” If this parcel was not included within the Market Square District, it would be limited to 5,000SF of *new* development. The Land Development Regulations would have to specify what would constitute “new development.” For example, if a site is already developed and they wish to add on up to the maximum allowed FAR, the LDRs will have to be clear whether it would be permitted if they already had a 5,000 SF building. Building size limitations are typically addressed in the Land Development Regulations or a variance procedure is provided within the policy.

****Note:** This category does not have an ISR specified. The LDRs currently provide that it is 55%

*****Note:** Policy 2.3.15 requires that ISR be calculated “based on upon a recommendation of the site specific hydrological report.” This may result in a lower ISR (less paved area). Policy IV-2.1.11 requires that development in recharge areas, areas vulnerable to contamination and springsheds prepare a site specific hydrologic and geo-technical report. This site example would likely be required to submit such a report.

Points of Interest

- The FAR decreases in the proposed plan.
- The ISR increases in the proposed plan.
- Building height decreases in the proposed plan.
- A list of uses in the current plan is very broad. The proposed plan provides a specific list of uses. Conditional uses are not listed in the current plan but are in the proposed plan.

Comprehensive Plan Comparison
Small “Mom & Pop” Type Business Site Example

Parcel Size	0.69 Acres (30,023 SF)	
Wetlands/Open Water	0.0 Acres	
Proposed Use	Day Care Facility (originally developed as a single family home)*	
	Existing Plan	Proposed Plan
Future Land Use	Urban (Policy 1-1.15)	Urban High Density (Policy I-1.3.4)
Land Area	0.77 Gross Acres/33.806 SF (Policy 1-1.13)	0.77 Net Acres/33.806 SF (Policy I-1.3.4)
Floor Area Ratio (FAR)/Intensity	0.50 (15,012 SF) (Policy 1-1.13)	2.0 (60,046 SF) (Policy I-1.3.4)
Impervious Surface Area (ISR)	70% (21,016 SF) (Policy 1-1.13)	80% (24,018 SF) (Policy I-1.3.4)
Open Space	20% (6,005 SF)	20% (6,005 SF)
Building Height	50-feet	n/a
Proposed Use Permitted	Yes	Yes
Permitted Uses	<p>All uses except:</p> <ul style="list-style-type: none"> • Residential development over 7 dwellings/acre • Mining 	<ul style="list-style-type: none"> • Single-family residences; • Duplexes and multifamily residences; • Apartments; • Boarding and lodging houses; • Group homes; • Civic use; • Residential professional offices; • Passive parks; • Schools; • Religious institutions; • Daycare facilities; • Office uses; and • Commercial uses as allowed pursuant to commercial location criteria.

<p>Conditional Uses</p>	<ul style="list-style-type: none"> • None 	<ul style="list-style-type: none"> • Active parks and recreation facilities; • Adult congregate living facilities; • Light industrial; • Hospitals, including a heliport; • Convalescent and nursing homes; • Cemeteries and columbariums; • Crematoriums; • Resource Extraction, including but not limited to mines and borrow pits; • Emergency Services; and • Regional water and wastewater utilities.
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* **Note:** This example proposes a conversion of an existing use. It is assumed that any new studies required by the proposed plan would not be required in cases where existing developed sites are retrofitted for new uses. However, that has not been specified in the proposed Comprehensive Plan policies. This clarification should at a minimum be specified within the LDRs.

Points of Interest

- The FAR increases in the proposed plan.
- Building height increases in the proposed plan.
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ADDITIONAL COMPARISONS APPLICABLE TO THESE EXAMPLES

	Adopted	Proposed
Landscape Buffers	Yes (Policy 1-1.3 and others)	Yes (Policy I-1.1.7 and others)
Platting of Wetlands (10 or more lots)	Yes	Yes
Conservation Easement	Yes [Policy 1-2.1E]	Yes [Policy I-7.4.5]
Hydrogeologic/Geotechnical Report to Evaluate Impact on Groundwater*	Possible*	Possible*
Evaluation of Water Quality and Floodplain Functions (in 100 year floodplain)	Yes (Policy 1-2.12)	Yes (Policy IV-2.2.19)
Wetland Survey & Delineation (if site is 20+ acres, Study Evaluating Quality and Integrity of Existing Wetland Systems)	Yes	Yes
Evaluation of Impact on Wildlife and Habitat Corridors *	Possible [Policy 7-4.4, Objective 7.6, Policy 7-6.2A (for sites >100ac), Policy 7-8.6, Policy 7-8.7]	Possible
Air Quality Analysis	No	No

*This requirement would be triggered if the development site was within an Aquifer Protection Zone. Mapping of these areas has not yet been completed by the County as required by the proposed policies. A draft map has been prepared by the St. John’s River Water Management District and will most likely be the basis of used to develop the County map [Current Plan Policy 7-2.2 and proposed Policies X-1.3.6 and IX-3.5.4].