

# Commercial Location Criteria: An Overview



Planning and Development Services

Lake County, Florida

March 31, 2006

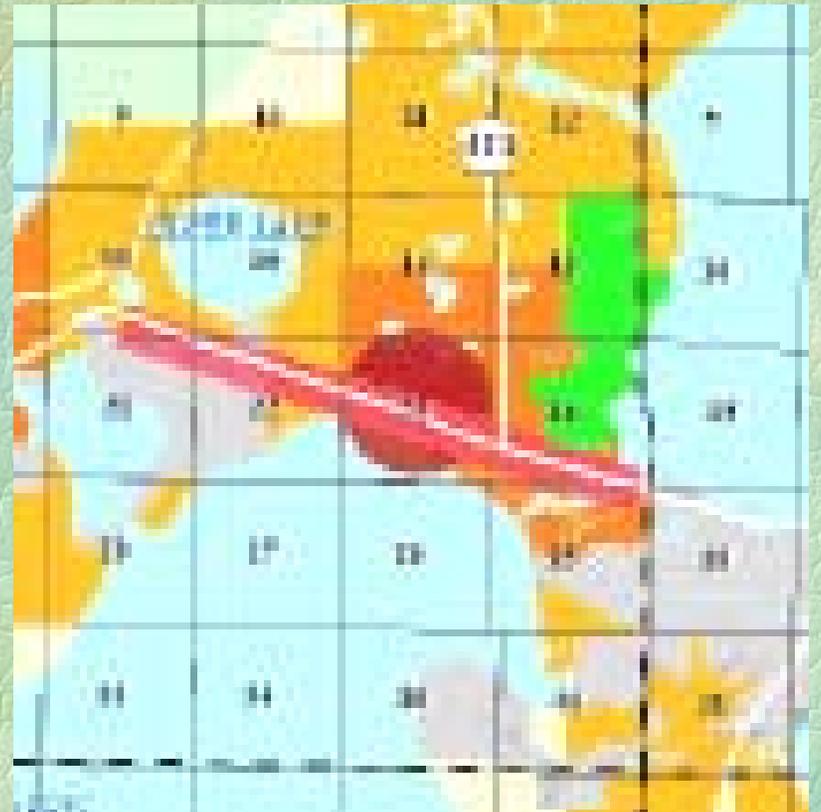


## Commercial Centers Described in Policy 1-3A.1

- Regional Activity Centers
- Community Activity Centers
- Neighborhood Activity Centers
- Neighborhood Convenience Centers
- Commercial Corridors
- Old U.S. Highway 441/Alfred Street Corridor

## Commercial Nodes and Corridors Depicted on the Future Land Use Map

- Commercial nodes are currently represented by red dots on the Future Land Use Map, while commercial corridors are illustrated by red lines.
- Centers represented on the current Future Land Use Map: Regional Activity Centers, Community Activity Centers, Neighborhood Activity Centers, Neighborhood Convenience Centers, and Commercial Corridors.



## **Commercial Nodes and Corridors Not Depicted on the Future Land Use Map**

- Several generally recognized commercial corridors, such as the County Road 19A corridor in the Eustis/Mount Dora area and the State Road 46 corridor in the Mount Plymouth/Sorrento area, are not shown on the Future Land Use Map.
- Several established commercial nodes, including the State Road 50/County Road 455 center, are recognized as such by staff, since they meet location criteria for new commercial development.

## Commercial Development within the Wekiva River Protection Area

- Policy 1-20.3(4) states that commercial zoning within the Wekiva River Protection Area existing on March 12, 1990 is vested for commercial use, regardless of whether a site plan has been previously approved by the County.

# Commercial Development in the Wekiva River Protection Area

- All other new commercial development in the Wekiva River Protection Area shall be restricted to the following intersections:
  - State Road 44 and County Road 437
  - County Road 44A and County Road 437
  - State Road 46 and County Road 437
  - State Road 44 in the vicinity of the Royal Trails subdivision
  - State Road 46 and County Road 435.
- May not exceed two acres in the aggregate at each intersection and must be developed under the CP (Planned Commercial) zoning designation.

## **Commercial Development in the Green Swamp Area of Critical State Concern**

- Rural/Conservation and Core/Conservation: Not permitted.
- Transitional and Ridge: Shall not exceed 5,000 square feet of gross leasable area, shall have a minimum discrete market area of two miles, and shall be located along a County arterial (Policy 1-3A.1).

## Commercial Development within Employment Centers

- Commercial uses such as retail trade, finance/insurance/real estate facilities, services, and wholesale trade may be permitted in employment centers, provided such uses are reviewed and approved as part of an overall development plan for the employment center.
- These commercial uses are intended to serve the employees of the employment center and must be located internally within the center.

## Problems with Current Criteria

- Width of the commercial nodes is not specified. Planners have historically used a radius of  $\frac{1}{4}$  mile (1,320 feet).
- Limits of the recognized commercial corridors are not established.
- Several existing commercial corridors, such as the State Road 46 and County Road 19A corridors, are not recognized in the Comprehensive Plan.
- Questionable if maximum gross leasable area figures apply to the entire commercial node/corridor or to individual parcels.

## Problems with Current Criteria

- Utilization of the Neighborhood Convenience Center designation encourages strip commercial development. (The Comprehensive Plan states that such centers may be located along collectors, with *preference* given to locations at the intersections of such streets, with the exception of those centers within Rural Villages.)
- Public facility requirements for commercial development are not established in the Comprehensive Plan.
- Contradictory language for commercial development in the Ridge category (Policy 1-3A.1: maximum of 5,000 square feet; Policy 1A-1.2: maximum of 20% of the development site).

# Questions?

