

MEMORANDUM

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To: Chairman and Local Planning Agency
From: Brian T. Sheahan, AICP Acting Director
Date: September 10, 2007
CC: Alfredo Massa, Chief Planner
Subject: Proposed Policy Changes

At your request, the following items are being presented for your consideration at the September 14, 2007 Special Meeting.

Commercial Location Criteria

Proposed policies are attached relating to the Commercial Location Criteria to “embed” commerce related uses into the Urban Land Use Series. These policies are based on the current policies contained in Objective 1-3A of the Comprehensive Plan, but have been revised to address current conditions. One major difference is the elimination of Regional Activity Centers. Regional Centers allow 500,000 SF or more of floor area. These regional centers are more in line with the Commercial and Office Future Land Use Categories and are not suitable for inclusion in other urban categories due to the scale of their impact.

If accepted by the Local Planning Agency, revisions will be required in the Urban Land Use Categories to effectuate the Criteria by directly referencing the criteria upon which commerce related uses will be allowed.

Intensity

A new policy is being offered for your consideration following Policy 1.2.3 Defining Intensity and how that term would be applied. The draft policy is included in the attached 9/14/-7 draft of the Future Land Use Element (attached to this memo), but is also included here for your convenience:

Draft Policy 1-2.X: Interpretation of Intensity. Intensity shall be defined as the total square feet of gross floor area on a property, divided by the total square feet of land area comprising the lots, parcel or building site. Intensity computations shall include all fully enclosed uses, excluding residential and institutional uses, on the lot, parcel or site. Parking structures shall not count as part of the floor area, but shall be counted when computing building height and number of stories. For the purposes of this policy, the term “property” shall include lots, parcels or building sites, including aggregated development of contiguous parcels under common ownership or having shared facilities. Floor Area Ratio (FAR) shall be synonymous with Intensity.

Proposed thresholds for Intensity and Impervious Surface Ratio (ISR)

Future Land Use Category	Intensity	ISR	Height*
Urban Low Density (2.5 du/ac)	.25	30%	40 feet
Urban Medium Density (4 du/ac)	.25	45%	40 feet
Urban Medium-High Density (7 du/ac)	.35	65%	None
Urban High Density (max 12 du/ac)	1.0	80%	None
Office	maximum 3.0 FAR (approved)	None	Set by Location Criteria
Commercial	maximum 1.5 FAR (w/ CUP approved)	None	Set by Location Criteria
Light Industrial	1.0	80%	40
Heavy Industrial	1.0	80%	40
Public Service Facilities and Infrastructure	1.0	80%	50
Recreation	0.10	50%	40

Note: Communications towers, church steeples, chimneys are normally exempt from this limit.

If you have any questions please do not hesitate to contact me.

DRAFT COMMERCE LOCATION CRITERIA

September 14, 2007

OBJECTIVE 1.x PLANNING FOR COMMERCIAL ACTIVITIES IN URBAN AREAS.

Allocate Sufficient Land Area to Accommodate Commercial Activities which Provide Goods and Services, with Consideration to Economic Benefits and Environmental Impacts to the County.

Policy 1.1.x1 Criteria for Identifying Marketable Commercial Sites.

The location and distribution of commercial land uses within Lake County shall be guided by the criteria contained in the text of the Future Land Use and Economic Element Data Inventory, and Analysis sections. Nonresidential uses, including commercial, office, institutional and limited light industrial uses shall be allowed within the Urban Land Use Categories subject to criteria contained in the policies below. Performance standards shall be stringent to allow the development while protecting adjacent uses from unnecessary impact.

Policy 1.1.x2 Access to Commercial and Office Land Uses.

Access to commercial, office and institutional sites shall be in conformance with the Transportation Element. Within 12 months of the effective date of the Comprehensive Plan, the County shall adopt Land Development Regulations to implement access standards.

Policy 1.1.x3 Mitigation of Impacts to Adjacent Land Uses.

Within 12 months of the effective date of the Comprehensive Plan, the County shall adopt Land Development Regulations establishing performance standards which require commercial and office development to provide sufficient buffer and screening to mitigate impacts to adjacent residential and institutional land uses.

Policy 1.1.x4 Availability of Facilities to Support Commercial Development.

The density and intensity of commercial uses shall be compatible with the ability of the County to provide public facilities adequate to meet adopted level of service standards. Compact development shall be encouraged to facilitate the provision of services by the County.

Policy 1.1.x5 Commerce Corridor Development.

The development of commercial, office, institutional, community facility, including school facilities, multi-family residential uses and limited light industrial, in Commerce Corridors may be permitted within the Urban Land Use Series. Commercial Corridors may extend up to $\frac{1}{4}$ mile from the center line and terminus of the identified roadway providing that the land is developed in a continuous manner. The following Commercial Corridors are hereby identified and shall be indicated on the Future Land Use Map:

1. US 441
2. Old 441 from State Road 19 to the junction with Eudora Road and SR19A

3. US 27 on the following segments
 - a. Sumter County line south to County Road 48
 - b. Independence Boulevard south to Wilson Lake Parkway
 - c. Libby No. 3 Road (north of SR 19) south to Hartwood Marsh Road
 - d. County Road 474 south to the Polk County Line outside of the GSACSC
4. State Road 50 east of US 27
5. US Highway 192

Policy 1-1.x6 Specific Area Planning for Commerce Corridors.

Specific Area Plans shall be developed for Commerce Corridors and the findings of the Plans shall be incorporated into the Comprehensive Plan either prior to or coincident with the Five Year Evaluation and Appraisal Report. The primary intent of these studies will be:

- to define the boundaries of the corridor area;
- to adopt standards for development and redevelopment within the corridor area including, but not limited to, unified access controls, signage and landscaping standards, and minimum parcel sizes for land uses;
- to identify problem areas which can be mitigated prior to development or through redevelopment of an area;
- to identify potential land use compatibility conflicts and practical mitigation measures to reduce or eliminate identified conflicts;
- to examine level of service opportunities and constraints for potential land use changes and development within the corridor areas; and

Within 12 months of the effective date of the Comprehensive Plan, Lake County shall complete an economic development study to evaluate the effectiveness of this policy. On the Special Area Planning for Corridors it might be worthwhile including language reflective of completion of the study Dottie is doing to accelerate the process or tie it into the project in some way.

OBJECTIVE 1-2.X CRITERIA TO DIRECT COMMERCE DEVELOPMENT IN URBAN AREAS.

Lake County shall direct commerce development through the designation of commerce centers within the Urban Land Use Series that are not located within the Commercial, Office or Light/Heavy Industrial Future Land Use Categories as designated on the Future Land Use Map.

Policy 1-2.x1 Commerce Development in Urban Future Land Use Categories.

Urban areas may be served by shopping facilities, which are designed and planned around market and service areas. These areas are generally categorized under one of the following commerce centers:

1. Community Centers:

- a. Location – May be located at the intersection of two arterial roads or at the intersection of an arterial and collector road, or along an arterial within 1/4 mile from an intersection. These centers shall be located within the Urban High Density or Urban Medium High Density Future Land Use Categories.
- b. These centers shall have a minimum market area radius of two miles.
- c. Allows - 50,000 to 299,000 square feet of gross leasable area.
- d. Must include a minimum of two land uses such as commercial, office, residential or institutional.
- e. Major component may include a shopping center with one or more department stores.
- f. May contain office, professional or institutional uses.
- g. Requires a site plan with an internal circulation system that does not compromise the integrity of adjacent uses.
- h. Shall not degrade the proper functioning of the adjacent roads below the established levels of service.
- i. These centers shall be located so no overlap of its service area with the service area of existing centers.

2. Neighborhood Centers:

- a. Location - May be located at the intersections of collector roads, or at the intersection of a collector and an arterial. These centers shall be located in the Urban High Density, Urban Medium High Density, or Urban Low Density Future Land Use Categories.
- b. Allows combined nonresidential allocations from 10,000 to 50,000 square feet of gross leasable area.
- c. Service Area - will be adjacent to population areas to support proposed uses. These centers are intended to accommodate the retail, office and service needs of nearby residents living within the surrounding area.
- d. These centers shall have a minimum market area of 1.25 miles.
- e. Site design will not compromise the integrity of adjacent uses.
- f. Neighborhood shopping centers shall not use local streets as their principal traffic access.

3. Neighborhood Convenience Centers:

- a. Located along collectors, with preference given to locations at the intersections of such streets. These centers are intended to accommodate the convenient shopping needs of nearby residents living within the surrounding area.
 - b. These centers shall have a minimum market area of one (1) mile.
 - c. Allows combined commercial and retail allocations of 2,500 to 5,000 square feet.
 - d. May be located in Urban Future Land Use Series. Within the Green Swamp ACSC, neighborhood convenience centers may be located only within the Ridge and Transitional land use categories provided they meet all of the criteria of this policy and have a minimum discrete market area of two miles and located on a County arterial.
 - e. New convenience centers may be located internally within existing single-family developments as part of a Planned Unit Development (PUD).
 - f. Granting of commercial or other non-residential zoning by the County is not necessarily warranted on a given property by virtue of nearby or adjacent roadway construction or expansion, or by its location at the intersection of two roadways.
 - g. Shall not be located in conservation or environmentally sensitive areas.
4. Commerce Corridors:
- a. Allows Commercial Corridors may allow Commercial, Office and limited light industrial development consistent with any of the above centers.
 - b. Shall require a unified master site plan
 - c. Internal circulation systems are required that do not compromise the integrity of adjacent uses.
 - d. Within designated Commercial Corridors, new commercial, office uses and limited light industrial use shall only be allowed along commercial corridors as identified in 0 which have significant existing commercial development, as identified on the Future Land Use Map.
 - e. Infilling will be encouraged within commercial corridors.

Policy 1-2.x2 Requirements for Commercial Developments.

The County shall require a landscaped buffer between all nonresidential uses and residential land uses and sign controls to enhance community aesthetics, maintain neighborhood viability, reduce incompatibility of adjacent land uses and reduce glare and noise.