

MEMORANDUM

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To: Chairman and Local Planning Agency
From: Brian T. Sheahan, AICP Acting Director
Date: September 17, 2007
CC: Alfredo Massa, Chief Planner
Subject: Proposed Policy Changes

Three items are being presented for your consideration at there are included for your consideration:

Commercial Location Criteria - the Commercial Location Criteria Policies have been amended to reflect input received at the September 19, 2007 hearing.

Draft Intensity Policy – Examples and graphics have been added to clarify the policy as drafted.

Draft Intensity, ISR, and Height requirements – These suggest minimum thresholds have been included and are based on existing provisions in the current Comprehensive Plan.

Commercial Location Criteria

Proposed policies are attached, reflecting changes at the September 14, 2007 hearing, relating to the Commercial Location Criteria. 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.

As discussed at the last meeting, a major difference from the current policies 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.

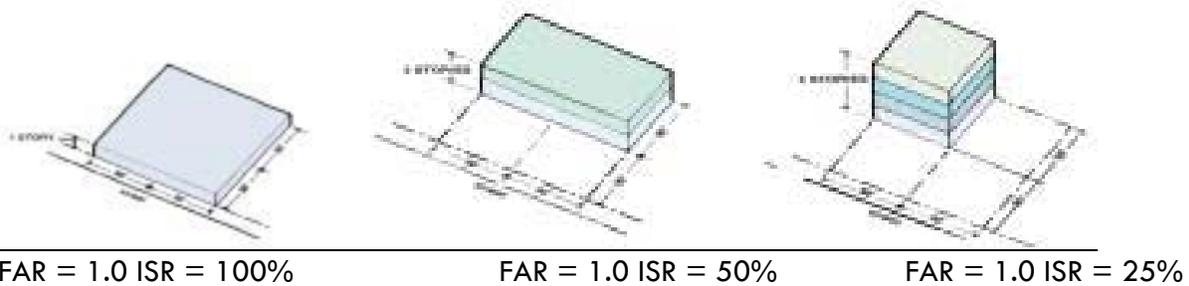
If accepted by the Local Planning Agency, revisions will be required in the Urban Land Use Categories to effectuate the Criteria by directly referencing the criteria upon which commercial related uses will be allowed.

Proposed Intensity Policy

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 net buildable area comprising the lots, parcel or building site. Intensity computations shall include all fully enclosed nonresidential 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.

Examples of the calculation of Intensity (FAR)

Intensity is the ratio of the floor area of a building to the area of the lot on which the building is located. The diagram below illustrates three simple ways that a 1:1 FAR might be reached: one story covering the entire lot, 2 stories covering half of the lot, or 4 stories covering a quarter of the lot all result in the same FAR but having greatly different impervious surfaces ratios (ISR) - assuming no pavement beyond the building.



Calculating FAR in a mixed use scenario.

The question has arisen on how density and FAR would be calculated in a mixed use scenario. The following examples provide an example of how this would work:

Site Information

Net Buildable Area: 2 acres
 Density: 2.5 Dwelling Units/acre (DU/AC)
 Intensity: 0.25 (25%)

Potential Dwellings : Net Buildable Area (2AC) X Density (2.5) = 5 Dwelling Units
 Potential Floor Area: Net Buildable Area (2AC) X 0.25 = 0.5 Acres or 21,780 SF

Proposed Dwellings	Allowed Commercial (SF)	Calculation

		<p>Proposed Dwellings ÷ Density = Net Buildable Area Required per Density</p> <p>Net Buildable Area - Net Buildable Area Required per Density = Area Available for Floor Area</p> <p>Area Available for Floor Area x 0.25 = Allowed Floor Area</p>
5 DU	0	<p>5 dwellings (Proposed Dwellings) ÷ 2.5 du/ac = 2 Acres (Net Buildable Area Required per Density)</p> <p>2 AC (Net Buildable Area) – 2 AC (Net Buildable Area Required per Density) = 0 Area available for Floor Area</p>
4 DU	4,356 SF	<p>4 dwellings (Proposed Dwellings) ÷ 2.5 du/ac = 1.6 Acres (Net Buildable Area Required per Density)</p> <p>2 AC (Net Buildable Area) – 1.6 AC (Net Buildable Area Required per Density) = 0.4 AC (17,424 SF) Area available for Floor Area</p> <p>17,424 SF (Area Available for Floor Area) x 0.25 (Intensity) = 4,356 SF (Allowed Floor Area)</p>
3 DU	8,712 SF	<p>3 dwellings (Proposed Dwellings) ÷ 2.5 du/ac = 1.2 Acres (Net Buildable Area Required per Density)</p> <p>2 AC (Net Buildable Area) – 1.2 AC (Net Buildable Area Required per Density) = 0.8 AC (34,848 SF) Area available for Floor Area</p> <p>34,848 SF (Area Available for Floor Area) x 0.25 (Intensity) = 8,712 SF (Allowed Floor Area)</p>
2 DU		<p>2 dwellings (Proposed Dwellings) ÷ 2.5 du/ac = 0.8 Acres (Net Buildable Area Required per Density)</p> <p>2 AC (Net Buildable Area) – 0.8 AC (Net Buildable Area Required per Density) = 1.2 AC (52,272 SF) Area available for Floor Area</p> <p>52,272 SF (Area Available for Floor Area) x 0.25 (Intensity) = 13,068 SF (Allowed Floor Area)</p>

1 DU	13,068 SF	<p>1 dwellings (Proposed Dwellings) ÷ 2.5 du/ac = 0.4 Acres (Net Buildable Area Required per Density)</p> <p>2 AC (Net Buildable Area) – 0.4AC (Net Buildable Area Required per Density) = 1.6 AC (69,696 SF) Area available for Floor Area</p> <p>69,696 SF (Area Available for Floor Area) x 0.25 (Intensity) = 17,424 SF (Allowed Floor Area)</p>
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The above example site would also be limited by zoning regulations, impervious surface ratios, height limitations, parking requirements, etc. Not all zoning districts would allow the maximum potential Density or Floor Area.

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	3.0 FAR (approved)	None	Set by Location Criteria
Commercial	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 COMMERCIAL LOCATION CRITERIA

September 19, 2007

OBJECTIVE 1.x PLANNING FOR COMMERCIAL ACTIVITIES IN THE URBAN LAND USE SERIES.

Within the Urban Land Use Series Lake County shall allocate sufficient land area to accommodate commercial activities which provide goods and services, with consideration to economic benefits and environmental impacts to the County. For the purposes of this Objective and policies the term "Commercial" shall include commercial, retail, office, limited light industrial uses and other uses commonly associated with these activities.

The location and distribution of commercial land uses within Lake County shall be guided by the criteria contained in the Data Inventory and Analysis for the Future Land Use and Economic Elements. Nonresidential uses, including commercial uses shall be allowed within the Urban Land Use Categories subject to criteria contained in the policies below. Land Development Regulations shall be adopted to protect adjacent uses from impacts.

Within 12 months of the effective date of the Comprehensive Plan, Lake County shall complete an economic development study and incorporate appropriate findings relating to commercial planning into the Comprehensive Plan through the Evaluation and Appraisal Report process.

Policy 1.1.x2 Access to Commercial Land Uses.

Access to commercial 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 Compatibility with Adjacent Land Uses.

Within 12 months of the effective date of the Comprehensive Plan, the County shall adopt Land Development Regulations which require commercial development to provide sufficient buffers and screening to avoid or mitigate impacts to adjacent uses. The County shall require landscaped buffers between properties with nonresidential uses and those containing residential uses. Landscape buffers and sign controls shall be required to enhance community aesthetics, maintain neighborhood viability, reduce incompatibility of adjacent land uses and reduce glare and noise.

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

The 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.

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

Lake County shall direct commercial development through the designation of commercial 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 Commercial 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. Commercial Centers shall:

- A. Requires a site plan with an internal circulation system that maintains or enhances the integrity of adjacent uses.
- B. Meet or exceed the established levels of service to ensure the proper functioning of the adjacent roads.
- C. These centers shall be located so that there is no overlap of service areas with the service area of existing centers.
- D. Site design will not compromise the integrity of adjacent uses.
- E. 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.
- F. Shall not be located in conservation or environmentally sensitive areas.
- G. Shall require a unified master site plan.

These areas are generally categorized under one of the following Commercial 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 the 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 service area radius of two miles.
 - C. Allows combined nonresidential allocations from 50,000 to 299,000 floor area.
 - D. Shall include a minimum of two uses such as commercial, professional services, office or institutional.
 - E. Major component may include a shopping center with one or more department stores.
 - F. Mixed use development shall be required.
 - G. Shall not use local streets as their principal traffic access.

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, Urban Medium 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. These centers shall have a minimum service area radius of 1.25 miles.
 - D. Service Area will be adjacent to sufficient populations to support proposed uses. These centers are intended to accommodate the retail, office and service needs of nearby residents living within the surrounding area.
 - E. Neighborhood centers within Planned Unit Developments (PUDs) shall be located internal to the Planned Unit Development (PUD) to serve its residents.
 - F. Shall not use local streets as their principal traffic access unless part of a PUD.
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 service area radius of one (1) mile.
 - C. Allows combined commercial allocations of up to 5,000 square feet.
 - D. New convenience centers within Planned Unit Developments (PUDs) shall be located internal to the Planned Unit Development (PUD) to serve its residents.
4. Commercial Corridors:
 - A. Commercial Corridors allow Commercial development consistent with any of the above centers.
 - B. Within designated Commercial Corridors, new commercial, office uses and limited light industrial use shall only be allowed along commercial corridors as identified below, which have significant existing commercial development, as identified on the Future Land Use Map.
 - C. Infilling will be encouraged within commercial corridors.
 - D. The development of commercial, office, institutional, community facility, including school facilities, multi-family residential uses and limited light industrial, in Commercial Corridors may be permitted within the Urban Land Use Series.
 - E. 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:
 - a. US 441
 - b. Old 441 from State Road 19 to the junction with Eudora Road and SR19A

- c. US 27 on the following segments
 - i. Sumter County line south to County Road 48
 - ii. Independence Boulevard south to Wilson Lake Parkway[BTS1]
 - iii. Libby No. 3 Road (north of SR 19) south to Hartwood Marsh Road
 - iv. County Road 474 south to the Polk County Line outside of the GSACSC[BTS2]
- d. State Road 50 east of US 27
- e. US Highway 192