

PLANNING DIVISION  
M E M O R A N D U M



to: File  
from: Paul O'Connor, AICP, Director of Planning <sup>POC</sup>  
subject: Commercial Site Location Standards/SR 80  
date: February 6, 2001

In response to the request for a zoning verification letter concerning the subject parcel, located at 13326 Palm Beach Boulevard (STRAP #29-43-26-03-00046.0430), planning staff has researched the area and found that the parcel does not meet the commercial site location standards of Policy 6.1.2 of the Lee Plan. In response to this staff has performed additional research specifically for those parcels fronting the northern portion of State Road 80 from the intersection of State Road 31 east to the intersection of Old Olga Road/Buckingham Road and found that many of the existing commercial land uses, a predominate land use fronting this portion of State Road 80, also did not meet the standards of Policy 6.1.2 today.

Attached is a map generated by planning staff showing the existing land uses for this portion of the roadway. The majority of the parcels within the study area are small parcels with an average depth of 125 feet. Staff has conducted a field check and utilized the department's database as well as the Property Appraiser's database in the creation of this map. From this, staff has determined that the following acreage areas provided in the table below, on a block by block basis, do not meet site location standards. These areas are also depicted on the map inside the highlighted black lines. Staff has concluded that of the 50.20 acres of frontage, 8.60 acres do not meet the standards. As shown on the map there are various existing commercial uses within these areas and the parcels are very small and without depth, with the exception of the largest frontage parcel within the study area between S.R. 31 and West Road. Policy 6.1.7 of the Lee Plan addresses commercial development infill on small parcels, such as these, where existing commercial development would make residential uses clearly unreasonable. Policy 6.1.7 is reproduced below:

***POLICY 6.1.7: Prohibit commercial developments from locating in such a way as to open new areas to premature, scattered, or strip development; but permit commercial development to infill on small parcels in areas where existing commercial development would make a residential use clearly unreasonable.***

Staff has found that the parcels within the study area, with the exception of one parcel noted above, do in fact meet the intent of Policy 6.1.7 for the following reasons. The parcels are small, there is existing commercial development along this portion of the roadway that are both within and outside of the commercial site location standards of Policy 6.1.2., the location of the studied area along

S.R.80 has become a commercial area with commercial/retail being the predominate existing land use, and the unreasonableness of scattered residential uses between commercial uses due to the large volume of traffic along the roadway and compatibility issues.

The parcel excluded from this finding, STRAP # 304326-00-00008.0000, located between S.R. 31 and West Road is a large parcel, 15.53 acres, compared to the other small parcels/small blocks in the area. The property includes an extensive amount of wetlands and indigenious cover. Due to the size and environmental resources of the property, it is being excluded from staff's finding and any proposed commercial development at the site must meet the commercial site location standards set out in the Lee Plan.

#### Acreage Analysis

<b>Block</b>	<b>Total Acreage</b>	<b>Acreage Outside of Standards</b>
State Road 31 to West Road	17.63	2.56
West Road to Lakeview Drive	2.26	.08
Lakeview Drive to Davis Boulevard	1.78	0
Davis Boulevard to Parkview Drive	1.94	0
Parkview Drive to Parker Avenue	1.95	0
Parker Avenue to River Ridge Boulevard	2.06	.13
River Ridge Boulevard to W Cypress Avenue	1.83	0
W Cypress Avenue to E Cypress Avenue	.80	0
E Cypress Avenue to Upcohall Avenue	2.25	.50
Upcohall Avenue to Poinciana Avenue	2.15	.41
Poinciana Avenue to Tropic Avenue	2.69	.99
Tropic Avenue to Weber Boulevard	4.10	2.34
Weber Boulevard to Matanzas Drive	2.45	.38
Matanzas Drive to Cartagena Avenue	1.52	0
Cartagena Avenue to Old Olga Road	4.79	1.21
<b>Totals</b>	<b>50.20</b>	<b>8.60</b>

SR80.strap	DOR	LANDUSE	RES_ACRES	COMMERCIAL	INDUSTRIAL	PARKS_PUBL	ACT_AG	CONSERV	PASS_AG	VACANT	NOTES
28-43-26-06-00057.0110	11	CM	0	0.28	0	0	0	0	0	0	T&C Canvas CA?
28-43-26-06-00057.0150	48	IW	0	0	0.21	0	0	0	0	0	West Coast Roofing
29-43-26-05-00056.0570	00	VA	0	0	0	0	0	0	0	0.12	
28-43-26-06-00057.0220	00	VA	0	0	0	0	0	0	0	0.73	
28-43-26-06-00057.0180	16	CM	0	0.29	0	0	0	0	0	0	Retail (Mini Plaza) CA?
28-43-26-06-00058.0030	00	VA	0	0	0	0	0	0	0	0.46	
28-43-26-06-00058.0110	00	VA	0	0	0	0	0	0	0	0.27	
28-43-26-06-00058.0090	00	VA	0	0	0	0	0	0	0	0.19	
29-43-26-05-00056.0540	91	PU	0	0	0	0.2	0	0	0	0	
28-43-26-06-00057.0010	17	CM	0	0.92	0	0	0	0	0	0	up bank
28-43-26-06-00058.0010	14	CM	0	0.17	0	0	0	0	0	0	A-2 liquor CA?
28-43-26-06-00058.0170	00	VA	0	0	0	0	0	0	0	0.15	
28-43-26-06-00058.0140	00	VA	0	0	0	0	0	0	0	0.26	
28-43-26-06-00059.0180	00	VA	0	0	0	0	0	0	0	0.2	
28-43-26-06-00059.0160	00	VA	0	0	0	0	0	0	0	0.12	
28-43-26-06-00059.0210	10	VA	0	0	0	0	0	0	0	0.27	
28-43-26-06-00059.0010	48	CM CR	0	0.66	0	0	0	0	0	0	Ace Hardware CA?
28-43-26-06-00059.0250	10	VA	0	0	0	0	0	0	0	0.51	
28-43-26-06-00059.0310	23	CM CB	0	2.66	0	0	0	0	0	0	Bank of America CB?
28-43-26-06-00059.0110	10	VA	0	0	0	0	0	0	0	0.33	
30-43-26-00-00008.0000	00	VA	0	0	0	0	0	5.68	0	9.84	
30-43-26-00-00008.0000	00	VA <del>CC</del> ?	0	0	0	0	0	0	0	0.26	
29-43-26-03-00035.0330	00	VA CC	0	0	0	0	0	0	0	0.13	Retail (Mini Plaza) CA?
29-43-26-03-00035.0350	16	CM CC	0	0.13	0	0	0	0	0	0	Retail (Retail Plaza) CA?
29-43-26-03-00035.0390	16	CM CC	0	0.41	0	0	0	0	0	0	Sams Plaza CA?
29-43-26-03-00035.0370	11	CM CR	0	0.14	0	0	0	0	0	0	Retail (Retail Plaza) ? semi-retail
29-43-26-03-00035.0270	11	CM CR	0	0.42	0	0	0	0	0	0	Winn-Dixie / Dicks Rental M?
29-43-26-03-00035.0450	48	CR CR	0	0.58	0	0	0	0	0	0	Waller Rentals / Texaco
29-43-26-03-00037.0470	00	VA	0	0	0	0	0	0	0	0.66	
29-43-26-03-00036.0330	17	CM CC	0	0.4	0	0	0	0	0	0	Wally's Home Furnishings / Furniture Sales
29-43-26-03-00036.0380	00	VA	0	0	0	0	0	0	0	0.39	
29-43-26-03-00037.0410	11	CM CR/DW	0	0.39	0	0	0	0	0	0	Hobby's Vacuum / Chemex
29-43-26-03-00037.0350	75	VA	0	0	0	0	0	0	0	0.38	
29-43-26-03-00046.0370	00	VA IO	0	0	0	0	0	0	0	0.13	
29-43-26-03-00037.0640	00	VA IO	0	0	0	0	0	0	0	0.13	OS IO-
29-43-26-03-00037.0660	00	VA	0	0	0	0	0	0	0	0.2	OS IO-
29-43-26-03-00037.0570	75	VA	0	0	0	0	0	0	0	0.13	
29-43-26-03-00037.0590	00	VA IO	0	0	0	0	0	0	0	0.13	
29-43-26-03-00037.0610	00	VA	0	0	0	0	0	0	0	0.19	OS IO-
29-43-26-03-00046.0590	00	VA	0	0	0	0	0	0	0	0.4	
29-43-26-03-00046.0510	00	VA	0	0	0	0	0	0	0	0.54	
29-43-26-03-00046.0430	00	VA	0	0	0	0	0	0	0	0.53	

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SR80.strap	DOR	LANDUSE	RES Acres	COMMERCIAL	INDUSTRIAL	PARKS PUBL	ACT AG	CONSERV	PASS AG	VACANT	NOTES
29-43-26-03-00046.0390	00	VA	0	0	0	0	0	0	0	0.26	
29-43-26-03-00046.0350	00	VA CR-Parking	0	0	0	0	0	0	0	0.13	Another parking? Did Plat. Unfinished?
29-43-26-03-00046.0330	11	CM CR	0	0.12	0	0	0	0	0	0	Sub Shop CR?
29-43-26-03-00047.0570	17	CM CO	0	0.27	0	0	0	0	0	0	Beinor side Dental associated CO
29-43-26-03-00047.0610	25	CM CR	0	0.13	0	0	0	0	0	0	East Side Electric Motors CR?
29-43-26-05-00056.0060	39	CM CH	0	0.33	0	0	0	0	0	0	CH
29-43-26-05-00056.0010	14	CM CR	0	0.33	0	0	0	0	0	0	CH
29-43-26-03-00047.0770	11	CM CR	0	0.26	0	0	0	0	0	0	Country Inns / Retail Plaza CR?
29-43-26-03-00047.0750	11	CM CR/PW	0	0.13	0	0	0	0	0	0	Church/Dryclean (Teaching Tot) MU
29-43-26-03-00047.0730	00	VA IO	0	0	0	0	0	0	0	0.13	IO
29-43-26-03-00047.0690	00	VA IO	0	0	0	0	0	0	0	0.26	IO
29-43-26-05-00056.0110	00	VA	0	0	0	0	0	0	0	0.27	
29-43-26-03-00047.0630	11	CM	0	0.4	0	0	0	0	0	0	UL Commercial Bldg
29-43-26-03-00047.0530	00	VA	0	0	0	0	0	0	0	0.27	
29-43-26-03-00047.0410	17	VA CR	0	0	0	0	0	0	0	0.26	Fischer Marine Boat Sales CM
29-43-26-05-00056.0440	00	VA	0	0	0	0	0	0	0	0.13	
29-43-26-05-00056.0490	00	VA	0	0	0	0	0	0	0	0.2	
29-43-26-05-00056.0460	76	MU R/PM	0.04	0.17	0	0	0	0	0	0	Allins/Davis Funeral Home PM
29-43-26-05-00056.0520	00	VA	0	0	0	0	0	0	0	0.14	
29-43-26-05-00056.0210	00	VA	0	0	0	0	0	0	0	0.13	
29-43-26-05-00056.0170	00	VA	0	0	0	0	0	0	0	0.27	
29-43-26-05-00056.0150	11	CM CR	0	0.26	0	0	0	0	0	0	Unhad Unpaid CR?
29-43-26-05-00056.0250	26	CM CR	0	0.33	0	0	0	0	0	0	CR?
29-43-26-05-00056.0230	00	VA	0	0	0	0	0	0	0	0.13	
29-43-26-05-00056.0300	21	CM CR	0	0.68	0	0	0	0	0	0	Rib City CR?
29-43-26-05-00056.0400	19	CM CO	0	0.27	0	0	0	0	0	0	Medical Dr's Office CO
30-43-26-01-00006.0010	00	VA	0	0	0	0	0	0	0	0.38	
30-43-26-01-00001.0010	33	CR	0	0.26	0	0	0	0	0	0	Bar
30-43-26-01-00001.0050	10	VA CR Parking	0	0	0	0	0	0	0	0.53	Unpaid Union Parking for Bar
30-43-26-01-00006.0100	12	CM	0	0.13	0	0	0	0	0	0	
30-43-26-01-00006.0080	00	VA	0	0	0	0	0	0	0	0.14	
30-43-26-01-00006.0060	00	VA	0	0	0	0	0	0	0	0.16	
30-43-26-01-00006.0040	00	VA	0	0	0	0	0	0	0	0.19	
30-43-26-01-00006.0170	11	CM CR	0	0.34	0	0	0	0	0	0	Circle K CR?
30-43-26-00-00007.0010	00	VA	0	0	0	0	0	0	0	0.43	Fairway Auto Sales / Serv. CM
30-43-26-00-00007.0000	26	CM	0	0.86	0	0	0	0	0	0	
30-43-26-01-00006.0220	27	CM CS	0	0.55	0	0	0	0	0	0	Mini's Parklots CR?
30-43-26-01-00006.0120	27	CM CR	0	0.34	0	0	0	0	0	0	80 Auto
30-43-26-01-00007.0310	00	VA CR	0	0	0	0	0	0	0	0.13	Parking for Restaurant (M)
30-43-26-01-00007.0330	00	VA CR	0	0	0	0	0	0	0	0.25	Parking for Washrooms (M)
30-43-26-01-00007.0170	10	VA	0	0	0	0	0	0	0	0.27	
30-43-26-01-00007.0210	10	VA	0	0	0	0	0	0	0	0.41 0.13	

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 - 'M. ...'  
 - 'L. ...'  
 - 'B. ...'  
 - 'J. ...'  
 - 'K. ...'  
 - 'S. ...'  
 - 'T. ...'  
 - 'V. ...'  
 - 'W. ...'  
 - 'X. ...'  
 - 'Y. ...'  
 - 'Z. ...'

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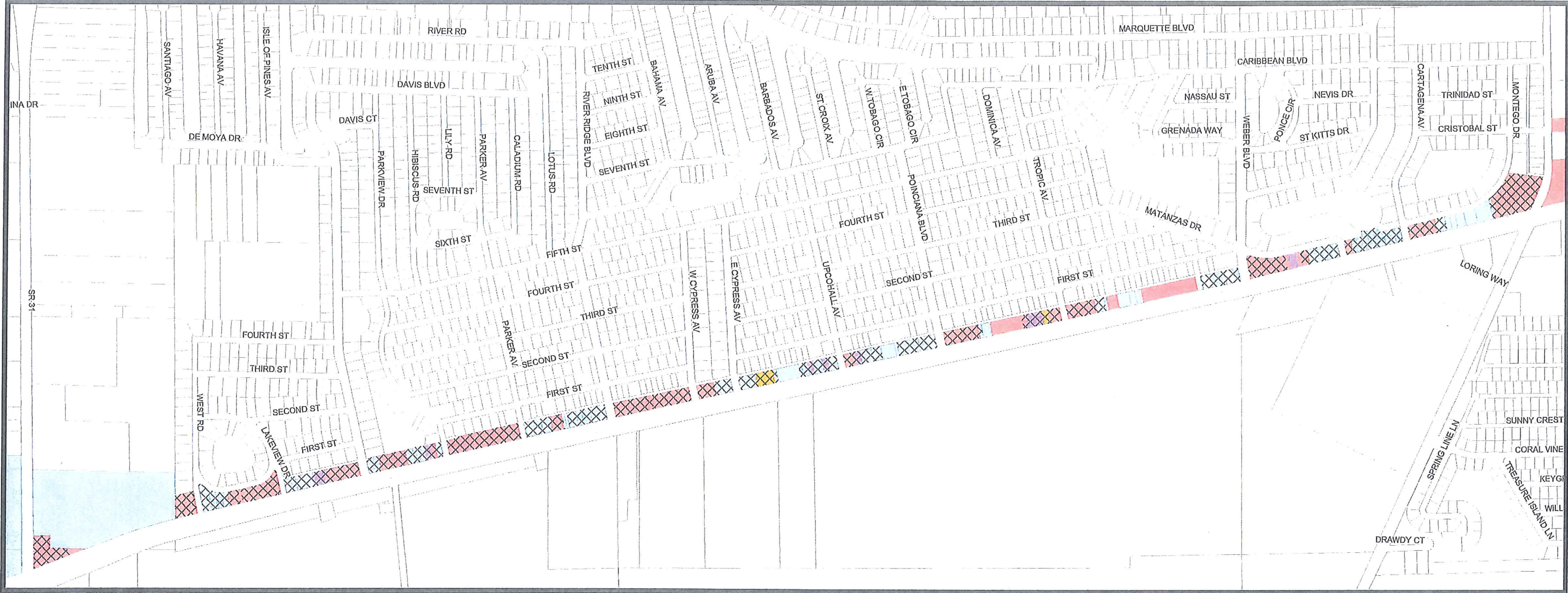
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# State Road 80 Commercial Site Location Map



**Generalized Existing Land Use**

- commercial
- industrial
- mixed
- public
- vacant

Property Meets Site Location Standards

