

MEMORANDUM

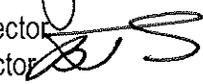
GROWTH MANAGEMENT DEPARTMENT
PLANNING & COMMUNITY DESIGN DIVISION
315 West Main Street
Tavares, FL 32778



LAKE COUNTY
FLORIDA

TO: Board of County Commissioners

THROUGH: Sandy Minkoff, Interim County Manager
Amye King, AICP, Department of Growth Management Director 

FROM: Dottie Keedy, AICP, Economic Growth & Redevelopment Director 
Brian T. Sheahan, AICP, Planning & Community Design Director

DATE: January 5, 2010

SUBJECT: Additional Items for January 19, 2010 Comprehensive Plan Transmittal Hearing

The following additional items require the Boards attention at the January 19, 2010 Comprehensive Plan Transmittal Hearing. Both items relate to direction given at the November 17th, 2009 Workshop. These two items are as follows:

Industrial Future Land Use

The Board gave staff direction to eliminate the Light Industrial Future Land Use Category. The Board's direction was to assign the Regional Commercial (RC) or Regional Office (RO) Categories to parcels previously designated as Light Industrial, as appropriate. This direction was completed as shown on the Final Draft of the Proposed Future Land Use Map distributed in your packets and the attached maps. However, during analysis of the properties for suitability for the RC and RO classification it was discovered that approximately 14 properties (representing 41 parcels) should be considered for Industrial Future Land Use instead of the RO or RC classification.

As is evident from the attached list, these properties are currently used for heavy manufacturing uses or are proposed for such uses in this planning horizon. The City of Umatilla has also provided notice to staff that this change is desired for the Golden Gem Citrus Plant and surrounding properties, which are included on the attached list.

Both Future Land Use Categories (RC and RO) allow light industrial uses, however recognition and future economic growth of the existing uses would be best served with an Industrial Future Land Use designation. Therefore, both Economic Growth and Redevelopment and Growth Management staff request the Board consider approving a motion to designate the parcels on the attached list as Industrial to support future industrial growth.

Common Open Space Requirement

The Board gave direction to raise the requirement to provide Common Open Space for subdivisions from three (3) lots to 10 lots and reduce the lot size to five (5) acres. This requirement occurs in three policies:

- Policy I-3.4.2 (Page 56 Line 4) *Open Space Requirements within the Wekiva Study Area (WSA);*

JENNIFER HILL
District 1

ELAINE RENICK
District 2

JIMMY CONNER
District 3

LINDA STEWART
District 4

WELTON G. CADWELL
District 5

- Policy I-3.4.2 (Page 75 Line 22) *Land Use in the Wekiva-Ocala Rural Protection Area*; and
- Policy I-5.3.2 (Page 76 Line 6) *Land Use in the Emerald Marsh Rural Protection Area*.

The policies have the same unclear language pertaining to when common open space is required. It is recommended that the sentence in each policy be amended as follows:

"any subdivision of land into ten (10) or more lots which contains lots that are less than five (5) acres in size and ~~resulting in an allowable density greater than one (1) dwelling unit per five (5) net acres or larger calculated over the original parcel~~ shall be configured as a clustered Rural Conservation Subdivision with and ~~shall~~ dedicate at least 35% of the net buildable area of the original parcel as common open space."

If you have any questions, please do not hesitate to contact Amye King, Dottie Keedy, or myself.

**PROPERTIES PREVIOUSLY DESIGNATED LIGHT INDUSTRIAL
RECOMMENDED FOR INDUSTRIAL FUTURE LAND USE**

Alternate Key	Proposed FLU	Current Use	Road
1171563	RC	FDOT Storage Facility	Thomas Av (Leesburg)
1171563	RC	Concrete (DuraStress)	CR 44 (Leesburg)
1387302	RC	Concrete (DuraStress)	CR 44 (Leesburg)
3814750	RC	Concrete (DuraStress)	CR 44 (Leesburg)
1387299	RC	Manufacturing (Wolverine)	CR 44 (Leesburg)
3396791	RC	Citrus Plant (Golden Jem)	SR 19 (Umatilla)
1406935	RO	Citrus Plant (Golden Jem)	SR 19 (Umatilla)
3394381	RO	Citrus Plant (Golden Jem)	SR 19 (Umatilla)
1588171	RO	Citrus Plant (Golden Jem)	SR 19 (Umatilla)
3554205	RO	Citrus Plant (Golden Jem)	SR 19 (Umatilla)
3828231	RO	Citrus Plant (Golden Jem)	SR 19 (Umatilla)
1094593	RO	Citrus Plant (Golden Jem)	SR 19 (Umatilla)
1588201	RO	Vacant	SR 19 (Umatilla)
1211832	RO	Vacant	SR 19 (Umatilla)
1211824	RO	Vacant	SR 19 (Umatilla)
1211727	RO	Vacant	SR 19 (Umatilla)
1211808	RO	Vacant	SR 19 (Umatilla)
3240677	RO	Manufacturing	SR 19 (Umatilla)
1211841	RO	Vacant	SR 19 (Umatilla)
1211778	RO	Vacant	SR 19 (Umatilla)
1068151	RO	Manufacturing	CR 561 (Astatula)
1605555	RO	Manufacturing	CR 561 (Astatula)
1508371	RO	Manufacturing	CR 561 (Astatula)
2612410	RO	Manufacturing	CR 561 (Astatula)
2706040	RO	Manufacturing	CR 561 (Astatula)
1605555	RO	Oil Recycling (PetroTech)	CR 561 (Astatula)
2870672	RO	Manufacturing/Service	CR 561 (Astatula)
1102430	RO	Manufacturing (Nationwide LP)	CR 561 (Astatula)
2613866	RO	Manufacturing (Nationwide LP)	CR 561 (Astatula)
1071101	RO	Manufacturing (Nationwide LP)	CR 561 (Astatula)
3809584	RO	Manufacturing (Nationwide LP)	CR 561 (Astatula)
1746019	RO	Manufacturing (FL Made Door)	CR 561 (Astatula)
1746001	RO	Manufacturing (FL Made Door)	CR 561 (Astatula)
1745993	RO	Manufacturing (FL Made Door)	CR 561 (Astatula)
3834294	RO	Silver Springs Citrus	Howey in the Hills
3307771	RO	Silver Springs Citrus	Howey in the Hills
3834294	RO	Silver Springs Citrus	Howey in the Hills
2946997	RO	Silver Springs Citrus	Howey in the Hills
1780551	RO	Silver Springs Citrus	Howey in the Hills
1780551	RO	Silver Springs Citrus	Howey in the Hills
1780543	RO	Silver Springs Citrus	Howey in the Hills
1780560	RO	Silver Springs Citrus	Howey in the Hills