



TO: Cindy Hall, County Manager  
FROM: Amye King, Growth Management Director  
DATE: May 29, 2009  
SUBJECT: Comprehensive Plan Workshop – May 26, 2009

Please accept this memo as a summary of the first Comprehensive Plan workshop. This memo is divided into three parts, *General Direction for June 16<sup>th</sup>*, *Discussion on Staff Comments and Public Input*. Please let me know if you have any questions.

#### *General Direction for June 16<sup>th</sup>*

- Demonstrate how Plan would affect small (mom & pop), medium and large projects
- Have statistics available for how much acreage is available for economic development (existing & vacant)

#### *Discussion on Staff Comments*

- Comment 4 – discussion of grouping specific uses by category.
- Comment 6 –
  - See chart discussion under Comment 13
  - Include Option B
- Comment 7 – Come back w/alternate language
- Comment 8 – Option C, but add Brownfield language
- Comment 13
  - Remove reference to building height in industrial and keep Regional Office, Regional Commercial and Urban High as non-specified.
  - Change Mt. Plymouth-Sorrento Main Street and Neighborhood to say “see Mt. Plymouth-Sorrento policies”
  - Add “40 ft” as the building height in all Green Swamp categories
  - Bring back discussion on transfer of density from wetland areas
  - Be sure that the policies state that if there is ambiguity between the policy and the chart, refer to the policy
- Comment 14 – Create more options for mixed use
- Comment 17 – Option B, add “unless there is a conflict with Florida Building Code, in which Florida Building Code prevails.”
- Comment 18 – Option A, but keep “accessibility to the Neighborhood Core.”
- Comment 19 – Revise consistent with height change only.

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District 2

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District 3

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District 4

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District 5

- Comment 21 – Options B & C with one change, change the floor area allocated to commercial uses that support office uses from 10 percent to 20 percent.
- Comment 22 – Options B & C
- Comment 23 – Continue discussion at next workshop
- Comment 25 –
  - Come back to Alfred Street & 19A corridor for discussion on redevelopment policies.
  - SR 40 units must extend farther west to about Lightfoot Road, staff to look at geographic landmarks.
  - Add provision for special exception (heard at a public hearing) for greater depth.
- Comment 31 - Change “emphasize” to “encourage”
- Comment 34 – Option B

*Public Input*

Citizen comment:

- Keep specificity out
- Leave building height out of plan
- Put in Land Development Regulations
- Parking in Mt. Plymouth-Sorrento should be changed to staff recommendations

Citizen comment:

- Comment 21 & 22 – Requests BCC to consider staff recommendations

Citizen comment:

- Comment 23 supports staff recommendation

Citizen comment:

- Comment 23 supports two Industrial categories

Citizen comment:

- LPA planned for unincorporated; not cities

Citizen comment:

- Use one Industrial category

Citizen comment:

- Light versus Heavy Industrial and it's intentional placement on the Future Land Use Map
- Tried to keep heavy industry away from residential

Citizen comment:

- Defer specificity to Land Development Regulations
- Worried about cumulative affect
- Comment 1 – wants escape hatch
- Comment 15 – keep “may” instead of “shall

Citizen comment:

- Comment 13 – Need language to say text takes precedence over table
- Comment 14 – Keep mixed use allocation as-is
- Comment 16 – Only requires “TND Type” development, not necessarily a full-blown TND
- Comment 19 – Defending keeping Floor Area Ratios as-is
- Comment 21 & 22 – Defended no residential in Regional Office and Regional Commercial categories
- Comment 23 – Defending keeping Industrial categories separate
- Comment 25 – Defended Commercial Centers and Corridors, keep policies as-is.
  1. Analysis was parcel by parcel
  2. “If delete distance all corridors become major”
- Comment 31 – 25 spaces is maximum and specifics can be in LDRs

Citizen comment:

- Comment 7 – Policy intended to discuss nexus between Future Land Use Element and the Economic Element
- Comment 13 – if building heights are put in the Green Swamp, also put in the Wekiva and Rural categories
- Comment 21 & 22 – Do not add residential to Regional Commercial and Office categories and do not include a minimum FAR
- Comment 31 – the 25 parking spaces in Mt. Plymouth-Sorrento were not a mandate and the change suggested by the BCC was ok.