

MEMORANDUM

GROWTH MANAGEMENT
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To: Chairman and Local Planning Agency
From: Brian T. Sheahan, AICP Acting Director
Date: August 23, 2007
CC: Alfredo Massa, Chief Planner
Subject: Urban 22 Category Proposed Policy Revisions

The draft policies relating to the Urban 22 Future Land Use Category are included below. Staff has also received suggested language from William Deas, Esq. representing Jeff Cagan owner of Southlake Development. This language is attached for your consideration.

Strikethrough represents proposed deletions and underlined text represents additions.

Policy 4.4.8 Cagans Crossing Future Land Use

This land use shall consist solely of the uses, densities and intensities on the property within the Southlake Development a/k/a Cagan's Crossing, approved and as permitted by, and in accordance with, the provisions of the Lake County Board of County Commissioners on June 18, 1991 by PUD Ordinance #62-90 granting PUD Zoning, incorporated herein by reference. This land use shall exist solely on the above referenced property and shall not be expanded and shall not be utilized on any other properties in Lake County.

In addition, changes were discussed during the meeting of August 16, 2007 to relocate Policy 4.4.8 to the Urban Land Use Series as Policy 1-4.10 to amend Objective 4.4 as follows:

Objective 4.4 Future Land Use within the GSACSC

Lake County shall continue to protect natural resources of the GSACSC through application of four future land use categories specific to the GSACSC: Ridge, Transition, Rural/Conservation, and Core/Conservation. These limitations on density and intensity are deemed necessary in order to protect and enhance the natural resources contained therein. A portion of the Cagans Crossing Future Land Use Category as described in Policy 1-4.10 is recognized to exist in the GSACSC prior to the adoption of this Comprehensive Plan *and continues to be recognized*. The Cagans Crossing Future Land Use Category shall not be expanded or applied to any other property.

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August 16, 2007

VIA FACSIMILE

Brian T. Sheahan, AICP Chief Planner
Department of Growth Management
Division of Planning & Community Design
Lake County Board of County Commissioners
P.O. Box 7800
Tavares, Florida 32778

Re: Cagan Crossings – Comprehensive Plan Amendment
Our File No.: 2000-389

Dear Brian:

As Jeff indicated to you in an email of earlier this week we both had other commitments for this morning and could not attend your suggested meeting at the County today.

However, we do want to participate in any discussions that might take place concerning the proposed Amendment to the County's Comp Plan pertaining to Cagan Crossings.

It appears, based on a number of conversations that Jeff and I've had, as well as a review of my files that there was an initial draft of the proposed language (which we cannot find a copy of), which we revised sometime ago, which the County fairly recently revised again, and which we revised once again earlier in the week.

I have prepared and enclose the Schedule of the three alternate sets of language that I am aware of. These, as you will note, all say the same thing namely that Cagan Crossings' Land Use is governed by it's Development Order and the companion County PUD Ordinance.

I don't believe that there is any disagreement at all as to this; and my primary concern has always been to insure that the proposed language was accurate factually.

After you've had the opportunity to review the enclosure please call me to agree of a mutually convenient time to discuss this further.

I look forward to hearing from you at your convenience.

Sincerely yours,


William J. Deas

WJD/hab
Enclosure

c: Sanford Minkoff, Esq. (VIA EMAIL)
Mr. Jeffrey Cagan (VIA EMAIL)

SCHEDULE OF ALTERNATE PROVISIONS

1. CAGAN'S EARLIER SUGGESTION

"Urban 22 Future Land Use Category

This land use shall consist solely of the entitlements on the property within the Southlake Development a/k/a Cagan's Crossing, approved as a Florida Quality Development as amended, and as permitted by and in accordance with the provisions of the Lake County Board of County Commissioners on June 18, 1991 by PUD Ordinance #62-90 granting PUD Zoning, as amended."

2. COUNTY'S CURRENT SUGGESTION

"Policy 4.4.8 Cagan's Crossing Remedy Future Land Use

This land use shall consist solely of the uses, densities and intensities on the property within the Southlake Development a/k/a Cagan's Crossing approved, as amended, and as permitted by and in accordance with the provisions of the Lake County Board of County Commissioners on June 18, 1991 by PUD Ordinance #62-90 granting PUD zoning, incorporated herein by reference. This land use shall exist solely on the above referenced property and shall not be expanded and shall not be utilized on any other properties in Lake County."

3. CAGAN'S CURRENT SUGGESTION

"Policy 4.4.8 Cagan Crossings' Land Use

This land use shall consist solely and exclusively of the uses, densities and intensities authorized for the Property within the Cagan Crossings FQD Development Order and the companion Lake County Ordinance #2003-94 as such Development Order and Ordinance may be amended from time to time in the future. This land use shall not be applied to any other property in Lake County."