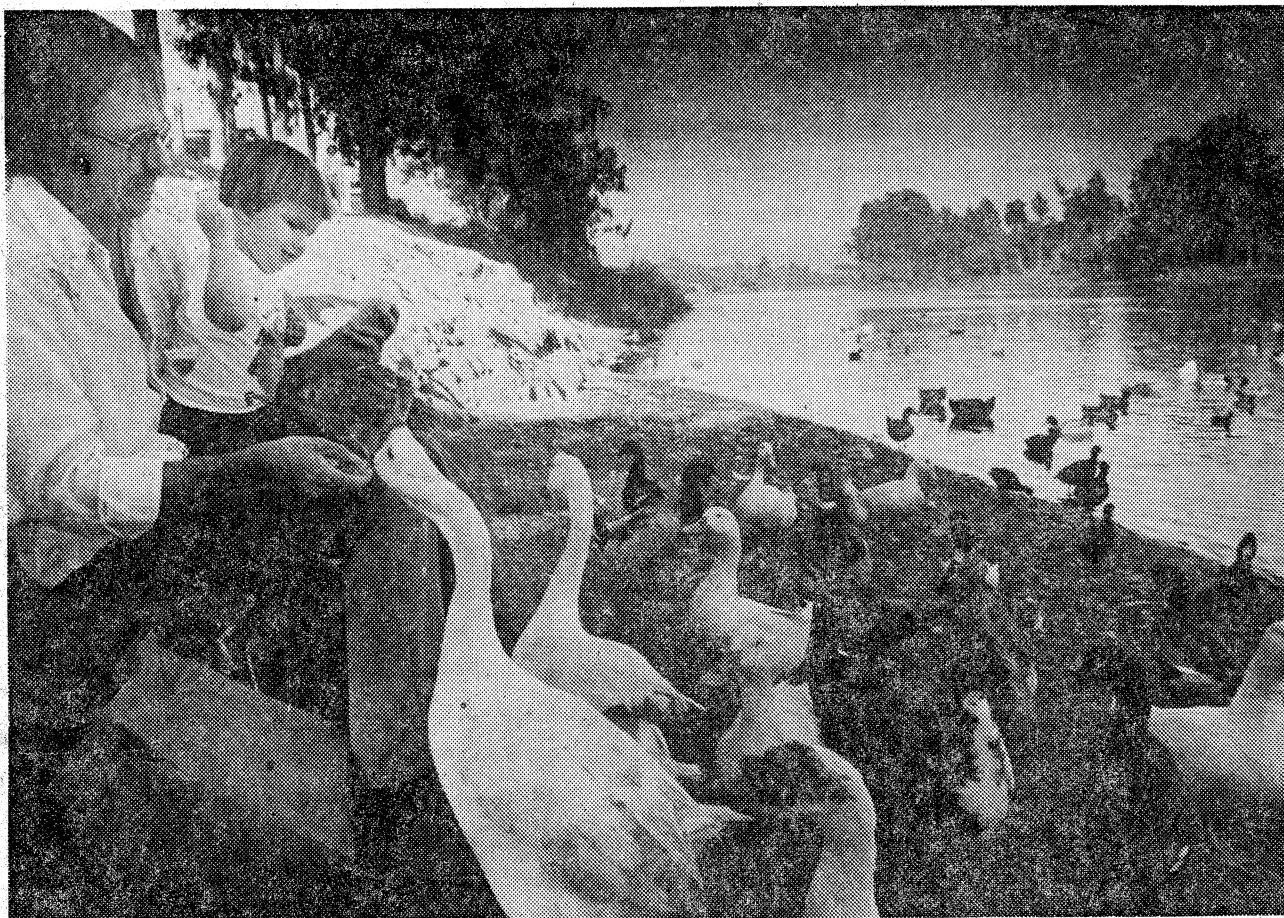
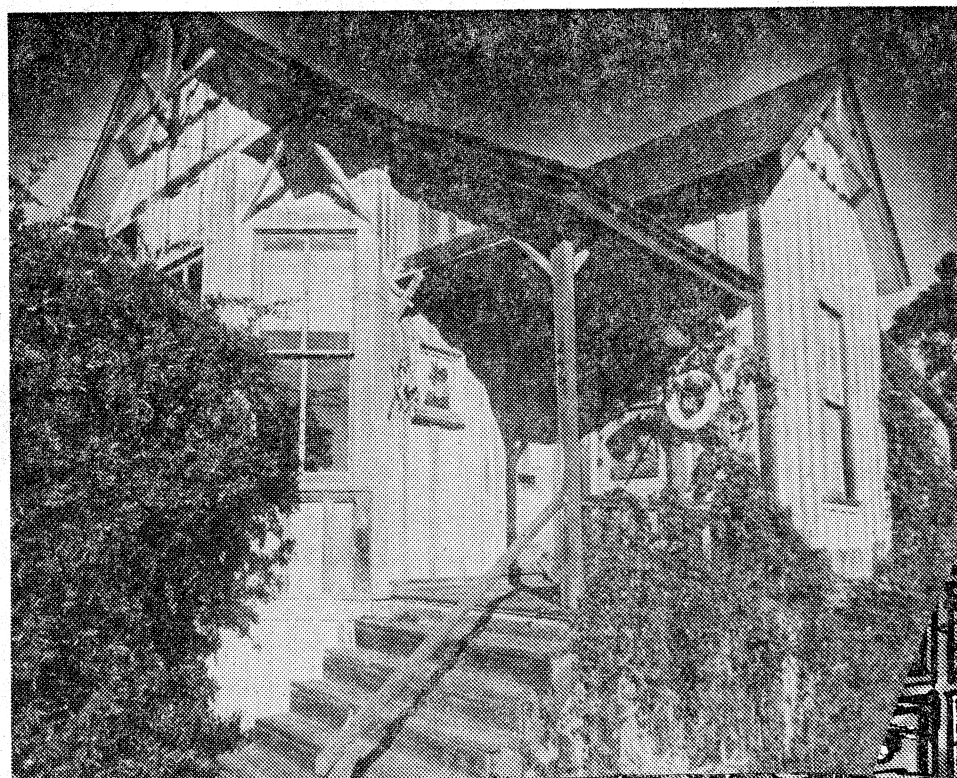


Live Oak Looks At The Future



ABOVE -- Ted and Jeremy Irons, busily feeding the ducks at Schwan Lake, are making use of part of the 56 acres or nearly 2 per cent of the land area in Live Oak taken up by bodies of water. Nearly 70 acres, or a little over two per cent of Live Oak, is devoted to beaches and state park lands like the Schwan Lake area.

RIGHT -- A variety of lifestyles exist in Live Oak, and so do the homes that go with it. This Twin Lakes home has a sort of charisma of its own, and not faraway are dwellings of a more modern design. A recent study shows that single family homes make up the majority of the residential land uses in Live Oak.



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"I feel the area has a great deal of potential because of the amount of open space still left. I feel probably one of the most important aspects of development is organized development within Live Oak," Stockwell commented.

Don Mosley, business owner and resident of Live Oak, views the open land in a different way. He said land use now is pretty well equalized between uses, but the development of vacant land could swing the major use toward residential, commercial or mobile home parks.

"We should write a general plan that continues the balance between commercial, residential and trailer parks. They should be evenly divided even if we turn into a city," Mosley said. A breakdown of residential uses shows some 163 acres of mobile homes. Single-family dwellings, taking up 816 acres, are the major residential use with 96 acres of multiple units, 54 acres of duplexes and triplexes, 19 acres of nursing and convalescent care uses, and three acres of motels completing the housing makeup, the county report shows.

"I would say there is a wide variety of lifestyles in the residential section of Live Oak, living side by side, which is healthy and needs to be encouraged," Dick Dugan, another LOGPAC co-chairman, commented.

Pisila pointed out that Live Oak developed residentially into small, narrow lots because it once was made up of chicken farms. These farms were developed, parcel by parcel, into single-family residential units.

Harry Hooper, Live Oak property owner and realtor, said, "Live Oak is a real tough area. It is a difficult place to work with because it used to be chicken ranches with odd-shaped lots at irregular intervals.

wipe out the commercial development." Several members of LOGPAC, however, have expressed displeasure at the strip commercial development prevalent in Live Oak.

Farming, which was once a popular method to use land in Live Oak, has become financially unfeasible in an urban area, according to Farmer Emilio Maggiolo. Only three per cent of the area, or 93.5 acres, is currently devoted to nurseries and farms.

The amount of recreational areas in Live Oak has been a topic of controversy among residents, businessmen and property owners recently. Pisila's figures show that 2.3 per cent or about 70 acres in Live Oak is used for beaches and state parks. Water bodies such as Schwan Lake, Corcoran Lagoon and Moran Lake make up 1.8 per cent, or 56 acres of the area.

Public areas such as schools result in two per cent or 62 acres, churches and cemeteries amount to 1.7 per cent or 53 acres, public utilities and hazardous land such as cliffs both amount to nine-tenths per cent or 27 acres, and industrial use comes in last with eight-tenths of one per cent, or a mere 26 acres of Live Oak.

Dugan summed up this hodge-podge of land uses in saying, "We have single-family residences, multiples, mobile homes, businesses, Dominican Hospital and the professional offices around it and a regional shopping center all competing for the use of the land."

