FUTURE LAND USE ELEMENT

DATA, INVENTORY & ANALYSIS

2030 PLANNING HORIZON

TABLE OF CONTENTS

LOCATION

Lake County is situated in East Central Florida and is bordered by Orange, Osceola, Seminole, Volusia, Marion, Sumter, and Polk Counties. The County consists of fourteen municipalities, several unincorporated communities and historic villages.

Table 1 - Population Projections for Lake County, 2020 and 2030

	YEAR	RESIDENT POPULATION
Short Range Increment	2020	370,900
Long range Increment	2030	451,600

Source: Lake County total population is the Medium projection from BEBR, *Projections of Florida Population by County, 2009 – 2035*, Florida Population Studies Volume 43, Bulletin 156, March 2010.

Prepared by: Lake County Planning and Community Development, Feb. 2009

Table 2 - Resident Population Projections for Unincorporated Lake County

YEAR	POPULATION
2005	146,221
2010	145,013
2015	135,470
2020	135,342
2025	134,886
2030	119,426

Source: All estimates are from the Bureau of Economic and Business Research (BEBR), *Florida Statistical Abstract 2010*, Table 1.25.

Lake County total population is the Medium Projection from BEBR, *Projections of Florida Population by County, 2009 – 2035*, Florida Population Studies Volume 43, Bulletin 156, March 2010.

Prepared by: Lake County Planning and Community Development, September. 2009

INTRODUCTION

Comprehensive Plans in Florida form the foundation for local planning. The 2030 Lake County Comprehensive Plan was developed in accordance with the requirements of Chapter 163, Florida Statutes and Chapter 125, Florida Statutes. Theses statutes establish the requirements and authority for local government comprehensive planning. The Department of Community Affairs (DCA) reviews all local comprehensive plans. The criteria with which the DCA reviews these plans are located in Chapter 9J-5 of the Florida Administrative Code. Chapter 9J-5 established the requirements for consistency between local plans with state and regional planning efforts, as well as the basic format of the plan with regards to data requirements, data analysis, and requirements for the Goals, Objectives, and Policies.

The Future Land Use Element (FLUE) of the Comprehensive Plan provides the framework with which to guide the growth and development of Lake County for the next twenty years. This Element provides the mechanisms which stipulate the location and timing as well as the type and intensity

of new or redeveloped uses of land. The implementation of the Future Land Use Element is conducted through the Goals, Objectives, and Polices, and the Future Land Use Map Series.

The FLUE is the focal point for analyzing the interrelationships between various plan elements and for achieving consistency between the elements. The FLUE incorporates and implements the central themes and information found in all of the plan's elements, including Conservation, Transportation, Housing, Public Facilities, Intergovernmental Coordination, Recreation, and others. It is based on updated population projections and demographic data, contains an inventory of Lake County's lands, and allocates land use designations for the County. The FLUE is the tool that will dictate the County's future and the manner in which the County intends will get there.

Developable land in Lake County is limited. The way this land is used will determine the number of homes, businesses, and the amount of goods and services that will be available to Lake County's citizens. Land use also impacts transportation—roadway level of service, increased traffic, demand for mass transit—and can have a harmful effect on the environment and strain public facilities and schools, but with these challenges there is great opportunity. Different tactics produce different results. This element proposes a more sensible approach to the designation of land uses, but limits intensities and densities depending on location and concentrates urban densities and intensities.

The manner in which Lake County designates land uses and plans for expected growth will significantly shape the natural environment and influence future quality of life. The goal of the FLUE is to implement the County's Future Land Use Plan to achieve an appropriate balance between public and private interests in the protection of the environment, discouragement of urban sprawl, creation of favorable economic conditions, provision of adequate affordable housing, provision of adequate services and facilities, maintenance of established residential neighborhoods, protection of rural and agricultural areas, and protection of private property rights.

Lake County also has endeavored to adopt Joint Planning Agreements (JPA) with the 14 municipalities in order to improve communication and facilitate consistent growth patterns throughout the County. JPAs with Clermont, Mount Dora, and Lady Lake have been adopted.

The JPA establishes a Joint Planning Boundary between Lake County and the municipality. Growth in the JPA will directly affect both parties in the future, so intergovernmental coordination in land use decisions will benefit both parties. Within the JPA, the County and municipality agree to work toward common planning goals in order to perpetuate smart growth. Acknowledging the boundary and agreeing to confer with each other is the preliminary step in the joint effort to comprehensively plan specified areas within the municipal boundary and specified areas within unincorporated Lake County. Recent statutory changes have created an alternative to JPAs in the form of Interlocal Service Boundary Agreements (ISBAs) that may be pursued in conjunction with, or an alternative to, JPAs. These agreements are generally considered to be a more powerful planning tool for the municipalities and County to work together to achieve common planning goals. Lake County plans on pursuing ISBAs with the municipalities in over the next year.

FUTURE LAND USE

Lake County has proposed new future land use categories for the 2030 Lake County Comprehensive Plan: There are three major use series: the Rural Land Use Series, the Urban Land Use Series, and the Public Benefit Land Use Series. The purpose of the new urban and rural land use categories are to designate high, medium, and low densities and intensities for urban and rural areas and allow more options with which property owners may develop their land. In addition, there are land uses specific to the Green Swamp Area of Critical State Concern, the Wekiva River Protection Area, and the Mt. Plymouth-Sorrento Community. The land uses in the Green Swamp Area of Critical State Concern remain essentially unchanged to those adopted in the 1991 Comprehensive Plan. The land uses proposed within the Mt. Plymouth-Sorrento Community are consistent with the County's recently approved amendments for compliance with the Wekiva Parkway and Protection Act.

RELATIONSHIP WITH THE 1991 COMPREHENSIVE PLAN

In 1991, Lake County adopted the Comprehensive Plan pursuant to the Florida Growth Management Act of 1985. The plan must be in compliance with Chapter 163 of the Florida Statutes and 9J-5 of the Florida Administrative Code. The Florida Department of Community Affairs reviews comprehensive plans from the Florida counties to determine their acceptability.
The population explosion in Florida, which accelerated in the 1980s, has precipitated major economic, social, and land use changes throughout the state. The inevitability of continued growth in Florida, and a growing urgency within the Florida Legislature to enact legislation that could effectively accommodate that growth, was the impetus for the passage of The Florida Growth Management Act of 1985 (FGMA). The FGMA stipulates that all local governments—municipal and county—in the State must codify a Comprehensive Plan that will "attempt to address the community's current and future plans for land use, natural resource protection and provision of infrastructure," for the next fifteen years.

According to FGMA provisions, there are six different public facilities that must be provided at level of service standards: potable water, sanitary sewer, storm water drainage, parks, solid waste, and transportation. When these six public facilities do not reach the adopted level of service standards, the proposed development must be denied, as required by concurrency.

Moreover, in 2005 the State Legislature passed Senate Bill 360, which mandates that every County and municipality in the State must implement school concurrency by December 2008. Lake County has the privilege of being one of six Pilot Communities in the State that has expeditiously developed a Public School Facilities Element that will serve as a guide to other counties in Florida, and will serve as the guide to school concurrency for Lake County. The Public School Facilities Element included in the Planning Horizon 2030 Comprehensive Plan is an updated version of the element in the 1991 Comprehensive Plan which had been found in compliance in 2009.

Florida is one of the fastest growing states in the nation. According to July 2008 estimates from the U.S. Bureau of the Census Data, Florida had a population of approximately 18,328,340. This is an increase of over 2.3 million people over the 2000 Census and nearly 5.4 million people since the 1990 census when Florida had 12,938,071 residents. Lake County's population has also grown exponentially from a 1980 population of 104,870 to an estimated 2010 population of 293,500. Although the number of people moving to Florida per day has slightly decreased from a 1980 high of 1,000 people, the population is expected to increase by more than 6-million over

the next 25 years. Unplanned growth strains essential infrastructure, such as potable water, sanitary sewer, stormwater drainage, parks, solid waste, and transportation; schools must find space to accommodate more students; and the FGMA requires local government to accommodate growing populations with sufficient facilities, which may not be financially feasible.

Beginning in 2006, we participated in a historic "community conversation" to develop a shared 50-year vision for the seven-county Central Florida Region which includes Brevard, Lake, Orange, Osceola, Polk, Seminole, and Volusia counties. The vision was entitled "How Shall We Grow" and nearly 20,000 Central Floridians participated in the project. A copy of the "How Shall We Grow" vision is attached as Appendix B.

After years of work, contentious debate, and seven drafts of a future land-use map, a divided Commission on January 15, 1991 passed the Lake County Comprehensive Plan. The Plan was then sent to the Department of Community Affairs (DCA) for review. The DCA, on May 25, 1991, released its 131-page Objections, Recommendations and Comments (ORC), which is a review of the Comprehensive Plan. Lake County was encouraged to take more steps to protect environmentally sensitive areas, wildlife, and water. According to the DCA at that time, inconsistencies were prevalent throughout the Lake County Plan. The DCA believed the Plan encouraged sprawl, was not supported by adequate data and analysis, and allocated more land than needed to accommodate the population. The land use and environmental elements received the most objections, but elements such as capital improvements were also questioned because there was no explanation as to how the County would fund and implement policies.

A revised Comprehensive Plan went before the County Commission on July 9, 1991. In a 4-1 vote the Comprehensive Plan was voted into law. The DCA was required to review the revised Comprehensive Plan and release a notice that stated whether or not the Plan followed State guidelines.

The DCA once again had reservations. The DCA informed the County that the Plan allowed more development than needed during the planning period (fifteen years); two corridors for commercial use that would permit strip development; wording that would allow zoning changes to be made before the plan was approved; and weak environmental provisions. By the beginning of October 1992, Lake County decided to compromise. The Lake County Commission, in a 4-1 vote, signed an agreement with the DCA, conceding specific provisions that would slow growth considerably.

Every seven years local governments must draft and adopt an Evaluation and Appraisal Report (EAR) that examines the progress of their respective Comprehensive Plans. Lake County sent the EAR to the Department of Community Affairs for review in late 1998. Twenty-two pages of suggested revisions were sent back to Lake County from the DCA on December 4, 1998. Revisions began almost immediately after receiving the DCA document. After one year of intense preparation, the Department of Growth Management produced another draft of the EAR. On November 16, 1999, the revised EAR was adopted by the County Commission and sent to the DCA for a sufficiency review.

The DCA found Lake County's EAR to be sufficient, and it was approved by the Board of County Commissioners on January 4, 2000. However, Lake County never adopted the EAR-based Amendments that were proposed after the approval of the EAR.

In 2004, during discussions with the DCA, it was agreed upon by all parties that implementing the EAR-based Amendments would be unwise because they were based on 1980s data derived during a time when Lake County was a rural, agricultural area. It was then decided that Lake County would be better served if the Comprehensive Plan was completely rewritten and supported by more accurate data. In 2008, Lake County submitted its second Evaluation and Appraisal Report which was accepted by DCA. Lake County agreed to include the recommendations in both reports in its rewrite of the comprehensive plan (2030 Planning Horizon Comprehensive Plan).

CONSIDERATION OF RULE 9J-5, FLORIDA ADMINISTRATIVE CODE

All of the Elements of the Comprehensive Plan have been prepared within the structure of Rule Chapter 9J-5 F.A.C. The County's intent is to not only meet the required aspects of the "Minimum Criteria Rule" but to infuse the local circumstances, both historical and cultural, into the plan. This approach has led to the preparation of the Comprehensive Plan that directs the County to manage growth at the local level while considering community character, particularly in its special communities. One requirement of Section 9J-5.005(2)(a, e), F.A.C. is that the development is depicted on projections produced pursuant to 9J-5.006 (1)(g), F.A.C. This requirement dictates that the integrity of the lines, which distinguish between densities, must be maintained. This requirement is also stipulated in Section 9J-5.006 (4), F.A.C., which states that the distribution, extent, and location of land uses shall be shown on the Future Land Use Series.

INVENTORY

Existing Land Use Data

The following pages contain the information base that is analyzed and ultimately used as one of the data sets to assist in the formulation of the Future Land Use Goals, Objectives, and Policies and Map Series. The data requirements not only include the brief descriptions of portions of the data gathered from the other Comprehensive Plan Elements but also existing land use data. Included are the existing land uses within the County, which are fundamental for identifying future land uses; the natural resource inventory, which was principally gathered from the data contained within the Conservation Element, and serves to outline the constraints for some types of future land uses; land uses adjacent to the County, which depicts general yet important information that is useful because the County is influenced by land uses and market forces from adjacent Counties; identification of the area of the County that falls within the Green Swamp Area of Critical State Concern which was created pursuant to Section 380.05 Florida Statutes, and information on the Wekiva River Protection Act and Wekiva River Protection and Study Areas within Lake County. This Act of legislature has had an impact of the use of the land within the County and also poses a development constraint and therefore is a factor in the distribution of land uses within the County. The above data requirements are presented in a map series with accompanying text.

Also included are the population projections for the unincorporated area of Lake County. These projections are based on those provided by BEBR (Bureau of Economic and Business Research).

Existing Land Use Inventory

Lake County Growth Management Department's GIS Division was employed to determine the existing land use status of the Tax Parcels of the Lake County Property Appraiser's Tax maps. The existing land use coverage was developed from the tax parcel layer at a scale of 1:24000. Based on the Florida Land Use Classification System (FLUCCS), over 100 land use codes are utilized to define land in Lake County. Four "levels" of information are captured to supply general to specific detail of land use. Tools used to identify these areas included: 2002/2004 imagery, property appraiser data, 1998 wetlands inventory, 1990 forest coverages, structure data, and outside consultants. The land use coverage was completed in mid 2006. Using the Florida Land Use Cover Classification System, and viewing the unique issues involved with Lake County and the transition from agricultural land uses to other land development that has been occurring since the beginning of the previous planning horizon, some unique changes have resulted in the Lake County landscape.

Use of the County Property Appraiser code data expedited the attainment of land use inventory objectives. These data sets were available in electronic format and keyed to FLUCCS land use categories that are commonly used for regional planning purposes: low density residential, medium density residential, high density residential, commercial and services, industrial, institutional, recreational, open land, agricultural, rangeland, upland forest, water, wetlands, barren land, transportation and utilities and government holdings.

The land uses shown on the Existing Land Use Map below depicts all lands within both the unincorporated and incorporated portions of the County. Table 3 lists the approximate acreage of each existing land use classification and its percentage of the County.

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Existing Land Use

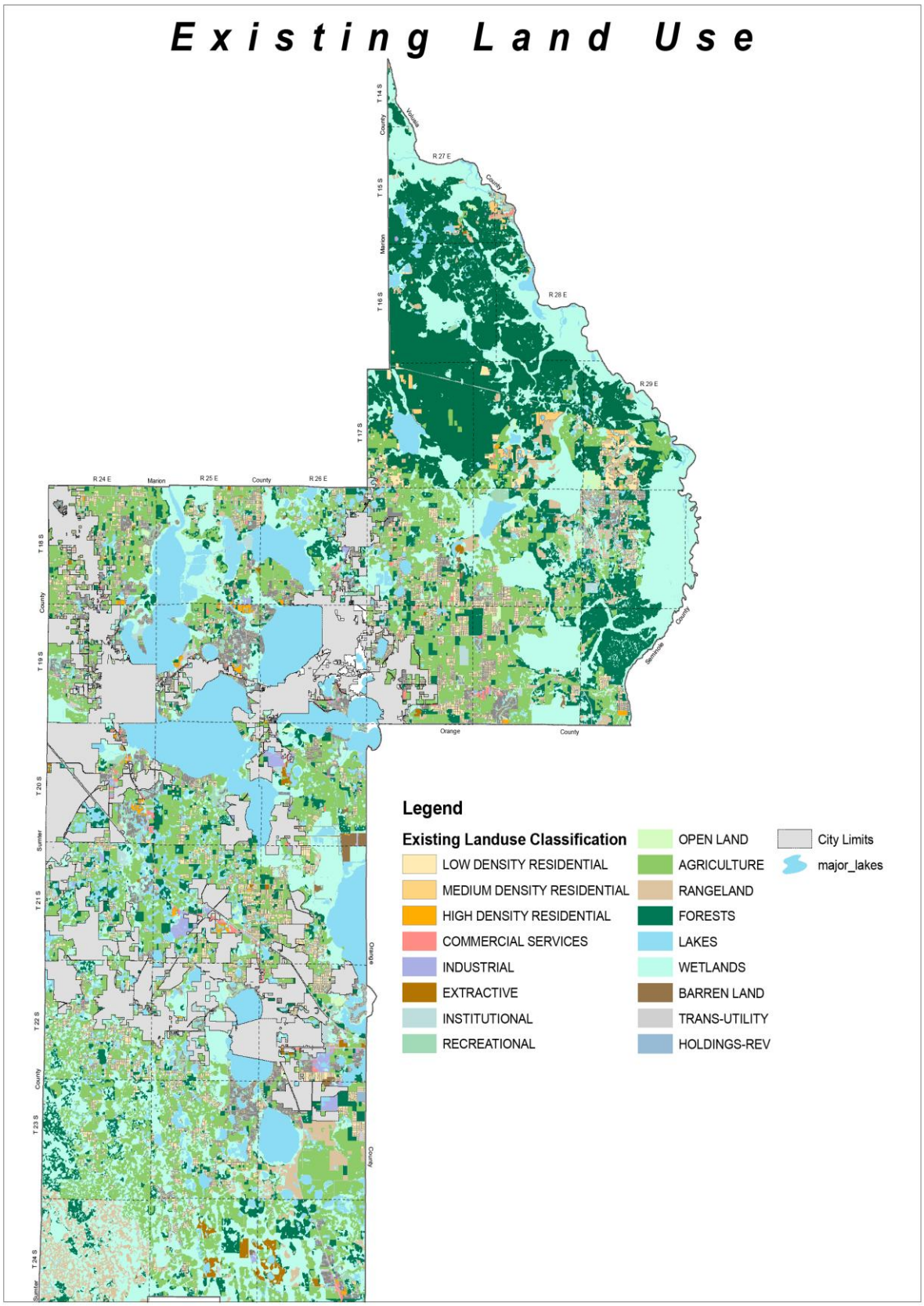


Table 3 - Existing Land Use Classification and Approximate Acreage

CATEGORIES	ACREAGE	PERCENTAGE	PERCENT OF COUNTY
1000 Urban and Built Up Areas	106,442.24		
1100 Residential, Low Density (less than 2 dwelling units /acre)	45,150.63	6.06%	
1200 Residential, Medium Density (2-5 dwelling units/acre)	28,825.57	3.87%	
1300 Residential, High Density (6 or more dwelling units/acre)	9,294.92	1.24%	14.27%
1400 Commercial and Services	5,839.69	0.78%	
1500 Industrial	2,443.16	0.33%	
1600 Extractive	4,672.70	0.64%	
1700 Institutional	2,387.41	0.32%	
1800 Recreational	6,319.52	0.85%	
1900 Urban Open Lands	1,508.64	0.21%	
2000 Agriculture	194,211.46		
2100 Cropland and Pasture Land	115,808.11	15.52%	
2200 Tree Crops	26,519.02	3.55%	
2300 Feeding Operations	340.54	0.05%	
2400 Nurseries and Vineyards	6,902.83	0.92%	
2500 Specialty Farms	5,169.16	0.69%	26.04%
2600 Other Open Lands - Rural	992.71	0.13%	
3100 Herbaceous Rangeland	12,923.35	1.73%	
3200 Shrub and Brush land	16,313.52	2.19%	
3300 Mixed upland non-forested	9,242.23	1.24%	
4000 Upland Forest	143,611.10 acres		
4100 Upland Coniferous Forests	62,779.79	8.42%	
4200	4,351.89	0.58%	
4300 Upland Hardwood Forests	37,739.76	5.06%	19.26%
4400 Tree Plantations	38,739.65	5.20%	

CATEGORIES	ACREAGE	PERCENTAGE	PERCENT OF COUNTY
5000 Water	97,451.89 acres		
5100 Streams and Waterways	2,675.41	0.36%	
5200 Lakes	90,715.14	12.16%	
5300 Reservoirs	4,036.37	0.54%	13.07%
5500 Major Springs	18.93	0.00%	
5600 Slough waters	6.02	0.00%	
6000 Wetlands	197,343.19 acres		
6100 Wetland Hardwood forests	54,487.16	7.30%	
6200 Wetland Coniferous Forests	27,279.78	3.65%	
6300 Wetland Forested Mixed	33,317.80	4.47%	
6400 Freshwater Marshes-Prairies-Emergent Aquatic Veg.-Mixed Scrub Shrub Wetland	78,071.32	10.48%	26.46%
6500 Intermittent Ponds	.37	0.00%	
7100 Beaches other than swimming beaches	34.35	0.00%	
7200 Sand other than beaches	7.33	0.00%	
7400 Disturbed Lands	4,145.10	0.56%	
8000 Transportation, Communication and Utilities	6,707.59 acres		
8100 Transportation	3,428.15	0.46%	
8200 Communication	79.97	0.01%	
8300 Utilities	3,199.46	0.42%	
			0.90%

CATEGORIES	ACREAGE	PERCENTAGE	PERCENT OF COUNTY
	745,767.46	99.99%	

Source: St. Johns River Water Management District Land Use/Land Cover, 2004.
Note: These numbers do not take the entire Ocala National Forest into account. There is an error of approximately 5,000 acres between this data and the Future Land Use Map due to the different data sources.

The experience gained from the land use inventory process resulted in the establishment of several conventions that were used to simplify and expedite the work, and help assure land use codes were assigned in a consistent manner.

When more than one use was found to occur on a single parcel, the primary use of that parcel was determined and assigned to that parcel. Primary use is based on the relative intensity of the use in comparison to that of the other use(s) in question, with consideration also given to the aerial extent of the use on the parcel. Typical examples follow:

- A 100-acre parcel is used for both residential and agricultural purposes. Crops are grown on about 80 acres, 15 acres are in woodlands, and a house is located on site. These three uses were accounted for by giving the parcel three land use designations by use of acreage.
- A country estate is located on an 8-acre parcel, some of which is wooded, with the remainder used as pasture. This parcel is classified as low-density residential, given the fact that it falls within the density criteria of < 1du/acre.

Residential Development

Residential development was separated into three general categories: low density residential; medium density residential; and high density residential. Estimates presented in the Housing Element identify 102,150 habitable dwelling units (not necessarily occupied) in Lake County. The total numbers of existing dwelling units by type are as follows:

Table 4 - Lake County Dwelling Units by Type

TYPE	NUMBER OF DWELLING UNITS	PERCENTAGE OF TOTAL
Unincorporated Total	57,984	100%
Single Family	34,283	59%
Multi Family	1,981	4%
Mobile Home	21,720	38%
Incorporated Total	44,166	100%
Single Family	27,211	62%
Multi Family	8,126	18%
Mobile Home	8,829	20%
Unincorporated/Incorporated Total	102, 150	100%
Single Family	61,494	60%
Multi Family	10,107	10%
Mobile Home	30, 549	30%

Source: Lake County Growth Management Department, Housing Element DIA

The total residential land use (sum of low, medium, and high residential) is comprised of 61,125 acres of land. Based on the current total number of residential dwelling units in unincorporated Lake County (57,984) and the existing residential land use acreage (61,125), the estimated residential density of unincorporated Lake County is 0.95 dwelling units per acre.

Lake County, a historically rural and agricultural area, has experienced unprecedented growth following three catastrophic citrus freezes in the 1980s. Although the data show a relatively low estimated existing overall residential density of 0.95 dwelling units per acre in unincorporated Lake County (including the entire Ocala National Forest could reduce the number of dwelling units per acre in unincorporated Lake County), when looking at the projected residential need (below) and considering the projected population growth, it can be expected that the overall residential density will increase.

Additional housing data can be found in the Housing Element Data Inventory and Analysis.

Commercial and Service Development

There are approximately 2,902 acres occupied by commercial land uses in Lake County. These commercial businesses provide Lake County residents with needed goods and services. However, commercial and service development acreage pales in comparison to the residential acreage in Lake County. The need for more commercial and service development is an important issue in Lake County, and it is one that has and will continue to be addressed.

Commercial land uses in Lake County are primarily located along arterial and collector roads where there are a suitable amount of trips generated and a sufficient population in the vicinity of the business to make it a viable and profitable investment. There are, of course, exceptions.

Industrial Development

Lake County has 3,410 acres of existing Industrial Development. The primary location for industrial development is the Christopher C. Ford Commerce Park, which is strategically located on U.S. Highway 27 at the crossroads of State Road 19 and the Florida Turnpike. The County purchased the land for the industrial park in the 1980s following catastrophic freezes that virtually wiped out the citrus crops. The intent of the County land purchase was to develop an industrial park which would enable Lake County to diversify the economy and create quality jobs. More than 700 acres have been sold in the park. Companies such as Carroll Fulmer Trucking, Domino's Pizza, Maritec Industries, and Metals, USA have realized the benefits of the strategic location of the Park. There are approximately 26 acres still for sale in the industrial park. The Rogers Industrial Park located in Okahumpka along CR 470 west of US HWY 27 is also a significant industrial area.

Institutional

Lake County contains 3,172 acres of institutional land uses. Institutional land uses include government facilities and public facilities and grounds managed by the County as well as federal and state agencies.

Agricultural

The three citrus freezes in the 1980s decimated the agricultural industry in Lake County, and forever changed the agricultural and economic landscape. Many developments are built on land that was formerly used for agricultural purposes. Currently there are 138,919 acres used for agriculture in Lake County, or 18.7%. Despite the drastic reduction in Agricultural acreage, agricultural activities are still commonplace and important to the economy of the County. A recent development in this area is Agri-Tech and Biofuels which are expected to become increasingly important to the County.

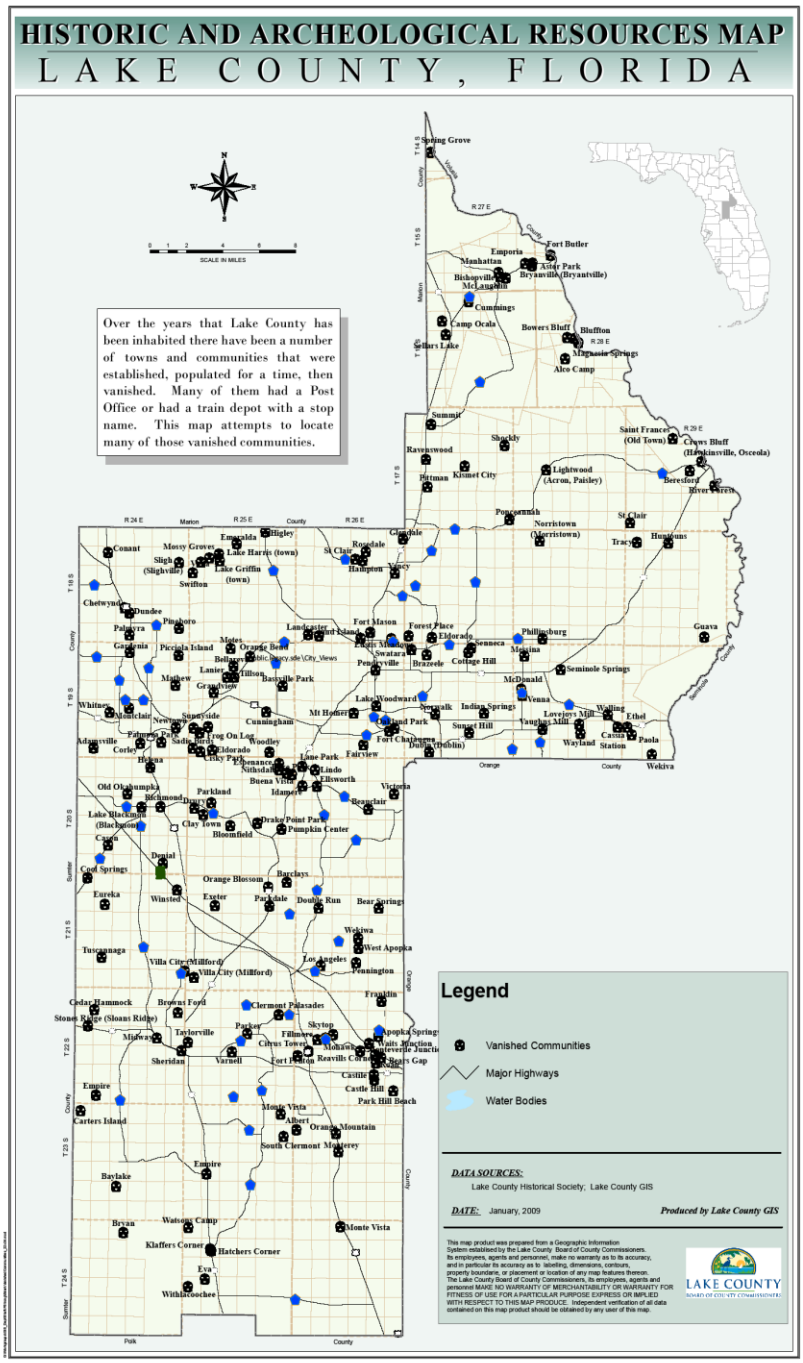
Conservation

There are over 39,968 acres of conservation land in Lake County, which is 5.38% of the total land. Included in the conservation category are conservation areas in state or agency ownership. These lands are purchased for protection and include land in the Ocala National Forest, Seminole State Forest, Lake Louisa State Park, Wekiva-Ocala corridor and the Green Swamp Area of Critical State Concern.

Historic Resources

Lake County contains a number of historic sites. Along with staff research, the County receives historical site data from the Florida Master Site File. The Historic and Archeological Resources Map below shows where historical sites are located in the County.

Historic and Archeological Resources Map



VACANT LAND ANALYSIS

According to Lake County data, there are 130,579 acres of vacant residential land. Rule 9J-5.006(2)(a), F.A.C., requires a vacant land analysis to determine if it is developable. Environmental and policy constraints typically limit the amount of development that would be permitted or feasible.

Lake County is comprised of 1,156 square mile areas which consist of ridges, uplands, and valleys. The County is divided into eight major geohydrologic provinces: St. Johns River Valley, Marion Upland, Mount Dora Ridge, Oklawaha Chain of Lakes, Sumter Upland, Lake Wales Ridge, Palatlakaha Upland, and Green Swamp. Land surface altitudes range from near sea level in the St. Johns River Valley to 312 feet above sea level in the Lake Wales Ridge.

Because of the varying composition of land throughout the County, the developability of vacant land is determined by the soils, topography, natural resources, wildlife and vegetation, aquifer recharge, and floodplains that exist on the property. The eight major hydrologic provinces in Lake County contain unique qualities, and land located within each basin is analyzed according to those characteristics.

FLOOD PRONE AREAS

Lake County participates in the Regular Phase of the Federal Flood Insurance Program. This program, which is mandated by the Federal Government, delineated areas subject to the 100 year flood (a.k.a. flood plain or flood prone). The 100-year flood plain is further required to be divided into floodplain and floodway. The latter is designated by the Federal Government and is an area where, due to potential floodwater velocity, only structures which will not impede or be affected by movement of floodwater may be erected. The former area has only the threat of rising flood waters.

Lake County adopted Ordinance 1978-8 and companion sets of Floodway Maps and Flood Insurance Rate Maps (FIRM's) to comply with the Federal Mandate. Ordinance 1978-8 outlines the procedures for development within the 100 year floodplain. The FIRM's delineate the 100 year floodplain for all of Lake County. The Floodway maps further delineate areas of the 100 year floodplain which are designated floodway. A compilation of these maps is provide on Map 3 of the Future Land Use Map Series. Because so much of Lake County is designated as floodplain, it is imperative that development incorporate provisions to 1) protect the development from the 100 year flood and 2) protect adjacent properties from off-site flooding from the proposed development.

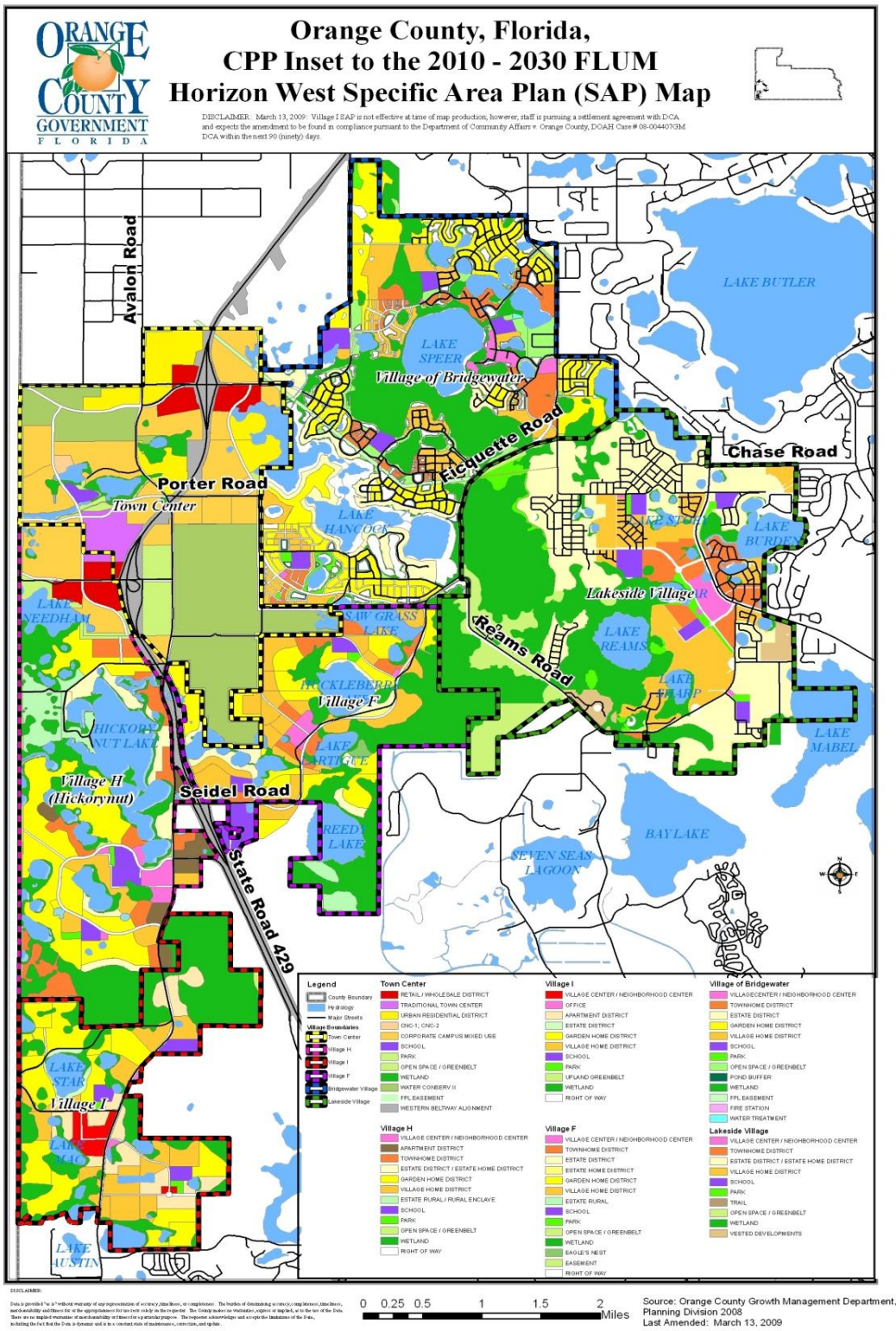
The County's policy to address floodplain and floodway development has been twofold. First, for individual single family homes, building permits are reviewed to ensure that all habitable structures have the lowest floor constructed no lower 18-inches above the 100-year flood elevation and do not impede projected flood waters in a floodway. For all other development engineering improvement plans are required to demonstrate that elevation requirements are met and compensating water storage areas are provided for all structures developed in the floodplain. The compensating areas are integrated into the projects overall stormwater plans.

ADJACENT LAND USE

The Existing Land Use Map depicts the existing land use adjacent to the County. The generalized land uses within two miles of the County are shown on the map in addition to the most recent municipal boundaries. For land uses in adjacent Counties, a two mile or less limit was used because that distance is associated with an area that is assumed to be capable of producing immediate multi-jurisdictional impacts. Development activity in adjacent counties can have a profound impact on growth patterns and infrastructure in Lake County. Variations of infrastructure availability, government regulations, and land costs, from one county to another, affect the regional growth pattern. Lake County is surrounded by seven counties: Orange, Osceola, Polk, Marion Sumter, Volusia, and Seminole.

Orange County

Orange County shares the south one-half of Lake County's eastern border. Orange County's impact of Lake County is substantial. Many Lake County residents commute into Orange County and Orlando each day. Land use in Orange County, in close proximity to Lake County, is composed of primarily of residential and retail commercial uses and is dominated by the Horizon West DRI Town Center, and Villages H, I and J as shown on the map below. Some conservation and agricultural lands also exist. Lake Apopka is one of the many shared natural resources between the two counties. There are three major arterial roads that connect Lake and Orange Counties: SR 441, SR 50, and US 192.


Orange County, Florida,
CPP Inset to the 2010 - 2030 FLUM
Horizon West Specific Area Plan (SAP) Map
DISCLAIMER: March 13, 2009: Village I SAP is not effective at time of map production, however, staff is pursuing a settlement agreement with DCA and expects the amendment to be found in compliance pursuant to the Department of Community Affairs v. Orange County, DOAH Case # 08-004407GM DCA within the next 90 (ninety) days.
Avalon Road
Porter Road
Town Center
Village of Bridgewater
Ficquette Road
Chase Road
Reams Road
Lakeside Village
Village F
Village H (Hickorynut)
Seidel Road
State Road 429
LAKE BUTLER
LAKE SPEER
LAKE HANCOCK
LAKE NEEDHAM
SAW GRASS LAKE
LAKE REAMS
LAKE MABEL
BAY LAKE
SEVEN SEAS LAGOON
LAKE STAR
LAKE AUSTIN
Legend
Town Center
Village I
Village of Bridgewater
Village H
Village F
Lakeside Village
0 0.25 0.5 1 1.5 2 Miles
Source: Orange County Growth Management Department, Planning Division 2008
Last Amended: March 13, 2009

Osceola and Polk

Osceola lies to the southeast of Lake County. Adjacent land use consists of residential, commercial, and agricultural uses. Mining in Polk County is major industry in proximity ot the county boundary. The Green Swamp Area of Critical State Concern also spans the county boundaries between Lake and Polk. Increased development in the southeastern portion of Lake County and the portion of Osceola County that borders it, has, and will continue to, impact public facilities and infrastructure in Lake County. The major arterial road, US 192, connecting Osceola and Lake Counties has had a greater abundance of motor vehicle traffic as a result.

Marion and Sumter

Marion and Sumter Counties lie to the northwest and west, respectively. Land uses within Sumter County are primarily rural, but the construction of a Turnpike interchange near CR 470 and its proposed widening, and two proposed Developments of Regional Impact in between CR 470 and 48, when built, will drastically change the composition of the land uses in the area. The western portion of the Marion County-Lake County border is within the Ocala National Forest, thus very little development can or will occur. The area to the west of US 441/27 is where the Villages is located, and where the most dense residential development has occurred. To the east of US 441/27 there are residential, agricultural, and conservation land areas. Mining is also representative of industry in proximity to the county boundaries between Lake and Sumter.

Volusia County

There is little development along the Lake County-Volusia County border. The St. Johns River bisects the counties and portions of the area are wet, part of a federal wildlife refuge, or state owned land. The area to the north that is developed at a higher density is across the St. Johns River, on the Lake County side, where the communities of Astor and Astor Park are located.

Seminole County

Seminole County is directly east of Lake County and is accessed via SR 46. The Wekiva River bisects the two counties. Many acres of land are held by state agencies primarily in the Lower Wekiva River State Reserve. Development activity is expected to increase in the east Lake County area in the future, but more stringent regulations in the Wekiva Protection area have been suggested by the State. Seminole County is the smallest county in land area in Central Florida and as it continues to build out to the west, more development activity will begin to occur in Lake County. Moreover, the location of the Wekiva Parkway, when finalized, could potentially alter development patterns in east Lake County.

CURRENT GROWTH

A measure of the County's current growth is rezoning requests. These can be used to determine the increase in the number of units allowed. Rezoning requests which increase the number of units possible would indicate growth. Lake County has seen significant drop in the number of rezoning approvals in 2007 and 2008. The summary of rezonings below demonstrates a significant drop in the change of units over the last two years indicates a slow the growth rate in the unincorporated areas of Lake County under this methodology.

Year	Total Rezonings	Acreage	Potential Units	Change in Units
2001	97	10,712	1,581	603
2002	73	6,299	2,895	2,923
2003	86	10,456	2,483	1,960
2004	77	7,495	3,472	2,490
2005	93	9,877	4,921	2,627
2006	57	3,331	4,361	4,099
2007	13	2,433	564	334
2008	15	462	123	130
TOTAL	591	55,176	21,283	14,651

The average increase in units created through rezonings since 2000 is 1,628. Then from 2006 to 2008 showed a decrease of 79 percent and 92 percent respectively to the average.

POPULATION PROJECTIONS

Lake County has seen significant population growth over the past twenty-eight (28) years. In 1990, the U.S. Census determined the population of Lake County was 152,104. By 2000, that number had grown by 38% to 210,527. The BEBR estimate of the population of Lake County for 2010 is 293,500. This is a growth of 39% is only eight years, however, it is important to note that the bulk of this growth (25%) occurred between 2000 and 2005. Since 2005, population has significantly decreased. The table below details the population growth in Lake County between 2000 and 2008. Population growth between 2000 and 2007 was fairly steady but there was a dramatic decrease in growth in 2008. This decrease is largely due to current economic conditions, including weakened housing markets and a national economic contraction.

Year	Population Estimate	% increase from previous year
2000	210,527	
2001	220,322	4.4%
2002	231,072	4.7%
2003	240,716	4.0%
2004	251,878	4.4%
2005	263,017	4.2%
2006	276,783	4.4%
2007	286,489	3.4%
2008	288,379	1%
2009	291,993	1%

Source: Florida Demographic Estimating Conference, February 2008 and the Florida Demographic Database, August 2008 available at http://edr.state.fl.us/population.htm and http://edr.state.fl.us/county%20profiles/lake.pdf.

Based on these estimates, Lake County experienced an average annual population gain of 3.8% since 2000 with an average household size for unincorporated Lake County of 2.34 as reported in the 2000 Census.

During this period, Final Certificates of Occupancy issued by the Lake County Building Services Department within unincorporated Lake County are contained in Table 6.

Table 5 - Historic Number of Certificate of Occupancy and Permits for Dwellings

YEAR:	2000	2001	2002	2003	2004	2005	2006	2007	2008	AVERAGE
Certificates of Occupancy	4998	3480	3973	4833	5928	6748	5795	3449	1559	4,529

Source: Florida Demographic Estimating Conference, February 2008 and the Florida Demographic Database, August 2008 available at http://edr.state.fl.us/population.htm and http://edr.state.fl.us/county%20profiles/lake.pdf.

The most significant change as a result of the current population growth is the shift in focus of the population centers in the County. Historically, the Northwest portions of the County (Leesburg, Lady Lake, Fruitland Park) along with the Golden Triangle (Eustis, Tavares, and Mount Dora) were the population centers. In the first part of the 21st Century Lake County anticipates huge population growth to be the driving factor that will make South Lake County (Clermont, Minneola, Groveland, and Four Corners/Citrus Ridge) the population center of the County.

Even though the Table below appears to show the unincorporated areas of the County as dominating the population growth, the County anticipates that a large portion of the population assigned to those areas will be transferred to the Municipalities through both annexations and actual development within those communities. The County is certain that the continued work with the municipalities will enable ever more accurate population allocations.

Table 6 - Historic Population Increase 1990, 2000, 2005, and Population Projections in 5-year increments: 2005-2030

PLACE	1990 CENSUS (CENSUS)	2000 CENSUS (CENSUS)	COUNTY 2005	COUNTY 2010	COUNTY 2015	COUNTY 2020	COUNTY 2025	COUNTY 2030	% INCREASE 2010-2030
Astatula	981	1,298	1,461	1,622	2,269	2,524	2,780	3,074	90%
Clermont	6,910	9,338	20,017	27,965	36,441	44,480	51,794	58,799	110%
Eustis	12,856	15,106	17,249	18,760	19,820	20,880	21,715	22,597	20%
Fruitland Park	2,715	3,186	3,463	5,776	7,827	9,878	11,929	14,620	153%
Groveland	2,300	2,394	4,550	8,898	12,660	18,015	25,633	38,468	332%
Howey-In-The-Hills	724	956	1,107	1,394	1,518	1,655	1,803	1,970	41%
Lady Lake	8,071	11,828	12,709	15,246	16,051	16,899	17,791	18,750	23%
Leesburg	14,783	15,956	17,467	21,675	29,525	38,252	46,752	55,979	158%
Mascotte	1,761	2,687	4,001	6,221	7,701	9,535	11,804	14,893	139%
Minneola	1,515	5,435	8,867	11,184	24,292	32,818	37,896	44,134	295%
Montverde	890	882	1,157	1,355	1,463	1,579	1,705	1,845	36%
Mount Dora	7,316	9,418	10,899	11,377	12,872	14,564	16,478	18,643	64%
Tavares	7,383	9,700	11,340	13,840	16,939	20,487	24,925	30,813	123%
Umatilla	2,350	2,214	2,509	3,174	3,552	3,992	4,509	5,559	75%
Unincorporated	81,549	120,129	146,221	149,363	139,120	126,042	110,386	79,906	-18%
Total Municipal Pop.	70,555	90,398	116,796	148,487	192,930	235,558	277,514	332,174	124%

Table 7 - Official Lake County Population Projections

LAKE COUNTY	2000 CENSUS	COUNTY 2005	COUNTY 2010	COUNTY 2015	COUNTY 2020	COUNTY 2025	COUNTY 2030	% INCREASE 2010-2030
Official Lake County Population Projections	152,104	210,527	263,017	293,500	328,400	370,900	412,400	54%

2030 FUTURE LAND USE MAP ANALYSIS

The 2030 Lake County Future Land Use Plan Map (FLUM) is designed to provide a generalized representation of the land use concepts embodied in the Goals, Objectives and Policies adopted as part of the Future Land Use Element. It is not intended to serve as a free-standing zoning map with discrete boundaries and the identification of site specific densities and intensities of use. Rather, it depicts broad land use designations which can only be interpreted completely when used in concert with the Goals, Objectives and Policies.

The following section describes the Future Land Use designations depicted on the 2030 FLUM and their assigned densities and intensities.

2030 FUTURE LAND USE DESIGNATION ANALYSIS

Rural Land Use Series

In addition to the designations assigned to the Green Swamp Area of Critical State Concern and the Wekiva River Protection Area, the County has established two similar, yet very distinct, Future Land Use Categories (FLUCs) in the rural areas of Lake County. The Rural Land Use Series categories consist of “Rural" and "Rural Transition" FLUCs.

These land use designations are intended to work in harmony to maintain the rural character, lifestyle and agricultural potential of certain areas of Lake County. The creation of these land use designations also benefits the public by providing for an area in Lake County in which a reduced level of investment for public facilities is required and, accordingly, less public demands and expectations relating to such facilities.

Additionally, the creation of these land use designations will assist the County in implementing its overall Plan strategies to maintain the rural character and lifestyle of certain areas in the County and promote the protection of agricultural uses and the environment.

Rural: The Rural Future Land Use Category allows rural residential development at densities equal to or less than one (1) dwelling unit per five (5) net buildable acres, agricultural and attendant uses. This land use is established to allow residential development on large lots and accommodate the continuation of agricultural pursuits to:

- Maintain the rural character of the area by developing at a very low density, by encouraging large areas to be left in a natural or open state, by reducing road congestion and the need for commercial services, urban public services and other uses beyond the needs of rural community;
- Permit horses and other livestock on large residential lots;

- Minimize conflicts with agricultural operations (e.g., traffic congestion, noise, odor and visual conflicts); and
- Minimize planned and programmed expenditures for public facilities (e.g., roadway improvements, schools, fire and law enforcement protection, etc.).
- Provide areas for resource extraction away from dense urban areas.
- Special exceptions include institutional uses, mining, schools, civic uses and utilities.

Services and Facilities Rural FLUCs: This land use requires an minimum rural level of service for public safety and other services. Due to the low density and intensity of this landuse central sewer and water services are should not generally be provided.

Total Acreage as of May 25, 2010: 90,666

Rural Transition: The Rural Transition Future Land Use Category has a base density of one (1) dwelling unit per five (5) net buildable acres.

Alternatively, residential development can be allowed to develop at density of one (1) dwelling unit per three (3) net buildable acres may be permitted provided that any subdivision shall be developed as a clustered Rural Conservation Subdivision utilizing a PUD, and provided that at least 35% of the net buildable area of the entire PUD site shall be dedicated in perpetuity for preservation as common open space through the use of a conservation easement or similar recorded and legally binding instrument, as allowed by law. A proposed Rural Conservation Subdivision shall consist of at least fifteen (15) net buildable acres in order to be considered for this alternate density.

As a third alternative, residential development can be allowed to develop at a density of one (1) dwelling unit per one (1) net buildable acre may be permitted provided that any subdivision shall be developed as a clustered Rural Conservation Subdivision utilizing a PUD, and provided that at least 50% of the net buildable area of the entire PUD site shall be dedicated in perpetuity for preservation as common open space through the use of a conservation easement or similar recorded and legally binding instrument, as allowed by law.

This land use is established to allow residential development on large lots and accommodate the continuation of agricultural pursuits to:

- Maintain the rural character of the area by developing at a low density, by encouraging large areas to be left in a natural or open state, by reducing road congestion and the need for commercial services, urban public services and other uses beyond the needs of a rural community;
- Permit horses and other livestock on large residential lots;
- Minimize conflicts with agricultural operations (e.g., traffic congestion, noise, odor and visual conflicts); and
- Minimize planned and programmed expenditures for public facilities (e.g., roadway improvements, schools, fire and law enforcement protection, etc.).

- Special exceptions include institutional uses, mining, schools, civic uses and utilities.

Services and Facilities in the Rural Transition FLUC: This land use requires an minimum rural level of service for public safety and other services. Due to the low density and intensity of this landuse central sewer and water services are should not generally be provided.

URBAN LAND USE SERIES

The "Urban Land Use Series" is established to identify areas within the county that are suitable for urban development in order to minimize urban sprawl and protect rural areas. Categories within the "Urban Land Use Series" include "Urban Low Density", "Urban Medium Density", "High Density Residential", "Regional Office", "Regional Commercial" and "Industrial". Regional Office and Regional Commercial specifically allow mixed use development (residential and commerce). A requirement is included in these categories to require residential development be built in conjunction with or after the commerce uses to ensure that the land is used to its maximum allowed capacity. Commercial Corridors are included in the plan as overlays. These corridors exist primarily where existing commercial retail and office development has already occurred. Within these commercial corridors (major and minor) commercial development may take place as of right without the need to meet Commercial Location Criteria required elsewhere in the plan. Within a commercial corridor overlay

Urban Low Density: This land use provides for a range of residential uses at a maximum density of four (4) dwelling units per net buildable acre and allows for the conversion of existing residential units to residential professional office uses in the Residential Professional (RP) zoning classification. This land use should be located on or in proximity to collector or arterial roadways to minimize traffic on local streets and provide convenient access to transit facilities. This land use can serve effectively as a transitional use between more intense urban development and Low Density Residential uses.

Services and Facilities in the Urban Low Density FLUC: This land use requires a full range of services and facilities.

Urban Medium Density: This land uses provides for a range of residential development at a maximum density of seven (7) dwelling units per net buildable acre and allows for the conversion of existing residential units to residential professional office uses.. This category directs residential development to be located adjacent to major collectors and arterial roadways to minimize traffic on local and minor collector roadways and to provide convenient access to transit facilities.

Services and Facilities in the Urban Medium Density FLUC: This land use requires a full range of services and facilities.

Urban High Density Residential: This land uses provides for a range of residential development at a maximum density of twelve (12) dwelling units per net buildable acre. High-density residential development should be located adjacent to major collectors and arterial roadways to minimize traffic on local and minor collector roadways and to provide convenient access to transit facilities. This land use can act as an effective transitional use between nonresidential and Medium-High Density Residential uses.

Services and Facilities in the Urban High Density FLUC: This land use requires a full range of services and facilities.

Regional Office: This category shall consist of a variety of office and limited commercial and industrial uses. It allows limited multi-family uses in conjunction with the office uses. Light manufacturing is also allowed. This land use is generally located along collector and arterial roadways to minimize traffic on local streets and to provide convenient access to transit facilities. This land use can serve as an effective transitional use between higher intensity, mixed use, and urban residential uses.

Design standards shall be provided in the LDRs and shall include, but not be limited to, building style, design and scale; exterior building materials; roof design and construction; building size and placement; site furnishings; fences and entrance features; and the size and location of service areas

Services and Facilities in the Regional Office FLUC: This land use requires a full range of services and facilities.

Regional Commercial: This land use provides for a variety of regional commercial retail and office uses including neighborhood and community shopping centers, convenience stores, retail sales, highway oriented commercial, and other commercial services. It allows limited multi-family uses in conjunction with the commercial uses. Light manufacturing is also allowed. This land use is generally located at the intersections of major roadways and along major roadways as infill development where this use is established.

Services and Facilities in the Regional Commercial FLUC: This land use requires a full range of services and facilities.

Mixed use in the Regional Office and Regional Commercial Future Land Use Categories

The County will encourage properties designated as Regional Commercial and Regional Office on the County's Future Land Use Map to be developed as mixed commercial/office planned developments.

The County will encourage mixed-use developments to discourage urban sprawl, maintain short travel distances between commercial and residential areas and provide transitional uses between low-density residential and nonresidential uses.

Both the Regional Office and Regional Commercial Future Land Use Categories allow residential uses in the form of multifamily contingent on the development of the nonresidential use. The City of Mt. Dora requested that residential uses not be included in the Regional Office FLUC within their Joint Planning Area in a November 4, 2009 letter from Mt. Dora Mayor DeMarco. This request was granted by the Board of County Commissioners and residential uses were excluded from the Regional Office Category with the Mt. Dora JPA.

To discourage the proliferation of urban sprawl, the County will not designate additional strip commercial and office development through Plan amendments. Instead, commercial and retail uses shall be:

1. Located adjacent to collector and arterial roadway intersections to maintain road capacity and not set a precedent for further strip development; or
2. Located where commercial uses are the predominant existing use along the roadway in both directions from the site and, therefore, the proposed commercial development represents infill development; or
3. Located within a mixed use planned development to provide convenient retail services for residents and reduce residential traffic on area roadways; or
4. Located adjacent to residential areas only where compatibility with the residential area can be maintained in order to preserve neighborhood viability and community character.

The County plans on using floor area ratios, impervious site ratios and flexible height and setback standards as a means of projecting public facility and service needs, protecting important on-site natural features and providing options for maintaining compatibility with surrounding development. Floor Area Ratios are presented in Future Land Use Categories.

The County considered the creation of urban infill and redevelopment areas as a land use incentive for enhancement of urban areas as seen on the Future Land Use Map.

The County shall consider development of an urban infill and redevelopment plan pursuant to Section 163.2517, Florida Statutes, for the geographic area depicted in the FLUM series for the purpose of economic development, job creation, neighborhood revitalization, and crime prevention.

Commercial Use Adjacent to Rural and Environmentally-Sensitive Areas:

Adjacent to the Rural and Conservation land uses and within the WRPA and GSACSC, commercial development shall be restricted in scope, scale, size, intensity, lighting, parking and design in order to service and ensure compatibility with rural lifestyles and the protection of natural resources. With the exception of commercial uses existing or vested prior to the adoption of these policies, new commercial development adjacent to Rural and Conservation land uses or within the WRPA (with the exception of the Mt Plymouth-Sorrento Main Street Corridor) or GSACSC shall be required to meet the criteria in the plan to minimize the impacts.

PUBLIC BENEFIT LAND USE SERIES

Public, Quasi-Public, Institutional: This land use consists of a variety of public, quasi-public and institutional uses, transportation, communication, and utilities. Public and quasi-public uses are designated on the Exhibit FLU: FLUM in areas where public and quasi-public uses are established and in areas reserved for future public use.

Recreation: This land use consists of County wide public or private recreational facilities, park lands and open space preservation areas. Recreational areas are designated to ensure their protection, proper development and future public uses.

This land use consists of public or private recreational lands such as county parks, community parks, and areas intended for community use within a planned development or planned development district. Active or passive uses are appropriate within the Recreation Land Use category, subject to conditions established for the particular facility.

Conservation: This land use consists of property managed for the permanent protection of natural resources, including but not limited to open water bodies, wildlife habitat, wetlands, and aquifer recharge. Lands within the Conservation Land Use category shall remain primarily in a natural state.

The Conservation Land Use category includes public resource lands such as federal, state, and locally managed parks, reserves, preserves, forests and wildlife management areas. Water management areas held by the St Johns River Water Management District or South Florida Water Management District for conservation purposes may also be included within this category.

The Conservation land use may include privately-owned property only if such land is protected in perpetuity by conservation easement held by a public agency or private non-profit conservation entity. At a minimum, this conservation easement shall contain provisions for the management of natural resources and environmentally-sensitive features specific to the subject property, restrict activities that are inconsistent with the protection of said resources, preclude future development, and provide for enforcement of the easement. Wetland or upland mitigation banks subject the aforementioned conditions may be included in this category.

Permitted activities within the Conservation Land Use category shall be limited to resource-based passive recreation, including but not limited to hiking, horseback riding, wildlife observation, fishing, and hunting, subject to conditions set forth by the appropriate land management agency. Sustainable silviculture and limited grazing operations may be permitted within this category only if performed under the direction and oversight of a public land management agency such as the Florida Department of Environmental Protection or United States Forestry Service, or pursuant to a conservation easement that requires the use of Best Management Practices and limits such operations as consistent with purposes of the Conservation Land Use category.

Table 8 - 2030 Future Land Use Map Profile

Land Use Code	Land Use	Acreage	Percent of County
120	Urban Low	28,618	3.9%
130	Urban Medium	6,451	0.9%
140	Urban High	1,315	0.2%
NC	Cagan Crossings	454	0.1%
200	Regional Office	4,859	0.7%
210	Regional Commercial	1,286	0.2%
221	Industrial	2,736	0.4%
400	Mt. Plymouth-Sorrento Neighborhood	2,214	0.0%
410	Mt. Plymouth-Sorrento Main Street District	711	0.3%
730	Mt. Plymouth-Sorrento Receiving Area	1,301	0.1%
440	Rural	90,666	0.2%
460	Rural Transitional	34,862	12.3%
500	Conservation	122,283	4.7%
230	Public Service Facilities and Infrastructure	4,431	16.5%
240	Recreation	249	0.6%
830	GS Core Conservation	20,072	0.0%
800	GS Ridge	1,459	2.7%
820	GS Rural Conservation	19,038	0.2%
810	GS Rural	8,899	2.6%
720	Receiving Area A-1-20	5,194	1.2%
710	Sending Area A-1-20	13,033	0.7%
700	Sending Area A-1-40	4,524	1.8%
	Incorporated Lands (as of 12/2009)	76,670.68	0.6%
	Wetlands and Water Bodies	27,2918.8	10.4%
	Roadways	12,702.91	36.9%
TOTAL		**739391.6**	**100%**

RESIDENTIAL, PUBLIC, COMMERCIAL AND INDUSTRIAL LAND USE NEEDS

Section 9J-5.006(2)(c), F.A.C., requires that Lake County project the amount of land necessary to accommodate the needs of the people projected to reside in the County. The analysis requires a report by gross acreage and density/intensity of usage. The demand for future land uses will concentrate on the major land uses of residential, commercial and industrial. These are assessed according to their existing availability, projected future needs, the environmental constraints, and the provision of infrastructure.

Residential Land Use Needs

The total land contained within Lake County is approximately 739,000 acres. According to a GIS analysis performed by the county, the following are the existing land uses (abbreviated Table 12):

Table 9 - Lake County Existing Land Uses, 2004

CATEGORIES	ACRES	PERCENTAGE
1000 Urban and Built Up Areas	79,630	10.80%
2000 Agriculture	138,919	18.80%
4000 Upland Forest	170,958	23.20%
5000 Water	104,061	14.10%
6000 Wetlands	129,039	17.50%
8000 Transportation, Communication and Utilities	18,815	2.50%
9100 Conservation Lands	39,968	5.40%
Municipalities	56,639	7.70%
Total	738,029	100%

A recent analysis of the county parcel database found the improved (with a dwelling unit on the property) residential acreage for the county to be 71,144 acres (property class = 01, 02, 03, 04, and 08); and 130,579 acres have a property classification as vacant residential (property class = 0). The improved residential acreage was disaggregated to 47,029 acres of single family units; 23,640 acres for mobile home units; and 475 acres of multi-family units.

Acres, by future land use for the county, are broken out by residential property classes, and are shown in Table 2 based on the 2006 parcel database. Urban categories account for 48% of the improved lands and 25% of the total lands in the county (urban, urban expansion, urban 22, suburban).

Table 10 – Former Future Land Use by Property Appraiser's Classifications, Lake County 2006

FUTURE LAND USE	VACANT RESIDENTIAL PC0	SINGLE FAMILY PC1	MOBILE HOMES PC2	MULTI-Family PC3, 4, 8	TOTAL IMPROVED RESIDENTIAL	% OF IMPROVED	VACANT + IMPROVED RESIDENTIAL	TOTAL ACRES IN COUNTY	BALANCE
Core Conservation	2,457	1,004	1,117	-	2,121	2.98%	6,700	45,919	39,219
Institutional	1	2	-	-	2	0.00%	5	100	95
Public Resource Lands	55,120	395	501	-	896	1.26%	56,911	158,556	101,645
Receiving Area A-1-20	1,104	996	811	-	1,807	2.54%	4,718	6,152	1,434
Ridge	369	340	63	3	406	0.57%	775	1,905	1,130
Rural	24,308	15,231	9,863	8	25,103	35.28%	49,411	160,953	111,542
Rural Conservation	3,837	-	1,746	-	1,746	2.45%	5,584	39,010	33,426
Rural Village	1,602	447	305	-	752	1.06%	2,354	3,610	1,256
Suburban	13,133	8,877	2,272	21	11,170	15.70%	24,303	58,196	33,894
Transitional	1,981	2,141	1,129	-	3,271	4.60%	5,252	14,120	8,869
UCN Non-Wekiva	747	-	271	-	271	0.38%	1,018	4,170	3,152
UCN Wekiva	417	482	348	-	830	1.17%	1,247	2,725	1,478
Urban	6,270	4,114	1,936	198	6,248	8.78%	12,518	23,627	11,108
Urban 22	15	-	-	42	42	0.06%	57	457	400
Urban Expansion	19,061	12,901	3,277	203	16,382	23.03%	35,442	66,357	30,915
Vested DRI	158	98	-	-	98	0.14%	353	455	102
Grand Total	130,579	47,029	23,640	475	71,144	-	201,724	586,314**	379,667

** Excluding the land occupied by water bodies and within municipal limits, there are approximately 586,314 acres in the county.

From a historical perspective, the best available data for land use over the recent past is a Property Classification Breakdown Comparison prepared by the Lake County Property Appraiser's Office. This report details land usage by acreage from 1990 to the present in five year increments, a summary of which is provided below:

Table 11 - Property Classification Breakdown Comparison, 2005

PROPERTY CLASS	1990	1995	2000	2005
Tax Roll	739,440	739,440	739,440	739,440
Vacant Residential -00	6,473	12,169	30,335	44,114
Single Family - 01	22,437	28,054	52,583	52,409
Mobile Homes - 02	17,067	19,860	29,264	25,767
Multi-Family - 03 & 08	210	379	959	833
Total Res. Acres	46,187	60,462	113,141	123,123
Improved Acres	39,714	48,293	82,806	79,009
Vacant Commercial -10	1,248	2,018	3,293	4,996
Imp. Commercial - 11-39	2,839	3,916	6,837	6,265
Vacant Industrial - 40	216	518	481	717
Imp Industrial - 41-49	2,886	2,867	3,224	2,784
Ag Crops - 51-53	25,308	11,123	7,785	6,149
Ag Timber - 54 - 57	54,896	62,445	56,221	41,584
Ag Pasture - 62-65	122,607	125,196	124,732	111,142
Ag Groves - 66	121,576	51,348	40,308	31,880
Ag Misc. - 67-69	3,474	3,472	4,581	5,625
Institute - 70-79	2,557	3,256	4,587	5,115
Government - 80-89	105,502	144,622	178,009	190,264
Non-Ag Acreage - 99	93,528	103,539	66,626	48,084
Total Ag Acreage	327,861	253,584	233,627	196,380
Total Commercial	4,087	5,934	10,130	11,261
Total Industrial	3,102	3,385	3,705	3,501

Note: The differences in the total acreage between the Parcel database and the Property Classification Breakdown Comparison were unable to be reconcile.

Based on the trend data available for the past 15 years, and all other variables remaining constant, these figures were used to forecast the probable land use needs for single family, multi-family, and mobile homes in the county. Consideration was given to the regional trends highlighted in the Housing Data Inventory & Analysis when limiting the single family allocation to a maximum of 67% (which matches Volusia County which was the highest) of the usage, and also noted the inverse relationship observed between mobile homes and multi-family units (the more multi-family units in a county, the less mobile home units-and vice versa). Given the rising cost of land throughout the county and the fact that, typically, more dwellings per acre could be built with multi-family dwellings, there is a high probably that this type of housing will become more popular in the near future in order to meet the housing demands of the county's lower income residents. Table 15, highlights Lake County's actual housing type allocations from 1990 through 2005 and the projections for 2010 through 2030.

Table 12 - 1990-2030 Housing Type Allocation

HOUSING TYPE	1990	1995	2000	2005	2010	2015	2020	2025	2030
Single Family %	56.50%	58.10%	63.50%	66.30%	65.00%	67.00%	67.00%	67.00%	67.00%
Mobile Homes %	43.00%	41.10%	35.30%	32.60%	27.30%	24.65%	20.65%	16.65%	12.65%
Multi-Family %	0.50%	0.80%	1.20%	1.10%	4.20%	8.35%	12.35%	16.35%	20.35%

Population growth between 2000 and 2007 was fairly steady but there was a dramatic decrease in growth in 2008. This decrease is largely due to current economic conditions, including weakened housing markets and a national economic contraction.

Future Growth

The Future Land Use Map (FLUM) allows for the expected maximum population that could be sustainably supported in Lake County. This capacity is based on the need to provide sustainable level of service standards for utilities, recreation, transportation, solid waste and schools. The application of concurrency standards is necessary to ensure this, particularly given the limited funding available to improve infrastructure for water resources, roads, schools and recreational facilities. The increased awareness and desire to protect rural areas from urban sprawl is also a driving factor in the plan.

Another factor in a sustainable growth rate for unincorporated Lake County is the municipal annexations of adjacent development, both commercial and residential. The residential developments close to municipalities tend to be higher density residential developments – density in unincorporated Lake County rarely exceeds more than four (4) dwelling units per acre. This is partly due to Lake County not providing utilities, and in general, the municipality providing utility service requires annexation as a condition of service.

Preservation of Rural Lands and Sustainability

The preservation of existing rural lands will focus the future growth in compact urban areas and help to contain and control urban sprawl. Lake County has made protecting rural (low) density and directing urban density/intensity to the urban centers a focus in the proposed 2030 Comprehensive Plan. The FLUM and policies throughout the proposed Plan allow and promote higher density development near municipal boundaries as these are the locations where services are available and as a way to preserve open space as well as a rural lifestyle.

Financially, the County is obligated to maintain a certain level of service to meet the goals, objectives and policies of the Comprehensive Plan. The elected officials and citizenry have expressed concerns about diminished levels of service due to the unprecedented growth rates that occurred during the housing bubble. The County has not kept-up financially with the provision of adequate levels of service during the last housing boom that ended in 2006/2007. It would be irresponsible to ignore this situation and continue with the assumption that "growth will happen" as opposed to putting in place specific policies and methods to have healthy sustainable growth. Sustainable level of growth will assist in relieving the demands on the overburdened potable water supply, infrastructure, roads, schools, solid waste and parks. A slower increase in growth is not only desirable in order to create a sustainable community within our existing and foreseeable resources but will be required due to the concurrency standards in the new Comprehensive Plan.

This need to meet concurrency standards and the current economic issues has played a large part in the use of the population projections even though there was a request in 2005 to allow the use of BEBR High projection. The request to use the BEBR High projection was made based on a tremendous increase in residential construction that was not accounted for in the 2004 BEBR Medium projections. The housing bubble has since burst and the growth has slowed remarkably. Therefore, the slower growth rate is expected based on both economic conditions along with new concurrency issues – particularly water, schools and traffic. Therefore the use of BEBR Medium projections should adequately reflect the expected growth.

The County has allocated sufficient land to accommodate future population growth on the Future Land Use Map as can be seen in Table 17: Lake County Future Land Use Allocations. Sufficient land and density has been allocated to accommodate a 2030 population of up to 474,371 which is 34,371 over the 2009 BEBR Medium Projection.

Water Supply

A major concern in Lake County is the dwindling regional water supply. Information provided by the St. John's River Water Management District (SJRWMD) showed that Lake County is within the priority water resource caution area (PWRCA). The SJRWMD identified PWRCA based on a comparison of water resource constraints to the results of assessments of hydrologic impacts due to projected 2030 demands. PWRCAs are areas where existing and reasonably anticipated sources of water and conservation efforts may not be adequate (1) to supply water for all existing legal uses and reasonably anticipated future needs and (2) to sustain the water resources and related natural systems. SJRWMD identified priority water resource caution areas based on the water resource constraints and the results of water use, groundwater, and surface water assessments. The PWRCA comprises approximately 39% of the District, including Lake County. Water Concurrency will require that the future growth rate is slower than the growth rate that occurred during the last 10 years. Consequently, Lake County is at the forefront in considering regulations to reduce water use.

Natural Environment

Elected officials and citizens have stated concerns about overburdening our environmental resources by unrestrained growth.

Another factor to consider when projecting growth in Lake County is the natural environment. There are six identified areas in Lake County as being environmentally sensitive with ecological importance: Lake Norris Conservation Area (approximately 2,500 acres), Emeralda Marsh (approximately 7,100 acres), Lake Apopka Conservation Area (approximately 7,600 acres), Ocala National Forest (approximately 85,000 acres), Wekiva Protection and Study Area (approximately 75,000 acres) and the Green Swamp (approximately 106,000 acres). This means that of the 609,920 acres of upland in Lake County, approximately 283,200 acres or 46% of the land has been identified as being ecologically significant and is not suitable for high density development. Along with these protected areas, there are 203 square miles (17.6% of county) of lakes which provide a beautiful landscape and recreational opportunities but make development more challenging and adequate protection of these areas mandate that growth occur at a slower rate and a low density in these areas.

COMMERCIAL AND INDUSTRIAL LAND USE NEEDS

Both vacant and improved parcels in the Lake County Property Appraiser's database (as of 2006) were classified as commercial, and industrial, governmental. Based on this analysis, there were 10,854 acres of schools, colleges, and government; and 15,891 acres of commercial and

industrial uses. The commercial uses accounted for approximately 76% of the acreage, or 12,122 acres; while the industrial was 24% or 3,769 acres. Schools have been allowed in almost all land use categories alleviating the need to set aside specific lands for their use (the PS Future Land Use Category includes the existing properties for schools.

Future needs for Commercial and Industrial lands resulted from the following methodologies as can be seen in Table 16.

Method 1 consisted of using acreage assignments by increases in the workforce as detailed in our workforce analysis. Commercial and industrial had an average 0.174 acres per worker; and, schools, colleges, and government had an average 0.872 acres per worker.

Method 2 consisted of using acreage assignments by increases in the total population. Commercial and industrial had 60.387 acres per 1000 residents.

Method 3 consisted of using acreage assignments by increases in the sales tax collected. Commercial and industrial had tax revenue collections of $1,000 per 1.355 acres.

Method 4 consisted of using current square footage by employee and projected increases in workforce. Square footage per employee was 359.

The proposed 2030 Future Land Use Map designates 39,665 acres to meet these needs as can be seen in Table 17, which exceeds the allotment required by Method 3 which required the greatest allocations.

Table 13 - Public, Commercial and Industrial Current & Projected Land Use Needs

Method 1 Increases in Workforce	2005 Total Acres	2005 Workforce	Acres per Worker	2010 Workforce	Acreage Needs 2010	2015 Workforce	Acreage Needs 2015	2020 Workforce	Acreage Needs 2020	2030 Workforce	Acreage Needs 2030
Commercial / Industrial	15,891	91,140	0.174	109,357	19,067	122,381	21,338	137,549	23,983	155,350	27,086
Method 2 Increases in Total Population	**2005 Total Acres**	**2005 Population**	**Acres per 1000 Residents**	**2010 Population**	**Acreage Needs 2010**	**2015 Population**	**Acreage Needs 2015**	**2020 Population**	**Acreage Needs 2020**	**2030 Population**	**Acreage Needs 2030**
Commercial / Industrial	15,891	263,150	60.387	310,550	18,753	359,750	21,724	411,150	24,828	463,500	27,990
Method 3 Increases in Projected Sales Tax	**2005 Total Acres**	**2005 Trended Sales Tax**	**Acres per $1,000 Tax Revenue**	**2010 Trended Sales Tax**	**Acreage Needs 2010**	**2015 Trended Sales Tax**	**Acreage Needs 2015**	**2020 Trended Sales Tax**	**Acreage Needs 2020**	**2030 Trended Sales Tax**	**Acreage Needs 2030**
Commercial / Industrial	15,891	11,724,860	1.355	15,449,720	20,939	19,174,580	25,988	22,899,440	31,036	26,624,300	36,084
Method 4 Acreage by FAR	**2005 Total Acres**	**Sq. Ft per Employee**	**2005 Workforce**	**2010 Workforce**	**Acreage Needs 2010**	**2015 Workforce**	**Acreage Needs 2015**	**2020 Workforce**	**Acreage Needs 2020**	**2030 Workforce**	**Acreage Needs 2030**
Commercial / Industrial	15,891	359	91,140	109,357	17,787	122,381	19,905	137,549	22,372	155,350	25,268

The findings above indicate an average of 76% commercial and 24% industrial. This also indicates an anticipated minimum need of 21,171 acres (10,082 ac Commercial and 3,134 ac. Industrial) by 2030.

TABLE 14. Lake County 2030 Future Land Use Allocations (Net Acres)

Future Land Use Code	Future Land Use Categories	Net Acres(1)	Corridor Acres	Functional Residential Acres(2)	Corridor Residential (3)	Units / Acres	AVG Units / Acres	Household Size	Maximum Build-out Population	Possible Build-out Population		Commercial Acres
120	Urban Low	28618.48	1,530.0	27,088.5	153.0	4.00	2.67	2.34	254,980	170,199		8,585.54
130	Urban Medium	6450.73	1,218.8	5,231.9	121.9	7.00	4.67	2.34	87,695	58,505		2,741.56
140	Urban High	1314.91	541.4	773.5	54.1	12.00	8.00	2.34	23,240	15,493		2,629.82
NC	Cagan Crossings	454.03	-	454.0	-	11.00	7.37	2.34	11,687	7,830		16.06
200	Regional Office	4859.14										9,718.28
210	Regional Commercial	1286.32										2,572.64
221	Industrial	2735.94										2,735.94
400	Mt. Plymouth-Sorrento Neighborhood	2214.33	-	2,214.3	-	0.50	0.34	2.34	2,591	1,762		553.58
410	Mt. Plymouth-Sorrento Main Street District	711.41	-	142.3	-	0.18	0.12	2.34	60	40		213.42
730	Mt. Plymouth-Sorrento Receiving Area	1301.49	-	1,301.5	-	0.18	0.06	2.34	548	183		390.45
440	Rural	90666.07	158.2	90,507.9	15.8	0.20	0.20	2.34	42,365	42,365		-
460	Rural Transitional	34861.58	62.5	34,799.1	6.2	0.20	0.20	2.34	16,289	16,289		
500	Conservation	122282.64	-		-	0.00	0.00		-	-		
230	Public Service Facilities and Infrastructure	4430.67	-	-	-	0.00	0.00					4,430.67
240	Recreation	248.79	-	-	-	0.00	0.00					24.88
GSACSC	GSACSC											
830	Core Conservation	20072.11				0.05	0.05	2.34	2,348	2,348		
800	Ridge	1458.78				4.00	2.67	2.34	13,654	9,114		437.63
820	Rural Conservation	19037.77				0.10	0.10	2.34	4,455	4,455		
810	GS Rural	8899.41				0.20	0.20	2.34	4,165	4,165		-
WRPA	WRPA											
720	Receiving Area A-1-20	5193.70				1.00	0.33	2.34	12,153	4,011		-
710	Sending Area A-1-20	13033.22				0.20	0.10	2.34	6,100	3,050		-
700	Sending Area A-1-40	4523.69				0.10	0.05	2.34	1,059	529		
	Total Net Developable Acres	**374,655.2**				**Population Proposed FLUM Allocations:**			**482,841**	**340,155**		

Land Area Reconciliation (acres)

	Net Acres	252,372.6
910	Conservation	122,282.6
	Municipalities	78583.92
900	Wetlands and Water bodies	272918.76
	Roadways	12731.65
	TOTAL	**738,889.5**

2030 Projection: County BEBR Medium:	451,600
2010 Projection: County BEBR Medium :	293,500
Total 20-year BEBR Medium projected population growth:	**158,100**
2030 Population possible over BEBR Medium	**31,241**
Multiplier	**1.07**
Acres in Commerce	**35,050**
Percentage of Land in Commerce	**9.4%**

Notes: (1) Excludes wetlands, lakes, and municipalities; (2) Mt. Plymouth-Sorrento Main Street District assumed to be 80 percent non-residential
(3) Commercial Corridor acreage assumed to be 90 percent non-residential
Prepared by: Planning & Community Design Division, Growth Management Department - Revised5/20/10

PUBLIC SCHOOL PK-12 LAND USE NEEDS

The Lake County School Board is using approximately 1,709 acres of land which contain schools (elementary, middle, and high schools), administration buildings, and school bus lots. The schools portion accounts for approximately 1,569 acres on which approximately 36,290 students are being taught in 38 schools (22 elementary, nine middle, and seven high schools).

It is projected that by 2029 the Lake County school age population will be approximately 59,449 students. The student population by school type is as follows:

- 27,936 elementary students
- 13,457 middle school students
- 18,056 high school students

Using data received from the School Board Planning staff, we have created Table 20 which details the recommended students per new school, as well as the recommended acreage for each new school site.

Table 14 - Recommended School Criteria

SCHOOL TYPE	STUDENT GENERATION RATE	AVERAGE STUDENTS / NEW SCHOOL	ACRES PER SCHOOL SITE
Elementary	0.186	950	20
Middle	0.1	1350	40
High	0.124	2070	60

Based on the aforementioned data projected future land use needs for our anticipated school age population in 2030 to be an additional 1,519 acres, as shown in Table 21.

Table 15 - School Board Land Use Needs

SCHOOL	COUNT OF SCHOOLS 2005	2005 STUDENTS	2025 STUDENTS	20 YEAR STUDENT INCREASE	NEW SCHOOLS NEEDED	COUNT OF SCHOOLS 2030	PROJECTED ACREAGE NEEDS
Elementary	22	17,474	34,128	27,936	17	40	588
Middle	9	8,404	19,797	13,457	8	18	408
High	7	10,412	26,381	18,056	8	16	523
TOTALS:	38	36,290	80,306	44,016	33	74	1,519

SPECIAL COMMUNITIES

Special Communities are specifically intended to recognize and protect the unique character of existing, historic communities within Lake County. The density and intensity will be limited in the land use or zoning to reflect existing development pattern and ensure consistency with surrounding communities and neighborhoods. In order to discourage urban sprawl, Historic Villages that are located within rural parts of the County shall not be expanded in scale or geographic extent.

It is the intent of the County to distinctly define and describe approved Special Communities and adopt appropriate policies and Land Development Regulations to sustain and enhance the character, lifestyle, and values of each community. The method to accomplish this shall be through the establishment of a citizen advisory committee for each Historic Village, comprised of local residents who represent a balanced set of backgrounds, experience, and interest. Today there are three designated Special Communities: Mount Plymouth-Sorrento, Ferndale and Sunnyside.

Application Process for Special Communities: The consideration of an additional Special Community overlay shall occur through a citizen-driven process, subject to approval by the Board of County Commissioners. The following process and prerequisites must be satisfied to qualify for consideration of a new Special Community:

1. A written proposal for declaration of Special Community shall be submitted to the County by a local citizen organization consisting of no less than nine residents not related by family that live within the boundaries of the proposed Historic Village. This proposal shall contain substantial competent evidence describing the history and unique characteristics of the community which the applicants seek to retain. The proposal shall include a preliminary vision, or statement of justification and purpose for designation of the community as a Special Community as well as a proposed boundary for the village planning area. The proposal shall also include appropriate information demonstrating competency and commitment by the local organization of residents to work with the County to develop appropriate policies and regulations for the proposed village, if it is approved.
2. The county planning and community design department shall review the proposal for factual accuracy, content, depth of understanding, and consistency with the Lake County Comprehensive Plan. Following this review, staff shall prepare a recommendation to either accept of reject the proposed Special Community, which may include recommended conditions of purpose or modification to the proposed boundary.
3. The local citizen organization shall present its proposal for declaration of Historic Village at a public hearing of the Local Planning Agency, and the Local Planning Agency shall

issue a recommendation to accept or deny the proposed Special Community, which may include recommended conditions of purpose or modification to the proposed boundary.

4. The Board of County Commissioners shall convene a public hearing to consider approval of the proposed Special Community as a designated special planning area of the county, and may apply conditions or amend the Special Community boundary as deemed appropriate by the Board. If approved, the BCC shall adopt an ordinance that contains a legal description of the Special Community planning area, establishes a Special Community Advisory Committee consisting of no less than nine residents appointed by the BCC who live within the village planning area and are not related by family, and sets forth a scope of work for the committee.
5. Subject to definition by the BCC, the purpose of the Special Community Advisory Committee shall be to make recommendations relating to the Comprehensive Plan and Land Development Regulation that protect and enhance the historic character of property and quality of life within the boundaries of the Special Community planning area, including but not limited to appropriate land use, development regulations, design standards, and services. The Special Community Advisory Committee shall function strictly as a recommending body operating pursuant to the Sunshine Law of the State of Florida, and serves at the pleasure of the Board of County Commissioners.

MOUNT PLYMOUTH-SORRENTO SPECIAL COMMUNITY

The eastern portion of Lake County is rapidly developing. Its prime location near the Wekiva River Protection Area and the Ocala National Forest, along with its accessibility to the Metropolitan Orlando region, has made it an attractive location in which to live. This rapid growth can have lasting impacts on regional transportation networks and the quality of life for current and future generations in East Lake County.

The Mount-Plymouth-Sorrento Community, located in the heart of East Lake County, is in a prime location and is, therefore, facing tremendous development pressure. These pressures come because of its beautiful rural landscape, proximity to the Wekiva River Protection Area, and regional accessibility to the proposed extension of the western beltway. Many large parcels of land within Mount Plymouth-Sorrento will develop in the next few years The Lake County Commissioners, taking this into account, had the foresight to create a citizen advisory committee in Mt. Plymouth-Sorrento to advise the Commission and the Growth Management Department about residents' vision for the future of this area.

The Mount Plymouth-Sorrento Study Area is just over 16 square miles. Forty eight percent of the land in the study area remains undeveloped and is currently used for agriculture. These are the areas that will face strong development pressure in the next few years.

Wetlands and upland make up 5.5 percent of the study area. Wetlands should be preserved and upland forests areas restricted to very low density development to preserve mature trees.

Transportation networks within Mount Plymouth-Sorrento include the CSX rail line which runs through the community. The existing rail road could be an asset for two reasons: a rails to trails program could convert sections of the existing right of way to a recreational trail and/or the rail line could be preserved with the anticipation of it being used as a commuter rail line in the future.

At present there are only two major east west roads within an eight mile distance: SR 46 and SR 44. A land use transportation study for the region needs to be conducted to understand the future

land use demands and transportation needs of this unique area. This portion of East Lake County is bound by a chain of lakes, the Ocala National Forest, Wekiva Protection Area, and the Orange County line making transportation a potential future problem. The impacts of the completion of the Western Beltway and the Wekiva Parkway interchanges will have a significant impact on this sub region of Lake County.

Residents have expressed many desires about what they would like to see in the future including: a village center, more services, and places for recreation. Residents have also expressed many concerns about: increases in traffic, decline of the existing streets, being unprepared for growth, seeing "cookie cutter" housing come to their community, and seeing the streets dominated by commercial strip malls. The new developments coming to the community should be seen as investments and not as threats.

Character of the Mt. Plymouth-Sorrento Community and Main Street District

The Mt. Plymouth-Sorrento Special Community includes size limitations for commercial uses. These size limitations were included in the community policies to maintain the character and charm of the community as well as encourage the development of integrated neighborhood design and reduction of vehicle trips and green house gases. The core of this approach is the designation of the Main Street District as a model town center. This approach has been supported by numerous studies and papers. An article published on *The New Rules Project* (http://www.newrules.org) is a paper by Stacy Mitchell (19 August 2009 originally Published: Grist.org). The article points out that the public debate about cars and climate change has been dominated by fuel economy. But driving has been growing at such a rapid pace—total miles driven in the U.S. rose 60 percent between 1987 and 2007—that even a big advance in fuel economy is likely to be wiped out by ever more miles on the road.

According to calculations by Steve Winkelman of the Center for Clean Air Policy, even if a major improvement in fuel economy is achieved (new vehicles averaging 55 mpg), carbon content of fuel by cut 15 percent, and slow the growth rate for driving significantly, by 2030 greenhouse-gas emissions from transportation will be only slightly below 1990 levels. This is below the 60% reduction needed by most estimates. Therefore, additional methods must be found to reduce the need to drive.

One study, led by Susan Handy, an expert on travel behavior at the University of California-Davis, examined eight neighborhoods and found that how often people walked for errands closely tracked both the number and proximity of stores. In the neighborhood with the most businesses, where homes were on average only one-fifth of a mile from the nearest store, 87 percent of residents regularly ran errands on foot, averaging 6.3 shopping trips on foot per month. In the neighborhood where the nearest store was an average of three-fifths of a mile away, only one-third of residents reported walking to a store in the previous month and averaged only 1.4 errands on foot per month.

Another study by Handy found that residents of an Austin, Texas, neighborhood that has numerous small stores within a half-mile radius made 20 percent of their food shopping trips on foot and logged 42 percent fewer miles driving to supermarkets than residents of two Austin suburbs that lacked neighborhood stores.

The potential impact of these findings is quite significant. Shopping accounts for 1 in 5 trips in the average household. In the late 1970s, the average household drove 1,200 miles a year for shopping. That figure has skyrocketed to about 3,600 miles today. Initial research indicates that one factor is the increased size of retail stores. The general trend between 1980 and 2000 was fewer larger stores dependant on farther vehicle miles traveled. Another factor to support smaller

neighborhood stores is a study of 3,200 households in King County, Wash. (the Seattle area), found that the choice to commute by transit was strongly influenced by the number of retail stores near home and work (probably because people could opt for the bus and still run a few errands on the way home). Overall, the study found, residents of the most walkable neighborhoods logged 26 percent fewer miles than those in the most auto-oriented.

CEOs for Cities analyzed sales data for 90,000 houses and found that, in 13 of 15 markets, those in neighborhoods with higher Walk Scores (source: http://www.walkscore.com/)have held value better than those in areas lacking destinations within walking distance.

Size caps help to sustain the vitality of small-scale, pedestrian-oriented business districts, which in turn nurture local business development. They also prevent the many negative impacts of big box development, such as increased traffic congestion and over-burdened public infrastructure, and they protect the character of the community by ensuring that new development is at a scale in keeping with the traditional built environment and surrounding landscape.

When faced with a store size cap ordinance, a retailer that typically builds larger stores will either opt not to build or will design a smaller store that fits within the cap. Based on input and testimony at public workshops the Advisory Committee recommended a cap of 30,000 square feet for an anchor store and 8,000 square feet for other retail/office uses.

An inventory of commercial and industrial buildings completed in 2010 by the Growth Management Department Planning & Community Design Staff found that within the Mt. Plymouth-Sorrento Main Street Future Land Use Category the average building size was 3,154 square feet. The largest buildings were all industrial warehouse/storage uses with the largest being 4,8037 square feet. Of the 152 properties inventoried, there were only three commercial retail buildings over 6,000 square feet with the largest of these at 9,600 square feet.

Mt. Plymouth-Sorrento Planning Advisory Committee

The Mount Plymouth -Sorrento Planning Advisory Committee was disbanded in 2008 once they completed making recommendations on the policies for their Special Community. The group served as the voice of the community through its recommendations to the Local Planning Agency and the Lake County Commission. The recommendations from this group have the ability to shape the future look and feel of Mount Plymouth-Sorrento using design guidelines and programs to improve the existing community. The Mount-Plymouth-Sorrento Community has been designated a Special Community by Lake County.

FERNDALE SPECIAL COMMUNITY

Ferndale is an historic rural community northeast of the Town of Montverde and east of the City of Minneola on CR 455. The Ferndale Community is very desirable for development due to its scenic rural beauty overlooking Lake Apopka and close proximity to Orange County. This Special Community will be created through policies in the 2030 Comprehensive Plan. The policies were drafted by the Ferndale Community and the Friends of Ferndale (a non-profit group). The policies were vetted by the Local Planning Agency through public hearings. The County also sent notice to each individual property owner within the community to encourage additional participation.

At present there are only one major road within an eight mile distance: CR 455. This route is also designated as a Scenic Roadway. Residents have expressed many desires about what they would like to see in the future including: a community center. Residents have also expressed many

concerns about: increases in traffic, maintaining community character (specifically density and view sheds), annexation, and "cookie cutter" housing come to their community. The community expressed a clear desire that new developments coming to the community should assimilate into the community not change it.

SUNNYSIDE SPECIAL COMMUNITY

Sunnyside is a traditionally rural area with large portions of vacant land, which lies mostly outside the municipal limits of the City of Leesburg. In November 24, 2003, the City Commission adopted Resolution No. 6983 which directed City staff to begin a study of the development patterns in the Sunnyside area and formulate a plan to guide future annexation and development in the area. The study includes recommendations on appropriate levels of density, infrastructure, and transportation design for the Sunnyside area.

Density and Type of Development

Existing development was calculated by totaling the number of houses, including those platted and planned. Potential development under current allowed densities was determined by examining city and County zoning and land use maps. Development limitations due to the presence of wetlands or site constraints were also taken into account. The study proposed densities that would transition from High (nearest to U.S. Hwy 441) to Very Low (nearest to Lake Harris).

There were several residentially and commercially zoned parcels of land located near U.S. Hwy 441 which could potentially support commercial uses. The feasibility of commercial development there was evaluated with the consideration of various geographical constraints. The Study indicated that commercial uses should be allowed on these parcels, only when significant buffers from the residential uses are put in place.

The Study found that it would be appropriate to allow commercial development on the east side of Sleepy Hollow Road, with buffering requirements between the commercial and residential development. Additionally, it would be appropriate for commercial development to occur on the east side of Fern Drive, on property currently zoned "C-3".

These findings were implemented on the 2030 Future Land Use Map.

Infrastructure (Utilities)

In the Sunnyside area, the City is the main provider of water, and the only provider of wastewater and natural gas. The pressure for annexation into Leesburg is due in large part to the availability of utilities. Most of the existing utility service is concentrated north of Sunnyside Drive, while development south of Sunnyside Drive is dependent on wells and septic tanks. Leesburg has determined that once density levels drop to less than three (3) units per acre, the cost of extending water and wastewater lines becomes a financial burden. Consequently, the Sunnyside Task Force felt that City utilities could eventually be extended south of Sunnyside Drive at the property owner's expense, but would not be required due to the low level of density.

Transportation

While the traffic counts for roads have increased over the past five years, the counts are still well below the threshold of 2500-3000 cars a day, which triggers road improvements by Lake County. Sleepy Hollow Road at US Hwy 441 was realigned in 2007. Additional work to the remainder of Sleepy Hollow Road is proposed by the County but not currently programmed. This data seems to indicate that development has not adversely affected road capacity.

Road improvements in Sunnyside are particularly challenging due to several factors. Most roads are narrow with two-lanes and in many cases, lined with canopy trees. Many motorists travel these roads at very high speeds. The lack of dedicated right-of-way presents an obstacle to widening for the purpose of accommodating cars, bicycles, or pedestrians. The Task Force expressed a desire to maintain the rural nature of the roads while addressing the need for pedestrian safety.

Necessary road improvements for this area are scheduled and included in the Capital Improvements Work Plan.

NATURAL RESOURCES INVENTORY

In conducting the inventory and analysis related to natural resources and the analysis which determines the suitability of use of vacant land, the following information was compiled in map form. These maps are presented in the Data Inventory and Analysis.

More thorough data for the natural resources inventory can be found in the Conservation Element Data Inventory and Analysis.

GREEN SWAMP AREA OF CRITICAL STATE CONCERN

This portion of the Future Land Use Element is written to comply with two sections of Rule Chapter 9J-5, Florida Administrative Code. Over the years, there have been many questions and issues about the Green Swamp Area of Critical State Concern and this expanded section is intended to clarify some of the myths and ambiguities related to the designation. Within the Intergovernmental Coordination Element, the County must analyze the Comprehensive Plan's coordination with the rules, principles for guiding development, and development regulations in any Area of Critical State Concern falling partially or wholly within the local government's jurisdiction. In addition, the County is required to identify in map form the boundary of any Area of Critical State Concern. The Future Land Use Map identifies the Green Swamp Area of Critical State Concern within Lake County.

The Green Swamp is a 560,000-acre region that lies in portions of Lake, Polk, Sumter, Pasco, and Hernando counties. It is the headwater for the Hillsborough, Withlacoochee, Ocklawaha, and Peace rivers, which provide most of the area's water supply, and has a diverse ecological environment containing numerous plant species and 330 animal species, of which 30 are either threatened or endangered. In 1974, the Florida Legislature designated 187,000 acres of the Green Swamp as an Area of Critical State Concern. Lake County contains 106,000 acres of the Green Swamp, of which 104,000 are protected.

The Floridan Aquifer is close to the surface in the Green Swamp, allowing water to easily percolate through the sand and porous rock. Pressure caused by the high groundwater elevation—Florida's highest—forces water throughout the aquifer, dispersing it underground for hundreds of miles preventing saltwater intrusion and sustaining the four major rivers in the region, streams, various springs, ponds, and lakes. Because of the Green Swamp's elevation, the water

table remains higher than the Floridian Aquifer's potentiometric surface (The altitude at which water in the aquifer stands) throughout the year, supplying recharge to the area.

WEKIVA RIVER PROTECTION AREA

The Wekiva Basin is an area of biological transition between the northern limits of numerous tropical plants and the southern limits of temperate zone plants. The extensive wetlands in the basin provide habitat for many designated species. The Wekiva River is designated as an Outstanding Florida Water, and the lower three miles have been designated a Scenic and Wild River.

In 1988 the legislature enacted the Wekiva River Protection Act, providing for review of local comprehensive plans, land development regulations, and certain development. The Act declared the Wekiva River Protection Area a natural resource of state and regional importance. The following flora is considered rare and endangered: Butterfly Orchid, Cardinal Flower, Cinnamon Fern, Royal Fern, Hand Fern and Needle Palm. The listed fauna is considered rare and endangered: Bluenose Shiner Fish, American Alligator, Limpkin, Little Blue Heron, Snowy Egret, Tricolored Heron, White Ibis, Southeastern American Kestrel, Florida Sandhill Crane, Bald Eagle, Wood Stork, Least Tern, West Indian Manatee and the Florida Black Bear.

New legislation, Wekiva Parkway and Protection Act, requires local governments within the Wekiva Study Area amend their comprehensive plans to reflect new statutory requirements in the following areas: master stormwater management plans; water supply facilities work plans; interchange land use plans, if the Wekiva Parkway is planned for their jurisdiction; and land use strategies to optimize open space and promote patterns of development that protect most effective recharge areas, karst features and sensitive natural habitats. Lake County completed its amendments and were found in compliance by the Department of Community Affairs in August 2009, however a resident appeal of the finding has delayed its implementation and subsequent Land Development Regulations. These policies are incorporated into the 2030 Comprehensive Plan with few changes.

In addition, local governments are required to prepare water supply plans. Coordination between DCA and the St. Johns River Water Management District is required to provide that amendments that increase development potential demonstrate that adequate water supply is available. Local comprehensive plans within the Wekiva Study Area are required to protect surface and groundwater resources using best available data including information presented to the Wekiva River Basin Coordinating Committee. Lake County is not a supplier of water or wastewater services. However, a Water Supply Plan and policies has incorporated into the 2030 Comprehensive Plan to meet the statutory requirement.

There are 15 local governments included in the Wekiva Study Area: Orange County and the municipalities of Maitland, Eatonville, Orlando, Ocoee, Winter Garden, Oakland and Apopka; Seminole County and the municipalities of Lake Mary, Longwood, and Altamonte Springs; and Lake County and the municipalities of Eustis, and Mount Dora. The Wekiva River Protection and Wekiva Study Area boundaries can be seen on the Future Land Use Map and Wekiva Series Maps.

Local governments will help reduce nitrogen in the Wekiva Basin to levels required by the Department of Environmental Protection (DEP) by phasing out existing on-site septic tank systems where central facilities are available and up-grading facilities elsewhere. The communities of

Sorrento and Mt. Plymouth are of concern due to the large number of pre-1982 septic tanks in use, which are more prone to polluting; however, moving to central sewer and water may be difficult as the area is already developed. The potential for getting grants to enable residents to up-grade their systems will be included in the initial assessment Lake County Department of Health will send to the state office in Tallahassee. Lake County Environmental Services is already pursuing Federal assistance to replace older septic systems currently along the river.

Local governments will establish strategies that optimize open space and protect recharge areas, karst features and sensitive natural habitats, and they should require the use of best management practices for landscaping, construction, and golf course siting, design, and management. A model landscape code has been developed by Lake County, with assistance from the SJRWMD.

EMERALDA MARSH

The crown jewel of bird watching in Lake County is also one of the most prized conservation areas in all of Central Florida.

The 7,089-acre preserve known as the Emeralda Marsh Conservation Area is known for its large and diverse wildlife population. After only a decade of rehabilitation, the St. Johns River Water Management District, along with support from the Lake County Board of County Commissioners and Oklawaha Valley Audubon Society, has accomplished an astounding feat of creating a viable conservation area and an ecotourism attraction.

The uniqueness of Emeralda Marsh is partly due to its past. In the 1940s the marsh lands to the east of Lake Griffin were drained and converted to agricultural fields and cattle pastures. With the support of the community, the District purchased seven different parcels between 1991 and 1993 that make up the conservation area.

Initial restoration of the area began in 1994 when a wetland treatment marsh was established on more than 1,500 acres of former agricultural fields bordering Lake Griffin and Haynes Creek. The marsh treatment, or flow-ways, helps remove solid materials and nutrients from Lake Griffin.

The original intent was to clean up the lakes — that was the main focus — and to do that one of the things that had to be stopped was the fertilizer loading into the lakes. Since there is still a wildlife habitat benefit it is a two-pronged approach where nutrients are trapped and there is an increase in wildlife habitat.

From the advanced to the novice bird watcher, Emeralda Marsh presents unlimited opportunities. Known for its varying habitats and sheer size, what separates the conservation area from other preserves is its 4.3-mile wildlife drive. Built atop the dikes in the treatment marsh, the drive provides unbelievable access to the interior of wetland habitats.

Goose Prairie Area

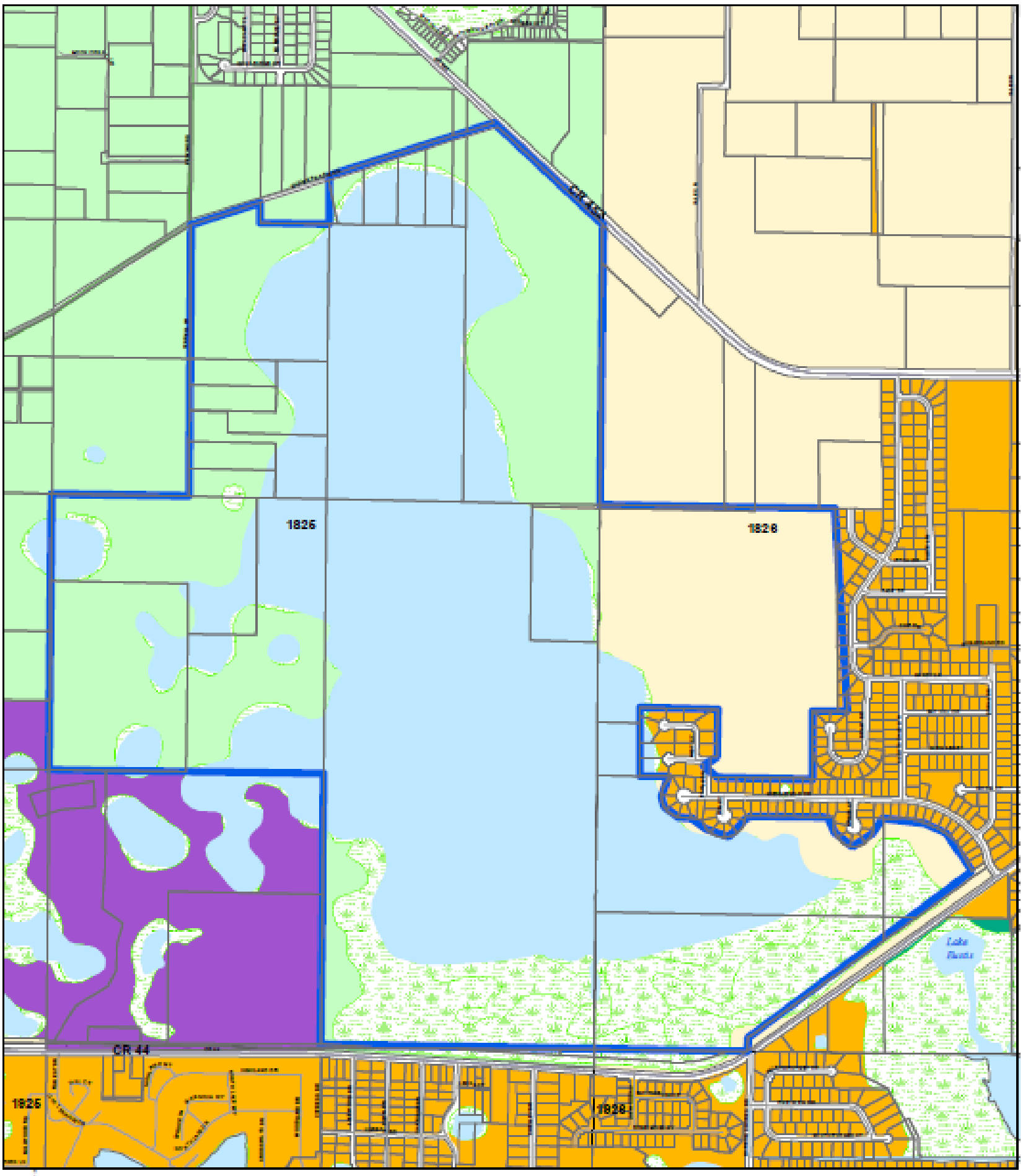
The County recognizes the ecological significance of Goose Prairie. Goose Prairie comprises wetlands and water bodies extending from Lake Eustis northwest to County Road 452 near the Lisbon Community. The County has included a policy in the Future Land Use Element to recognize Goose Prairie as an intact ecosystem of county significance and will include regulation to protect its natural resources including but not limited to hydrologic regimes, wetland and upland communities, floodplain, ecologic connectivity, wildlife, and aquifer recharge. A map of Goose Prairie is shown in the Figure below:

Historical Data:

The Lake County Resource Survival Committee Report, Phase I is attached as **Appendix A.** This document was created in 1973 and gives historical data on the areas of Lake County that were deemed to have valuable natural resources and the County's attempt to protect the land, wildlife and water resources by bringing them under public control or ownership.

GOOSE PRAIRIE

LAKE COUNTY, FLORIDA



Lakes
Major Streets
Parcels
County Boundary
City Limits (Lake and Orange County)
Goose Prairie Boundary

Lake County Proposed Future Land Use

- Cagans Crossing
- Conservation
- Green Swamp Core Conservation
- Green Swamp Ridge
- Green Swamp Rural
- Green Swamp Rural Conservation
- Industrial
- Mt Plymouth - Sorrento Main Streeet District
- Mt Plymouth - Sorrento Neighborhood
- Mt Plymouth - Sorrento Receiving Area
- Regional Office
- Public Service Facility and Infrastructure
- Receiving Area A-1-20
- Recreation
- Regional Commercial
- Rural
- Rural Transition
- Sending Area A-1-20
- Sending Area A-1-40
- Urban High Density
- Urban Medium Density
- Urban Low Density

LAKE COUNTY

YALAHA-LAKE APOPKA RURAL PROTECTION AREA

The Yalaha-Lake Apopka Rural Protection Area is located between the Harris Chain of Lakes and Clermont Chain of Lakes as depicted on the Future Land Use Map. This area is intended to preserve rural density, character, and lifestyle compatibility with the Yalaha community, to protect the ecological integrity of public and private lands associated with the Lake Apopka Basin and North Shore Restoration Area, and to provide for hydrologic and ecologic connectivity to the Harris Chain of Lakes.

The Yalaha-Lake Apopka Rural Protection Area represents a part of rural Lake County, geographically separate from municipalities concentrated around the Harris Chain of Lakes and the Clermont Chain of Lakes. Historically distinctive communities within the area such as Yalaha, Ferndale, and Lake Jem are otherwise surrounded by large expanses of rural property. Protecting the integrity of this Rural Protection Area is important to sustaining the long-term rural character of Lake County, preventing urban sprawl, and averting the eventual erosion of remaining rural lands between the north and south parts of the County. This area also includes rural undeveloped and agricultural lands within the Lake Apopka Basin, which has been a focus of hydrologic and ecologic restoration. This Rural Protection Area is characterized by agrarian and equestrian-oriented uses that represent a valuable part of the history, culture, and lifestyle of rural Lake County.

Lake County shall limit future land use within the Yalaha-Lake Apopka Rural Protection Area to the Rural Future Land Use Category and Public Benefit Future Land Use Series. The County shall require Rural Conservation Subdivision design with clustering, for any proposed development within the Yalaha-Lake Apopka Rural Protection Area that meets the criteria and thresholds established in the Land Development Regulations to ensure the protection of natural resources including, but not limited to habitat, wildlife, and wildlife corridors. Clustering and common open space shall emphasize the protection of natural resources including but not limited to habitat, wildlife, and wildlife corridors; maximization of buffers and open space adjacent to public conservation land; protection of aquifer recharge; and the provision of opportunities for passive recreation.

SOUTH LAKE RURAL PROTECTION AREA

The South Lake County Rural Protection Area IS generally located south of Lake Louisa between U.S. Highway 27 and the eastern Lake County boundary as depicted on the Future Land Use Map. This Rural Protection Area is intended to preserve rural density, character, lifestyle compatibility, agriculture, and aquifer recharge in South Lake County. It also serves to buffer the environmentally sensitive Green Swamp Area of Critical State Concern from the significant impact of Orange County's large Horizon West development.

The area provides highly valuable aquifer recharge for both the Green Swamp and Wekiva Springshed. As evidenced by the St. Johns River Water Management District Recharge Maps and on the Recharge Areas of the Floridan Aquifer Map in the Future Land Use Map Series. Protecting the integrity of this Rural Protection Area is important to sustaining the long-term rural character of Lake County, preventing urban sprawl, and averting the eventual erosion of remaining rural lands between Horizon West development in Orange County and the Green Swamp. This area is also characterized by large wetland areas and contains habitat for Sand Skinks, Gopher Tortoises, and is potential habitat for Scrub Jays.

Within the South Lake County Rural Protection Area, private land use is largely characterized by agrarian and equestrian-oriented activities that represent a valuable part of the history, culture, and lifestyle of rural Lake County.

Clustering and common open space will be used in the area to emphasize the protection of natural resources including but not limited to habitat, wildlife, and wildlife corridors; maximization of buffers and open space adjacent to public conservation land; protection of aquifer recharge; and the provision of opportunities for passive recreation.

SOUTH LAKE STRATEGIC AREA PLAN FOR SOUTH LAKE COUNTY

The County has dedicated itself to facilitating a Strategic Area Plan recognizing the unique characteristics of southeast Lake County and its proximity to planned development in west Orange County.

Through joint planning with the City of Clermont, Orange County and property owners, the County will be exercising an opportunity to provide for economic development and preservation of open space, natural resources, and high recharge areas in this area. It is the intent of Lake County to pursue a Strategic Area Plan that will foster economic development for targeted industries.

The core premise of this plan will be to preserve open space for the maximum recharge of water to the aquifer. Open space will be provided at a minimum of 60% of the net area. Density will be limited to one (1) dwelling per five (5) net acres to limit the residential impacts. Transfer of Development Rights within and from the area will provide the ability to cluster residential uses to areas away from the high recharge and wetland areas.

PUBLIC FACILITIES AND TRANSPORTATION

This section of the element provides an analysis of available public facilities and the Lake County transportation network. Brief analysis summaries for sanitary sewer, stormwater management, potable water, aquifer recharge, solid waste, schools, transportation, and parks and recreation are included.

SUMMARY OF FACILITIES AND SERVICES

The analysis of public facilities is an examination of the allocation of public resources. Land use decisions are made while addressing this resource allocation, or availability. If effectively factored into the land use map, land use decisions will address resource allocation. Ideally, this will result in the most cost effective provision of those facilities to new development. The challenge for Lake County is coordination of land use decisions with the provision of public facilities to achieve that cost effectiveness.

Sanitary Sewer

Lake County does not own, operate, or maintain any wastewater systems nor does Lake County have any water or sewer serviced areas. Municipal governments provide sanitary sewer and wastewater treatment within their jurisdictions and in adjacent areas that may be annexed as development in the county continues. Septic systems and private wastewater treatment plants (package plants) treat waste in unincorporated Lake County.

The sewer needs have been met by municipal services, private utilities, private package plants, or septic tanks. Within the Sanitary Sewer Sub-Element and Future Land Use Element, the provision of services to areas with sufficient density is discussed. For residents who may have septic tanks, the County has incorporated various policies in the Sanitary Sewer Sub-Element and Future Land Use Element, which also address septic tanks in the Wekiva River Protection Area and Green Swamp Area of Critical State Concern to ensure Lake County residents are in compliance with the requirements of the Florida Department of Health.

Stormwater Management

As stated in the Stormwater Sub-Element and reiterated here, Non-point sources of pollution continue to be recognized as significant contributors to the pollutant loadings of lakes and other surface waters. Unlike point sources such as sewage treatment plants and certain industries which discharge through single or multiple pipes, non-point sources tend to be less defined in nature. Non-point sources may include aerial deposition, septic tank discharge and urban runoff. Urban runoff or stormwater has garnered much attention in recent years as a source of loading that can be addressed by entities in a number of ways and at reasonable costs. Source control, retro-fit and education are all methods being used to reduce the pollutant loading from stormwater.

Thus far, Lake County's stormwater program has been very successful with a number of accomplishments. The MSTU continues to provide a steady source of funding. Basins are being evaluated with an eye on improving stormwater quality. Projects are being designed and constructed. Easements are being donated by citizens in order to construct on private property. County staff is active in multi-agency efforts to address stormwater issues, including federal mandates. School children are learning firsthand about stormwater and its effects through the education component of the program. Citizens are volunteering to aid in water quality sampling and light, routine maintenance of new stormwater quality improvement systems.

Lake County's stormwater program is furthering efforts to improve the water quality of the lakes and other water bodies in the County. The goal is to help restore or maintain water quality so that residents, visitors and wildlife may enjoy the features for which the County is named.

Potable Water

Lake County does not own, operate, or maintain any potable water systems with the exception of emergency interventions such as the Umatilla Water Plant. All potable water systems within the County are maintained and operated by the municipalities, private entities, or individual water well systems. According to the DEP monthly operating report data, as issued by the St. Johns River Water Management District (SJRWMD), 37.5 billion gallons of water were consumed in Lake County in 2001. The average daily flow Countywide in 2000 was 37.5 million gallons per day (MGD), which does not include a small amount from private wells. From 1995 to 2000, annual water consumption increased by approximately 57%. About 2/3 of Lake County water is distributed through municipalities and about 1/3 is through privately owned water systems. The cities of Leesburg, Clermont, Mount Dora, Eustis, and Tavares have the largest public systems. The largest private systems in the County are Village Center, Lake Utility Services, Florida Water Services, and Lake Groves Utilities. Lake County estimates that it has 35,000 to 40,000 wells, including both public and private. From Oct 1999 through May 20, 2010, the Lake County DOH issued approximately 7395 well permits including those for domestic self supply, irrigation, monitoring purposes, abandonment of existing wells, and assorted other purposes. Of the total, DOH records indicate completion of the well (either by date for completion report or final inspection or both) of 6390 wells. Of this total 5086 were DSS and 1207 were irrigation wells.

Family wells range in depth from 90 to 200 feet, while municipal wells range from 600 to 1000 feet, with 800 feet being the average. All permitted potable water wells reach the Floridan aquifer, because the surficial aquifer is not considered safe for consumption.

Aquifer Recharge

The Floridan aquifer lies under Lake County and is the source of over 90% of our potable water. Due to rapid growth and development, increasing amounts of water are being withdrawn from the aquifer, and recharge areas that replenish the water are being developed. Development around recharge areas may also lead to contamination problems. The Mount Dora Ridge, the Lake Wales Ridge, and the Palatlakaha and Sumter Uplands and the surrounding areas have high potential for recharge. Maps of the high recharge areas are included in the Future Land Use Map Series and are further detained in the St. Johns River Discharge in Lake County tends to occur at points in and near the Oklawaha Chain of Lakes and in the St. Johns River Valley along Blackwater Creek, the Wekiva River, and the St. Johns River. Some of this discharge may also become recharge to the surficial aquifer in areas where the potentiometric level is above the water table.

Increasing the rate of stormwater drainage and building impervious surfaces—such as roads, parking lots, and buildings—alter the rate and volume of recharge and reduce the area available for rainfall percolation. This has become a problem in Lake County due to extensive development. The result is a decrease in groundwater recharge and a subsequent decrease of water in the aquifer.

Solid Waste

As stated in the Solid Waste Sub-Element, Lake County has instituted mandatory waste collection to discourage the illegal dumping and burning of solid wastes. Residents have garbage collection available to them from one of three franchised haulers. Several cities have their own solid waste collection. Residential collection includes household garbage, yard waste, appliances, and furniture. Lake County Solid Waste Management maintains a level of service of 1.3 tons per livable unit per year. County residents generate 230,000 tons of garbage each year.

The Lake County Solid Waste Management Facility Phase I facility, which accepted Class I and III wastes, has been closed in accordance with an order from the Florida Department of Environmental Protection. The 80-acre landfill was operated since the 1970s without a bottom liner, which is now required for landfills accepting Class I wastes.

Phase II is made up of three (3) cells in the northern part of the landfill: IIA, IIB, and IIC. Phase IIA has been designed to accommodate the ash residues from the resource recovery facility. Both IIB and IIC handle Class I waste. IIB is partially closed on the northeast side. Most of Lake County's Class I waste goes to the Resource Recovery Facility in Okahumpka.

There is a separate disposal area for construction and demolition debris on the northwest side of the property.

The current Solid Waste Management Planning calls for the existing waste-to-energy facility (Coventa) to be the principal management technology until 2014 for approximately 200,000 tons of solid waste generated in Lake County annually. When required, land filling is the alternative disposal technology utilized by Lake County.

Lake County is currently considering whether to continue the use of waste-to-energy technology as the principal management technology after 2014. If not, then the existing Lake County landfills will serve as the principal solid waste management technology. No matter which technology is chosen, Lake County has sufficient land reserved for future landfill capacity to service Lake County's needs until and beyond 2030.

Should it be necessary to construct additional landfill capacity, then funding will be provided by any one or any combination of the following: debt service; solid waste tipping fees; solid waste reserves; or general fund revenues.

Public Schools

In September 2005, Lake County was selected as a pilot community for the state's school concurrency initiative. The School Concurrency requirement for all counties, municipalities, and school boards across the state of Florida, is a result of the approval of Senate Bill 360. The bill overhauls the state's growth management laws. Commonly referred to as the "pay-as-you-grow plan", the bill dedicates new funding and stipulates policies that, when implemented, will help to ensure that the school needs of communities are met.

The Public School Facilities Element is the guiding document that will enable the Lake County School System to implement a financially feasible plan to provide sufficient capacity for public school facilities. It does not - and does not need to - broach curriculum requirements, administration of facilities, or the myriad duties with which the Lake County School Board is tasked.

Land use planning issues are prevalent in the school siting process and in existing school facility expansion, such as compatibility with supporting infrastructure. Continued intergovernmental coordination between local governments and the School Board will ensure that all pertinent issues are resolved.

Transportation

Lake County is located within the Lake-Sumter Metropolitan Planning Organization (LSMPO) boundary. Therefore, the County is required by the State to adopt a Transportation Element in lieu of three separate sub-elements: traffic circulation, mass transit, and aviation and rail. The purpose of the Transportation Element is to plan for a multi-modal transportation system that emphasizes accessibility.

The Lake County transportation planning process is a collaborative effort among various federal, state, regional, county, and municipal agencies working in close concert with the LSMPO. The LSMPO ensures that highways and roads, public transit, pedestrian, bicycle, and other transportation facilities are coordinated and planned with consistency. An inventory of the existing traffic circulation system has been prepared as the basis for examining the existing roadway deficiencies and determining future roadway needs. The Florida Department of Transportation (FDOT) and Lake County provide the data necessary for the inventory of the existing system. The traffic circulation system consists of roads within the County which are part of both the State Highway and County Roadway Systems.

Lake County has a current traffic circulation system comprised of three types of traffic facilities (arterial, collector and local facilities) that are organized into three separate classifications based on the existing FDOT roadway functional classifications. Inter county, intra-county, and local traffic all use the traffic circulation system within Lake County. The three road classifications, as defined in section 9J-5.003, FAC., are based on the relationship between the movement of traffic and the degree of access to surrounding land uses.

Parks and Recreation

Lake County has thirty six (36) parks and approximately 680 acres of park land, nearly half of which is contained in the 268-acre P.E.A.R. (Palatlakaha Environmental and Agricultural Reserve)

Park. An additional 50 acres for P.E.A.R. Park has been purchased as well as 100 acres for the NE Community Park. The majority of the parks owned and operated by Lake County are resource-based with limited development.

Twenty-six parks provide access to a water body. Twelve of the parks that have access to a water body consist only of a boat ramp and range from just a few acres in size to less than an acre. Some ramps are simply easements. There are a total of five (5) parks classified as activity-based, the largest of which is the 96-acre North Lake Park, the 48-acre East Lake Park and the 45-acre Lake Idamere Park. These are also the most heavily used parks.

McTureous Park is a resource-based park with significant historical aspects. It contains a military memorial, WWII cannon, and a homestead/museum commemorating the life of Medal of Honor recipient Robert McTureous.

Lake County also has significant resource based parklands have been acquired through a variety of ways including land acquisition funds, dedication from community groups, developers, and homeowners associations. (i.e. Astor Lions, Umatilla Veteran's Hall, Scott Park). A complete list of parks is included in the Capital Improvements and Parks and Recreation Elements.

Facilities such as athletic fields, community buildings, and picnic pavilions are scheduled on a first come first serve basis through the Lake County Parks Program. The County provides no other direct recreation programming and instead relies on municipalities or private recreation providers to provide programs to its residents. To assist these recreation providers, the County has developed a recreation grant program to ease the burden on these providers.

BLIGHTED AREAS/REDEVELOPMENT

This section has been prepared in accordance with the requirements of Section 9J-5.006 (2) (d), Florida Administrative Code, which stipulates that an analysis be conducted of redevelopment needs within blighted areas and also within areas that have land use inconsistencies.

Currently, Lake County does not have any formally designated blighted areas. However, there is data available in the Housing Element and Economic Element Data Inventory and Analysis that addresses substandard housing and areas to be focused on for economic development in the County. Substandard housing includes homes lacking plumbing, kitchen facilities, utilities, or are severely overcrowded.

Appendix A

Lake County Resource Survival Committee Report and Land Conservation Act of 1972

STATE OF FLORIDA

ENVIRONMENTAL LAND MANAGEMENT
STUDY COMMITTEE

Third Floor, Holland Building
Tallahassee, Florida 32304
(904) 488-4251/4252

Allan Milledge, Chairman
Daniel W. O'Connell, Executive Director

February 8, 1973

Mr. Terrell Davis
County Forester
Board of County Commissioners
Planning Department
416 West Main Street
Tavares, Florida 32778

Re: Lake County Resource Survival Committee Report and Land Conservation Act of 1972

Dear Mr. Davis:

Thank you for your fine letter of February 6, 1973 and the enclosed Resource Survival Committee Report Phase I. I am sending the report to Ney Landrum, Director, Division of Recreation and Parks in the Department of Natural Resources, who is responsible for staff work on implementing the Land Conservation Act of 1972. The Land Conservation Act of 1972, which appears in Chapter 259 of the 1972 Supplement to the Florida Statutes, 1971, is the law that covers the spending of the $200 million for environmentally endangered lands. This is the responsibility of the Department of Natural Resources. I am enclosing a Xeroxed copy of this act for your study.

I am enclosing a copy of the Environmental Land and Water Management Act of 1972, which also makes provision for the Cabinet as the Administration Commission to declare Areas of Critical State Concern. The duties of the Environmental Land Management Study Committee are set out in Section 9 on pages 16-18. We have no statutory authority to draft guidelines for environmentally endangered lands, but the members of the Committee are most interested in following the work of the Department of Natural Resources.

I hope I have provided you with additional information which will be helpful to you. I recommend you contact the Department of Natural Resources for further coordination.

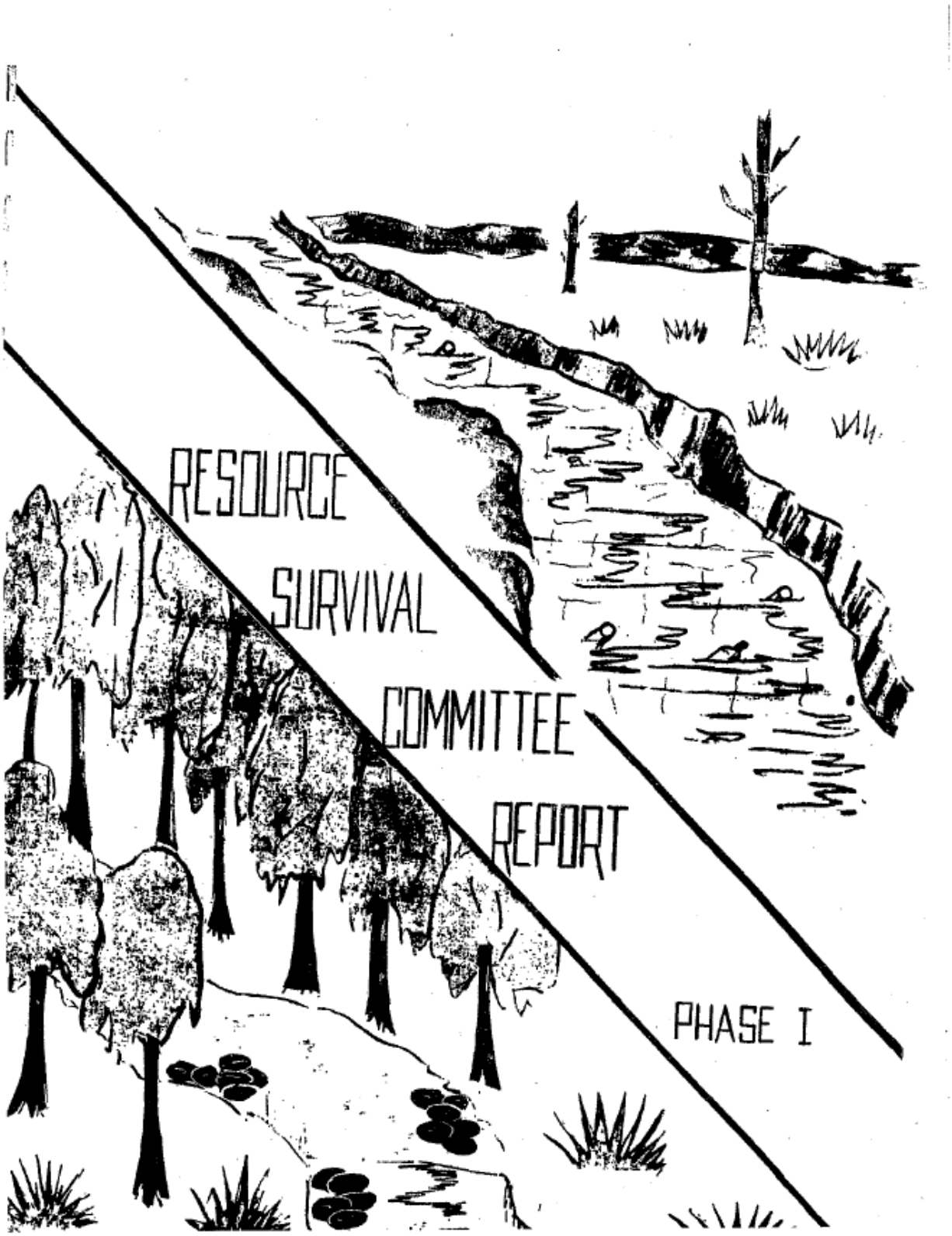
Sincerely yours,

Daniel W. O'Connell
Executive Director

DWO/mk

Enclosure

cc: Ney Landrum
Earl Starnes


RESOURCE
SURVIVAL
COMMITTEE
REPORT
PHASE I

LAKE COUNTY BOARD OF COUNTY COMMISSIONERS

Thomas J. Windram, Chairman . . . . . District 4
C. A. "Lex" Deems, Vice-Chairman . . District 2
James R. Carson, Jr.. . . . . District 1
J. M. Hoskinson . . . . . District 3
Kenneth Van Auken . . . . . District 5

Adopted by the Board of County Commissioners on
July 11, 1972

RESOURCE SURVIVAL COMMITTEE MEMBERS

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Mrs. Regina Labbate . . . . Eustis
Mr. Leonard Seaver . . . . Groveland
Mrs. Harvey Heise . . . . . Howey-in-the-Hills
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RESOURCE SURVIVAL ADVISORY BOARD

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Mr. Fred Harpster, County Engineer
Mr. Phil Edwards, Pollution Control Officer
Mr. Dennis Holcomb, Fisheries Biologist
Mr. Terrell Davis, State Forester
Mr. Jackson Haddox, County Extension Agent
Mr. Jerry Joiner, District Conservationist

In December of 1971, a group of citizens met to discuss the future of Lake County's resources. Citizens from each of the communities were represented and were joined by the Director of Planning and Zoning, the Pollution Control Officer, the State Forester, County Extension Agent and the District Conservationist. Direction for the group was provided by County Commissioner J. M. Hoskinson.

The purpose of this meeting is best described in a recent article written by Commissioner Hoskinson.

"The Board of County Commissioners of Lake County is vitally concerned with protection of our valuable natural resources; while, at the same time, allowing for an orderly growth and development. Areas of natural beauty and areas essential to protection of wildlife and water resources must be brought under public control or ownership.

The purpose of this Committee is to identify the most critical and necessary areas for conservation or recreation. Then to pursue the various means of bringing these areas under public control.

In some instances land owners may be willing and able to set aside these areas for the public good. Some State or Federal agencies or private foundations may be stimulated to acquire sites. The people of Lake County may be willing to allocate public funds for the outright purchase of vitally needed areas.

This Committee will recommend to the Board of County Commissioners whatever appropriate actions are to be taken in order to preserve the different sites. It is anticipated that it may be necessary

to authorize a bond issue of several million dollars so that funds will be available now to make the purchases necessary to protect the future of Lake County. Matching funds are available from other governmental agencies and these may be obtained to greatly increase the monies provided.

Unless such steps are taken immediately, we may find ourselves living in a wasteland with only memories of beautiful Lake County. We don't want to have to tell our children about how wonderful it was living here in the 'good old days'. We want to be able to say to them; 'Here it is. Enjoy it. We saved it for you."

The Committee met from December of 1971 until June of 1972. In the course of these meetings, a number of specialists were invited to provide technical assistance and advice. Legal advice and recommendations were provided by Mr. Emmett Tally, Jr., Attorney. Financial recommendations were made by Mr. Robert Wagner, Financial Consultant. Mr. R. W. Froemke, Administrator, Grants Section, Bureau of Planning and Grants, Department of Natural Resources for the State of Florida, came from Tallahassee to be at the May meeting to discuss the procedures for acquiring matching State funds. Mr. Froemke stated, during the course of his remarks, that Lake County was far ahead of other counties in the State in this program and he intended to cite Lake County as an example to others.

By the June meeting, the Committee was prepared to make recommendations to the Board of County Commissioners regarding areas that should be protected and ways in which these areas might be protected.

A number of areas were chosen on the basis of their beauty, their recreation potential, their protective value for wildlife or their importance as water recharge areas.

These areas have been divided up into resource groups including lakes, rivers and streams, springs, wet lands, and islands. For each area there will be a description of its location, its importance, dangers to the area and recommendations for acquisition or protection through some other source.

LAKES

The Committee did not include any particular lake in their study. The main concern with the Committee, as with all citizens of Lake County, is the pollution presently in the lakes and the danger of the lakes becoming even more polluted in the future. The Committee feels, however, that effective organizations have now been established to combat this pollution. The combined efforts of the Pollution Control Department and the Oklawaha Basin Water Improvement Council, working with the support of the people, should become an effective force in cleaning up our lakes.

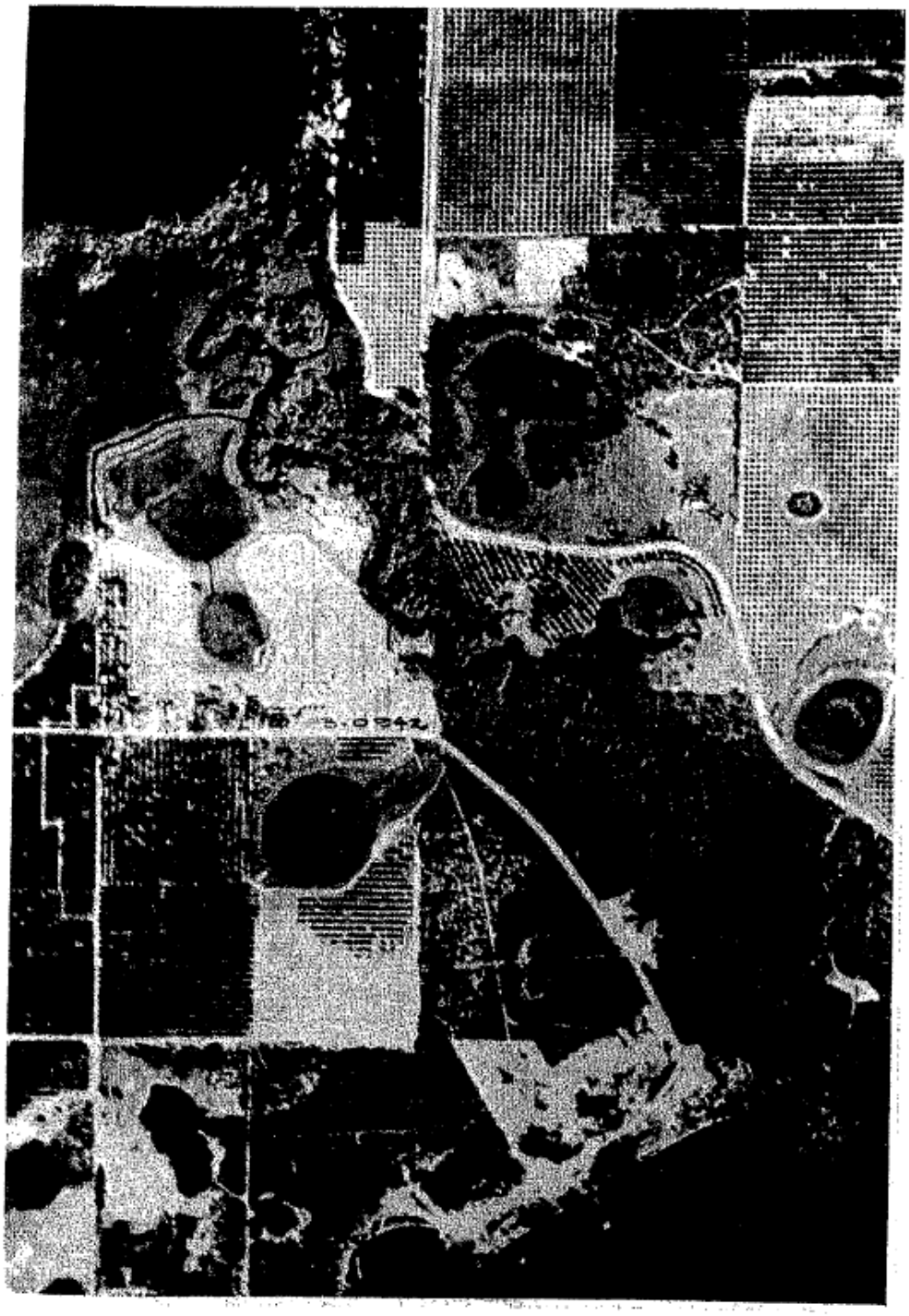
RIVERS AND STREAMS

Lake County is fortunate to have within its boundaries several rivers and streams of exceptional beauty. For the most part these rivers are beautiful because of the natural vegetation along the river banks. The major objective then, in dealing with rivers and streams, should be to protect the river banks from development and destruction. It is recommended that the following rivers and streams be given particular attention:

"Crooked" River

This River, a portion of the Palatlakaha River, is located just south of Clermont between Lake Louisa and Lake Minnehaha. It continues on north to Lake Harris but the area of prime concern should be the area between Lake Louisa and Lake Susan which is similar, in many ways, to the Dora Canal. There are presently only four property owners who control the river banks. Lake County has a park on the western river bank just north of Lake Louisa. The property owners might be encouraged to donate their river bank property or sell it at a reasonable rate to the County and the County could lessen the cost of the property through matching Federal funds under the Land and Water Act.

Mrs. Glenn Y. Middleton of Clermont has carried on extensive correspondence with State and Federal officials in an attempt to protect this beautiful river. Among others, she has received letters from Nathaniel P. Ried, and Ney Landrum. State officials have toured the River and have indicated their desire to cooperate with us on this project.



The Dora Canal

This Canal is well-known by most Lake County residents as well as many residents living outside the boundaries of Lake County. The Canal provides a unique opportunity of touring what has been called the "most beautiful mile of waterway in the United States", while staying all the time within the City Limits of Tavares.

The County has acquired ownership or control of the banks on either side of a major portion of this Canal. Some of the land was acquired by donation, other portions involved costly litigation; however, this easement should protect the scenic beauty of the Canal for the traveler, and the flood plain does not appear to be suitable for development. However, the flood plain area could be utilized as a wilderness preserve or for nature trails or a raised walkway for nature study.

It is of vital importance to take appropriate measures for the protection and preservation of this scenic river, but because the area is within the Tavares City Limits, any decision will have to be made by the City rather than the County.

Dead River

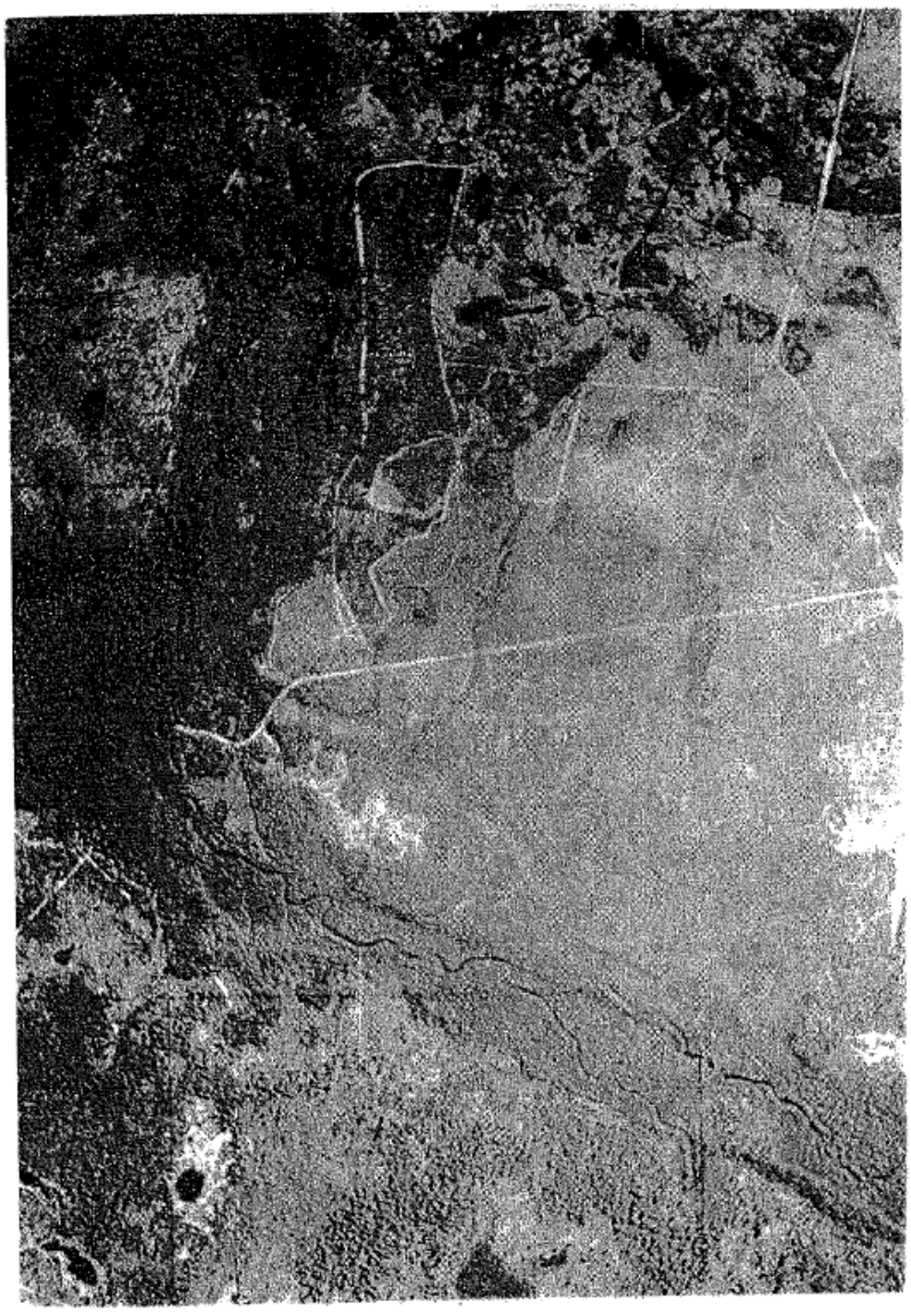
The Dead River lies just one mile northwest of the Dora Canal. In the past, plans have been presented with the thought in mind of dredging and widening this beautiful waterway to provide high-priced water frontage but these developments, so far, have not been permitted and the River has been preserved in its natural state.

There are only four property owners conrolling the river banks from the Highway Bridge to Lake Harris. It may be possible to gain their cooperation through purchase or donation and acquire an easement on either side of the River to protect the beauty of the river bank.

Black Water Creek

This Creek extends all the way from Lake Norris to the Wekiva River. It is wild and unspoiled but is increasingly being threatened by proposals for development.

The Committee would like to see it maintained in this wild and unspoiled condition; however, due to the large area covered by the Creek, any consideration of purchase would not be feasible.



The Wekiva River

The Wekiva River begins at the Wekiva Springs in Orange County and runs northward becoming the boundary line between Lake and Seminole Counties and finally ends in the St. Johns River. Due to its scenic beauty and the element of wilderness which surrounds the River, high priority should be given to the maintenance of the River in its natural state. This becomes increasingly important as development pressure increases along the River's banks. Various State and County groups are engaged in developing methods for the protection of the River's banks. It is presently on the list of rivers to be included in a State Canoe Trails System as well as a Wild or Scenic River System. By being designated as a wild or scenic river, it would be in a position to receive State matching funds for acquisition of shorelines. However, this would not be possible if development were to occur along its banks.

Seminole County has adopted a resolution allowing development no closer than 200 feet from the River's bank. It is the recommendation of this Committee that Lake County also adopt such a resolution and back it up with conditional use permits for any development within the Wekiva River area.

SPRINGS

Clear water springs throughout the State are a major source of beauty and recreation. Because of this, every effort should be made to provide public access to these springs. Lake County has five major springs:

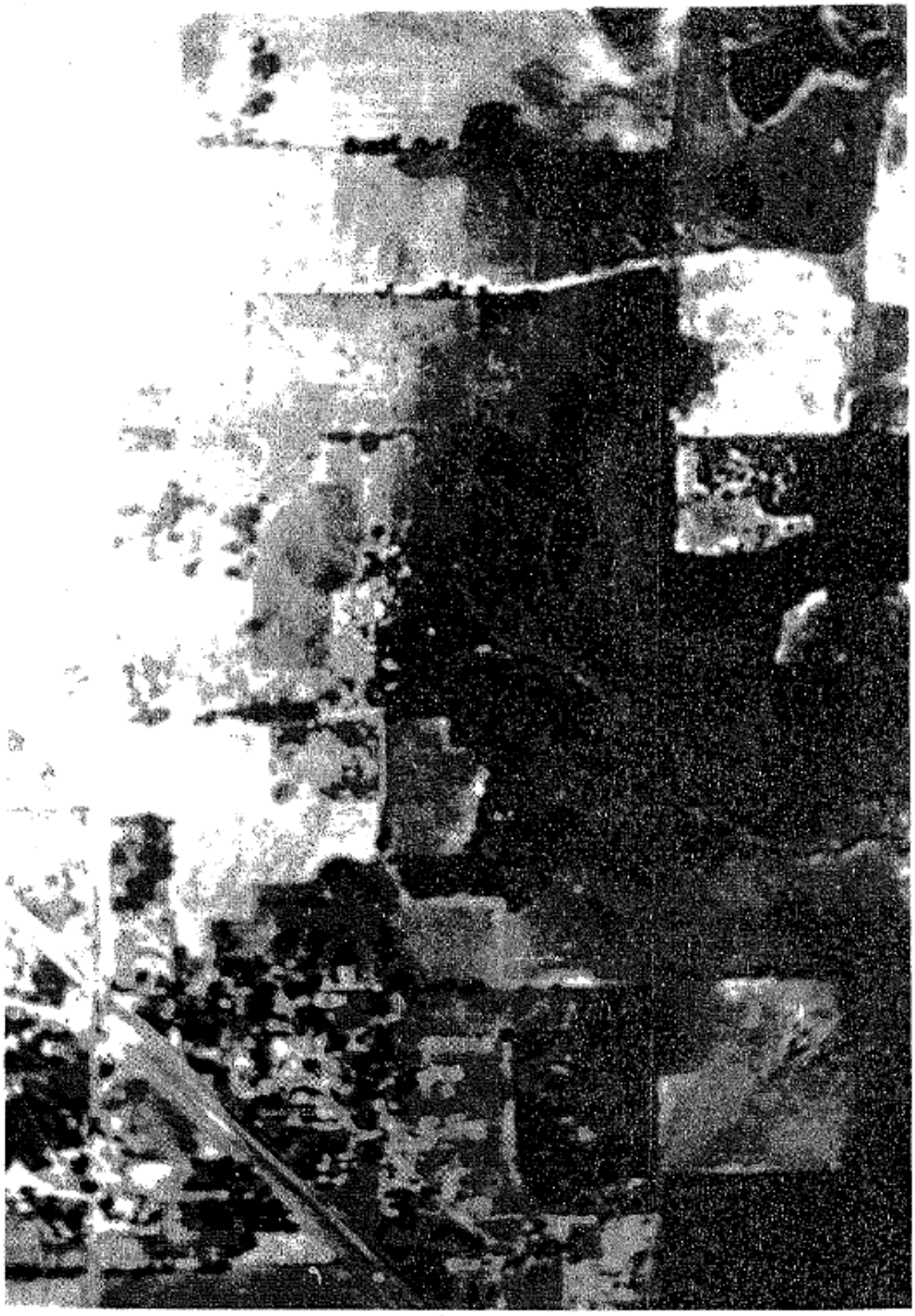
1. Alexander Springs - 6.4 miles southwest of Astor.
2. Bugg Springs - 1/2 mile northwest of Okahumpka.
3. Messant Springs - 7.4 miles northeast of Sorrento.
4. Seminole Springs - 3.4 miles northeast of Sorrento
5. A spring with no name located 3/10ths of a mile north of Yalaha.

Of these five springs, only Alexander Springs is presently open to the public. The spring north of Yalaha is too small to be utilized for recreational purposes but the remaining three springs, Bugg, Messant and Seminole, provide from 11 to 14 million gallons of flow daily and therefore would be highly suitable for recreational purposes.

Bugg Springs

The Springs itself is presently under contract to the United States Navy for research. The Navy has conducted research at the Springs for the past 14 years and has just recently renewed its contract for an additional seven years. They are presently considering purchase of the Springs itself and this, together with the steep slopes of the Springs, makes it unsuitable for recreation. However, the run of the water from Bugg Springs to Helena Run could be utilized for a canoe trail or for swimming.

Although the Springs is presently intact in its natural surroundings, a Holiday Inn Travel Trailer Park was recently opened 1.2 miles from the Springs and without some protection, the entire run could eventually be developed.



Seminole and Messant Springs

Both of these Springs are located in the Theresa Rodriguez Grant, about 8.5 miles east of Eustis. The entire area if very wild and beautiful and the Grant, if bought in its entirety, could serve as a multi-purpose site for a recreation area, game preserve, a study area for students of conservation per se. Unfortunately, the reported asking price is $6 million dollars and this type of funding does not seem to be presently available. With this in mind, a much smaller area could be selected which would encompass all of the springs of Seminole Springs and a part of Seminole Creek.

Proposed Use of Seminole Springs

1. An excellent area for camping, picnicking and swimming although these activities should be confined to specific places within this area. (An excellent site already exists for just such activities).

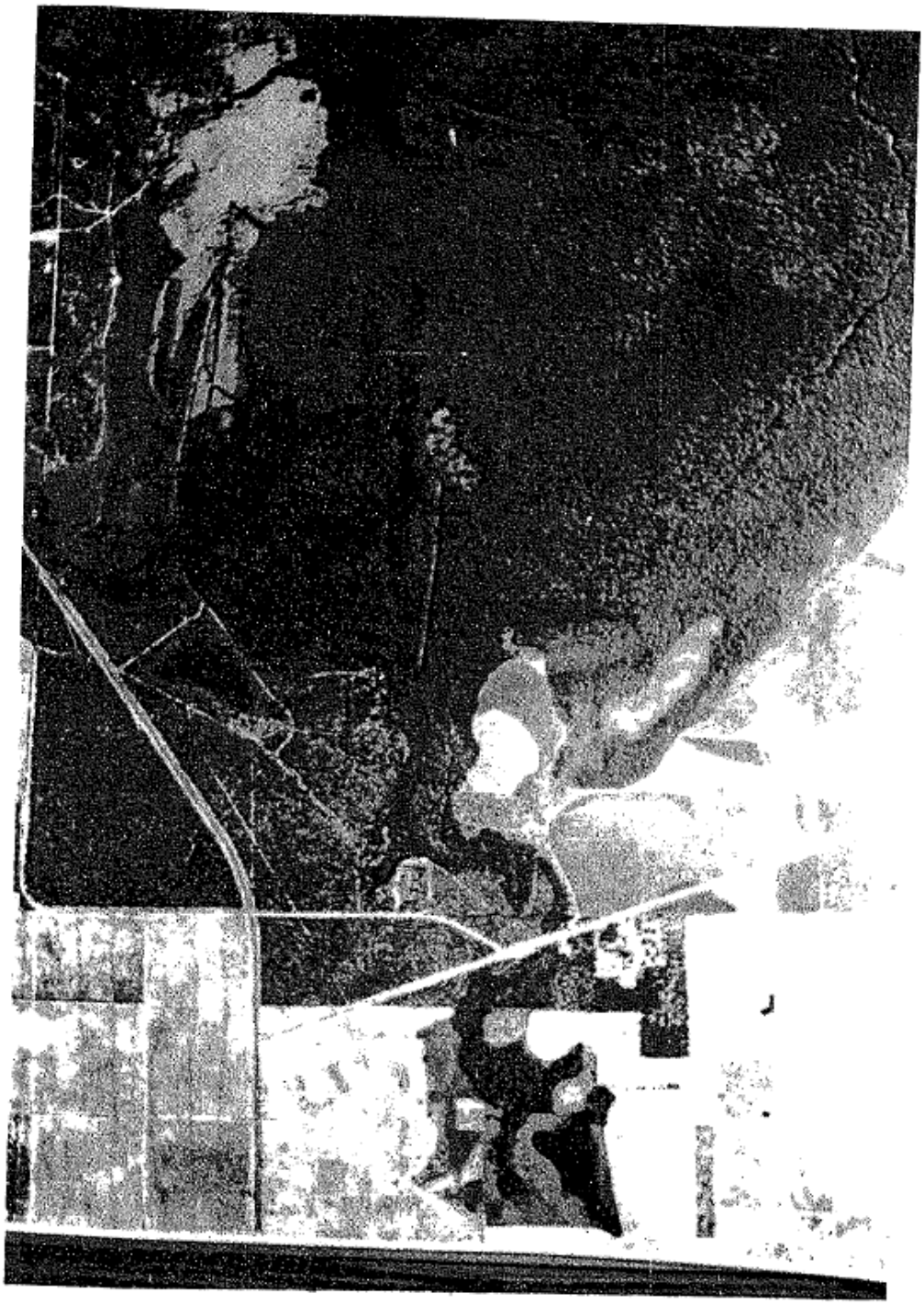
2. Canoeing and hiking would be excellent in this area. Possibly a bridge could be built over one of the many sinks to give an aerial view of a spring. Bicycle trails are another possibility that could be explored. Canoeing, unlike the trails for hiking, could extend outside the park's boundary since Seminole Creek extends to Black Water Creek and, eventually, to the Wekiva River and then to the St. Johns.

3. The historical remains of what may be a Civil War grist mill (research is now being conducted on this) is still evident and may be worthy of a monument.

4. Besides the historical importance of the area, there is definitely geological importance and, possibly, archeological importance. A small exhibit building for a display of the area's fossils and artifacts could be constructed.

5. Due to the unusual and tropical appearance of the area and its relatively undeveloped state, a lodge could be erected to host meetings of organizations such as the Audubon Society or conventions of various sorts.

6. Would provide a place for students to study and take field trips. This would be especially true for students of forestry and geology.



Gourd Neck Springs

These Springs are located just south of Montverde and are part of Lake Apopka. The Springs themselves are clear, but due to the condition of Lake Apopka, this area would not presently be suitable for recreational purposes.

Once the waters in Lake Apopka are cleared up, this area should again be considered.

WETLANDS

Excerpt taken from the Orlando Sentinel, July 9, 1972

"Water is vital to the existence of Florida. So far, Lake County has ample water but it will be in short supply soon unless wetlands and every bit of swamp which is a holding basin is protected and preserved. We realize our vast areas of swamps are not forests but they are equally as important to preserve as our forests area."

Swamps, marshes and bogs are among nature's most priceless gifts. They form reservoirs that hold the run-off from periods of peak rainfall. They absorb it in their heavy spongy vegetation and feed much of it into the underground water table. A six inch rise in a ten acre marsh puts a million and a half gallons into storage to be fed underground or safely carried off in the weeks following a storm.

Wetlands are rich in bird life, the home of wild flowers, the natural haunt of animals. Only in such natural areas can many of them hope to survive the pressure of civilization. Destroy these habitats and many types of wildlife go. Our big water birds are on the wane as their breeding grounds and feeding grounds have been greatly reduced.

There is always a temptation to encroach upon wetlands. It is a false assumption that such land is a good place to put airports, shopping centers, new housing or industrial plants. We need these wetlands and as continued urbanization increases, future generations will need them even more.

Green Swamp

The Green Swamp area covers the entire southern portion of the County up to Lake Louisa. It is an extremely important water recharge area and is the headwaters of the Clermont Chain-of-Lakes and is a water source of the Oklawaha River System. The State is in the process of purchasing all sections west of the Seaboard Coast Line. The lands acquired and yet to be acquired will have a primary function for use in water quantity management. A secondary consideration is use of the land, or portions thereof, as areas of open space or active recreation.

Development in the remaining portions of the Green Swamp area should be discouraged due to the threat which it would give to the water recharge areas; however, a difficulty arises when land owners are caught between their desire to conserve and protect the land and the increasing tax burden placed upon their lands.

Palatlakaha Marsh

This Marsh is located just west and south of the City of Clermont. The majority of the Marsh appears to be under the ownership of the County and should be retained by the County in order to protect it rather than allowing it to be developed.

Double Run Swamp

Double Run Swamp runs from Lake Apopka northward to the southern portion of Little Lake Harris. The title of the Swamp belies its potential as a recreational area and an area of beauty which should be protected. A small river or stream originating in a series of springs around Highway 561 south of Astatula runs for about one mile to the south end of Little Lake Harris. The water and surrounding vegetation are possibly one of the most beautiful areas in the County and yet few people are aware of its existence. This particular body of water could be turned into a canoe trail, the water is clear enough to see the bottom four or five feet down and the area is the home of alligators, turtles and many birds. Between this stream and Highway 561 is an area of high ground which would be very suitable for picknicking, hiking, bicycle trails and so forth.

There are presently only two ownerships that would have to be dealt with in acquiring this entire area. At present the Lake County Water Authority owns an easement running between Lake Apopka and Little Lake Harris and it is the recommendation of this Committee that the County maintain ownership of that easement. One of the owners has been contacted and the Committee was informed that there are 532 acres for sale at $500 per acre, 20% down and ten years on the balance.

The southern portion of Double Run Swamp, across Highway 561, has been, in the past, very good hunting for upland birds as well as water fowl. It has abounded in squirrel, raccoon, possum, wildcats, foxes and all other kinds of wildlife that frequent virgin timber areas.

Okahumpka Marsh

The Okahumpka Marsh is located about 2-1/2 miles west of Lake Harris. Here, again, development should be discouraged.

Emeralda Marsh

Emeralda Marsh is north of Lake Griffin on the west side of the Oklawaha River.

Much of the Marsh has already been converted into muck farms and attempts are being made to convert the rest of the area into muck farms. Considerable effort has been made in the past to protect the Marsh. Mr. David Newell of Leesburg has been working on this project for about ten years with Senator Hall and Governors Burns, Kirk and Askew; there has been considerable interest in the area through the World Wildlife Fund and the Department of Natural Resources and, despite the complications of multiple ownership, Mr. Newell indicated that portions of the Emeralda Marsh were high on the priority list to be acquired by the State under the Land and Water Act when and if the bond issue passed.

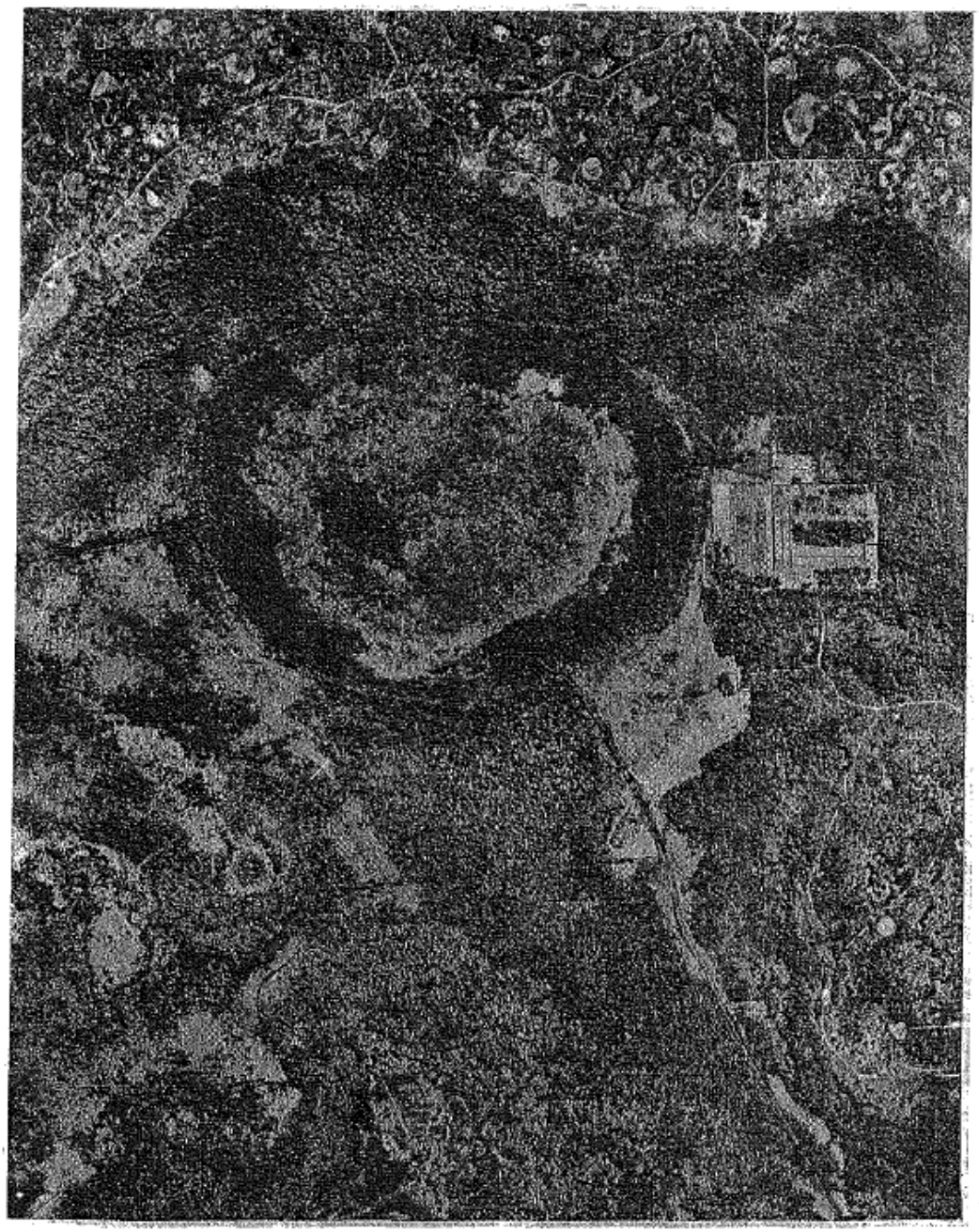
Goose Prairie

Goose Prairie is located about a mile east of the Haines Creek Bridge on Highway 44. Almost all of the Prairie is under one ownership; however, the owner is asking $91,000 for the 455 acres north of Highway 44. Considerable effort has been made by a number of individuals to prevent the development or destruction of the Prairie.

Nature Conservancy has been made aware of this project and is cooperating with the Lake County Conservation Council and may be able to provide increased help in the future. In the meantime it is recommended that the area be protected through zoning regulations.

Lake Tracy

Lake Tracy is located about three miles southeast of Paisley. It is not a lake but actually a dry lake bed. The surrounding area exists in a wilderness state; however, an application for rezoning has been applied for in order to establish a planned unit development in the Lake Tracy area and extending to Lake Norris on the west and Highway 44 on the south. The developer would refill Lake Tracy and maintain a series of green belts which could and should be deeded to the County. If this were done, the area would be maintained in as much of a natural state as possible.



ISLANDS

There are two islands located in Lake Harris near the southeast end of the Lake; both of which would be very well suited for recreational activities. The smaller of the two islands is Horseshoe Island and the larger island is Long Island.

Horseshoe Island

This island consists of 5.83 acres and at the present time is part of a trust established at the First National Bank of Leesburg.

Long Island

This island is larger and more suited to recreation than is Horseshoe Island. A recent article in the paper stated that it is a 52 acre "conservationist's dream". The Boy Scouts, for years, have held overnight encampments on the island and its shores hold favorite holes for the 'big ones' which abound for fishermen. It was purchased recently by Clay Peters of West Virginia who works in Washington, D. C. in conservation. He plans to build a house on the island for future retirement.

The Committee recommends that the Commission encourage Mr. Peters to maintain the island in as natural a state as possible and, possibly, consider the island for purchase at a later date. Mr. Peters purchased the island for $67,000.

Pine Island

This island is located in the northern end of Lake Griffin at the mouth of the Oklawaha River on the west side of the River. It has high grounds with pine trees surrounded by marsh.

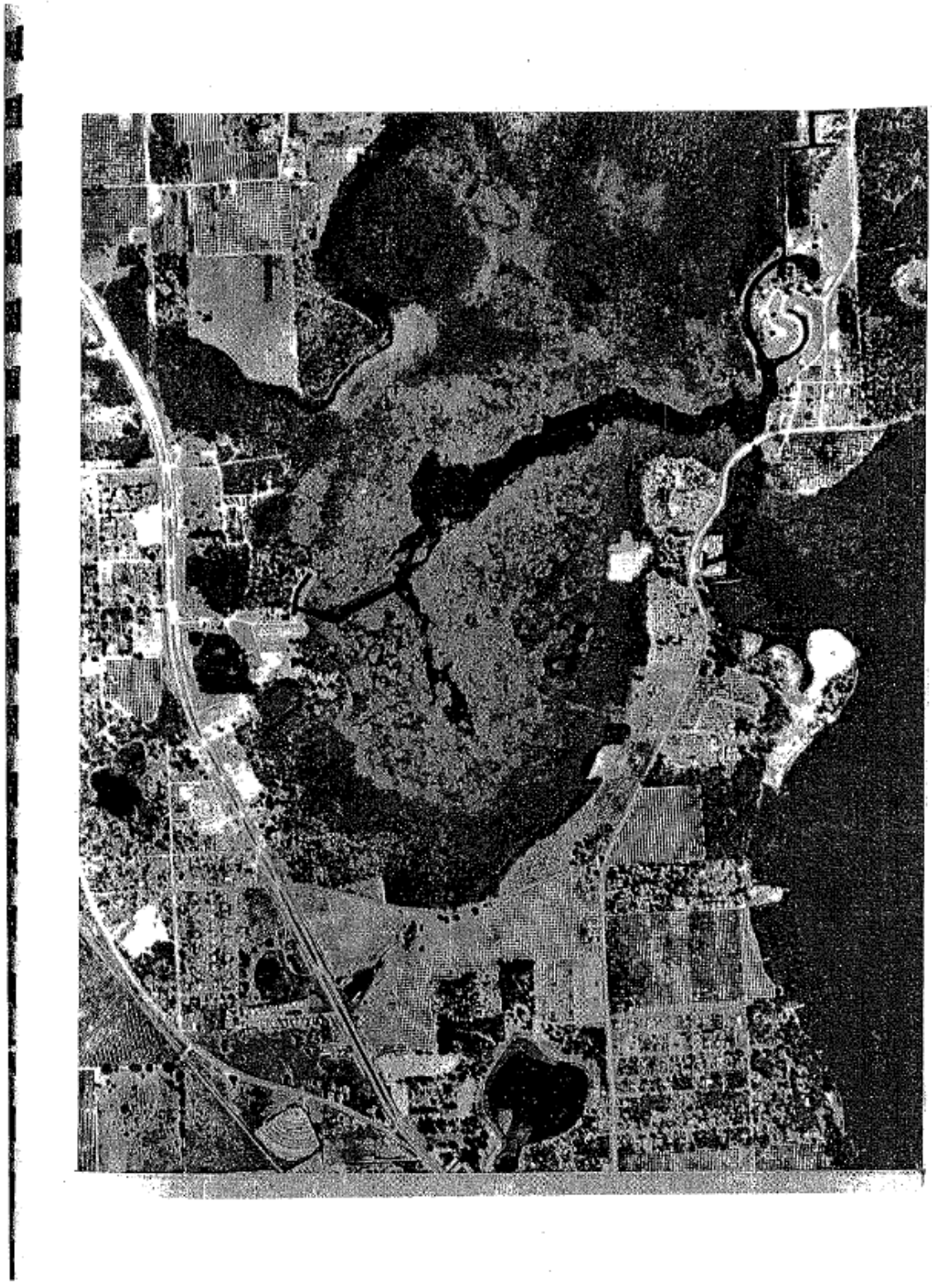
The area could be established as a County park for boating, picknicking, camping and conservation. However, the owner is asking $1,000 per acre and would want to sell all 203 acres at the same time for a total of $203,000.

The Planning Department was recently contacted by an individual who would like to put a mobile home subdivision on the island and dredge some canals. However, this does not seem at all appropriate for the area, even though the area is presently zoned R-3 for mobile homes. If the land cannot be obtained by the County, we would at least like to see it developed in a way more compatible to recreation and conservation.

Floating Islands

These islands, in contrast to Horseshoe Island; Long Island and Pine Island were not chosen as recreational areas but strictly for their conservational importance. These islands are located in Lake Griffin across from the Lake Griffin State Park. They are, essentially, floating islands of brush and shrubs but they exist as a rookery and nesting area for some 21 species of birds, mostly Florida Egrets and Herons and it is important to preserve this area from encroachment and destruction as well as providing a permanent home for the birds, alligators and fish.

Apparently these islands have already been declared a wildlife sanctuary by the Lake County Commissioners, in cooperation with and under the jurisdiction of the Audubon Society, but steps should be taken to fence the islands or in some other way protect them from boaters and, possibly, acquire the surrounding shoreline in order to stop development which would be harmful to the rookery.



GENERAL RECOMMENDATIONS

In summary, there are a number of areas in Lake County which need to be protected and conserved against further encroachment. Some should be developed for recreation and others should be maintained in their natural state. Every attempt should be made to cooperate with land owners and work out agreements which are mutually beneficial.

The use of condemnation proceedings and eminent domain should be discouraged because they are, ultimately, as expensive as a fee simple purchase and create serious problems.

There are three basic steps that need to be followed:

I. FUNDING FROM SOURCES OTHER THAN LOCAL TAXES

A. State Effort

In November a $240 million dollar bond issue Land Use Bill will go before the electorate. Under this program, $200 million dollars will be utilized to buy up environmentally endangered lands, and $40 million dollars will be utilized to purchase recreational lands. Many of the areas presently under consideration by the Committee could be, conceivably, obtained through this program. This Bill should be thoroughly studied and if it meets the objectives of the Lake County Conservation program, should be supported. However, it is possible that the bond issue will not pass and, even if it does, there is no guarantee that any money will be delegated to Lake County.

B. County Effort

1. Encourage land owners to donate their lands in return for tax breaks, both Federal and County.
2. Find areas which can be acquired for less than $50,000 and make application to the 15% Fund which provides funds without the need of a matching requirement.
3. Support the State and Federal Governments in maintaining rivers such as the Wekiva and the Palatlakaha in a wild or scenic state by discouraging development along their banks thus helping qualify them as part of the National or State Wild and Scenic Rivers System which, in turn, would allow money for the purchase of the river banks.
4. Encourage our representatives to have additional areas in Lake County included under the Federal Water Bank Act.
5. Encourage County acquisition of tax delinquent lands to be maintained in their natural state or to be sold for the purposes of acquiring additional funds to purchase other areas.
6. Make contact and cooperate with national conservation organizations such as Nature Conservancy to make them aware of our needs.

II. ZONING

The second major approach to be considered is that of the powers of the County through the use of zoning regulations.

1. Encourage the use of flood plain zoning, particularly in the wetlands areas; the marshes and swamps; and along the flood plain of the Dora Canal.
2. If an area cannot be acquired by the County, encourage its appropriate use by the property owner.

3. Provide controls on developments close to or within these areas by the use of the conditional use permit outlining specifically what must be done to protect the area.

III. PURCHASE

The third major step, and the one which is eventually most secure, will involve the fee simple purchase of the areas. It should be remembered here that there are various means of stretching our dollars.

1. Encourage the use of the lease-back where the County acquires the land and then leases it back to a private individual with certain restrictions placed on the land.
2. Purchase only the easements, such as along the riverbanks instead of purchasing the entire property, and
3. Make application for Federal Grants such as open space grants or land and water grants which will double the amount of money available for the purchase of these areas.

June 5, 1973

Honorable Vince Fechtel, Jr.
Representative, 34th District
The Capitol, Room 310
Tallahassee, Florida

Dear Representative Fechtel:

Thank you for your letter of May 28th requesting information on proposals received by the Department of Natural Resources for consideration under the Land Conservation Act of 1972.

The proposals for Lake and Seminole counties have been summarized for your convenience and enclosed.

We have received in excess of 200 proposals from various sources throughout the state. Should you have additional recommendations, please feel free to fill out one of the attached project proposal forms and return it to us. There is no cut-off date for submitting proposals.

If we may be of further service, please feel free to call.

Sincerely,

Don E. Duden, Chief
Bureau of Planning and Grants
Division of Recreation and Parks

DED/jnw

Enc.

LAKE & SEMINOLE COUNTIES PROPOSALS

County	Proposal Name	Description of Proposal
Seminole	Bradshaw Tract	3,320 Acres. Orange groves, flatwoods, and scattered high hammocks.
Seminole	Bass Tract	1,982 Acres. Frontage on Wekiva River. Flatwoods and scattered high hammocks.
Seminole	Econlockhatchee River Floodplain	
Lake	Doublerun Swamp	560 Acres. Freshwater marsh, forest, freshwater swamp. Bald cypress and pine.
Lake	Horseshoe Island	5.75 Acres. Bay, bald cypress, oak and maple trees.
Lake	Bugg Springs at Okahumpka	Natural spring with 11 MGD discharge rate. 60 Acres.
Lake	Island in Lake Griffin	Islands developed from fibrous organic material. Pioneer aquatic plants and hydrofitic tree species. Natural rookery and nesting area.
Lake	Pine Island	203 Acres. Located in Lake Griffin. Upland and marsh, drained by canal.
Lake	Ebersole Farms	320 Acres. Dairy farm with improved pasture. Flat grassland bordering on bay lake. Bayheads. Sandhill crane rookery.
Lake	Blackwater Swamp	4,500 Acres. Pristine river swamp. Hardwood forest. Water recharge area.
Lake	Gentile Tract	5,809 Acres. Bordered by Wekiva River and Blackwater Swamp. Flatwood pine, hardwoods and creek floodplains.
Lake	Groveland Cypress Wildlife Sanctuary.	Cypress swamp with 10 acres.
Lake	Lake Dora Tract	1,200 Acres. Heavily wooded with waterways, lakes, etc. 3 miles of shoreline on Lake Dora.
Lake	McQuillan-Lake County Proposal	6,000 Acres. Springs. Rich Dolomite and Phosphate deposits. Hammock and swamp area
Lake	Withlacoochee Headwater	1,154 Acres. Pine flatwoods, improved pasture. Three miles riverfront.

LAKE & SEMINOLE COUNTIES PROPOSALS

County	Proposal Name	Description of Proposal
Lake	Gourdneck Springs	Spring and strip surrounding area.
Lake	Duncan and Peeples Estate	19 Acres. High wooded area, dropping into Bald Cypress Swamp fronting on Dora Canal.
Lake	Swift Tract	8,300 Acres. Improved pastrue, swamps, forest, etc. On St. John's River.
Lake	Millor Proposal	3,000 Acres. High pine land, timbered marshland, three miles on St. Johns River.
Seminole	Starbuck Spring	12 Acres. High pineland, springs, frontage on Little Wekiva River.
Lake	Lake Griffin Islands	Four islands in Lake Griffin.

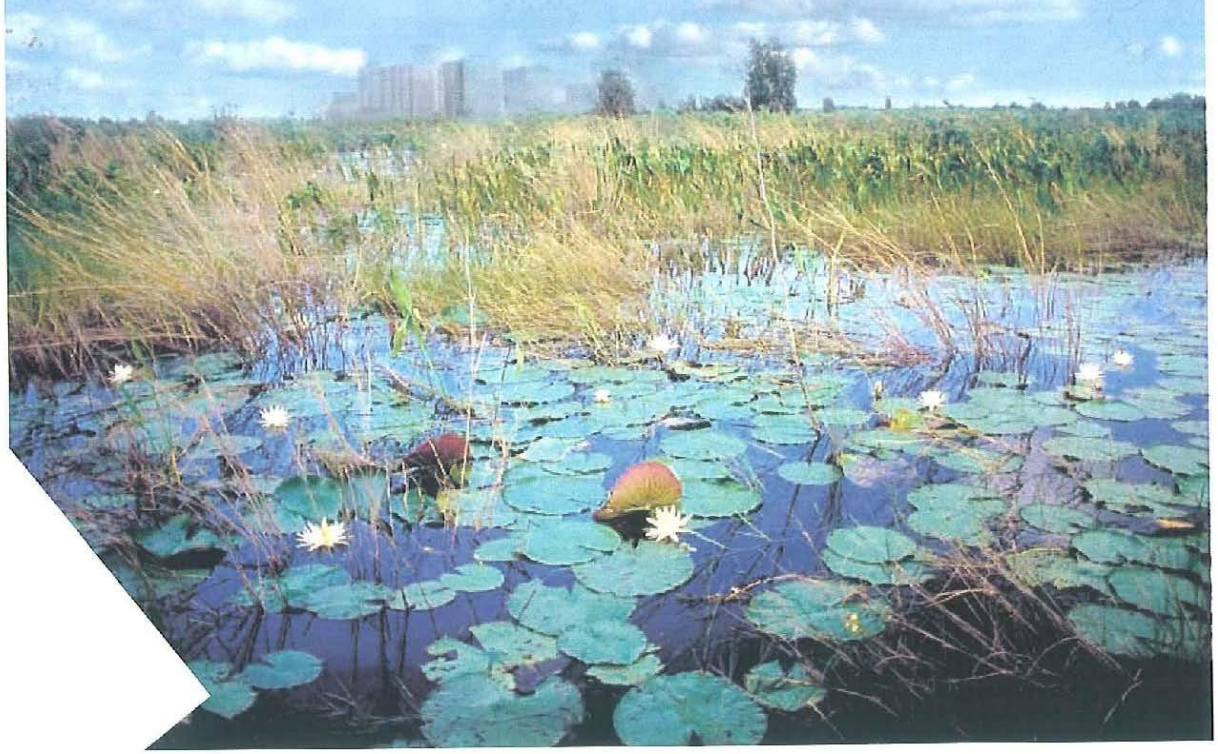
Appendix B

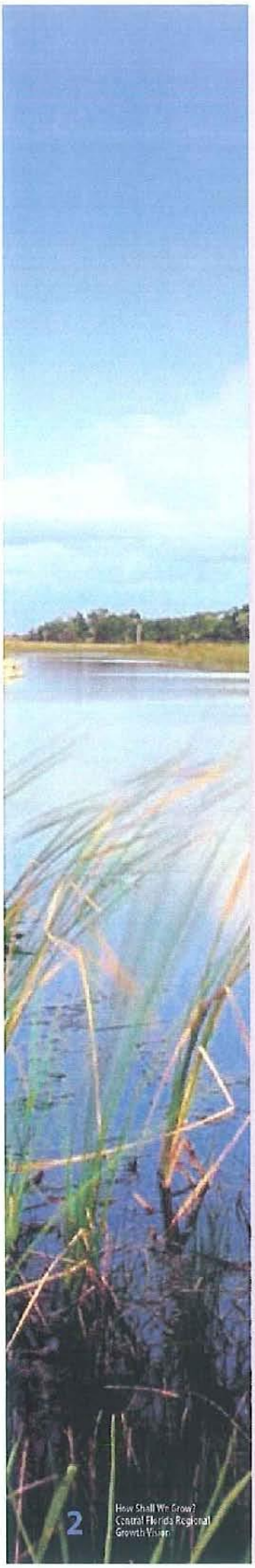
"How Shall We Grow"

How Shall We Grow?

A Shared Vision for Central Florida

Created to help our region continue to be a great place to live, learn, work and play





To our fellow Central Floridians,

By working together we can dramatically impact our future.

We invite you to join us in a continuing journey to implement a shared vision to help Central Florida continue to be a great place to live, learn, work, and play.

Over the past 18 months, we have had the privilege of participating in a historic "community conversation" to develop a shared 50-year vision for the seven-county Central Florida Region – Brevard, Lake, Orange, Osceola, Polk, Seminole, and Volusia counties – and the 3.5 million people who live in these counties and their diverse cities and towns.

We look at the forces shaping our nation and world, and we agree that Central Florida is uniquely positioned to be one of the most dynamic regions of the 21st Century. We celebrate our history of imagination turned into action – and we believe that the people that produced Walt Disney World, the Kennedy Space Center, the University of Central Florida, the Daytona International Speedway, and many other world renowned assets can reinvent this region yet again.

We celebrate the diversity of our people, our economy, and communities as we look toward a shared future and address our common issues. From Orlando to Lakeland, Daytona Beach to Kissimmee, Titusville to Winter Springs, Groveland to Windermere, Central Florida is a single region with many facets.

We acknowledge our rich heritage, our distinctive places, and our precious environment – and we pledge to preserve the best of these resources for future generations.

We recognize that the State of Florida projects that Central Florida's population will more than double between 2005 and 2050, to more than 7 million residents.

We have choices about how, where, and in what form our region will grow. We can continue our current pattern of development, which will cause us to consume land at a rapid pace, encroach on critical environmental resources, lose the distinctiveness of our communities, and paralyze our residents and businesses in traffic.

Or, we can boldly choose a different approach where we conserve our environment, strengthen our urban centers, and provide a variety of choices for how we live, work, travel, raise our families, and enjoy our free time.

We recognize that the decisions we make today about future growth will determine the competitiveness of our economy, the sustainability of our environment, and the quality of life for future generations. The decisions about development made by individual communities can have impacts far beyond their boundaries. That's why a regional, collaborative approach is imperative.

We applaud the work of numerous public, private, and civic organizations, as well as the nearly 20,000 Central Floridians who have helped answer the question "How Shall We Grow?" We believe that the Central Florida Regional Growth Vision reflects what matters most as we raise our families, grow our businesses, and build our communities.

Together, we present the Central Florida Regional Growth Vision. This Vision, and the accompanying Policy Framework and Action Plan, offers strategic direction for our future. This Vision also includes the following Regional Growth Compact – our declaration of inter-dependence:

- We acknowledge that the Central Florida Regional Growth Vision is a community-generated guide for the future development of the region.

- We agree to enhance existing or develop new practices to continue cooperation and consensus-building at the regional level in support of the Central Florida Regional Growth Vision. These practices may include:

  - Establish a forum for continued cooperation among regional elected officials.
  - Work with the seven-county legislative delegation to establish regional legislative delegation meetings and priorities.
  - Work with the legislature to advance regional priorities consistent with this Vision.

- We agree to consider the following six regional growth principles when making future public, private, and civic investment decisions.

  - Preserve open space, recreational areas, farmland, water resources, and regionally significant natural areas.
  - Provide a variety of transportation choices.
  - Foster distinct, attractive, and safe places to live.
  - Encourage a diverse, globally competitive economy.
  - Create a range of obtainable housing opportunities and choices.
  - Build communities with educational, health care, and cultural amenities.

- We agree to coordinate regional action in these six areas by enhancing existing or developing new regional partnerships.

August 10, 2007

- We acknowledge that comprehensive plans and other regional and local plans are the critical tools for translating this Vision into action. We agree to:

  - Develop or update strategic regional policy plans, community visions, local government comprehensive plans, transportation plans, resource agency plans, and economic development plans to develop more specific goals, policies, and programs to manage long range growth and guide infrastructure investments consistent with this Vision.
  - Consider this Vision and the six regional growth principles in future updates of these plans.
  - Coordinate local and regional plans with those of neighboring and overlapping government entities, as well as key statewide plans.

- We agree to work toward additional intergovernmental agreements when necessary to address opportunities for joint action or to resolve inconsistencies among statewide, regional, and local policies and plans.

- We agree to promote understanding and support of this Vision by public, private, and civic leaders, as well as the community.

- We agree to monitor progress toward this Vision and to develop a process for updating the Vision over time to respond to evolving regional trends.

Finally, we invite you -- our family, friends, neighbors, colleagues, and, ultimately our children and grandchildren, to join us as we work toward this shared regional vision.

Central Florida Joint Policy Framework Committee

Representing the Brevard County Commission
The Honorable Helen Voltz

Representing the Cities of Brevard County
The Honorable Thomas M. Eschenberg

Representing the Central Florida Public School Boards Coalition
The Honorable Candace C. Lankford

Representing the Central Florida Public School Boards Coalition
The Honorable Dede Schaffner

Representing the Lake County Commission
The Honorable Welton Cadwell

Representing the Cities of Lake County
The Honorable Sanna Henderson

Representing the Orange County Commission
The Honorable Richard Crotty

Representing the Cities of Orange County
The Honorable Gary Bruhn

Representing the Osceola County Commission
The Honorable Ken Shipley

Representing the Cities of Osceola County
The Honorable Donna Hart

Representing the Polk County Commission
The Honorable Jack R. Myers

Representing the Cities of Polk County
The Honorable Nancy Z. Daley

Representing the Seminole County Commission
The Honorable Carlton Henley

Representing the Cities of Seminole County
The Honorable John F. Bush

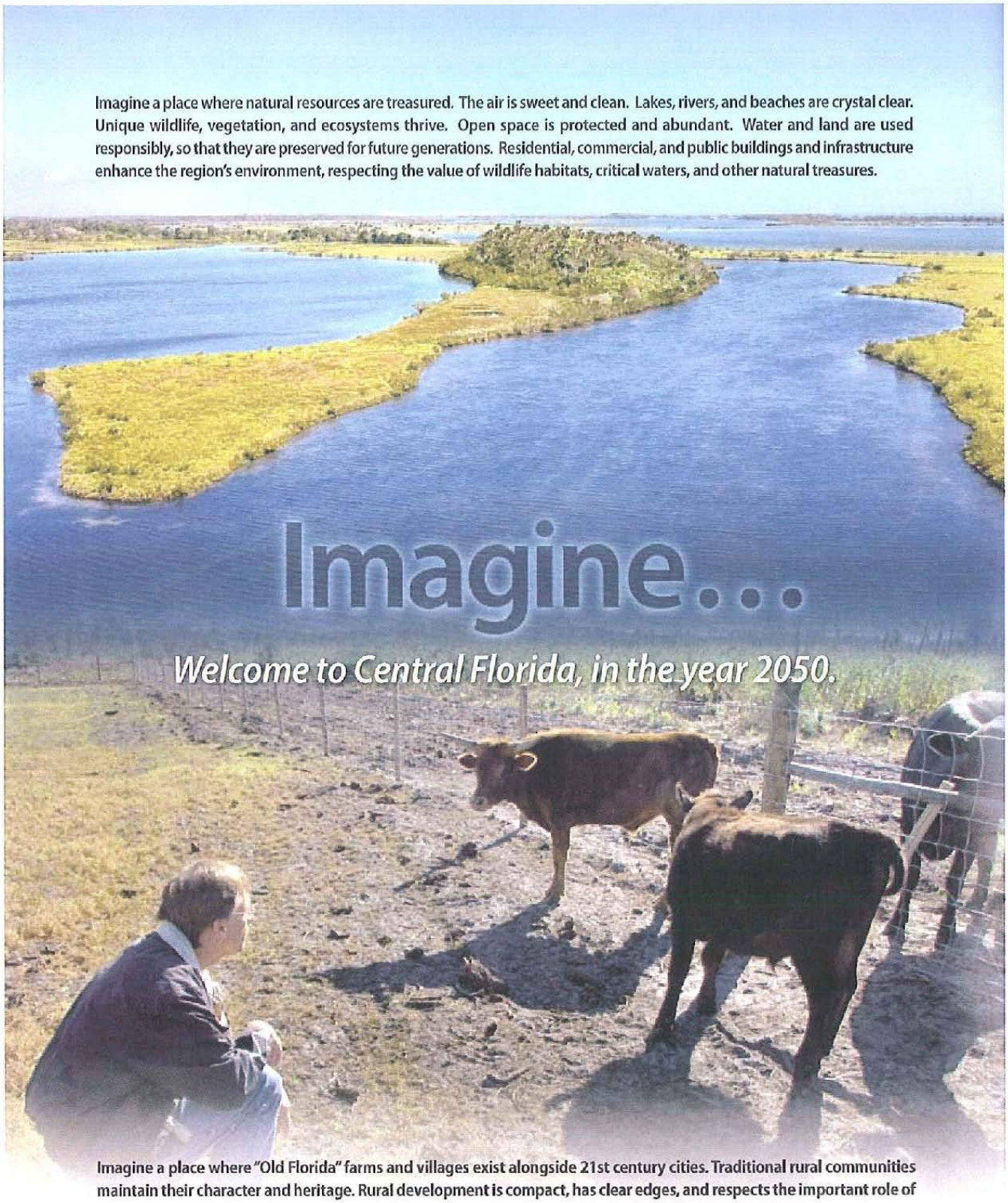
Representing the Volusia County Council
The Honorable Frank T. Bruno, Jr.

Representing the Cities of Volusia County
The Honorable Roland Via

Table of Contents

The Regional Growth Vision is dedicated to
the Central Florida Residents of Yesterday, Today and Tomorrow.

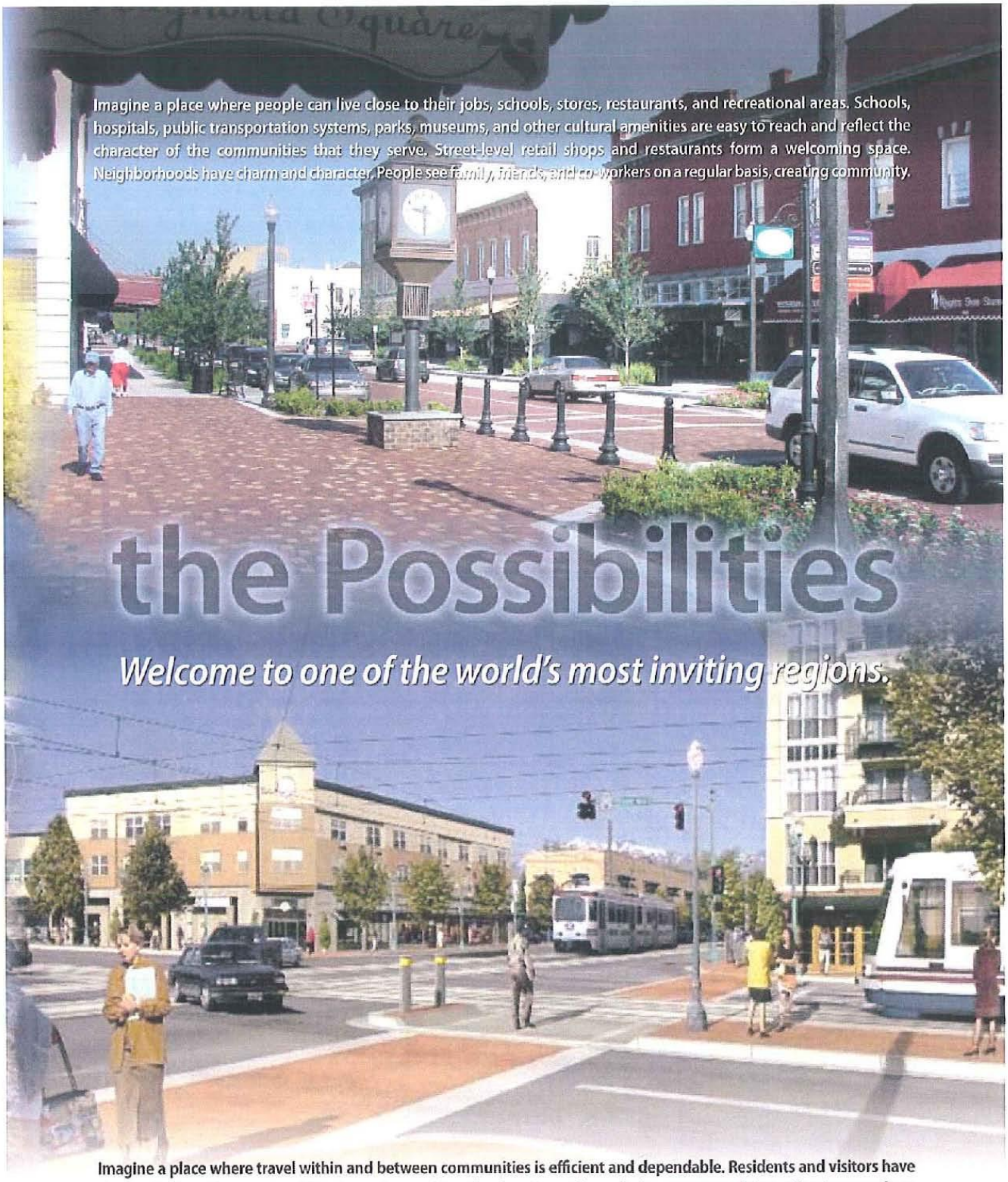
Imagine a place where natural resources are treasured. The air is sweet and clean. Lakes, rivers, and beaches are crystal clear. Unique wildlife, vegetation, and ecosystems thrive. Open space is protected and abundant. Water and land are used responsibly, so that they are preserved for future generations. Residential, commercial, and public buildings and infrastructure enhance the region's environment, respecting the value of wildlife habitats, critical waters, and other natural treasures.



Imagine...

Welcome to Central Florida, in the year 2050.

Imagine a place where "Old Florida" farms and villages exist alongside 21st century cities. Traditional rural communities maintain their character and heritage. Rural development is compact, has clear edges, and respects the important role of agriculture in the region's economy. Parts of the region still feel untouched by the rapid growth of the past 100 years.



Imagine a place where people can live close to their jobs, schools, stores, restaurants, and recreational areas. Schools, hospitals, public transportation systems, parks, museums, and other cultural amenities are easy to reach and reflect the character of the communities that they serve. Street-level retail shops and restaurants form a welcoming space. Neighborhoods have charm and character. People see family, friends, and co-workers on a regular basis, creating community.

the Possibilities

Welcome to one of the world's most inviting regions.

Imagine a place where travel within and between communities is efficient and dependable. Residents and visitors have choices for how they move within the region and to other locations. These choices save travel time, allowing people to spend more time with family and friends. Businesses can easily access national and global markets with their products and services, and are able to expand their reach worldwide.

Looking Back

Central Florida has a long history of turning dreams into reality and has reinvented itself many times.

Since the middle of the 20th century, Central Florida has transitioned from an area of small towns and citrus groves to a bustling metropolitan region. The region's growth has been a product of several factors: its climate, land, and other natural resources; its lower cost of living and business-friendly environment; and strategic investments in education, transportation, technology, and other infrastructure.

The region's growth also has been the result of bold visions set by leaders with names like Disney or Kennedy, who have seen the potential for Central Florida to become one of the world's leading tourist destinations, genesis for the nation's space exploration program, or the site of one of the nation's leading life science research programs.

Central Florida Timeline

Mosquito County

12,000 B.C. through 1700s

- The Paleoindians are the first known inhabitants of the Central Florida Region. A variety of Indian Tribes settled the region over the next 14,000 years, including the Apalachee, Tekesta, Calusa, Ai, Temucua and Seminole Tribes.

1800s

- Anglo settlers originally moved to the Ormond Beach and New Smyrna Beach area in the 1820s. It was not until the end of the Second Seminole War and the Armed Occupation Act of 1842 that the region was safely opened for homesteaders willing to live near military forts and serve as citizen soldiers.
- Mosquito County was originally formed in 1824 encompassing all of Central Florida. In 1844, Orange County was the first to separate into a distinct jurisdiction, followed by Volusia, Brevard, Polk, Osceola, Lake and Seminole.
- The South Florida Railroad opened with 10-miles of track stretching from Sanford to Longwood. By 1880, the route reached a full 23 miles into Orlando.
- In the 1880s, Rollins College and Florida Southern College became the first colleges and Stetson University became the first university in Central Florida.

Early 1900s

- Mary McLeod Bethune opened the Daytona Educational and Industrial Training School for Negro Girls. It became a four-year college, known as Bethune-Cookman College, in 1941.
- The Florida Sanitarium and Benevolent Association (now Florida Hospital) opened in 1908.

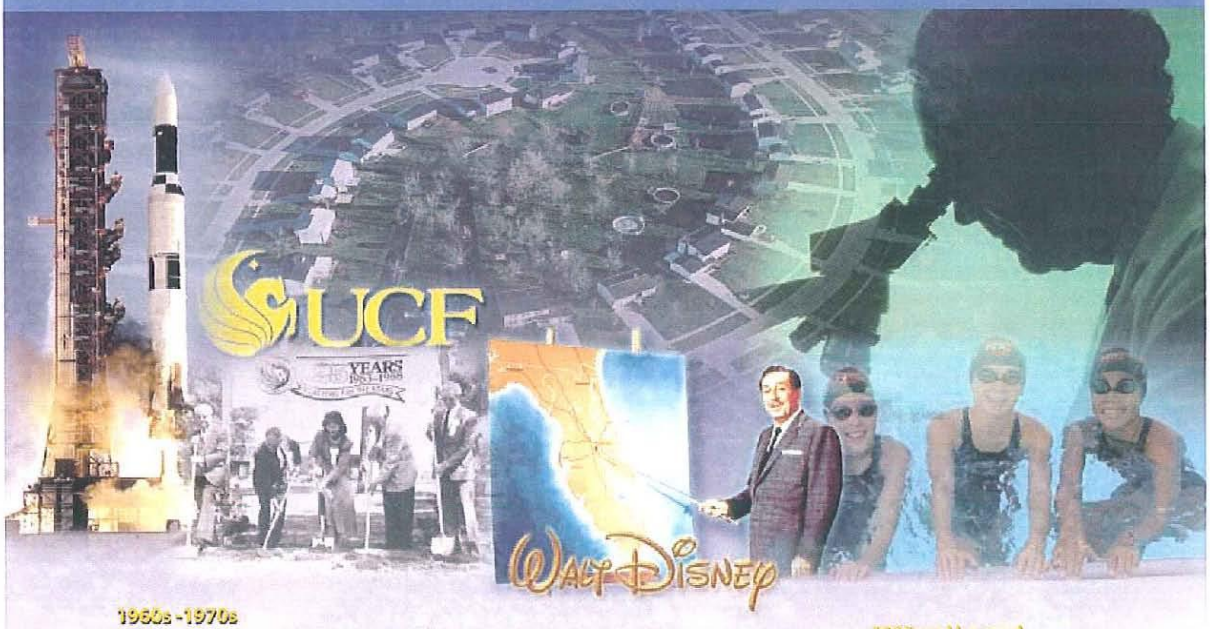
1920s -1930s

- The completed Dixie Highway, which ultimately ran from Miami through to the Canadian Border, served as the first interstate road to run directly through Central Florida.
- Construction of Bok Tower is completed. On February 1, 1929 President Calvin Coolidge dedicates the Bok Sanctuary in Lake Wales.

1940s -1950s

- Pine Castle Army Airfield opened in 1941 with the name later changing to McCoy Air Force Base. Central Florida's year-round climate made it a major training center for the armed services, resulting in highway and airport construction that provided the region with an up-to-date transportation network.
- Central Florida's economy was beginning to diversify. Tourism, cattle, citrus and phosphate were joined by new industries such as electronics, plastics, aviation, construction, real estate and international banking.
- The first segment of Florida's Turnpike opened from Miami to Fort Pierce in 1957. The eastern connection from Orlando to Yeehaw Junction opened six years later with Orlando connecting west to I-75 the following year.

These visions have become reality, producing one of the most vibrant regions in the United States. Central Florida's population has exploded, from 400,000 in 1950 to 1.6 million residents in 1980, and then to 3.5 million residents in 2005. The region's population is diverse, representing a broad mix of cultures, races, ethnicities, and ages. The region created one million new jobs between 1980 and 2005, one of the strongest growth rates among major urban regions nationwide. The economy blends traditional strengths in agriculture, tourism, and defense with emerging industries related to aerospace, photonics, and life sciences. The income brought into the region has nearly tripled, from $37 billion in 1980 to $107 billion (in 2005 dollars).



1960s -1970s

- The U.S. space program - with its historic launches from Cape Canaveral, lunar landings and the development of the space shuttle program - focused the attention of the world on Central Florida.
- Florida Technological University (later renamed the University of Central Florida) opened as the need for engineers and scientists accelerated.
- The opening of Walt Disney World in 1971 shined another global spotlight on the region and bolstered a tourism industry that already included world-class beaches and attractions such as Gatorland, Daytona International Speedway and Cypress Gardens.
- In 1976, McCoy Air Force Base was renamed the Orlando International Airport. Over the next three decades, expansion at the four International Airports in Central Florida as well as at Port Canaveral bolstered the regional economy.

1980s -1990s

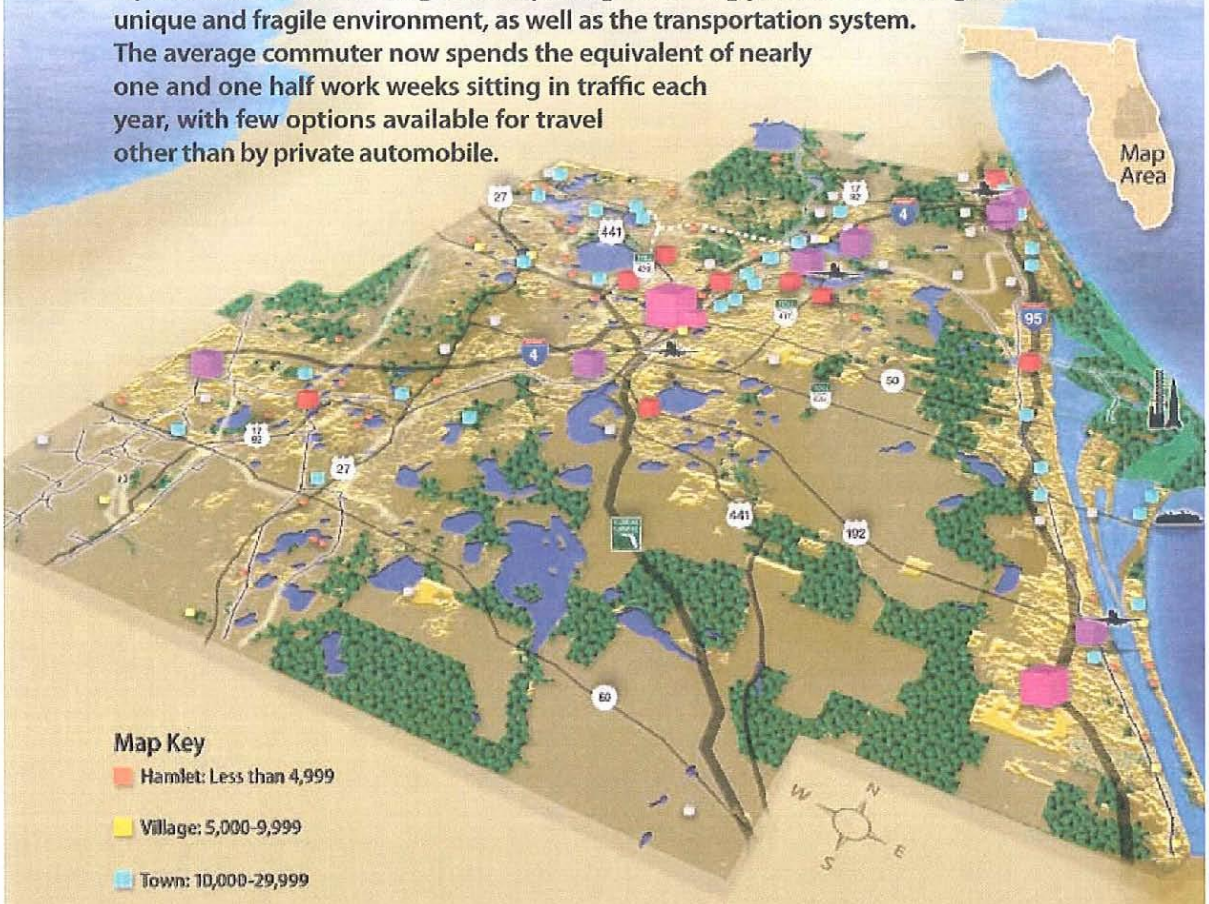
- Devasting freezes destroyed citrus groves across Central Florida. The Citrus Tower in Clermont became a symbol of the swift regional changes over 20 years, towering first over citrus groves and now over housing developments.
- By 1998, Walt Disney World welcomed its 600 millionth guest. The opening of SeaWorld and Universal Orlando provided additional entertainment opportunities and solidified Central Florida as a top tier tourism and convention destination.

2000 and beyond...

- Completion of the National Training Center in Clermont has made Central Florida a nationally recognized location for training Olympic caliber athletes.
- The University of Central Florida has grown to become the 6th largest university in the country with more than 46,000 students.
- Central Florida is poised to become a world-class destination for high-tech medical research with the addition of a veteran's hospital, the UCF medical school and the Burnham Institute.
- Imagine the Possibilities...

Central Florida: What We Look Like Today

Central Florida today is a collection of seven counties and 86 cities, with development organized in multiple centers throughout the region. In recent years, Central Florida has been developing land at an even faster pace than population growth. The region included a total of 2,618 square miles of urban development in 2006, compared to 1,675 square miles in 2000. This growth is placing increasing pressure on the region's unique and fragile environment, as well as the transportation system. The average commuter now spends the equivalent of nearly one and one half work weeks sitting in traffic each year, with few options available for travel other than by private automobile.



Map Key

- Hamlet: Less than 4,999
- Village: 5,000-9,999
- Town: 10,000-29,999
- Small City: 30,000-49,999
- Medium City: 50,000-99,999
- Regional City: 100,000 or more
- Potential Development Areas
- Existing Conservation (2006)
- Major Water Bodies
- Developed Area (2005)
- Undeveloped Area (2005)
- Highway
- Active Railroad
- Inactive Railroad
- International Port
- International Airport
- Kennedy Space Center

Looking Ahead – What Is Our Current Path?

Current development trends threaten Central Florida's livability and competitiveness. In the past few years, a series of development scenarios have been developed by the University of Pennsylvania, the East Central Florida Regional Planning Council, and other regional planning organizations. These projections all point to similar conclusions. Using the East Central Florida Regional Planning Council's most recent scenario, if current development trends continue, by 2050:

The region will consume as much land in 45 years – 2,577 square miles – as has been developed over the last 440 years.

Residents will continue to move further away from where they work, resulting in increased commute times and less time at home. The majority of new money spent on transportation will be spent on new roads. Even so, the average person will spend more than 90 minutes per day commuting, compared to about 20 minutes today.

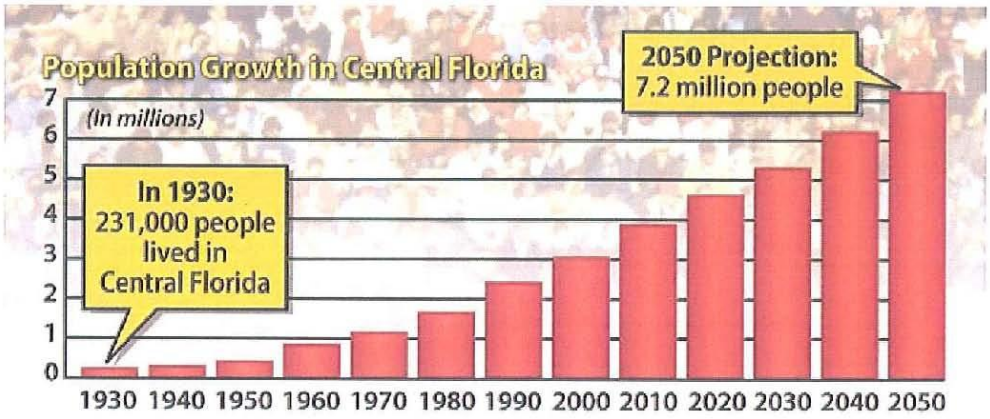
About 344 additional square miles of irreplaceable environmental lands and wildlife habitats will be consumed.

The volume of carbon monoxide and other green house gases produced in the region will more than triple, contributing to a decline in air quality and public health and increased contributions to global climate change.

Most new buildings will be single-story, single-family homes on 1/3 to 1/2 acre lots. From the air, it will be difficult to distinguish one set of rooftops from another.

Water consumption will increase by 70 percent, depleting the Floridan aquifer and raising questions about the availability of water for future generations.

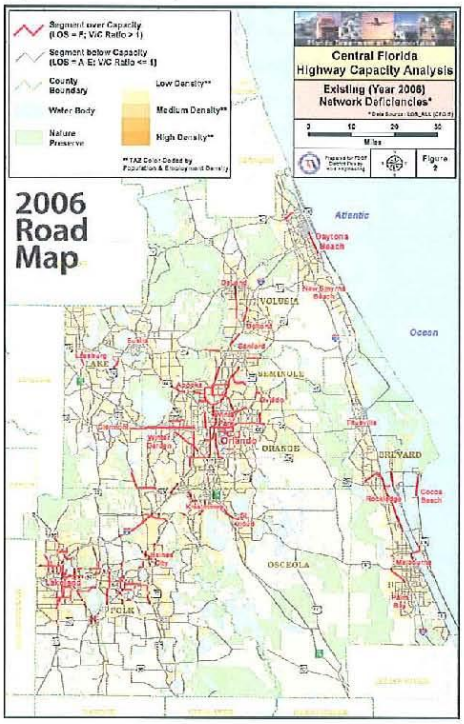
How Are We Growing?

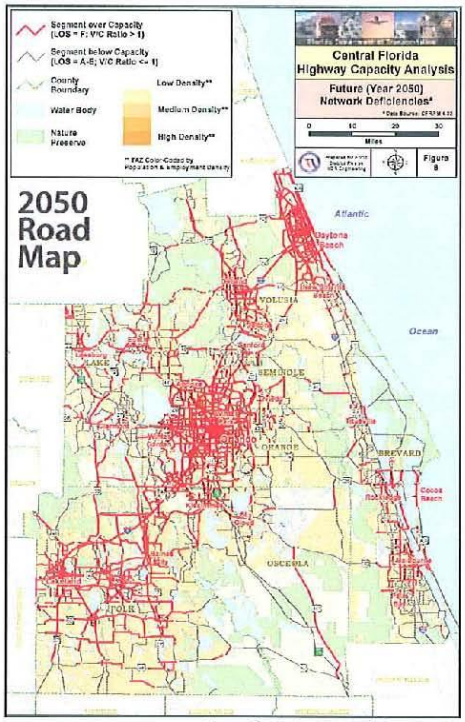


Source: University of Florida Bureau of Economic and Business Research

How We Will Go As We Grow?

Continued reliance on the automobile is resulting in a growing strain on the road network. The map on the left shows in red the roads currently failing (Level of Service "F"). The map on the right shows the roads that are projected to fail by year 2050 based on population projections and projected future road projects.

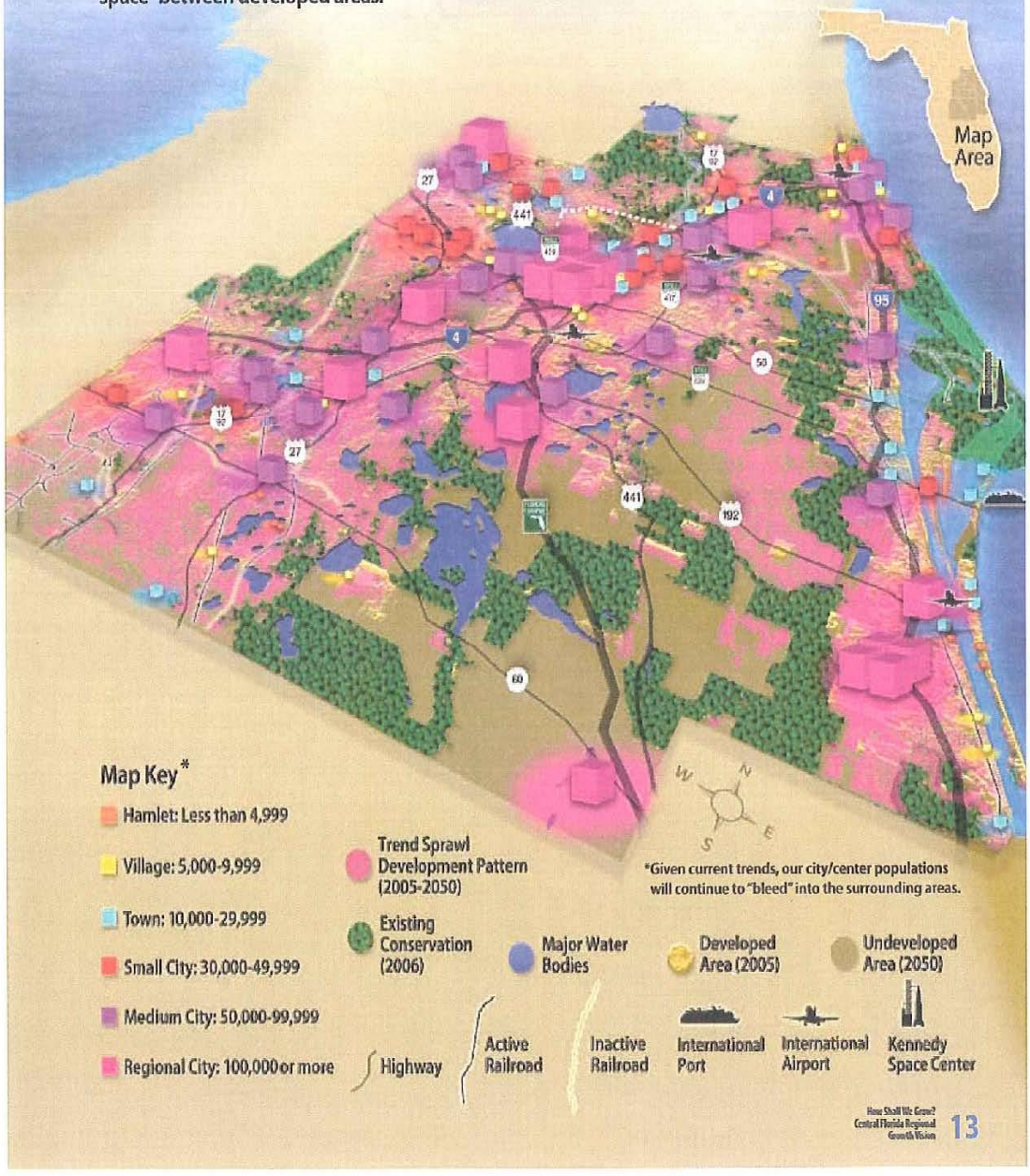




Source: Florida Department of Transportation

2050: What We Will Look Like…
If Current Trends Continue

If current growth policies continue, the amount of developed land in Central Florida will double by 2050. More development will occur in places that once were distinctly rural or in sensitive environmental areas. City boundaries will meld into one another, with little distinction or "green space" between developed areas.



2050:

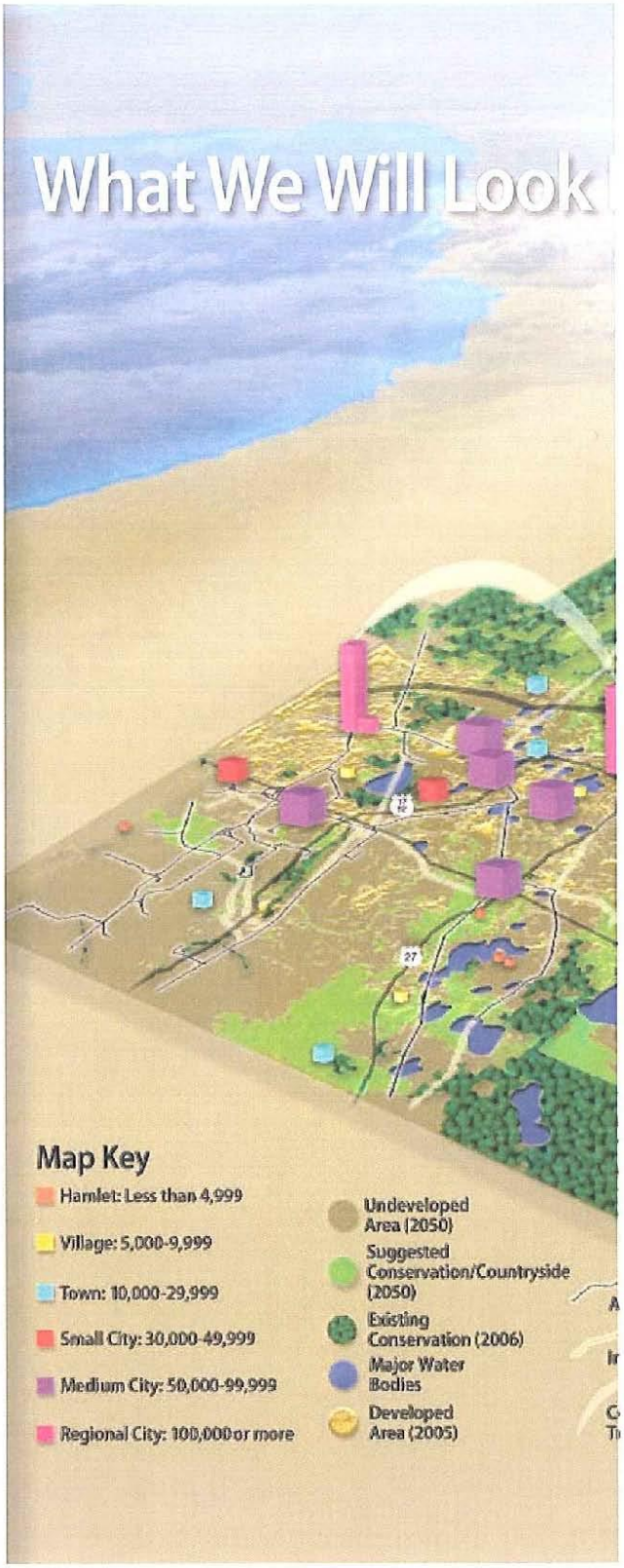
Central Florida's residents and leaders are choosing a different path.

From March 2006 to August 2007, nearly 20,000 Central Floridians participated in a historic "community conversation" to answer the question "How Shall We Grow?" People from all walks of life attended roundtable meetings, shared their hopes and fears, and compared alternative scenarios for what Central Florida could look like in the year 2050. Elected officials and other public, private, and civic leaders from all 7 counties and many of the region's 86 cities met as part of councils, task forces, and technical committees to review policy options and develop future projections.

So, how shall we grow?

The answer is clear: more than 86 percent of Central Floridians surveyed indicated that continuing on the current path of development was their least preferred option of four future scenarios. Instead, they have pointed toward a different approach to growth, in which the region preserves its most precious environmental and agricultural lands, focuses development in urban centers, and connects these centers with transportation corridors that provide choices for how people travel.

This vision illustrates what the region can look like if we focus on the 4 C's – Conservation, Countryside, Centers and Corridors. It illustrates a "snap shot" of the current cities and unincorporated population centers that are anticipated as of 2007. If cities and centers grow as anticipated, our community will need to make decisions about the best ways to connect regional cities and the villages and towns that surround them. If our history is an indicator, the region will continue to reinvent itself and other population centers will likely emerge. The centers may shift and rearrange, but what should stay constant are the core themes and principles underlying the Central Florida Regional Growth Vision.




Like… If Our Vision is Realized
Map Area
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Highway
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ransportation Connections (2050)
Kennedy Space Center
International Airport
International Port
15

Central Florida's

Through surveys, meetings, blogs, and other conversations, Central Florida's residents, business leaders, and elected officials overwhelmingly embrace a future that is different than our current path. A future in which the Central Florida region is recognized as a world-class place to live, learn, work, and play. A future where people with diverse backgrounds and talents come together to enhance a global economy that rivals the greatest cities in the world. A future where the natural beauty and other amenities that are

Conservation

Enjoying Central Florida's most precious resources – lands, waters, air, and wildlife

Central Florida's natural setting is world-renowned and precious to all of us. Within an hour's drive, Central Floridians can enjoy swimming at the beach, canoeing or hiking at a natural spring or trail, or riding a bike on the most challenging trails in the state.

Central Floridians seek to ensure that our natural resources are available to our children and grandchildren. We want them to be able to access and enjoy our beaches, parks, trails, and recreation areas. We want them to see how irreplaceable wildlife, plants, and ecosystems can thrive alongside a dynamic economy. We also never want them to worry about whether they will have clean air to breathe and clean water to drink.

We will significantly expand the amount of land preserved for posterity, including our critical lands and waters. These additional conservation lands will create many new spaces for recreation, wildlife, and groundwater recharge. Conservation lands will be connected in a necklace of "green" corridors throughout the region that preserve natural ecosystems and provide better mobility for wildlife and recreational travelers. Growth in water consumption and greenhouse gas emissions will be reduced, so that even as we add 3.5 million residents, our overall "footprint" on the environment can be limited.

Countryside

Maintaining Central Florida's heritage of agriculture and small villages

Agriculture will remain a viable option for large swaths of the region's land. Local farms will continue to provide a significant portion of our food supply, as well as valuable exports to other states and nations.

Farms, hamlets, small towns, and undeveloped countryside will remain a key element of Central Florida's landscape. They will provide choices for where people live and wide open spaces for people to enjoy. They also will provide soft edges to the major urban areas, rather than having a seemingly unending string of development.

Rural communities will enjoy a renaissance among retirees, visitors, and families. Central Florida's small towns will combine a relaxed quality of life with easy access to world-class urban centers throughout the region. They also will have easy access to markets in other regions, states, and nations through our modern transportation and communications systems.

Regional Growth Vision

unique to our region are enjoyed by all. A future in which Central Florida consumes less land, preserves more precious environmental resources, creates more distinctive places to live in both rural and urban areas, and provides more choices for how people travel.

A future that reflects four key themes: Conservation, Countryside, Centers, and Corridors.

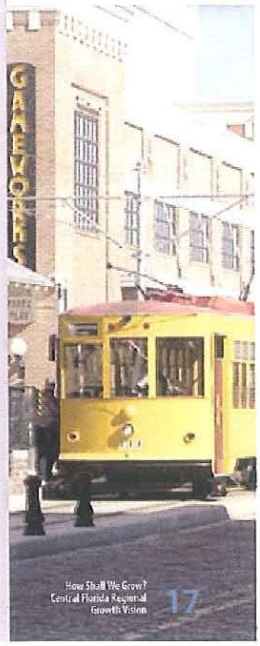
Centers

Hamlets, villages, towns and cities – a variety of places to live, work, and play

Distinctive cities and towns will provide choices for how Central Floridians live. Communities will meet the needs of residents, from those who want to live in a downtown high rise to those who desire a five-acre lot in the country.

The region's most vibrant centers will provide a mix of residential and commercial development. These will include traditional cities like Daytona Beach, Mount Dora, Lakeland, Sanford, and Orlando, as well as new urban developments including Dundee, Palm Bay, Altamonte Springs, and Deltona. Other centers will be more focused on economic drivers, such as the areas surrounding Orlando International Airport, the University of Central Florida, Cape Canaveral, and the region's world-renowned attractions.

Rich architectural details, urban parks, and commercial and cultural amenities will create a unique feel for each center. Most urban areas will have fewer single-family homes and an increased mix of apartments and condominiums. Schools, jobs, shopping, health care facilities, and cultural amenities will be located in close proximity to residential areas. Residents will feel safe and secure and will see Central Florida as a place where they can both raise families and retire.



Corridors

Connecting our region with more choices for how people and freight move

Transportation corridors will provide the glue that links Central Florida's diverse centers to each other, and to the rest of the world.

Central Florida will shift from a region that overwhelmingly depends on cars and trucks to offering its residents, businesses, and visitors a wide range of travel options.

Many people in the most compact urban centers will be able to walk, bicycle, or take a bus or streetcar to school or work. People moving between centers will be able to drive or use transit or passenger rail systems. And people and freight moving between Central Florida and other parts of the world will have a full range of choices – from high-speed expressways and rail systems to some of the world's most efficient airports, one of the nation's largest cruise passenger ports, and the nation's largest and most capable commercial spaceport.

Greater choices and shorter trips will help reduce congestion on the region's key highways, saving time, money, and stress for residents and businesses.

Looking Ahead – What Could We Look Like?

Development decisions oriented toward conservation, countryside, centers, and corridors could result in a very different future for Central Florida than continuing on the current trend. Projections developed by the East Central Florida Regional Planning Council suggest that implementing the shared regional vision could result in these outcomes by 2050:

The region could consume less than 1,000 additional square miles of land over the next 45 years – a significant amount, but much less than the amount consumed over the past five decades.

Residents will have many choices for how to commute to work: walking, bicycling, driving, taking a streetcar, bus, or train. The amount of time spent commuting each day to work could double from today's levels, but would remain below the 90 minutes anticipated if current trends continue.

Only a small amount of sensitive environmental lands and wildlife habitats will be consumed. The amount of land conserved for future generations could increase by 75 percent or more, reaching a level where more land in the region is conserved than developed.

The growth in carbon monoxide and other greenhouse gases produced in the region will slow, maintaining better air quality and public health.

Homes, offices, and other buildings will reflect the diversity of Central Florida's population and economy. From multi-story lofts to working farms, Central Florida will offer choices for everyone.

The growth in water consumption also will slow, helping sustain the availability of water for future generations.

How Do We Get There?

Central Florida's elected officials and government, business, and community leaders have been working together to determine how the region can begin implementing this shared regional vision. Through a series of regional councils, working groups, and committees, our county commissioners, mayors and city councilors, school board members, public agency directors, business and civic leaders have begun tackling the tough questions about which policies and processes should change to enable the region to move toward this shared vision. These leaders have reviewed citizen input, analyzed growth projections and scenarios, and studied "best practices" both within the region and elsewhere in Florida, the nation, and the world.

Together, they have identified six principles that can guide future growth decisions regionwide, as well as the actions necessary to begin implementing each principle:

1 PRESERVE...
open space, recreational areas, farmland, water resources, and regionally significant natural areas.

2 PROVIDE...
a variety of transportation choices.

3 FOSTER...
distinct, attractive, and save places to live.

4 ENCOURAGE...
a diverse, globally competitive economy.

5 CREATE...
a range of obtainable housing opportunities and choices.

6 BUILD...
communities with educational, health care, and cultural amenities.

Preserve open space, recreational areas, farmland, water resources and regionally significant natural areas

Preserving and enjoying our natural resources is what matters most to our citizens. This is the foundation of our shared regional vision – the principle that above all we must follow if our region is to become the place where our children and grandchildren would want to live in 2050.

1. **Identify the "must save" lands.** The centerpiece of the regional vision is a "greenprint," which is a plan for an inter-connected network of conservation lands, open space, and recreational areas. The greenprint will include the "seven jewels" already identified through the Naturally Central Florida initiative, other habitats for threatened and endangered species, key recreational areas, and the corridors that connect these lands.
2. **Invest in preserving these critical lands.** Dedicated public funding will be one way to purchase lands for this "greenprint." However, conservation also can occur through private investment. Incentives can encourage landowners to conserve greenprint lands and other open space, and to set aside lands for preservation as part of major development projects.
3. **Ensure that residents can easily access recreational areas.** It is not enough to conserve lands; we also must make sure we can access and enjoy nature. Communities will be designed so that the vast majority of Central Floridians are within a short walk or bike ride from a green space. Appropriate transportation access also will be needed to recreational areas located outside of the urban areas.
4. **Develop in a sensitive manner.** The environment will be a critical factor in future decisions about public and private investment in our region. Development should focus in existing centers and other areas that do not pose significant risk to environmental resources and that reduce the overall land required to support future growth. Transportation corridors should impact sensitive lands only when absolutely necessary to connect centers, and then only when access to these corridors can be restricted to avoid drawing even more growth into the area. The design of buildings and infrastructure also should help reduce the region's water consumption, greenhouse gas emissions, and other "footprints" on the environment.
5. **Encourage sustainable agriculture.** Agriculture should remain a viable option for our land to provide part of our food supply and to serve export markets. Local governments, land owners, and farmers should work together to promote the importance of agriculture, to retain suitable lands in agriculture, and to ensure that farming remains economically and environmentally viable.
6. **Plan for future water needs.** The region also should develop strategies for providing sufficient water and ensuring that water supply is in place to support new development. A regional water resources plan should include strategies for reducing consumption, sharing available water sources, and developing alternative water sources.

The "Seven Jewels" of Central Florida

1. St. Johns Mosaic and Econlockhatchee
2. Indian River Lagoon
3. Greater Kissimmee Prairie
4. Volusia Conservation Corridor
5. Green Swamp
6. Wekiva-Ocala Greenway
7. Lake Wales Ridge

Source: *Naturally Central Florida*

WORKING TOGETHER: A REGIONAL GREENPRINT

Voters in six of the seven counties in Central Florida have enacted some form of environmental acquisition program. The seventh county (Orange) has set aside money for environmental land purchases. All seven counties are now working together to develop criteria and policies for defining a regional "greenprint" that will include the most critical lands and waters in the region, particularly those whose impacts spill across county lines.

WHAT ARE OTHER REGIONS DOING?

- Austin, Texas initiated in 1990 the first major urban-regional multi-species habitat preservation plan in the United States, a coordinated system of preserves to support a threatened ecosystem.
- Florida's Rural Lands Stewardship program – pioneered with Babcock Ranch in Southwest Florida – preserves rural lands while also providing opportunities for development.
- California's climate change program includes an initiative to reduce on-road emissions through community planning, increasing transit ridership, and increasing vehicle occupancy.

Provide a variety of transportation choices

Transportation is the key factor that will shape urban and rural development around the greenprint. The region's transportation investments will support the shared regional vision by providing:

1. **Connectivity between centers and to other regions.** Existing or new corridors will connect the major city centers within Central Florida. Where possible, the preference should be to enhance existing corridors, but new corridors may be needed where there are "gaps" in this system. It also will be important to work with the state to enhance the corridors that connect Central Florida to other parts of Florida, other states, and other nations, using a mix of road, rail, water, and air. These corridors should reinforce the "mega-region" linking Central Florida to Tampa Bay, Southeast Florida, and Northeast Florida.
2. **Congestion relief.** Central Florida's residents desire to spend less time traveling, and our businesses are looking for ways to reduce the cost and improve the reliability of moving goods. Our regional transportation strategy will include ways to reduce traffic delays, such as eliminating bottlenecks and creating more travel options.
3. **Choices for moving people and goods.** Central Florida residents envision a regional transit system that connects existing and future urban centers in all parts of the region. They also envision local light rail, street car, or bus rapid transit systems that connect neighborhoods with the regional transit service. They seek to expand the use of freight rail, high-speed passenger rail, and coastal shipping to move people and freight between Central Florida and other regions. They also desire a system of greenways and trails for walking or bicycling. A regional transportation plan should identify where these choices are most feasible, and set priorities to implement these investments.
4. **Concurrency with new development.** Local governments should work with developers to implement needed roads and transit systems in parallel with anticipated growth. This balancing of growth and infrastructure should occur at both local and regional levels to better address impacts of growth that spill over city or county lines. Regional standards can help ensure that development in one county or municipality does not adversely impact other counties or municipalities.

WORKING TOGETHER: CENTRAL FLORIDA MPO ALLIANCE

In the late 1990s, METROPLAN ORLANDO, the metropolitan planning organization (MPO) responsible for Orange, Osceola, and Seminole Counties, and the Volusia County MPO began meeting regularly to discuss transportation issues that crossed jurisdictional boundaries. Today, six MPOs representing 10 counties coordinate plans as part of the Central Florida MPO Alliance. The Alliance has been critical to progress on key regional priorities such as the new St. John's River bridge, Interstate 4 widening, and the planned Central Florida Commuter Rail System. The Alliance now provides the structure for developing a long-range, regional transportation plan that encompasses all modes.

WHAT ARE OTHER REGIONS DOING?

- Denver's MetroVision led to implementation of FasTracks, an ambitious regional transit expansion that is coordinated with land use planning.
- Chicago's Metropolis 2020 vision led to a stronger linkage between transportation and land use planning, including a merger of the agencies responsible for these two functions.
- The Netherlands' Ranstad region is driving growth through strategic investments in and marketing of the Port of Rotterdam – the world's largest seaport – and Schiphol International Airport – the world's 9th busiest airport.

In 2010 commuter rail service is planned with the first segment running from DeBary to Orlando, connecting Volusia, Seminole, and Orange Counties. Funding partnerships with the Florida Department of Transportation and the federal government as well as planned connecting service with Amtrak and local bus services including Lynx and VoTran will significantly decrease commute times and increase accessibility.

Foster distinctive, attractive and safe places to live

Centers ranging from villages to towns to cities will be the region's focal point for future development. Our region already offers many choices for where and how we live. How can we expand these options and create new ones in the future?

1. **Enhance existing communities.** Each community should develop according to the size and character envisioned by its residents, consistent with the shared regional vision. Some communities may choose to create compact developments that can accommodate more residents; others may redevelop and redesign downtowns and central business districts to be more inviting; still others may remain much the same as they are today, whether they are rural communities or urban centers.
2. **Create new centers.** A small number of new centers may be created at locations that are suitable for compact development. These locations should reflect market demand, avoid critical environmental lands, and be connected to existing or planned transportation corridors.
3. **Encourage creativity.** The development of our cities, towns, and other centers should reflect the diversity of our people and our economy. Incentives could be provided for creative design practices; developing mixed-use, more compact centers located close to regional transit stations and expressway interchanges; and implementing "green" community designs that support a reduced urban and environmental footprint.
4. **Meet the unique needs of key population groups.** The region should develop centers that appeal to people of all ages and walks of life. Some centers may be family friendly with good schools and child care; other may appeal to active retiree populations by providing accessible health care and recreational and cultural amenities.
5. **Provide peace of mind.** From the smallest neighborhood to the largest city, residents of each community seek to feel safe and secure. The public and private sectors will consider public safety, public health, and emergency evacuation needs in community design decisions.

WORKING TOGETHER: COMMUNITY VISIONING AND LONG-RANGE PLANNING

While Central Florida is working to create a shared vision for all 7 counties and 86 cities, individual areas are trying to gain an understanding of what impact growth will have on their specific community. All counties and many cities in the region are involved in some type of long-range planning and visioning. From Orange and Osceola counties to the City of Tavares, local governments are committing to use the How Shall We Grow? principles as a guidepost for future visioning, planning, and land use decisions.

WHAT ARE OTHER REGIONS DOING?

- **Denver area cities and counties have signed onto a voluntary agreement, the "Mile High Compact," to direct growth according to the principles outlined in the region's long-range Metro Vision.**
- **The Sacramento Region's 2050 Blueprint promotes compact, mixed-use development, more transit choices, and design standards to influence the attractiveness of the living environment.**
- **Melbourne, Australia's 2030 plan seeks to protect the region's livability by concentrating future growth in strategic redevelopment sites such as activity centers and underdeveloped land.**

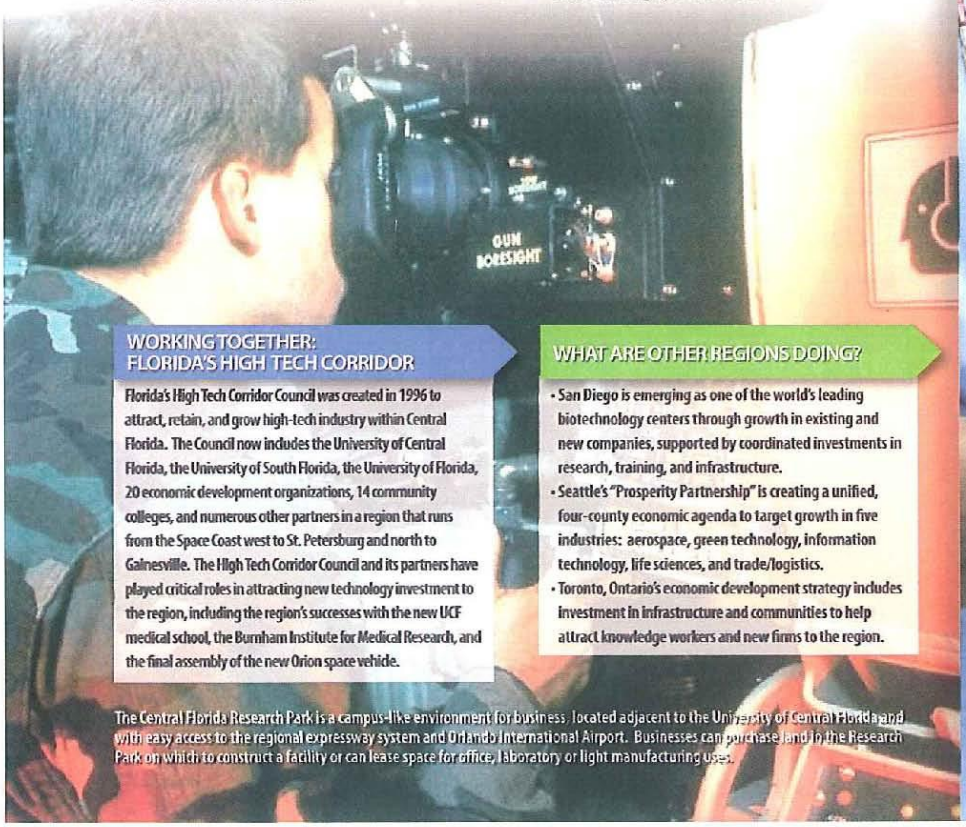
The city of Tavares has used the concepts from the Central Florida Regional Growth Vision to help envision their future.

Encourage a diverse, globally competitive economy

Central Florida is positioned to be one of the Western Hemisphere's leading economic regions over the next 50 years. The region's economic vision focuses on building an innovative economy and creating higher-wage jobs to complement its historic strengths in tourism, agriculture, construction, and defense.

The region's built environment will support this economic vision through efforts to:

1. **Develop centers** that will function as hubs of economic activity. Jobs and housing can be spread throughout the region, enabling people to live close to their jobs. Our plans will ensure that sufficient land is designated for economic centers with appropriate transportation and other infrastructure already in place.
2. **Provide connectivity to global markets.** The regional transportation plan should set priorities for investing in the highway, rail, water, aviation, and communication systems that link Central Florida businesses to customers in other states and nations.
3. **Ensure access to key economics assets.** The regional transportation plan also should identify needs for efficient transportation access to key economic assets such as:
   - International gateways for commerce and visitors, including the Orlando International Airport and other commercial service airports, Port Canaveral, and the Cape Canaveral Spaceport;
   - "Idea factories" that generate new research and products, including the University of Central Florida and other public and private universities, federal and private research laboratories, and major high-tech employers; and
   - Key gathering places for business people and creative leaders, from the small executive retreat centers to the massive Orlando-Orange County Convention Center.
4. **Develop creative communities.** Our communities should provide a stimulating mix of educational, cultural, and environmental resources that will attract and retain highly skilled workers.



WORKING TOGETHER: FLORIDA'S HIGH TECH CORRIDOR

Florida's High Tech Corridor Council was created in 1996 to attract, retain, and grow high-tech industry within Central Florida. The Council now includes the University of Central Florida, the University of South Florida, the University of Florida, 20 economic development organizations, 14 community colleges, and numerous other partners in a region that runs from the Space Coast west to St. Petersburg and north to Gainesville. The High Tech Corridor Council and its partners have played critical roles in attracting new technology investment to the region, including the region's successes with the new UCF medical school, the Burnham Institute for Medical Research, and the final assembly of the new Orion space vehicle.

WHAT ARE OTHER REGIONS DOING?

- San Diego is emerging as one of the world's leading biotechnology centers through growth in existing and new companies, supported by coordinated investments in research, training, and infrastructure.
- Seattle's "Prosperity Partnership" is creating a unified, four-county economic agenda to target growth in five industries: aerospace, green technology, information technology, life sciences, and trade/logistics.
- Toronto, Ontario's economic development strategy includes investment in infrastructure and communities to help attract knowledge workers and new firms to the region.

The Central Florida Research Park is a campus-like environment for business, located adjacent to the University of Central Florida and with easy access to the regional expressway system and Orlando International Airport. Businesses can purchase land in the Research Park on which to construct a facility or can lease space for office, laboratory or light manufacturing uses.

Create a range of obtainable housing opportunities and choices

The region's housing stock is becoming less affordable due to rapid price increases and limited wage gains. The median sales price of a single-family home is now seven times the average wage in the region. Housing is increasingly out of reach not just for the working poor, but also for the teachers, nurses, police, firefighters, and other public servants who are so essential to our communities.

Obtainable housing for residents from every walk of life is integral to Central Florida's future. We will work together to:

1. Set regional goals for how to make housing more obtainable in the region for both owners and renters and how to maintain this affordability over time.
2. Educate citizens about obtainable housing. Better understanding about affordable housing will help debunk myths, relieve fears, and otherwise reduce opposition to placing more obtainable housing in communities.
3. Balance the geographic distribution of obtainable housing. All types of communities, not just urban centers, should provide an appropriate share of the region's obtainable housing. Where possible, the design of obtainable housing should be integrated with market-rate housing in the communities in which it is located. Without a diverse array of suitable housing locations, workers will be forced to live further from their jobs.
4. Provide incentives for obtainable housing. Dedicated public funding will continue to be one source of investment in obtainable housing. Creative solutions can help leverage public funding, such as community land trusts, developer incentives, and co-location of housing for essential service workers on school properties and other public lands.

WORKING TOGETHER: WORKFORCE HOUSING INITIATIVES

Many counties and cities in Central Florida are grappling with the challenge of how to provide high-quality housing that is within the price range of essential workers like teachers, nurses, police, firefighters, and hospitality workers. From Brevard to Orange to Polk counties, public agencies and private companies are collaborating on summits, studies, and other efforts to better understand this issue and potential solutions. These local initiatives are now providing best practices, pilot projects, and new tools that can be shared across the region.

WHAT ARE OTHER REGIONS DOING?

- Greater Louisville's downtown housing fund has helped to produce 1,400 new housing units.
- Los Angeles' Gateway Cities Partnership is converting formerly abandoned homes into affordable housing.
- Montgomery County, Maryland's "moderately priced dwelling unit" ordinance provides a density bonus to builders in exchange for the provision of affordable housing.
- The Santa Clara County, California school district and community college have provided land to a developer to build obtainable rental units for teachers.

Through financing by the Orange County Housing Finance Authority and a municipal tax-increment rebate from the City of Orlando, GDC Properties plans to launch a 484-unit pair of 36-story apartment towers. Sixty percent of units will be set aside for low-income and essential service workers in the middle of the downtown urban core.

Build communities with educational, health care, and cultural amenities

Central Florida's people are its most significant asset. Today's society is the most mobile in history, and education, health care, and cultural amenities all play a critical role in attracting and retaining workers, retirees, and visitors. In implementing the shared regional vision, Central Florida will strive to:

1. Encourage development standards that promote walkable neighborhoods.

2. Coordinate the location of school sites with the location of new residential development, as well as the location of parks, recreational areas, and transportation services. Create safe routes for students to walk and ride bicycles to schools.

3. Provide access to healthcare, social services, child care, elder care, and other family support services at locations throughout the region.

4. Create, preserve, and provide access to museums, performing arts, public art, historic properties, and other cultural amenities at locations throughout the region.

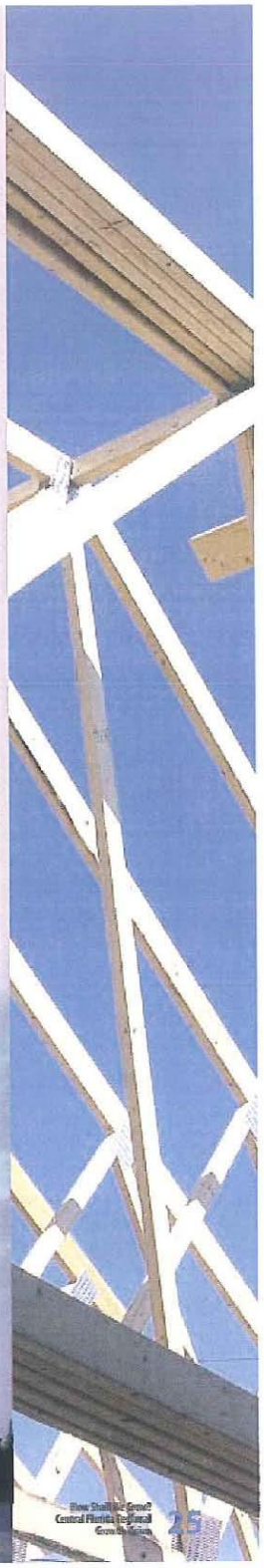
WORKING TOGETHER: CENTRAL FLORIDA PUBLIC SCHOOL BOARDS COALITION

The seven Central Florida counties, together with Hillsborough, Manatee, and Marion Counties – established the Central Florida Public School Boards Coalition to provide a forum for coordination on educational issues. Initial work has targeted science and math education. The Coalition works together to address many other issues including funding, legislation, and growth.

WHAT ARE OTHER REGIONS DOING?

- From South Beach to Ybor City, from Old Naples to Pensacola's Seville Square, Florida cities are rediscovering the potential for historic neighborhoods to attract residents, visitors, and entrepreneurs.
- Barcelona, Spain is developing a system of urban squares and designating "creative areas" that combine museums, education, leisure, hospitality, and retail activities.

As a new community in Osceola County, Harmony has integrated several neighborhood-scale amenities including recreational facilities, pedestrian trails, a vibrant town center, and most importantly, a K-8 elementary school and nearby high school. Harmony plans to expand with community-friendly retail development in the near future.



What Must We Do Next?

5 Regional Actions

The decisions we make today about growth will shape Central Florida's future over the next 50 years. The public and private organizations who have participated in "How Shall We Grow?" commit to the following five actions to initiate implementation of the shared regional growth vision.

1 KEEP WORKING TOGETHER

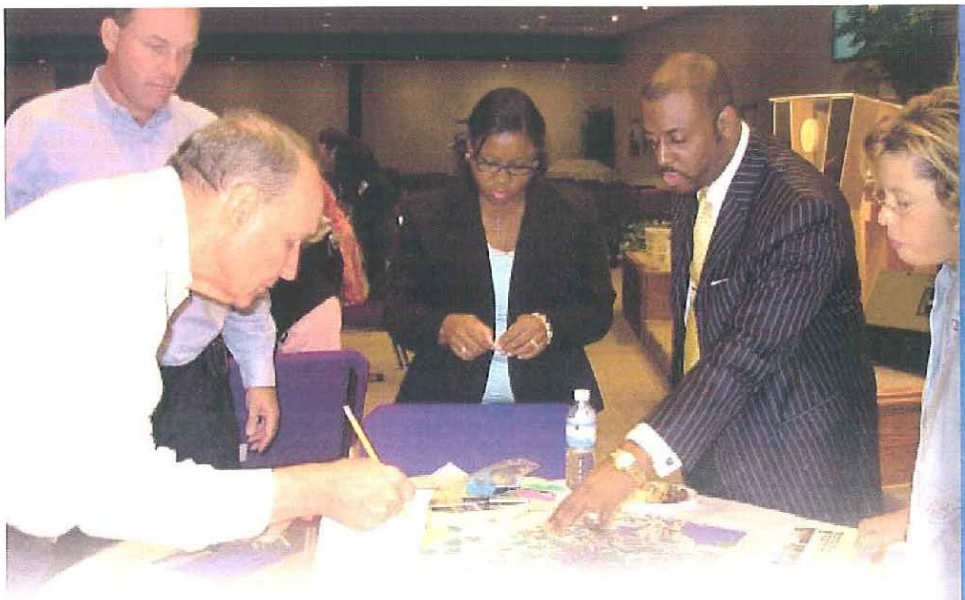
We will continue to meet as regional leaders to review progress toward the regional vision, and to begin the hard work of carrying out the key actions. The Central Florida Regional Leadership Council, comprising the seven county chairs, and the Central Florida Mayors Council, representing the 86 municipal governments, will continue to meet on a regular basis to discuss growth issues and policies. We also will establish a forum for public, private, and civic organizations representing all disciplines – environment, transportation, land use, economic development, housing, education, health, safety, and others – to meet on a periodic basis.

2 DEVELOP A REGIONAL "GREENPRINT"

In painting the canvas of our region for the next 50 years, the first colors we will use are green and blue, for our critical lands and waters. We will develop a strategy to effectively weave together Central Florida's environmental and urban systems to sustain, protect, and provide access to our exceptional natural resources. State and local governments, landowners, and environmental interests will define the "greenprint" of critical lands and waters, and use public funding and private incentives to set aside these lands, waters, other open space, and recreational areas. In doing so, we will preserve the best of our region for our children and grandchildren.

3 DEVELOP REGIONAL TRANSPORTATION CORRIDORS

We next will paint our region gray, as we develop the transportation and other infrastructure that connect our city centers to each other and to other regions, states, and nations. Our transportation corridors will link our centers into a region, and, together



with the greenprint, will establish the broad framework for where future growth will occur. We will develop a comprehensive, long-range regional transportation plan that will enhance connectivity, relieve congestion, and expand travel choices. We will give particular emphasis to developing regional transit corridors that can serve as the future backbone for travel, much like the major highways do today. To do so, we will expand the structure of the Central Florida MPO Alliance to better coordinate planning activities across all jurisdictions and across all modes—highway, rail, water, air, and space.

4 UNLEASH CREATIVITY

We then will use the complete palette of colors to paint our region with distinctive neighborhoods, villages, towns, and cities. Through market forces and incentives, we will encourage our local governments and developers to imagine and then implement creative solutions for reducing sprawl, promoting compact development, designing distinctive places, making housing more affordable, and growing economic centers of excellence. We will begin the detailed process of revising regional and local plans, regulations, and processes to convert these dreams into reality.

5 MEASURE, INSPECT, AND IMPROVE

Finally, we will regularly monitor the progress of the region toward implementing the shared regional vision, determine where we are falling short, and make the midcourse corrections necessary to keep us on track. ***myregion.org*** will work with other partners to develop an annual regional progress report, and periodically convene regional leaders to make adjustments to the vision and related plans.

HOW SHALL WE GROW? FUNDING PARTNERS

Brevard County Metropolitan Planning Organization
East Central Florida Regional Planning Council
Florida Department of Community Affairs
Florida Department of Transportation
Lake-Sumter Metropolitan Planning Organization
METROPLAN ORLANDO
myregion.org
Orlando Regional Chamber of Commerce
Polk County Transportation Planning Organization
Volusia County Metropolitan Planning Organization

HOW SHALL WE GROW? PROGRAMMING PARTNERS

Central Florida Regional Planning Council
MSCW
Progress Energy
UCF Metropolitan Center for Regional Studies
WKMG-TV
WMFE-TV

HOW SHALL WE GROW? COMMUNITY OUTREACH PARTNERS

African American Chamber of Commerce of Central Florida
American Society of Landscape Architects – Florida Chapter
Asociación Borinqueña
Brevard County Board of County Commissioners
Brevard County Library System
Bright House Networks
Chuluota Community Association
City of Orlando
City of St. Cloud
City of Tavares
City of Winter Springs
Cocoa Civic Center
Community Vision
Daytona Beach Community College
Daytona Beach Community College Television
Downtown Development Board, City of Orlando
El Nuevo Dia
Embarq
Envision Seminole
Equinox Documentaries, Inc.
Eustis Community Center
Fifth Third Bank
Florida Chamber Foundation
Florida High Tech Corridor Council
Florida Hospital
Florida Institute of Technology
Florida Today
Florida Yards and Neighbors
Gosselin Realty
Groveland-Puryear Community Center
Hispanic Chamber of Commerce of Metro Orlando
Holy Cross Lutheran Church
Hope Community Fellowship
Hunter's Creek Community Television
JHT, Inc.
Lake County Board of County Commissioners
Lake Front Television
Lakeland Ledger
Lake-Sumter Community College
Lake-Sumter Community College Television
Lead Brevard
Leadership Orlando
Leadership Orlando Alumni Association
Leadership Seminole
Leesburg Daily Commercial
Longwood Community Center
LYNX
Maitland Library System
Metro Orlando Economic Development Commission
Metropolitan Orlando Urban League
Orange County Board of County Commissioners
Orange County League of Women Voters
Orange County Library System
Orange TV
Orlando-Orange County Health Department
Orlando Sentinel Communications
Osceola County Board of County Commissioners
Osceola Heritage Park
Polk Community College
Polk County Board of County Commissioners
Polk County Library System
Polk County Museum of Art
Polk Government Television
Polk Vision
RE/MAX 200
Rollins College Office of Community Engagement
Sandrift Community College
Seminole County Board of County Commissioners
Seminole Government Television
Space Coast Government Television
The Hope Church
The Nature Conservancy
ULI-Orlando
UCF Alumni Center
UCF University Relations Department
Valencia Community College
Volusia County Association for Responsible Development
Volusia County Council
Walt Disney World Co.
WMFE-FM

HOW SHALL WE GROW? NATIONAL EXPERTS

Dee Allsop, Harris-Wirthlin Brand and Strategy Consulting
Christine Chadwick, Focus St. Louis
Robert Grow, Envision Utah
Doug Henton, Collaborative Economics
John Kaliski, Cambridge Systematics, Inc.
John Melville, Collaborative Economics
John Parr, Center for Regional & Neighborhood Action
Katherine Perez, Southern California Transportation & Land Use Coalition
Joan Riehm, Louisville Metro Government
Steve Seibert, Century Commission for a Sustainable Florida
George Vradenburg, Vradenburg Foundation

HOW SHALL WE GROW? RESEARCH AND TECHNICAL SUPPORT

Avid Neo Geo
Cambridge Systematics, Inc.
Central Florida Geographic Information Systems Initiative
Central Florida MPO Alliance
Central Florida Smart Growth Alliance
Florida Conflict Resolution Consortium
HNTB Corporation
How Shall We Grow? Technical Committee
Knight
Renaissance Planning Group
Rent-A-PC
Shargaa Illustration & Design
Technetium Creative, LLP
University of Florida Geo Plan Center

SPECIAL THANKS

Special thanks to the 20,000 Central Floridians who provided input and insight to craft a Shared Growth Vision for Central Florida.