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OFFICE OF PARKS AND TRAILS MASTER PLAN

VOL. I PARKS

SEPTEMBER 2018

Tindale  Oliver
design

Acknowledgments

Residents of Lake County

A special thank you to those that attended the stakeholder interviews and public workshops and provided input during this process.

The following elected officials, departments, offices, committees, and consultants participated in the update of the Lake County Parks & Recreation System Master Plan.

Lake County Board of County Commissioners

Timothy Sullivan, Chairman – District 1

Sean Parks – District 2

Wendy Breeden – District 3

Leslie Campione, Vice-Chairman – District 4

Josh Blake – District 5

Lake County's 14 Municipalities

Lake County Parks, Recreation and Trails Advisory Board

Lake County Office of Parks & Trails

Lake County Agency for Economic Prosperity

Tourist Development Council (TDC)

Prepared by:



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Executive Summary

This updated Parks Master Plan represents an extensive and highly collaborative effort involving the community, the Office of Parks and Trails, the Lake County Parks, Recreation and Trails Advisory Board and numerous agencies and committees to review and update the vision for Lake County's parks and recreation system. This vision will continue to direct the expansion and maintenance of the system. This update does not preclude the prior plan, and should be used in conjunction with the 2005 Parks & Recreation Master Plan.

In addition to staff input, an extensive outreach effort included interactive workshops in each Commission District as well as feedback from 14 Municipalities, Lake County Agency for Economic Prosperity, and the Tourist Development Council. Feedback highlighted a need to complete planned and/or programmed parks and recreation projects and identified areas to consider for future parkland acquisition.

Parks Master Plan Recommendations

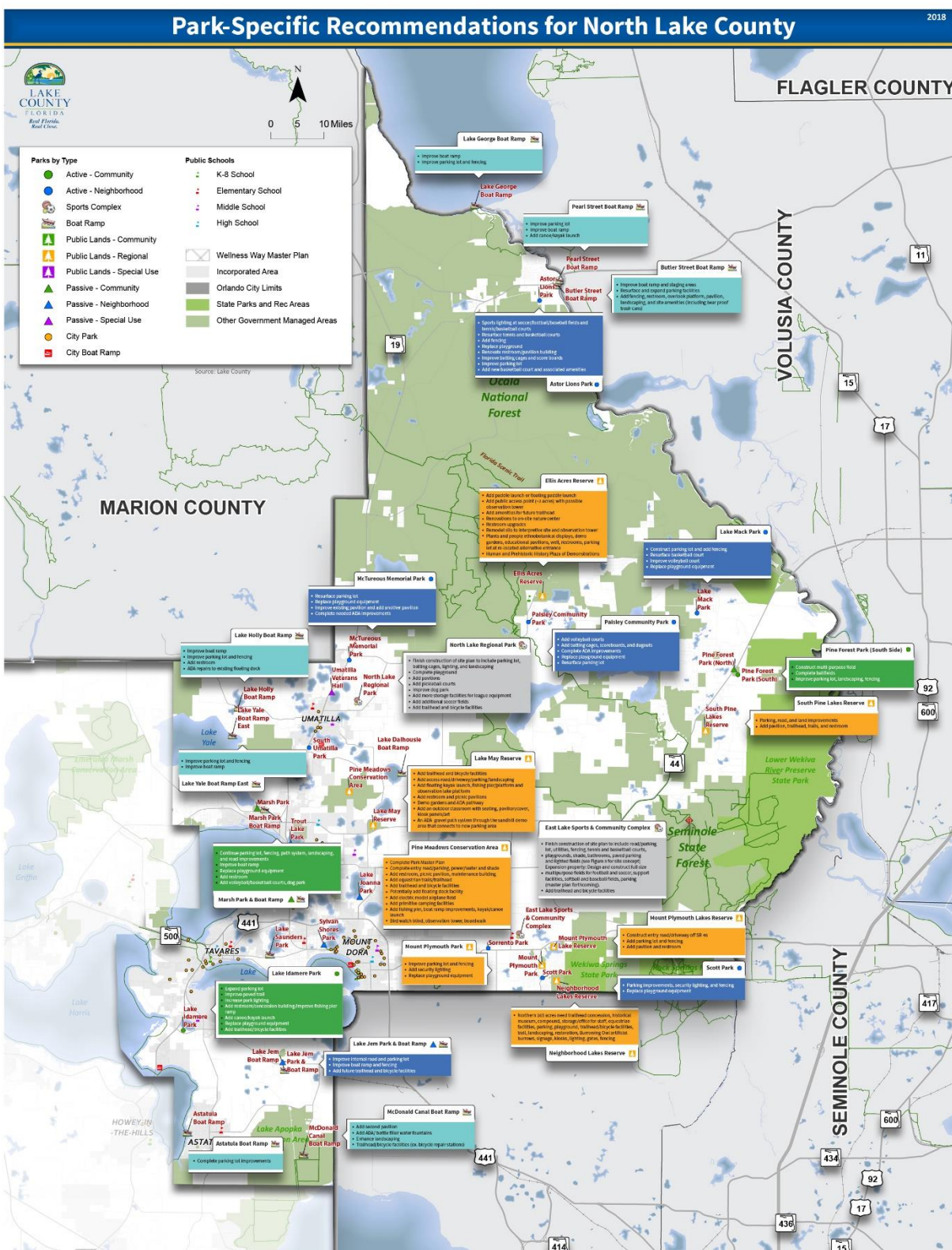
Developing a master plan is only the first step in the process to creating a robust and successful park system. After plan adoption, collaboration and action are what make the plan successful. The following implementation actions have been developed to ensure the continued success of this Master Plan.

- Increase the parks and recreation level of service standard from the adopted standard of 4 acres to 1,000 residents to 10 acres per 1,000 residents.
- Prioritize completion of planned and/or programmed projects to improve existing or complete new active parks.
- Consider opportunities to prioritize improvements for funding that complete existing projects and address one or more of the identified Master Plan improvement themes identified during the community outreach process.
- Annually evaluate the identified park-specific improvements for programming in the Five-Year Capital Improvements Plan.
- Consider an update of the Lake County Parks Impact Fee Study with separate fees calculated for regional/special use parks (assessed countywide) and community/neighborhood parks (assessed only in the unincorporated county).
- Evaluate the County's parks and recreation user fee structure and work toward balancing cost recovery measures with potential impacts to existing and prospective users.
- Evaluate opportunities to increase access to public land sites that currently have limited or no public access, where feasible.
- Implement a standardized process to evaluate future acquisition of public lands.
- Continue to identify partnership opportunities with public agencies, non-profits, and private organizations to enhance and fund the County's parks and recreation system.

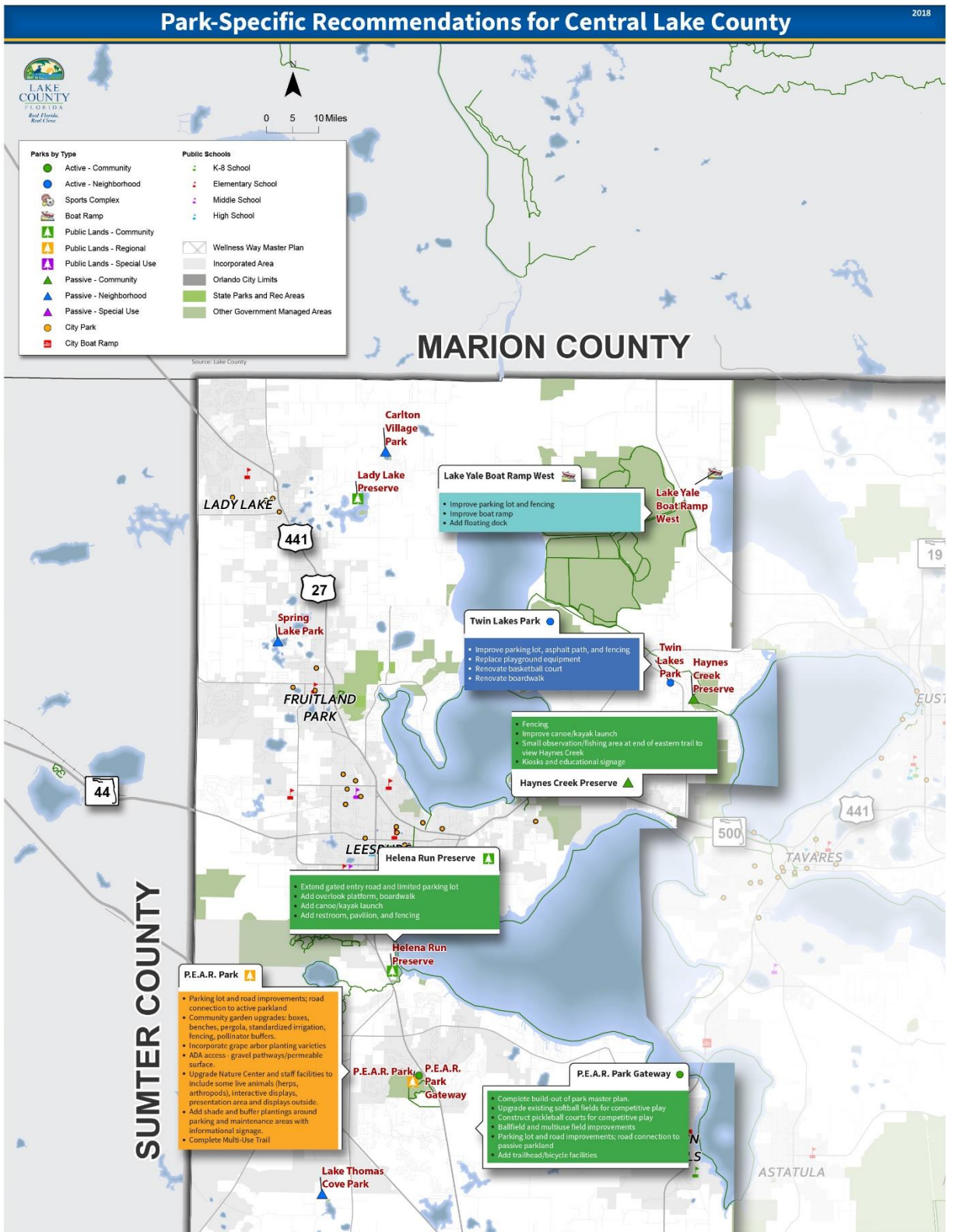
- Continue to implement strategies from the ADA Transition Plan to improve the accessibility and safety of Lake County's active and passive parks.
- Work with the Lake County Office of Communications to standardize all signage across County parks and trail facilities.
- Support the continued implementation of the Lake County Parks & Recreation Master Plan through identified policies and action items.
 - To support the expansion and operation of the Lake County Parks system: Work toward developing a dedicated funding source / levels, countywide funding options, additional user fees, grants, and/or a bond referendum, or construction and maintenance of parks and to ensure the highest level of ecosystem, biodiversity and public accessibility which is compatible with natural resource protection.

Maps of parks-specific improvements are provided on the following pages.

Map ES-1: Specific Master Plan Recommendations (North Lake County)



Map ES-2: Specific Master Plan Recommendations (Central Lake County)



1 Introduction

The Lake County Board of County Commissioners (BCC), under the management of the County's Office of Parks & Trails, provides a comprehensive parks, recreation and trails system that greatly contributes to the quality of life throughout Lake County and the central Florida region. In 2003, Lake County began the process of developing a Parks & Recreation System Master Plan to guide the direction, development and delivery of the County's parks, recreation and trails services consistent with the community's vision. An update of that initial Parks and Recreation Master Plan, adopted by the BCC in 2005, is being undertaken to ensure that it reflects the most current information and desires of the County's growing population.

This update, referred to herein as the Master Plan, includes three volumes: Volume 1 includes the Parks Master Plan, Volume 2 includes the Trails Master Plan and Volume 3 includes the supporting appendices and technical memoranda for both Volumes 1 and 2.

1.1 Purpose

The purpose of this Master Plan is to provide a strategic plan to guide Lake County in making decisions regarding its parkland, facilities and services. Specifically, the 2018 Master Plan strives to achieve the following objectives:

- Ensure consistency with the overall vision of Lake County's Office of Parks & Trails and the public who provided input during the master planning process.
- Update Lake County's inventory of parks, recreation facilities and public lands.
- Evaluate and make recommendations for the improvement and expansion of the County's parks and recreation system.
- Identify policy recommendations to maximize the benefit of parks and recreation resources to Lake County residents and visitors.
- Create a strategic action plan that identifies projects, services, acquisitions and policy changes for the next 10 years.

1.2 Planning Process

The public and Lake County's Office of Parks & Trails staff have guided the development of this Master Plan. This collaborative effort created a Master Plan that used the consultants' expertise while incorporating the local knowledge and institutional history that only County staff and community members can provide. The development of the Plan began in 2016 with a review of GIS data, policies, background documents, stakeholder interviews and public workshops. This effort established the existing and future conditions and needs and the overall vision guiding the recommendations included in this Master Plan.

2 Parks & Recreation Inventory

This section provides an updated inventory of Lake County’s parks and recreation system, including recommendations for reclassifying parks to better reflect the overall park purpose, size, service area draw and functionality.

2.1 Park Classifications

Prior to this Master Plan update, the County classified parks primarily by type (active or passive) and secondarily by a mix of criteria, including size (acreage), geographic service area and functionality. This Master Plan recommends keeping this general classification hierarchy but using more standardized criteria to determine a park’s classification through the following:

- Maintain the active and passive park types as previously defined by the park’s primary purpose, but elevate public lands purchased under the County’s Public Lands Management Program as an independent classification of the passive park type.
- Change the classifications under each park type to better reflect the park’s size (acreage), service area draw and functionality.
- Assign a primary classification to each park, which is largely based on the geographic area served or draw of users. The exception to this is “special use,” in which the park provides a facility or amenity that has a larger service area even if the park itself is smaller.
- Under each park type, assign a sub-classification to some parks to distinguish those with special amenities or features, e.g., a sports complex or boat ramp.

These classifications have been reviewed by Office of Parks & Trails staff and will be carried forward throughout the Master Plan to establish the updated inventory. The definitions for each park type and classification are described in further detail in this section. It should be noted that Technical Memorandum 1-A, which documents the baseline conditions assessment for the Master Plan, was completed prior to this reclassification and, therefore, uses the previous classification system and may contain outdated inventory data reflected in this final report. Table 1 compares the previous park classification to the new classifications documented in this Master Plan.

Table 1: 2018 Master Plan Park Classifications

Previous Classifications		2018 Master Plan Recommendation		
Park Type	Park Classification	Park Type	Park Classification	Sub-Classification
Active	<ul style="list-style-type: none"> • Neighborhood • Community • Regional • Special Use 	<ul style="list-style-type: none"> • Active 	<ul style="list-style-type: none"> • Neighborhood • Community • Regional 	<ul style="list-style-type: none"> • Sports Complex
Passive	<ul style="list-style-type: none"> • Mini • Neighborhood • Community • Regional • Boat Ramp • Special Use 	<ul style="list-style-type: none"> • Passive • Passive— Public Lands 	<ul style="list-style-type: none"> • Neighborhood • Community • Regional • Special Use 	<ul style="list-style-type: none"> • Special Use: • Boat Ramp • Community Center • Trailhead • Canoe and Kayak Launch
Public Land	<ul style="list-style-type: none"> • Public Land 			

2.1.1. Park Types

Lake County's active and passive park types can be defined by the following:

- **Passive parks** are those in which recreation is driven by the natural landscape, such as a river, forest or lake or cultural resources such as historical and archeological sites. Primary activities at these parks are leisure-based, such as hiking, biking, fishing, boating, bird/nature watching, etc. Passive parks also include land purchased under Lake County's Public Lands Management Program to protect drinking water, improve water quality of rivers and lakes, protect open space and provide recreation areas.
- **Active parks** provide facilities for general recreation (such as playgrounds) or for playing a specific sport or game. These facilities, including sports complexes, are geared toward team sports and are managed for frequent use or tournaments and other sports-focused events.



Nature hike at P.E.A.R. Park

2.1.2. Park Classifications

Lake County's active and passive park types are further defined by the following classifications related to the geographic area served or draw of users:

- **Neighborhood parks** are larger than pocket parks and could include practice areas or greenspaces/playing courts for drop-in games of all types. Neighborhood parks may be located adjacent to an elementary school site, are not designed for extensive programmed activities, and generally are used by the immediate community they serve. Neighborhood parks typically are characterized as being below 15 acres and serve an area within a 10–15 minute walk. The provision and maintenance of future neighborhood parks within Lake County will be the responsibility of other entities such as municipalities, developers, or homeowner associations.
- **Community parks** should be designed for flexibility along with specific uses allowing the recreation provider to respond to changing programming trends. Community parks may be located adjacent to schools (elementary, middle, high). The primary function of such parks is for providing places at which typical recreation programming occurs. Community parks serve broader community areas and provide for a wide range of athletic or team sports opportunities as well as cultural and artistic programs and services. Community parks are characterized as being 15–75 acres and serve an area within a 20–30 minute drive.
- **Regional parks** serve as destinations that draw users from throughout Lake County and even neighboring counties. Regional parks can focus on serving a primary function, such as large sports complexes, or can service a wide variety of users by providing a mix of active and passive activities. Regional parks typically are larger parks greater than 75 acres in size and attract users from beyond a 30-minute drive, although smaller regional parks may have specific amenities or facilities that attract users from beyond a 20-minute drive.
- **Special use facilities** often have a particular function, resource or single activity located within them that draws visitors to the park, despite the park size.

2.1.3. Park Sub-Classifications

The sub-classifications listed below identify unique amenities or functionality of a park that does not depend on its size or the service area draw:

- Sports Complex
- Community Center
- Trailhead
- Boat Ramp
- Canoe and Kayak Launch



Softball tournament at Minneola Athletic Complex

2.2 Inventory

Lake County’s parks inventory includes 51 park sites with 518 acres of active park land, 172 acres of passive park land, and 3,202 acres of public lands. Table 2 summarizes the park acreage associated with each park type and classification.

Table 2: Summary of Acreage by Park Type & Classification

Park Classification	Park Type			Total
	Active Acreage	Passive Acreage	Public Lands Acreage	
Neighborhood	45	23	0	70
Community	141	118	85	313
Regional	332	0	3,108	3,440
Special use	0	31	9	69
Total	518	172	3,202	3,892

Source: Based on inventory data provided by the Lake County Office of Parks & Trails

Of the County’s four sports complexes, three are classified as regional parks and the fourth is classified as a community park. Table 3 summarizes the acreage associated with the active park sub-classification of sports complex.

Table 3: Summary of Acreage by Active Park Sub-Classification

Park Sub-Classification	Community Park Acreage	Regional Park Acreage
Sports Complex	26	332

Source: Based on inventory data provided by Lake County Office of Parks & Trails

For passive parks classified as special use, there are four sub-classifications: boat ramps, community centers, trailheads and canoe and kayak launches. Table 4 summarizes the acreage associated with these special amenities as assigned by Lake County Office of Parks & Trails staff for passive parkland that is part of the County’s Public Lands Management Program and other passive parkland.

Table 4: Summary of Acreage by Active Park Sub-Classification

Park Sub-Classification	Non-Public Lands Acreage	Public Lands Acreage
Boat Ramp	30	0
Community Center	2	0
Trailhead	3	9
Canoe and Kayak Launch	2	1
Total	37	10

Source: based on inventory data provided by Lake County Office of Parks & Trails

Map 1 illustrates the location of each park and indicates the park type and park classification. Due to their specialized amenities, parks with sub-classifications of sports complexes and boat ramps are identified separately on the map. It should be noted that two parks have acreage classified as both active and passive, recognizing the dual functionality of these sites:

- **Palatlahaka Environmental and Agricultural Reserve**, known as P.E.A.R. Park, in which the 50 acres of the “Gateway” area are classified as active parkland and the remaining 268 acres are classified as passive parkland.
- **Pine Forest Park**, in which the southern 20 acres is classified as active parkland and the northern 28 acres as passive parkland.

Table 5 summarizes the number of facilities and amenities located at active and passive parks, and Table 6 provides a detailed accounting of the facilities and amenities available at each park.

To better align park names with their new classifications, this Master Plan recommends (and carries forward) changing the following park names:

- **East Lake Sports & Community Complex**, formerly East Lake Community Park, named as such to reflect the co-location of this park with a future library and fire station.
- **North Lake Regional Park**, formerly North Lake Community Park, to reflect its classification as an active, regional park.
- **Pine Forest Park—South Side** to reflect the area of Pine Forest Park with active parkland as noted above.
- **Pine Forest Park—North Side** to reflect the area of Pine Forest Park with passive parkland.
- **Lake Saunders Park**, formerly Lake Saunders Boat Ramp, to reflect this park serving as both a neighborhood park and canoe and kayak launch.

Table 5: Summary of Facilities & Amenities by Park Type

Facility/Amenity	Number Available			Facility/Amenity	Number Available		
	Active Parks	Passive Parks	Total		Active Parks	Passive Parks	Total
BBQ Grills	25	9	34	Irrigation (# parks)	7	4	11
Baseball Fields	26	0	26	Kiosk	17	6	23
Basketball Court	8	3	11	Landscaping (# of parks)	6	4	10
Benches	161	8	169	Monument	2	0	2
Bench Swings	13	12	25	Multi-Use Fields	14	0	14
				Nature Center	0	2	2
Bike Rack	20	2	22	Observation Tower	0	2	2
Bleachers	37	0	37	Parking Spaces	930	202	1,132
Board Walk (linear ft)	1,350	215	1,565	Pavilion/Shelter	28	6	34
Boat Ramp	0	15	15	Pickleball	6		6
Building (Maintenance)	2	0	2	Picnic Tables	191	44	235
Canoe/Kayak Launch (Stand-Alone)	2	7	9	Playground (age 2–5)	14	2	16
Canopy	19	0	19	Playground (age 5–12)	20	7	27
Clubhouse Play Structure	1	0	1	Playground Sandbox	3	0	3
Community Center	1	1	2	Restrooms (pre-fab)	10	11	21
Concession Stand	4	0	4	Restrooms (custom structures)	7	1	8
Digger Toy	8	0	8	Signs	87	37	124
Dog Park	4	0	4	Spring Balance Toys	9	5	14
Dog Waste Stations	21	0	21	Swings (infant)	26	9	35
Drinking Fountain	17	2	19	Swings (child)	31	6	37
Dugout Benches	44	0	44	Tennis Courts	9	0	9
Equestrian Trails (mi)	0	0	0	Paved Trails (mi)	3	0	3
Exercise Station	21	0	21	Unpaved Trails (mi)	4	3	7
Fencing (linear ft)	36,993	10,281	47,274	Trash Receptacles	192	24	216
Fishing Pier	1	2	3	Turtle (concrete form)	7	0	7
Flag Posts & Flags	14	1	15	Volleyball Court	7	0	7
Horseshoe Pits	4	0	4	Wildlife Post	0	1	1

Source: Based on inventory data provided by Lake County Office of Parks & Trails



From left to right: Palatakaha River Park and Boat Ramp; soccer tournament at East Lake Sports & Community Complex; observation tower at Green Mountain Scenic Overlook & Trailhead

Table 6: Facility & Amenity Inventory

Park Name	Park Type	Classification	Sub-Classification	Location	Acres	BBQ Grills	Baseball Fields	Basketball Court	Benches	Bench Swings	Bike Rack	Bleachers	Board Walk (linear ft)	Boat Ramp	Buildings (Maintenance)	Canoe/Kayak Launch (Stand-Alone)	Canopy	Clubhouse Play Structure	
Astor Lions Park	Active	Neighborhood		54835 Alco Rd, Astor	10.00	2	2	1	8	1	2	8					4		
East Lake Regional Park ⁽¹⁾	Active	Regional	Sports Complex	24809 Wallick Rd, Sorrento	75.35		5									1		1	
Lake Idamere Park	Active	Community		12335 CR 448, Tavares	45.00	8	1		9	1							3		
Lake Mack Park	Active	Neighborhood	Canoe/Kayak Launch	21235 Lake Dr, Deland	1.65			1	2							1	2		
McTureous Memorial Park	Active	Neighborhood		42100 SR 19, Altoona	2.56	2			3	2									
Minneola Athletic Complex	Active	Community	Sports Complex	1300 Fosgate Rd, Minneola	26.27		5		6		3	10			1				
Mount Plymouth Park	Active	Neighborhood		31300 Lochmore Cir, Mt. Plymouth	0.40					1									
North Lake Regional Park	Active	Regional	Sports Complex	40730 Roger Giles Rd, Umatilla	114.50	4	8	2	86	0	10	13			1		5		
Paisley Community Park	Active	Neighborhood		24956 CR 42, Paisley	8.10	2	1	1	1	4	2	2					3		
P.E.A.R. Park Gateway	Active	Community		26701 US Hwy 27, Leesburg	50.00		2	1	25			4	600						
Pine Forest Park - South Side	Active	Community		32520 SR 44, Deland	20.00		2												
Scott Park	Active	Neighborhood		25633 Aberdovey Ave, Mt Plymouth	0.65				1	1	1								
Sorrento Park	Active	Neighborhood		31535 Church St., Sorrento	3.38	3		1	11	1							2		
South Lake Regional Park	Active	Regional	Sports Complex	Max Hooks Rd, Groveland	141.53														
South Umatilla Park	Active	Neighborhood		17107 Ball Park Rd, Umatilla	4.00				3										
Twin Lakes Park	Active	Neighborhood		35303 CR 473, Leesburg	14.50	4		1	6	2	2		750						
Subtotal - Active Parks					517.89														
Arnold Brothers Boat Ramp	Passive	Special Use	Boat Ramp	15945 SR 19, Groveland	0.15								215	1					
Astatula Boat Ramp	Passive	Special Use	Boat Ramp	12703 Florida Ave, Astatula	0.25									1					
Butler Street Boat Ramp	Passive	Special Use	Boat Ramp	55400 Butler St, Astor	3.45									1					
Carlton Village Park ⁽²⁾	Passive	Neighborhood		40201 Orange Cir, Lady Lake	3.09														
Ferndale Preserve	Passive (Public Lands)	Regional		CR 455, Minneola	196.00														
Haynes Creek Park	Passive	Community	Canoe/Kayak Launch	34606 S Haines Creek Rd, Lsbg	36.09					1						1			
John's Lake Boat Ramp	Passive	Special Use	Boat Ramp	13620 Lake Blvd, Winter Garden	1.30									1					
Lake Dalhousie Boat Ramp	Passive	Special Use	Boat Ramp	37987 Burhans Rd, Eustis	0.70									1					
Lake George Boat Ramp	Passive	Special Use	Boat Ramp	58300 Lake George Rd, Astor	0.70									1					
Lake Holly Boat Ramp	Passive	Special Use	Boat Ramp	14421 CR 450, Umatilla	0.50									1					
Lake Jem Park & Boat Ramp	Passive	Neighborhood	Boat Ramp	16141 CR 448, Tavares	9.00	3		1		3				1					
Lake Joanna Park	Passive	Neighborhood	Canoe/Kayak Launch	33415 E Lake Joanna Dr, Eustis	0.50											1			
Lake Saunders Park	Passive	Neighborhood	Canoe/Kayak Launch	31310 Saunder Dr, Tavares	0.20											1			
Lake Thomas Cove Park ⁽²⁾	Passive	Neighborhood		3020 Thomas Cove Dr, Clermont	4.60														
Lake Yale Boat Ramp West	Passive	Special Use	Boat Ramp	39800 Thomas Boat Landing Rd	0.70									1					
Lake Yale Boat Ramp East	Passive	Special Use	Boat Ramp	39400 Lake Yale Boat Ramp Rd	0.70									1					
Marsh Park & Boat Ramp	Passive	Neighborhood	Boat Ramp	36545 Yale Retreat Rd, Eustis	33.00	1		1	6	3				1					
MCDonald Canal Boat Ramp	Passive	Special Use	Boat Ramp	24600 CR 448A, Astatula, FL 34705	2.00									1					
Palatlahaha River Park and Boat Ramp	Passive	Community	Boat Ramp	12325 Hull Rd, Clermont	21.00	3								1					
P.E.A.R. Park	Passive (Public Lands)	Regional		5336 University Blvd, Leesburg	268.00				3										
Pearl Street Boat Ramp	Passive	Special Use	Boat Ramp	25140 E Pearl St, Astor	0.25									1					
Pine Forest Park - North Side	Passive	Community		32520 SR 44, Deland	28.00	2		1	2	4	2								
Sparks Village Boat Ramp	Passive	Special Use	Boat Ramp	32000 Lake Dr, Leesburg	0.23									1					
Spring Lake Park ⁽²⁾	Passive	Neighborhood		36209 N Spring Lake Blvd, F/Park	0.38														
Sylvan Shores Park ⁽²⁾	Passive	Neighborhood	Canoe/Kayak Launch	1540 Morningside Dr, Mt Dora	4.94											1			
Trout Lake Park	Passive	Neighborhood	Canoe/Kayak Launch	45 E Lural Oak Dr, Eustis	0.31					1									
Umatilla Veterans Hall	Passive	Special Use	Community Building	40924 US Hwy 19N, Umatilla	0.75														
Ellis Acres Reserve	Passive (Public Lands)	Regional	Canoe/Kayak Launch	25302 CR 42, Paisley	417.00											1			
Green Mountain Scenic Overlook & Trailhead	Passive (Public Lands)	Special Use	Trailhead	20700 CR 455, Ferndale	9.00														
Helena Run Preserve	Passive (Public Lands)	Community		U.S. Hwy 27, Leesburg	20.00														
Lady Lake Preserve	Passive (Public Lands)	Community		Gray's Airport Road, Lady Lake	65.00														
Lake May Reserve	Passive (Public Lands)	Regional	Canoe/Kayak Launch	36300 CR 44A, Eustis	136.00											1			
Mount Plymouth Lakes Reserve	Passive (Public Lands)	Regional		Mt. Plymouth Subdivision, Sorrento	173.00														
Neighborhood Lakes Reserve	Passive (Public Lands)	Regional		Fenimore St, Sorrento	210.00														
Pasture Reserve	Passive (Public Lands)	Regional		5144 Lake Ene Rd, Groveland	810.00														
Pine Meadows Conservation Area	Passive (Public Lands)	Regional	Canoe/Kayak Launch	2280 Pine Meadows Golf Course Rd, Eustis	770.00											1			
South Pine Lakes Reserve	Passive (Public Lands)	Regional		SR 44, Eustis	128.00														
Subtotal - Passive Parks					3,373.79														
Subtotal - Passive Parks (Excluding Public Lands)					165.79														
Total - All Parks					3,891.68	34	26	11	172	25	22	37	1,565	15	2	9	19	1	

Table 6: Facility & Amenity Inventory (cont'd)

Park Name	Park Type	Classification	Sub-Classification	Location	Acres	Community Center	Concession Stand	Digger Toy	Dog Park	Dog Waste Stations	Drinking Fountain	Dugout Benches	Equestrian Trails (miles)	Exercise Station	Fencing (linear feet)	Fishing Pier	Flag Posts & Flags	Horseshoe Pits	Irrigation
Astor Lions Park	Active	Neighborhood		54835 Alco Rd, Astor	10.00				1	2	2	8					3	1	Yes
East Lake Regional Park ⁽¹⁾	Active	Regional	Sports Complex	24809 Wallick Rd, Sorrento	75.35										1,878				
Lake Idamere Park	Active	Community		12335 CR 448, Tavares	45.00			3	1	3	2				5,770	1	1		
Lake Mack Park	Active	Neighborhood	Canoe/Kayak Launch	21235 Lake Dr, Deland	1.65														
McTureous Memorial Park	Active	Neighborhood		42100 SR 19, Altoona	2.56			1			1				1,010		3		
Minneola Athletic Complex	Active	Community	Sports Complex	1300 Fosgate Rd, Minneola	26.27		1					10			5,800				Yes
Mount Plymouth Park	Active	Neighborhood		31300 Lochmore Cir, Mt. Plymouth	0.40										490				
North Lake Regional Park	Active	Regional	Sports Complex	40730 Roger Giles Rd, Umatilla	114.50		3		1	5	5	16		12	4,850		5		Yes
Paisley Community Park	Active	Neighborhood		24956 CR 42, Paisley	8.10	1					4	2			1,545		1	3	Yes
P.E.A.R. Park Gateway	Active	Community		26701 US Hwy 27, Leesburg	50.00				1	11		8		9	10,100		1		Yes
Pine Forest Park - South Side	Active	Community		32520 SR 44, Deland	20.00														
Scott Park	Active	Neighborhood		25633 Aberdovey Ave, Mt Plymouth	0.65										770				
Sorrento Park	Active	Neighborhood		31535 Church St., Sorrento	3.38			4							1,100				Yes
South Lake Regional Park	Active	Regional	Sports Complex	Max Hooks Rd, Groveland	141.53														
South Umatilla Park	Active	Neighborhood		17107 Ball Park Rd, Umatilla	4.00										1,100				
Twin Lakes Park	Active	Neighborhood		35303 CR 473, Leesburg	14.50										2,580				Yes
Subtotal - Active Parks					517.89														
Arnold Brothers Boat Ramp	Passive	Special Use	Boat Ramp	15945 SR 19, Groveland	0.15										200	1			
Astatula Boat Ramp	Passive	Special Use	Boat Ramp	12703 Florida Ave, Astatula	0.25														
Butler Street Boat Ramp	Passive	Special Use	Boat Ramp	55400 Butler St, Astor	3.45														
Carlton Village Park ⁽²⁾	Passive	Neighborhood		40201 Orange Cir, Lady Lake	3.09														
Ferndale Preserve	Passive (Public Lands)	Regional		CR 455, Minneola	196.00								1.5		10,475				Yes
Haynes Creek Park	Passive	Community	Canoe/Kayak Launch	34606 S Haines Creek Rd, Lsbj	36.09														
John's Lake Boat Ramp	Passive	Special Use	Boat Ramp	13620 Lake Blvd, Winter Garden	1.30										500				
Lake Dalhousie Boat Ramp	Passive	Special Use	Boat Ramp	37987 Burhans Rd, Eustis	0.70														
Lake George Boat Ramp	Passive	Special Use	Boat Ramp	58300 Lake George Rd, Astor	0.70														
Lake Holly Boat Ramp	Passive	Special Use	Boat Ramp	14421 CR 450, Umatilla	0.50														
Lake Jem Park & Boat Ramp	Passive	Neighborhood		16141 CR 448, Tavares	9.00										1,531				
Lake Joanna Park	Passive	Special Use	Boat Ramp		2.00														
Lake Saunders Park	Passive	Neighborhood	Canoe/Kayak Launch	33415 E Lake Joanna Dr, Eustis	0.50														
Lake Thomas Cove Park ⁽²⁾	Passive	Neighborhood		31310 Saunder Dr, Tavares	0.20										520				
Lake Thomas Cove Park ⁽²⁾	Passive	Neighborhood		3020 Thomas Cove Dr, Clermont	4.60										1,670				
Lake Yale Boat Ramp West	Passive	Special Use	Boat Ramp	39800 Thomas Boat Landing Rd	0.70														
Lake Yale Boat Ramp East	Passive	Special Use	Boat Ramp	39400 Lake Yale Boat Ramp Rd	0.70														
Marsh Park & Boat Ramp	Passive	Neighborhood		36545 Yale Retreat Rd, Eustis	33.00											1			Yes
MCDonald Canal Boat Ramp	Passive	Special Use	Boat Ramp		2.00														
MCDonald Canal Boat Ramp	Passive	Special Use	Boat Ramp	24600 CR 448A, Astatula, FL 34705	15.00														
Palatka River Park and Boat Ramp	Passive	Community		12325 Hull Rd, Clermont	21.00										3,200				
Palatka River Park and Boat Ramp	Passive	Special Use	Boat Ramp		2.00														
P.E.A.R. Park	Passive (Public Lands)	Regional		5336 University Blvd, Leesburg	268.00										10,300				
Pearl Street Boat Ramp	Passive	Special Use	Boat Ramp	25140 E Pearl St, Astor	0.25														
Pine Forest Park - North Side	Passive	Community		32520 SR 44, Deland	28.00						2				680		1		Yes
Sparks Village Boat Ramp	Passive	Special Use	Boat Ramp	32000 Lake Dr, Leesburg	0.23														
Spring Lake Park ⁽²⁾	Passive	Neighborhood		36209 N Spring Lake Blvd, F/Park	0.38														
Sylvan Shores Park ⁽²⁾	Passive	Neighborhood	Canoe/Kayak Launch	1540 Morningside Dr, Mt Dora	4.94										1,350				Yes
Trout Lake Park	Passive	Neighborhood	Canoe/Kayak Launch	45 E Lural Oak Dr, Eustis	0.31														
Umatilla Veterans Hall	Passive	Special Use	Community Building	40924 US Hwy 19N, Umatilla	0.75	1													
Ellis Acres Reserve	Passive (Public Lands)	Regional	Canoe/Kayak Launch	25302 CR 42, Paisley	417.00														
Green Mountain Scenic Overlook & Trailhead	Passive (Public Lands)	Special Use	Trailhead	20700 CR 455, Ferndale	9.00														
Helena Run Preserve	Passive (Public Lands)	Community		U.S. Hwy 27, Leesburg	20.00														
Lady Lake Preserve	Passive (Public Lands)	Community		Gray's Airport Road, Lady Lake	65.00														
Lake May Reserve	Passive (Public Lands)	Regional	Canoe/Kayak Launch	36300 CR 44A, Eustis	136.00														
Mount Plymouth Lakes Reserve	Passive (Public Lands)	Regional		Mt. Plymouth Subdivision, Sorrento	173.00														
Neighborhood Lakes Reserve	Passive (Public Lands)	Regional		Fenimore St, Sorrento	210.00														
Pasture Reserve	Passive (Public Lands)	Regional		5144 Lake Erie Rd, Groveland	810.00														
Pine Meadows Conservation Area	Passive (Public Lands)	Regional	Canoe/Kayak Launch	2280 Pine Meadows Golf Course Rd, Eustis	770.00														
South Pine Lakes Reserve	Passive (Public Lands)	Regional		SR 44, Eustis	128.00														
Subtotal - Passive Parks					3,373.79														
Subtotal - Passive Parks (Excluding Public Lands)					165.79														
Total - All Parks					3,891.68	2	4	8	4	21	19	44	2	21	68,049	3	15	4	N/A

Table 6: Facility & Amenity Inventory (cont'd)

Park Name	Park Type	Classification	Sub-Classification	Location	Acres	Kiosk	Landscaping	Monument	Multi-Use Fields	Nature Center	Obsevation Tower	Parking Spaces	Pavilion/ Shelter	Picnic Tables	Playground (age 2-5)	Playground (age 5-12)	Playground Sandbox	Pickleball	
Astor Lions Park	Active	Neighborhood		54835 Alco Rd, Astor	10.00		Yes		1			13	1	7		1	1		
East Lake Regional Park ⁽¹⁾	Active	Regional	Sports Complex	24809 Wallick Rd, Sorrento	75.35				3										
Lake Idamere Park	Active	Community		12335 CR 448, Tavares	45.00	2	Yes					72	3	36	1	3	1		
Lake Mack Park	Active	Neighborhood	Canoe/Kayak Launch	21235 Lake Dr, Deland	1.65							8		3	1	1			
McTureous Memorial Park	Active	Neighborhood		42100 SR 19, Altoona	2.56			1				26	1	8	1	1			
Minneola Athletic Complex	Active	Community	Sports Complex	1300 Fosgate Rd, Minneola	26.27				2			83		5		1			
Mount Plymouth Park	Active	Neighborhood		31300 Lochmore Cir, Mt. Plymouth	0.40										1	1			
North Lake Regional Park	Active	Regional	Sports Complex	40730 Roger Giles Rd, Umatilla	114.50	9	Yes		5			500	10	80	5	2	1		
Paisley Community Park	Active	Neighborhood		24956 CR 42, Paisley	8.10	1	Yes	1				45	2	9	1	2			
P.E.A.R. Park Gateway	Active	Community		26701 US Hwy 27, Leesburg	50.00	4	Yes					100	2	12	1	1		6	
Pine Forest Park - South Side	Active	Community		32520 SR 44, Deland	20.00														
Scott Park	Active	Neighborhood		25633 Aberdovey Ave, Mt Plymouth	0.65									2		1			
Sorrento Park	Active	Neighborhood		31535 Church St., Sorrento	3.38							24	1	8	2	3			
South Lake Regional Park	Active	Regional	Sports Complex	Max Hooks Rd, Groveland	141.53														
South Umatilla Park	Active	Neighborhood		17107 Ball Park Rd, Umatilla	4.00							36	1	6		1			
Twin Lakes Park	Active	Neighborhood		35303 CR 473, Leesburg	14.50	1	Yes					23	3	15	1	2			
Subtotal - Active Parks					517.89														
Arnold Brothers Boat Ramp	Passive	Special Use	Boat Ramp	15945 SR 19, Groveland	0.15		Yes					14	1	2					
Astatula Boat Ramp	Passive	Special Use	Boat Ramp	12703 Florida Ave, Astatula	0.25							14		1					
Butler Street Boat Ramp	Passive	Special Use	Boat Ramp	55400 Butler St, Astor	3.45							34							
Carlton Village Park ⁽²⁾	Passive	Neighborhood		40201 Orange Cir, Lady Lake	3.09														
Ferndale Preserve	Passive (Public Lands)	Regional		CR 455, Minneola	196.00	1						25	1			1			
Haynes Creek Park	Passive	Community	Canoe/Kayak Launch	34606 S Haines Creek Rd, Lsbjg	36.09									1					
John's Lake Boat Ramp	Passive	Special Use	Boat Ramp	13620 Lake Blvd, Winter Garden	1.30							44							
Lake Dalhousie Boat Ramp	Passive	Special Use	Boat Ramp	37987 Burhans Rd, Eustis	0.70														
Lake George Boat Ramp	Passive	Special Use	Boat Ramp	58300 Lake George Rd, Astor	0.70														
Lake Holly Boat Ramp	Passive	Special Use	Boat Ramp	14421 CR 450, Umatilla	0.50														
Lake Jem Park & Boat Ramp	Passive	Neighborhood	Boat Ramp	16141 CR 448, Tavares	9.00	2	Yes					16	2	20	1	2			
Lake Joanna Park	Passive	Neighborhood	Canoe/Kayak Launch	33415 E Lake Joanna Dr, Eustis	2.00														
Lake Saunders Park	Passive	Neighborhood	Canoe/Kayak Launch	31310 Saunder Dr, Tavares	0.20														
Lake Thomas Cove Park ⁽²⁾	Passive	Neighborhood		3020 Thomas Cove Dr, Clermont	4.60														
Lake Yale Boat Ramp West	Passive	Special Use	Boat Ramp	39800 Thomas Boat Landing Rd	0.70														
Lake Yale Boat Ramp East	Passive	Special Use	Boat Ramp	39400 Lake Yale Boat Ramp Rd	0.70														
Marsh Park & Boat Ramp	Passive	Neighborhood	Boat Ramp	36545 Yale Retreat Rd, Eustis	33.00	1	Yes					20		4		1			
McDonald Canal Boat Ramp	Passive	Special Use	Boat Ramp	24600 CR 448A, Astatula, FL 34705	15.00														
Palatlakaha River Park and Boat Ramp	Passive	Community	Boat Ramp	12325 Hull Rd, Clermont	21.00	3						36	1	6		1			
P.E.A.R. Park	Passive (Public Lands)	Regional		5336 University Blvd, Leesburg	268.00	3			2	1	1	350	2	30					
Pearl Street Boat Ramp	Passive	Special Use	Boat Ramp	25140 E Pearl St, Astor	0.25							10							
Pine Forest Park - North Side	Passive	Community		32520 SR 44, Deland	28.00		Yes		1			14	2	10	1	2			
Sparks Village Boat Ramp	Passive	Special Use	Boat Ramp	32000 Lake Dr, Leesburg	0.23														
Spring Lake Park ⁽²⁾	Passive	Neighborhood		36209 N Spring Lake Blvd, F/Park	0.38														
Sylvan Shores Park ⁽²⁾	Passive	Neighborhood	Canoe/Kayak Launch	1540 Morningside Dr, Mt Dora	4.94														
Trout Lake Park	Passive	Neighborhood	Canoe/Kayak Launch	45 E Laural Oak Dr, Eustis	0.31														
Umatilla Veterans Hall	Passive	Special Use	Community Building	40924 US Hwy 19N, Umatilla	0.75														
Ellis Acres Reserve	Passive (Public Lands)	Regional	Canoe/Kayak Launch	25302 CR 42, Paisley	417.00					1									
Green Mountain Scenic Overlook & Trailhead	Passive (Public Lands)	Special Use	Trailhead	20700 CR 455, Ferndale	9.00						1								
Helena Run Preserve	Passive (Public Lands)	Community		U.S. Hwy 27, Leesburg	20.00														
Lady Lake Preserve	Passive (Public Lands)	Community		Gray's Airport Road, Lady Lake	65.00														
Lake May Reserve	Passive (Public Lands)	Regional	Canoe/Kayak Launch	36300 CR 44A, Eustis	136.00														
Mount Plymouth Lakes Reserve	Passive (Public Lands)	Regional		Mt. Plymouth Subdivision, Sorrento	173.00														
Neighborhood Lakes Reserve	Passive (Public Lands)	Regional		Fenimore St, Sorrento	210.00														
Pasture Reserve	Passive (Public Lands)	Regional		5144 Lake Erie Rd, Groveland	810.00														
Pine Meadows Conservation Area	Passive (Public Lands)	Regional	Canoe/Kayak Launch	2280 Pine Meadows Golf Course Rd, Eustis	770.00														
South Pine Lakes Reserve	Passive (Public Lands)	Regional		SR 44, Eustis	128.00														
Subtotal - Passive Parks					3,373.79														
Subtotal - Passive Parks (Excluding Public Lands)					165.79														
Total - All Parks					3,891.68	27	N/A	2	14	2	2	1,507	33	265	16	27	3	6	

Table 6: Facility & Amenity Inventory (cont'd)

Park Name	Park Type	Classification	Sub-Classification	Location	Acres	Restrooms (pre-fab)	Restrooms (custom structures)	Signs	Spring Balance Toys	Swings (infant)	Swings (child)	Tennis Courts	Trails-Paved (miles)	Trails-Unpaved (miles)	Trash Receptacles	Turtle (concrete form)	Volleyball Court	Wildlife Post
Astor Lions Park	Active	Neighborhood		54835 Alco Rd, Astor	10.00		1	1	2	2	8	1			11		1	
East Lake Regional Park ⁽¹⁾	Active	Regional	Sports Complex	24809 Wallick Rd, Sorrento	75.35	1												
Lake Idamere Park	Active	Community		12335 CR 448, Tavares	45.00	1		27	2	4	5		0.40	1.50	26	1		
Lake Mack Park	Active	Neighborhood	Canoe/Kayak Launch	21235 Lake Dr, Deland	1.65													
McTureous Memorial Park	Active	Neighborhood		42100 SR 19, Altoona	2.56		1	1	2	2					5			
Minneola Athletic Complex	Active	Community	Sports Complex	1300 Fosgate Rd, Minneola	26.27		1	1							30		1	
Mount Plymouth Park	Active	Neighborhood		31300 Lochmore Cir, Mt. Plymouth	0.40													
North Lake Regional Park	Active	Regional	Sports Complex	40730 Roger Giles Rd, Umatilla	114.50	2	3	20		8	8	6	2.00	1.70	91	2	4	
Paisley Community Park	Active	Neighborhood		24956 CR 42, Paisley	8.10	1		16	1	2	2			0.40	7			
P.E.A.R. Park Gateway	Active	Community		26701 US Hwy 27, Leesburg	50.00	3		4		2	2	2		0.80	5			
Pine Forest Park - South Side	Active	Community		32520 SR 44, Deland	20.00	1												
Scott Park	Active	Neighborhood		25633 Aberdovey Ave, Mt. Plymouth	0.65			6		2	2				1			
Sorrento Park	Active	Neighborhood		31535 Church St., Sorrento	3.38		1	3		2	2				10	4	1	
South Lake Regional Park	Active	Regional	Sports Complex	Max Hooks Rd, Groveland	141.53													
South Umatilla Park	Active	Neighborhood		17107 Ball Park Rd, Umatilla	4.00													
Twin Lakes Park	Active	Neighborhood		35303 CR 473, Leesburg	14.50	1		8	2	2	2		0.50		6			
Subtotal - Active Parks					517.89													
Arnold Brothers Boat Ramp	Passive	Special Use	Boat Ramp	15945 SR 19, Groveland	0.15			5							5			
Astatula Boat Ramp	Passive	Special Use	Boat Ramp	12703 Florida Ave. Astatula	0.25	1				3								
Butler Street Boat Ramp	Passive	Special Use	Boat Ramp	55400 Butler St, Astor	3.45													
Carlton Village Park ⁽²⁾	Passive	Neighborhood		40201 Orange Cir, Lady Lake	3.09													
Ferndale Preserve	Passive (Public Lands)	Regional		CR 455, Minneola	196.00	1		4						7.00				
Haynes Creek Park	Passive	Community	Canoe/Kayak Launch	34606 S Haines Creek Rd, Lsbq	36.09									0.80				
John's Lake Boat Ramp	Passive	Special Use	Boat Ramp	13620 Lake Blvd, Winter Garden	1.30	1												
Lake Dalhousie Boat Ramp	Passive	Special Use	Boat Ramp	37987 Burhans Rd, Eustis	0.70			5							2			
Lake George Boat Ramp	Passive	Special Use	Boat Ramp	58300 Lake George Rd, Astor	0.70													
Lake Holly Boat Ramp	Passive	Special Use	Boat Ramp	14421 CR 450, Umatilla	0.50													
Lake Jem Park & Boat Ramp	Passive	Neighborhood	Special Use	16141 CR 448, Tavares	9.00	1		10	2	2	2			0.40				
Lake Joanna Park	Passive	Neighborhood	Canoe/Kayak Launch	33415 E Lake Joanna Dr, Eustis	0.50													
Lake Saunders Park	Passive	Neighborhood	Canoe/Kayak Launch	31310 Saunder Dr, Tavares	0.20			2										
Lake Thomas Cove Park ⁽²⁾	Passive	Neighborhood		3020 Thomas Cove Dr, Clermont	4.60													
Lake Yale Boat Ramp West	Passive	Special Use	Boat Ramp	39800 Thomas Boat Landing Rd	0.70													
Lake Yale Boat Ramp East	Passive	Special Use	Boat Ramp	39400 Lake Yale Boat Ramp Rd	0.70													
Marsh Park & Boat Ramp	Passive	Neighborhood	Special Use	36545 Yale Retreat Rd, Eustis	33.00	1		8	2	2	2				6			
MCDonald Canal Boat Ramp	Passive	Special Use	Boat Ramp	24600 CR 448A, Astatula, FL 34705	15.00	1												
Palatka River Park and Boat Ramp	Passive	Community	Special Use	12325 Hull Rd, Clermont	21.00	1								0.80	5			
P.E.A.R. Park	Passive (Public Lands)	Regional		5336 University Blvd, Leesburg	268.00		1	6						4.30	3			1
Pearl Street Boat Ramp	Passive	Special Use	Boat Ramp	25140 E Pearl St, Astor	0.25													
Pine Forest Park - North Side	Passive	Community		32520 SR 44, Deland	28.00			5	1	2	2			0.5	6			
Sparks Village Boat Ramp	Passive	Special Use	Boat Ramp	32000 Lake Dr, Leesburg	0.23													
Spring Lake Park ⁽²⁾	Passive	Neighborhood		36209 N Spring Lake Blvd, F/Park	0.38													
Sylvan Shores Park ⁽²⁾	Passive	Neighborhood	Canoe/Kayak Launch	1540 Morningside Dr, Mt Dora	4.94			2										
Trout Lake Park	Passive	Neighborhood	Canoe/Kayak Launch	45 E Lural Oak Dr, Eustis	0.31													
Umatilla Veterans Hall	Passive	Special Use	Community Building	40924 US Hwy 19N, Umatilla	0.75													
Ellis Acres Reserve	Passive (Public Lands)	Regional	Canoe/Kayak Launch	25302 CR 42, Paisley	417.00	1												
Green Mountain Scenic Overlook & Trailhead	Passive (Public Lands)	Special Use	Trailhead	20700 CR 455, Ferndale	9.00	1												
Helena Run Preserve	Passive (Public Lands)	Community		U.S. Hwy 27, Leesburg	20.00													
Lady Lake Preserve	Passive (Public Lands)	Community		Gray's Airport Road, Lady Lake	65.00													
Lake May Reserve	Passive (Public Lands)	Regional	Canoe/Kayak Launch	36300 CR 44A, Eustis	136.00	1												
Mount Plymouth Lakes Reserve	Passive (Public Lands)	Regional		Mt. Plymouth Subdivision, Sorrento	173.00													
Neighborhood Lakes Reserve	Passive (Public Lands)	Regional		Fenimore St. Sorrento	210.00													
Pasture Reserve	Passive (Public Lands)	Regional		5144 Lake Erie Rd, Groveland	810.00	1												
Pine Meadows Conservation Area	Passive (Public Lands)	Regional	Canoe/Kayak Launch	2280 Pine Meadows Golf Course Rd, Eustis	770.00													
South Pine Lakes Reserve	Passive (Public Lands)	Regional		SR 44, Eustis	128.00													
Subtotal - Passive Parks					3,373.79													
Subtotal - Passive Parks (Excluding Public Lands)					165.79													
Total - All Parks					3,891.68	21	8	134	14	35	37	9	3	18	219	7	7	1

Source: based on inventory data provided by the Lake County Office of Parks & Trails

(1) County still maintains common areas and parking lot and any area that patrons may use in coordination with park after school hours.

(2) Legacy Park

2.2.1. Public Lands Access

The 12 properties included under the public lands inventory are listed in Table 7. The level of public access to each property varies. As shown, more than 90% of the public lands acreage is accessible to the public to some degree. Six properties have full public access, three have limited public access where guided tours and visits are provided and the remaining three have no public access at this time. Expanding public access at some of these properties will be evaluated as part of the Master Plan process.

Table 7: Inventory of Public Lands and Public Access

Name	Public Access	Acreage	Location
Ellis Acres Reserve	Yes	417	25302 CR 42, Paisley
Ferndale Preserve	Yes	196	CR 455, Minneola
Green Mountain Scenic Overlook & Trailhead	Yes	9	20700 CR 455, Ferndale
Helena Run Preserve	No	20	US Hwy 27, Leesburg
Lady Lake Preserve	No	65	Gray's Airport Rd, Lady Lake
Lake May Reserve	Yes	136	36300 CR 44A, Eustis
Mount Plymouth Lakes Reserve	Limited	173	Mount Plymouth Subdivision, Sorrento
Neighborhood Lakes Reserve	Limited	210	Fenimore St, Sorrento
Pasture Reserve	Yes	810	5144 Lake Erie Rd, Groveland
P.E.A.R. Park	Yes	268	5336 University Blvd, Leesburg
Pine Meadows Conservation Area*	Yes	770	2280 Pine Meadows Golf Course Rd, Eustis
South Pine Lakes Reserve	Limited	128	SR 44, Eustis
Total Acreage – All Public Lands		3,202	
Total Acreage – Accessible to Public (Full or Limited Access)		2,944	

*Designated trails and parking areas open to the public.

2.2.2. Programming

Recreation Programming

Counties tend to focus on providing more passive (resource-based) parks and large sports complexes, whereas cities tend to focus on providing complementary smaller to medium-size activity-based parks. Consistent with this, cities tend to provide recreation programming and counties tend to turn to private organizations with agreements for use or rental of county-owned facilities. This is consistent with how recreation programming is offered in Lake County.

The Office Parks & Trails does not directly operate sports or athletic programs, before/after school activities, summer camps or other similar recreation programs. However, it does partner with private organizations offering these types of programming use of County-owned parks and facilities, as appropriate. In addition, sports games and tournaments are held at a number of facilities throughout the county at which teams/organizations pay a rental or user fee for use of fields/courts and the Office of Parks & Trails staffs the facilities as appropriate. In recent years, the Office of Parks & Trails has hosted and/or partnered on more than 5,200 annual sports-related events, including tournaments, games, and practices.

Nature-Based Programming

Lake County Office of Parks & Trails staff also regularly leads nature hikes, bird and butterfly surveys, and nature-based classes at many passive parks. The Office of Parks & Trails also partners with the Lake County Water Authority for several guided canoeing/kayaking tours throughout the year. In recent years, the Office of Parks & Trails staff has hosted and/or partnered on more than 100 nature-based events annually, such as those described above.



Nature hike at P.E.A.R. Park

2.3 Accomplishments since 2005 Master Plan

Since the 2005 Master Plan was completed, Lake County has achieved great accomplishments in enhancing its parks and recreation system. Notable achievements include parkland acquired and/or developed for the following parks:

- **Haynes Creek Park** is primarily an island that lies between a canal and Haynes Creek and is also a launch point for the Lake Eustis Run Blueway Trail. This passive park includes bird/nature viewing, fishing, and a hiking/nature trail. This park was previously unimproved in the 2005 Master Plan.
- **P.E.A.R. Park** was developed since the 2005 Master Park and now has several miles of trails, a xeric with a pavilion and butterfly demonstration garden, an observation pavilion, a nature center with a geology lab, 50 acres of Scrub Jay restoration, and 5 acres of meadow restoration as well as two multi-use fields, restrooms, and picnic tables and pavilions.
- **East Lake Sports & Community Complex** is a regional park sports complex still being developed. Land for this park was acquired by Lake County on November 15, 2006. At this time, amenities available include multi-use, baseball, and softball fields. The conceptual plan for this park includes three multi-use fields, two baseball fields, two softball fields, a baseball/softball field, six tennis courts, two basketball courts at build-out. A future library and park maintenance facility will also be constructed on the site.
- **Ferndale Preserve** is located on the western shore of Lake Apopka along the Green Mountain Scenic Byway and was acquired by Lake County on August 31, 2005. The preserve currently has two trails open—a 1.6-mile equestrian/hiking trail (loop) and a 0.5-mile (one-way) hiking/biking trail (unpaved) to the high point. There is also an extensive playground, restrooms, and an education kiosk. Future plans for this park include observation towers, canoe/kayak launch, and several more miles of trails.
- **Minneola Athletic Complex** was originally constructed by the City of Minneola. As of October 1, 2011, Lake County leased this facility from Minneola to provide active recreational opportunities to residents and visitors of southeast Lake County. Through this lease, Lake County is responsible for maintaining the facility and may consider opportunities for improvements in the future.
- **North Lake Community Park** opened in May 2009 and is the largest facility maintained by Lake County Office of Parks & Trails. This sports complex features an expansive playground



Baseball game at Minneola Athletic Complex

area, picnic pavilions, restroom facilities, basketball courts, tennis courts, sand volleyball courts, baseball fields, Little League fields, softball fields, soccer fields, multi-use fields, concession stands, a perimeter trail loop for walking or exercise, and a number of exercise stations for working out.

- **South Lake Regional Park** is a planned future sports complex that is currently in the design phase. In April 2014, Lake County acquired the land from Clermont in exchange for an additional \$1.8 million to make improvements to the City's Lake Hiawatha Preserve. The initial phase is funded with the County's one-cent infrastructure sales tax renewal and includes four lighted youth baseball fields, four softball fields, a cricket field, a restroom/concession building, internal road and parking areas, walking paths, a maintenance building, and site clearing/grading and utilities.

Recent improvements at individual parks include:

- **P.E.A.R. Park** – wildlife watch post
- **East Lake Sports & Community Complex** – sports field lighting
- **Lake Idamere Park** – miracle field
- **Marsh Park and Boat Ramp** – parking lot improvements
- **Paisley Park** – basketball court resurfacing
- **South Lake Regional Park** – fencing installation
- **South Lake Trail** – boardwalk repairs



(Top) Sports field lighting at East Lake Sports & Community Complex; (bottom) Miracle Field at Lake Idamere Park

3 Needs Assessment

As previously noted, a comprehensive needs assessment and community outreach effort was conducted for the Master Plan update process. The findings from both are documented in Volume 3, with pertinent findings informing Master Plan recommendations noted in this section.

3.1 Baseline Conditions

An assessment of baseline conditions, including demographic trends, land use and development trends, local plans and policies, and a peer agency benchmark assessment. The baseline conditions assessment is documented in detail in Technical Memorandum 1-A in Volume 3. Key findings from this assessment are noted by topic area.

3.1.1. Demographic Assessment

- Lake County's unincorporated population is anticipated to increase 26% by 2025 and 54% by 2040 if the current ratio of unincorporated to countywide population is maintained.¹
- The highest rate of population growth by 2040 is anticipated in the southeast county near in the vicinity of the SR 50 corridor.
- Incomes generally tend to be higher in or immediately surrounding cities as well as areas with lakefront water access than in more rural unincorporated areas.
- The highest concentrations of minority populations in Lake County are in/near Lady Lake and Mascotte, south of Clermont within the Wellness Way Area Plan (an area slated for concentrated future development) and the Minneola/Montverde area. Additional parks likely will be needed in the Wellness Way Area as future population growth occurs. There are currently no County parks provided in the unincorporated area around Mascotte, where a higher concentration of minority populations exist.
- The southern areas of the county have higher concentrations of younger residents and younger adults who are more likely to have/start families in the near future. In these areas, there may be a greater need for additional active facilities such as playgrounds and sports fields/courts in the future.
- Central Lake County has a higher concentration of older working-age and retirement-age residents where the need for active facilities (such as sports courts and fields) may not be as great. One exception is pickleball, a sport experiencing a high interest among older adults.
- The highest concentrations of school-age children currently fall in the middle-school age range, particularly in the southern half of Lake County. However, the distribution of elementary school-age children versus older high school-age children indicates that the overall number of school-age children will grow over time, primarily in the southern areas of unincorporated Lake County.

3.1.2. Land Use Assessment

- The majority of the future developments in the unincorporated county will be low-density residential, including Rural Transition land, providing a maximum of one dwelling unit per five

¹ University of Florida's Bureau of Economic and Business Research, 2017 Population Estimates (released January 31, 2018).

net buildable acres, or Low Urban Density adjacent to incorporated areas, providing a maximum density of four dwelling units per net buildable acre.

- Developing South Lake Regional Park will provide additional recreation amenities to better serve existing and future population gained through development of the designated Rural Transition lands around Groveland.
- New park locations likely will need to be identified in the future to provide both active and passive recreation opportunities to accommodate growth within the Wellness Way area south of Clermont.

3.1.3. Plans Review

A comprehensive review of past plans, studies, and policy documents was conducted to identify key considerations that may impact the update of this Master Plan, such as local redevelopment plans, statewide outdoor recreation planning, and relevant policies of Lake County, other agencies, or municipalities. Technical Memorandum 1-A in Volume 3 of the Master Plan documents the results of this Parks Master Plan's review in detail.

3.1.4. Benchmarking

As part of its annual budget process, Lake County's Office of Parks & Trails conducts an assessment of its different services relative to other peer counties to provide a "benchmark" of its level of service (LOS) and other measures compared to counties within the central Florida region. The peer counties included in this benchmark are Seminole, Orange, Osceola, Polk, Sumter, Marion and Volusia. In Spring 2016, the County gathered information pertaining to the benchmark assessment of its parks and recreation program. The information provided in this section is consistent with that presented at the Lake County budget workshop held on May 3, 2016, unless otherwise noted.

The information presented in this section is based on the information provided by each County. Because each County may classify park land differently and have different service areas, the total acreage of park land owned and/or maintained by each County was requested and the 2016 countywide population for each county was used.

Facility Benchmarking

As shown in Table 8, at nearly 3,900 total acres (including all Lake County parks and public lands), Lake County falls below the average acreage of 14,928 from the selected peer counties. This information is somewhat difficult to compare accurately, as different counties have different public/conservation lands programs that can greatly influence the total acreage. When removing the two outliers, Volusia and Sumter counties, Lake County still falls below the average of 10,771 acres; however, both Orange and Polk counties have robust land conservation programs, attributing to the higher total acreages increasing the overall peer county average.

In terms of the LOS being provided through parks and conservation land acreage, Lake County's acreage per 1,000 population of 12.34 (including public lands acreage) is less than the average of its peers at 28.06; however, as previously discussed, several peer counties have robust and long-standing land conservation programs contributing considerable acreage to their respective inventories. When removing Volusia and Sumter counties as outliers, Lake County is closer to the peer average of 19.10 acres per 1,000 residents. For comparison purposes, the National Parks and Recreation Association's

(NRPA) 2018 Field Report reports that the median acres per 1,000 residents for communities with 100,000-250,000 in population is 10.1.

With 40 athletic fields (multipurpose and ballfields), Lake County falls below the average of 55 athletic fields in the selected peer counties. It should be noted that both Polk County, at 142 athletic fields, and Sumter County, at 10 ballfields, are outliers in this comparison; however, when removing these counties, Lake County still falls below the resulting average of 47 athletic fields. Of the athletic fields that are lighted, Lake County has 28 compared to the average of 34 for the peer counties. When comparing the percentage of lighted to total athletic fields, 70% of Lake County’s athletic fields are lighted compared to 61% of the peer average.

Table 8: Peer Facility Benchmarking

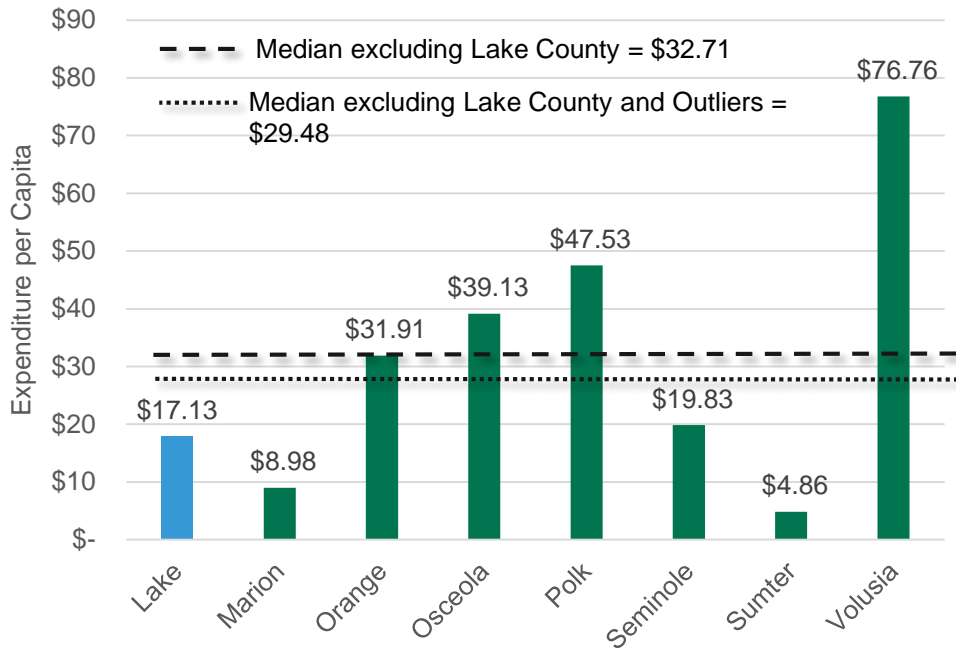
County	Total Acreage	Acres/1,000 Population ^(a)	Total (Lighted) Multipurpose/ Ballfields
Lake County	3,892	12.34	40 (28)
Marion County	2,014	5.90	61 (19)
Orange County	14,579	11.64	64 (41)
Osceola County	8,555	27.75	47 (13)
Polk County	21,548	34.04	142 (121)
Seminole County	7,159	16.16	31 (16)
Sumter County	261	2.26	10 (7)
Volusia County	50,379	98.69	32 (24)
Peer Average	14,928	28.06	55 (34)
Peer Average (excluding outliers)	10,771	19.10	47 (23)

Source: Based on 2016 population, latest available at time analysis was completed. 2016 National Parks & Recreation Association’s (NRPA) 2016 Field Report

Financial Benchmarking

Figure 1 illustrates the total parks and recreation expenditures per capita, based on information provided by each agency. There is a clear correlation between the acreage provided and the expenditures per capita levels in that the counties that provide the highest acreage (Volusia, Polk, and Orange) have the highest expenditure per capita levels, whereas Sumter County, which provides the fewest total acres and acres per capita, has the lowest expenditure per capita levels. Lake County, along with Marion, Osceola, and Seminole counties, fall somewhere in the middle below the calculated median.

Figure 1: Peer Expenditures per Capita Benchmark



Source: Lake County Office of Parks and Recreation; other county parks departments

Table 9 summarizes the primary sources each agency uses to fund parks and recreation capital and operating expenses, although it is recognized that other supplementary revenue sources also are used by many communities. Several counties have adopted parks impact fee programs to fund capital expenditures necessitated by new growth and development. Lake County is unique in that it does not rely primarily on general fund revenue to fund the Office of Parks & Trails’ operating costs. Lake County has adopted a dedicated revenue source for operations and maintenance through the unincorporated Municipal Service Taxing Unit (MSTU) and capital funding through the County’s local option sales tax and parks impact fees. The information provided is subject to change on an annual basis.

Table 9: Peer Comparison of Primary Funding Sources

Funding Source	Lake County	Marion County	Orange County	Osceola County	Polk County	Sumter County	Seminole County	Volusia County
Operating								
General Fund	x	x	x	x	x	x	x	x
Municipal Service Taxing Unit (MSTU)	x				x			
User Fees/Service Charges		x	x			x		
Capital								
Sales Tax/ Other Special Purpose Fund	x			x	x			
Parks Impact Fee	x	x	x	x	x			
General Capital Improvement Funds					x			
Conservation Trust Funds/Grants		x			x		x	
Tourist Development								x

Source: Lake County Office of Parks and Recreation; other county FY 17 budgets

User Fee and Service Charge Benchmarking

A comparison of Lake County’s parks and recreation user fees and service charge schedule to those charged by municipalities within the county and the previously identified peer counties was performed. A detailed summary of this comparison is provided in Technical Memorandum 1-A, which is based on information provided by each agency with supplemental internet research. Observations from this exercise include the following:

- Several other communities have a variable fee structure for different charges where non-profits and residents are charged lower fees/rates than non-residents or for-profit organizations and businesses.
- The majority of communities charge for the use/rental of athletic fields and courts, community centers/event rooms, and pavilions. Lake County’s community center and pavilion rental fees seem reasonable compared to those charged by other communities. However, an exact comparison of rates charged for community centers/event room and pavilions is difficult due to the different types and sizes of facilities located in each community.
- Lake County is on the lower end of the range of fees charged for athletic field/court rental. This is advantageous in attracting tournaments and other large events. Other communities that charge fees for use of fields/courts are on a per-hour basis, similar to Lake County, though there is variation in the fees charged for a tournament or based on resident/non-profit status. Polk County also offers a daily athletic field rental and higher fees for use of turf athletic fields. To further attract large events, Lake County could consider a fee schedule that is scaled based on the number of room nights expected to be generated, reducing field/court fees as the number of room nights generated increases.
- Lake County is within range of hourly fees charged for lighting of athletic fields/courts.
- Lake County is the only community that identifies a specific set of charges for advertising flyers and banners on kiosks or fields based on set amounts of time in its fee schedule. However,

other counties may charge similar fees as part of more general administrative charges at public facilities not specific to parks and recreation.

- Lake County currently charges fees to recoup costs of painting/stripping athletic fields. Clermont is the only other city in Lake County that does this, along with several peer counties. This is a labor-intensive effort by County staff and Lake County is on the lower end of the range in this comparison.
- Polk County charges on a per-hour basis for additional County staff required for tournaments and other events. This is something Lake County could consider to recover those types of extra costs.
- Several communities charge a daily, semi-annual, or annual boat ramp/launch pass. This is not currently charged by Lake County.

3.2 Economic Development

Lake County, through its Agency of Economic Prosperity (formerly Lake County Economic Development & Tourism), has prepared an Economic Action Plan to frame a vision, mission and goals in support of strengthening economic development throughout the county. Of the nine goals included in this plan, one specifically calls for Lake County to work directly with the business community, cities, and other stakeholders to promote eco-tourism, recreation, sports and tourism. To support this effort, the Office of Parks & Trails should be invited to and actively participate in discussions concerning sports tournaments or other recreation-related activities that could generate additional tourism revenue. The discussions also should identify possible opportunities for expanding existing facilities or developing new facilities that will draw a specific audience for a competitive tournament or other event, providing an advantage for Lake County in attracting participants over other locations.

3.3 Financial Assessment

A review of the Office of Parks & Trails' annual budgets for the past three years was completed to understand the level and sources of funding for capital and operating expenditures. The Office of Parks & Trails' annual budget comprises the following revenue sources.

Capital Revenue Sources

- **Parks Impact Fees** – Impact fees are a one-time fee charged to new residential development to help pay for the costs of providing additional parks and recreation amenities required to maintain the existing level of service (or proportion of level of service established by the impact fee amount). In Lake County, the parks impact fee was established by the BCC in 2004. The amount of the fee collected per dwelling unit is the same countywide depending on the type of residential development (single-family, multi-family, or mobile home); however, Lake County has established three park impact fee benefit districts, North, South and Central, in which the fees collected within a benefit district must be spent within that same benefit district. Impact fees can only be spent on capital costs relating to the planning, design, acquisition or construction of new park land and amenities. Impact fees cannot be used to fund operations or maintenance expenses.
- **Fish Conservation Fund and Restricted-Boating Improvement Fund** – Interest earned on revenue generated by fishing licenses issued in Lake County is allocated to the Office of Parks & Trails annually.

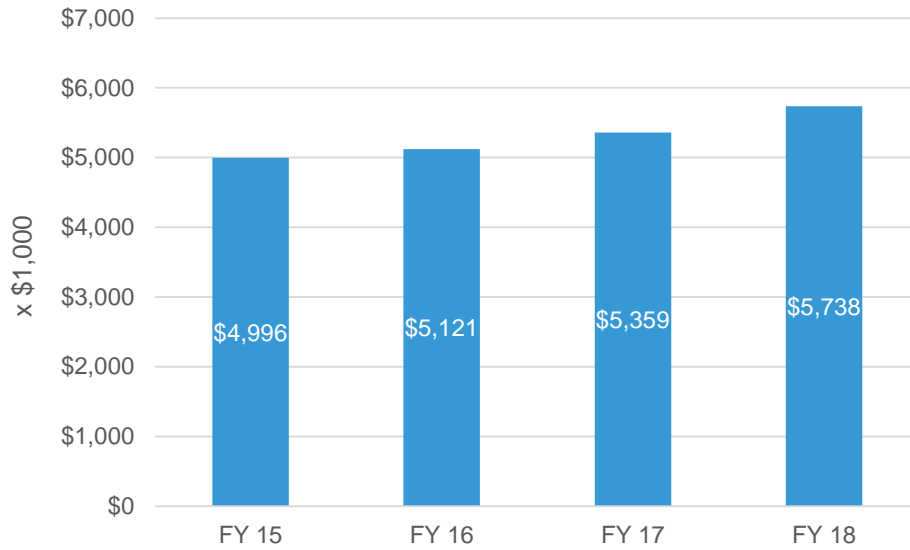
- **Local Option Sales Tax** – In 1988, Lake County voters approved an additional one-cent infrastructure sales tax to support capital projects and infrastructure improvements. The sales tax was extended in 2001 until 2017; in 2015, voters approved to extend it yet again from January 1, 2018 through December 31, 2032. The proceeds of the Infrastructure Sales Tax are split equally between the County, the School Board and municipalities. Lake County’s proceeds of the surtax and any interest accrued thereon shall be expended as follows:
 - Law Enforcement Vehicles, Fire Trucks and Ambulances and Public Safety Equipment
 - Parks, Trails, Recreation and Libraries
 - Roads, Sidewalks and Transportation
 - Water Quality, Utilities and Drainage Improvements
 - Other Public Infrastructure

Operating Revenue Sources

- **Charges for Services** – This includes revenue generated through recreation fees, concession rentals, and user fees (for athletic fields, advertising, rentals, etc.).
- **Tree Mitigation** – A one-time fee paid to Lake County to mitigate the clearing of trees for development. The amount of the mitigation is determined based on the extent of the clearing and impact to natural landscape.
- **Municipal Service Taxing Unit** – Lake County has adopted an MSTU with a millage rate of 0.4957 that funds stormwater and parks projects. The MSTU is the Office of Parks & Trails’ main funding source for operations and maintenance. MSTU revenue is generated based on the taxable value of properties in unincorporated Lake County.
- **General Fund** – Revenue from Lake County’s general fund is used to supplement operating revenue for the Office of Parks & Trails.

As shown in Figure 2, the Office of Parks & Trails’ annual budget has increased by 15% over the past three years, from \$4.99 million in FY 2015 to \$5.74 million in FY 2018. According to the NRPA’s 2018 Field Report, the average annual operating budget of parks and recreation agency service communities of 100,000–250,000 is approximately \$10 million. As previously mentioned, Lake County is on the lower-end of its peers when comparing parks expenditures per capita.

Figure 2: Annual Operating Budget (FYs 2015–2018)



Source: Lake County Office of Parks and Trails

3.4 Community Outreach

Community feedback about current and future parks and trails needs and opportunities was essential to this Master Plan update process. To make sure a broad range of feedback was gathered, six public workshops were held, at least one in each Commissioner District, and an on-line survey was developed and administered. This survey was available at each public workshop and online by a link from the Office of Parks & Trails’ website from December 8, 2016 to April 3, 2017. The community survey was structured as an opinion survey and was not intended to be a statistically-valid survey. A detailed assessment of the survey results is documented in Volume 3. Key take-aways from workshop attendees and on-line survey participants include the following:

- Opening up access to certain public lands that are currently closed to the public is important.
- Courteousness of County staff, condition of buildings, condition of trails, care of natural areas and landscaping, trash removal and overall maintenance received the highest quality ratings.
- Overall quality of recreational opportunities, security at parks, restrooms, parking, boat ramps were the top areas needed for improvement.
- Additional recreation facilities needed include playgrounds, disc golf courses, archery, skate parks, youth football fields, multi-use trails, basketball courts, pickleball courts and a remote-control airplane park.
- New parks are needed in areas around Groveland, Tavares and the Four Corners area of southeast Lake County.
- Top parks funding priorities include maintaining existing facilities, preserving natural areas/public lands, acquiring land for future park development and upgrading or expanding existing parks.

3.5 ADA Transition Plan Recommendations

The Lake County Active Parks Accessibility Study & ADA Transition Plan and Lake County Passive Parks Accessibility Study & ADA Transition Plan (both adopted September 2017) provide the Office of Parks & Trails staff with information necessary to improve the access, accessibility and safety of the active and passive parks. The recommendations in the Transition Plans were developed by inventorying the conditions at each park and identifying steps to address the ADA compliance and safety issues found.

The implementation and financial plan documented in the ADA Transition Plan intend to serve as a general guide for the planning of improvements. Several factors ultimately will influence the timing for implementation of specific improvements and the overall cost of the program, including:

- Opportunities for partnering with other jurisdictions or organizations on implementing improvements.
- Specific site conditions at individual locations, including landscaping, utilities, drainage, which can have a significant impact on the type of improvements required and the associated cost.
- Contracting opportunities, including awarding a unit-price contract for the implementation of improvements at multiple locations.
- Additional opportunities to relocate or consolidate individual amenities.

Active Park ADA Transition Plan Recommendations Summary and Cost

As summarized in Table 10, the Active Parks Transition Plan determined that there were 461 ADA compliance issues at the County's 15 developed active parks, totaling an estimated \$1.15 million in improvements. Of these, approximately 23% were classified as "quick fix" issues that could be easily addressed at relatively low cost (less than \$1,000).

Table 10: ADA Transition Plan Summary of Findings & Estimated Costs—Active Parks

Amenity	# of Issues	Cost	Park Name	# of Issues	Cost
Accessible Route	115	\$359,500	Astor Lions Park	38	\$108,000
BBQ Grill	21	\$73,500	East Lake Sports & Community Complex	45	\$84,500
Bench	80	\$162,500	Lake Idamere Park	54	\$137,000
Dog Station	5	\$10,000	Lake Mack Park	2	\$4,500
Drinking Fountain	13	\$33,500	McTureous Memorial Park	7	\$16,000
Fishing Pier	1	\$3,500	Minneola Athletic Complex	35	\$68,000
Miscellaneous	5	\$7,500	Mount Plymouth Park	9	\$29,000
Parking	21	\$82,500	North Lake Regional Park	68	\$117,000
Pavilion	12	\$24,500	P.E.A.R. Park Gateway	50	\$114,000
Picnic Table	44	\$78,000	Paisley Community Park	24	\$68,500
Play Area	32	\$106,500	Pine Forest Park	21	\$64,000
Restroom	23	\$57,500	Scott Park	13	\$39,500
Signage	11	\$23,500	Sorrento Park	40	\$92,500
Trash Can	78	\$93,000	South Umatilla Park	15	\$51,500
			Twin Lakes Park	40	\$121,500
Total	461	\$1,115,500	Total	461	\$1,115,500

Source: Lake County Active Parks Accessibility Study and ADA Transition Plan Final Report (September 2017). Note: Park names included in original report have been updated to reflect those presented in Section 2 as part of the Master Plan updated inventory. These costs are planning level estimates; once the projects progress through design, the actual construction cost will become more refined.

As shown in Table 11, the Passive Parks Transition Plan determined that there were 75 “quick fix” ADA compliance issues at 19 of the County’s 15 passive parks, totaling an estimated \$94,000 in improvements.

Table 11: ADA Transition Plan Quick Fixes & Estimated Costs—Passive Parks

Park	High Priority	Medium Priority	Low Priority	Total
Arnold Brothers Boat Ramp		\$1,500	\$750	\$2,250
Astatula Boat Ramp		\$2,530	\$750	\$3,280
Butler Street Boat Ramp	\$4,325		\$250	\$4,575
Carlton Village Park			\$250	\$250
Ellis Acres Reserve	\$7,750	\$2,650		\$10,400
Ferndale Preserve	\$5,750	\$2,200	\$250	\$8,200
Green Mountain Scenic Overlook			\$2,053	\$2,053
Haynes Creek Park		\$450	\$400	\$850
Johns Lake Boat Ramp		\$2,950	\$650	\$3,600
Lake Holly Boat Ramp		\$9,250	\$500	\$9,750
Lake Jem Park and Boat Ramp	\$1,720	\$2,200	\$2,800	\$6,720
Lake Joanna Park			\$0	\$0
Lake May Reserve		\$2,582	\$400	\$2,982
Marsh Park and Boat Ramp		\$2,750	\$1,100	\$3,850
Palatlahaha River Park and Boat Ramp	\$850	\$10,865	\$3,970	\$15,685
Pasture Reserve		\$3,310	\$400	\$3,710
Sylvan Shores Park			\$415	\$415
Trout Lake Park			\$750	\$750
Umatilla Veterans Hall		\$15,000	\$75	\$15,075
Total	\$20,395	\$58,237	\$15,763	\$94,395

Source: Lake County Passive Parks Accessibility Study and ADA Transition Plan Final Report (September 2017)

Note: Costs shown are planning-level estimates; once projects progress through design, actual construction cost will become more refined.



**ADA parking improvements at P.E.A.R
Park completed in FY 2018**

Table 12 identifies additional ADA compliance issues at passive parks separate from the quick-fixes previously noted. These improvements identified in the implementation plan total an additional \$751,000.

Table 12: ADA Transition Plan Summary of Findings & Estimated Costs—Passive Parks

Improvement	Cost		Number of Instances	Approximate Amount	Approximate Cost
New Pavement	\$22	LF @ 5' wide	87	2754	\$60,600
Add/Replace/Move Sign/Posts	\$450	each	22	23	\$10,400
Add Detectable Warnings	\$275	each @ 4' wide	4	5	\$1,400
Resurface Cement/Asphalt	\$33	per sf	24	850	\$28,100
Resurface Curb Ramp/Landing	\$1,500	each	4	5	\$7,500
Move Bench/Trash can	\$250	each	31	31	\$7,800
New Bench/Trash Can	\$400	each	19	19	\$7,600
New Picnic Table	\$600	each	12	12	\$7,200
Striping	\$5	LF	29	2287	\$11,400
Metal Railing	\$100	LF	3	75	\$7,500
Other Improvements	various		79		\$183,000
Mobilization	\$1,000	each	137	136	\$136,000
Signed & Sealed Plans	\$1,500	each	55	54	\$81,000
Clearing & Grubbing	\$250	each	27	27	\$28,500
Sub-Total Estimate					\$578,000
Survey/Design	15%				\$86,700
Inspection	5%				\$28,900
Miscellaneous	10%				\$57,800
Total Order of Magnitude Cost Estimates					\$751,400

LF=linear foot

Source: Lake County Passive Parks Accessibility Study and ADA Transition Plan Final Report (September 2017). Note: Costs shown are planning-level estimates; once projects progress through design, actual construction cost will become more refined.

4 Master Plan Recommendations

Developing a master plan is only the first step in the process to creating a robust and successful park system. After plan adoption, collaboration and action are what make the plan successful. This section presents the specific implementation actions developed to ensure the continued success of this Master Plan. Each recommendation is described in more detail in the remainder of this section.

Master Plan Recommendations

- Increase the parks and recreation level of service standard from the adopted standard of 4 acres to 1,000 residents to 10 acres per 1,000 residents.
- Prioritize completion of planned and/or programmed projects to improve existing or complete new active parks.
- Consider opportunities to prioritize improvements for funding that complete existing projects and address one or more of the identified Master Plan improvement themes identified during the community outreach process.
- Annually evaluate the identified park-specific improvements for programming in the Five-Year Capital Improvements Plan.
- Consider an update of the Lake County Parks Impact Fee Study with separate fees calculated for regional/special use parks (assessed countywide) and community/neighborhood/mini parks assessed only in the unincorporated county).
- Evaluate the County's parks and recreation user fee structure and work toward balancing cost recovery measures with potential impacts to existing and prospective users.
- Evaluate opportunities to increase access to public land sites that currently have limited or no public access, where feasible.
- Implement a standardized process to evaluate future acquisition of public lands.
- Continue to identify partnership opportunities with public agencies, non-profits, and private organizations to enhance and fund the County's parks and recreation system.
- Continue to implement strategies from the ADA Transition Plans to improve the accessibility and safety of the Lake County's active and passive parks.
- Work with Lake County Office of Communications to standardize all signage across county parks and trail facilities.
- Support the continued implementation of the Lake County Parks & Recreation Master Plan through identified policies and action items.

4.1 Update Adopted Parks & Recreation Level of Service Standard

As part of this Master Plan update, it is appropriate to examine the County's adopted LOS standard for parks and recreation for two primary reasons. First, the existing LOS standard of 4 acres per 1,000 residents was adopted in 2005 and effective through 2015 as part of Lake County's 2030

Comprehensive Plan.² When this policy was written, the County was required by State law to adopt an LOS standard for parks as a critical public facility. This provided a way to measure if the park acreage needed to support development was available "concurrent" with the impacts of that development. In 2011, Florida underwent a drastic change to its growth management law and the requirement to maintain a locally adopted LOS for most public facilities, including parks, was removed. This provides cities and counties with considerable flexibility in how they use an adopted parks and recreation LOS standard should they choose to maintain one. Notably, communities can be less concerned with maintaining a lower adopted LOS standard for concurrency, but adopt a more strategic LOS standard based on acreage targets for anticipated population growth. Second, since the existing standard was calculated, Lake County has acquired and developed considerable public lands acreage as part of its Public Lands Management Program and other active and passive parks. These reasons, coupled with recent population growth, results in an outdated LOS standard.

Lake County should continue to maintain an adopted LOS standard for parks and recreation as an important planning tool and measure to plan for future population growth. However, the LOS standard should be updated to reflect current conditions and future population projections. As part of this Master Plan update, an LOS analysis was undertaken and reviewed with Office of Parks & Trails staff to determine the most appropriate way to measure LOS consistent with the new parks classification system.

For informational purposes, Table 13 presents the LOS analysis completed by park based on countywide population. It can be appropriate to base the LOS on countywide population given the draw of most of Lake County's parks acreage is through regional parks and public lands, the service area of which is intended to be countywide.

Table 14 presents the achieved LOS based on the unincorporated population. Based on the current inventory and countywide 2017 population estimate, the current LOS is 11.8 acres per 1,000 residents, demonstrating that the adopted standard of 4 acres per 1,000 residents has been far exceeded. Since the unincorporated county population figure is just under half that of the countywide figure, the LOS achieved today nearly more than doubles to 24.6 acres per 1,000 residents.

Tables 13 and 14 also show the additional active and passive parkland that would be required to maintain the 2017 figure by 2030 and 2045, based on the projected countywide and unincorporated county population growth, respectively. Based on the current acreage compared to projected population growth, it is reasonable to assume that Lake County can maintain a countywide LOS standard of 10 acres per 1,000 residents over the next 10 years. This standard aligns with the national average of 10.1 acres of parkland per 1,000 residents, as cited in the NRPA's 2018 Performance Review. Should the County's population growth rate or parks inventory change considerably in the near future, then it would be appropriate to review the LOS standard sooner rather than later.

Recommendation: Increase the parks and recreation level of service standard from the adopted standard of 4 acres per 1,000 residents to 10 acres per 1,000 residents.

² Policy VII-1.4.3, Parks & Recreation Element, Lake County Comprehensive Plan.

Table 13: Countywide LOS Analysis

Park Type	Park Classification	2017 Acreage	2017		2030		2045	
			Countywide Population	Level of Service	Countywide Population	Level of Service	Countywide Population	Level of Service
Passive Park Land	Public Lands	3,202.0	331,724	9.7	427,600	7.5	509,600	6.3
	All Other	171.8	331,724	0.5	427,600	0.4	509,600	0.3
	<i>Subtotal Passive</i>			10.2		7.9		6.6
Active Park Land	Regional	331.4	331,724	1.0	427,600	0.8	509,600	0.7
	All Other	186.5	331,724	0.6	427,600	0.4	509,600	0.4
	<i>Subtotal Active</i>			1.6		1.2		1.0
Total – All Parks				11.8		9.1		7.6
Additional Future Acreage Required to Maintain 2017 LOS								
<i>Passive Parks</i>						988		1,824
<i>Active Parks</i>						166		297
Total All Parks						1,154		2,122

Sources: Acreage source by park type is Table 6. Population source is BEBR's Projections of Florida Population by County, 2020–2045, with Estimates for 2017 (medium population projections used).

Table 14: Unincorporated County LOS Analysis

Park Type	Park Classification	2017 Acreage	2017		2030		2045	
			Unincorporated Population	Level of Service	Unincorporated Population	Level of Service	Unincorporated Population	Level of Service
Passive Park Land	Public Lands	3,202.0	158,877	20.2	204,796	15.6	244,070	13.1
	All Other	171.8	158,877	<u>1.1</u>	204,796	<u>0.8</u>	244,070	<u>0.7</u>
	<i>Subtotal Passive</i>			21.3		16.5		13.8
Active Park Land	Regional	331.4	158,877	2.1	204,796	1.6	244,070	1.4
	All Other	186.5	158,877	<u>1.2</u>	204,796	<u>0.9</u>	244,070	<u>0.8</u>
	<i>Subtotal Active</i>			3.3		2.5		2.1
Total – All Parks				24.6		19.0		15.9
Additional Future Acreage Required to Maintain 2017 LOS								
<i>Passive Parks</i>						988		1,825
<i>Active Parks</i>						158		288
Total All Parks						1,146		2,112

Sources: Acreage source by park type is Table 6. Population source is BEBR's Projections of Florida Population by County, 2020–2045, with Estimates for 2017 (medium population projections used). BEBR only publishes countywide population estimates; the 2030 and 2045 population estimates shown in this table apply the ratio of unincorporated to countywide population from the 2017 estimate to the countywide population projection for each year to estimate the unincorporated population estimate. Since this ratio is applied, the additional acreage required to maintain the adopted LOS is similar to the countywide LOS analysis.

4.2 Prioritize Future Improvements Based on Countywide Themes

Based on the community outreach conducted as part of this Master Plan update process, a number of themes for improving the general experience of Lake County’s parks and recreation system were identified. One theme was identified as a top priority of residents during the community outreach.

- ***Finish existing projects, particularly for active parks, that have been planned and/or programmed.***

Other themes identified include the following, but in no priority order:

- Work towards opening remaining public lands, where feasible.
- Increase number of available restrooms.
- Enhance and provide more amenities at all facilities.
- Increase path/parking lot and security lighting.
- Improve and increase sports lighting.
- Increase paved parking at key parks.
- Increase number of paved road and boat ramps.
- Implement a fishing “catch and release” program.
- Improve ADA accessibility of playgrounds and other facilities.
- Partner with Cities and non-profit organizations concerning the provision of indoor sports facilities.
- Increase number of sports fields, pavilions, pickleball courts and dog parks.
- Increase amount/access to natural areas and public lands.
- Identify locations for disc golf courses to allow regional play.
- Work with local municipalities to provide sand volleyball courts at municipal parks (focus near Minneola Athletic Complex).
- Identify opportunities and work with organizations to construct and maintain mountain bike trails.
- Increase availability of exercise stations within parks and along paths.

Recommendation: Prioritize completion of planned and/or programmed projects to improve existing or complete new active parks.

Recommendation: Consider opportunities to prioritize improvements for funding that complete existing projects and address one or more of the identified Master Plan improvement themes identified during the community outreach process.

4.3 Implement Park-Specific Recommendations

The data analyses and community outreach conducted for the Master Plan produced a number of improvements to many of the County’s active and passive parks and public lands. Many, though not all of these improvements have already been identified as a need in Lake County’s Five-Year Capital Improvement Program (CIP). The identified needs produced through the master planning process and programmed/planned projects in the County’s FY 2018-2022 CIP are presented in Table 15 for active parks, Table 16 for passive parks, and Table 17 for public lands. Improvements that are geographic, but not park-specific are identified in Table 18.

Table 15: Active Park Improvements

Location	Recommendations
Astor Lions Park	<ul style="list-style-type: none"> • Sports lighting at soccer/football/baseball fields and tennis/basketball courts • Resurface tennis and basketball courts • Add fencing • Replace playground • Renovate restroom/pavilion building • Improve batting cages and score boards • Improve parking lot • Add new basketball court and associated amenities
East Lake Sports & Community Complex	<ul style="list-style-type: none"> • Finish construction of site plan to include road/parking lot, utilities, fencing, tennis and basketball courts, playgrounds, shade, bathrooms, paved parking and lighted fields (<i>see Figure 3 for site plan</i>) • Expansion property: Design and construct full size multipurpose fields for football and soccer, support facilities, softball and baseball fields, parking (master plan forthcoming). • Add trailhead and bicycle facilities
Lake Mack Park	<ul style="list-style-type: none"> • Construct parking lot and replace fencing • Resurface basketball court • Improve volleyball court • Replace playground equipment
Minneola Athletic Complex	<ul style="list-style-type: none"> • Finish site development (add t-ball fields, multi-purpose field, basketball court, tennis court, dog park, volleyball courts) • Add parking • Redevelop playground for older children/teens, add shade trees and fields • Add trailhead and bicycle facilities • Re-stripe existing parking area to promote one-way flow for safety through angled parking • Add security fencing • Add pavilions <p><i>See Figure 4 for site plan</i></p>
McTureous Memorial Park	<ul style="list-style-type: none"> • Resurface parking lot • Replace playground equipment • Improve existing pavilion and add another pavilion • Complete needed ADA improvements • Add amenities for future trailhead • Replace and enhance landscaping
Mount Plymouth Park	<ul style="list-style-type: none"> • Improve parking lot and fencing • Add security lighting

	<ul style="list-style-type: none"> • Replace playground equipment
North Lake Regional Park	<ul style="list-style-type: none"> • Finish construction of site plan to include parking lot, batting cages, lighting, and landscaping • Complete playground • Add pavilions • Add pickleball courts • Add racquetball / handball • Improve dog park • Add more storage facilities for league equipment • Add additional soccer fields • Add trailhead and bicycle facilities <p><i>See Figure 5 for site plan</i></p>
Paisley Community Park	<ul style="list-style-type: none"> • Add volleyball courts • Add batting cages, scoreboards, and dugouts • Complete ADA improvements • Replace playground equipment • Resurface parking lot
P.E.A.R. Park Gateway	<ul style="list-style-type: none"> • Complete build-out of master plan • Upgrade existing softball fields for competitive play • Construct pickleball courts for competitive play • Ballfield and multiuse field improvements • Parking lot and road improvements; road connection to passive parkland <p><i>See Figure 6 for site plan</i></p>
Pine Forest Park—South Side	<ul style="list-style-type: none"> • Construct multi-purpose field • Complete ballfields • Improve parking lot, landscaping, fencing • Add facilities for future trailhead and support of bicycles
Scott Park	<ul style="list-style-type: none"> • Parking improvements, security lighting, and fencing • Replace playground equipment
South Lake Regional Park	<ul style="list-style-type: none"> • Move forward with development and funding of park plan <p><i>See Figure 7 for site plan</i></p>
Twin Lakes Park	<ul style="list-style-type: none"> • Improve parking lot, asphalt path, and fencing • Replace playground equipment • Renovate basketball court • Renovate boardwalk

Figure 3: East Lake Sports & Community Complex Site Plan



Figure 4: Minneola Athletic Complex Site Plan



Figure 5: North Lake Regional Park Site Plan



Figure 6: P.E.A.R. Park Site Plan



Figure 7: South Lake Regional Park Site Plan



Table 16: Passive Park Improvements

Location	Recommendations
Arnold Brothers Boat Ramp	<ul style="list-style-type: none"> • Construct restroom and ADA compliant connecting sidewalk
Astatula Boat Ramp	<ul style="list-style-type: none"> • Complete parking lot improvements
Butler Street Boat Ramp	<ul style="list-style-type: none"> • Improve boat ramp and staging areas • Resurface and expand parking facilities • Add fencing, restroom, overlook platform, pavilion, landscaping, and site amenities (including bear proof trash cans in North Lake)
Haynes Creek Preserve	<ul style="list-style-type: none"> • Improve canoe/kayak launch • Add small observation/fishing area at end of eastern trail to Haynes Creek • Add kiosks and signage
Lake George Boat Ramp	<ul style="list-style-type: none"> • Improve boat ramp • Improve parking lot and fencing
Lake Holly Boat Ramp	<ul style="list-style-type: none"> • Improve boat ramp • Improve parking lot and fencing • Add restroom
Lake Idamere Park	<ul style="list-style-type: none"> • Expand parking lot • Improve paved trail • Increase park lighting • Add restroom/concession building/Improve fishing pier ramp • Add canoe/kayak launch • Replace playground equipment • Add trailhead and bicycle facilities
Lake Jem Park and Boat Ramp	<ul style="list-style-type: none"> • Improve internal road and parking lot • Improve boat ramp and fencing • Add future trailhead and bicycle facilities
Lake Yale Boat Ramp East	<ul style="list-style-type: none"> • Improve parking lot and fencing • Improve boat ramp
Lake Yale Boat Ramp West	<ul style="list-style-type: none"> • Improve parking lot and fencing • Improve boat ramp • Add floating dock
Johns' Lake Boat Ramp	<ul style="list-style-type: none"> • Fix/replace dock due to ADA issues
Marsh Park and Boat Ramp	<ul style="list-style-type: none"> • Continue parking lot, fencing, path system, landscaping, and road improvements • Improve boat ramp • Replace playground equipment • Add restroom • Add volleyball/basketball courts, dog park • Construct bridge to levy • Add fishing pier/observation area at end of levy • Add sidewalk for ADA compliance
McDonald Canal Boat Ramp	<ul style="list-style-type: none"> • Add second pavilion • Add ADA/bottle filler water fountains • Enhance landscaping • Add trailhead and bicycle facilities (e.g., bicycle repair stations)
Palatlahaha River Park and Boat Ramp	<ul style="list-style-type: none"> • Improve parking lot, internal road landscaping, and fencing • Improve boardwalk • Complete ADA improvements • Replace playground equipment

Pearl Street Boat Ramp	<ul style="list-style-type: none"> • Improve parking lot • Improve boat ramp • Add canoe/kayak launch
Sparks Village Boat Ramp	<ul style="list-style-type: none"> • Improve parking lot and fencing • Improve boat ramp

Table 17: Public Land Improvements

Location	Recommendations
Ellis Acres Reserve	<ul style="list-style-type: none"> • Add paddle launch or floating paddle launch • Add public access point (~2 acres) with possible observation tower • Renovations to on-site nature center • Restroom upgrades • Remodel silo to interpretive site and observation tower • Plans and people ethnobotanical displays, demo gardens, educational pavilions, well, restrooms, parking lot at re-located alternative entrance • Human and Prehistoric History Plaza of Demonstrations • Add amenities for future trailhead
Ferndale Preserve	<ul style="list-style-type: none"> • Complete master plan • Construct observation towers and fishing pier • Construct trails, pavilions, boardwalk and canoe/kayak launch • Perma trak path system (2 widths) • Central observation area at high point with natural and historical resource interpretation • Add trailhead and bicycle facilities
Helena Run Preserve	<ul style="list-style-type: none"> • Extend gated entry road and limited parking lot • Add overlook platform, boardwalk • Add canoe/kayak launch • Add restroom, pavilion, and fencing
Lake May Reserve	<ul style="list-style-type: none"> • Add access road/driveway/parking/landscaping • Add floating kayak launch, fishing pier/platform and observation lake platform • Add restroom and picnic pavilions • Demo gardens and ADA pathway • Add outdoor classroom with seating, pavilion, cover, kiosk panels, art • Add ADA gravel path • Add trailhead and bicycle facilities
Mount Plymouth Lakes Reserve	<ul style="list-style-type: none"> • Construct entry road/driveway off SR 46 • Add parking lot and fencing • Add pavilion and restroom
Neighborhood Lakes Reserve	<ul style="list-style-type: none"> • Northern 165 acres: add trailhead concession, historical museum, compound, storage/office for staff, equestrian facilities, parking, playground, trailhead/bicycle facilities, trail, landscaping, restoration, Burrowing Owl artificial burrows, signage, kiosks, lighting, gates, and fencing
Pasture Reserve	<ul style="list-style-type: none"> • Renovate existing residence (currently closed) for use as nature interpretative facility by staff and volunteers • Construct additional capital improvements such as maintenance building, restrooms, covered pavilion, primitive camping facilities, observation boardwalk • Improve fencing, parking, and landscaping • Add equestrian facilities for day-use only

	<ul style="list-style-type: none"> • Add wells • Low water crossings to replace all culverts along trails and access roads
P.E.A.R. Park	<ul style="list-style-type: none"> • Parking lot and road improvements; road connection to active parkland • Community garden upgrades: boxes, benches, pergola, standardized irrigation, fencing, pollinator buffers) • Incorporate grape arbor planting varieties • ADA access-gravel pathways/permeable surface • Upgrade Nature Center and staff facilities to include live animals, interactive displays, presentation area, and displays outside • Add shade and buffer plantings around parking and maintenance areas with informational signage • Complete multi-use trail
Pine Meadows Conservation Area	<ul style="list-style-type: none"> • Conceptual plan (see Figure 8) • Complete entry road/parking, power/water and shade • Add restroom, picnic pavilion, maintenance building • Add equestrian trails/trailhead • Add electric model airplane field • Add primitive camping facilities • Add fishing pier, boat ramp improvements, kayak/canoe launch • Bird watch blind, observation tower, boardwalk • Add trailhead and bicycle facilities • Potentially add floating dock facility
South Pine Lakes Reserve	<ul style="list-style-type: none"> • Parking, road, and land improvements • Add pavilion, trailhead, trails, and restroom

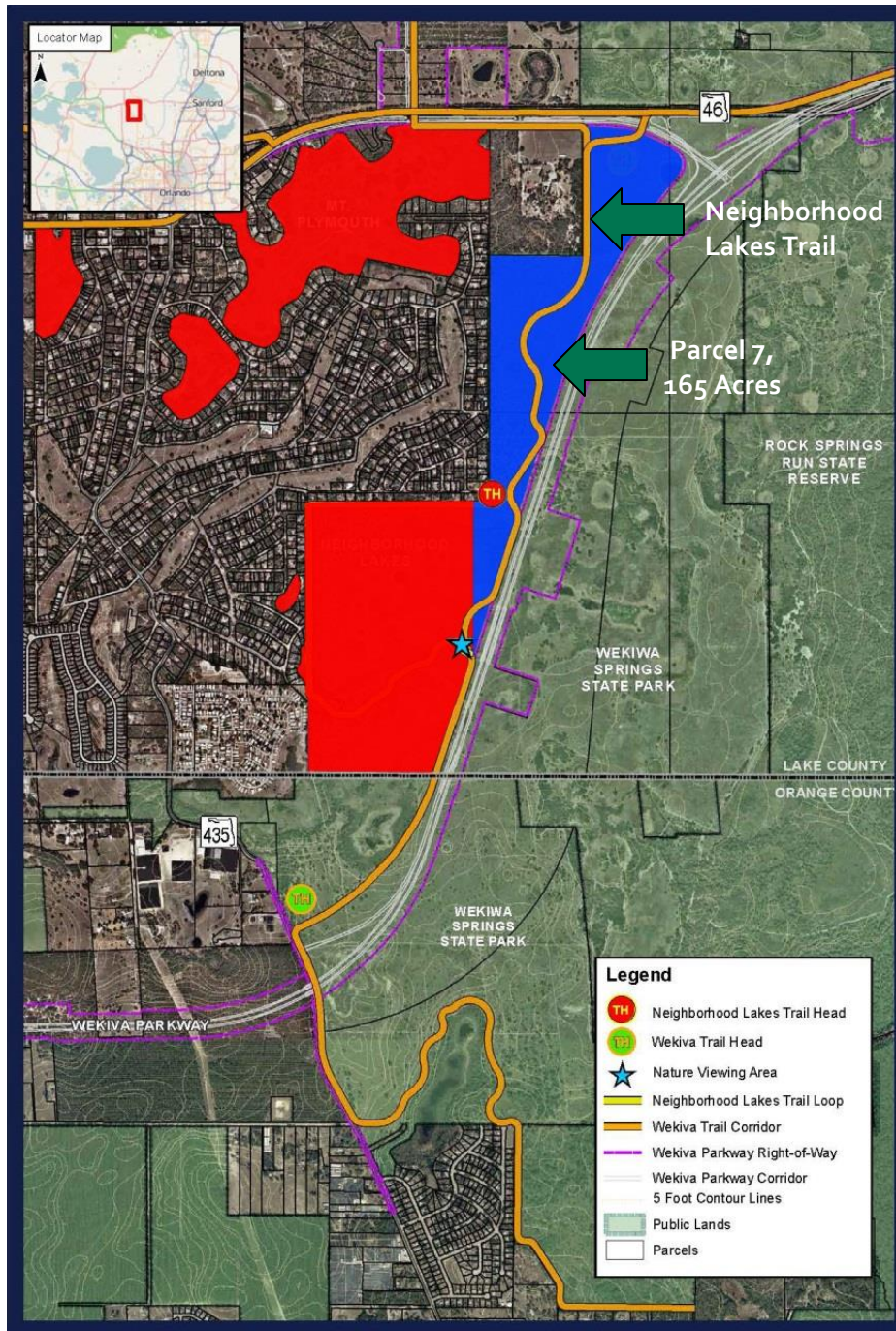
Figure 8: Pine Meadows Conservation Area Site Plan



Table 18: Geographic Area Improvements

Location	Recommendation
Lake Minneola	<ul style="list-style-type: none"> • Work in partnership towards developing a multi-use facility for water sports
Lake Apopka	<ul style="list-style-type: none"> • Additional boat ramp and playground on Lake Apopka
Lake Hiawatha	<ul style="list-style-type: none"> • Joint partnership with Clermont, Lake County Water Authority, and others to address need for boat ramp access to Lake Minneola
Southeast Lake County/Four Corners area	<ul style="list-style-type: none"> • Explore partnerships for future active-sports park facilities to address projected population growth in this area
Northwest Lake County	<ul style="list-style-type: none"> • Explore partnerships for future active-sports park facilities to address projected population growth in this area (primarily from The Villages)
Central Lake County	<ul style="list-style-type: none"> • Explore partnerships for future active-sports park facilities to address projected population growth in this area
Lake Wekiva area	<ul style="list-style-type: none"> • Lake County to acquire Parcel 7, 165 acres owned and managed by State and part of Wekiva Springs State Park, (see <i>Figure 9</i>) for the Neighborhood Lakes multi-use trail connector and trailheads

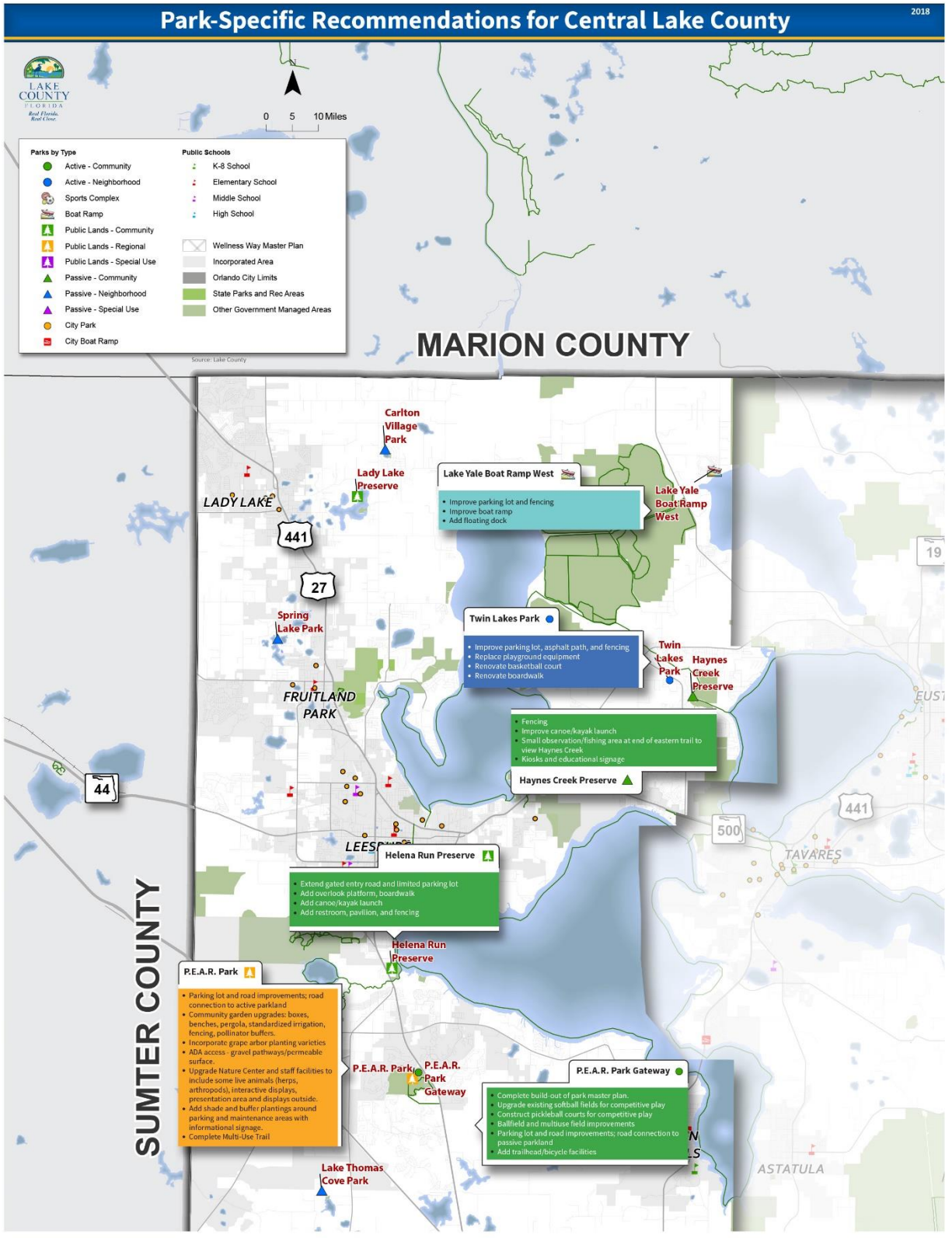
Figure 9: Wekiva Area Parcel 7



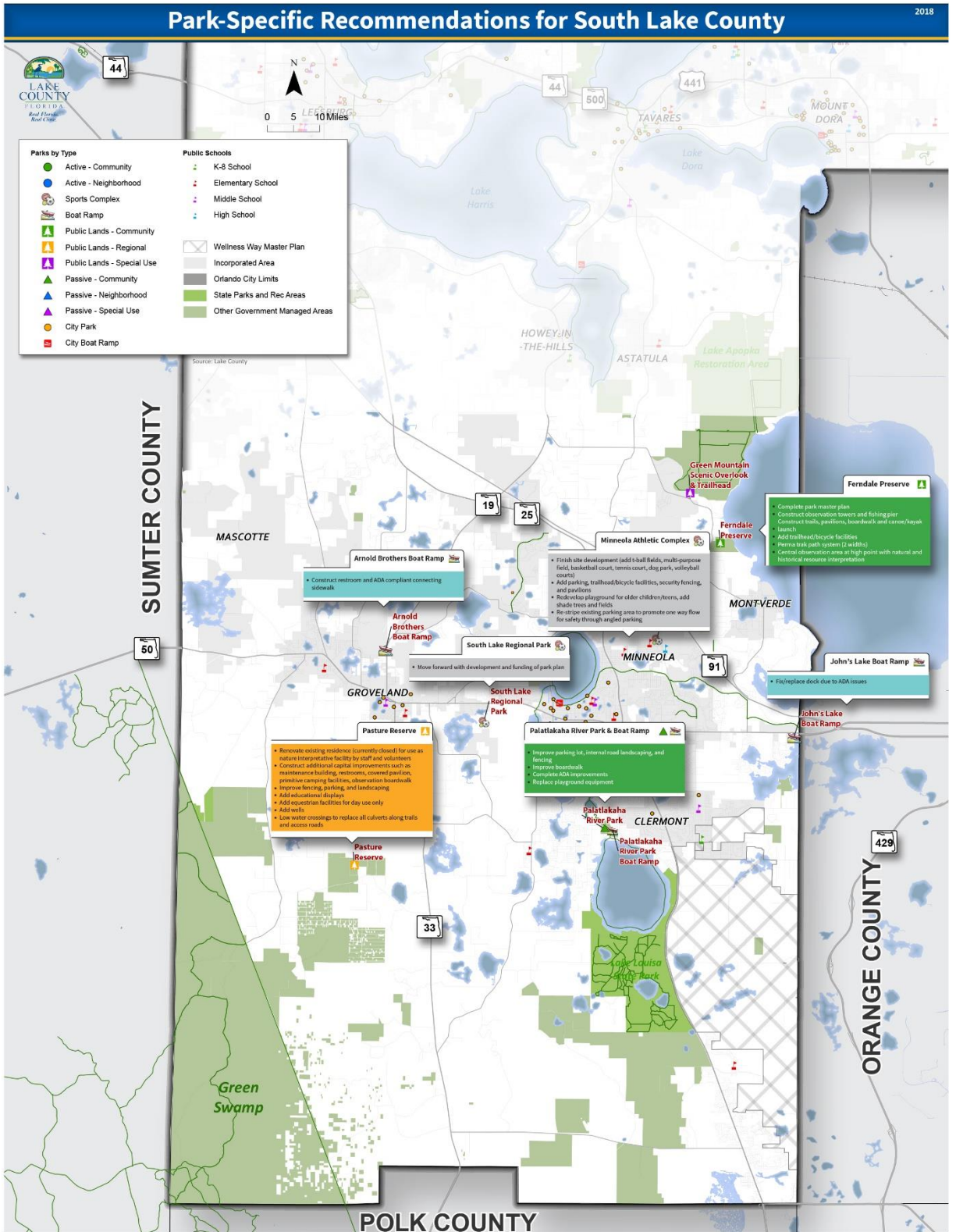
Maps 2-4 illustrate the park-specific recommendations included in this Master Plan for the north, central and southern areas of Lake County.

Recommendation: Annually evaluate the identified park-specific improvements for programming in the Five-Year Capital Improvements Plan.

Map 3: Parks-Specific Master Plan Recommendations (Central Lake County)



Map 4: Parks-Specific Master Plan Recommendations (South Lake County)



4.4 Update Lake County Parks Impact Fee Study

As previously noted, Lake County has collected park impact fees since 2004 on new residential units permitted in the unincorporated county. Impact fee revenue helps fund capital infrastructure to offset impacts on parks and facilities from growth and new development. Impact fee revenue may not be used to fund replacement of existing facilities or for maintenance.

Although the County's impact fee ordinance allows for the collection of its parks impact fee in the municipalities through an interlocal agreement,³ it is currently collected only in the unincorporated county.⁴ The current impact fee rates collected (\$222 per single-family unit, \$171 per multi-family unit, and \$177 per mobile home unit) are based on a study completed in 2003.⁵ Lake County has established three park impact fee benefit districts (North, South and Central) in which the fees collected within a benefit district must be spent within that same benefit district.

Since the fee was adopted in 2004, Lake County has made considerable capital investments in its parks program, primarily through the local option sales tax and Public Lands Management Program. The expansion of the County's parks inventory, population growth observed over the last 15 years and increased costs in providing similar levels of service in the future due to inflation all support the need for Lake County to update the parks impact fee study and corresponding rate schedule.

As part of the update, the service area defined by the park classifications should be considered in determining where the impact fees are assessed. Regional parks and special-use parks are classified as such because they draw users from a larger geographic area, such as countywide or regionally. New development throughout Lake County, including its cities, benefit from the County's regional parks. The impact fee study could determine whether it is appropriate to calculate a regional parks impact fee assessed to new residential development countywide versus a separate community parks fee (including community, neighborhood) assessed only to new residential development in the unincorporated county. A countywide benefit district for the regional park impact fee also would be recommended so that funds generated can be used for any regional park in Lake County, further supporting the intended service area of these parks. Similarly, the County can retain (or modify) the existing three benefit districts for the community parks impact fee. As it is currently, community parks impact fee revenue would be expended within the district collected, reflecting the more localized service area of these parks. This approach is being used by several Florida communities that charge park impact fees to more accurately charge new development based on the service area of their different types of parks.

In reviewing building permit data for the last five years, approximately one-third draw from unincorporated Lake County. Since the majority of residential units are permitted in the cities, charging a regional parks impact fee countywide has the potential to generate significant increased revenue for parks capital projects. For example, if it assumed that two-thirds of the current impact fee rate is apportioned to a regional parks fee, the estimated annual revenue could increase by 90% without changing the current amount charged (only now charging 2/3 of the current fee to new development within the cities).

³ Lake County Code of Ordinances, Chapter 22 Impact Fees, Article V Park Impact Fees.

⁴ Lake County Office of Planning & Zoning.

⁵ Henderson Young & Company, "Impact Fees for Parks and Recreational Facilities in Lake County Florida," July 23, 2003 (link [here](#)).

Given the length of time since the last fee update (15 years), it is estimated that the potential impact fee increase also could be considerable given that the County's parks inventory value has increased significantly during this time. This impact fee study is statutorily allowed to be funded from the impact fee revenue. Although an updated fee schedule reflecting the maximum fees that can be charged is based on the achieved LOS, it is recognized that the Lake County BCC can adopt the impact fees at any amount less the calculated maximum as long as the discounted percentage is equitable across all residential land uses. If this update is undertaken as recommended, discussions with City policy leaders on the need for charging the regional portion of the updated fee to new development within the cities would need to occur.

Recommendation: Consider an update of the Lake County Parks Impact Fee Study with separate fees calculated for regional/special use parks (assessed countywide) and community/neighborhood/mini parks assessed only in the unincorporated county).

4.5 Review Parks and Recreation User Fee Structure

As previously noted, a peer agency benchmarking exercise for parks and recreation user fees was completed for this Master Plan update. Based on the findings, Lake County should consider an update of its fee structure to address the following:

- Provide a variable fee structure for certain facilities and amenities based on residency and non-profit status.
- Provide a sliding fee schedule for athletic field/court rentals for tournaments, where fees are scaled based on the number of room nights expected to be generated resulting in lower field/court fees as the number of room nights generated increases.
- Increase fees to recoup costs of painting/stripping athletic fields. This is a labor-intensive effort by County staff and Lake County is on the lower end of the range in the peer comparison. An assessment of the average cost for painting/stripping by field type versus the fees should be completed to determine what percentage of the costs are being recouped and if the fees should be increased.
- Charge on a per-hour basis the cost to provide additional County staff required for tournaments and other events.
- Charge for daily, semi-annual and/or annual boat ramp/launch passes. It is recognized that the additional revenue generated from these must be evaluated against public acceptance, but there are several ways this could be implemented to benefit residents already paying for these facilities through taxes. Examples include providing a discounted pass option for Lake County residents or charging only non-residents for use of boat ramps/launches.

Recommendation: Evaluate the County's parks and recreation user fee structure and work toward balancing cost recovery measures with potential impacts to existing and prospective

4.6 Increase Access to Public Lands

Responses to several questions asked in the community provided insight into the use and desired level of access to Lake County’s Public Lands. Highlights from the survey regarding public land use include the following:

- Approximately 58% of all survey respondents visit/use public lands.
- Of those who have visited public lands, one-third visit frequently (daily or weekly).
- The most frequently-visited public lands include Green Mountain Scenic Overlook & Trailhead (53% of respondents), Lake May reserve (28%), Ellis Acres and Pine Meadows Conservation Area (20% each).

The majority of survey participants stated that increasing or creating public access to the following sites is either “Very Important” or “Somewhat Important”:

- Helena Run Preserve (61% of respondents)
- Mount Plymouth Lakes Reserve (60%)
- Lady Lake Reserve (59%)
- Neighborhood Lakes Reserved (58%)
- South Pines Lake Reserve (56%)

Although access to Lady Lake Reserve is desired by the public, providing public access is not feasible. Lake County should evaluate the feasibility and costs of providing public access to Helena Run Preserve and Mount Plymouth Preserve and increasing access to Neighborhood Lakes Reserve and South Pines Preserve, which currently have limited public access in the form of guided tours. Based on factors such as costs, extent of access that can be provided, and other considerations, a prioritized plan to increase public access to one or more of these sites can be developed.

Recommendation: Evaluate opportunities to increase access to public land sites that currently have limited or no public access, where feasible.

4.7 Implement Public Lands Acquisition Program Evaluation Criteria

Lake County has made tremendous progress in developing a robust Public Lands Management Program Land acquired through program funds protect drinking water, improve water quality of rivers and lakes, protect open space and provide passive recreation areas. The majority of the public lands are open to the public to some degree, providing recreational benefits along with conservation efforts.

The future vision of the Lake County Public Lands Management Program is to **protect areas that support rare upland species or endangered species**. While priority is placed on increasing access to the existing public lands, as noted under the previous recommendation, Lake County may need to acquire additional public lands acreage in the future. In support of the program vision a standardized process for evaluating sites for future public land acquisition is recommended. As part of this Master Plan, a public land evaluation and acquisition process was drafted and reviewed with Office of Parks & Trails staff. Under this process, five goals and supporting objectives were identified to help assure that land acquired in the future will support the County’s vision. However, these goals must be balanced with acquisition opportunity and ongoing costs to maintain and, if needed, improve the property.

Goal 1 Meets community needs

- a) *Consistent with Vision:* Is the parcel identified in or determined to be consistent with the vision outlined above?
- b) *Area of Need:* Is there a need for public lands where the site under consideration is located?
- c) *Recreational/Educational Opportunity:* Does the site have potential to satisfy a recreation or programmatic need? Does the site offer a specific recreational or programmatic opportunity identified in the Parks or Trail Master Plans, such as connecting greenways, trails, or blueways?

Goal 2 Creates linkage

- a) *Trail Linkage:* Does the site have the potential to provide linkages to other trails?
- b) *Habitat Linkage/Adds to Florida Natural Areas Inventory of Wildlife Corridor:* Does the site provide a critical link to a resource corridor, providing connectivity/access to natural resources for wildlife or people?

Goal 3 Protects natural resources

- a) *Environmentally-Sensitive Lands:* Does the site protect upland areas?
- b) *Rare Upland Ecosystems:* Does the site include any rare upland ecosystems (i.e., scrub, sandhill, flatwoods)?
- c) *Invasive Species On-Site:* What percent of the site is covered with exotic or invasive species identified by the Florida Exotic Pest Plant Council (FLEPPC) or other non-native species, as the presence of invasive species increases long-term maintenance costs and can harm native species?
- d) *Listed Species:* Is the site habitat for and would acquisition protect federal- and/or State-listed endangered species, threatened species, or species of special concern), such as scrub jay, whooping cranes, etc.?

Goal 4 Meets size requirements & provides opportunities for partnerships

- a) *Site Size:* The site under consideration should ideally be 100 acres or more.
- b) *Partnerships:* Can other funds/agency relationships be leveraged to acquire, develop, and/or manage the site?

Goal 5 Is financially feasible

- a) *Site Accessibility Costs:* What are the relative costs to make parcel accessible?
- b) *Restoration Costs:* What is the relative cost to restore the site, including invasive species eradication?
- c) *Maintenance Costs:* What are the relative costs to maintain the property over time?

As part of the evaluation process, the objectives listed under each goal were assigned a point value as provided in Table 19. When evaluating potential public land site, points were given according to the degree in which the criteria are met as defined in this table.

Table 19: Public Lands Acquisition Evaluation Criteria

Goal	Objective	Points
Meets Community Needs	Consistent with Vision	10 points if met, 0 points if not met
	Area of Need	10 points if met, 0 points if not met
	Recreational/ Educational Opportunity	Up to 10 points
Creates Linkage	Trail Linkage	5 points if met, 0 points if not met
	Habitat Linkage	15 points if met, 0 points if not met
Protects Natural Resources	Environmentally-Sensitive Lands	Up to 10 points (emphasis on upland protection)
	Rare Upland Ecosystems	10 points if met, 0 points if not met
	Invasive Species On-Site (percentage covered with FLEPPC-listed or non-native species)	0% = 10 points >0%–25% = -5 points 26%–50% = -10 points 51%–75% = -15 points 76%–100% -25 points
	Protects Listed Species	Per species: Endangered = 10 points Threatened = 5 points Species of special concern = 1 point (no maximum points)
Meets Size Requirements & Provides Opportunities for Partnerships	Size (Acreage)	100+ acres = 10 points 50-99 acres = 5 points <50 acres = 0 points
	Partnerships	10 points if met, 0 points if not met
Is Financially Feasible	Site Accessibility Costs	Low cost = 10 points Medium cost = 5 points High cost = 0 points
	Restoration Costs	Low cost = 10 points Medium cost = 5 points High cost = 0 points
	Maintenance Costs	Low cost = 10 points Medium cost = 5 points High cost = 0 points

Recommendation: Implement a standardized process to evaluate future acquisition of public lands.

4.8 Continue to Pursue Partnership Opportunities

Lake County historically has partnered with several public agencies on various aspects of parks and recreation, including programmatically with Lake County Water Authority for several guided canoeing/kayaking tours throughout the year, the Lake County School Board for joint use of parking school facilities at the East Lake Sports & Community Complex and the City of Fruitland Park to provide grant funding for park amenities. The Office of Parks & Trails should continue to pursue public-public, public-non-profit and public-private partnership opportunities to increase funds, reduce costs, improve service delivery and maximize benefit to all users of the County’s parks and recreation system.

Specific partnership opportunities and other actions to be considered include:

- Complete work with the Florida Department of Environmental Protection (FDEP) to acquire the needed trail right-of-way (165 acres, Parcel 7 Neighborhood Lakes) through a 50 year lease agreement for the planned Wekiva trailhead and Neighborhood Lake multi-use trail.
- Continue to explore partnership opportunities to provide active recreational opportunities through a new regional park in central Lake County, which is currently underserved and has high levels of future growth.
- Continue to explore partnership opportunities to provide active recreational opportunities through a new regional park in northwest Lake County, which is currently underserved and has high levels of future growth.
- Continue to explore partnership opportunities to provide active recreational opportunities in the Wellness Way Area/Cagans Crossing/Four Corners of south Lake County, which is currently underserved and has high levels of future growth.
- Continue to explore partnership opportunities for sharing the ongoing operating costs of County parks and trails facilities used by residents countywide.
- Continue to work with the Office of Economic Prosperity to secure funding assistance through Tourist Development Tax revenue for sport complex development and tournament-related maintenance expenditures to enhance sports tourism across county sports facilities.
- Continue to work with the Office of Economic Prosperity to secure funding assistance through Tourist Development Tax revenue for capital improvements to the most visited Public Lands properties to enhance eco-tourism across county conservation lands and other passive park infrastructure.
- Continue to work with Lake-Sumter Metropolitan Planning Organization (LSMPO), Florida Department of Transportation (FDOT), municipalities and Lake County Public Works Department to ensure multimodal connections to all Lake County park facilities.
- Further explore partnership opportunities with the City of Minneola for site assessment and cost sharing of the master planning, development and operating costs for park land available in the Hills of Minneola.

Recommendation: Continue to identify partnership opportunities with public agencies, non-profits and private organizations to enhance and fund the County’s parks and recreation system.

4.9 Implement Recommendations identified in ADA Transition Plan

As previously noted, the Lake County Active Parks Accessibility Study & ADA Transition Plan and Lake County Passive Parks Accessibility Study & ADA Transition Plan (both adopted September 2017) were prepared to identify accessibility and safety improvements at Lake County parks. It is recommended that the strategies noted in the “Next Steps” section of each Transition Plan be implemented as part of this Master Plan to recognize the synergy of these two planning efforts:

- Use ADA Standards to guide the design of new active parks and placement of amenities, as well as improve existing parks and amenities.
- Seek additional funding for park improvements.
- Provide ongoing staff training opportunities on accessibility standards (particularly as any updates are made).
- Prepare internal procedures and responsibilities for implementing new amenities to ensure they meet accessibility standards and guidelines.
- Prepare internal processes and procedures to maintain and regularly update the inventory database prepared during the Transition Plan process.
- Maintain a GIS database containing the location of the barriers to accessibility that have yet to be remediated.
- Develop a schedule for maintenance staff to complete the identified “quick fix” improvements.
- Review annually progress made towards resolving accessibility issues identified in the Transition Plan.
- Regularly report on the progress of implementing improvements to Lake County’s ADA Coordinator.
- Pursue mechanisms for increasing the efficiency with which improvements identified in the Transition Plan are completed (i.e., pursuing unit price contracts, etc.).
- Update the County’s CIP to reflect the new list of needed improvements.
- Continue to coordinate stakeholder groups to advise them of the established standards and discuss strategies for implementing improvements.

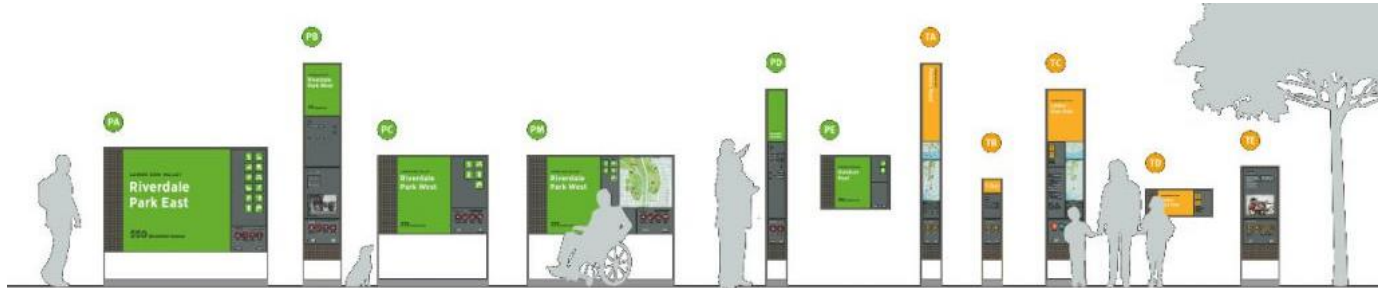
Recommendation: Implement, or continue to implement, strategies from the ADA Transition Plans to improve the accessibility and safety of Lake County’s active and passive parks.

4.10 Standardize Park & Trail Signage

Standardizing the signage for County parks and trails provides easier wayfinding to facilities and consistent information for users. The Office of Parks & Trails should continue to work with the County’s Office of Communications to standardize all park and trail signage across County park and trail facilities. As an example, the City of Toronto recently completed its *Parks & Trails Wayfinding Strategy* to “produce a signage and information system that is consistent, accessible and predictable and reduce

visual clutter in parks.⁶ Figure 10 illustrates Toronto’s wayfinding signage family and example parks and trail signs. According to the City’s website, the primary function of the green park signs is to inform users about parks and facilities, support navigation, and promote exploration. The primary function of the orange trail signs is to support linear navigation in, along and out of trails.

Figure 10: Toronto Parks & Trails Wayfinding Signage Family



Recommendation: Work with the Lake County Office of Communications to standardize all signage across County parks and trail facilities.

Source: City of Toronto Parks & Trails Wayfinding Strategy

⁶ <https://www.toronto.ca/city-government/accountability-operations-customer-service/long-term-vision-plans-and-strategies/parks-forestry-recreation/parks-trails-wayfinding-strategy/>

4.11 Implement Policies & Action Items to Support Master Plan

To support the continued implementation of the Lake County Parks & Recreation Master Plan, the following policies or action items are recommended:

- To support the expansion and operation of Lake County’s parks and recreation system and work toward developing a dedicated funding source/levels, countywide funding options, additional user fees, grants, and/or a bond referendum for construction and maintenance of parks within Lake County.
- To support the expansion, land management, and restoration efforts of Lake County’s Public Lands properties and work toward developing a dedicated funding source to ensure the highest level of ecosystem services, biodiversity, and public accessibility as compatible with natural resource protection.
- Incorporate the Lake County Parks & Trails Master Plan, by reference, into the Lake County Comprehensive Plan and other long-range planning documents addressing land use, environmental, and/or transportation functions.
- Continue to explore ways to add additional conservation, green space or passive recreation opportunities across Lake County, especially in the areas with high levels of future growth.
- Continue to provide nature-based events to meet management plans and grant obligations.
- Review and revise the Parks & Trails Master Plans, as needed at least every 10 years. Interim updates to the recommendations maps or plan may be required to optimize partnership opportunities with developers or other public agencies.
- Continue to make the Parks Master Plan available online.

Recommendation: Support the continued implementation of the Lake County Parks & Recreation Master Plan through identified policies and action items.

Lake County Parks & Recreation System Master Plan

Technical Memorandum 1-A: Data and Needs Assessment

Prepared for:

Lake County Office of Parks and Trails



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Please note:

All photos were provided by Lake County Office of Parks and Trails unless otherwise sourced.

This technical memorandum contains information that has since been updated during development of the Lake County Parks & Recreation Master Plan (dated September 2018). If information within this technical memorandum conflicts with the Master Plan, please defer to the the Master Plan document.

Section 1: Introduction

Lake County last updated its Parks & Recreation System Master Plan (Master Plan) in 2005 and is undertaking this update to ensure that the Master Plan reflects the most current information and recommendations for the County's parks and recreations system. One of the first steps in this update process is to conduct a needs assessment to identify the updated parks and recreation inventory, assess updated demographic data, and understand recent or ongoing planning efforts that could influence the County's parks and recreation program. These elements, along with public input gathered through a community survey and public workshops scheduled for December 2016 through March 2017, will form the framework for the Master Plan recommendations to be developed later.

In addition to this Introduction, this technical memorandum includes the following sections:

- **Section 2: Park Classifications and Inventory** describes Lake County's parks classification system and the updated parks and recreation inventory of assets owned and operated by Lake County. Parks and recreation assets owned and operated by the various municipalities throughout the county are also identified. The section also identifies any recreation deficiencies identified for Lake County and the Central Region in the most recent update to the Statewide Comprehensive Outdoor Recreation Plan (SCORP), prepared by the Florida Office of Parks & Recreation.
- **Section 3: Assessment of 2005 Master Plan Recommendations** presents the recommendations included in the 2005 Master Plan and assesses what has been accomplished for each recommendation since that time.
- **Section 4: Baseline Conditions Analysis** analyzes the existing demographic characteristics of the county, including updated population projections and existing and future land use and development patterns. A review of plans and studies pertinent to existing and future parks and recreation facilities and programs throughout the county and region is also summarized. The section also documents the findings of a peer county benchmarking effort to determine how various elements of Lake County's parks and recreation program align with other selected counties.
- **Section 5: Operations & Financial Assessment** documents the relationship between parks and recreation and economic development, including special events, and the findings of the operations and finance assessment of Lake County's Office of Parks and Trails. This section also documents a comparison of the user fee structure charged by Lake County, its municipalities, and other selected peer counties to determine if changes to the County's existing fee structure should be proposed as part of the Master Plan recommendations.

Section 2: Park Classifications & Inventory

Recreation Planning Areas

The 2005 Master Plan discussed the need to create recreation planning areas to better serve the diverse needs of Lake County residents and to tailor park planning to meet the needs of rural areas, urban areas, and higher growth areas. Based on discussions with Lake County Office of Parks and Trails staff, for consistency purposes, this Master Plan update proposes five Recreation Planning Areas (RPAs) that align with the boundaries of the five Lake County Commissioner districts.

Park Type and Sub-Classifications

Each community classifies parks differently, generally based on its needs and characteristics of the park, including size (acreage), population served, service radii, functionality, and the types of programming provided. Currently, in Lake County, there are three overarching types of parks based primarily on functionality: Passive Parks, Active Parks, and Sports Complexes. Lake County Office of Parks and Trails is also responsible for overseeing land included under the Public Lands Management Program, created in 2005 to purchase properties for the purpose of conservation, preservation, and recreation. The Office is also responsible for several cemeteries.

- **Passive Parks** are those places where recreation is driven by the natural landscape, such as a river, forest, or lake or cultural resources such as historical and archeological sites.
- **Active Parks** provide facilities for general recreation (such as playgrounds) or for playing a specific sport or game. These facilities are geared toward team sports and are managed for frequent use. Such facilities are frequently located in neighborhood, community, and special use parks and are sometimes located within large resource-based parks as well.
- **Sports Complexes** provide facilities for team sports (such as baseball, softball, soccer, football) with fields/courts grouped together in close proximity ideal for tournaments and other sports-focused events.

Within passive and active parks are six sub-classifications of parks:

- **Mini Parks** are also described as “pocket parks,” which serve as the local park within neighborhoods or as small urban green spaces that provide a park-like atmosphere. These small areas are either natural or landscaped areas located within built-up areas. Urban open spaces may fall into this category. These parks may be small areas nestled within common areas of development or may be integrated into intersection or roadway designs on the periphery. Facilities may include walks, benches, gardens or memorials. No planned recreational programming occurs here. Most mini parks are provided through developer agreements and the land development process with very little responsibility on the part of counties or cities (Lake County Parks & Recreation Master Plan, 2005).
- **Neighborhood Parks** are significantly larger than pocket parks and could include practice areas or greenspaces/playing courts for drop-in games of all types. Neighborhood parks may be located adjacent to an elementary school site, are not designed for extensive programmed activities, and generally are used by the immediate community they serve. In more urbanized areas, these parks

ideally are accessible on foot or on bicycle. Within suburban areas, they should be accessible by bicycle or a short drive by car (Lake County Parks & Recreation Master Plan, 2005).

- **Community Parks** should be designed for flexibility along with specific uses allowing the recreation provider to respond to changing programming trends. Community parks may be located adjacent to schools (elementary, middle, high). The primary function of such parks is for providing places where typical recreation programming occurs. Community parks serve broader community areas and provide for a wide range of athletic or team sports opportunities as well as cultural and artistic programs and services (Lake County Parks & Recreation Master Plan, 2005).
- **Regional Parks** are usually located in areas of diverse natural resources such as lakes, rivers, flora, fauna, or topography. These are usually very large tracts of land and provide camping, equestrian activities, canoeing, boating, fishing, and other passive activities. Such parks often serve to protect environmentally-sensitive lands with facilities limited to resource-based activities. Care should be taken not to overuse the land or allow activities that tax the stability of the resources contained within or adjacent to the park. The service area of a regional park could be multi-county (Lake County Parks & Recreation Master Plan, 2005).
- **Special Use Facilities** often have a particular function, resource, or single activity located within them. The activity or natural/cultural resource opportunity found within the site drives these facilities. Special facilities may include a soccer complex, a large natural park with equestrian or hiking opportunities, or an aquatic facility with competition size swimming pools or interactive water play features. Community centers with multipurpose buildings also fit into this category. Additionally, large-scale cultural or natural facilities can be classified as a special facility. Special facilities can include resource-based facilities such as lakes or rivers or cultural resources such as museums, history centers, or fairgrounds (Lake County Parks & Recreation Master Plan, 2005).
- **Boat Ramps** are located at several passive parks or are stand-alone boat ramp facilities not attached to a specific park. Although the Trail Master Plan documents the extensive waterways and blueways throughout Lake County, boat ramps are also included in this Master Plan as a parks and recreation asset.

Counties tend to focus on providing more passive (resource-based) parks and large-scale specialized facilities such as sports complexes. In this area, Lake County is more typical of a County parks department, as most of the County's park acreage is either passive or sports complex. Conversely, cities tend to focus on providing complementary smaller to medium-size active-based parks.

Considerations for the Master Plan recommendations related to park types and sub-classifications include:

- *Refining the parks definitions above to reflect the services currently being provided* – for example, regional parks are intended to be destinations that draw in users from throughout Lake County and even neighboring counties. Regional parks can also be sports complexes or a mix of active and passive activities that attract users from outside the immediate area. The definition of a Regional Park should be refined as part of the Master Plan process to better reflect its purpose.
- *Moving forward, Lake County does not intend to purchase land for or develop new mini or neighborhood parks* – these types of parks in unincorporated county areas likely will be provided by developers or homeowner associations for private residential developments.

- *Reclassifying some of Lake County’s parks to better fit their intended purpose and use – for example, currently, the entire 318 acres associated with PEAR Park is classified as a passive park. However, there is a 50-acre “gateway” area with active recreation facilities and the remaining 268 acres, which owned by the State but maintained by Lake County Office of Parks and Trails, provides passive recreation amenities. The Master Plan will look at recommending reclassification of the PEAR Park gateway to an active park, as well as any other park reclassifications that may be appropriate.*

Parks Inventory

Table 1 summarizes the number of parks and acreage associated with each park type (Passive, Active, and Sports Complexes). As shown, Lake County’s parks inventory includes 41 parks with 1,154 acres of park land. This inventory reflects all assets owned or managed by Lake County. Parks not owned but managed by Lake County include:

- PEAR Park, which, as previously noted, includes 268 acres owned by the State but maintained by Lake County.
- Minneola Athletic Complex (MAC), a sports complex owned by the City of Minneola but leased by Lake County.
-

Table 1: Parkland Inventory Summary

Description	Passive Acreage	Active Acreage	Sports Complex Acreage	Total
No. of Parks with Associated Acreage	27	12	4	43
Total Acreage	635.79	160.24	357.65	1,153.68
Percent of Total Acreage	55%	14%	31%	

Source: Lake County Office of Parks and Trails

Note: There are 41 total parks in Lake County’s inventor; however, both Pine Forest Park and PEAR Park includes both active and passive acreage

The location of the parks owned and/or maintained by Lake County are illustrated on Map 1. The locations of stand-alone boat ramps are also called out on this map to identify where public lake access points are provided. This map also illustrates the RPAs to show the park locations relative to each planning area.

As part of this Master Plan update, each city in Lake County was contacted and asked to provide an inventory of the acreage and facilities/amenities located at each city park. Using this information, the location of city parks are also shown on the inventory map based on the information made available by each agency. Understanding the location all public parks and recreation facilities available to Lake County residents and visitors is important for the master planning process so as to not recommend duplicate facilities or amenities in proximately to each other when open use is allowed or joint use agreements are feasible.

Table 2 summarizes the City-owned park acreage gathered through this survey effort. Countywide, there are just over 2,400 acres of park land when including City-owned parks. This information represents the information provided by each municipality, supplemented with online research, where needed.

Table 2: Municipal and Countywide Park Acreage

Jurisdiction	Park Acreage	Jurisdiction	Park Acreage
Lady Lake	50.50	Minneola	23.5
Mount Dora	131.94	Astatula	8.14
Tavares	368.17	Montverde	7.4
Leesburg	270.54	Mascotte	19.2
Howey-in-the-Hills	3.96	Eustis	450
Groveland	34.33	Fruitland Park	16.2
Clermont	390.4	Umatilla	25
Total - Municipality	1,789.28		
Lake County	1,153.68		
Total – Municipality + County	2,952.96		

Lake County's total does not include park acreage for Public Lands and cemeteries.

Table 3 provides a detailed inventory of the facilities and assets located at each park. It should be noted that this inventory reflects the park classifications, acreages, amenities in place at the time this document was drafted and may be different than those included in the 2018 Master Plan.

Table 4 summarizes the recreation facilities and assets provided by each city as part of the previously-mentioned City inventory request. In addition to the City inventory information, Table 4 also includes the total from the unincorporated County park inventory (from Table 3) to quantify the countywide total based on the best-available information collected from each city. It should be noted that several cities indicated they have a certain amenity at one or more parks, but a specific number was not provided; in these cases, this is noted by “not defined” in Table 4. The information provided demonstrates that the City parks and recreation inventory tend to provide more active-based recreation facilities, such as sport fields and courts, swimming pools, community centers, and playgrounds.



From left to right: Baseball game at Minneola Athletic Complex, Palatka River Park and Boat Ramp, soccer tournament at East Lake Community Park, and nature hike at PEAR Park.

Table 3: Parks Facility Inventory

No.	Park Name	Park Type	Park Classification	Location	Acres	Barbeque Grills	Baseball Fields	Basketball Court	Benches	Bench Swings	Bike Rack	Bleachers	Board Walk (L/F)	Boat Ramp	Buildings	Canoe Launch	Canopy	Clubhouse Play Structure	Composite Playground (2-5)	Concession Stand	Composite Playground (5-12)	Digger Toy	Dog Park	Dog Waste Stations	Drinking Fountain	Dugout Benches	Equestrial Trails (miles)	Exercise Station
1	Arnold Brothers Boat Ramp	Passive	Boat Ramp	15945 SR 19, Groveland	0.15							215	1															
2	Astatula Boat Ramp	Passive	Boat Ramp	12703 Florida Ave. Astatula	0.25							1			1													
3	Astor Lions Park	Active	Community	54835 Alco Rd, Astor	10.00	2	2	1	8	1	2	8				4				1		1	2	2	8			
4	Butler Street Boat Ramp	Passive	Boat Ramp	55400 Butler St, Astor	3.45								2															
5	Carlton Village Park	Passive	Mini	40201 Orange Cir, Lady Lake	3.09																							
6	East Lake Community Park	Sports Complex	Special Use	24809 Wallick Rd, Sorrento	75.35		5																					
7	Ferndale Preserve	Passive	Regional	CR 455, Ferndale	196.00																				1.5			
8	Haynes Creek Park	Passive	Neighborhood	34606 S Haines Creek Rd, Lsbg	36.09					1																		
9	John's Lake Boat Ramp	Passive	Boat Ramp	13620 Lake Blvd, Winter Garden	1.30								1															
10	Lake Dalhousie Boat Ramp	Passive	Boat Ramp	37987 Burhans Rd, Eustis	0.70								1															
11	Lake George Boat Ramp	Passive	Boat Ramp	58300 Lake George Rd, Astor	0.70								1															
12	Lake Holly Boat Ramp	Passive	Boat Ramp	14421 CR 450, Umatilla	0.50								1															
13	Lake Idamere Park	Active	Community	12335 CR 448, Tavares	45.00	8	1		9	1						3	1	1		2	3	1	3	2				
14	Lake Jem Park & Boat Ramp	Passive	Neighborhood	16141 CR 448, Tavares	11.00	3		1		3			1					1		2								
15	Lake Joanna Park	Passive	Mini	33415 E Lake Joanna Dr, Eustis	0.50																							
16	Lake Mack Park	Active	Mini	21235 Lake Dr, Deland	1.65			1	2						1	2		1										
17	Lake Saunders	Passive	Boat Ramp (Closed)	31310 Saunder Dr, Tavares	0.20																							
18	Lake Thomas Cove Park	Passive	Mini	3020 Thomas Cove Dr, Clermont	4.60																							
19	Lake Yale Boat Ramp West	Passive	Boat Ramp	39800 Thomas Boat Landing Rd	0.70								1		1													
20	Lake Yale Boat Ramp East	Passive	Boat Ramp	39400 Lake Yale Boat Ramp Rd	0.70								1															
22	Marsh Park & Boat Ramp	Passive	Community	36545 Yale Retreat Rd, Eustis	35.00	1		1	6	3			1		1					1								
23	McDonald Canal Boat Ramp	Passive	Boat Ramp	24600 CR 448A, Astatula, FL 34705	15.00								1															
24	McTureous Memorial Park	Active	Community	42100 SR 19, Altoona	2.56	2			3	2												1						
21	Minneola Athletic Complex	Sports Complex	Special Use	1300 Fosgate Rd, Minneola	26.27		5		6		3	10		1					1		1				1			
25	Mt. Plymouth Park	Active	Mini	31300 Lochmore Cir, Mt. Plymouth	0.40					1									1		1				1	10		
26	North Lake Community Park	Sports Complex	Special Use	40730 Roger Giles Rd, Umatilla	114.50	4	8	2	86	0	10	13				5		5	3	4		1	5	5	16		12	
27	Paisley Community Park	Active	Community	24956 CR 42, Paisley	8.10	2	1	1	1	4	2	2				3		1		1				4	2			
28	Palatlakaha River Park & Boat Ramp	Passive	Community	12325 Hull Rd, Clermont	23.00	3							1															
	PEAR Park Gateway	Active	Regional	26701 US Hwy 27, Leesburg	50.00		2	1	25			4	600		1			1		1		1	11		8		9	
29	PEAR Park	Passive	Regional	5336 University Blvd, Leesburg	268.00				3					2														
30	Pearl Street Boat Ramp	Passive	Boat Ramp	25140 E Pearl St, Astor	0.25								1															
		Passive	Community		28.00																							
31	Pine Forest Park	Active		32520 SR 44, Deland	20.00	2	2	1	2	4	2							1		2				2				
32	Scott Park	Active	Mini	25633 Aberdovey Ave, Mt Plymouth	0.65				1	1	1									1								
33	Sorrento Park	Active	Mini	31535 Church St., Sorrento	3.38	3		1	11	1						2		2		1		4						
34	South Lake Regional Park	Sports Complex	Regional	Max Hooks Rd, Groveland	141.53																							
35	South Umatilla Park	Active	Mini	17107 Ball Park Rd, Umatilla	4.00					3										1								
36	Sparks Village Boat Ramp	Passive	Boat Ramp	32000 Lake Dr, Leesburg	0.23								1															
37	Spring Lake Park	Passive	Mini	36209 N Spring Lake Blvd, F/Park	0.38																							
38	Sylvan Shores Park	Passive	Neighborhood	1540 Morningside Dr, Mt Dora	4.94										1													
39	Trout Lake Park	Passive	Mini	45 E Lural Oak Dr, Eustis	0.31					1																		
40	Twin Lakes Park	Active	Neighborhood	35303 CR 473, Leesburg	14.50	4		1	6	2	2	750						1		2				2				
41	Umatilla Veterans Hall	Passive	Special Use	40924 US Hwy 19N, Umatilla	0.75																							
	Total - Passive Parks	27			635.79	9	0	3	11	12	2	0	215	16	2	4	0	0	2	0	5	0	0	2	0	2	0	
	Total - Active Parks	12			160.24	21	5	6	69	13	7	14	1,350	0	0	2	14	1	9	0	10	8	3	16	11	18	0	9
	Total - Sports Complex	4			372.21	4	18	2	92	0	13	23	-	0	1	0	5	0	5	4	5	0	1	5	6	26	0	12
	Total - All Parks	43			1,153.68	34	26	11	172	25	22	37	1,565	16	3	6	19	1	16	4	20	8	4	21	19	44	2	21

Source: Lake County Office of Parks and Trails

No.	Park Name	Park Type	Park Classification	Location	Acres	Facilities																				Other																	
						Fencing (L/F)	Fishing Pier	Flag Posts & Flags	Horseshoe Pits	Kiosk	Monument & Cannon	Multi-use Fields	Parking Spaces	Pavilion (Shelter)	Picnic Tables	Playground Sandbox	Restrooms (Pre-fab)	Restrooms (Custom Structure)	Signs	Spring Balance Toys	Swings (Infant)	Swings (Child)	Tennis Courts	Trails (Miles Paved)	Trails (Miles Unpaved)		Trash Receptacles	Volleyball Court	Turtle (concrete form)														
1	Arnold Brothers Boat Ramp	Passive	Boat Ramp	15945 SR 19, Groveland	0.15	200	1						14	1	2				5								5						Landscaping										
2	Astatula Boat Ramp	Passive	Boat Ramp	12703 Florida Ave. Astatula	0.25								14		1																												
3	Astor Lions Park	Active	Community	54835 Alco Rd, Astor	10.00			3	1				1	7	1			1	1	2	2	8	1				11	1					Irrigation & landscaping										
4	Butler Street Boat Ramp	Passive	Boat Ramp	55400 Butler St, Astor	3.45								34																														
5	Carlton Village Park	Passive	Mini	40201 Orange Cir, Lady Lake	3.09	630																																					
6	East Lake Community Park	Sports Complex	Special Use	24809 Wallick Rd, Sorrento	75.35	1,878																																					
7	Ferndale Preserve	Passive	Regional	CR 455, Ferndale	196.00	10,475																																					
8	Haynes Creek Park	Passive	Neighborhood	34606 S Haines Creek Rd, Lsbg	36.09																															Irrigation							
9	John's Lake Boat Ramp	Passive	Boat Ramp	13620 Lake Blvd, Winter Garden	1.30	500																																					
10	Lake Dalhousie Boat Ramp	Passive	Boat Ramp	37987 Burhans Rd, Eustis	0.70																																						
11	Lake George Boat Ramp	Passive	Boat Ramp	58300 Lake George Rd, Astor	0.70																																						
12	Lake Holly Boat Ramp	Passive	Boat Ramp	14421 CR 450, Umatilla	0.50																																						
13	Lake Idamere Park	Active	Community	12335 CR 448, Tavares	45.00	5,770	1	1																														Landscaping					
14	Lake Jem Park & Boat Ramp	Passive	Neighborhood	16141 CR 448, Tavares	11.00	1,531																																Landscaping					
15	Lake Joanna Park	Passive	Mini	33415 E Lake Joanna Dr, Eustis	0.50																																						
16	Lake Mack Park	Active	Mini	21235 Lake Dr, Deland	1.65																																						
17	Lake Saunders	Passive	Boat Ramp (Closed)	31310 Saunder Dr, Tavares	0.20	520																																					
18	Lake Thomas Cove Park	Passive	Mini	3020 Thomas Cove Dr, Clermont	4.60	1,670																																					
19	Lake Yale Boat Ramp West	Passive	Boat Ramp	39800 Thomas Boat Landing Rd	0.70																																						
20	Lake Yale Boat Ramp East	Passive	Boat Ramp	39400 Lake Yale Boat Ramp Rd	0.70																																						
22	Marsh Park & Boat Ramp	Passive	Community	36545 Yale Retreat Rd, Eustis	35.00																																						
23	MCDonald Canal Boat Ramp	Passive	Boat Ramp	24600 CR 448A, Astatula, FL 34705	15.00																																		Irrigation & landscaping				
24	McTureous Memorial Park	Active	Community	42100 SR 19, Altoona	2.56	1,010																																					
21	Minneola Athletic Complex	Sports Complex	Special Use	1300 Fosgate Rd, Minneola	26.27	5,800																																					
25	Mt. Plymouth Park	Active	Mini	31300 Lochmore Cir, Mt. Plymouth	0.40	490																																		Irrigation			
26	North Lake Community Park	Sports Complex	Special Use	40730 Roger Giles Rd, Umatilla	114.50	4,850																																		Irrigation & landscaping			
27	Paisley Community Park	Active	Community	24956 CR 42, Paisley	8.10	1,545																																			Irrigation & landscaping		
28	Palatlakaha River Park & Boat Ramp	Passive	Community	12325 Hull Rd, Clermont	23.00	3,200																																					
	PEAR Park Gateway	Active	Regional	26701 US Hwy 27, Leesburg	50.00	10,100																																				Irrigation & landscaping	
29	PEAR Park	Passive	Regional	5336 University Blvd, Leesburg	268.00	10,300																																					
30	Pearl Street Boat Ramp	Passive	Boat Ramp	25140 E Pearl St, Astor	0.25																																						
		Passive	Community		28.00																																						
31	Pine Forest Park	Active		32520 SR 44, Deland	20.00	680																																				Irrigation & landscaping	
32	Scott Park	Active	Mini	25633 Aberdovey Ave, Mt Plymouth	0.65	770																																					
33	Sorrento Park	Active	Mini	31535 Church St., Sorrento	3.38	1,100																																					Irrigation
34	South Lake Regional Park	Sports Complex	Regional	Max Hooks Rd, Groveland	141.53																																						
35	South Umatilla Park	Active	Mini	17107 Ball Park Rd, Umatilla	4.00	1,100																																					
36	Sparks Village Boat Ramp	Passive	Boat Ramp	32000 Lake Dr, Leesburg	0.23																																						
37	Spring Lake Park	Passive	Mini	36209 N Spring Lake Blvd, F/Park	0.38																																						
38	Sylvan Shores Park	Passive	Neighborhood	1540 Morningside Dr, Mt Dora	4.94	1,350																																				Irrigation	
39	Trout Lake Park	Passive	Mini	45 E Laurel Oak Dr, Eustis	0.31																																						
40	Twin Lakes Park	Active	Neighborhood	35303 CR 473, Leesburg	14.50	2,580																																					Irrigation & landscaping
41	Umatilla Veterans Hall	Passive	Special Use	40924 US Hwy 19N, Umatilla	0.75																																						
	Total - Passive Parks		27		635.79	31,056	2	1	0	10	0	3	577	9	74	0	5	1	47	5	9	6	0	0	14	27	0	0															
	Total - Active Parks		12		160.24	24,465	1	9	4	8	2	1	347	14	106	2	4	3	66	9	18	23	1	1	3	71	2	5															
	Total - Sports Complex		4		372.21	12,528	0	5	0	9	0	10	583	10	85	1	0	5	21	0	8	8	6	2	2	121	5	2															
	Total - All Parks		43		1,153.68	68,049	3	15	4	27	2	14	1,507	33	265	3	9	9	134	14	35	37	7	3	18	219	9	7															

Table 4: Inventory Summary–Municipal and Countywide Park Amenities

Jurisdiction	Ballfields	Batting Cages	Basketball Courts	Benches	Bleachers	Boat Ramp	Community Center/ Recreation Building	Concession Stand	Dog Park	Dugout	Fitness Equipment	Fishing Pier/Dock	Gazebos	Multipurpose/ Soccer fields	Pavilions	Picnic Tables	Playground	Racquetball Courts	Restroom	Skate Park	Sport Complex	Swimming Pool	Tennis Courts	Volleyball Courts	Other
Umatilla	1		2	Not defined		1	1				1	1	1		3	Not defined	2		1	1	1	1	2		Small stage with seating
Lady Lake	5	3	1					1	1					3			1						2		Golf driving range
Fruitland Park	3		1					1				1			1	1	4	2					2	1	Fire Dept. training facilities, corn hole boards (2)
Eustis	3		2			Kayak Ramp					1		3		5	Not defined	6	2		1		1	4		
Mount Dora	4		1					1				Not defined		3	4		3		Not defined		1		1		Pickleball court, event pads (2), lighthouse
Tavares	10	2	1	4	14	5		2		16		2	4			25	2			1			1		
Leesburg	16	2	6			2	1		1		2	2			7	13	6	1			2	2	8	1	Historic Museum,
Howey-in-the-Hills			1												2		2								
Groveland	1		3			1	1								2		4								Senior Center
Clermont	17	Not defined	10	Not defined		2	1		2			Not defined			4	Not defined	8		2	Not defined			9	1	Beach, Splash Pad, Shuffleboard, Horseshoes
Total - Cities	60	7	28	4	14	11	4	5	4	16	4	6	8	10	24	39	38	7	1	3	4	4	29	3	
Lake County	23		11	172	37	15		4	4	4	21	3		14	33	265	36		18		3	7	7		
Total Cities + Lake County*	83	7	39	176	51	26	4	9	8	16	25	9	8	24	57	304	74	7	19	3	7	4	36	10	

Not defined = information provided indicates one or more of that facility type provided in one or more City parks, but exact number not provided.

*May include additional numbers at one or more parks from those classified as "Not Defined" per note above.

Sources: Inventory data provided by each city and Table 3 for Lake County data. No data provided by Astatula, Mascotte, Minneola, Montverde.

Maps 2, 3, and 4 illustrate the location of the more significant facilities and assets found at City and County parks, including athletic facilities, play equipment, and leisure activities, defined as follows:

- Athletic facilities include all types of athletic fields and courts (baseball, softball, soccer, volleyball, tennis, multi-use).
- Play equipment includes swings, spring balance toys, playgrounds, sandboxes, clubhouse play structures.
- Leisure activities include barbecue grills, benches, bike racks, canoe launches, canopies, dog parks, exercise stations, fishing piers, horseshoe pits, picnic tables, pavilions, picnic tables, restrooms.

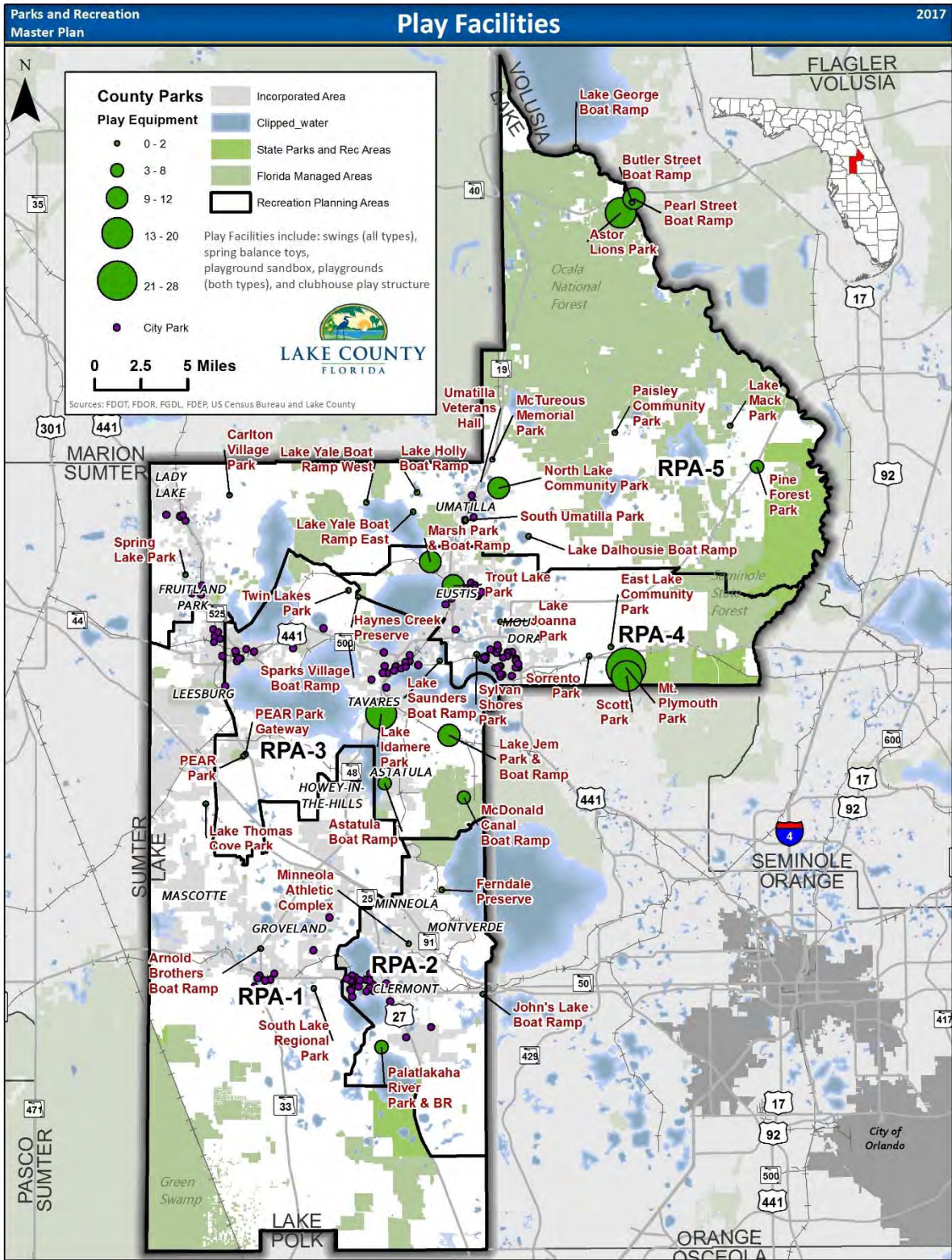
The specific number of each type of amenity located at County parks corresponding to these maps was provided in Table 3. These maps also illustrate the locations of City-owned facilities to provide a full picture of what is available for use countywide based on the citywide total provided in Table 4.

As anticipated, the location of the County's recreation facilities and assets closely mirrors the distribution of park type throughout the county. Athletic facilities and play equipment are typically found at the County's active parks, and leisure activities are generally found at passive parks; however, as shown by the map, it is common in Lake County for athletic facilities, play equipment, and leisure activities to all be provided at one park. This indicates that the park classifications may need to be revisited as part of the Master Plan process to address parks that include multiple functions and types of amenities.

There is a good distribution of athletic facilities throughout the county, particularly when considering City-owned facilities. The area of northwest Lake County (near Fruitland Park and Lady Lake) has a gap in County-provided athletic facilities; although Fruitland Park, Lady Lake, and Leesburg provide a number of athletic facilities to serve this area, priority for their use for formal games and tournaments would be given to City-sponsored sports leagues. Central Lake County around Howey-in-the-Hills and Astatula are other areas in which there are few County-owned athletic facilities and, in this case, the nearby cities do not provide a significant number either. The conceptual plan for development of South Lake Regional Park provides athletic facilities needed to serve this area, including four lighted youth baseball fields, two additional baseball fields, eight lighted softball fields, six multipurpose fields, one cricket field, tennis/pickle ball courts, basketball courts, a playground, and fitness area upon buildout. The provision of play equipment throughout the county also mirrors that of the athletic facilities.

Northwest and northcentral Lake County (around Mascotte) are areas in which there is a general lack of leisure activities provided by either Lake County or nearby cities. These areas will be further evaluated as part of the Master Plan process to determine if recommendations should be made to provide additional amenities of any type to serve either existing or planned future growth. Four Corners is an unincorporated area and census-designated place (CDP) located where Lake, Orange, Osceola, and Polk counties meet. There are currently no parks and recreation facilities provided in the Lake County portion of the Four Corners area. As areas of southern Lake County are developed in the future, additional parks with athletic facilities, play equipment, and leisure activities are likely to be needed to serve the additional residents.

Map 3: Lake County Play Equipment Inventory



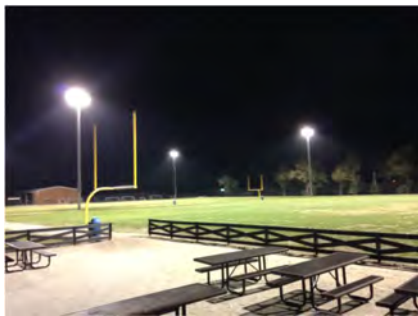
Since the 2005 Master Plan, Lake County has acquired and/or developed the following parks:

- **Haynes Creek Preserve** is primarily an island that lies between a canal and Haynes Creek and is also a launch point for the Lake Eustis Run Blueway Trail. This passive park includes bird/nature viewing, fishing, and a hiking/nature trail. This park was previously undeveloped in the 2005 Master Plan.
- **PEAR Park** was developed since the 2005 Master Park. This park now has several miles of trails, a xeric with a pavilion and butterfly demonstration garden, an observation pavilion, a nature center with a geology lab, 50 acres of Scrub Jay restoration, and five acres of meadow restoration. There are also two multi-use fields, restrooms, and picnic tables and pavilions at this location.
- **East Lake Community Park** is a planned sports complex still in the process of being developed. Land for this park was acquired by Lake County on November 15, 2006. At this time, amenities available include multi-use fields, baseball, and softball fields. The conceptual plan for this park includes three multi-use fields, two baseball fields, two softball fields, a baseball/softball field, six tennis courts, and a basketball court at build-out.
- **Ferndale Preserve** is located on the western shore of Lake Apopka along the Green Mountain Scenic Byway and was acquired by Lake County on August 31, 2005. The preserve currently has two trails open; a 1.6-mile equestrian/hiking trail (loop) and a 0.5-mile (one-way) hiking/biking trail (unpaved) to the high point. There is also an extensive playground, restrooms, and an education kiosk. Future plans for this park include observation towers, canoe/kayak launch, and several more miles of trails.
- **Minneola Athletic Complex (MAC)** was originally constructed by the City of Minneola. As of October 1, 2011, Lake County leased this facility from Minneola to provide active recreational opportunities to residents and visitors of southeast Lake County. Through this lease, Lake County is responsible for maintaining the facility and may consider opportunities for improvements in the future.
- **North Lake Community Park** opened in May 2009 and is the largest facility maintained by Lake County Office of Parks and Trails. This sports complex features an expansive playground area, picnic pavilions, restroom facilities, basketball courts, tennis courts, sand volleyball courts, baseball fields, Little League fields, softball fields, soccer fields, multi-use fields, concession stands, a perimeter trail loop for walking or exercise, and a number of exercise stations for working out.
- **South Lake Regional Park** is a planned future sports complex which is currently in the design phase. In April 2014, Lake County acquired the land from the City of Clermont in exchange for \$1.8 million for the City to make improvements to Lake Hiawatha Preserve.



*Softball tournament at
Minneola Athletic Complex*

- Recent improvements at individual parks include:
 - PEAR Park – wildlife watch post
 - East Lake Community Park – sports field lighting
 - Lake Idamere Park – miracle field
 - Marsh Park and Boat Ramp – parking lot improvements
 - Paisley Park – basketball court resurfacing
 - South Lake Regional Park – fencing installation
 - South Lake Trail – boardwalk repairs



Left: Sports field lighting at East Lake Community Park; Right: Miracle Field at Lake Idamere Park

Public Lands

In addition to its parks and recreation facilities, Lake County owns and maintains a significant amount of public land acreage for preservation. The Lake County Public Lands Management Program was created in September 2005 to assist in preparing and recommending policies to guide the acquisition and management of public lands, both environmental and recreational. The program is funded through the public land referendum approved by voters on November 2, 2004, providing a one-third millage for the County to issue \$36 million in bonds for the acquisition and improvement of land to protect drinking water, improve water quality of rivers and lakes, protect open spaces, and provide recreation areas.

The Lake County Public Lands inventory is shown in Table 5 and includes 10 properties totaling nearly 2,750 acres. It should be noted that Northeast Lake County Scrub Preserve is no longer included in the County's inventory management of this property, as it has been turned over to the Seminole State Forest. The level of public access to each property varies. As shown in the table, the majority (90%) of the public lands acreage is accessible to the public to some degree. Four properties have full public access, three properties have limited public access where guided tours and visits are provided, and the remaining three properties have no public access at this time. Expanding public access at some of these properties will be evaluated as part of the Master Plan process.

This inventory of public lands was not included in the 2005 Master Plan, as the County's Public Lands Management Program was just forming at that point. This Master Plan effort will further identify the purpose of the different public lands properties to identify which properties (or portions thereof) are

appropriate for environmental conservation vs. which are more appropriate to be treated as passive park land with more public access to the public.

The location of the public lands is illustrated on Map 5.

Table 5: Public Lands Inventory

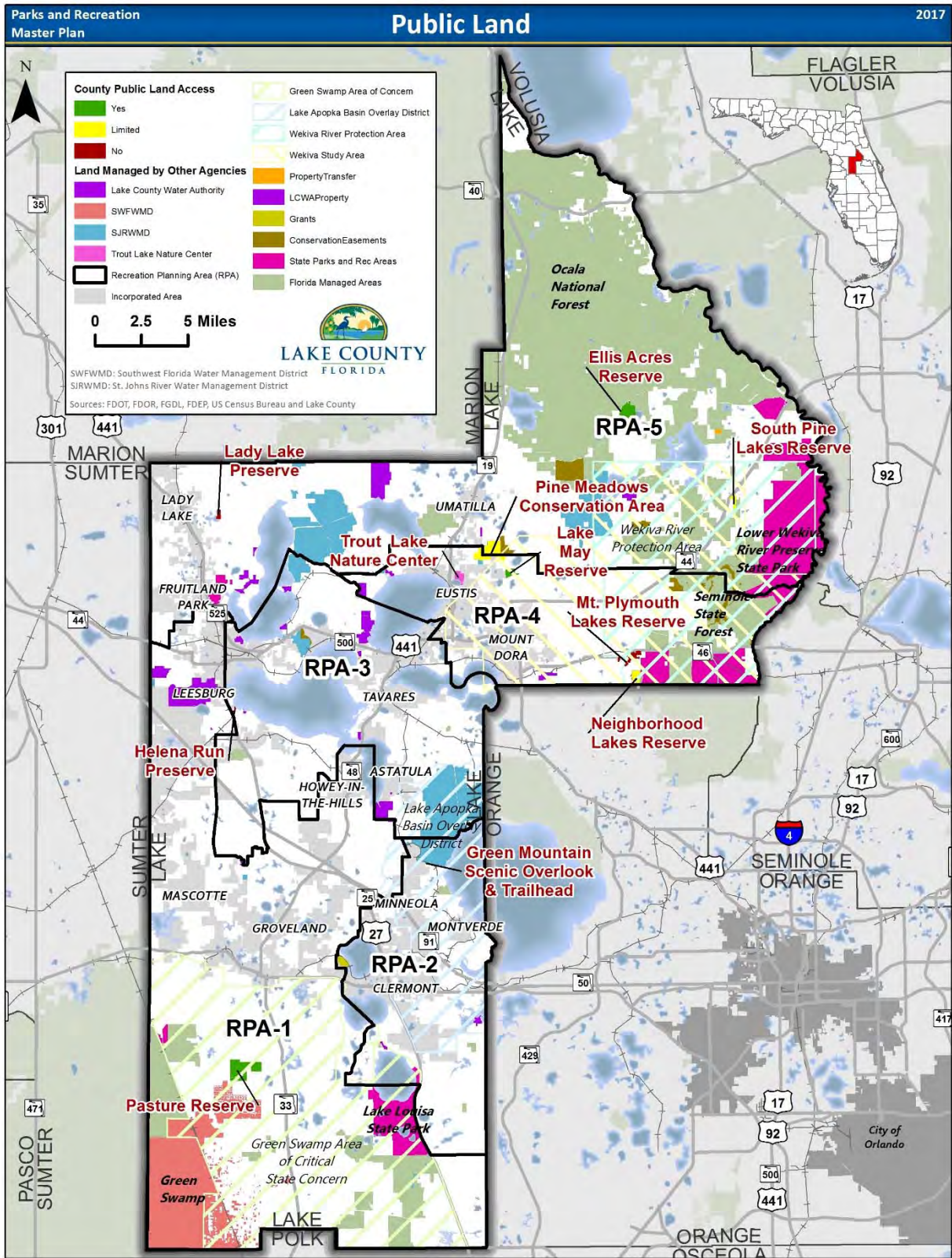
Name	Public Access	Acreage	Location
Ellis Acres Reserve	Yes	417	25302 CR 42, Paisley
Green Mountain Scenic Overlook & Trailhead	Yes	9	20700 CR 455, Ferndale
Helena Run Preserve	No	20	U.S. Hwy 27, Leesburg
Lady Lake Preserve	No	65	Gray's Airport Road, Lady Lake
Lake May Reserve	Yes	136	36300 CR 44A, Eustis
Mt. Plymouth Lakes Reserve	Limited	173	Mt. Plymouth Subdivision, Sorrento
Neighborhood Lakes Reserve	Limited	210	Fenimore St. Sorrento
Pasture Reserve	Yes	810	5144 Lake Erie Rd, Groveland
Pine Meadows Conservation Area*	Yes	770	2280 Pine Meadows Golf Course Rd, Eustis
South Pine Lakes Reserve	Limited	128	SR 44, Eustis
Total Acreage – All Public Lands		2,738	
Total Acreage – Accessible to Public (Full or Limited Access)		2,469	

* Pine Meadows Conservation Area is currently under design and anticipated to be completed mid- to late 2017. Once open, areas of Pine Meadows Conservation Area will allow full access by the public; however, not all areas of this park will be available for public access. Therefore, it is classified as a limited public access property.



From left to right: Observation tower at Green Mountain Scenic Overlook & Trailhead, nature hike at PEAR Park, Softchirped Coneflower Meadow at PEAR Park.

Map 5: Lake County Public Lands Inventory



Cemeteries

Over time, Lake County has become responsible for several cemeteries, either through outright ownership or maintenance responsibility for private cemeteries. The 2005 Master Plan discusses how landscaping and maintenance of cemetery grounds may be an appropriate function the Office of Parks and Trails, but that the management of the cemeteries—specifically, active cemeteries—may not be an appropriate function of the Office. Since then, the County has worked to identify opportunities to transfer management responsibility from the County to a more appropriate group in compliance with State regulations.

Table 6 identifies the seven cemeteries for which Lake County Office of Parks and Trails is responsible, including two County-owned and five privately-owned. Currently, Lake County is responsible for maintaining 15.25 acres of cemeteries, compared to 16.75 acres at the time the 2005 Master Plan was completed. Although at this time responsibility for these cemeteries still falls under the Office of Parks and Trails, the County will continue to evaluate potential opportunities to transfer responsibility to another party.

Table 6: Lake County Maintained Cemetery Inventory

Cemetery	Acreage	Location	Owner	Included in 2005 Master Plan?
Evergreen	1.0	Silver Lake	Lake County	Yes
Hinson	8.0	Altoona, Marion County	Private	Yes
Lisbon	3.25	Lisbon	Private	Yes
Rigdon	1.0	Umatilla	Private	Yes
Richmond	0.5	Okahumpka	Private	Yes
Smyth Mill	1.0	Groveland	Private	Yes
Woods Family	0.5	Groveland	Lake County	No
Total	15.25			

Source: Lake County Office of Parks and Trails

Programming

As previously noted, Counties tend to focus on providing more passive (resource-based) parks and large sports complexes whereas Cities tend to focus on providing complementary smaller to medium-size active-based parks. Consistent with this, Cities tend to provide recreation programming and Counties tend to turn to private organizations with agreements for use or rental of County-owned facilities.

This is consistent with how recreation programming is offered in Lake County. Lake County Office of Parks and Trails does not directly operate sports or athletic programs, before/after school or activities, summer camps, or other similar recreation programs. However, it does partner with private organizations offering these types of programming use of County-owned parks and facilities, as appropriate. In

addition, sports games and tournaments are held at a number of facilities throughout the county where teams/organizations pay a rental or user fee for use of fields/courts and the County staffs the facilities as appropriate. In FY 2015, Lake County Office of Parks and Trails hosted and/or partnered on more than 4,800 sports-related events, including tournaments, games, and practices.

Lake County Office of Parks and Trails staff regularly lead nature hikes, bird and butterfly surveys, and nature-based classes at many passive parks. Lake County Office of Parks and Trails also partners with the Lake County Water Authority for several guided canoeing/kayaking tours throughout the year. In FY

2015, the Lake County Office of Parks and Trails hosted and/or partnered on more than 100 nature-based events such as those described above.

Level of Service Analysis - Provided as additional information only

Lake County’s adopted level of service standard (LOS) standard for parks is 4.0 acres per 1,000 residents (Lake County 2030 Comprehensive Plan, Policy VII-1.4.3). Based on the current inventory (see Table 1) and the 2015 unincorporated population estimate, the current LOS is 7.3 acres per 1,000 residents, with 57% (4 acres per 1,000 residents) attributed to passive park land acreage (see Table 7). The current LOS exceeds the adopted standard by 83%, indicating that it may be appropriate to recommend an increase to the adopted LOS standard as part of this Master Plan. The unincorporated population is used to calculate the LOS because the Lake County Board of County Commissioners is responsible for providing parks and recreation facilities for the residents of and visitors to unincorporated Lake County. Based on population projections, if the existing park acreage is maintained, the LOS will decrease to 4.4 acres per 1,000 residents by 2045, which is still 10% greater than the adopted standard.

Table 7: Lake County Parks & Recreation Level of Service (Existing and Future)

Park Type	2015		2030		2045	
	Population	LOS	Population	LOS	Population	LOS
Population	160,400		216,961		263,526	
Passive Park Land		4.0		2.9		2.4
Active Park Land		1.0		0.7		0.6
Sports Complexes		2.3		1.7		1.4
Total – All Parks		7.3		5.3		4.4
Adopted Level of Service Standard	4.0					

Notes:

1. LOS measured in terms of acres per 1,000 population.
2. Population includes only unincorporated Lake County.
3. Source for adopted LOS is Lake County 2030 Comprehensive Plan, Policy VII-1.4.3.
4. Source for 2015 population 2015 unincorporated estimate from University of Florida’s Bureau of Economic and Business Research (BEER). Estimates for 2030 and 2045 based on medium population for Lake County, apportioned by ratio of unincorporated to countywide population for 2015.

Some County parks, such as sports complexes or those with unique amenities, such as boat ramps, will generate visitors from throughout the county including incorporated residents. Therefore, as part of preparing the Master Plan recommendations it may be appropriate to consider calculating the LOS by park type using either countywide or unincorporated population based on the draw of users. For comparison purposes, basing the 2015 LOS entirely on the countywide population provides an overall LOS of 3.69 acres per 1,000 residents,¹ which is considerably lower than the 7.3 acres per 1,000 based on the 2015 unincorporated population figure. Additionally, a review of whether some or all public lands acreage should be considered in the LOS will be undertaken as part of the Master Plan development process. The LOS calculations presented in this section do not include public land acreage.

Recreation Facility Benchmarks

The National Recreation and Park Association’s (NRPA) 2016 Field Report provides park and recreation agency performance benchmarks based on agency data collected throughout the U.S. Included in the

¹ Based on BEBR’s 2015 countywide population estimate of 316,569 provided.

2016 Field report is a benchmark of the median number of residents for different types of outdoor parks and recreation facilities to be used as a resource for agencies as part of the parks planning process. Table 8 compares the number of residents per facility provided by the Lake County Office of Parks and Trails, based on the 2015 unincorporated county population, to the median benchmarks contained in the 2016 NRPA Field Report. Based on this information, there is a higher number of residents served in unincorporated Lake County compared to the national median for all facility types except baseball/softball fields, playgrounds and dog parks. These guidelines, along with community demand, can be used to identify the types of and levels of facilities that may be provided; however, the provision of such facilities should align with the agency’s vision, mission, and goals and community values and are not intended to be a definitive list of facilities that should be provided in every community. It is recognized that this information relates primarily to activity-based facilities rather than resource-based facilities, which is a considerable part of the amenities provided by Lake County.

Table 8: Recreation Facility Guidelines

Facility/Amenity	Total Provided	Unincorporated Lake County Residents per Facility ⁽¹⁾	2016 NRPA Median Residents per Facility ⁽²⁾
Baseball/Softball Fields	26	6,169	12,463
Basketball Court	11	14,582	7,000
Dog Park	4	40,100	43,183
Multipurpose Fields	14	11,457	8,060
Playground	43	3,370	3,560
Tennis Courts	9	17,822	4,295
Volleyball Court	7	22,914	13,736

1. Lake County Residents per Facility figure determined by dividing the total number of each facility type, as shown in Table 3, by the unincorporated 2015 countywide population figure (160,400)
2. Source: 2016 NRPA Field Report

SCORP Deficiency Analysis

The Statewide Comprehensive Outdoor Recreation Plan (SCORP) is the State’s official document regarding outdoor recreation planning. The 2013 SCORP is the 10th edition written in accordance with Section 275.021, Florida Statutes (F.S.). Chapter Four of the 2013 SCORP assesses recreational supply demand by region to identify any surplus or deficiencies in the level of service (defined as the amount of resources and facilities that are available to support an activity, expressed in terms of units of supply per 1,000 residents) for various recreational activity and facility types. However, the SCORP does caution that the LOS comparisons are only one measure of outdoor recreation resource and facility needs in Florida. Outdoor recreation levels of service vary tremendously from community to community and are determined by complex factors that cannot be addressed practicably at a statewide level. The deficiency analysis presented in the SCORP is intended to reflect conditions in each region as a whole and should not be applied to particular communities.

Lake County is included in the Central Florida region, which is projected to have a population growth of 21% by 2030, the highest in the state. The region is also unique in that it caters to a high proportion of tourists relative to permanent residents—3.3 million residents compared to 27 million tourists. As noted in the 2013 SCORP, outdoor recreation resources and facilities see significantly greater use in regions,

such as the Central Region, with high tourism rates as this has the effect of reducing the overall LOS. Of the statewide total, 20% of the resource-based park land and 16% of the user-oriented (or activity-based) park land are located in the central region.

Figure 1 presents the statewide deficiency assessment by region included in the 2013 SCORP. As shown, the Central Region (highlighted) has an LOS below the statewide median for all applicable resources and facilities assessed except for freshwater fishing (non-boat). However, as previously discussed, Lake County falls within the NRPA guidelines in terms of population served for several of its facilities.

● Level of Service **Above** Statewide Median ○ Level of Service **Below** Statewide Median

Resource-Based Activities	Region							
	NW	NC	NE	CW	C	CE	SW	SE
Saltwater Beach Activities	●	○	●	○	NA	●	●	○
Freshwater Beach Activities	●	●	○	○	○	●	○	●
Saltwater Fishing Non-boat	●	○	○	○	NA	●	●	●
Freshwater Fishing Non-boat	○	●	○	●	●	○	●	○
Saltwater Boat Ramp	●	●	○	○	NA	●	●	○
Freshwater Boat Ramp	●	●	●	○	○	●	○	○
Bicycling Paved	○	●	○	●	○	●	●	○
Bicycling Unpaved	○	●	●	○	○	●	●	○
Hiking	●	●	○	○	○	●	●	○
Horseback Riding	○	●	●	○	○	●	●	○
Off-Highway Vehicle Driving	●	●	○	○	○	●	●	○
Nature Study	●	●	●	○	○	●	○	○
Picnicking	○	●	○	○	○	●	●	●
Visiting Historical or Archaeological Sites	○	●	●	○	○	●	●	○
Tent Camping	●	●	●	○	○	○	●	○
RV or Trailer Camping	○	●	○	●	○	●	●	○
Hunting	●	●	○	○	○	○	●	●

User-Oriented Activities	Region							
	NW	NC	NE	CW	C	CE	SW	SE
Swimming in Public Outdoor Pool	○	●	○	○	○	●	●	●
Baseball or Softball	●	●	●	○	○	●	○	○
Outdoor Basketball	○	●	●	●	○	●	○	○
Outdoor Tennis	○	●	○	○	○	●	●	●
Soccer	●	●	●	○	○	●	○	○
Football	●	●	●	○	○	●	○	○
Golf	○	○	●	○	○	●	●	●

Source: 2013 Statewide Comprehensive Outdoor Recreation Plan, Table 4-1

Figure 1: 2013 SCORP Deficiency Assessment

Section 3: Assessment of 2005 Master Plan Recommendations

The 2005 Master Plan identified 14 recommendations organized under 5 categories necessary to implement the mission statement and objectives identified from that process. Table 9 assesses the progress made towards achieving each recommendation and also notes whether the original recommendation is still relevant to the current master plan update process.

Table 9: Assessment of 2005 Master Plan Recommendations

#	Recommendation	Current Status	Still Relevant?	Comments
1.0 County's Role				
1.1	Provide coordinated system of regional and community parks, trails, and environmental lands.	Still in progress	Yes	Additional trails and parks (active & passive) have been opened to public since 2005 Master Plan. See discussion in Section 2: Parks Classification & Inventory.
1.2	Sale or transfer of parks should address impact on recreational services to nearby residents, especially access to lakes or other significant natural or cultural resources.	Ongoing	Yes	<ul style="list-style-type: none"> • Parts of Mt. Plymouth Lakes surplus parcels A, B, D as they were isolated with no access points. • Northeast Scrub Reserve-transferred to Seminole State Forest. • Dead River Stormwater Pond transferred to Lake County Public Works Department.
1.3	Develop individual management plans for existing and new park sites, trails, and environmental lands that address maintenance and staffing needs.	Partially completed	Yes	Management plans for all Public Lands and lands purchased or acquired from other agencies (PEAR Park, Pine Meadows Conservation Area). All other parks and trail lack these still.
1.4	Make available County facilities to outside groups or agencies that administer and run recreation programs.	Ongoing	Yes	Inter-local/inter-agency agreement with Lake County School Board to use Sorrento Elementary School facilities as it is adjacent to East Lake Community Park. Active parks used by leagues and groups for seasonal recreation programs.
1.5	Create Recreation Planning Areas (RPAs) in the following areas: <ul style="list-style-type: none"> • Northwest Lake (SR 27 Corr.) • South Central (SR 50 Corr.) • Southeast Lake (Four Corners/Citrus Ridge) • Central Lake (Golden Triangle) • Northeast Lake (SR 19/Umatilla Corr.) 	Incomplete	TBD	Facilities built based on financial factors and available properties, not planning areas. Master Plan update proposing to align RPAs with County Commissioner districts.
1.6	Incorporate recreation facilities into PEAR Park (i.e., indoor recreation, meeting space, instruction, and cultural arts programs).	Ongoing	TBD	Latest conceptual plan for PEAR Park includes adding recreation facilities such as dog park, softball fields, and special event area.

1.7	Develop partnerships with Lake County Water Authority (LCWA), National Training Center (NTC), non-profit providers, and cities to develop new or expand existing regional facilities.	Ongoing	Yes	Partnerships with NTC contributed \$400,000 towards soccer fields to assist with community demand. City of Fruitland Park to help develop Northwest Community Park to meet regional needs. Money also given to City of Tavares for Woodlea Sports Complex improvements.
2.0 Grants				
2.1	Redefine County's recreational grant program to promote development of facilities and programs that further goals of Master Plan.	Needs review	TBD	Need to evaluate if grant programs are best use of County dollars relative to investment in County parks.
2.2	Increase funding of grant program as part of Comprehensive Plan evaluation process.	Needs review	TBD	Need to evaluate if grant programs are best use of County dollars relative to investment in County parks.
2.3	Revise requirements of grant program as part of Comprehensive Plan evaluation process.	Needs Review	TBD	Need to evaluate if grant programs are best use of County dollars relative to investment in County parks.
3.0 Level of Service				
3.1	Increase adopted LOS for unincorporated areas from 2.5 to 4 acres per 1,000 for next evaluation period of Comprehensive Plan.	Complete	Yes	Adopted LOS standard increased to 4 acres per 1,000 unincorporated residents in 2030 Comprehensive Plan. As part of this Master Plan update, LOS standard will be evaluated based on new population data, future predicted growth, and service area of County parks.
4.0 Future Parks				
4.1	Acquire 300 acres for community parks (6, 50-acre parks).	Not complete	Yes	East Lake Community Park opened. Initially, Minneola Athletic Complex did not add to overall LOS, as park is leased by Lake County. However, this Master Plan Update is recommending inclusion of this park in the overall LOS given that it is a long-term lease agreement with Minneola.
4.2	Acquire 200 acres for regional parks (2, 100-acre parks).	Complete	Yes	North Lake Community Park opened. Land purchased for South Lake Regional Park, which is currently in the master planning and design phase.
5.0 Joint Facilities				
5.1	Work with LCWA and other stakeholders to create partnerships that expand recreation	Ongoing	Yes	The County's Agency for Economic Prosperity with the support from the TDT has provided financial assistance for the construction of the Beach Volleyball Courts complex and the recreational building currently under construction.

Section 4: Baseline Conditions Analysis

This section provides information regarding the existing conditions within Lake County, such as demographics and land use trends that influence the parks and recreation planning process. The section also summarizes key findings from a review of various plans and studies pertinent to the Master Plan update and documents the findings of a comparison between Lake County and other “peer” counties concerning key benchmark variables.

Demographic Analysis

This section provides an overview of the general population, race/ethnicity, student population and school sites, age distribution, and household income in relation to the five RPAs of Lake County to identify where growth is likely to be most significant in the coming years and areas of diversity to enhance recreation access. Key considerations for each analyses are identified that may impact this Master Plan update.

Population

Table 10 and Figure 2 present the historical and projected population for unincorporated Lake County, Lake County, and Florida. In terms of five year growth, Lake County consistently has had higher growth than Florida since the 2005 Master Plan was completed and is projected to continue this trend over the next 30 years. Since population projections are prepared only at the state and county levels, the unincorporated county projections shown assume that the ratio of unincorporated to total county population in 2015 will remain consistent in the future. If populations within cities growth at a faster pace than unincorporated areas of Lake County, the population figures shown below may be slightly overstated.

Table 10: Population Estimates and Projections (2005–2040)

Year	Unincorporated Lake County	5-Yr % Growth	Lake County	5-Yr % Growth	Florida	5-Yr % Growth
2005	146,221		263,017		17,918,227	
2010	154,250	5.5%	297,052	12.9%	18,801,310	4.9%
2015	160,400	4.0%	316,569	6.6%	19,815,183	5.4%
2020	180,531	12.6%	356,300	12.6%	21,372,200	7.9%
2025	199,633	10.6%	394,000	10.6%	22,799,500	6.7%
2030	216,961	8.7%	428,200	8.7%	24,071,000	5.6%
2035	234,087	7.9%	462,000	7.9%	25,212,400	4.7%
2040	249,947	6.8%	493,300	6.8%	26,252,100	4.1%
2045	263,526	5.4%	520,100	5.4%	27,217,600	3.7%

Source: Population estimates and projections (2020 and later), BEBR. Population projections developed only at state and county levels; to estimate projections for unincorporated Lake County, ratio of unincorporated to countywide population in 2015 applied to countywide projection figure.

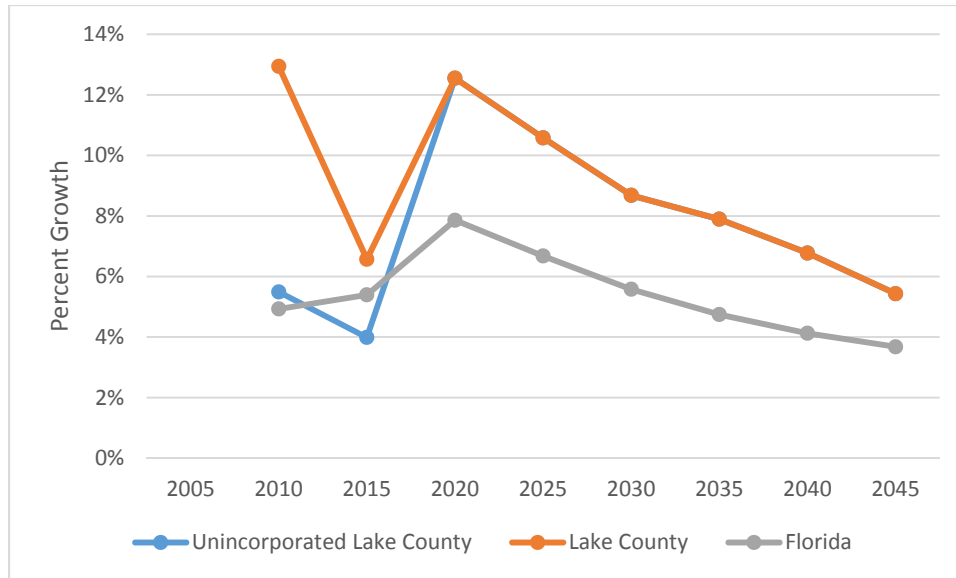


Figure 2: Population Estimates and Projections (2005–2040)

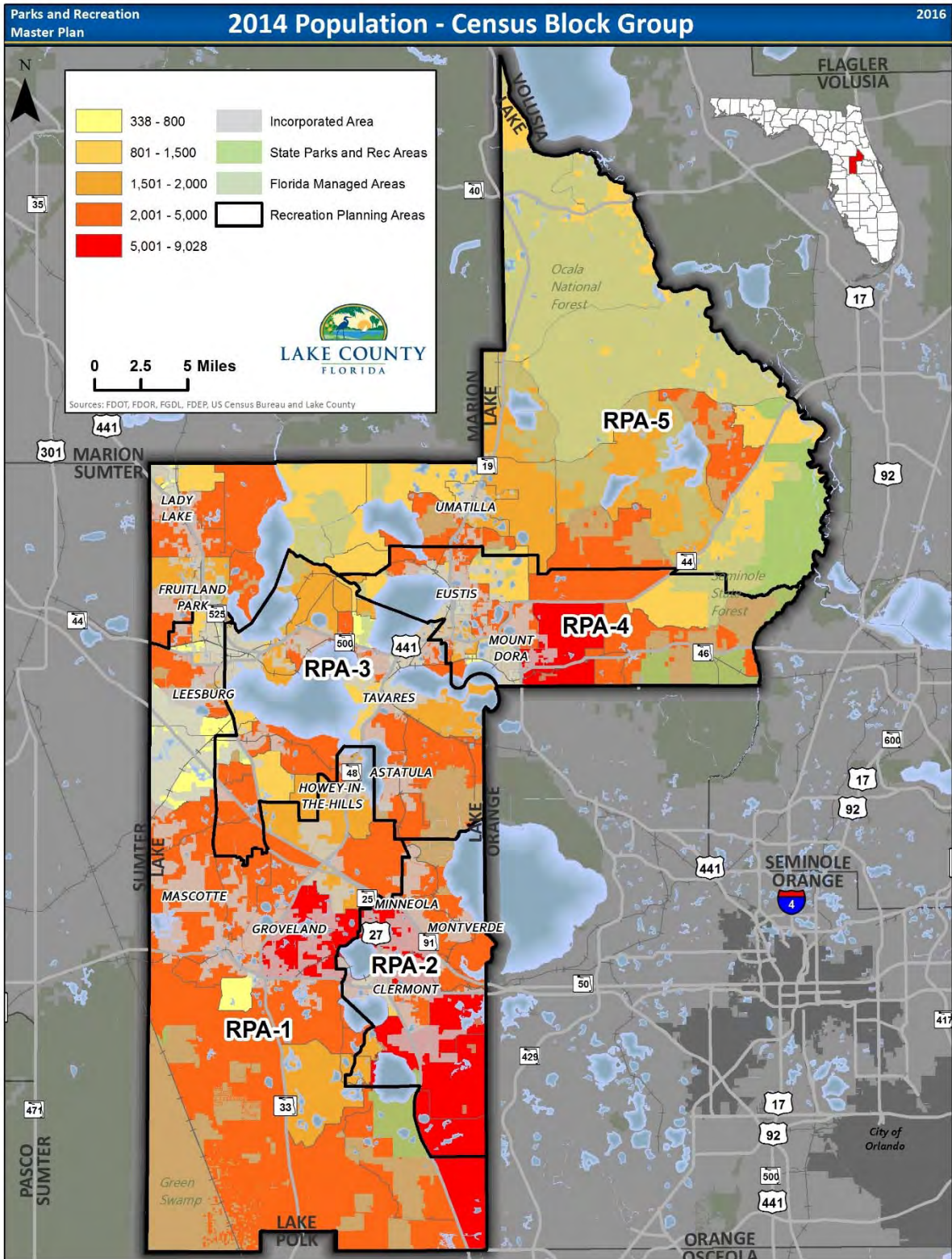
The existing (2014) population concentration, based on the most recent available from the US Census Bureau’s American Community Survey (ACS) by Census Block Group, and the estimated population change from 2010 to 2040 by Traffic Analysis Zone (TAZ) from the Lake Sumter Metropolitan Planning Organization’s (MPO) 2040 Long Range Transportation Plan (LRTP) are illustrated on Maps 6 and 7. Both data sets were analyzed to identify areas of higher existing population and projected growth relative to existing parks and to identify potential gaps or areas of need for potential new parks and/or park improvements.

Key Considerations related to existing population and projected population growth by RPA include:

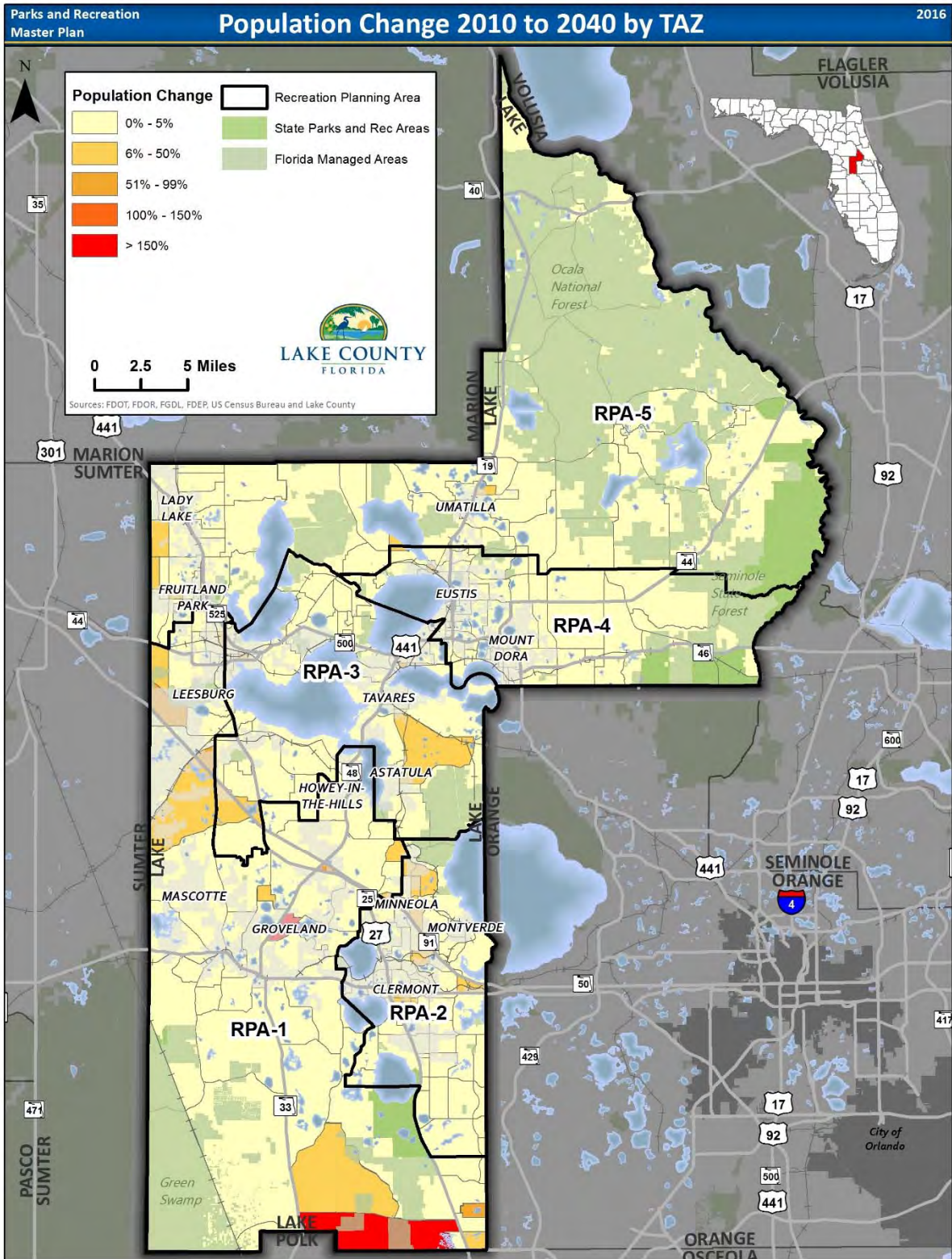
- RPA-1:
 - Highest proportion of population concentrated at southeast corner, east of US 27, and around Groveland.
 - Highest population growth anticipated at southeast corner, in proximity to Mascotte and Groveland.
 - Developing South Lake Regional Park will provide additional recreation amenities to better serve existing and future population in this area.
 - Coordinate with Mascotte and Groveland regarding City park expansions or new park developments that could benefit county residents.
- RPA-2:
 - Highest proportion of population concentrated at southern end, south of SR 50, and in Clermont.
 - Highest population growth anticipated south of Clermont as part of Wellness Way Area Plan.
 - Coordinate with Minneola and Montverde regarding City park expansions or new park developments that could benefit county residents.

- Identify potential new locations to provide both active and passive recreation opportunities to accommodate growth within Wellness Way area.
 - Explore future expansion of Minneola Athletic Complex.
 - Identify additional water access sites (boat ramps) to serve this area.
- RPA-3:
 - Highest proportion of population concentrated in southern end, near Yalaha, Astatula and Tavares.
 - Highest population growth anticipated around Tavares and Astatula.
 - Area well-served with water access points, City parks providing more active-based recreation opportunities and County parks, such as Lake Idamere Park, providing passive recreation opportunities.
 - Coordinate with Tavares, Astatula, and Howey-in-the-Hills regarding City park expansions or new park developments that could benefit county residents.
- RPA-4:
 - Highest proportion of population concentrated near Sorrento and Plymouth.
 - Highest population growth anticipated north of Mount Dora and Eustis, and southwest of Seminole State Forest.
 - East Lake Community Park still in process of being developed. Conceptual plan includes adding three multi-use fields, two baseball fields, two softball fields, a baseball/softball field, six tennis courts, and a basketball court to existing amenities provided, which will greatly benefit residents and visitors in this area.
 - Coordinate with Mt. Dora and Eustis regarding City park expansions or new park developments that could benefit county residents.
- RPA-5:
 - Highest proportion of population concentrated Lady Lake, Umatilla, south of Lake Norris, and east of Lake Tracy.
 - Highest population growth anticipated near Lady Lake and Umatilla, though, in general, area projected to have least amount of overall growth due to large portion of area comprising either Ocala National Forest or Seminole State Forest.
 - Lower population base and projected growth may indicate that area not high priority for new parks, but expansion of existing parks may be more suitable to serve future population.

Map 6: Population Concentration (2014)



Map 7: Population Change (2010 to 2040)



Household Income

The income levels within a community also can directly impact its parks and recreation facility needs. Studies consistently prove that an inextricable tie between low-income and obesity. This does not necessarily mean they are causally linked due to a lack of access to nutritious food or stresses of poverty. Providing recreation opportunities for lower-income persons can help combat health issues that are more prevalent in this population. Therefore, as part of this Master Plan process, the median 2014 annual household income by Census Block Group were analyzed (see Map 9) to identify lower-income areas relative to the parks and recreation opportunities provided. Key findings from this analysis:

- Incomes generally tend to be higher in or immediately surrounding cities as well as areas with lakefront water access than in more rural unincorporated areas.
- A very small area averages very low annual incomes (less than \$10,000) in northwest RPA-1 (south of FL 525).
- The general area of northwest RPA-1 includes lower average incomes (less than \$35,000 per year) but not immediate walkable parks within the county.

Race and Ethnicity

The race and ethnicity of Lake County's population were analyzed in terms of the percent of Hispanic and Black/African American populations by Census Block Group to ensure that parks and recreation facilities are provided equitably relative to areas with higher concentrations of minorities. The resulting analyses are illustrated on Map 9. Key findings from this analysis:

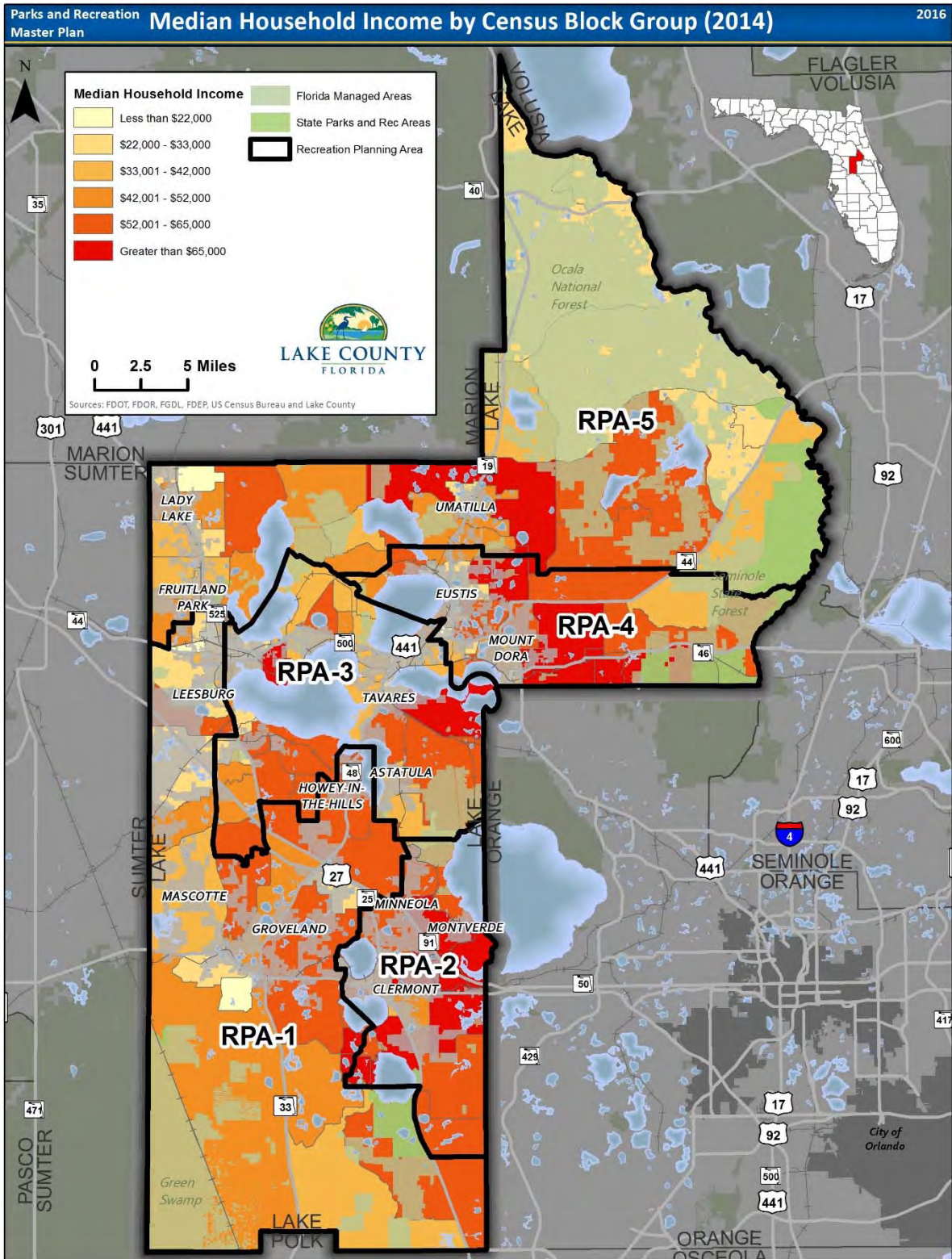
- The highest concentrations of Hispanic population in Lake County are in/near Lady Lake and Mascotte, south of Clermont within the Wellness Way Area Plan, an area slated for concentrated future development, and the Minneola/Montverde area. Additional parks likely will be needed in the Wellness Way Area as future population growth occurs. There are currently no parks provided in the unincorporated area around Mascotte, where a higher concentration of Hispanic population exists.
- There are relatively lower levels of black/African American populations in Lake County. The highest concentrations are located in northwest Leesburg where a number of City parks are provided.
- Enhanced recreation access and improved types and quality of physical activities should be considered to reduce any potential disparities in terms of the level and quality of service being provided relative to the ethnicity of population served.
- Lake County can coordinate with multicultural organizations to host events to celebrate the ethnic diversity within Lake County.

Age Distribution

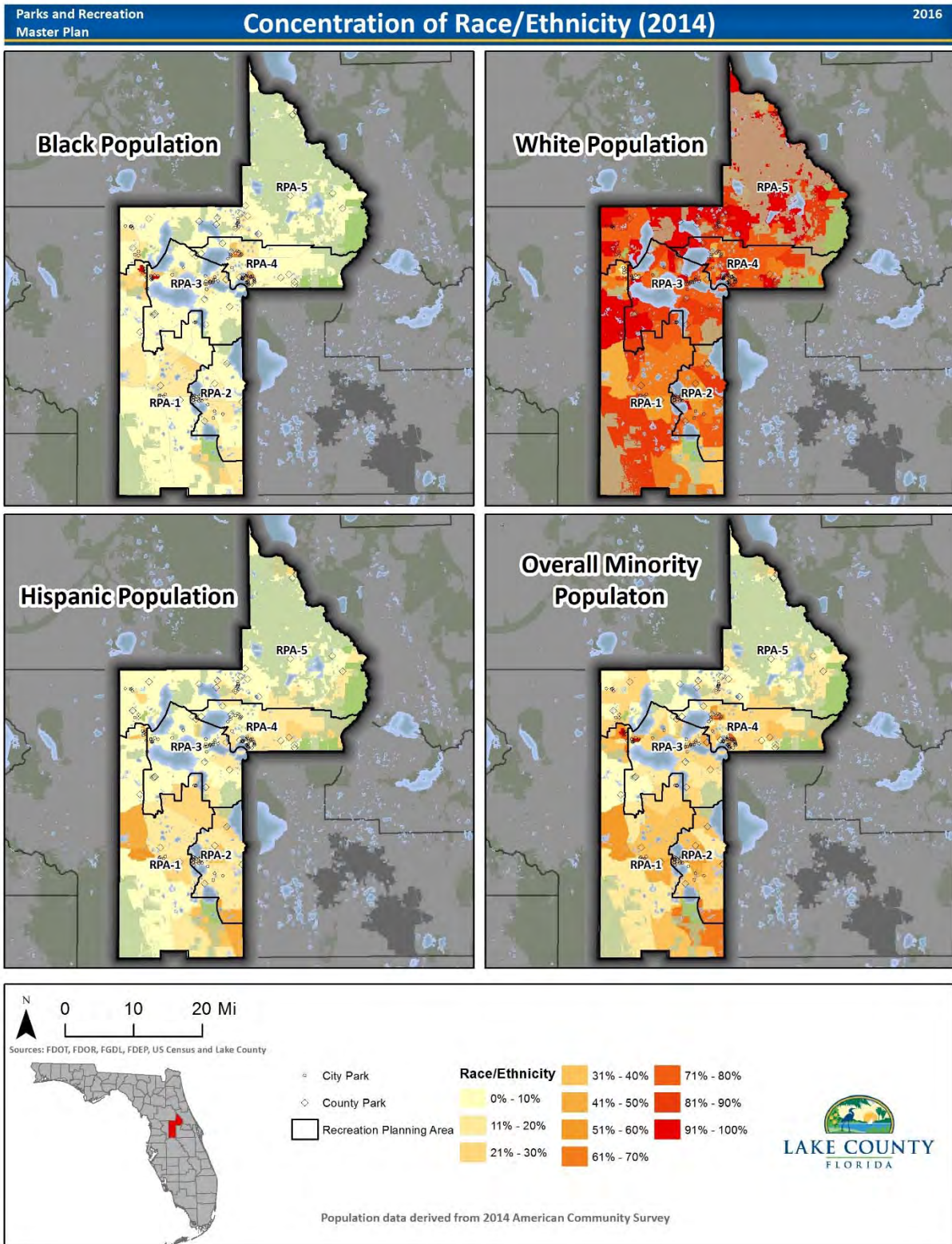
Although the benefits of parks and recreation span every age and demographic component, the age profile of a community's residents can have a direct impact on its parks and recreation facility needs. To this end, the median age of each Block Group was analyzed to understand the parks and recreation needs based on age relative to the facilities provided. This analysis is illustrated on Map 10. Key findings include:

- RPAs 1 and 2 (southern areas of the county) have higher concentrations of younger residents and younger adults who are more likely to have/start families in the near future. In these areas, there may be a greater need for additional active facilities such as playgrounds and sports fields/courts in the future.
- RPAs 3 and 5 have higher older working-age adults and retirees where the need for active facilities may not be as great. Additional passive leisure activities, such as walking trails, low-impact exercise features, and community centers with older adult activities may be more appropriate for areas with higher concentrations of older residents.

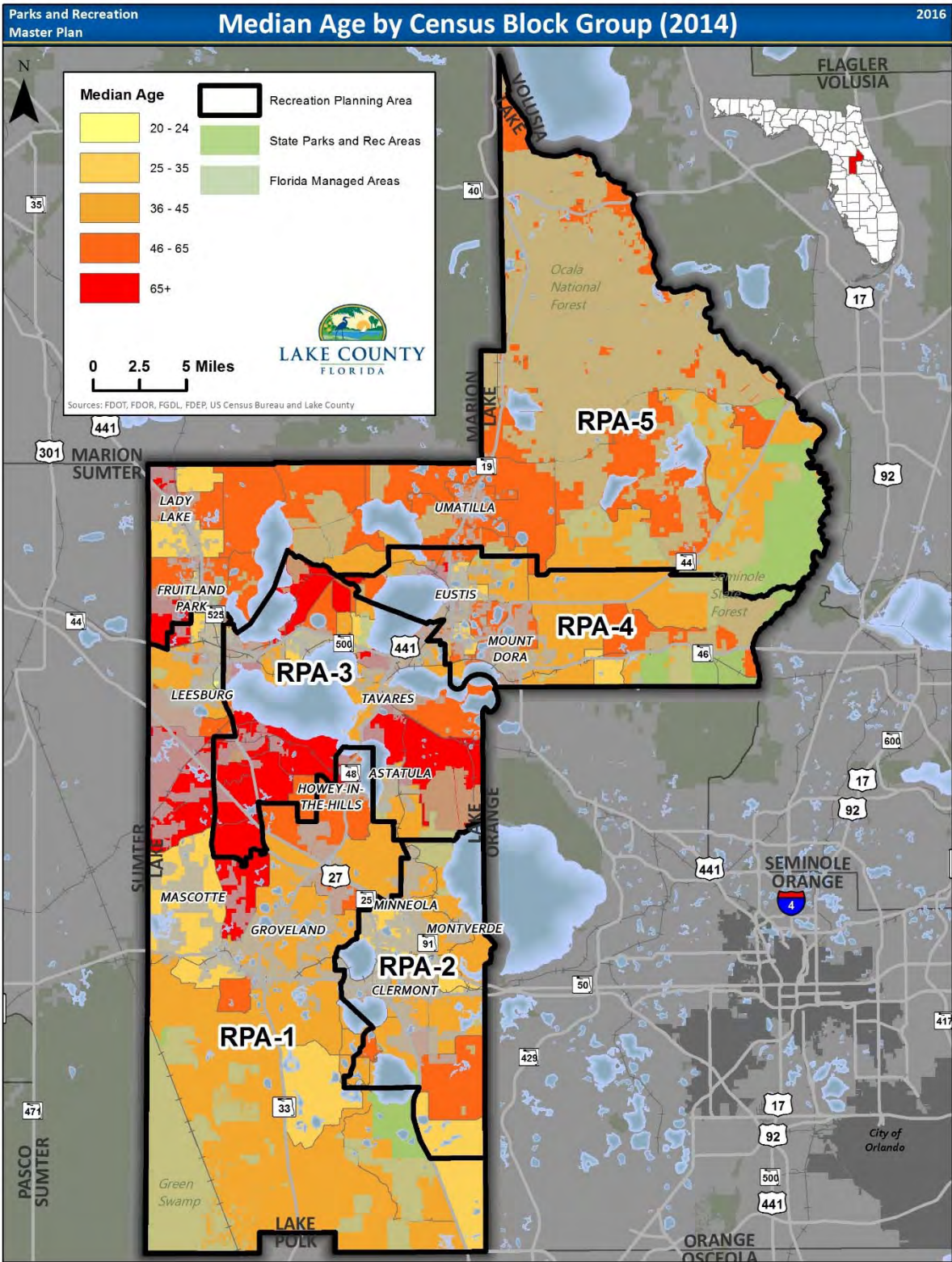
Map 8: Median Household Income



Map 9: Concentration of Race/Ethnicity



Map 10: Median Age

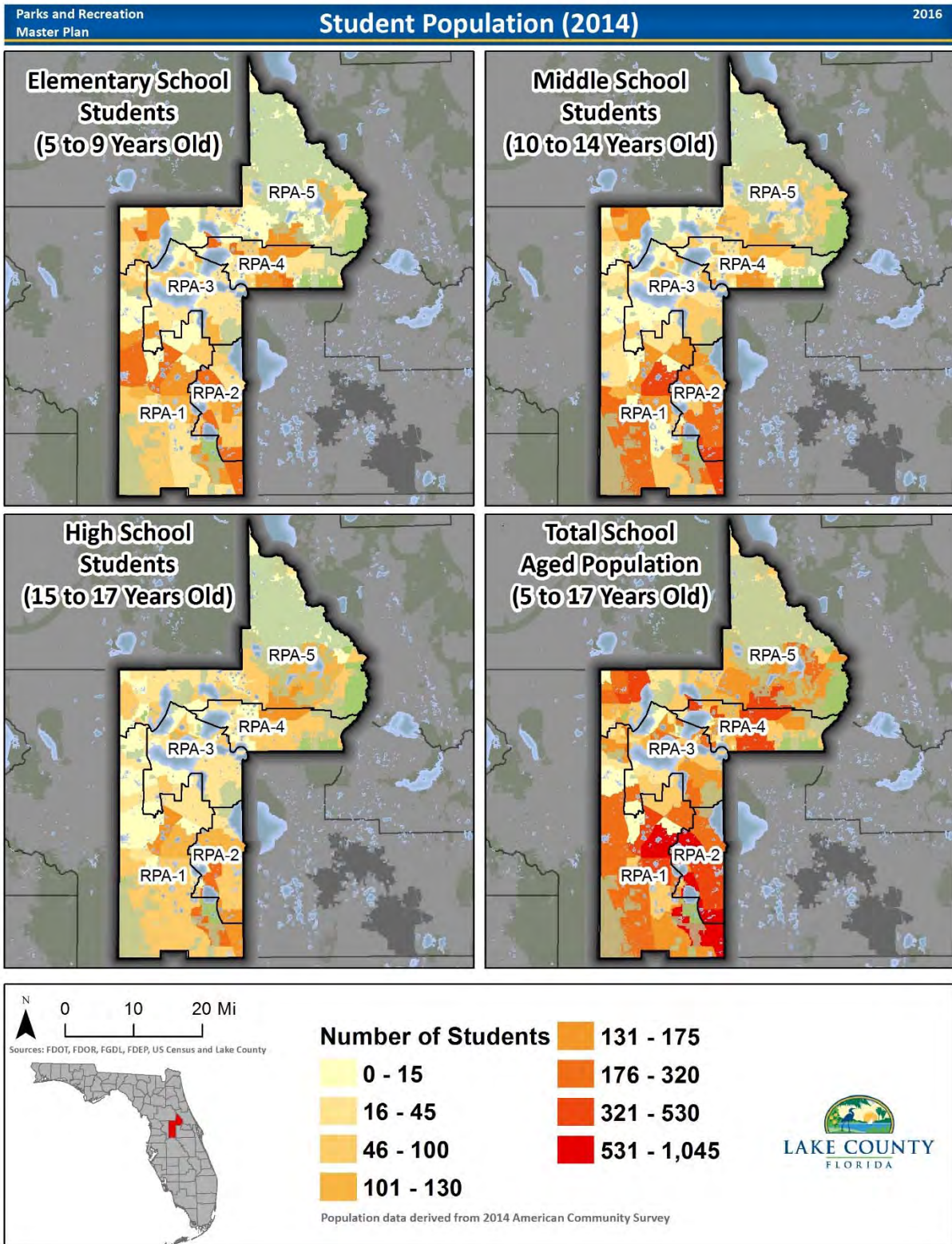


Student Population/School Sites

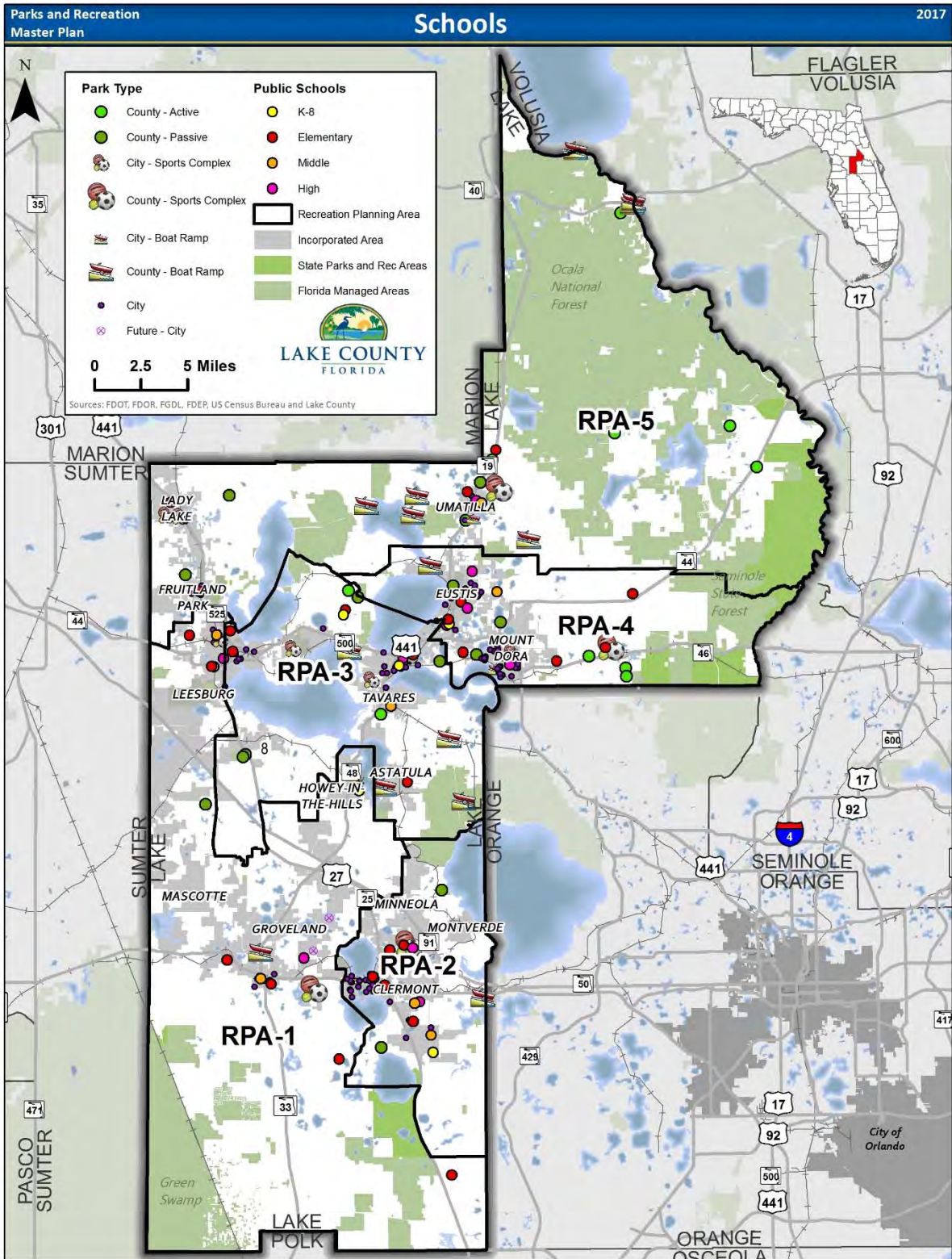
To complement the review of the median age by Census Block Group, the student-age population (Map 11) and existing public school locations (Map 12) were analyzed to assess potential park needs and joint recreation opportunities with the Lake County School Board.

- The highest concentrations of school age children currently fall in the middle-school age range, particularly in the southern half of Lake County. However, the distribution of elementary school age children vs. older high school age children indicates that the overall number of school-age children will grow over time, primarily in the southern areas of unincorporated Lake County. This indicates an increasing need for additional sports facilities and user-based recreation facilities to accommodate these additional youth.
- Lake County Office of Parks and Trails should continue to work with the Lake County School Board to identify possible joint opportunities for a school/park design model to provide athletic and recreation opportunities for students and residents. As shown on Map 12, there are several locations where parks and schools are provided close together to expand the amenities provided. This is the case through an existing joint-use agreement for use of facilities at Sorrento Elementary next to East Lake Community Park. Through this agreement, recreation users are allowed to use amenities (parking lot, basketball court, etc.) after school hours. There are also opportunities where elementary schools could provide supplemental playgrounds and other similar amenities or high schools could provide sports fields/courts in locations where there are no nearby parks. For example, Seminole Springs Elementary School in RPA-4 just north of SR 44, Mascotte Elementary School and South Lake High School in central RPA-1, and Pine Ridge Elementary School and Sawgrass Bay Elementary School, the two southernmost elementary schools in Lake County located in RPA-1 along the border of RPAs 1 and 2, all look to be potential opportunities to explore joint-use agreements.
- Lake County Office of Parks and Trails should continue to work with the Lake County School Board to continue evaluating existing and future school sites in unincorporated county for possible improvements to better accommodate public recreation usage.
- Over time, Lake County Office of Parks and Trails will need to reevaluate park facilities to accommodate the changing demographics as the number of school age children throughout the county increases.

Map 11: Student Population



Map 12: Existing Lake County Public Schools



Land Use & Development Assessment

Lake County's future land use, existing land use, zoning, and planned developments were reviewed to provide an understanding of the residential land use pattern and development activities in unincorporated county. This information is another element used to develop the framework used to evaluate potential park and recreation improvements in this Master Plan update.

Future Land Use and Development

Lake County's plan for future development pattern will influence a need for improvements to existing park and acquisition of future parks depending on where and to what level growth occurs. The County's vision for future growth and development is contained in the adopted Future Land Use Map (FLUM), illustrated in Map 13. As part of this Master Plan update process, the adopted FLUM was reviewed to assess possible implications future parks and recreation needs throughout the unincorporated county. In addition, there are a number of approved or proposed Developments of Regional Impact (DRIs) throughout Lake County. If completed as planned, these developments will bring a considerable number of new residential dwelling units and non-residential square footage to the county. The locations of County's proposed and approved DRIs are illustrated in Map 14, and characteristics of each numbered DRI are provided in Table 11.

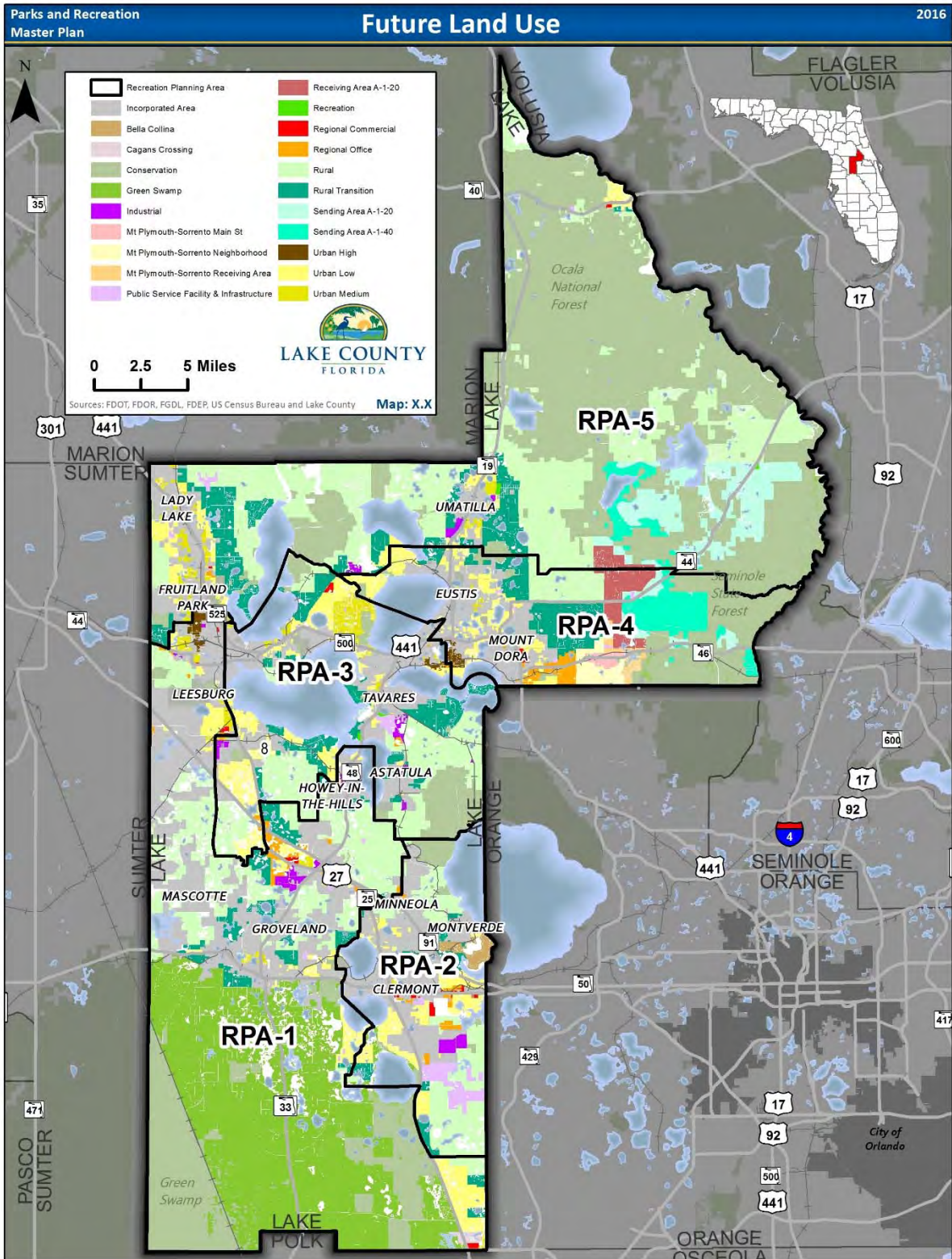
Key findings from this review include:

- The majority of the future developments in the unincorporated county will be low-density residential, including Rural Transition land, providing a maximum of one dwelling unit per five net buildable acres, or Low Urban Density adjacent to incorporated areas, providing a maximum density of four dwelling units per net buildable acre.
- Developing South Lake Regional Park will provide additional recreation amenities to better serve existing and future population gained through development of the designated Rural Transition lands around Groveland.

New park locations will likely need to be identified in the future to provide both active and passive recreation opportunities to accommodate growth within the Wellness Way area south of Clermont:

- Expansion of facilities at existing County and/or City parks will need to be reviewed to serve future population growth in Low Urban Density areas adjacent to and near incorporated areas.
- In RPA-4, Conservation and Wekiva River Protection Area A-1-40 Sending Area lands could be developed into a passive park to serve future growth in this area.
- If all proposed and approved DRIs are constructed to their build-out maximum, there will be just over additional 53,500 single family and nearly 9,000 additional multi-family dwelling units in/or adjacent to Lake County
- Although additional park land and/or recreational facilities will likely be needed throughout the county to serve the additional residents generated by development of the proposed/approved DRIs, there are noticeably no parks in the immediate proximity of DRI #s 2, 4, 9, 10, 11, 12, 17, 18, and 20. This indicates that construction of these developments could trigger a more immediate need for additional park land and/or amenities at that time rather than a slower absorption of the additional population through the existing county and city parks systems.

Map 13: Future Land Use



Map 14: Proposed and Approved DRIs

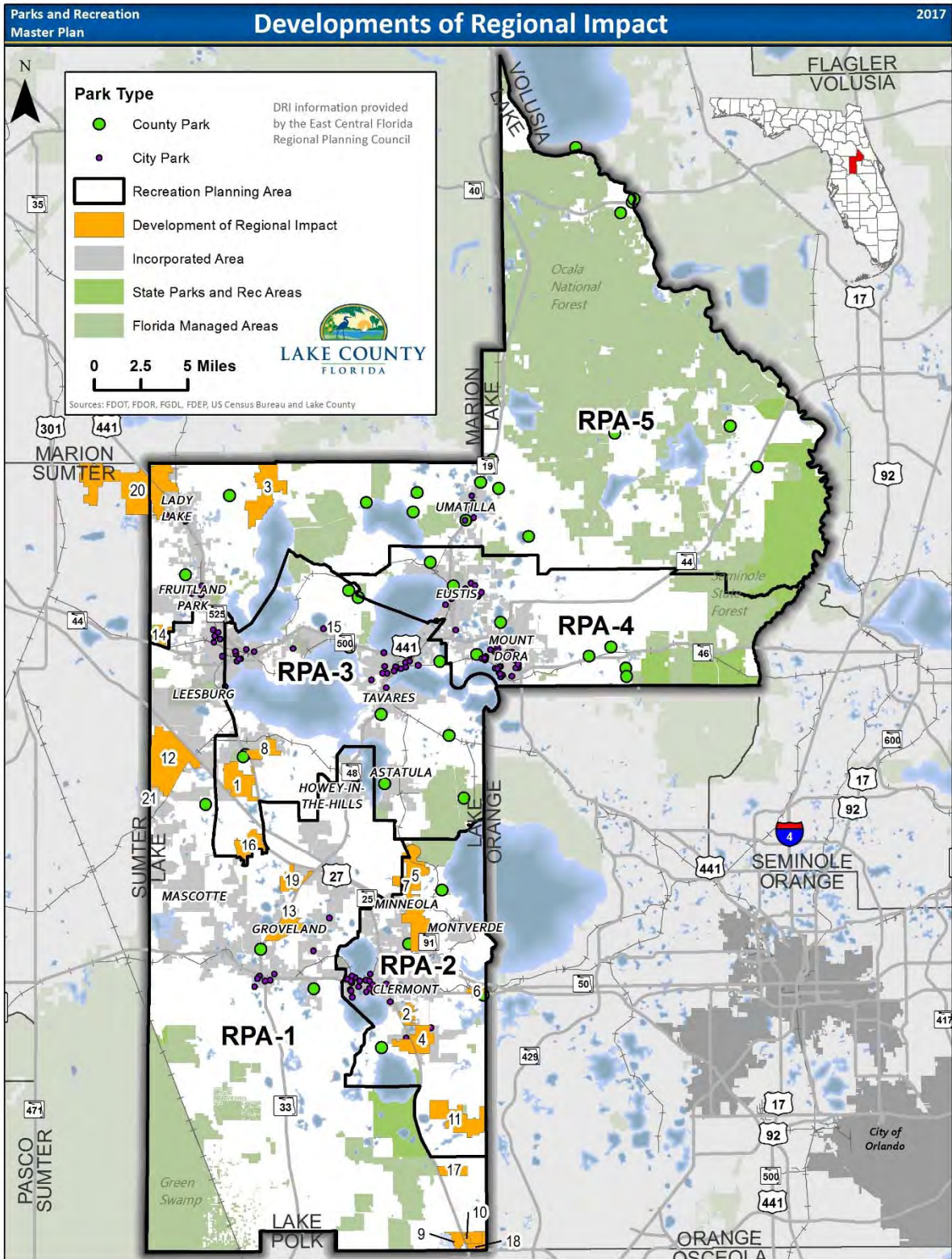


Table 11: Characteristics of Proposed and Approved DRIs

Map Reference #	Jurisdiction	DRI Name	Status	Development Type	Acres	Single Family Residential (du)	Multi-Family Residential (du)	Retail (sq ft)	Office (sq ft)	Hotel (rooms)	Golf (holes)	Hospital (rooms)	Industrial (sq ft)	Commercial (sq ft)
1	Lake County	Plantation at Leesburg	Approved	Mixed Use	1,945.7	3,050	0	0	0	0	0	0	0	234,600
2	City of Clermont	Lost Lake Reserve	Approved	Mixed Use	440.3	1,216	0	638,000	135,750	0	0	0	0	0
3	Lake County	Harbor Hills	Approved	Mixed Use	1,974.3	1,682	492	0	0	150	45	0	0	30,000
4	City of Clermont	Kings Ridge	Approved	Mixed Use	253.2	4,337	0	155,000	145,000	0	54	0	0	0
5	Lake County	Sugarloaf Mountain	Approved	Mixed Use	1,547.1	2,259	175	120,000	0	0	0	0	0	0
6	Lake County	Plaza Collina	Approved	Mixed Use	158.0	0	200	0	0	0	0	0	0	1,200,000
7	Lake County	Hills of Minneola	Proposed	Mixed Use	1,894.1	3,927	0	500,000	1,000,000	300	18	0	1,900,000	0
8	Lake County	Highland Lakes	Approved	Mixed Use	686.6	990	0	60,000	20,000	0	0	0	0	0
9	Lake County	Cagan Crossings FQD	Approved	Mixed Use	624.3	8,000	0	700,000	0	0	0	0	0	0
10	Lake County	D.R. Horton	Proposed	Residential	113.4	0	0	0	0	0	0	0	0	0
11	Lake County	Karlton	Proposed	Mixed Use	2,530.0	1,605	1,110	0	150,000	150	0	0	0	300,000
12	Lake County	Secret Promise	Proposed	Mixed Use	3,765.8	5,732	3,479	1,035,000	0	0	0	0	2,737,000	0
13	Lake County	I.M.G. Development	Proposed	Mixed Use	1,088.9	2,441	867	190,000	150,000	0	0	0	0	0
14	Lake County	Pennbrook	Approved	Mixed Use	566.8	2,097	0	90,000	0	0	0	0	0	0
15	Lake County	Lake Square Mall	Approved	Non-Residential	62.4	0	0	58,000	0	0	0	0	0	504,000
16	Lake County	Royal Highlands	Approved	Mixed Use	519.8	1,500	0	5,000	0	0	0	0	0	0
17	Lake County	Greater Lakes PUD	Approved	Residential	495.1	709	0	0	0	0	0	0	0	120,000
18	Lake County	Summer Bay	Approved	Mixed Use	296.8	0	2,631	250,000	0	300	0	0	0	0
19	Lake County	Christopher C. Ford Central Park	Approved	Non-Residential	791.1	0	0	0	13,000	0	0	0	8,056,200	5,000
20	Lake, Marion, Sumter	Tri County Villages	Approved	Mixed Use	6,539.0	14,050	0	2,027,300	120,000	208	135	550	0	1,942,300
Total					26,292.7	53,595	8,954	5,828,300	1,733,750	1,108	252	550	12,693,200	4,335,900

Plans & Studies Review

A review of past plans, studies, and policy documents was conducted to identify key considerations that may impact the update of this Master Plan, such as statewide outdoor recreation planning; relevant policies of Lake County, other agencies, or municipalities; and local redevelopment plans. Table 12 summarizes the key considerations from each plan reviewed, which are listed chronologically from most recent.

Table 12: Plans and Study Review Summary

Plan/Study Reviewed	Date	Responsible Agency	Plan/Study Overview	Key Considerations for the Master Plan Update
City of Clermont Downtown & Waterfront Master Plan	March 2015	City of Clermont	Focuses initiative to enhance Clermont’s downtown and waterfront.	<ul style="list-style-type: none"> • Explore potential resource-based recreational opportunity at West Lake Wetlands for park and event area and improve stormwater runoff into Lake Minneola. • City-provided facilities will enhance parks and recreation for Lake County residents and visitors countywide and complement facilities provided by Lake County.
Mt. Plymouth-Sorrento Community Redevelopment Area (CRA) Redevelopment Plan	March 2014	Lake County	Provides blueprint to improve existing built environment and plan for growth due to construction of Wekiva Parkway.	<ul style="list-style-type: none"> • Work with State and County agencies to develop and maintain areas of natural resources in and around CRA. • Develop strategies for encouraging public gatherings, such as town square. • Available vacant land for future public spaces. • Provide ecotourism activities near Wekiva River.
Florida’s Statewide Comprehensive Outdoor Recreation Plan (SCORP)	2013	Department of Environmental Protection	Outlines five-year policy plan and establishes framework for statewide outdoor recreation planning.	<ul style="list-style-type: none"> • Florida’s central region, which includes Lake County, has highest seasonal recreation use by visitors participating mostly in resource based activities, followed second by user-oriented activities. • Within central region are several resource-based and user-oriented activities LOS of statewide median, such as: <ul style="list-style-type: none"> – Freshwater beach activities – Freshwater boat ramp – Nature study – Picnicking – Visiting historical/archaeological sites – Swimming in outdoor public pools – Baseball/softball – Outdoor basketball – Soccer – Football – Golf • Evaluate LOS to balance local needs and needs of tourists. • Plan for additional resource-based and user-oriented activities (as specified above).
Lake County Comprehensive Plan	Adopted in 2010	Lake County	Capital Improvement Element – Provides policy direction concerning need for and location of public facilities, including parks and recreation, throughout unincorporated Lake County through 2030 planning horizon.	<ul style="list-style-type: none"> • Adopted LOS standard for Recreation = 4 acres per 1,000 residents. • Periodically reevaluate LOS to accommodate future growth. • Correct existing deficiencies to accommodate future growth, replace deteriorated or obsolete facilities pursuant to applicable LOS standards.
Lake County Comprehensive Plan	Adopted in 2010	Lake County	Conservation Element – Provides policy direction concerning use and protection of natural resources in Lake County, including environmentally-sensitive lands and open space.	<ul style="list-style-type: none"> • Explore opportunities for new passive recreational parks in natural areas. • Give indications of which environmentally-sensitive areas are suitable for acquisition and development for recreational and open space purposes. • Enhance natural resources and environment with policies relating to passive recreational use in springshed areas, floodplains, wetlands, buffers, conservation lands.
			Economic Development Element – Aids in identifying strategies to diversify Lake County’s economy.	<ul style="list-style-type: none"> • Develop and maintain programs for recreation, leisure, health and wellness, such as cultural, historical and recreational value of agriculture, equine, eco-tourism and tourism industries. • Develop historical/educational interpretative parks. • Evaluate LOS to balance local needs and needs of tourists who may also use local facilities.

Plan/Study Reviewed	Date	Responsible Agency	Plan/Study Overview	Key Considerations for the Master Plan Update
Lake County Comprehensive Plan	Adopted in 2010	Lake County	Parks & Recreation Element – Facilitates development and management of parks and facilities for recreation system that includes environmental lands, trails, and other recreational opportunities that meets diverse needs of growing community.	<ul style="list-style-type: none"> Any new parks developed by Lake County must be community parks or larger. Adopted LOS = 4 acres of park land per 1,000 people in unincorporated Lake County (increased from previous standard of 2.5 acres per 1,000 residents). Periodically evaluate LOS to balance local needs and needs of tourists who may also use local facilities in terms of potential acquisition or expansion of park land. Develop standards for resource-based outdoor recreation activities, user-oriented facilities, space standards to meet parks and recreation needs. Review and reevaluate recommended community and regional parks from 2005 Parks & Recreation Master Plan based on current conditions (i.e., development status, facilities still relevant, any deficiencies, etc.). Determine need to streamline parks, recreation facilities, programs. Evaluate potential increase in user fees to supplement parks and recreation operations. Evaluate and recommended revisions to Capital Improvement Program. Identify new partnerships and cooperative agreements.
Lake County Comprehensive Plan	Adopted in 2010	Lake County	Wellness Way Area Plan Amendment – Establishes WWUSA for future economic development and to balance growth with continued development of Horizon West.	<ul style="list-style-type: none"> Explore opportunities for regional parks in Clermont, Groveland, Leesburg, Minneola, Mascotte. Develop regional and community parks in southern and central areas of WWUSA. <ul style="list-style-type: none"> Development of 100-acre regional park in area south of Clermont would complement existing City of Clermont parks and National Training Center. Development of community park and trailhead of 30–50 acres proposed in central portion of WWUSA. Evaluate and expand facilities at Scrub Point Preserve to serve as northern anchor.
Downtown Tavares Redevelopment Master Plan	August 2008	City of Tavares	Ensures intense development in Downtown Tavares complemented by integrated approach to land use planning, transportation planning, and urban design.	<ul style="list-style-type: none"> Explore potential resource-based recreational opportunities at existing large retention ponds and conservation areas within redevelopment area. Continue to improve Wooton Park as major trail head.
Eustis Downtown Master Plan	July 2008	City of Eustis	Builds on desired vision for better downtown by enhancing and expanding existing parks, improving pedestrian and bicycle connections.	<ul style="list-style-type: none"> Coordinate with City to develop marina and enhance Ferran Park and Sunset Island Park to create waterfront recreation destination.
City of Mascotte Community Redevelopment Plan	April 2005	City of Mascotte	Identifies redevelopment objectives, programs, capital projects to be undertaken to reverse blighting trends within Redevelopment Area.	<ul style="list-style-type: none"> Explore potential resource-based recreational opportunity around portion of Dukes Lake for a nature park. Explore potential active recreation park south of Alpine Street and Anderson Avenue.

County Benchmarking

As part of its annual budget process, Lake County conducts an assessment of its different services relative to other peer counties to provide a “benchmark” of its LOS and other measures compared to counties within the central Florida region, including Seminole, Orange, Osceola, Polk, Sumter, Marion and Volusia. In Spring 2016, the County gathered information pertaining to the benchmark assessment of its parks and recreation program. The information provided in this section is consistent with that presented at the Lake County budget workshop held on May 3, 2016, unless otherwise noted.

The information presented in this section is based on the information provided by each county. Because each County may classify parks land differently and have different service areas, the total acreage of park land owned and/or maintained by each County was requested and the countywide population for each county was used.

As shown in Figure 3, at 3,906 total acres (including all Lake County parks and public lands) Lake County falls below the average acreage of 14,928 from the selected peer counties. This information is somewhat difficult to accurately compare as different counties have different public/conservation lands programs that can greatly influence the total acreage. For example, Volusia County has a long-standing conservation lands program funded through two voter-approved acquisition programs in 1986 and 2000 and conservation lands make up the majority of the acreage noted in the graph below. (According to Volusia County’s 2007 Parks and Recreation Impact Fee Study, the County provided, at the time, 926.14 acres of park [non-conservation] land in the unincorporated county.)

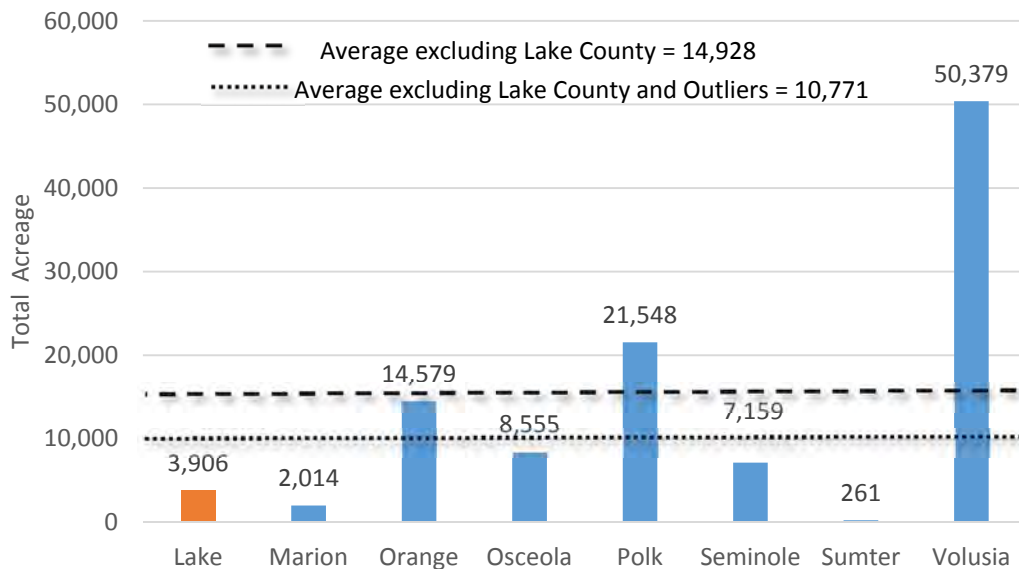


Figure 3: Comparison of Total Park Acreage

When removing the two outliers, Volusia and Sumter counties, Lake County still falls below the average of 10,771 acres; however, both Orange and Polk counties have robust land conservation programs, attributing to the higher total acreages increasing the overall peer county average.

From the total acreage provided by each county, the acres per 1,000 population was calculated and is illustrated in Figure 4. As noted before, countywide population was used to ensure a comparison of

services areas is consistent among all agencies. In terms of the LOS being provided through parks and conservation land acreage, Lake County’s acreage per 1,000 population of 12.34 (including public lands acreage) is less than the average of its peers at 28.06; however, as previously discussed, several peer counties have robust and long-standing land conservation programs contributing considerable acreage to their respective inventories. When removing Volusia and Sumter counties as outliers, Lake County is closer to the peer average of 19.10 acres per 1,000 residents. For comparison purposes, the NRPA’s 2016 Field Report reports that the average acres per 1,000 residents for communities with 100,000-250,000 in population is 7.4.

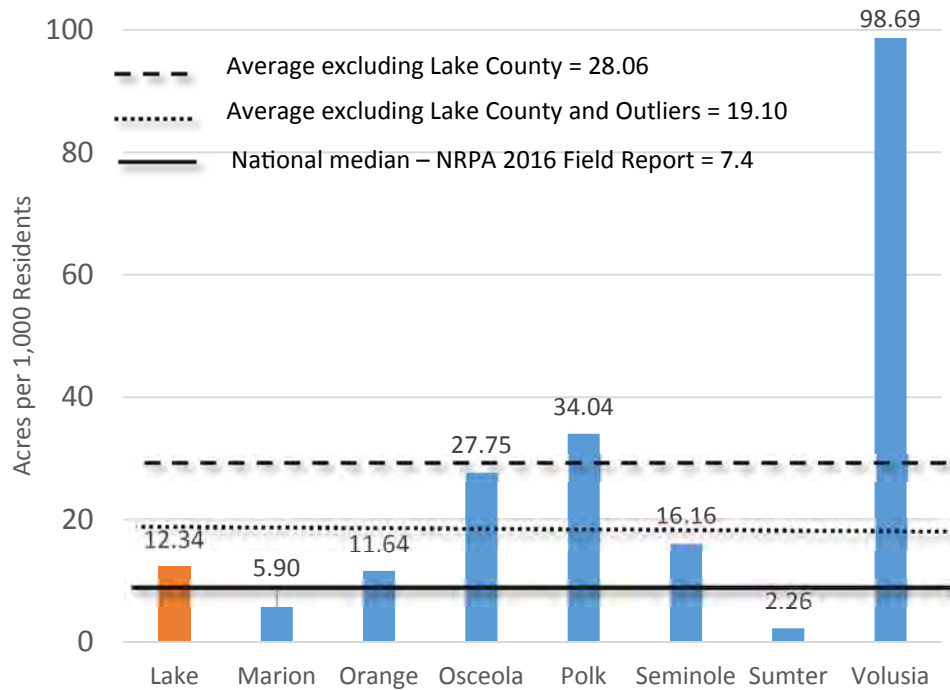


Figure 4: Comparison of Acres per 1,000 Population

As shown in Figure 5, at 37 athletic fields (multipurpose and ballfields), Lake County falls below the average of 56 athletic fields in the selected peer counties. It should be noted that both Polk County at 142 athletic fields and Sumter County at 10 ballfields are outliers in this comparison; however, when removing these counties, Lake County still falls below the resulting average of 48 athletic fields. Of the athletic fields that are lighted, Lake County has 18 compared to the average of 34 for the peer counties. When comparing the percentage of lighted to total athletic fields, 49% of Lake County’s athletic fields are lighted compared to 61% of the peer average.

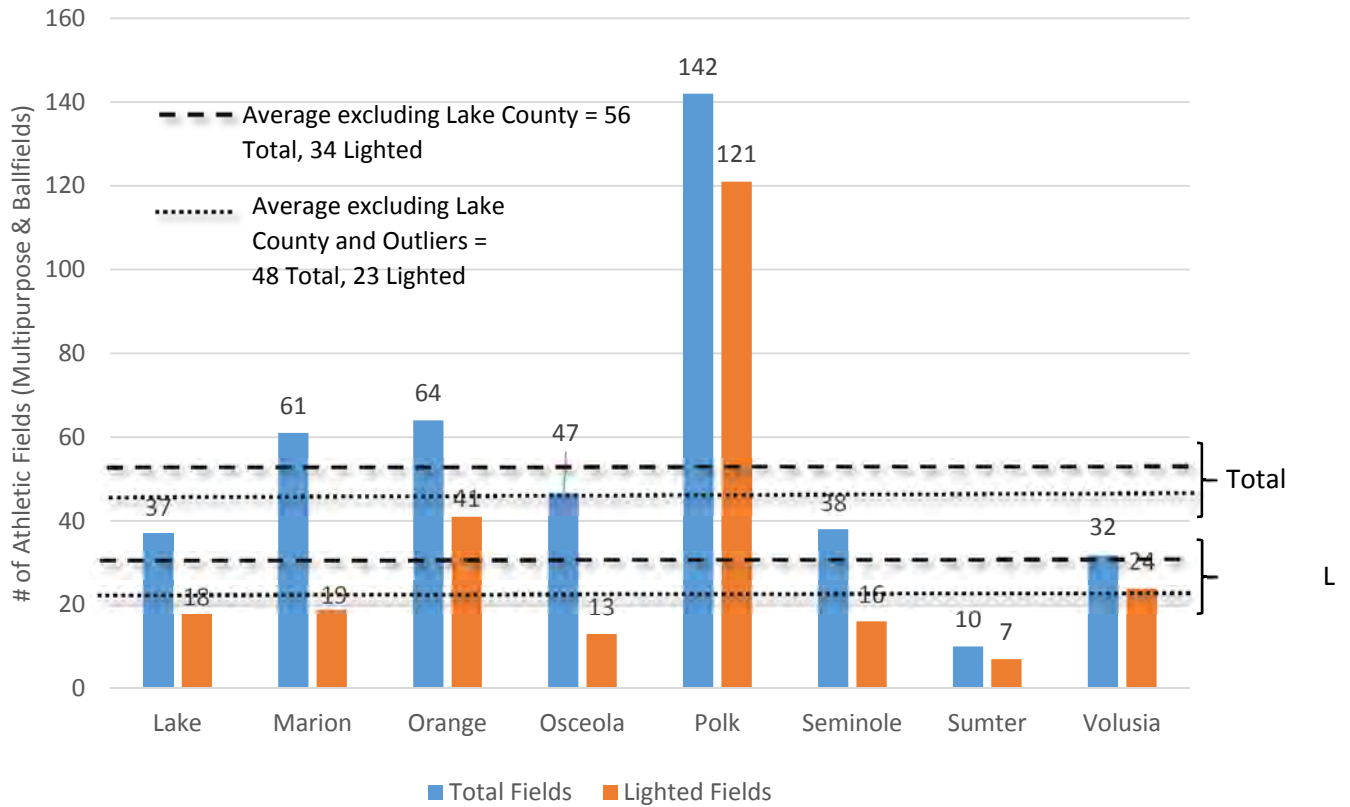


Figure 5: Comparison of Total and Lighted Athletic Fields (Multipurpose and Ballfields)

Figure 6 illustrates the total parks and recreation expenditures per capita, based on information provided by each agency. There is a clear correlation between the acreage provided and the expenditures per capita levels in that the counties that provide the highest acreage (Volusia, Polk, and Orange) have the highest expenditure per capita levels, whereas Sumter County, which provides the fewest total acres and acres per capita, has the lowest expenditure per capita levels. Lake County, along with Marion, Osceola, and Seminole counties, fall somewhere in the middle below the calculated average.

Table 13 summarizes the primary sources each agency uses to fund parks and recreation capital and operating expenses, though it is recognized that other supplementary revenue sources are also used by many communities. Several counties have adopted parks impact fee programs to pay for the capital expenditures necessitated by new growth and development. Lake County is unique, in that it does not primarily rely on general fund revenue to fund Office of Parks and Trails operating costs, as it has a dedicated revenue source for operations and maintenance through the unincorporated Municipal Service Taxing Unit (MSTU) and capital funding through the County’s local option sales tax and park impact fees. The information provided is subject to change on an annual basis.

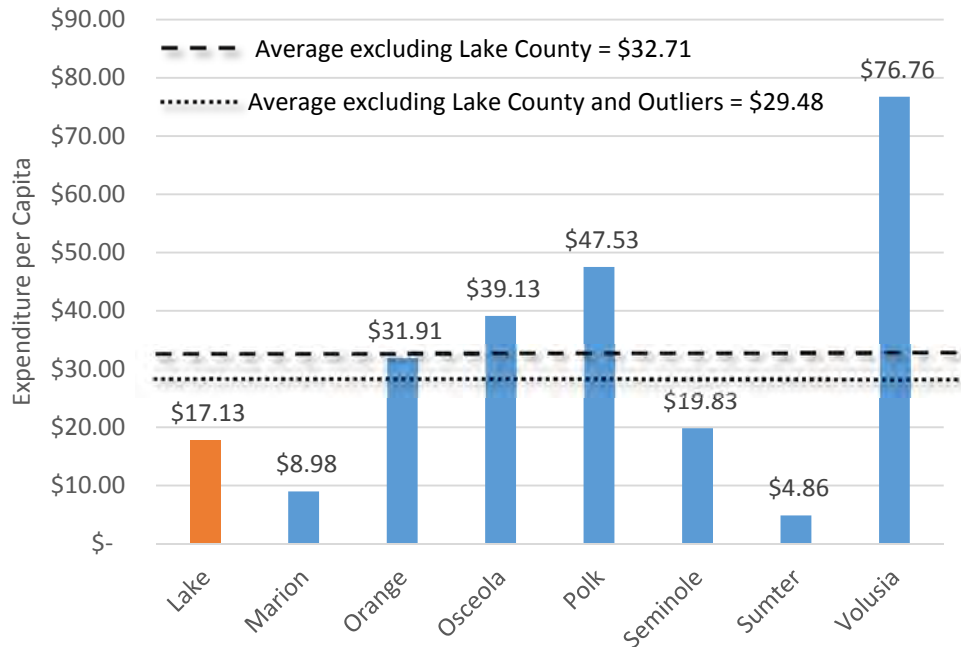


Figure 6: Park Expenditures per Capita

Table 13: Comparison of Primary Funding Sources

Funding Source	Lake	Marion	Orange	Osceola	Polk	Sumter	Seminole	Volusia
General Fund	x	x	x	x	x	x	x	x
Sales Tax or other Special Purpose Fund	x			x	x			
Parks Impact Fee	x	x	x	x	x			x
Municipal Service Taxing Unit (MSTU)	x				x			
Conservation Trust Funds/Grants		x			x		x	
General Capital Improvement Funds					x			
User Fees/Service Charges		x	x			x		
Tourist Development								x

User Fee and Service Charge Assessment

A comparison of Lake County’s Office of Parks and Trails user fees and service charge schedule to those charged by municipalities within the county and the previously identified peer counties was performed. Table 14 summarizes the user/rental fees charged by Lake County and the municipalities, where applicable, while Table 15 presents this information for Lake County and the peer counties. The information in both tables is based on what was provided by each city/peer county with supplemental internet research, as needed.

Lake County is the only community that identifies a specific set of charges for advertising flyers and banners on kiosks or fields based on set amounts of time in its fee schedule. For reference, this fee schedule is presented in Table 16. However, other counties may charge similar fees as part of more general administrative charges at public facilities not specific to parks and recreation.

Some communities also charge fees that are not currently charged by Lake County. Table 17 illustrates other categories of user fees/service charges assessed by the municipalities that are not charged in Lake County, while the same is provided in Table 18 for the peer counties. It is noted that some of these fees, like beach access or community-run program fees, are not applicable as they are not amenities present in or programs offered by Lake County Office of Parks and Trails.

Observations from this fee exercise include:

- Several other communities have a variable fee structure for different charges where non-profits and residents are charged lower fees/rates than non-residents or for-profit organizations and businesses.
- The majority of communities charge for the use/rental of athletic fields and courts, community centers/event rooms, and pavilions. Lake County's community center and pavilion rental fees seem reasonable compared to those charged by other communities. However, an exact comparison of rates charged for community centers/event room and pavilions is difficult due to the different types and sizes of facilities located in each community.
- Lake County is on the lower end of the range of fees charged for athletic field/court rental. This is advantageous for Lake County in attracting tournaments and other large events. Other communities that charge fees for use of fields/courts are on a per-hour basis, similar to Lake County, though there is variation in the fees charged for a tournament or based on resident/non-profit status. Polk County also offers a daily athletic field rental and higher fees for use of turf athletic fields. Lake County could consider a fee schedule similar to Leesburg's where the fees schedule is scaled based on the number of room nights expected to be generated and a resulting in lower field/court fees as the number of room nights generated increases.
- Lake County is within range of hourly fees charged for lighting of athletic fields/courts.
- Lake County currently charges fees to recoup costs of painting/stripping athletic fields. Clermont is the only other city in Lake County that does this, along with several peer counties. This is a labor-intensive effort by County staff and Lake County is on the lower end of the range in this comparison.
- Polk County charges on a per hour basis for additional County staff required for tournaments and other events. This is something Lake County could consider to recover those types of extra costs.
- Several communities charge a daily, semi-annual, or annual boat ramp/launch pass. This is not currently charged by Lake County.

Table 14: Municipal User Fees/Service Charge Comparison

Fee Type	Unit	Timeframe	Lake County	Groveland	Fruitland Park	Eustis	Leesburg	Minneola	Mount Dora	Clermont
Field and Court Rental										
Athletic Field	Per Field	Hour	\$10	Non-lighted: \$15 resident, \$35 non-resident; Lighted: \$25 resident, \$45 non-resident			Varies based on tournament vs. non-city affiliated league game		\$10 resident, \$20 non-resident, \$40 for-profit	\$15 resident, \$25 non-resident
Athletic Court	Per Field	Hour	\$5						\$5 resident, \$10 non-resident, \$20 for-profit	\$15 resident, \$25 non-resident
Light Fee	Per Field/Court	Hour	\$10						\$8	\$10
Chalk/Painting of one (1) ballfield	Per Field	Application	\$10							\$20 resident, \$30 non-resident
Painting of one (1) multi-use field/soccer/football	Per Field	Application	\$20							\$100 resident, \$125 non-resident for initial (\$60 resident, \$75 non-resident for repaint)

Fee Type	Unit	Timeframe	Lake County	Groveland	Fruitland Park	Eustis	Leesburg	Minneola	Mount Dora	Clermont
Community Centers										
Rental Fee - Community Centers	Per Center/Room	Hour	\$25 for-profit	\$75 resident, \$100 non-resident, \$200 for-profit		\$10-\$70 (depending on the facility)	\$15-\$25 non-profit, \$35-\$50 resident, \$40-\$60 non-resident (depending on the facility)	\$25 resident, \$40 non-resident	\$10-\$110 depending on facility and resident status	\$20-\$150 depending on facility and resident status
Rental Fee - Community Centers	Per Center/Room	Event/Day	\$10 non-profit						\$100-\$1,100 depending on facility and resident status	
Refundable Damage Deposit for Rental of Community Centers	N/A	Per Event	\$300 (waived for religious and non-profits)	\$100-\$200 depending on the facility and resident status		\$100 (non-alcohol function), \$375 (alcohol function)				\$150-\$200 (depending on facility)
Clean Up Fees for special cleaning after event	Per Person	Per Hour	\$16							
Lost key (replacement of two door locks and new keys)	N/A	Per Occurrence	\$250							
Pavilion Rental - less than 500 sq. ft.	Pavilion	Up to 5 Hours	\$25							
Pavilion Rental - 500 sq. ft. and above	Pavilion	Up to 5 Hours	\$40		\$20					

Fee Type	Unit	Timeframe	Lake County	Groveland	Fruitland Park	Eustis	Leesburg	Minneola	Mount Dora	Clermont
Pavilion Rental	Pavilion	Day					\$15-\$60 depending on location and resident status			\$100
Pavilion Rental	Pavilion	Hour							\$5-\$40 depending on size and resident status	

Note: Lady Lake does not charge parks and recreation user fees. Information regarding user fees not provided by Umatilla, Astatula, Mascotte, and Montverde.

Table 15: Peer County User Fees/Service Charge Comparison

Fee Type	Unit	Timeframe	Lake County	Orange County	Osceola County	Polk County	Seminole County	Volusia County
Field and Court Rental								
Athletic Field	Per Field	Hour	\$10	\$15	\$40-\$50	\$12.50 resident; \$20 non-resident	\$25 (8 am - 5 pm); \$35 (5-10 pm)	\$10 resident; \$15 non-resident
Athletic Field	Per Field	Day				\$70 (resident); \$85 non-resident		
Artificial Turf Field	Per Field	Hour				\$75 resident, non-profit; \$10 residents, for profit, non-resident, non-profit; \$125 non-county, for profit		
Athletic Court	Per Field	Hour	\$5	\$5			\$4-\$6	
Light Fee	Per Field/Court	Hour	\$10	\$3 field/court < 300'; \$6 > 301'	\$15	\$12.50		\$5
Staff	Per Staff (16+ teams)	Hour				\$25		
Chalk/Painting of one (1) ballfield	Per Field	Application	\$10	\$15				
Painting of multi-use field/soccer/football	Per Field	Application	\$20	\$30		\$65		

Fee Type	Unit	Timeframe	Lake County	Orange County	Osceola County	Polk County	Seminole County	Volusia County
Community Center/Pavilion Rental								
Rental Fee - Community Centers (for profit)	Per Center/Room	Hour	\$25	\$25 <500 sq ft; \$50 500-1,500 sq ft; \$.05/sf for +1,500 sq ft	\$15 residents; \$40 non-residents		\$16-\$32	\$15 resident; \$35 non-resident
Rental Fee - Community Centers (not for profit)	Per Center/Room	Event	\$10		\$50 kitchen			
Refundable Damage Deposit for Rental of Community Centers	N/A	Per Event	\$300 (waived for religious/non-profit organizations)	\$75 1-100 people; rental rate +100 people	\$150			\$100
Clean Up Fees	Per Person	Per Hour	\$16					
Lost key (replacement of two door locks and new keys)	N/A	Per Occurrence	\$250					
Pavilion Rental - less than 500 sq. ft.	Per Pavilion	5 hours or less	\$25					
Pavilion Rental - 500 sq. ft. and above	Per Pavilion	5 hours or less	\$40					
Pavilion/Open Space Rental - up to 300 people	Per Pavilion	Event		\$50-\$225				
Pavilion/Open Space Rental - up to 650 people	Per Pavilion	Event		\$350-\$1,000				
Pavilion/Open Space Rental - +650 people	Per Pavilion/Area	Event		\$150 per additional 100 people				
Small Pavilion (10-20 people)	Per Pavilion	Hour			\$15 resident; \$20 non-resident			

Fee Type	Unit	Timeframe	Lake County	Orange County	Osceola County	Polk County	Seminole County	Volusia County
Medium Pavilion (Up to 60 people)	Per Pavilion	Hour			\$25 resident; \$30 non-resident			
Large Pavilion (Up to 200 people)	Per Pavilion	Hour			\$50 resident; \$60 non-resident			
Large Pavilion (Up to 200 people)	Per Pavilion	Day			\$350 group/corporate			
Small Pavilion	Per Pavilion	Half day					\$60	\$20 residents; \$25 non-residents
Small Pavilion	Per Pavilion	Day					\$100	\$35 residents; \$40 non-residents
Large Pavilion	Per Pavilion	Half day					\$40	\$35 residents; \$40 non-residents
Large Pavilion	Per Pavilion	Day					\$60	\$65 residents; \$70 non-residents
Pavilion	Per Pavilion	Up to 4 hours				\$75 resident; \$100 non-resident		
Pavilion	Per Pavilion	Per Hour (after 4 hours)				\$15		

Table 16: Lake County Office of Parks and Trails Advertising Fees

Description	Unit	Timeframe	Fee
Kiosk Flyer (8 1/2" x 11" or less than 94 sq. in.)	Per Flyer (per duplicate)	1 Month	\$30 (\$15)
	Per Flyer (per duplicate)	6 Months	\$150 (\$75)
	Per Flyer (per duplicate)	12 Months	\$270 (\$135)
Kiosk Flyer (11" x 17" or less than 187 sq. in.)	Per Flyer (per duplicate)	1 Month	\$50 (\$25)
	Per Flyer (per duplicate)	6 Months	\$250 (\$125)
	Per Flyer (per duplicate)	12 Months	\$450 (\$225)
Field Banner (40" x 72" or less than 2,880 sq. in.)	Per Banner (per duplicate)	1 Month	\$75 (\$37.50)
	Per Banner (per duplicate)	6 Months	\$375 (\$187.50)
	Per Banner (per duplicate)	12 Months	\$675 (\$337.50)
Field Banner (46" x 84" or less than 3,864 sq. in.)	Per Banner (per duplicate)	1 Month	\$95 (\$47.50)
	Per Banner (per duplicate)	6 Months	\$475 (\$237.50)
	Per Banner (per duplicate)	12 Months	\$855 (\$427.50)

Table 17: Categories of Other Municipal User Fees/Service Charges

Howie-In the-Hills	Lady Lake	Eustis	Leesburg	Minneola	Mount Dora
Boat ramp annual fee	League fees	Bandshell rental	Gymnasium rental	Gymnasium rental	Swimming pool
	Concession stand		Pool rental	Kitchen rental	Concession stand
			Refundable field deposit	Security officer	

Table 18: Categories of Other Peer County User Fees/Service Charges

Orange	Marion	Osceola	Polk	Seminole	Volusia	Sumter
Park admission (where posted)	Annual pass (resident and non-resident)	Amenity sponsorship fees	Camping	Roller hockey	Vehicle on beach day pass	Canoe rental deposit
Boat ramp annual pass	KP Hole annual pass (individual, family, and group/commercial pass)	Apiary lease (hives) per year	Horse arena rental	Nature center	Beach pass (resident and non-resident)	
Equestrian facilities	Monthly fees for archery, yoga, and martial arts programs	Guided boat/ canoe tour	League entry fees	Camping	Inlet park entry per vehicle (day and annual)	
Camping		Primitive/ equestrian camping	Special event fee		Rifle range	
Athletic programs/ tournaments		Soundstage rental	Staging/ dumping fees		Events with 100+ attendees - varies	
Summer/ holiday camps		Entire park rental	Boat launch		Camping	
After school enrichment programs		Community center rental - table/chair set up/break down	Gun Range		Annual beach and inlet combo pass (resident and non-resident)	
Equipment rental		Tournament fees based on room nights or per day and tent rentals and other charges charged daily	Historical museum rental			
Other miscellaneous service/rental fees		Adult leagues (entry fees, field rental, staffing, etc.)	Summer recreation programs			
			Vendor permits			
			Open space rental (per acre, per hour)			
			Bicycle and running trail events			

Economic Development and Special Events Assessment

Lake County, through its Office of Economic Development & Tourism, has prepared an Economic Action Plan to frame a vision, mission, and goals in support of strengthening economic development throughout the county. Of the nine goals included in this plan, one specifically calls for Lake County to work directly with the business community, cities, and other stakeholders to promote eco-tourism, recreation, sports and tourism. In support of this goal, the Economic Action Plan lays out a series of actions in support of this goal:

- Complete and implement a new Tourism Development Capital (TDC) grant application process for the funding of infrastructure, such as athletic fields and courts, which would draw larger tournaments and visitors to Lake County.
- Target new events that generate a need for overnight accommodations in Lake County, thereby generating additional Tourist Development Tax revenue.
- Support existing events that bring tourists to Lake County through marketing and financial support, and constantly look for new opportunities to bring tourists to Lake County (e.g., marketing, cooperation between private and public sectors, cooperation between cities).
- Identify infrastructure needs (e.g., trail systems, sporting venues), pursue funding and completion through a coordinated system.
- Consider conducting a “tourism” workshop and invite all partners to evaluate existing programs and facilities and explore opportunities for greater coordination, improved outreach, etc.
- Consider establishing a “Tourism” Business Retention and Expansion Program that specifically addresses the needs of existing tourism-related businesses.

Recreation activities that promote economic development focus on events that translate to overnight stays and increase tourism revenue through the tourist development tax charged on a “per room night” basis. As previously noted in the Programming section of this report, the Lake County Office of Parks and Trails hosted and/or partnered on more than 4,800 sports-related events in FY 2015 alone. This included sports tournaments with the potential to produce increased tourism revenue.

The Lake County Office of Parks and Trails should be an active partner in regular discussions with the Lake County Tourist Development Council regarding opportunities to host sports tournaments or other recreation-related activities that could generate additional tourism revenue. The discussions should also identify possible opportunities for expanding existing facilities or developing new facilities that will draw a specific audience for a competitive tournament or other event, providing an advantage for Lake County in attracting participants over other locations. For example, Lake County’s expansive lake system coupled with its trail system could provide an opportunity for Lake County to be a premier triathlon destination. Triathlons typically start early, and participants from out of town would be more likely to seek local overnight accommodations. This Master Plan will explore specific opportunities for the Office of Parks and Trails and Tourist Development Council to partner or where tourist development tax revenue can be used to fund capital improvements to recreational facilities to enhance tourism; however, additional funding for the operations and maintenance of such facilities will also need to be considered.

Section 5: Operational & Financial Assessment

This section provides information pertaining to the operational and financial structure of the Lake County Office of Parks and Trails.

Organizational and Staffing Assessment

The Lake County Office of Parks and Trails, as shown in Figure 7, includes 32 full time equivalent (FTE) employees. Under the Office Director, there are 4 administrative FTEs, 3 FTEs responsible for capital projects and contractual services, and the remaining 24 FTEs are responsible for operating and maintaining the County's parks, public lands, and trails.



Figure 7: Lake County Office of Parks and Trails Organizational Chart

As shown in Figure 8, the Office of Parks and Trails includes 24.1 FTEs who are responsible for overseeing the everyday operations and maintenance of the County's parks, public lands, and trails. This includes three recreation coordinators who are primarily each responsible for active recreation facilities (including active parks, sports complexes and their associated amenities), public lands/passive recreation facilities, and trails, respectively. The recreation coordinators are full time, but spent approximately 70% of their time dedicated to parks maintenance and operations and the remaining 30% dedicated to administrative functions and other duties.

There are a total of 9.7 FTEs dedicated to operating and overseeing maintenance of the County's active recreation facilities, 5.7 FTEs dedicated to operating and overseeing maintenance of the County's public lands and passive recreation sites, including boat ramps. The remaining 7.7 FTEs are responsible for operating and overseeing maintenance of the County's trails as well as shared responsibilities for active and passive recreation sites. The Office's staff outlined in the figure below oversee contract maintenance personnel who physically carry out the majority of the regular maintenance responsibilities, such as grass cutting and landscaping, trash removal, bathroom and facility cleaning, etc.

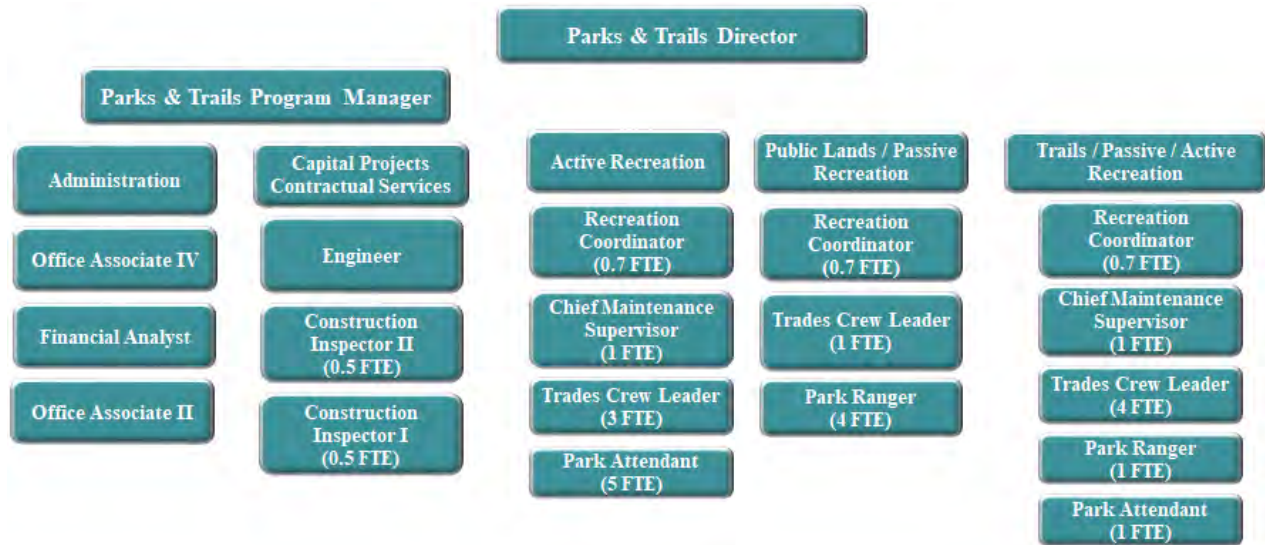


Figure 8: Lake County Office of Parks and Trails Organizational Chart—Maintenance Staff

Daily park maintenance, (i.e., restroom/building cleaning, trash removal, lawn mowing/blowing, etc.) is primarily contracted out to a private provider. Lake County Office of Parks and Trails staff are responsible for other facility maintenance, such as repairs, painting, landscaping, and supplementing contractor maintenance duties as needed. Each staff person under the Active Recreation, Public Lands/Passive Recreation, and Trails/Passive/Active Recreation sub-divisions listed in the organizational chart is assigned one or more parks that they are responsible for maintaining.

Table 19 summarizes the total acreage assigned to staff under each sub-division and the average acreage each FTE staff position is responsible for. Parks assigned to Active Recreation staff are primarily sports complexes and therefore it is expected that the average acreage per FTE position would be lower as there are more active facilities, such as playgrounds, ball fields, and athletic courts, which must be maintained. Similarly, parks assigned to Public Lands/Passive Recreation staff are larger acreages of land with more limited facilities or resource facilities requiring less maintenance than active facilities, so the average acreage per FTE position is higher. Trails/Passive/Active Recreation staff are assigned to a combination of active and passive parks, including boat ramps and are also responsible for maintaining the County’s stand-alone trail system. However, staff assignments are shifted as needed to provide additional support for larger maintenance projects and/or events, such as sports tournaments.

Table 19: Office of Parks and Trails Staff Maintenance Responsibility

Description	Active Recreation	Public Lands/ Passive Recreation	Trails/ Passive/ Active Recreation
Acreage Responsible For	422.21	2,705.94	1,056.09
No. of FTE Staff	9.7	5.7	7.7
Average Acreage per FTE	43.53	474.73	137.15

Note: Trails, Passive, and Active Recreation staff also assigned to maintain the County’s stand-alone trail system. Trails within parks are maintained by the staff assigned to those parks.

As part of the Master Plan process, the Office’s existing organizational chart and maintenance assignments will be reviewed to determine if recommendations for additional staff positions should be included to serve the existing inventory, or what additional staff positions would be needed to support recommended additions to the County’s parks system. Further, more clearly defined staff definitions and roles will be provided as part of the Master Plan to help Office administrators clearly delineate responsibilities for each staff position.

Financial Assessment

A review of the Office of Parks and Trails annual budgets for the past three years was completed to understand the level and sources of funding for capital and operating expenditures. The Office's annual budget is comprised of the following revenue sources:

Capital Revenue Sources:

- Parks Impact Fees**—Impact fees are a one-time fee charged to new residential development to help pay for the costs of providing additional parks and recreation amenities required to maintain the existing level of service (or proportion of level of service established by the impact fee amount). In Lake County, the parks impact fee was established by the Board of County Commissioners in 2004. The amount of the fee collected per dwelling unit is the same countywide depending on the type of residential development (single family, multi-family, or mobile home); however, Lake County has established three parks impact fee benefit districts, North, South, and Central, where the fees collected with a benefit district must be spent within that same benefit district. Impact fees can only be spend on capital costs relating to the planning, design, acquisition, or construction of new park land and amenities. Impact fees cannot be used to fund operations or maintenance expenses.
- Fish Conservation Fund and Restricted-Boating Improvement Fund**—Interest earned on revenue generated by fishing licenses issued in Lake County is allocated to the Office annually.
- Local Option Sales Tax**—In 1988 Lake County voters approved an additional one-cent infrastructure sales tax to support capital projects and infrastructure improvements. The sales tax was extended in 2001 until 2017; in 2015 voters approved to extend it yet again from January 1, 2018 through December 31, 2032. Proceeds of the Infrastructure Sales Tax are split equally between the County, School Board and municipalities. The County’s third of the revenues are currently split 50% for transportation purposes and 50% for other purposes, including parks and

trails capital projects. The Office's annual budgets for the last three years includes \$350,000 for miscellaneous capital improvements. Additional sales tax revenue is dedicated to fund larger capital projects, as discussed later in this section.

Operating Revenue Sources

- **Charges for Services**—This includes revenue generated through recreation fees, concession sales, and user fees (for athletic fields, advertising, rentals, etc.).
- **Tree Mitigation**—A one-time fee paid to Lake County to mitigate the clearing of trees for development. The amount of the mitigation is determined based on the extent of the clearing and impact to natural landscape.
- **Municipal Service Taxing Unit**—Lake County has adopted an MSTU with a millage rate of 0.4957 that funds stormwater and parks projects. The MSTU is the main funding source for operations and maintenance for the Office of Parks and Trails. MSTU revenue is generated based on the taxable value of properties in unincorporated Lake County.
- **General Fund**—Revenue from Lake County’s general fund is used to supplement operating revenue for the Office of Parks and Trails.

As shown in Figure 9, the Office of Parks and Trails' annual budget has increased by approximately \$328,000, or 5.8%, over the past three years from \$5.62 million in FY 2014-15 to \$5.95 million in FY 16-17. The proportion of operating funds has increased by 8% during this time, while the proportion of capital funds has decreased by 10%.

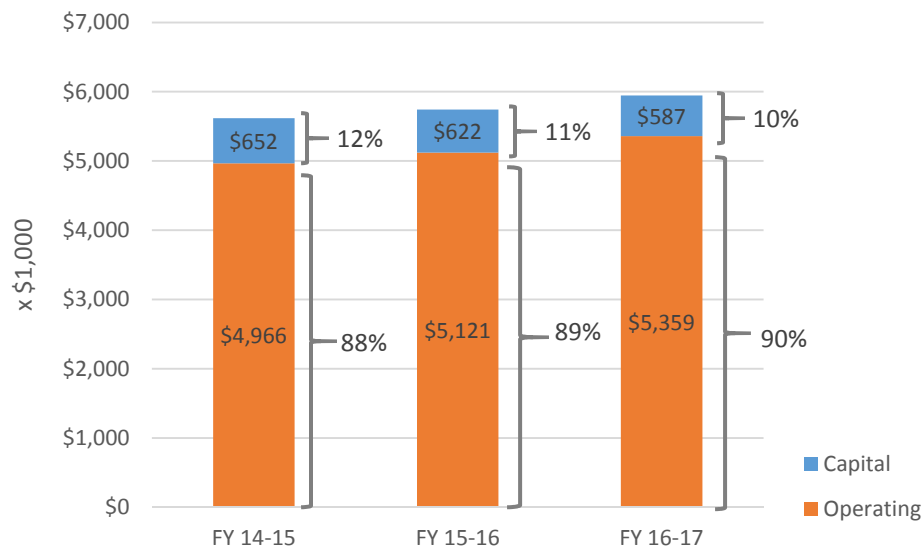


Figure 9: Lake County Office of Parks and Trails Annual Budget Overview

Figure 10 and 11 illustrate the distribution of specific capital and operating revenue sources, respectively, over the past three years. In terms of capital revenues, there has been a slight shift where sales tax has become a higher percentage of the revenue funding the capital budget (54% in FY 2015

increasing to 60% in FY 2017). However, as shown in Table 20, the actual dollar amount of sales tax contributing the total budget has remained consistent; it is just showing as a higher percentage because the amount of impact fee contribution has decreased by approximately 33% during this three year period and the total capital budget has also decreased by 10% as previously noted.

The total operating budget has increased by 5% over the past three fiscal years. Revenue from tree mitigation is only generated as necessary and used to mitigate the impacts to the natural landscape caused by the development. Of the three remaining revenue sources, revenue collected through charges for services has been the most stable, increasing by only 2%. However, the total dollar amount generated by charges for services is still a small percentage (2%) of the total annual operating budget. As previously mentioned, MSTU revenue is the primary funding source for the Office's operating and maintenance budget at approximately 70% of the total budget, while general fund revenue contributes the remainder.

Table 20: Lake County Office of Parks and Trails Annual Budget by Funding Source

Revenue Source	FY 14-15	FY 15-16	FY 16-17	% Change (FY 15-17)
Capital Budget				
<i>Parks Impact Fee - Central</i>	\$15,000	\$15,000	\$15,000	
<i>Parks Impact Fee - North</i>	\$35,000	\$35,000	\$35,000	
<i>Parks Impact Fee - South</i>	\$150,000	\$120,000	\$84,663	
Impact Fees	\$200,000	\$170,000	\$134,663	-33%
Fish Conservation Fund	\$12,000	\$12,000	\$12,000	0%
Restricted Boating Improvement Fund	\$90,000	\$90,000	\$90,000	0%
Sales Tax	\$350,000	\$350,000	\$350,000	0%
Total – Capital Budget	\$652,000	\$622,000	\$586,663	-10%
Operating Budget				
Charges for Services	\$79,964	\$81,710	\$81,610	2%
Tree Mitigation	\$34,299	\$0	\$25,000	-27%
MSTU	\$3,445,532	\$3,594,318	\$3,746,559	9%
General Fund	\$1,435,925	\$1,444,740	\$1,506,080	5%
Total – Operating Budget	\$4,995,720	\$5,120,768	\$5,359,249	7%
Budget Total				
	\$5,647,720	\$5,742,768	\$5,945,912	5%

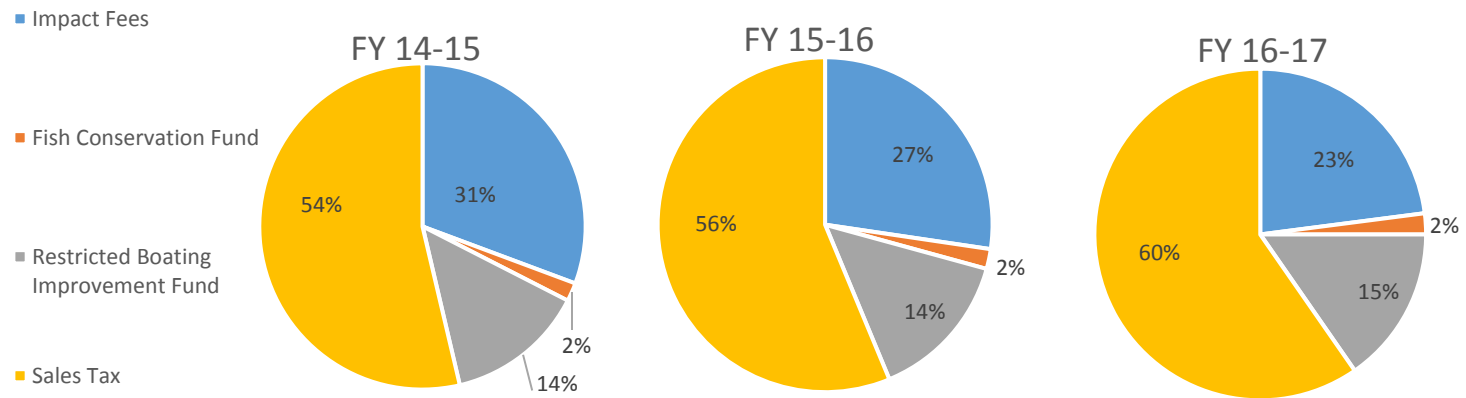


Figure 10: Distribution of Capital Revenue

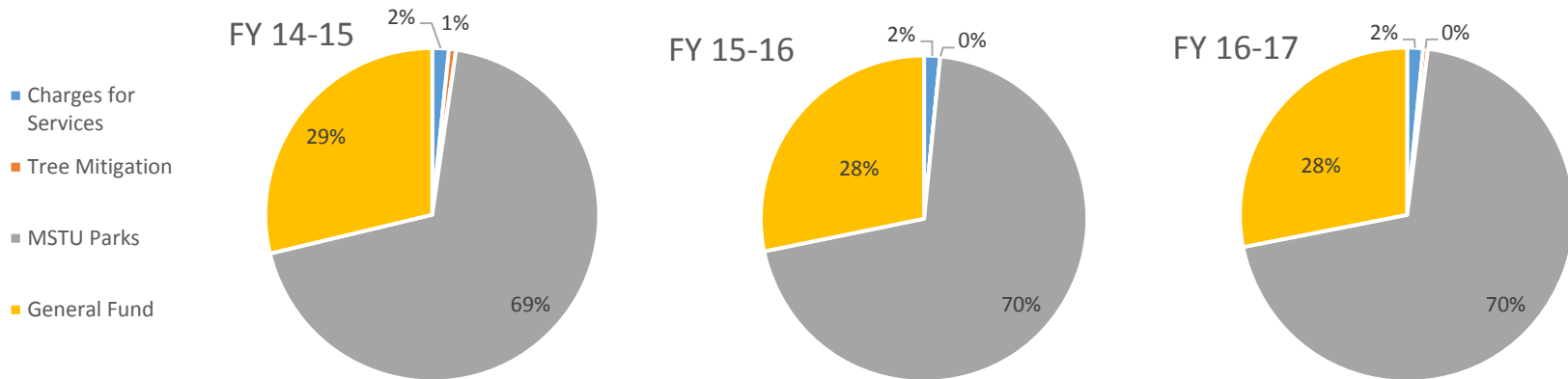


Figure 11: Distribution of Operating Revenue

Current Parks Projects

A list of current projects to improve the County’s parks and recreation facilities, along with the associated funding sources, is provided in Table 21.

Table 21: Lake County Office of Parks and Trails Annual Budget by Funding Source

Park	Description	Funding Source
PEAR Park	Completion of restroom at pickleball court area	Sales Tax
Lake Idamere Park	Miracle Field security lighting per grant requirement	Sales Tax; Central Impact Fee
McDonald Canal Boat Ramp	Boat ramp/Canoe and Kayak Launch and parking lot improvements	St. Johns River Water Management District (SJRWMD), MSTU
East Lake Community Park	Sports lighting of remaining multi-purpose field	Sales Tax; North Impact Fee
Minneola Athletic Complex	Installation of storage building	South Impact Fee
North Lake Community Park	Sports lighting of two Little League fields	Sales Tax
South Lake Regional Park	Park Master Plan and design and construction bid documents	Sales Tax
Ferndale Preserve	Construction of observation tower, fishing pier, boardwalk and canoe / kayak launch	South Impact Fee; Fish Conservation Fund
Marsh Park and Boat Ramp	Road/parking lot improvements (Phase 2)	Boating Improvement Fund
Butler Street Boat Ramp	Completion of design and construction bid documents of boat ramp improvements	Boating Improvement Fund

Section 6: Next Steps

This information provided in this technical memorandum, along with public input gathered through a community survey and public workshops scheduled for December 2016 through March 2017, will form the framework for the Master Plan recommendations to be developed over the next six months.



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