

LAKE COUNTY 2070

#LAKE2070



Tonight's Agenda

- Welcome
- Lake County 2070 growth projections - **Paul Owens**
- What can we do today to plan for a better tomorrow? - **Jane West**
- Questions & answers
- What's next?



Paul Owens

President



LAKE COUNTY 2070



Lake 2070

A VISION FOR JOINT PLANNING



Haley Busch



- ▶ Florida's leading nonprofit advocate of sustainable development
- ▶ Working with citizens, community and state leaders, conservation and business groups
- ▶ Building better communities
- ▶ Saving special places
- ▶ Connecting people with planning

Who cares about Lake County?



We do!

visitlakefl.com



A JOINT PROJECT OF ...



UF | GeoPlan Center



A SPECIAL REPORT



WHAT IS YOUR VISION
FOR FLORIDA'S FUTURE?



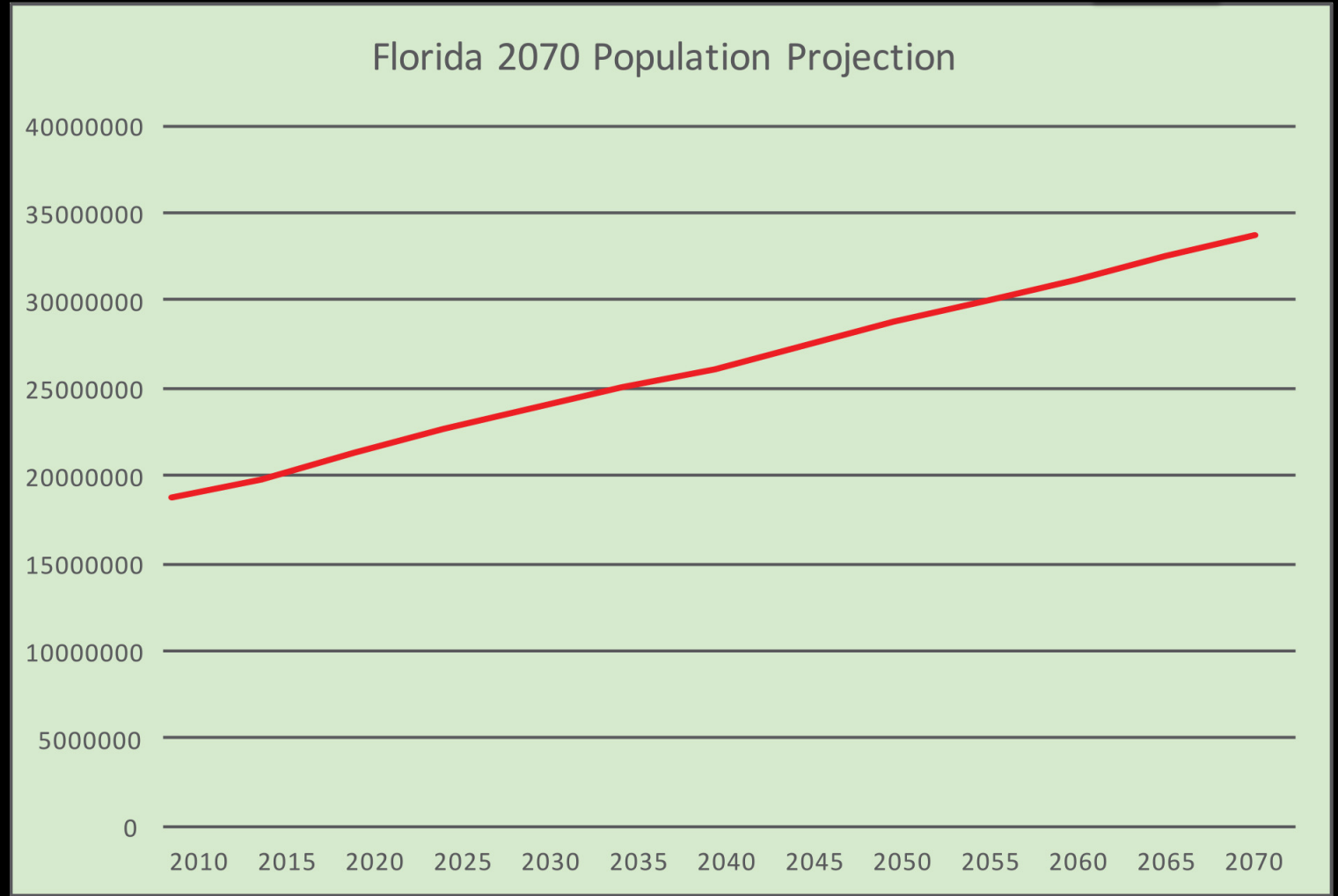
Florida 2070/ Water 2070

- ▶ Three partners:
1000 Friends,
University of Florida,
Florida Department
of Agriculture
- ▶ One question:
What kind of state
do you want to
leave to your
children, and their
children?



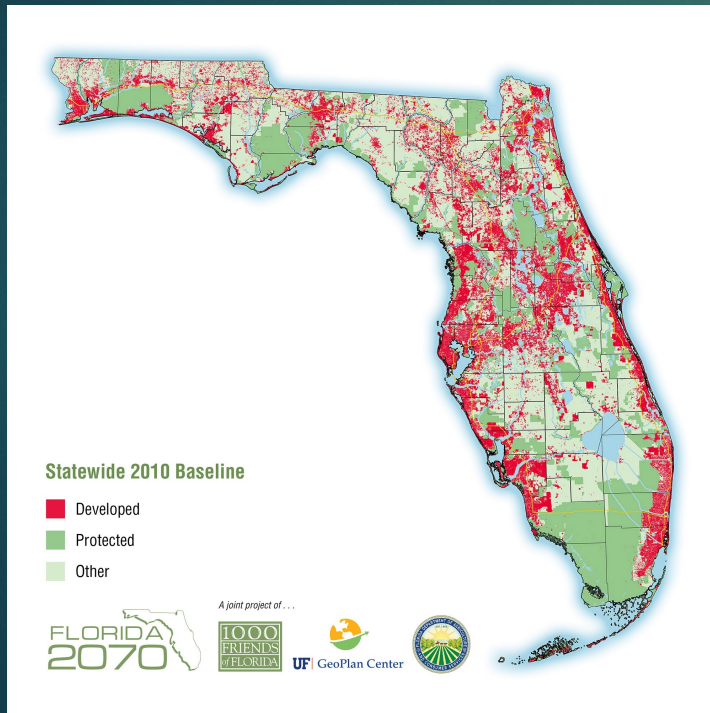
Using moderate projections, by 2070, Florida is expected to have 33.7 million residents, about 15 million more than it had in 2010.

This growth has significant impacts on Florida's lands, waters, roads, and quality of life.

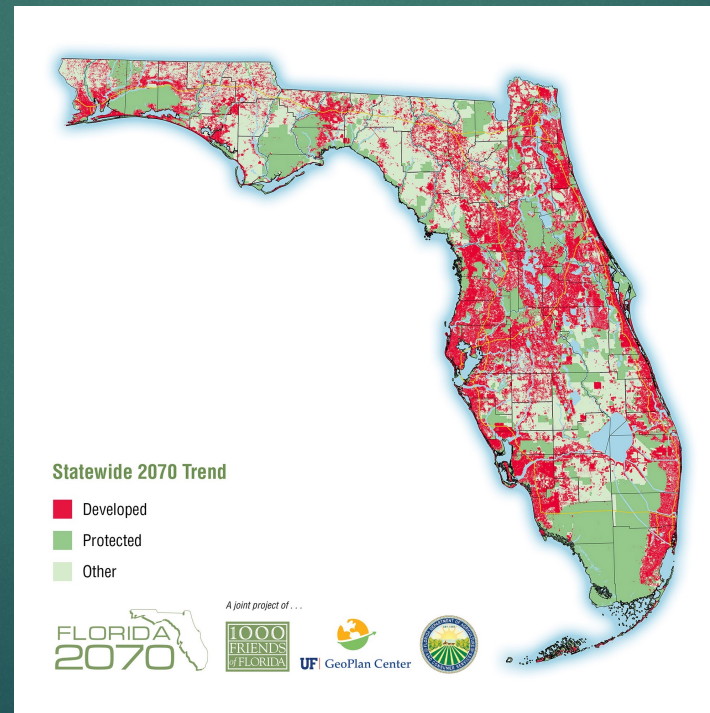


Florida's Land Use: 3 Scenarios

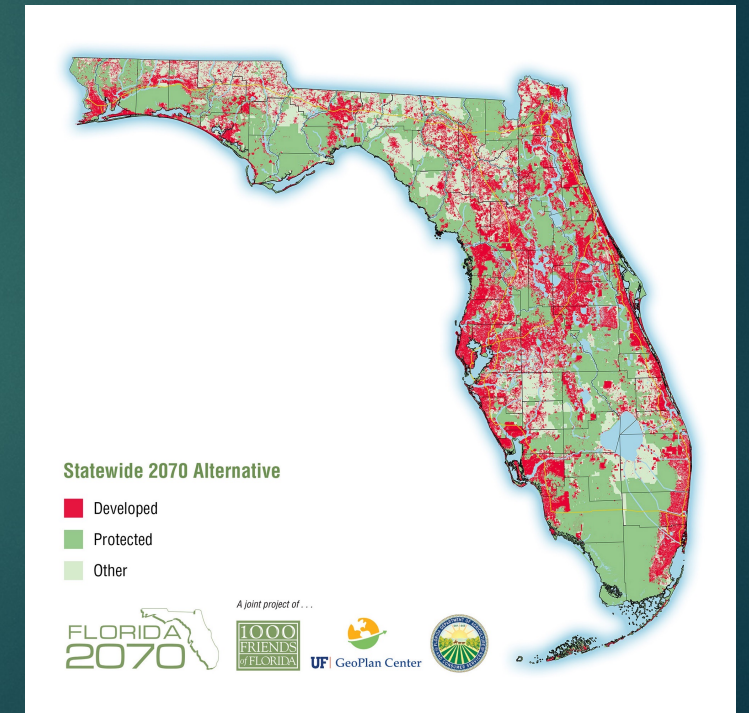
2010
Baseline



2070
Trend



2070
Alternative

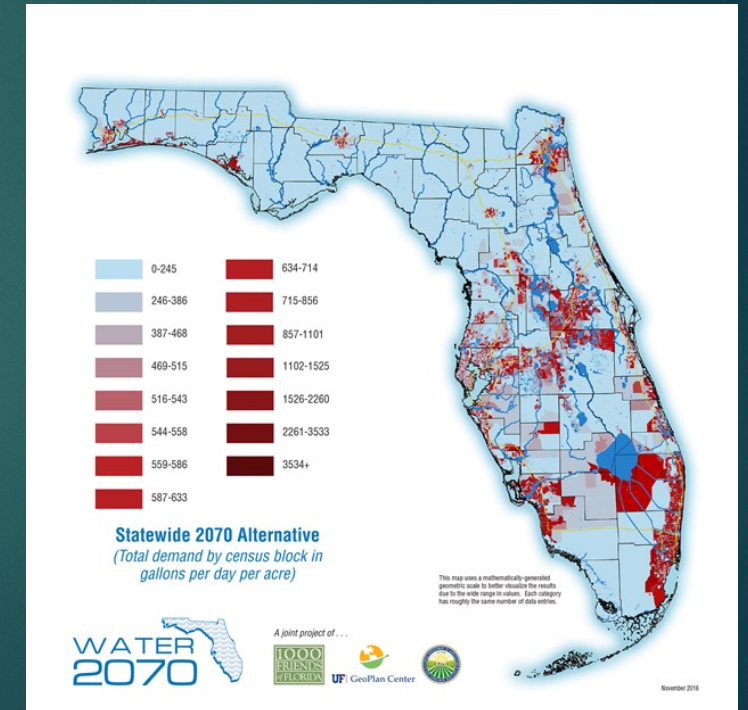
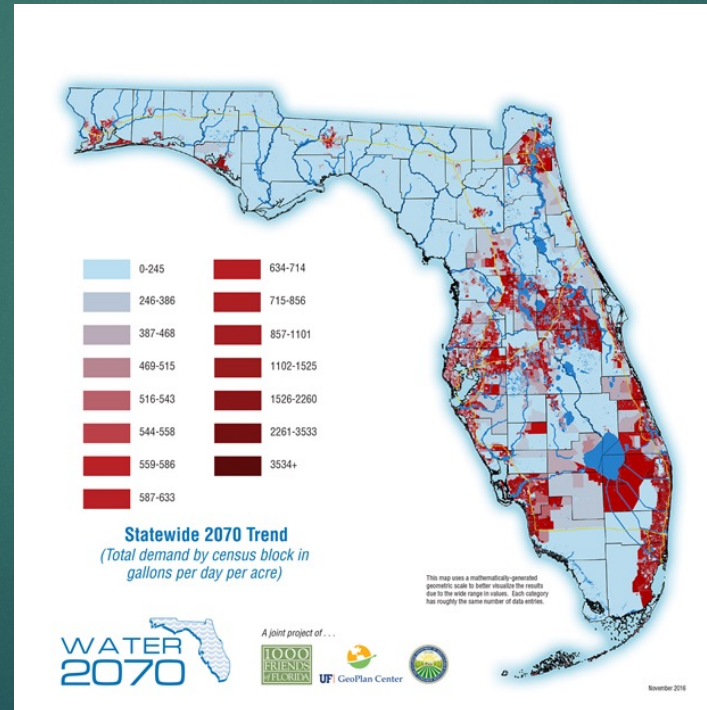
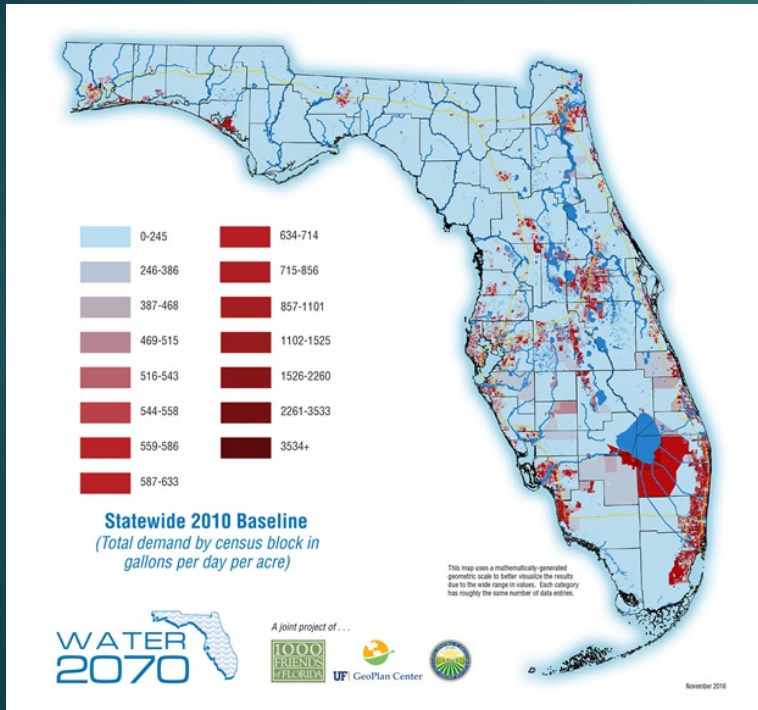


Florida's Water Demand: 3 Scenarios

2010
Baseline

2070
Trend

2070
Alternative



Benefits from compact development

- ▶ Lighter environmental impact
- ▶ Lower costs for taxpayers for public services
- ▶ More transportation options
- ▶ Less time stuck in traffic
- ▶ More housing choices



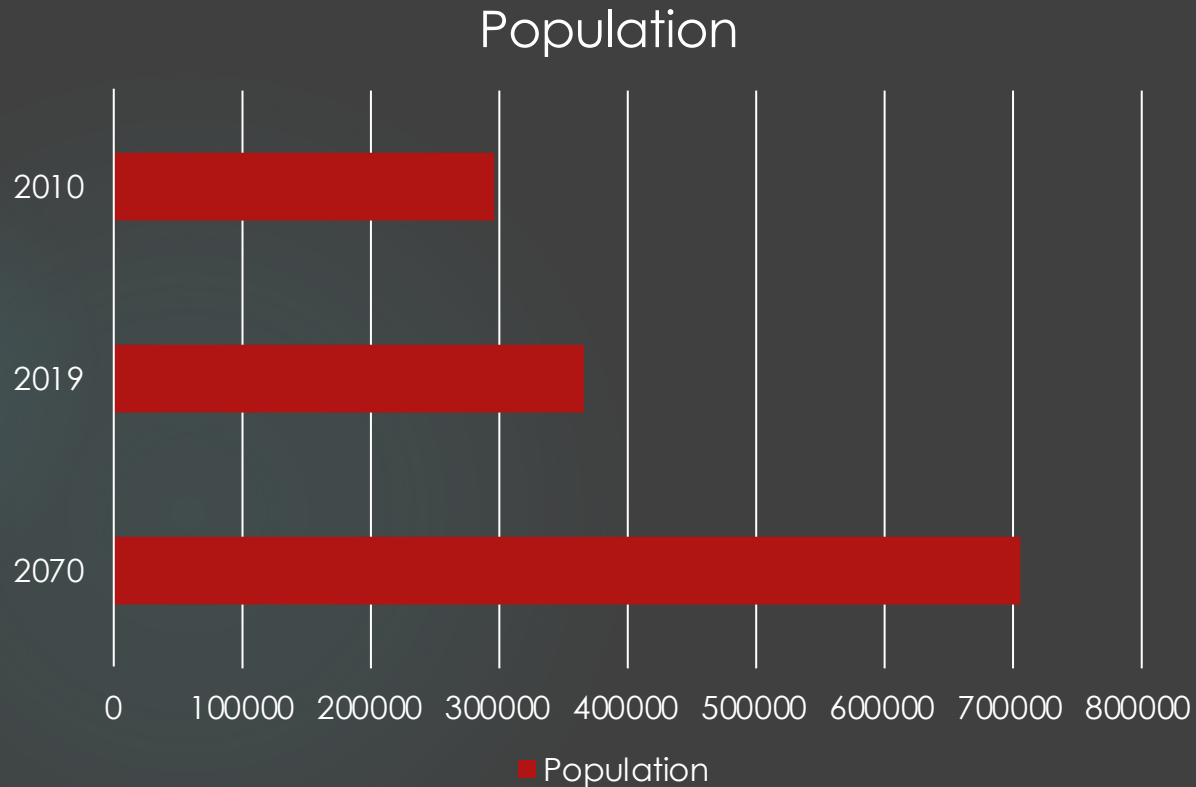
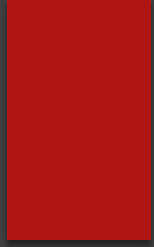
Mount Dora/visitlakefl.com



Small land-use changes: It all adds up

- ▶ The cumulative impact of multiple small land-use changes will, over time, shape the future landscape of Florida.

Projected population growth in Lake County



▶ 2010: 297,052

▶ 2019: 367,118

▶ 2070: 708,025

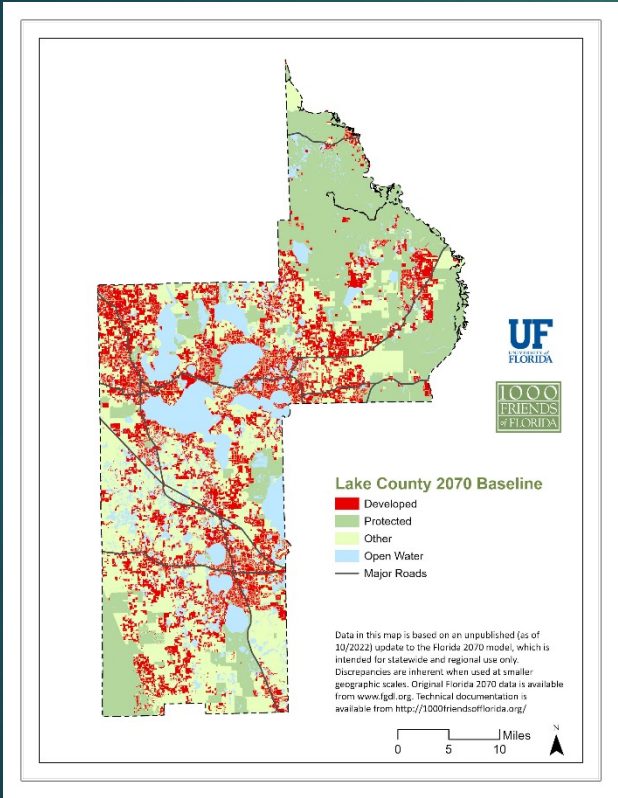


Some caveats

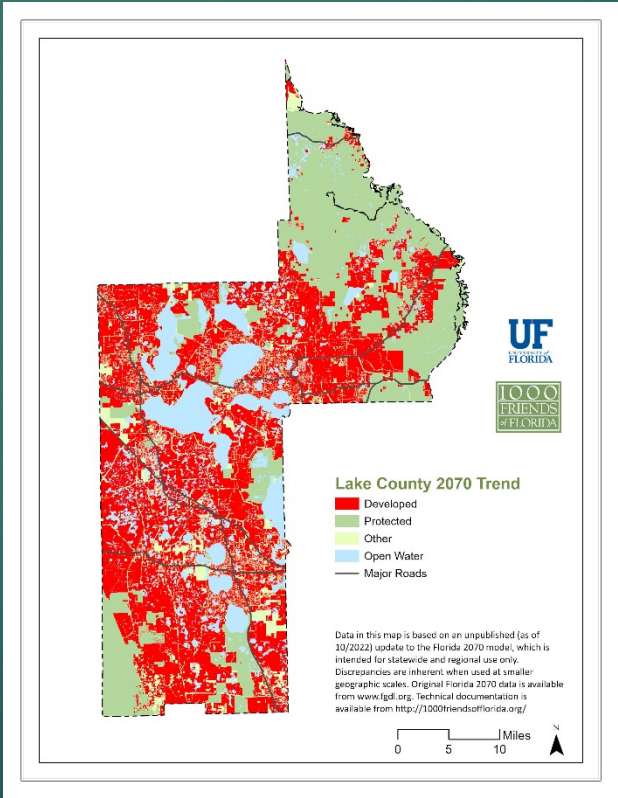
- ▶ 2070 data was intended for statewide and regional use; discrepancies inherent when using at smaller geographic scales
- ▶ 2070 scenarios don't reflect current growth management rules

Lake land use: 3 scenarios

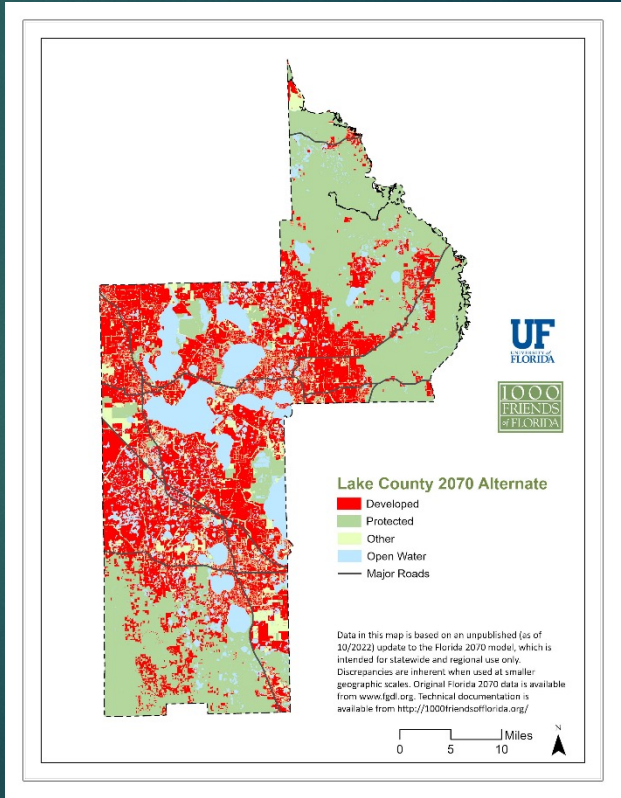
2019
Baseline



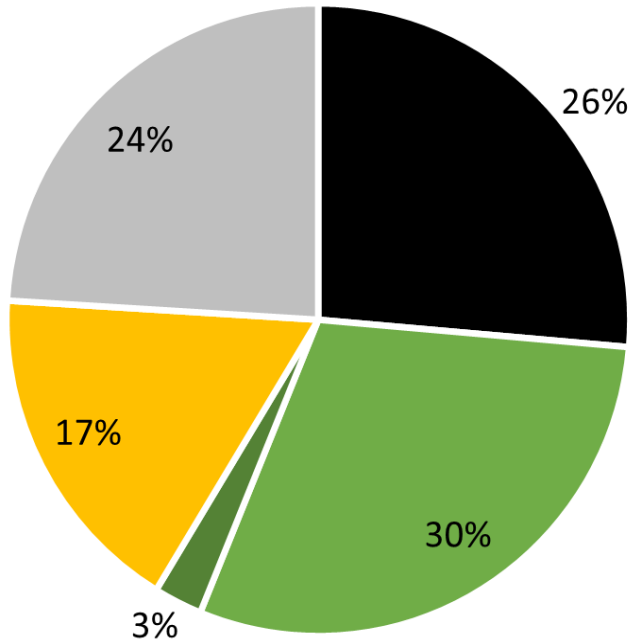
2070
Trend



2070
Alternative

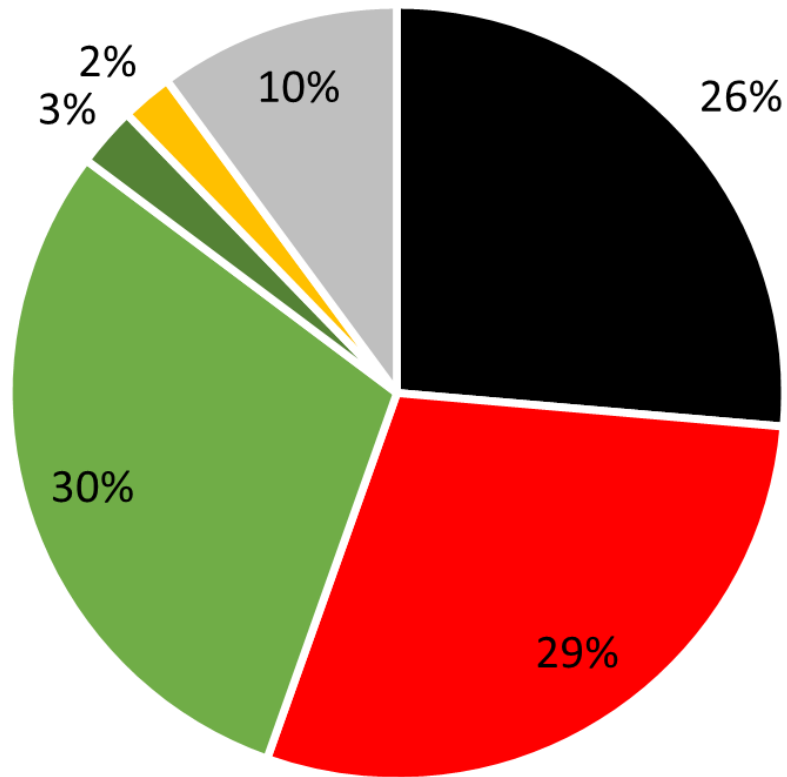


Lake 2070 Base Scenario



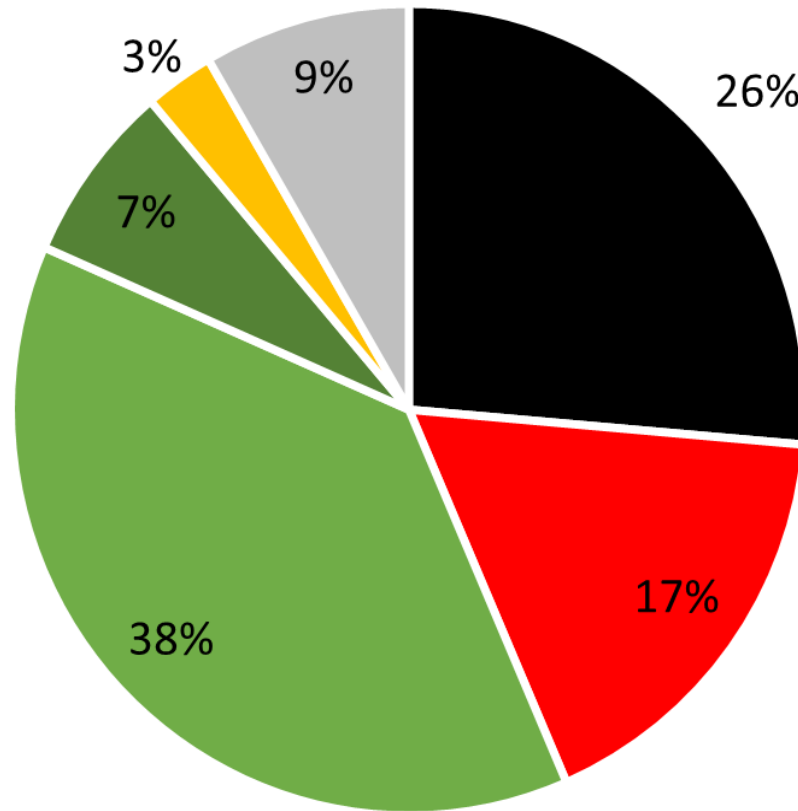
- Existing Development
- Protected (excluding agriculture)
- Protected Agriculture
- Agriculture (croplands, livestock, aquaculture)
- Other (mining, timber, etc)

Lake 2070 Trend Scenario



- Existing Development
- 2070 Development
- Protected (excluding agriculture)
- Protected Agriculture
- Agriculture (croplands, livestock, aquaculture)
- Other (mining, timber, etc)

Lake 2070 Alternate Scenario



- Existing Development
- 2070 Development
- Protected (excluding agriculture)
- Protected Agriculture
- Agriculture (croplands, livestock, aquaculture)
- Other (mining, timber, etc)

Why protect land?

Land conservation provides multiple benefits

- ▶ Recharges drinking water supply
- ▶ Naturally cleanses runoff, protecting surface and ground water
- ▶ Reduces flood risk
- ▶ Maintains land for agriculture
- ▶ Preserves wildlife habitat and biodiversity
- ▶ Absorbs carbon
- ▶ Provides recreation for residents and tourists

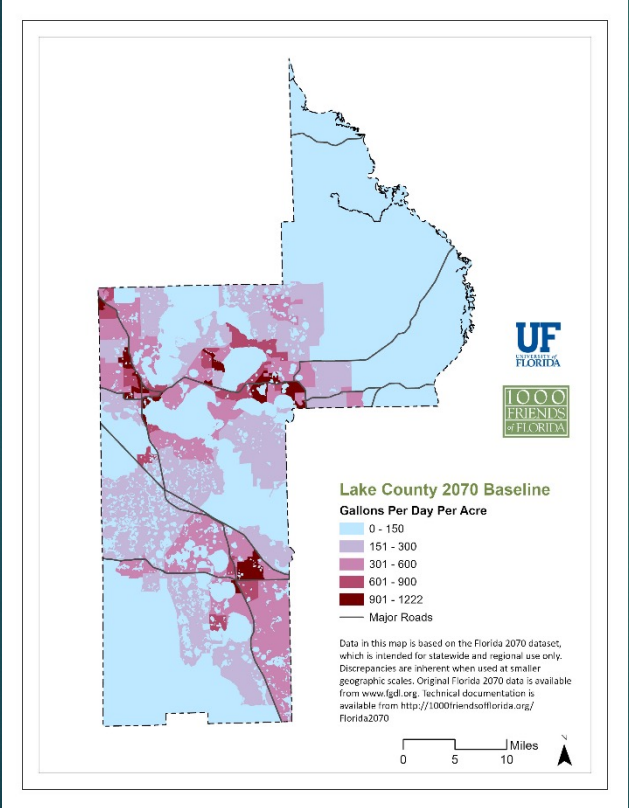


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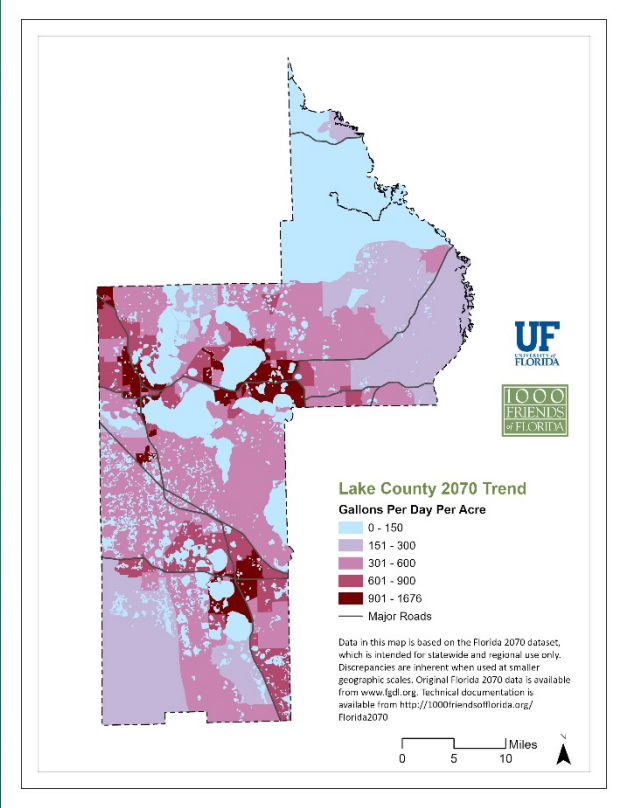


Lake's water demand: 3 scenarios

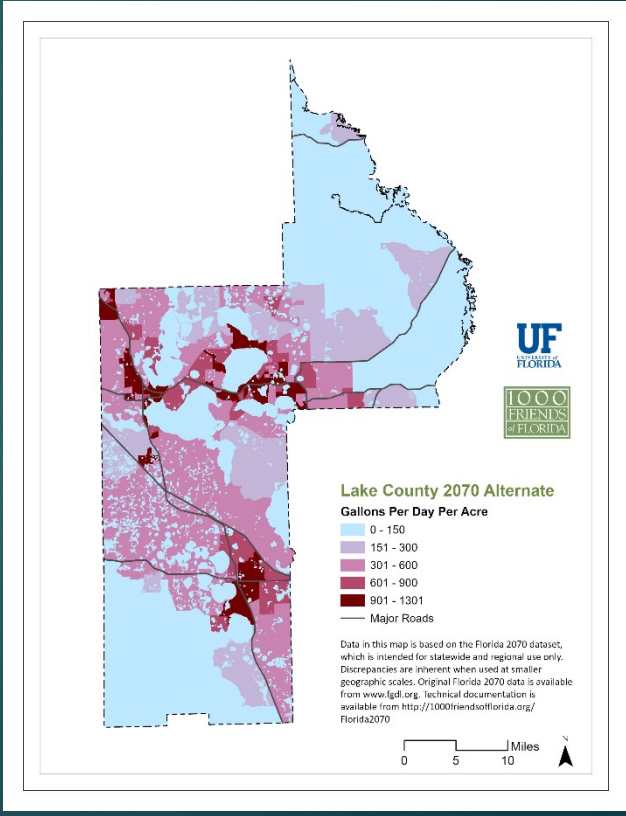
2010
Baseline



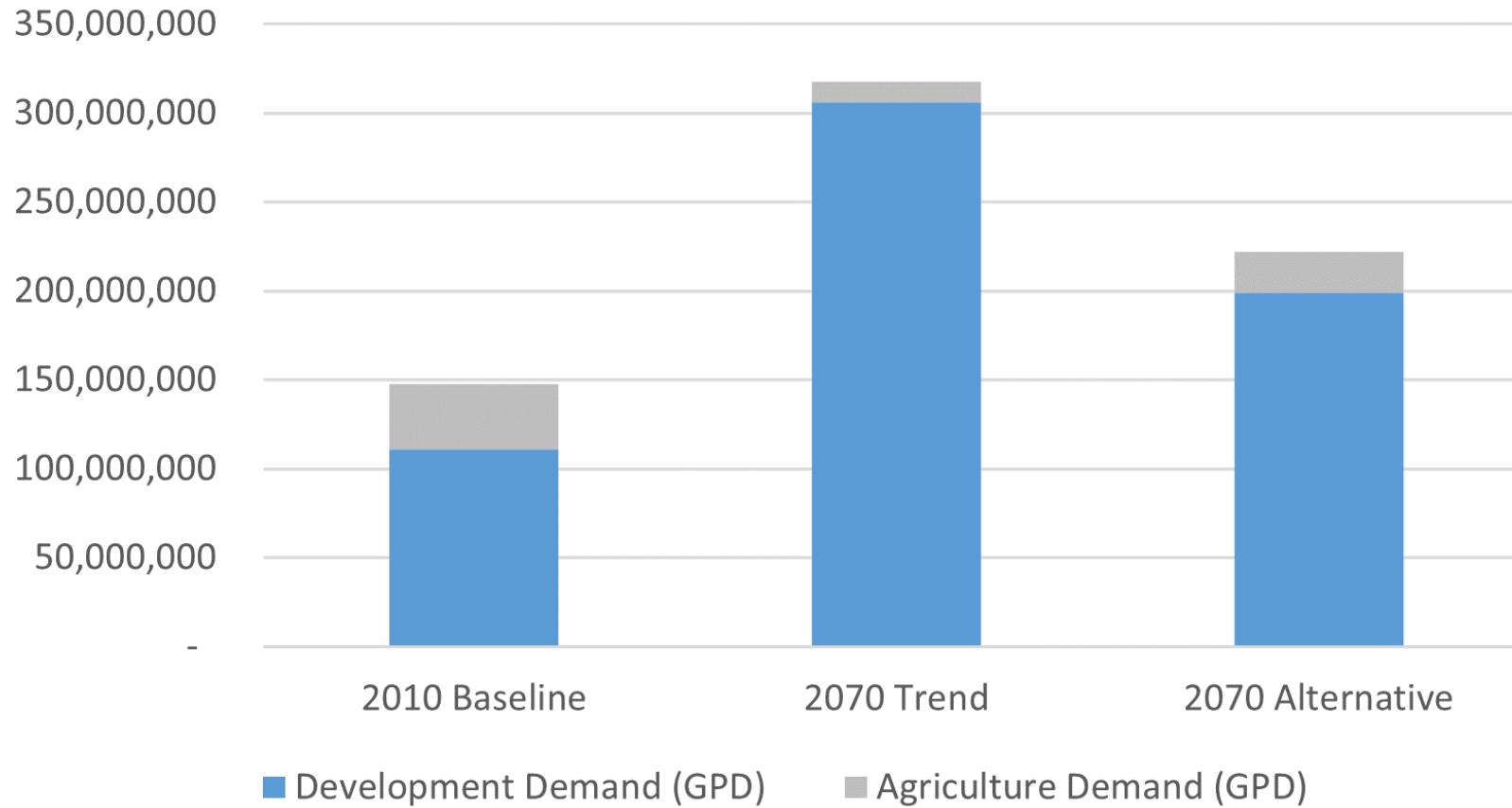
2070
Trend



2070
Alternative



Lake County's Water Demand (GPD)





Ferndale Preserve/Timothee Sallin

- ▶ Save land!
- ▶ Save water!
- ▶ Plan together!
- ▶ Keep Lake County's future bright!





Jane West
**Policy & Planning
Director**





LAKE COUNTY 2070

WHAT CAN WE DO TODAY TO PLAN FOR A BETTER TOMORROW?

Photo credit: Haley Busch, 1000 Friends of Florida



LAKE COUNTY'S MISSION

“TO PROVIDE EXCEPTIONAL SERVICE; ENHANCE AND PROTECT THE QUALITY OF LIFE FOR ALL LAKE COUNTY CITIZENS; FACILITATE A VIBRANT ECONOMY WITH AN ABUNDANCE OF WORKFORCE OPPORTUNITIES; AND EXERCISE FISCAL RESPONSIBILITY, WHILE USING INNOVATIVE APPROACHES AND MAKING WELL-PLANNED DECISIONS.”



WHAT DO CENTRAL FLORIDIANS WANT?

MORE THAN 86% OF CENTRAL FLORIDIANS INDICATED THAT CONTINUING ON THE CURRENT PATH OF DEVELOPMENT WAS THEIR LEAST PREFERRED OPTION.

THEY WOULD PREFER TO HAVE A DIFFERENT APPROACH TO GROWTH, IN WHICH THE REGION PRESERVES ITS MOST PRECIOUS ENVIRONMENTAL AND AGRICULTURAL LANDS, FOCUSES DEVELOPMENT IN URBAN CENTERS, AND CONNECTS THESE CENTERS WITH TRANSPORTATION CORRIDORS THAT PROVIDE CHOICES FOR HOW PEOPLE TRAVEL.*



*Central Florida Regional Growth Vision,
Central Florida Regional Planning Council

Photo Credit: Haley Busch, 1000 Friends of Florida



LAKE COUNTY DEMOGRAPHICS



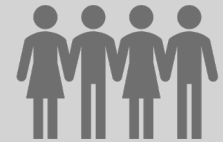
Average household wealth (median household income \$55K vs. \$53K)



90% have a high school degree but only 24% have a bachelor degree or higher



75% of homes are owner-occupied. 25% homes are rentals. Median list price is \$408K



69% white
16% Hispanic
10% African American
Median age is 47

14 LOCAL GOVERNMENTS WITHIN THE COUNTY

CITIES

CLERMONT

EUSTIS

FRUITLAND PARK

GROVELAND

LEESBURG

MASCOTTE

MINNEOLA

MOUNT DORA

TAVARES

UMATILLA

TOWNS

ASTATULA

HOWEY-IN-THE-HILLS

LADY LAKE

MONTVERDE



HISTORICAL MAIN STREET COMMUNITIES

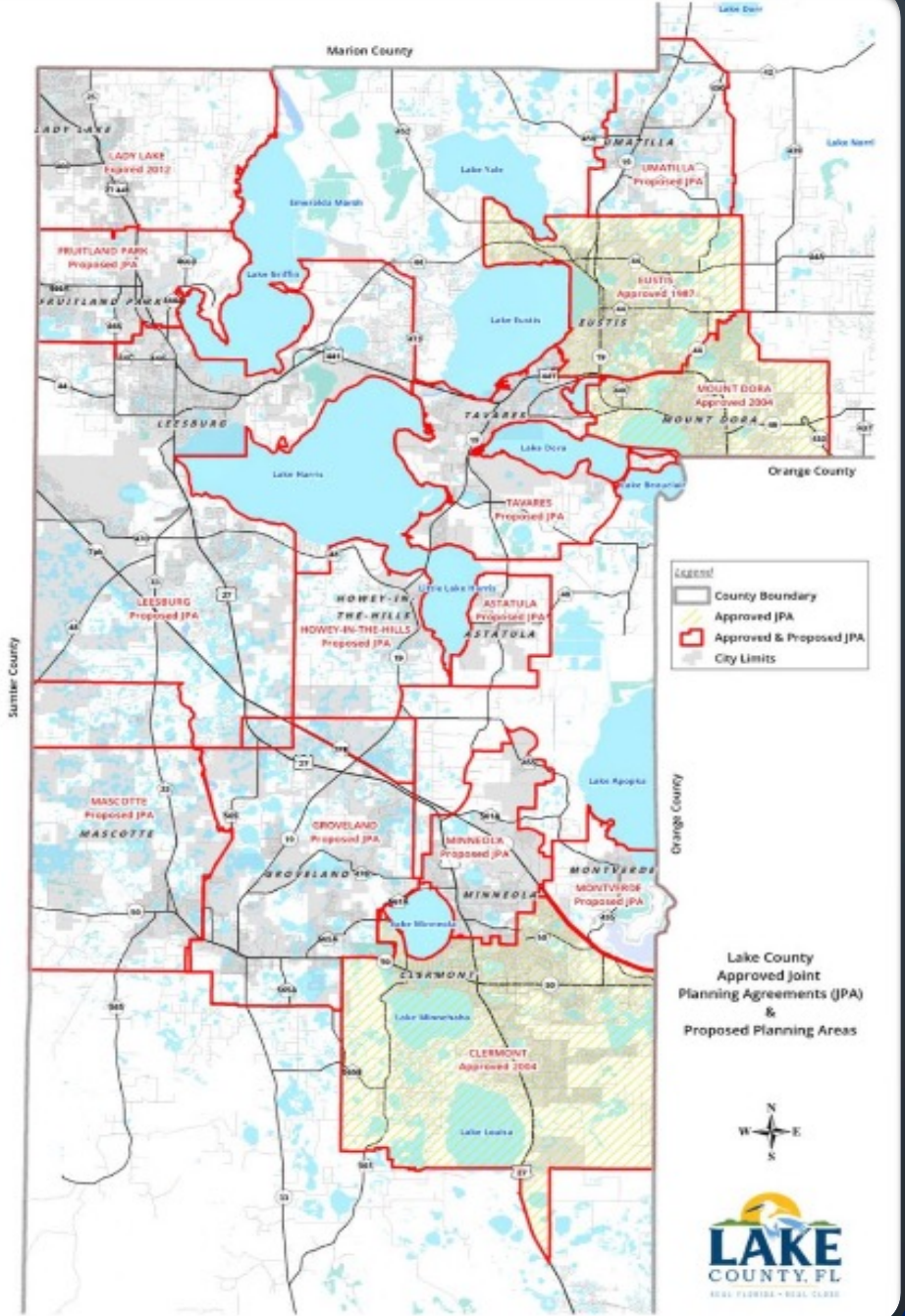


Photo credit: Haley Busch, 1000 Friends of Florida



URBAN DEVELOPMENT BOUNDARIES

-SUBJECT TO CHANGE
- ANNEXATION CAN ALTER





JOINT PLANNING AGREEMENTS – WHAT ARE THEY ARE WHY DOES LAKE COUNTY NEED THEM?

PHOTO CREDIT: HALEY BUSCH, 1000 FRIENDS OF FLORIDA



Annexation – Two Ways to Grow a City (Municipal) Boundary

Chapter 171.0413, Florida Statutes Annexation using Regular Procedures



Chapter 171.204, F.S. Annexation using the Interlocal Service Boundary Agreement (ISBA) with County

Any municipality may annex
contiguous, compact,
unincorporated territory
in the following manner:

1. must be contiguous 
2. must be reasonably compact 
3. does not create enclaves 

**Prerequisites to annexation under this
part...**

**any character of land may be annexed,
including, but not limited to:**

1. land **not** contiguous to the boundaries of
the annexing municipality
2. **not reasonably compact**
3. **can create an enclave**

4. **however, such area must be “urban in
character” as defined in s. 171.031(8).**

171.031(8), F.S.

“Urban in character” means

- area used intensively for residential, urban recreational or conservation parklands, commercial, industrial, institutional, or governmental purposes
- or an area undergoing development for any of these purposes.



SMART GROWTH PLANNING AT THE COUNTY LEVEL WILL BE LIMITED IF MUNICIPALITIES AREN'T ON BOARD. JOINT PLANNING AGREEMENTS ENSURE THAT THERE ARE A SET OF STANDARDS SO THAT ANNEXATIONS DO NOT REVERT TO THE LOWEST COMMON DENOMINATOR OF PLANNING.

IMPACT FEES

WHAT ARE THEY AND WHY DO WE NEED THEM?

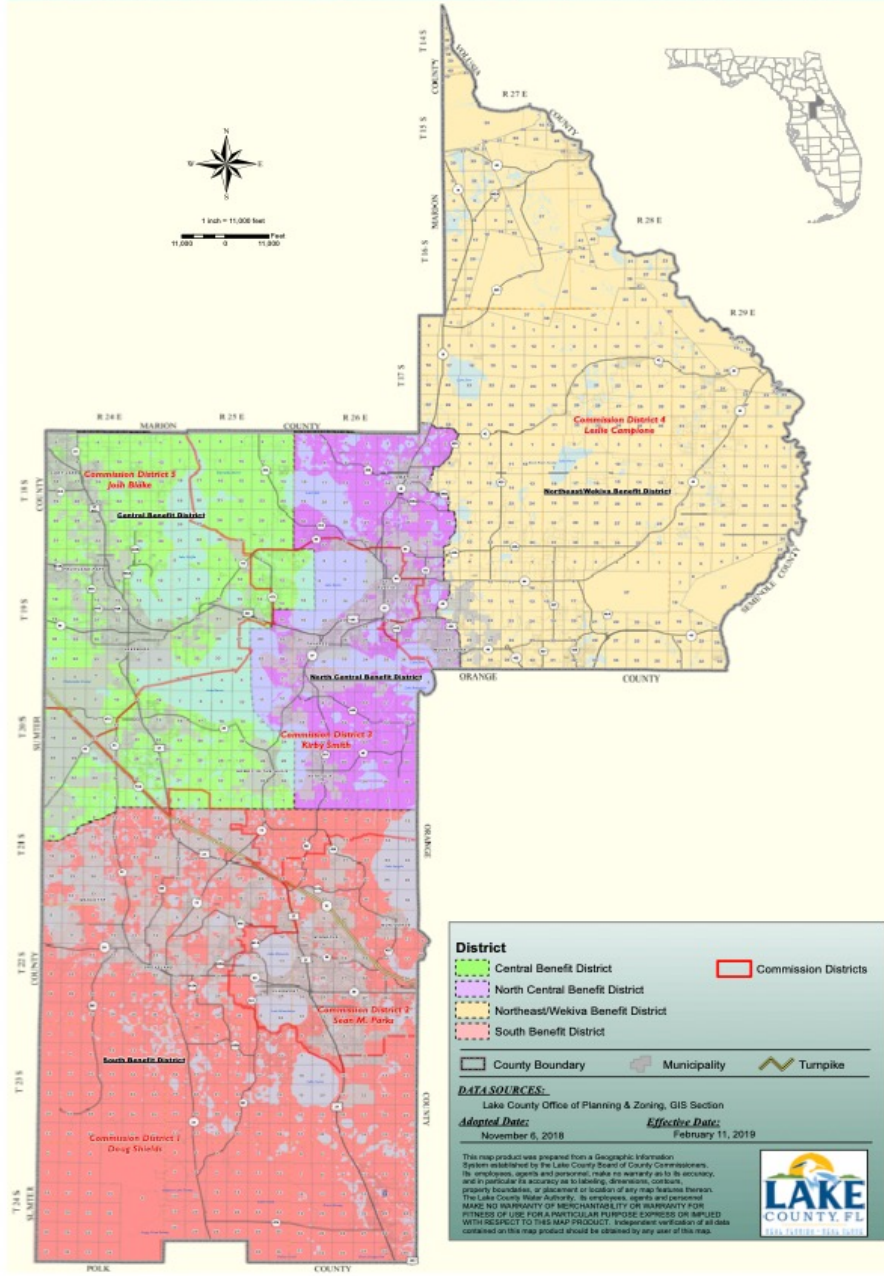
IMPACT FEES ARE SIMPLY A METHOD OF SHIFTING A PORTION OF THE BURDEN OF THE COST OF NEW OR EXPANDED INFRASTRUCTURE TO ACCOMMODATE NEW DEVELOPMENT AWAY FROM THE COMMUNITY AT LARGE TO NEW DEVELOPMENT ITSELF

LAKE COUNTY HAS SEVERAL CATEGORIES OF IMPACT FEES

- 1985 ROAD IMPACT FEES
- 1991 SCHOOL IMPACT FEES
- 1996 FIRE SERVICE IMPACT FEES
- 2004 LIBRARY AND PARK IMPACT FEES
- 2019 NEW CATEGORIES IN TRANSPORTATION CREATED AND NEWLY ADJUSTED RATES



IMPACT FEE BENEFIT DISTRICTS LAKE COUNTY, FLORIDA



IMPACT FEES REMAIN IN THE DISTRICT
WHERE THE NEW DEVELOPMENT IS
PROPOSED, AS REQUIRED BY STATE
STATUTE



ATTAINABLE
HOUSING CAN
CO-EXIST WITH
IMPACT FEES &
SMART
GROWTH!



- HOME OWNERSHIP ASSISTANCE PROGRAM – HELPS WITH DOWN PAYMENTS AND CLOSING COSTS
- SHIP HOME REHABILITATION AND REPLACEMENT
- SHIP RENTAL ASSISTANCE
- HOUSING CHOICE VOUCHER PROGRAM
- COMMUNITY DEVELOPMENT BLOCK GRANT

WHAT CAN LAKE COUNTY DO TO HELP WITH AFFORDABLE HOUSING? POTENTIAL SOLUTIONS:

- FUND THROUGH BOND ELECTIONS
- ADOPT A COMMUNITY LAND TRUST ORDINANCE- PARTNER WITH COMMUNITY LAND TRUST ORGANIZATIONS FOR DEVELOPMENT OF SUITABLE SURPLUS COUNTY LANDS AS AFFORDABLE HOUSING.
- CONSIDER ADOPTING AN ACCESSORY DWELLING UNIT (ADU) ORDINANCE
- LEVERAGE COUNTY DEVELOPMENT RIGHTS - TRANSFER OF DEVELOPMENT RIGHTS FROM COUNTY OWNED UNDEVELOPABLE PROPERTY TO AFFORDABLE HOUSING DEVELOPMENT PROJECTS.
- EXPLORE PRIVATE/PUBLIC PARTNERSHIPS TO INTEGRATE LIVE-WORK UNITS WITHIN COUNTY OWNED BUILDINGS.
- DIRECT REVENUES FROM CERTAIN PROGRAM FEES TO AFFORDABLE HOUSING TRUST FUND- DIRECT REVENUES FROM THE FORECLOSURE REGISTRY AND VACATION RENTAL REGISTRY.





LAKE COUNTY TRANSPORTATION

LAKE COUNTY IS OVERWHELMINGLY CAR DEPENDENT FUTURE PROJECTS CONTINUE THAT DEPENDENCY

- LAKE COUNTY MAINTAINS MORE THAN 1200 MILES OF PAVED ROADWAYS
- ONE PAVED MILE OF ROADWAY AVERAGES \$110,000
- \$64 MILLION – WIDENING SR 19 FROM 2 TO 4 LANES BETWEEN HOWEY-IN-THE-HILLS AND TAVARES & ADDS A BRIDGE OVER LITTLE LAKE HARRIS & PEDESTRIAN IMPROVEMENTS
- \$26 MILLION – RECONSTRUCTING EXISTING SR44. FROM 2 LANES TO DIVIDED 4 LANES NORTH OF MT. DORA
- \$19 MILLION – WIDENING SR500/US 441 FROM A 4 LANE TO A 6 LANE HIGHWAY





LAKE COUNTY SCHOOLS

- 64 PUBLIC SCHOOLS SERVING 43,337 STUDENTS IN LAKE COUNTY
- 32 PRIVATE SCHOOLS SERVING 6,072 STUDENTS
- MATH PROFICIENCY – 57% (VS. FLORIDA STATE AVERAGE OF 59%)
- READING PROFICIENCY – 54% (VS. FLORIDA STATE AVERAGE OF 56%)
- AVERAGE RANKING OF 5/10, WHICH IS THE BOTTOM 50% OF FLORIDA PUBLIC SCHOOLS





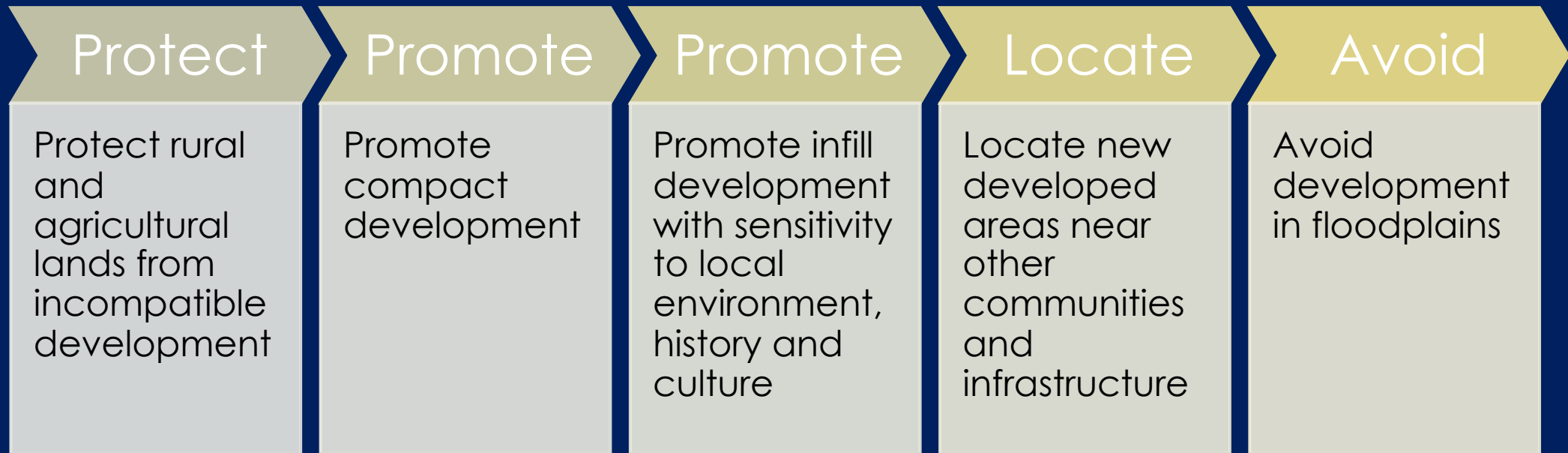
LAKE COUNTY GOAL: PROMOTE CONSERVATION, PRESERVATION AND PROTECTION OF NATURAL RESOURCES

PRESERVE MAJOR SYSTEMS, SUCH AS LAKES,
RIVERS AND WETLANDS; SUPPORT EFFORTS
TO IMPROVE WATER QUALITY, INCLUDING THE
REMEDICATION AND RESTORATION OF
DEGRADED ECOSYSTEMS, SUCH AS LAKE
APOPKA AND THE HARRIS CHAIN OF LAKES

Photo credit: Haley Busch, 1000 Friends of Florida



HOW TO GET TO A BETTER FUTURE IN LAKE COUNTY



Countywide Conservation Strategy

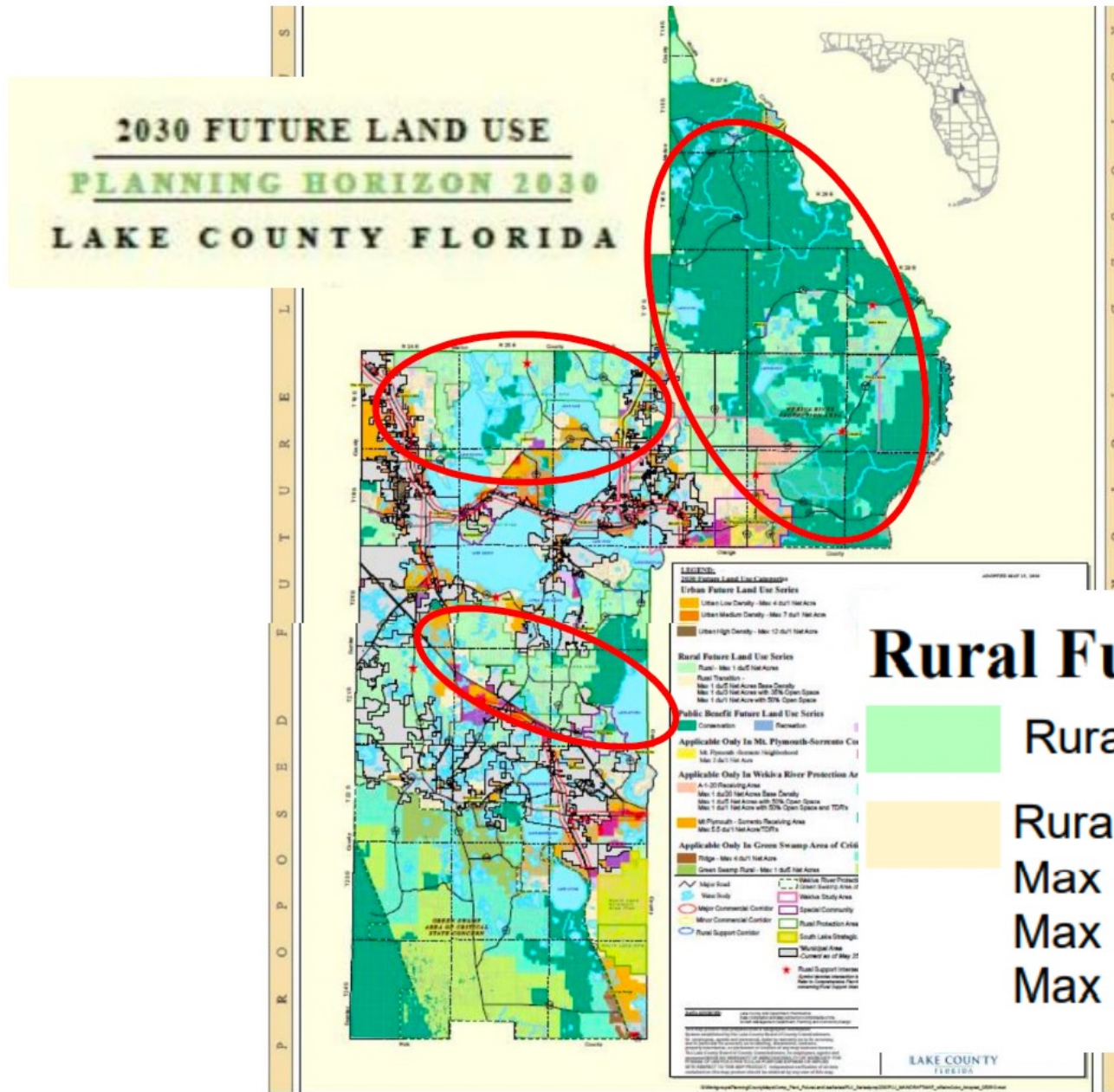
Collaborative & Strategic Approach

- Across 14 municipalities
- East Central Florida Regional Planning Council
- 1000 Friends of Florida
- Strong Towns Initiative



Real Vision
A Bold Vision

LAKE COUNTY RURAL PROTECTION AREAS (RPA)

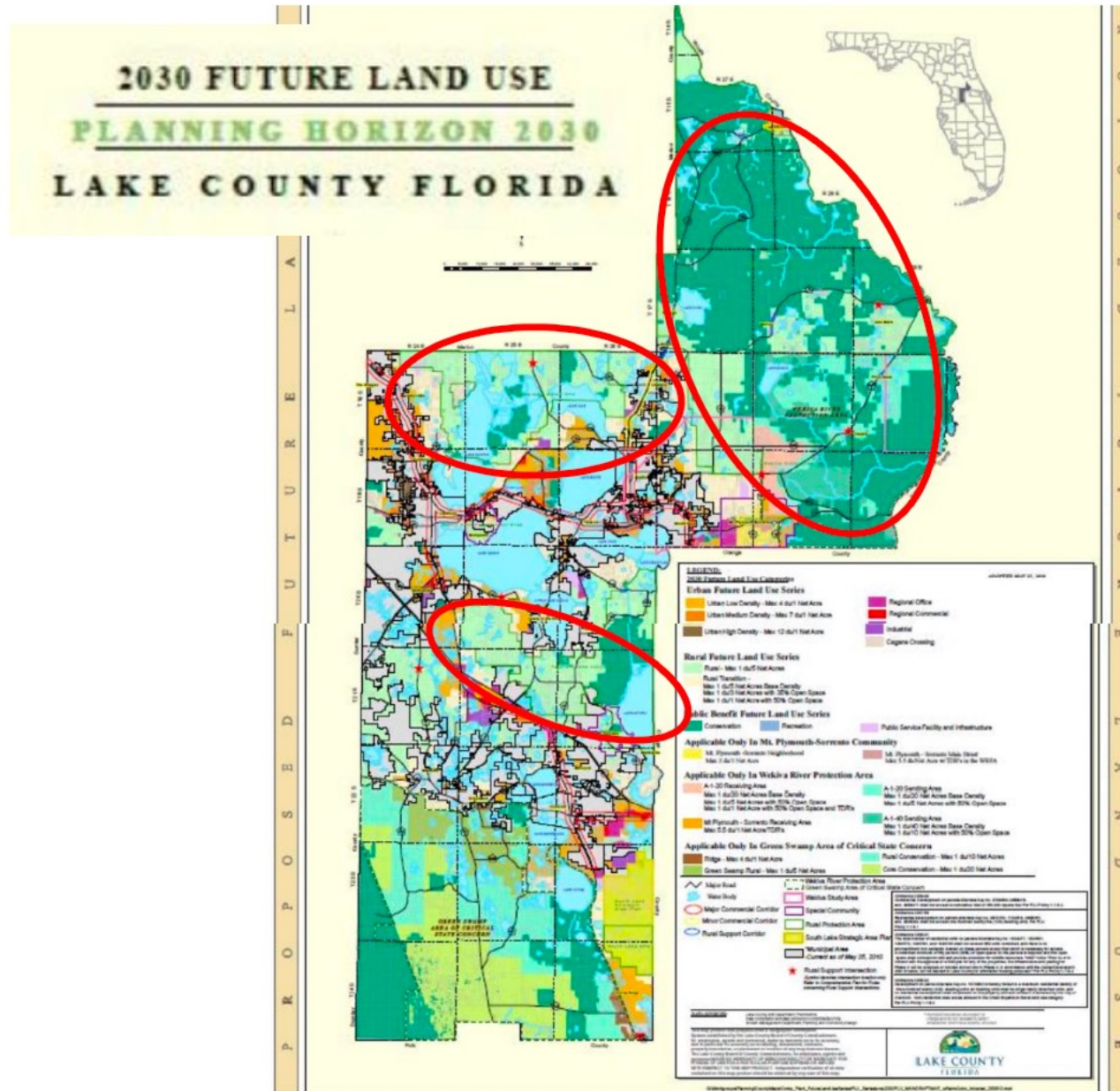


Wekiva River RPA
Emeralda Marsh RPA
Yalaha - Lake Apopka RPA

Rural Future Land Use Series

- Rural - Max 1 du/5 Net Acres
- Rural Transition -
 - Max 1 du/5 Net Acres Base Density
 - Max 1 du/3 Net Acres with 35% Open Space
 - Max 1 du/1 Net Acre with 50% Open Space

LAKE COUNTY RURAL PROTECTION AREAS (RPA)



**Wekiva River RPA
Emeralda Marsh RPA
Yalaha - Lake Apopka RPA**

There are numerous County Comprehensive Plan Policies to:

- Protect rural character
- Preserve environmental qualities
- Encourage natural or open state
- Reduce need for infrastructure
- Reduce road congestion

County Comp Plan Policies are NOT incorporated when a city annexes land through an Interlocal Service Boundary Agreement (ISBA).



Special Report

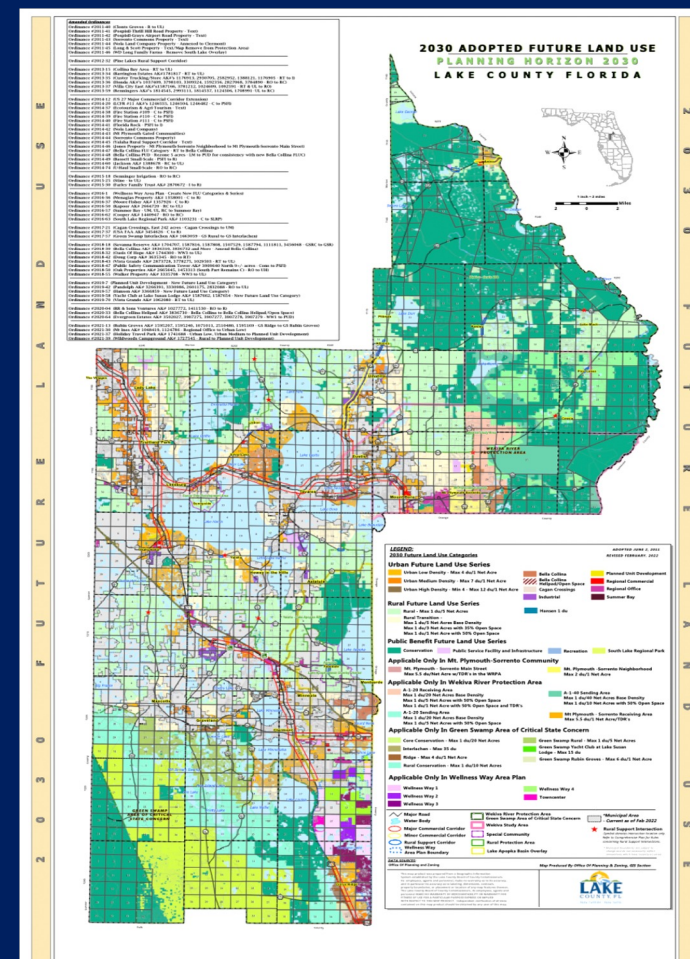
Florida's Community Planning Process

By Vivian Young, AICP
1000 Friends of Florida Communications Director

January 2022

UNDERSTAND THE LAND USE PROCESS!

- COMPREHENSIVE PLAN AMENDMENTS
- REZONING



WHAT CAN YOU DO FOR A BETTER FUTURE FOR YOUR COMMUNITY?



Stay informed



Attend public hearings on planning issues



Meet with elected officials and staff



Talk to your neighbors

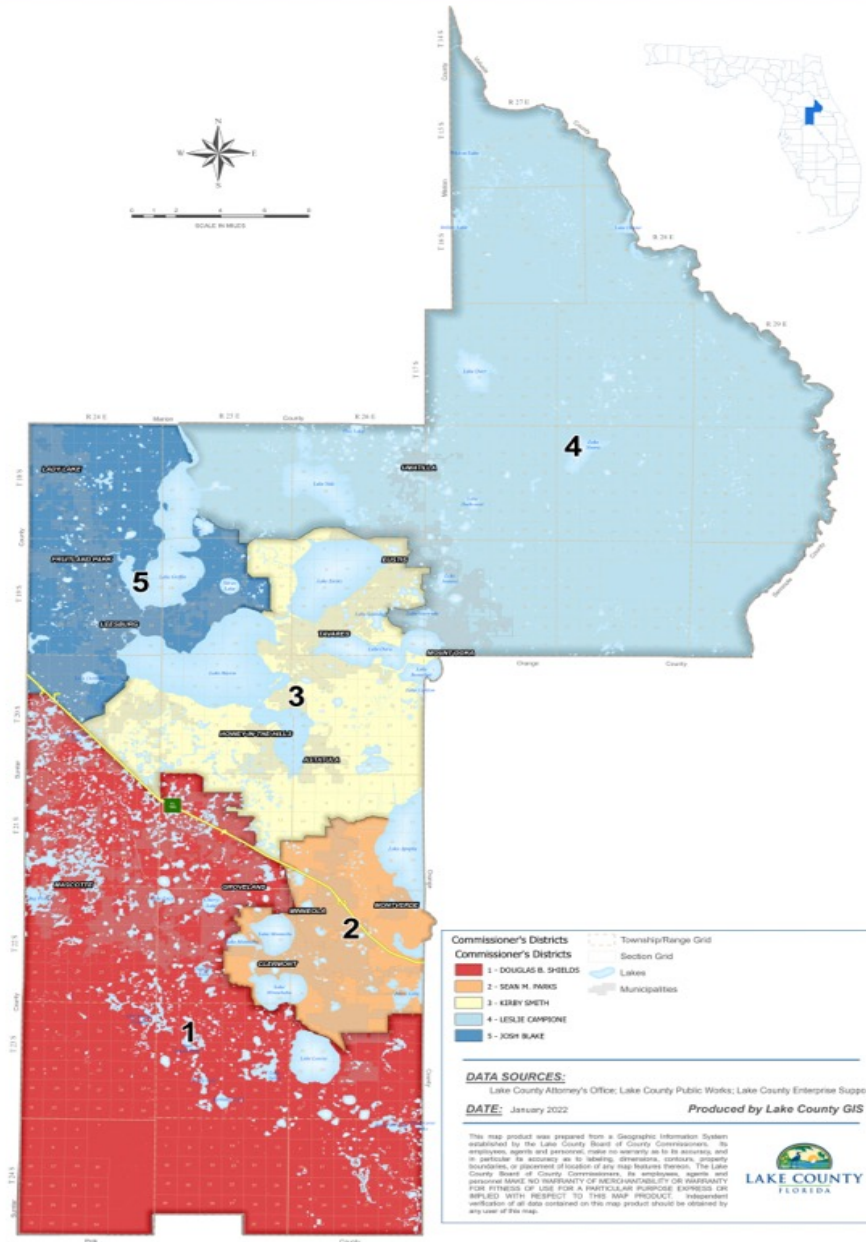


Circulate information on new projects on your social media platforms



VOTE!

COMMISSION DISTRICTS LAKE COUNTY, FLORIDA



WHO IS YOUR COUNTY COMMISSIONER?

REDISTRICTED MAP EFFECTIVE JANUARY 2021

1000
FRIENDS
of FLORIDA



QUESTIONS?
THANK YOU!

1000
FRIENDS
of FLORIDA



Questions?

LAKE COUNTY 2070



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<https://1000fof.org>



**SCAN FOR
LAKE COUNTY
2070 WEBSITE**

1000fof.org/county/lake-county/



LAKE COUNTY 2070

