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?
Lake 2070

A VISION FOR JOINT PLANNING
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
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
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

Population: 0, 100,000, 200,000, 300,000, 400,000, 500,000, 600,000, 700,000, 800,000
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: 26%
- Protected (excluding agriculture): 24%
- Protected Agriculture: 17%
- Agriculture (croplands, livestock, aquaculture): 30%
- Other (mining, timber, etc): 3%
Lake 2070 Trend Scenario

- Existing Development: 26%
- 2070 Development: 29%
- Protected (excluding agriculture): 30%
- Protected Agriculture: 10%
- Agriculture (croplands, livestock, aquaculture): 3%
- Other (mining, timber, etc): 2%
Lake 2070 Alternate Scenario

- Existing Development: 26%
- 2070 Development: 9%
- Protected (excluding agriculture): 7%
- Protected Agriculture: 3%
- Agriculture (croplands, livestock, aquaculture): 17%
- Other (mining, timber, etc): 38%
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)

- 2010 Baseline
- 2070 Trend
- 2070 Alternative

Legend:
- Development Demand (GPD)
- Agriculture Demand (GPD)
Save land!
Save water!
Plan together!
Keep Lake County’s future bright!
Jane West
Policy & Planning Director

LAKE COUNTY 2070
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

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<tr>
<th>Icon</th>
<th>Description</th>
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<td>Average household wealth (median household income $55K vs. $53K)</td>
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<td>90% have a high school degree but only 24% have a bachelor degree or higher</td>
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<td>75% of homes are owner-occupied. 25% homes are rentals. Median list price is $408K</td>
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<td>69% white 16% Hispanic 10% African American Median age is 47</td>
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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

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

OR

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

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 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

PREVERSE MAJOR SYSTEMS, SUCH AS LAKES, RIVERS AND WETLANDS; SUPPORT EFFORTS TO IMPROVE WATER QUALITY, INCLUDING THE REMEDIATION 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

Protect rural and agricultural lands from incompatible development

Promote compact development

Promote infill development with sensitivity to local environment, history and culture

Locate new developed areas near other communities and infrastructure

Avoid development in floodplains
Countywide Conservation Strategy

Collaborative & Strategic Approach
- Across 14 municipalities
- East Central Florida Regional Planning Council
- 1000 Friends of Florida
- Strong Towns Initiative
LAKE COUNTY RURAL PROTECTION AREAS (RPA)

Wekiva River RPA
Emeralda Marsh RPA
Yalahah - 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).
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!
WHO IS YOUR COUNTY COMMISSIONER?

REDISTRICTED MAP EFFECTIVE JANUARY 2021
QUESTIONS?
THANK YOU!
Questions?
1000 Friends of Florida

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LAKE COUNTY 2070

SCAN FOR LAKE COUNTY 2070 WEBSITE
1000fof.org/county/lake-county/