

A Chamber Alliance Of Lake County



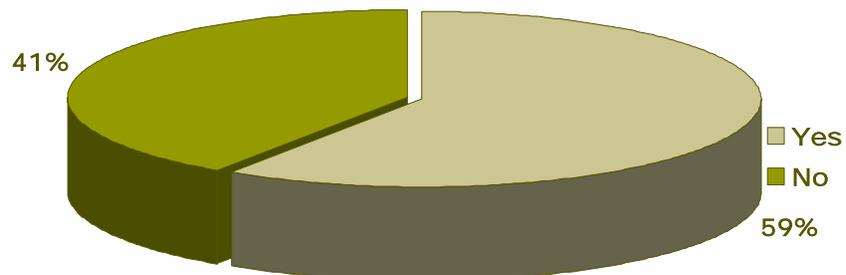
Working together for a better tomorrow!



**Business
Survey
2005**

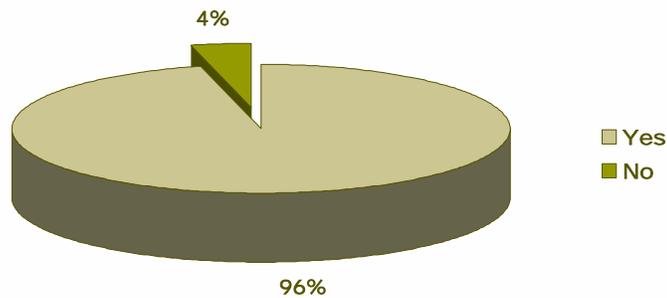


Are we growing too fast?

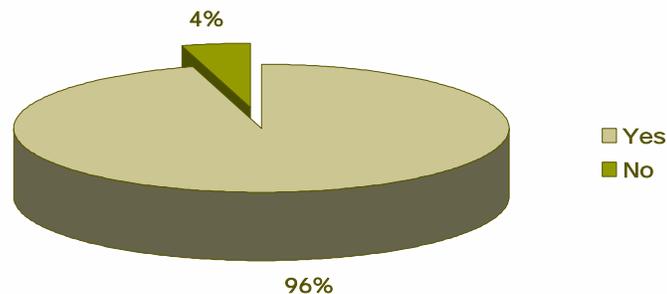




Is it feasible to develop a balanced approach to growth?

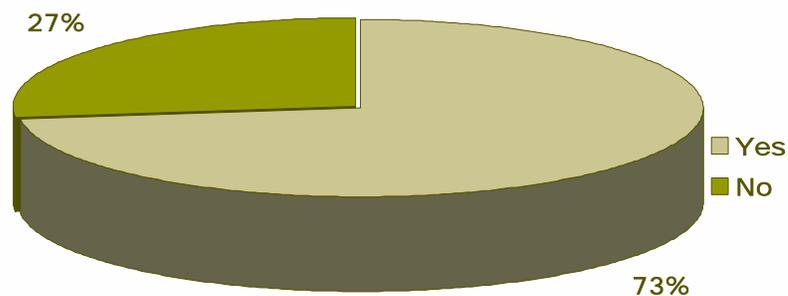


Believe the County, cities and School Board should work together to provide schools and roads in a timely manner?

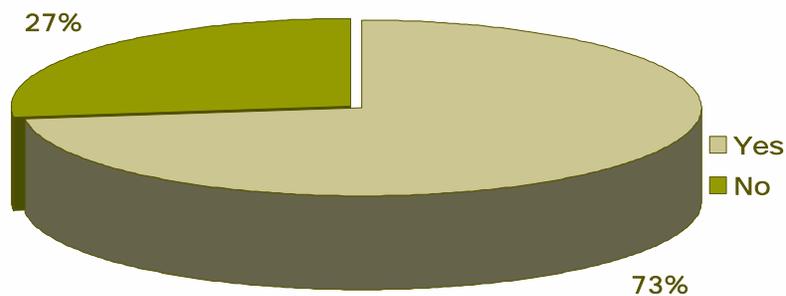




Should Lake County provide incentives for the development of a Class A Office Park?

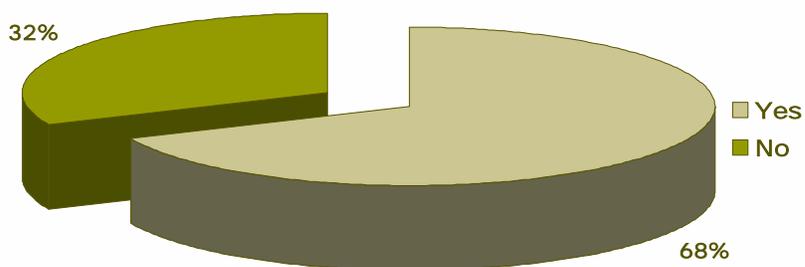


Do you support using taxes to create high wage jobs?





Do you support increasing impact fees or other fees on new development to sustain growth in Lake County?



Looking
Beyond
Opinions



Prepared by The Healthy Community & Wellbeing Center of Central Florida
in partnership with Real Estate Research Consultants for



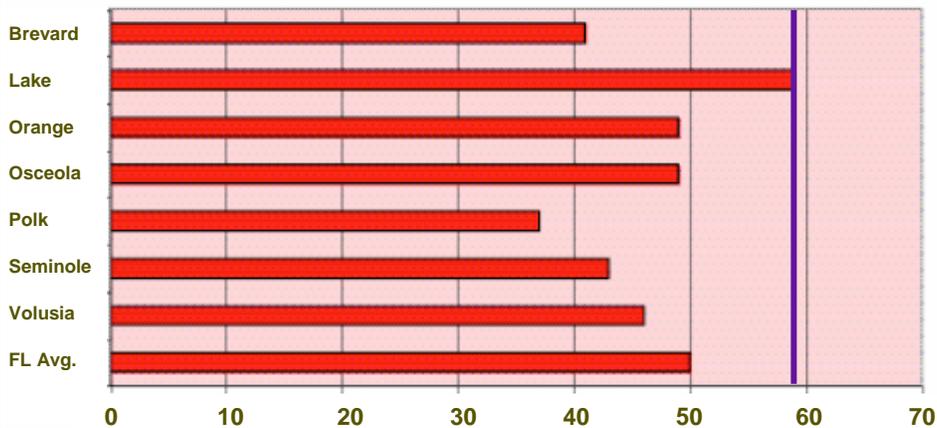


Snap Shot

- Construction employment is twice regional average (12%).
- Population is growing at 8% and employment is growing at 2%.



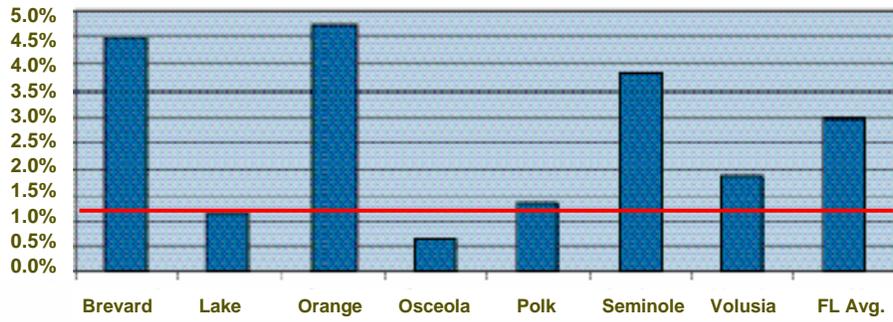
% of Owner Occupied Households paying more than 50% for Housing Costs



Source: State of Florida and HUD



Percentage of Population in High Tech Employments



County to County Commute



Source: MetroPlan Orlando

■ 2000 ■ 1990



My Region - Penn Study

- Focuses on the need to preserve environmentally important and sensitive lands.
- Recommends increasing land density to minimize overall land impact and to lower infrastructure costs.
- NOT focused on rural life style issue.



Impact of No Growth Strategy

- Lawsuits will drive the process, not good planning.
- Development will occur in areas of least resistance, not the most appropriate.
- Land costs will increase and many critical services will not be available where needed.
- Affordable housing will decrease.
- Employment commuting times will increase.
- High wage employers will not be attracted to Lake County's high land costs and limited workforce.



Economic Development Needs

- Strong economic development vision for the next 20 years.
- Identify needed industries for diversity and quality jobs.
- Identify strategies for attracting these industries.
- Incorporated ED vision into land use planning.



Land Use Recommendations

- Focus on preserving environmentally sensitive lands.
- In order to lower densities in areas already vested:
 - Voluntary Reductions (i.e. transfers, purchase rights, etc.)
 - Purchase land for preservation.



Land Use Recommendations

- Focus on the reality of the growth we must plan for.
- Work with cities to increase densities.
- Use land efficiently to keep housing costs reasonable.

Summary of Recommendations

- Be honest with the growth we must plan for.
- Make a start:
 - Preserve land where there is consensus.
 - Define Economic Development Vision.
 - Address aesthetics and zoning compatibility within the Land Development Regulations.
 - Make Concurrency work! Don't try to make it a tool to control growth.

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