



Lake County
DEPARTMENT OF GROWTH MANAGEMENT

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MEMORANDUM

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TO: Gregg Welstead, Deputy County Manager

FROM: Amye King, AICP

SUBJECT: Proposed Future Land Use Categories

DATE: April 6, 2005

The purpose of this memo is to propose Future Land Use designations for the upcoming Comprehensive Plan, *Planning Horizon 2025*. This memo does not include specifics associated with Goals, Objectives or Policies. Specifics, such as location of the future land uses, allowable zoning districts, and allowable land uses will be resolved after the drafting of the Planning Horizon 2025 text.

Rural Land Use Series - Lands Not Within Joint Planning Areas

Conservation - Land that has transferred all development rights or is otherwise non-developable (open water bodies, etc.) and open space preservation areas.

Rural Low Density - One dwelling unit per five net buildable acres. This designation encourages rural equestrian communities and very low density for the purpose of maximizing open space. This designation is intended for areas that are not within an urban utility area and will not incorporate within a municipality during the planning scope of Planning Horizon 2025.

Note: All Wekiva River Protection Area and Green Swamp Area of Critical State Concern land use categories are to stay consistent, as adopted.

Rural Medium Density - One dwelling unit per three net buildable acres. This designation is intended to buffer Rural-Low Density and Rural High Density. Rural equestrian communities and low densities for the purpose of maximizing open space are encouraged. This designation is intended for current areas designated as *Suburban* that do not meet *Timeliness*, are not within an urban utility area, and will not incorporate within a municipality during the planning scope of Planning Horizon 2025.

Rural High Density - One dwelling unit per net acre. This designation is intended for current areas designated as *Suburban* that do not meet *Timeliness*, are within a urban utility area, have access to water, but may not be appropriate for wastewater treatment services. In some areas, clustering will be required.

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Urban Land Use Series - Lands Within the Joint Planning Areas

Low Density Residential - Three dwelling units per net buildable acres. Wastewater treatment and potable water services will be mandatory. Reclaimed water service may be required.

Medium Density Residential - Five dwelling units per net buildable acre. Wastewater treatment and potable water services will be mandatory. Reclaimed water service may be required.

High Density Residential - Nine dwelling units per net buildable acre. Wastewater treatment and potable water services will be mandatory. Reclaimed water service may be required.

Mixed Development District\Traditional Neighborhood District - This designation encourages Traditional Neighborhood Designs, which includes but are not limited to the following land uses: low, medium and high density residential (not to exceed 22 units per acre), commercial, service, office, industrial, open space and active recreation.

Urban Land Use Series - Within or Out of the Joint Planning Areas

Office - Allows for the conversion of existing residential structures to low-intensity (residential professional) office uses. This designation encourages low-intensity uses in transitional areas between municipalities, blighted areas, and should be located on major collector and arterial roadways.

Commercial - Allows for a variety of commercial uses including neighborhood and community shopping centers, convenience stores, retail sales, highway oriented commercial and other commercial services. This land use should be located at the intersections of major roadways and along major highways as infill development where this use is established.

Industrial - Allows for various heavy commercial and industrial land uses provided that the land has direct access to rail systems, collector and arterial roadways or airports.

Public, Quasi-Public - This designation consists of a variety of public and quasi-public uses, transportation, communication and utilities (TCU).

Recreation - This designation consists of County-wide public or private recreational facilities, park lands.

Urban Land Use Series - Ronald Reagan Turnpike Corridor

High Intensity Development District - Provides an economic benefit in terms of employment opportunities and increased tax base through higher intensities. Utilizes aesthetic design standards to maximize the Turnpike as the gateway to Lake County.