



Lake County
DEPARTMENT OF GROWTH MANAGEMENT

315 West Main Street • P.O. Box 7800 • Tavares, Florida 32778-7800

www.lakegovernment.com

MEMORANDUM

Building Division
(352) 343-9653 Fax 343-9661
South Lake
(352) 394-5962 Fax 394-0197

Code Enforcement
(352) 343-9639 Fax 343-9471

Comprehensive Planning
(352) 343-9632 Fax 343-9595

**Geographic Information
Systems**
(352) 343-9775 Fax 343-9777

Planning & Development
(352) 343-9739 Fax 343-9595

Zoning/Customer Service
(352) 343-9641 Fax 343-9767
South Lake
(352) 394-6466 Fax 394-8226

TO: Gregg Welstead, Deputy County Manager
FROM: Amye King, AICP
SUBJECT: Proposed Future Land Use Categories
DATE: August 21, 2005

This is the fourth memo regarding proposed future land use categories for the Lake County Comprehensive Plan, *Planning Horizon 2025*. I sent memos to you on April 6, June 1, and July 1 regarding the same subject. Since that time, I have received additional input from the citizens and the Local Planning Agency.

The Local Planning Agency reached consensus that the Urban Land Use Series, as established below, will be focused toward the urban areas, within a proposed or adopted "Joint Planning Area." Some confusion existed as to whether or not the Rural Land Use Series could be applied within proposed and adopted Joint Planning Areas. The Local Planning Agency reached consensus that Rural Land Use Series designations may be considered for those respective areas to protect and maintain rural life styles.

Rural Land Use Series

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 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.

"Earning Community Confidence Through Excellence in Service"

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 an urban utility area, have access to water, but may not be appropriate for wastewater treatment services. In some areas, clustering will be required.

Rural Village - Range of densities and intensities based on surrounding scale and character. These areas are specific to distinctive communities and community enhancement areas.

Urban Land Use Series

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

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

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

High Density Residential - Twelve 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, commercial, service, office, industrial, open space and active recreation. Planned Unit Developments (PUDs) are required concurrent with requests for all new MDD\TND land use designations.

Urban Land Use Series

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. Planned Unit Developments (PUDs) are required concurrent with requests for all new Office land use designations.

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.