



2025

PLANNING HORIZON
LAKE COUNTY

PUBLIC PARTICIPATION TOUR III



Welcome

The five public meetings are from 4 to 6:30 p.m.

- **April 7, Venetian Gardens Community Building, 109 E. Dixie Ave., Leesburg**
- **April 11, Umatilla Community Center, 1 S. Central Ave.**
- **April 13, Clermont City Hall, 685 West Montrose St.**
- **April 18, Lake Technical Bragg Campus, 12900 Lane Park Cutoff Road, Tavares**
- **April 19, Eustis Community Center, 601 Northshore Drive, Eustis**

**For more information, log on to www.lakegovernment.com/2025,
e-mail compplan@co.lake.fl.us or call (352) 343-9632.**



- **Lake County's new comprehensive plan, titled Planning Horizon 2025, is a policy document designed to guide growth and development, protect natural resources and ensure the provision of infrastructure and services to maintain a high quality of life for the people of Lake County through the year 2025.**



Planning Horizon 2025 is based upon:

- **Technical analyses of census data, demographic and economic trends and land use information**
- **Public involvement including three tours of public workshops, an organized series of Local Planning Agency meetings and workshops, a community survey, and an informative Web site (www.lakegovernment.com/2025)**



The elements of Planning
Horizon 2025 are:

- **Future Land Use**
- **Conservation**
- **Recreation**
- **Housing**
- **Transportation**
- **Concurrency Management**
- **Economic**
- **Capital Improvements**
- **Intergovernmental
Coordination**
- **Public Facilities contains
six sub-elements:**
 - **environmental lands**
 - **potable water**
 - **sanitary sewer**
 - **solid waste**
 - **aquifer recharge**
 - **stormwater**



SCHOOL CONCURRENCY:

- In September 2005, the Florida Department of Community Affairs (DCA) announced Lake County, along with Hillsborough, Indian River, Sarasota, St. Johns and Walton counties, would be pilot communities for the state's new school concurrency initiative.**



- **The scope of work for the pilot program includes the County Commission and School Board jointly coordinating with the local municipalities to develop an updated public schools interlocal agreement, an educational facility element in the Comprehensive Plan, and amendments to the comprehensive plan's capital improvement element.**
- **School concurrency will now be required before signing off on new development**
- **The School Board will be responsible for establishing mitigation agreements with developers**



- **Several policy issues are currently in the process of being finalized for recommendation by the Local Planning Agency:**
 - **Use of clustering and traditional neighborhood design**
 - **Assurance of financial feasibility**
 - **Enhanced open space standards**
 - **Consistency with Lake-Sumter MPO Long Range Transportation Plan**
 - **Work out clustering policies**
 - **Commercial location**
 - **Development of Regional Impact (DRI) process**

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- **Wekiva Springshed policies compliant with the Wekiva Parkway and Protection Act**
- **Maintaining current policies and land use designations for the Green Swamp Area of Critical State Concern and Wekiva River Protection Area**
- **Creation of a Historic Village Overlay for the Community Enhancement Areas and other "Communities of Distinction"**
- **Creation of corridor overlays for roadways of distinction such as the Green Mountain Scenic Byway**
- **Establishment of new intensity districts such as Office, Commercial and Industrial and High Intensity Development Districts along the Turnpike interchanges**

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- **Establishment of other new categories such as Recreation, Public/Quasi Public, and Conservation**
- **Removal of the Suburban, Urban Expansion and Urban categories, including "timeliness" to be replaced with new districts allowing the following densities:**
 - **Rural Low Density: one unit to five acres**
 - **Rural Medium Density: one unit to three acres**
 - **Rural High Density: one unit to one acre, mandatory clustering in most areas**
 - **Low Density: 2.5 units to one acre**
 - **Medium Density: 4 units to the acre**
 - **Medium High Density: 6 units to the acre**
 - **High Density: 12 units to the acre**



- **This evening five maps will be presented:**
 - **Current zoning**
 - **Adopted future land use**
 - **Existing land use**
 - **Municipal requests**
 - **Landowner requests**
- **The LPA will use these maps and the public comments received here tonight as tools to develop the new future land use map for the Lake County Comprehensive Plan.**



- **Concerns raised from the first meeting on April 7 in Leesburg:**
 - **Historic Village Protection for Yalaha**
 - **Policies to support enhanced buffering and landscaping**
 - **Rural areas map**
 - **Karlton development - changing population location based on new allocations**
 - **Planned rural areas**
 - **Vision for each region**
 - **Floodplain policies**



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