



## LAKE~SUMTER METROPOLITAN PLANNING ORGANIZATION

### LAND USE SUBCOMMITTEE 2035 POPULATION & EMPLOYMENT PROJECTIONS

March 18, 2009  
LAKE~SUMTER MPO OFFICES

Tom Burke, Senior Transportation Planner for the Lake~Sumter Metropolitan Planning Organization (LSMPO), opened the meeting by stating one of its goals will be coming to consensus on a basis for the LSMPO's preferred Land Use scenario. This basis will reflect one of two alternative approaches to forecasting future population and employment. A brief summary of the two approaches was provided:

**The Trend** – Based on future land use maps from the adopted comprehensive plans. Land use is allocated, using the Future Land Use Allocation Model (FLUAM), to vacant developable parcels based on allowable land uses and the historic growth trends in the areas surrounding these parcels.

**The Four C's** – Based on the Four C's identified in the How Shall We Grow Regional Vision for Central Florida: Create Centers; Connect centers with Corridors; Maintain Countryside; and Preserve Conservation Areas. Land use is allocated, using the University of Florida's Land Use Conflict Identification Strategy (LUCIS) tool, to parcels based on their suitability for urban, agricultural and conservation land uses. Preference is given to allocating land uses to the urban centers, along corridors, and in proximity to potential transit stops/stations.

Once consensus is reached on the approach, the data associated with the chosen approach will be reviewed any manual adjustments determined to be needed will be made. A resulting draft preferred data scenario will be presented to the City and County Managers and the (LSMPO) Governing Board. Note that this meeting will focus on Lake County and its municipalities. Sumter County and Wildwood are developing their own projections and a separate meeting will be held on Friday, March 20, to discuss their progress.

TJ Fish, Executive Director, LSMPO, commented on the difference of the two models by comparing the Trend (FLUAM) to pieces of a bicycle not yet assembled and the Four C's (LUCIS) to an assembled bicycle.

A request was made to hear more about the models.

The shortcomings of the FLUAM were discussed in the context of what will provide the region with the best long range forecast. The FLUAM uses a patchwork of 21 comprehensive plans that are not congruent. The results will not match the regional vision. The plan needs to provide for rail and mass transit first, and then build the land use to support transit, which the FLUAM will not do.

An example of a corridor where transit could be implemented and appropriate land uses to make transit successful is the SR 50 corridor. The Lake Square Mall was mentioned as a great opportunity for conversion to a transit station with mixed use vertical development. The LUCIS is designed to model this scenario and is more supportive of transit.

A statement was made to clarify that that the development of transportation will support development, and not that transportation drives development.

All in attendance agreed that the LUCIS approach should be utilized to develop the population and employment projections. There are, however, some data that needs to be updated, which LSMPO staff acknowledged.

To assist the discussion of the data update, the comparison tool introduced to the Land Use Subcommittee at a previous meeting was displayed. Each local government representative present individually made comment on the population and employment allocation of the LUCIS data set for his/her area.

**Mount Dora** – The projections in the TAZs east of US 441, in the SR 46 area, are too low. There is a planned employment center that should be adequately reflected in the preferred data set.

**Minneola** – The land uses around the proposed interchange with the Florida Turnpike (MP 279) need to be reviewed and should be adequately represented (with particular concern for the Hills of Minneola DRI).

**Mascotte** (not present at meeting) – While not present, it was pointed out that employment projections appear low in the Mascotte are. MPO staff will coordinate with City staff. Note that City representatives had notified LSMPO staff that use of the LUCIS data as the basis is supported.

**Tavares** – The City reviewed both the population and employment allocations made by LUCIS and is comfortable with both.

**Groveland** – The information displayed in the area around US 27 and SR 19 should have a higher employment allocation because the City has just processed several comprehensive plan amendments to convert the future land use designations to industrial. Lake County added the surrounding land in the County’s jurisdiction has the land use designations of office and industrial and believes the employment number should be possibly 10 to 15 times higher.

**Montverde** – The town has very large TAZs. They need to be reviewed for actual location of growth within these large TAZs. Montverde has hired a consultant to assist.

**Lake County Economic Development** – It was requested that LSMPO staff review the data in the Ocala National Forest, Wekiva Basis and Green Swamp. These are areas of environmental concern and it should be assumed that growth in these areas will be minimal.

**Lake County Growth Management** – It was stated that we may need to consider “lots of record” that will likely never develop. Coordination will occur with Growth Management, but it was discussed that singling out certain lots of record from others may be difficult.

**Four Corners** – General discussion about US 27 and US 192 nearing capacity. If development continues, some consideration may need to be given to a Transportation Concurrency Exception Area (TCEA).

**SR 44 to Deland** – It was discussed that this corridor may never need to be four-laned, but it would require tight land use restrictions in the area. Consideration should be given to increasing the level of service standard to B or C to help preserve the rural character.

**Umatilla** – It was discussed that CR 452 to Marion County may also become a concern if land use is not restricted.

**Astatula** – The Town is working on their EAR. Looking to create more mixed uses along the CR 561 corridor through town. A new industrial area is being considered in the northeast corner of town.

**Lady Lake** – CR 466 is going to be widened and the Town envisions a growth corridor, therefore the population and employment allocations may need to be adjusted upward. The employment allocation is fine. TAZ 1357, west of Rolling Acres, south of CR 466, should be reviewed for potential increases in both population and employment. Some

thought the areas east of town, towards Lake Griffin and the Oklawaha River basin, have too much population allocated. This will be reviewed.

**Lake County** – The discussion moved to population projections and the committee members were reminded that for the 2035 Transportation Plan, BEBR medium population projections would be utilized. Lake County said it uses BEBR medium-low projections. The Lake County School Board uses the County's projections but would prefer if all were using the same projections. From one Lake County staff member's perspective, they did not think the MPO's using BEBR Medium was necessarily a bad thing. Could be considered on the conservative side.

It was discussed again that there are large areas in the Ocala National Forest, Green Swamp, and Wekiva River Basin where the TAZs have high projected populations that may be unrealistic and need to be adjusted down.

The County stated that mixed use buildings, i.e., retail on first floor(s), residential above, are needed (not just mixed use land uses) to make transit work. A city representative stated the County needs to lower its density standards in more rural areas to force development in urbanized areas.

**Plymoth/Sorrento** – More discussion of Mount Dora employment center, east of US 441 along SR 46.

It was discussed that the next steps will be for LSMPO staff to take the direction received today and to make the necessary adjustments to the data. Because we have control totals (ceilings) for data, increases will have to be countered with decreases elsewhere. The environmental areas discussed earlier will likely be ideal places to make those reductions (based on review of the data to see if numbers are too high in those areas).

**Clermont** – LSMPO staff will review data in Clermont. Higher growth areas should be SE and NE of SR 50 and US 27.

**Interlocal Service Boundary Agreements (ISBAs)** – There was a brief discussion on ISBAs and need for cities and counties to coordinate for optimal maintenance of local roadways. If City, County and MPO are all on the same page, DCA and FDOT will listen.

**Lake County LPA** – A representative from the Lake County LPA asked that we pay particular attention to the rural protection areas throughout the County.

Tom Burke made the closing comments regarding the schedule for presenting the results of the LUCIS generated results. In April, the results will be presented to the City and County Managers, then in May to the LSMPO Governing Board.