

Section 5B: Land Use and Socioeconomic Data Forecast

This chapter documents a summary of the socioeconomic data forecast developed for the Long Range Transportation Plan. Lake County has previously used the procedures contained in this chapter to develop socioeconomic data to be used for travel demand forecasting. This chapter provides an overview of the socioeconomic data development methodology and results. Detailed information and results can be found in Technical Appendix Section 5. Attention is directed to the fact that this chapter addresses forecast data prepared for the Lake County portion of the Lake-Sumter MPO since Sumter County data is being prepared as part of a different work effort by others.

Socioeconomic data, such as population and employment information, are a vital component of travel demand forecasting models used for transportation planning. The Lake-Sumter Metropolitan Planning Organization participates in the development and maintenance of this information within Lake County for the Orlando Area Planning Model. This model is historically updated on a five-year cycle, thus requiring an update to the input data including base year and forecast socioeconomic data.

Lake County is subdivided into 259 geographic sub-areas called traffic analysis zones (TAZs) as illustrated in Figure 5-1. Figure 5-2 illustrates the designation of ten geographic “planning regions” that are used to summarize estimated and projected socio-economic data. The number of TAZs have been increased from 228 to 259 to address recent growth trends since the prior adopted LRTP and the planning regions have been increased from six to ten.

Projections of population, dwelling units, employment, and other variables for each TAZ are entered into zonal data (ZDATA) files for use in the travel demand forecasting model. The ZDATA1 (Productions) and ZDATA2 (Attractions) transportation modeling input files were developed based on projections of the following variables:

- ZDATA1 (Trip Productions)
 - Dwelling units (Single-Family & Multi-Family)
 - Percent Seasonal & Vacant
 - Percent Vacant
 - Population (Single-Family & Multi-Family)
 - Hotel/motel units – (Number of Rooms)
- ZDATA2 (Trip Attractions)
 - School enrollment

- Industrial employees
- Commercial employees
- Service employees

This chapter documents the methodologies and assumptions used in forecasting the socioeconomic data for Lake County. Included in this chapter is a summary of the processes and results of the analysis. The technical appendix contains a more in-depth review of the methodology and resulting socioeconomic data forecast.

Insert Map 5-1: TAZs

Insert Map 5-2: Planning Areas

Development of Countywide Population and Employment Control Totals

The countywide forecast of population and employment was developed using information from the following sources:

- University of Florida Bureau of Economic and Business Research (BEBR) – the BEBR population estimate was used to select incremental five-year population control totals. An average of the Medium and High BEBR population projections were used to forecast population projections since it was determined by Lake-Sumter MPO staff that this projection best represented the anticipated growth that Lake County will experience. A table of the BEBR forecasts is included as Table 5-1
- Central Florida Regional Planning Model – The 2000 validation year model ZDATA files were used for the base year 2000 population, dwelling units, employment, school enrollment, and hotel/motel data.
- Lake County Development Services staff and MPO staff - general knowledge and information regarding growth trends and the phasing of approved and proposed Developments of Regional Impact (DRIs) and Master Planned Unit Developments (MPUDs).

Table 5-1: Bureau of Economic and Business Research Population Projections for Lake County, 2005 to 2025

	2000 Population	2005	2010	2015	2020	2025
BEBR Low		244,000	266,800	285,800	301,000	311,900
BEBR Medium	211,503	256,700	295,000	332,900	370,800	407,200
BEBR High		269,600	326,100	386,600	451,500	519,800

Population and Employment Control Totals

Table 5-2 presents the population and employment forecasts for Lake County. It is forecasted that Lake County 2025 population will be 463,500 persons with a total employment of approximately 180,300 employees. This represents an increase in population of approximately 252,000 persons and 93,000 employees from 2000 to 2025. The forecasted population and employment for Lake County from 2000 to 2025 represents an annualized growth of 4.77 percent for population and 4.26 percent for employment. The 2000 and 2025 population control totals were fixed numbers based on the BEBR estimates. However, adjustments were made to the interim to reflect short-term development growth.

Table 5-2: Population and Employment Forecast

Year	Population	Employees	Increase from 2000	
			Population	Employees
2000	211,503	87,318	n/a	n/a
2005	263,150	103,785	51,647	16,467
2010	326,550	129,279	115,047	41,961
2015	369,750	146,935	158,247	59,617
2020	411,150	164,004	199,647	76,686
2025	463,500	185,580	251,997	98,262

The population and employment forecasts projects that over the next twenty-five years:

- Industrial employment in Lake County will continue to grow at the same rate as population.
- Commercial employment will grow slightly faster than the rate of population growth.
- The majority of new jobs projected will continue to be in the service industries.

Table 5-3 summarizes the employment forecast by three employee types. The employment types include industrial employment, commercial employment, and service employment. For detailed definitions on the employee types and other ZData variables refer to Appendix A.

Table 5-3: Employment Forecast by Employee Type

Year	Population	Industrial	Commercial	Service	Total
2000	211,503	18,210	21,124	47,984	87,318
2005	263,150	21,380	26,050	56,355	103,785
2010	326,550	25,856	32,320	71,103	129,279
2015	369,750	28,505	37,763	80,667	146,935
2020	411,150	31,161	42,641	90,202	164,004
2025	463,500	33,776	48,993	102,811	185,580

Table 5-3 summarizes that the majority of new jobs forecasted are in the service employment sectors, followed by the commercial and industrial sectors. Table 5-4 summarizes the employment percent by employee type as a percent of the population. Table 5-4 also indicates that service employment is projected to have the greatest percent increase when compared to population.

Table 5-4: Employment Forecast by Employee Type (Percent of Population)

Year	Population	Industrial	Commercial	Service	Total
2000	211,503	8.61%	9.99%	22.69%	41.28%
2005	263,150	8.12%	9.90%	21.42%	39.44%
2010	326,550	7.92%	9.90%	21.77%	39.59%
2015	369,750	7.71%	10.21%	21.82%	39.74%
2020	411,150	7.58%	10.37%	21.94%	39.89%
2025	463,500	7.29%	10.57%	22.18%	40.04%

Table 5-5 summarizes the employment forecast as a percentage by type of employee. Table 5-5 shows that service employment is maintaining and slightly increasing its share of total employment. Table 5-6 summarizes the cumulative total of employment by employment type over the next 25 years. Finally, Table 5-7 summarizes the growth in employment type for each 5 year period beginning in 2005 and ending in the year 2025.

Table 5-5: Employment Forecast by Employee Type (Percent of Total Employees)

Year	Total Emp	Industrial	Commercial	Service	Total
2000	87,318	20.85%	24.19%	54.95%	100.00%
2005	103,785	20.60%	25.10%	54.30%	100.00%
2010	129,279	20.00%	25.00%	55.00%	100.00%
2015	146,935	19.40%	25.70%	54.90%	100.00%
2020	164,004	19.00%	26.00%	55.00%	100.00%
2025	185,580	18.20%	26.40%	55.40%	100.00%

Table 5-6: Employment Forecast by Employee Type (Cumulative Growth from 2000)

Year	Population	Industrial	Commercial	Service	Total
2000	n/a	n/a	n/a	n/a	n/a
2005	51,647	3,170	4,926	8,371	16,467
2010	115,047	7,646	11,196	23,119	41,961
2015	158,247	10,295	16,639	32,683	59,617
2020	199,647	12,951	21,517	42,218	76,686
2025	251,997	15,566	27,869	54,827	98,262

Table 5-7: Employment Forecast by Employee Type (Growth since Previous Time Period)

Year	Population	Industrial	Commercial	Service	Total
2000	n/a	n/a	n/a	n/a	n/a
2005	51,647	3,170	4,926	8,371	16,467
2010	63,400	4,476	6,270	14,748	25,494
2015	43,200	2,649	5,443	9,564	17,656
2020	41,400	2,656	4,878	9,535	17,069
2025	52,350	2,615	6,352	12,609	21,576

School Enrollment and Hotel/Motel Control Totals

Table 5-8 presents the recommended school enrollment forecasts for Lake County. It is forecasted that Lake County 2025 school enrollment will be approximately 51,500 students from a population of 463,500 persons. This implies an increase of approximately 18,000 students from 2000 to 2025. The recommended school enrollment forecast for Lake County from 2000 to 2025 represents an annualized growth of 2.3 percent a year.

Table 5-8: School Enrollment Control Totals

Year	Population	Students	Increase from 2000	
			Population	Students
2000	211,503	33,440	n/a	n/a
2005	263,150	34,700	51,647	1,260
2010	326,550	35,961	115,047	2,521
2015	369,750	50,541	158,247	17,101
2020	411,150	51,802	199,647	18,362
2025	463,500	53,062	251,997	19,622

New hotel/motel units planned for approved developments were added to the appropriate forecast year with direction from Lake County staff and local municipality staff. The 2000 estimate of Lake County hotel/motel units is 2,039 units. The forecasted 2025 hotel/motel units will be approximately 3,200 units, which amounts to an annualized growth of 6 percent a year. The hotel/motel population is calculated using the same persons per unit ratio (1.95) as the 2000 validation data. The 2000 estimate of Lake County hotel/motel population is 3,973 persons. The forecasted 2025 hotel/motel population will be approximately 6,200 persons.

Forecasted Approved Development

Information from Lake County on Developments of Regional Impact (DRIs), Master Planned Unit Developments (MPUDs), and approved developments was incorporated into the forecasts of socioeconomic growth. Approved development information was and allocated to the TAZs. Approved development employment was then reviewed and adjusted based on review meetings with Lake-Sumter MPO staff. Lake-Sumter MPO staff identified the amounts and the timeframe that approved development employment would be manually allocated. The remainder of the population and employment growth was allocated using the land use allocation model.

The entire socioeconomic data development process was supported by a series of interactive review workshops conducted by the consultant with the Lake County staff. During these workshops, control totals, approved development, and zone by zone data forecasts were reviewed. These review workshops resolved forecast issues that could not be addressed by the forecast tool thus requiring manual intervention that greatly enhanced the validity of the data forecasts.

FORECAST TRAFFIC ANALYSIS ZONAL DATA

This chapter describes the technical methodology used to develop the year 2005, 2010, 2015, 2020, and 2025 population and employment forecasts at the Traffic Analysis Zone (TAZ) level. The forecast of population and employment included the three standard FSUTMS employment categories: industrial, commercial, and service employment. Control totals of countywide employment by category were developed from the methodology and results described in the previous section of this report. The base of the population and employment data forecasts was a 2000 population and employment data file provided by the Florida Department of Transportation's consultant. Population and employment growth was allocated to the Traffic Analysis Zone level based on the TAZs anticipated propensity to accommodate or attract development. This methodology is described in the sections below.

Vacant Developable Lands Methodology

The allocation methodology for population and employment to vacant developable lands was accomplished using a multi-step process that culminated in the allocation of growth based on the results of a gravity model. The process used to complete the allocation to vacant developable land is illustrated in Figure 5-1. The gravity model distributes growth based on the "mass" (or attractiveness) of a TAZ multiplied by the "mass" of an activity centroid divided by the square of the distance between the two. The results of the Traffic Analysis Zone distribution were reviewed in several meetings with Lake-Sumter MPO staff. Where appropriate, adjustments were made to individual Traffic Analysis Zones based on the feedback received from Lake-Sumter MPO staff.

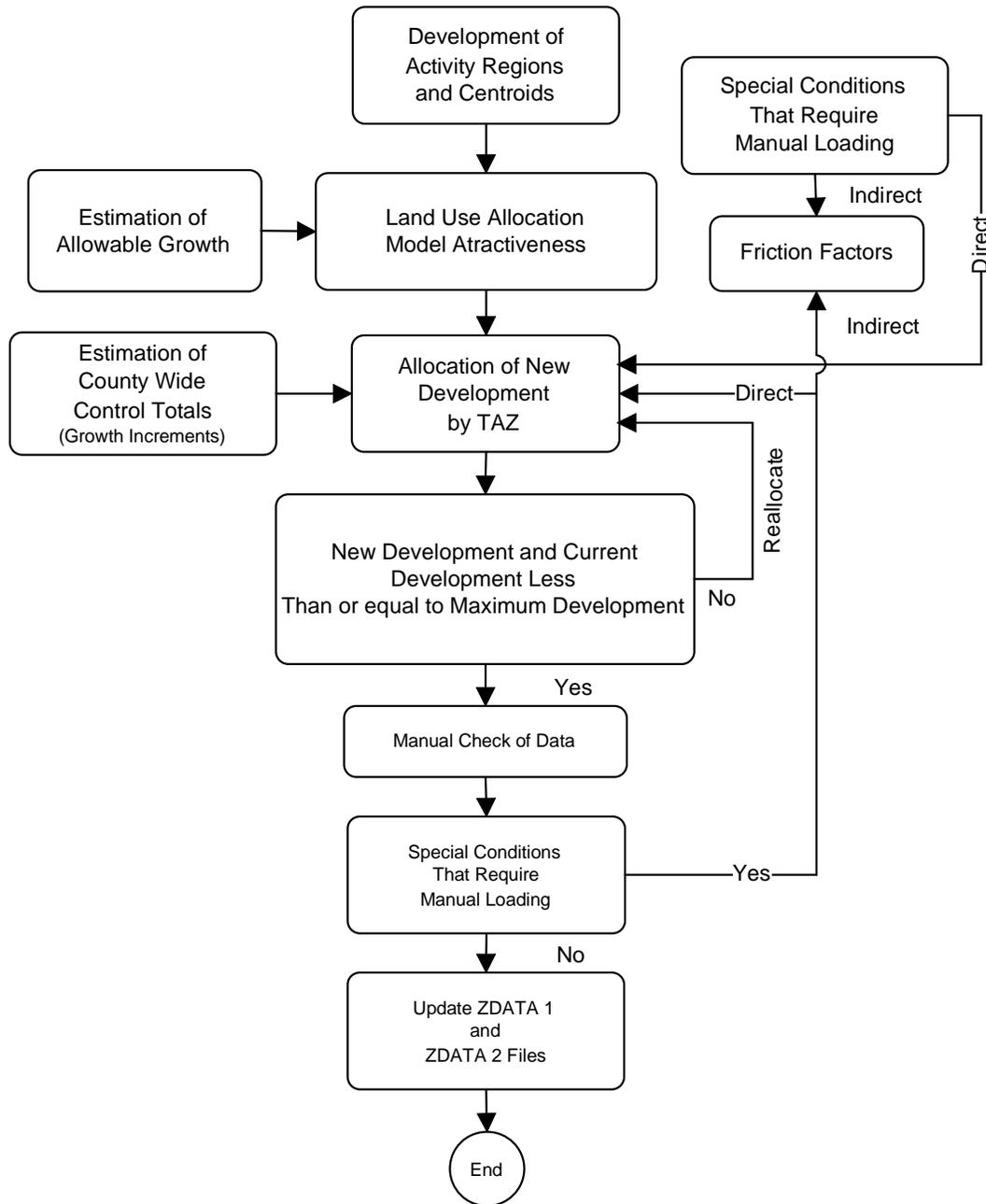
The first step in determining a TAZ's growth potential was to quantify the amount of vacant developable acres by future land use category. This was done using information from the Lake County Property Appraiser's files. Land was determined to be vacant by the Department of Revenue code (DOR). Additionally, a check was made to determine if the parcel was a future candidate for subdivision. This was accomplished by determining if the parcel had a structure on it and its size exceeded an acreage limit by Future Land Use Plan Code (i.e., one single family home on 20 acres of a Residential 3 classification). When this occurred, the parcel was treated as vacant even though it had a structure on it.

Once the vacant land by TAZ was determined, several adjustments were made to calculate the total developable land by Future Land Use Category. These adjustments are summarized below:



- Roadway right of way acreage was removed
- Government owned properties were removed
- Conservation areas, including FDOT mitigation areas, were removed
- Wetlands were removed based on the National Wetlands Inventory maintained by the U.S. Fish & Wildlife Service

Figure 5-1: Land Use Allocation Process





The result of these adjustments became the vacant developable acres by future land use category by TAZ.

Land use densities were obtained from the Lake County Comprehensive Plan, Municipal Comprehensive Plans, and from general land use densities provided in the Institute of Transportation Engineers (ITE) Trip Generation Manual (7th Edition). These densities and intensities are illustrated on Table 5-9. The land use densities contained in the Comprehensive Plan were adjusted to reflect existing built-out densities within Lake County. This work effort, completed by the consultant, involved determining the existing built-out developments and estimating a density of units or intensity per acre. This density was then compared to the allowable density contained in the Lake County Comprehensive Plan to determine a density multiplier.

Table 5-9: Estimation of Maximum Land Use Densities by Land Use (Units per Acre)

Future Land Use	Future Land Use Code	Estimated Land Use Dwelling Units	Industrial Employees	Comm. Employees	Service Employees	Source
Urban	UR	7	17.15	20.88	56.20	LKCP / N/A / LKCP-Judgement
Urban Expansion	UE	4	17.15	20.88	56.20	LKCP / N/A / LKCP-Judgement
Suburban	SU	3	17.15	10.44	28.10	LKCP / N/A / LKCP-Judgement
Rural Village	RV	2	17.15	5.22	14.05	LKCP / N/A / LKCP-Judgement
Rural	RU	0.2	17.15	10.44	28.10	LKCP / N/A / LKCP-Judgement
Municipalities	MU	0	0.00	0.00	0.00	N/A / N/A / N/A
Urban	UV	22	17.15	20.88	56.20	LKCP / N/A / LKCP-Judgement
Urban Compact Node	UC	5.5	17.15	14.62	39.34	LKCP / N/A / LKCP-Judgement
Receiving Area 120	RA120	0.05	17.15	5.22	14.05	LKCP / N/A / LKCP-Judgement
Sending Area 120	SA120	0.05	17.15	5.22	14.05	LKCP / N/A / LKCP-Judgement
Sending Area 140	SA140	0.025	17.15	5.22	14.05	LKCP / N/A / LKCP-Judgement
Employment Center with FLU code it overlaps	EC/	0	17.15	20.88	56.20	LKCP / N/A / LKCP-Judgement
Institutional with FLU code it overlaps	IN/	0	17.15	14.62	39.34	LKCP / N/A / LKCP-Judgement
Public Resource Lands	PR	0	17.15	10.44	28.10	LKCP / N/A / LKCP-Judgement
Lakes (water bodies > 300 acres)	LK	0	0.00	0.00	0.00	LKCP / N/A / LKCP-Judgement
Ridge	RD	4	17.15	5.22	14.05	LKCP / N/A / LKCP-Judgement
Transitional	TR	1	17.15	5.22	14.05	LKCP / N/A / LKCP-Judgement
Rural Conservation	RC	0.1	0.00	5.22	14.05	LKCP / N/A / LKCP-Judgement
Core Conservation	CC	0.05	0.00	5.22	14.05	LKCP / N/A / LKCP-Judgement

Sources: Lake County Comprehensive Plan

- ITE - Institute of Transportation Engineers reference Trip Generation, 7th Edition.
- ITE(1) - Average of ITE Land Use Codes (710 General Office Building and 750 Office Park)
- ITE(2) - Average of ITE Land Use Codes (814 Specialty Retail Center and 815 Free-Standing Discount Store)
- ITE 110 - Light Industrial
- ITE 120 - Heavy Industrial
- ITE 430 - Golf Course
- ITE 750 - Office Park
- ITE 818 - Nursery (Wholesale)



Estimated Land Use densities and multiplier factors were applied to unoccupied developable land. For example, if a specific TAZ has 10 acres of unoccupied developable land designated for residential uses at an approved density of 2 dwelling units per acre and a multiplier factor of 60%, the maximum allowable number of new dwelling units for this TAZ is 12 dwelling units. Employment densities were applied to developable acreage of land uses that generate employees (e.g., commercial, industrial, services, etc.). From this information, allowable employee growth was estimated. The multiplier factors applied for this analysis are illustrated in Table 5-10. Note that a description of each column is provided at the bottom of this table.

Table 5-10: Employment Densities and Intensities for Planning Areas

Future Land Use	FLUC	Percent Residential	Percent Non-Residential	Residential Intensity	Non-Residential Intensity	% SF	% MF	% IND	%COM	%SER	Estimated Land Use SF DU	Estimated Land Use MF DU	Industrial Employees	Commercial Employees	Service Employees
Urban	UR	0.90	0.10	0.57	1.00	0.80	0.20	0.100	0.400	0.500	2,8728	0.7182	0.1715	0.8352	2,8101
Urban Expansion	UE	0.80	0.20	0.62	1.00	1.00	0.00	0.100	0.300	0.600	1,9840	0.0000	0.3430	1,2528	6,7442
Suburban	SU	0.70	0.30	0.40	0.50	1.00	0.00	0.050	0.300	0.650	0,8400	0.0000	0.1286	0,4698	2,7398
Rural Village	RV	0.80	0.20	0.90	1.00	1.00	0.00	0.050	0.300	0.650	1,4400	0.0000	0.1715	0,3132	1,8266
Rural	RU	0.50	0.50	0.90	0.20	1.00	0.00	0.050	0.300	0.650	0,0900	0.0000	0.0858	0,3132	1,8266
Municipalities	MU	0.50	0.50	0.90	0.50	1.00	0.00	0.200	0.400	0.400	0.0000	0.0000	0.0000	0.0000	0.0000
Urban	UV	0.90	0.10	0.77	1.00	0.00	1.00	0.050	0.450	0.500	0.0000	15,2460	0.0858	0,9396	2,8101
Urban Compact Node	UC	0.80	0.20	0.60	1.00	1.00	0.00	0.050	0.450	0.500	2,6400	0.0000	0.1715	1,3155	3,9341
Receiving Area 120	RA120	0.98	0.02	0.90	0.20	1.00	0.00	0.200	0.400	0.400	0,0441	0.0000	0.0137	0,0084	0,0225
Sending Area 120	SA120	0.02	0.98	0.90	0.20	1.00	0.00	0.200	0.400	0.400	0,0009	0.0000	0.6724	0,4093	1,1016
Sending Area 140	SA140	0.02	0.98	0.90	0.20	1.00	0.00	0.200	0.400	0.400	0,0005	0.0000	0.6724	0,4093	1,1016
Employment Center	EC/	0.00	1.00	0.00	1.00	0.00	1.00	0.800	0.050	0.150	0.0000	0.0000	13,7219	1,0440	8,4303
Institutional	IN/	0.00	1.00	0.00	1.00	0.00	1.00	0.200	0.300	0.500	0.0000	0.0000	3,4305	4,3849	19,6707
Public Resource Lands	PR	0.00	1.00	0.00	0.10	0.00	1.00	0.100	0.000	0.900	0.0000	0.0000	0.1715	0.0000	2,5291
Lakes	LK	0.00	0.00	0.00	0.00	0.00	1.00	0.000	1.000	0.000	0.0000	0.0000	0.0000	0.0000	0.0000
Ridge	RD	0.90	0.10	0.90	1.00	1.00	0.00	0.100	0.400	0.500	3,2400	0.0000	0.1715	0,2088	0,7025
Transitional	TR	0.90	0.10	0.20	0.50	1.00	0.00	0.100	0.400	0.500	0,1800	0.0000	0.0858	0,1044	0,3513
Rural Conservation	RC	0.90	0.10	0.90	0.50	1.00	0.00	0.100	0.100	0.800	0,0810	0.0000	0.0000	0,0261	0,5620
Core Conservation	CC	1.00	0.00	0.90	0.50	1.00	0.00	0.100	0.100	0.800	0,0450	0.0000	0.0000	0.0000	0,0000

Note:

- Land Use - Comprehensive Plan Land Use Categories
- LUC - Comprehensive Plan Land Use Codes
- Percent Res - Percentage of Area for Residential Uses
- Percent Non-Res - Percentage of Area for Non-Residential Uses
- Intensity Res - Maximum Allowable Intensity for Residential Uses
- Intensity Non-Res - Maximum Allowable Intensity for Non-Residential Uses
- % SF - Percentage of Maximum Single-Family Dwelling Units Allowable
- % MF - Percentage of Maximum Multi-Family Dwelling Units Allowable
- % IND - Percentage of Industrial Land Use Activity by Area
- % COM - Percentage of Commercial Land Use Activity by Area
- % SER - Percentage of Service Land Use Activity by Area
- Estimated Land Use Dus - Maximum Allowable Dwelling Units by Area and Land Use Category
- Industrial Employees - Maximum Allowable Industrial Employment by Area and Land Use Category
- Comm. Employees - Maximum Allowable Commercial Employment by Area and Land Use Category
- Service Employees - Maximum Allowable Service Employment by Area and Land Use Category

The maximum development for each TAZ was estimated by adding the allowable growth to the existing land use components (from 2000 County population, dwelling units, and employment categories). The maximum development was used to determine if the allocated growth was physically possible within the TAZ. If the growth was not possible, the model reallocated it to other TAZs.

The following describes the technical process the gravity model used for the distribution of growth to the Traffic Analysis Zones:

Identification of Planning Areas and Controls

The County was delineated into ten different development or Planning Areas that have or are expected to have similar development characteristics such as density. Planning Areas represent a set of TAZs that have been grouped together based on a number of factors that include:

- Existing land use
- Future land use
- Existing population and employment
- Location of cities
- Major roadway corridors
- Character of areas
- Functional relationship of land uses

Activity centroids were developed for each planning area for dwelling units and for industrial, commercial and service employment. The activity centroids were found by weighting each geographical center of each TAZ by these land use components (dwelling units, and industrial, commercial and service employment) within the planning area for the year 2000. The weighted geographical centers of each TAZ were combined to find the center of mass for each planning area. Thus, the planning area of the centroid does not represent the geographical center of the planning area, but rather a more realistic center based on the existing concentration of each land use component. Generally, these centroids represent locations of existing urbanized development or locations that will likely become more urbanized in the future. Due to the concentric allocation procedure, it was not necessary to redefine regions or centroids for each planning year of the socioeconomic data sets. The allocation methodology simulates compact growth patterns from the center of the planning area outward and is not sensitive to urban sprawl.

The Lake-Sumter MPO staff reviewed the initial socioeconomic projections for each planning year iteration of the model. This was accomplished with interactive work sessions using series of maps illustrating the growth increment in dwelling units, and service, commercial and industrial employment for each planning year horizon. Adjustments to specific areas of the County were recommended by staff to more accurately reflect future year patterns. These adjustments were also made to include approved DRIs and other developments. Allocation of growth for each increment of time utilized the results of the development totals resulting from the preceding growth allocation iteration. This allowed manual data adjustments to maximum allowable development and manual attractiveness factors to be preserved throughout each analysis period.

Socioeconomic Data Development

Using the approved control totals for population and employment, the initial allocation of population, dwelling units, and employment for the industrial, service and commercial categories was made using the methodology discussed in the previous sections of this Chapter. This included an allocation for approved development and an allocation to vacant lands.

Allocation of Population and Employment to Traffic Analysis Zones

Based on the control totals and maximum allowable development for each TAZ, dwelling units and employment were allocated to each TAZ. The allocation was based on an iterative process that uses an attractiveness index in combination with how close the TAZ is to other TAZs and the region or planning area's centroid. This process simulates compact urban development by first allocating growth to, or filling, TAZs closest to each region's centroid.

Manual adjustments or overrides to the allocation process were then made, as necessary, to reflect projected growth in areas approved for large scale developments such as Developments of Regional Impact (DRIs) and Master Planned Unit Developments (MPUDs). The resulting allocations were subsequently converted into socioeconomic data sets.

The technical process used to develop the initial forecast of socioeconomic data was augmented with additional analysis that included a thorough review of historical and projected building permits. The process also included a complete review of Master Planned Unit Developments and Developments of Regional Impact. This review was accomplished to recognize that land with existing development approvals is typically more likely to develop within the timeframe of this plan than land without development approvals in place. In some cases, the forecast control totals for specific intermediate year forecasts were adjusted to reflect the timing of approved developments that were expected to occur. These adjustments were made during several review meetings with Lake MPO staff. Bear in mind that the adjustments are intended to best represent the future growth of the approved developments and must be taken with a grain of salt. The allocation results for the approved developments serve as a necessary part of the countywide forecast socioeconomic allocation. They are not to be misconstrued as the actual approved development growth.

Allocation of School Enrollment

The distribution of school enrollment was accomplished manually. The future school enrollment was tabulated for each educational facility, not at the student's residence. The base year data for the population and school enrollment (private schools, public schools, and community colleges) was the 2000 Lake County school enrollment file provided by the Florida Department of Transportation. Approved developments, including DRIs, were reviewed to determine if a new education facility is proposed as a part of the development. These new education facilities were added to the appropriate TAZ and the additional students, as indicated by the approved development, were included in the allocation. The school enrollment allocation from the prior LRTP was also reviewed and determined where additional future school locations should be assigned.

Allocation of Hotel and Motel Units

The distribution of hotel/motel units was also accomplished manually. The base of the hotel and motel units was a 2000 Lake County Hotel and Motel units location file provided by Florida Department of Transportation. A review of approved developments, including DRIs, was completed to determine the likely locations of future hotel and motel units. Additional hotel and motel units were allocated to TAZs during workshops based on input from local municipality and County staff.

Final Socioeconomic Data

A significant effort was undertaken to develop the forecast data sets for Lake County. This consisted of:

- A complete review of approved Development of Regional Impacts (DRIs) and Master Planned Unit developments (MPUDs)
- A review of pending Master Planned Unit developments (MPUDs) and Development of Regional Impacts (DRIs)
- Balancing of the forecast data sets to Lake County population and employment control totals
- Several interactive workshops with Lake-Sumter MPO, Lake County, and local municipality staff review
- Approval of the forecast data sets by the Lake-Sumter MPO staff

The final socioeconomic data is included in Technical Appendix Section 5C.

Conclusion

The data sets developed as part of this project represent a cooperative effort between the Lake-Sumter Metropolitan Planning Organization, the Florida Department of Transportation, and the local jurisdictional governments in Lake County. Numerous review opportunities led to the development of the refined socioeconomic data. These socioeconomic data are recommended for use in the Central Florida Regional Planning Model for the purposes of transportation planning. Application of this data for other uses should be carefully reviewed prior to actual use.

These data sets should also be reviewed periodically to ensure that ongoing growth is adequately provided for in the data files at the Traffic Analysis Zone level. This is especially recommended for areas of the County that are experiencing significant changes in employment due to new development or redevelopment.

Recommendations for Enhancements

The methodology used to identify the locations of employment growth resulting from redevelopment was based on the analysis that could be completed within the scope of services using the best available data at the time the forecasts were developed. This necessitated the use of existing data and data that could be readily obtained. Overall, the recommended level of redevelopment was acceptable to the local government representatives who reviewed the data at the Traffic Analysis Zone unit of analysis. Only slight modifications were recommended as a result of these reviews. The opportunity exists for a more refined consideration of redevelopment growth in the future should the resources become available. This more refined analysis should attempt to identify redevelopment growth based on data at the parcel level. This parcel level data should include the existing quantity of employment at the parcel and the allowable growth based on the future land use identified for the parcel in the Comprehensive Plan. This revision to the methodology would more adequately reflect the variance of intensities of development from one location to another.