



## **LAKE~SUMTER METROPOLITAN PLANNING ORGANIZATION**

### **LAND USE SUBCOMMITTEE 2035 POPULATION & EMPLOYMENT PROJECTIONS**

**FEBRUARY 11, 2009  
LAKE~SUMTER MPO OFFICES**

The Lake~Sumter MPO Land Use Subcommittee is made up of members from the Technical Advisory Committee (TAC) and/or other local government staff that assist in land use decision making and interested parties from the Citizens Advisory Committee (CAC) and Bicycle Pedestrian Advisory Committee (BPAC). The MPO held three (3) meetings of the Land Use Subcommittee, based on its three Task Force Areas. Members representing each area met at the following times:

- East Lake County met at 10:00 a.m.
- North Lake-Sumter met at 1:00 p.m.
- South Lake met at 3:00 p.m.

All three meetings were publicly advertised and open to the public and all interested parties.

#### **SUMMARY**

Discussion at all three meetings centered on the two land use forecasting approaches under consideration that the MPO, FDOT and RPC have developed. The traditional method applies the currently adopted comprehensive plans for all our member governments (future land use maps) to project future population and employment. Land use is allocated, using the Future Land Use Allocation Model (FLUAM), to vacant developable parcels based on their relative attractiveness to other parcels, as well as the historical growth patterns surrounding those parcels. This has become known as the "Trend" scenario, as it tends to replicate past growth patterns.

The alternative approach focuses on the ideals that were born out of the How Shall We Grow 2050 Regional Vision efforts from 2006-2007, i.e., the 4 C's.

- **Conservation:** *Preserve Central Florida's most precious resources – lands, waters, air, and wildlife*
- **Countryside:** *Maintain Central Florida's heritage of agriculture and small villages*
- **Centers:** *Hamlets, villages, towns and cities – a variety of places to live, work, and play*
- **Corridors:** *Connect our region with more choices for how people and freight move*

This alternative approach, developed using the University of Florida's Land Use Conflict Identification Strategy (LUCIS) Model, will reduce sprawl, place densities in downtown centers, remove densities from areas that could otherwise be preserved as conservation, and result in better support for a future transit system.

Local governments from Lake County were in general support of the LUCIS approach. Sumter County, Bushnell and Wildwood were less interested and are actually in the process of developing their own land use projections. MPO staff will meet with Sumter County and its municipalities to discuss their "third" approach in more detail.

All three task force groups were provided with a demonstration of an online comparison tool, developed and provided by FDOT, that allows you to compare the FLUAM and LUCIS data on a traffic analysis zone (TAZ) level. MPO staff asked each local government to consider the pros and cons of the two approaches. A decision on which approach will be used as the basis for the MPO's land use data set will need to be made by March (to keep the 2035 Transportation Plan development on schedule). They also requested the local governments review the data that pertains to their jurisdiction through the use of the comparison tool and to report back with any land use issues at the next scheduled Land use Subcommittee meeting on March 18, 2009.

The sign-in sheets for the three February 11 Land Use Subcommittee meetings are attached.