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## **INTRODUCTION**

The purpose of a comprehensive land use plan is to ascertain the needs and demands of a community and its residents, and then to devise programs that will satisfy these requirements. These needs and demands must reflect the expressed desires of the current population and the probable requirements of the anticipated population of the community. In order to ensure some degree of uniformity throughout a geographical area there is a need to establish parameters by which such planning is to be accomplished and the standards that are to be applied. Within this context the basic concept upon which this comprehensive land use plan is based is that specified by Chapter 163 Florida Statutes.

The City of Lake Helen, known as “The Gem of Florida”, is located in west Volusia County directly off Interstate 4 between the larger cities of DeLand to the north and Deltona to the south. Founded by Henry DeLand and named after his daughter, the City was intended as one of the prettiest and most pleasant towns in Florida. Lake Helen citizens have worked hard to preserve their small town character and are proud of the City’s Victorian architecture and lush vegetation. However, like many other Florida jurisdictions, Lake Helen is struggling to strike a balance between maintaining its current standard of living and increasing the city’s tax base to pay for much needed services that contribute to the area’s high quality of life.

## **SUMMARY**

The needs and demands of future populations must be determined and plans developed such that these needs and demands can be accommodated at the point in time when the requirement is created. Such is the role of the comprehensive land use plan. But a plan is only as good as the implementation that is afforded the plan. It is incumbent upon local officials to implement the goals, objectives and policies provided herein in such a manner that will ensure that the needs and demands of all residents, both current and future, are satisfied. The City of Lake Helen 2035 Comprehensive Plan is designed to preserve the existing quality of life that is afforded to its residents and visitors; preserve its small town charm; honor and build upon its historical heritage; preserve its existing residential and rural character; and promote economic vitality.