CNU Summit Presentation

February 18, 2016
What’s New?

• Large State- & Regional-Level Projects

• Transportation Corridors
  East-Central Florida Corridor
  I-75 Relief Corridor

• All Aboard Florida

• Approvals Process
  Comp Plan Amendments
  Developments of Regional Impacts (DRIs)
  Sector Plans
Achieving Planning Outcomes

- Planning by Prescription
- Funding Assistance
- Technical Assistance
- Education - Information
Achieving Planning Outcomes

- Planning by Prescription
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- Education - Information
## Comprehensive Planning

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<th>Year</th>
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<th>2013</th>
<th>2014</th>
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<tr>
<td>Proposed Amendments</td>
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<td>375</td>
<td>209</td>
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<td>Adopted Amendments</td>
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<td>373</td>
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*1 ESR Amendment Challenged; 1 SCR Amendment found Not In Compliance
Expedited State Review Emphasis:
Important State Resources or Facilities

• 2011 – 1 Challenge Comment
• 2012 --10 Challenge Comments
• 2013 --13 Challenge Comments
• 2014 -- 4 Challenge Comments
• 2015 – 1 Challenge Comment

2015 – 1 Challenge - Adopted Amendment
Areas of Critical State Concern

- Monroe County/Key West
  - Central Sewer Litigation
  - Land Acquisition
- Green Swamp
  - Annexations
- Apalachicola
  - Water Quality
New Urbanism is Possible!

S. 163.3177, FS., Required and optional elements of comprehensive plan; allows local governments to plan for:

- small block sizes;
- reduced off-street parking;
- on-street parking;
- mixed use;
- medium density;
- high density;
- narrow setbacks;
- narrow streets;
- transit-oriented development;
- high connectivity;
- even the use of the transect and form-based code.
Developments of Regional Impact

- Fewer new DRIs
- New process to create DRI-sized developments
Developments of Regional Impact

Many local governments are defined as Dense Urban Land Areas pursuant to Section 380.06(29), Florida Statutes – Large Developments are exempt from DRI review in these local government (some exceptions). Includes Miami-Dade, Duval, Broward, Hillsborough, Pinellas, Seminole, & Orange Counties, and most highly populated municipalities, e.g., Miami, Jacksonville, Tampa, St. Petersburg
Developments of Regional Impact

• 163.3184 Process for adoption of comprehensive plan or plan amendment.

(2) COMPREHENSIVE PLANS AND PLAN AMENDMENTS

(c) Plan amendments that are in an area of critical state concern designated pursuant to s. 380.05; propose a rural land stewardship area pursuant to s. 163.3248; propose a sector plan pursuant to s. 163.3245 or an amendment to an adopted sector plan; update a comprehensive plan based on an evaluation and appraisal pursuant to s. 163.3191; propose a development that qualifies as a development of regional impact pursuant to s. 380.06; or are new plans for newly incorporated municipalities adopted pursuant to s. 163.3167 shall follow the state coordinated review process in subsection (4).
NEW PROPOSED DEVELOPMENTS.— A new proposed development otherwise subject to the review requirements of this section shall be approved by a local government pursuant to s. 163.3184(4) in lieu of proceeding in accordance with this section.
Developments of Regional Impact
Section 163.3184 (4), Florida Statutes

• The State Coordinated Review Process for reviewing comprehensive plans and plan amendments
Bienville Plantation in Hamilton County is a new DRI. It was recently reviewed as a proposed comprehensive plan amendment. DEO cited some objections and provided recommendations for improvement of the amendment.

The County has not yet adopted this amendment.
Sector Plans
Southwest Hendry
Bay-Walton
North Ranch (Deseret Ranch)
Potential Sector Plans

• Plum Creek – Alachua County
  – Envision Alachua

• Suwannee Lakes – Gilchrist County
  – Legacy Planning
Technical Assistance

• Grants to Local Governments
  – FY 2014-2015 $1.6 million appropriation
    • Competitive Florida
    • Technical Assistance Grants to 44 local governments

• Staffing Various Committees

• Response to Requests – Technical Guidance
Indian River County

Gifford Community

- County allocated funds for new landscaping and vegetation but not for planning
- DEO grant funded a master plan for landscape and vegetation placement cohesive with the larger area plans
- This began with maps documenting existing right of ways and adjacent property conditions to develop a design plan, with a final bid-ready master plan as the end result
Deerfield Beach

• Complete Streets Implementation Final Plan
  – Targets corridors for retrofit
  – DEO grant funded this planning document
  – Includes appropriate design features, including recommended street sections
Tallahassee

DEO provided a Technical Assistance grant to assist the City in the commemoration and integration of Smokey Hollow into a new regional park.

The Smokey Hollow Commemoration at Cascades Park won top honors in the People's Choice awards -- statewide competition hosted by the Florida Chapter of the American Institute of Architects honoring buildings with the most community purpose and impact.
LaBelle applied for and received a grant to help develop a pilot project to spur Agritourism.

A bus tour was developed with 25 different destinations, and is planned to run between 5 and 6 different schedules.

The City created several reports to determine best locations and routes, scheduling, marketing, and a fully operational business plan.
Washington and Jackson Counties

- Each county applied for and received a $25,000 grant to coordinate and develop a strategic plan for the segments of the US 90 corridor within their counties.
- Each county identified stakeholders and assets, providing for an opportunity to meet, prepare a vision statement, and develop recommendations focused on these historical tourism opportunities.
- This allowed for a joint inventory of assets and the creation of a calendar of events to assist with the development of a historic resource guide.
Sanford

- A few blocks away from their courthouse is a well-known dog park
- The City of Sanford thought it was time for improvements and saw this as an opportunity to use the park to stimulate and frame redevelopment of the historic district
- With a grant from DEO, Sanford held a visioning meeting with stakeholders and developed a master plan for improvements
- The design of the park was tailored to provide both canine and human enjoyment, with specialized landscaping, irrigation, and other inventive features
Indian River Lagoon

The East Central Florida Regional Planning Council received a total of $300,000+ in grants 2014-16

2014-15:

• Conducted an assessment of the Indian River Lagoon and St. Lucie River and Estuary Basin Management Action Plans (BMAPs)
• Prepared a report identifying potential impediments to implementation of BMAPs
• Using information from the water management districts, FDOT, and local governments, the Regional Planning Council mapped the location of outfalls to the four basins
Indian River Lagoon

The East Central Florida Regional Planning Council received a total of $300,000+ in grants 2014-16

2015-16:

- The Treasure Coast Regional Planning Council subcontracted an economic valuation of the 5-County Lagoon region
- Identify ownership of and analyze sea level rise impacts to stormwater outfalls
- Develop stormwater BMPs for the Lagoon
- Information can be used to prioritize locations and types of stormwater treatment projects to meet BMAP requirements, to provide BMPs for water quality improvement and to economically justify expenditures in improvement of water quality in the Lagoon
South Bay

The City’s Technical Assistance Grant led to the design of a conceptual Master Plan for Tanner Park, Cox Park, and the SR80 Corridor
The County’s technical assistance grant led to the preparation of a customer friendly, easy-to-use guide to the Polk County Land Development Code (LDC)

- What can I do with my property?
- What is the process for project approval?
- How do I need to construct my project?
- How do I bring my property into compliance with the LDC?

- English and Spanish versions of the guide were produced
Technical Assistance

Participation on Committees

Examples:

• East Central Florida Corridor Task Force
• I-75 Relief Task Force
• Voting Member, Florida Bicycle & Pedestrian Partnership Council
• Member, Safe Mobility For Life Coalition (includes “Aging in Place” initiative)
Technical Assistance

Florida Bicycle & Pedestrian Partnership Council

- Pedestrian Design Guidebook
- Presentations on the Economic Benefits of Walkable Communities
Technical Assistance

Safe Mobility For Life Coalition

Aging in Place Checklist

Concepts included:

• Compact community
• Compact dwelling choices
• Human-scale design
• Connectivity
Technical Assistance

Response to Specific Technical Assistance Requests

• Broward County climate change resiliency strategies
• Crestview downtown development parameters
• Palm Bay Bayfront Mixed Use development strategies
Technical Assistance

Response to Specific Technical Assistance Requests

• Crestview downtown development parameters

DRAFT

Proposed New Future Land Use Category

For The Downtown Area

Policy 5 A.1.4.4: The Downtown Mixed Use category is intended to foster economic growth and expansion in Downtown Crestview by providing for a mix of commercial and residential uses. The Future Land Use Map indicates the lands within the downtown area that may be developed under the provisions of this category.

The Land Development Code shall contain provisions that facilitate multiple uses on the same site or parcel or within the same building and shall address, at a minimum, the following:

1. Permitted uses which shall include retail, office, restaurants, service, business, governmental and residential.

   A. Exclusively for newly constructed stand-alone apartments, rentals, hotels and other tourism or student accommodations, commercial uses shall be limited to the first floor of the structure wherein the residential use is located. However, up to 35% of the first floor (ground floor) area may be used for residential uses and uses auxiliary to such residential use provided that the residential or auxiliary use does not front Main Street or Wilson Street. Residential auxiliary uses include, but are not limited to, administrative and registration areas, facilities for mail and package delivery, maintenance and storage, elevators, and stairwells.

   B. To maintain and improve the economic activity in the designated area, first floor uses fronting Main Street or Wilson Street shall be limited to retail, office, public facilities, restaurants, and other commercial uses as defined in the Land Development Code.

   C. Industrial uses are not permitted within this category.
Technical Assistance

• In many ways, collaboration often utilizes diversity and perspective as advantages, and challenges every party to make a meaningful and significant contribution. Through such efforts, lasting innovative solutions can be found.
Community Planning
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Or http://www.floridajobs.org/

Go to Office Directory and look for
Community Planning, Development and Services