



FLORIDA
DEPARTMENT *of*
ECONOMIC
OPPORTUNITY

CNU Summit Presentation

February 18, 2016





**FLORIDA DEPARTMENT of
ECONOMIC OPPORTUNITY**

Department of
Economic Opportunity
Cissy Proctor, Executive
Director

Division of Community
Development
Taylor Teepell

Bureau of Community
Planning
Ana Richmond

Bureaus of Community
Assistance and
Community
Revitalization
Paula Lemmo

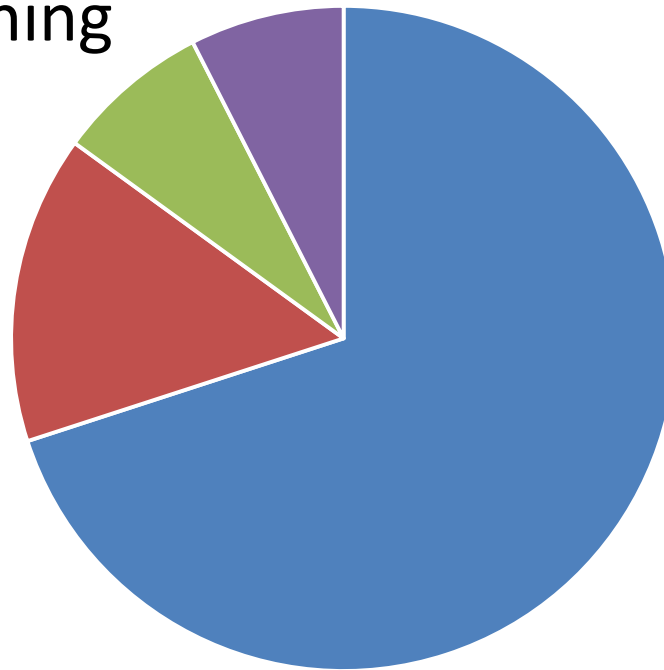
Bureau of Economic
Development
Sherri Martin

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

Emphasis Pre-2011

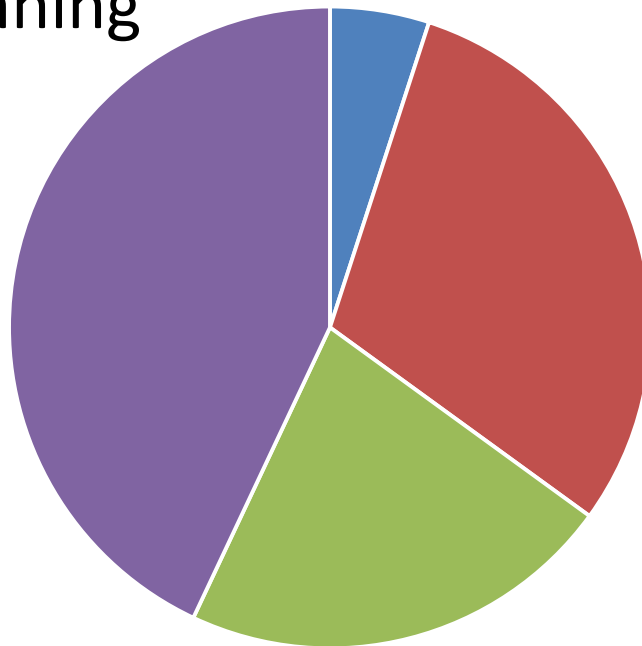
Achieving Planning
Outcomes



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

Emphasis Post-2011

Achieving Planning
Outcomes



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

Comprehensive Planning

Year	2012	2013	2014	2015
Proposed Amendments	341	352	375	209
Adopted Amendments	370	373	424	211
Not In Compliance or Challenged by DEO	0	0	0	2*

*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 ~~s. 380.06(24)(x)~~; or are new plans for newly incorporated municipalities adopted pursuant to s. 163.3167 shall follow the state coordinated review process in subsection (4).



Developments of Regional Impact

- 380.06(30) 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

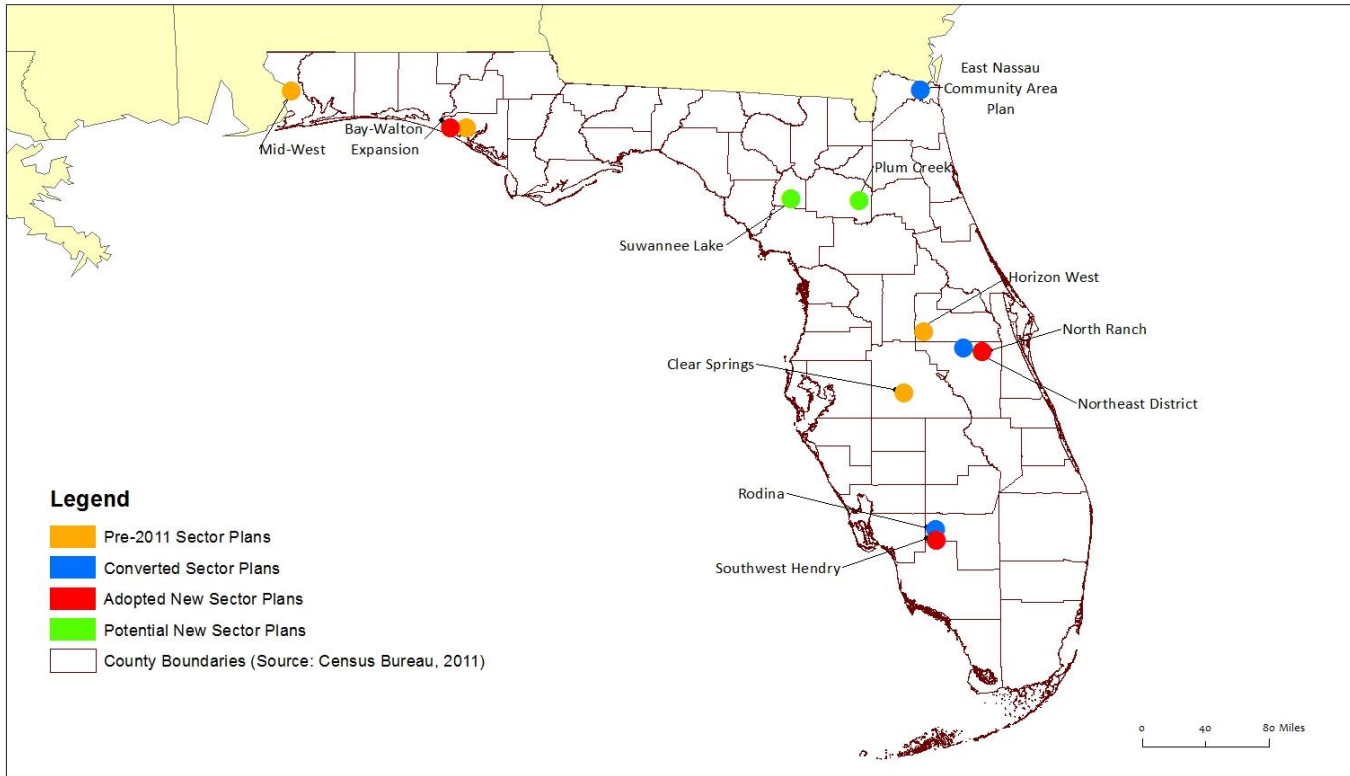


Developments of Regional Impact

- **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



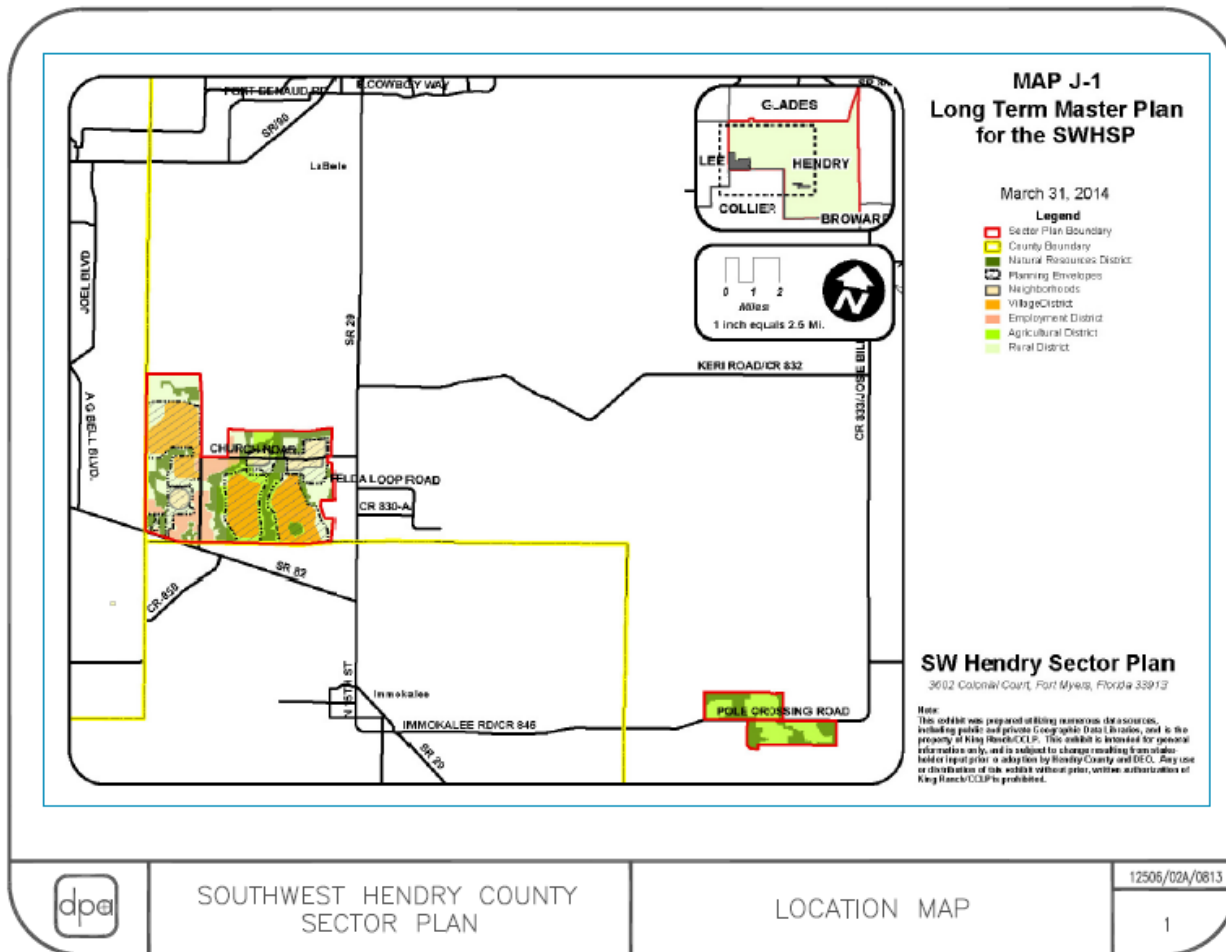
Sector Plans

Note: This product has been compiled from the most accurate data available in the Department of Economic Development. This product is for reference purposes only and is not to be construed as a legal document or survey instrument.

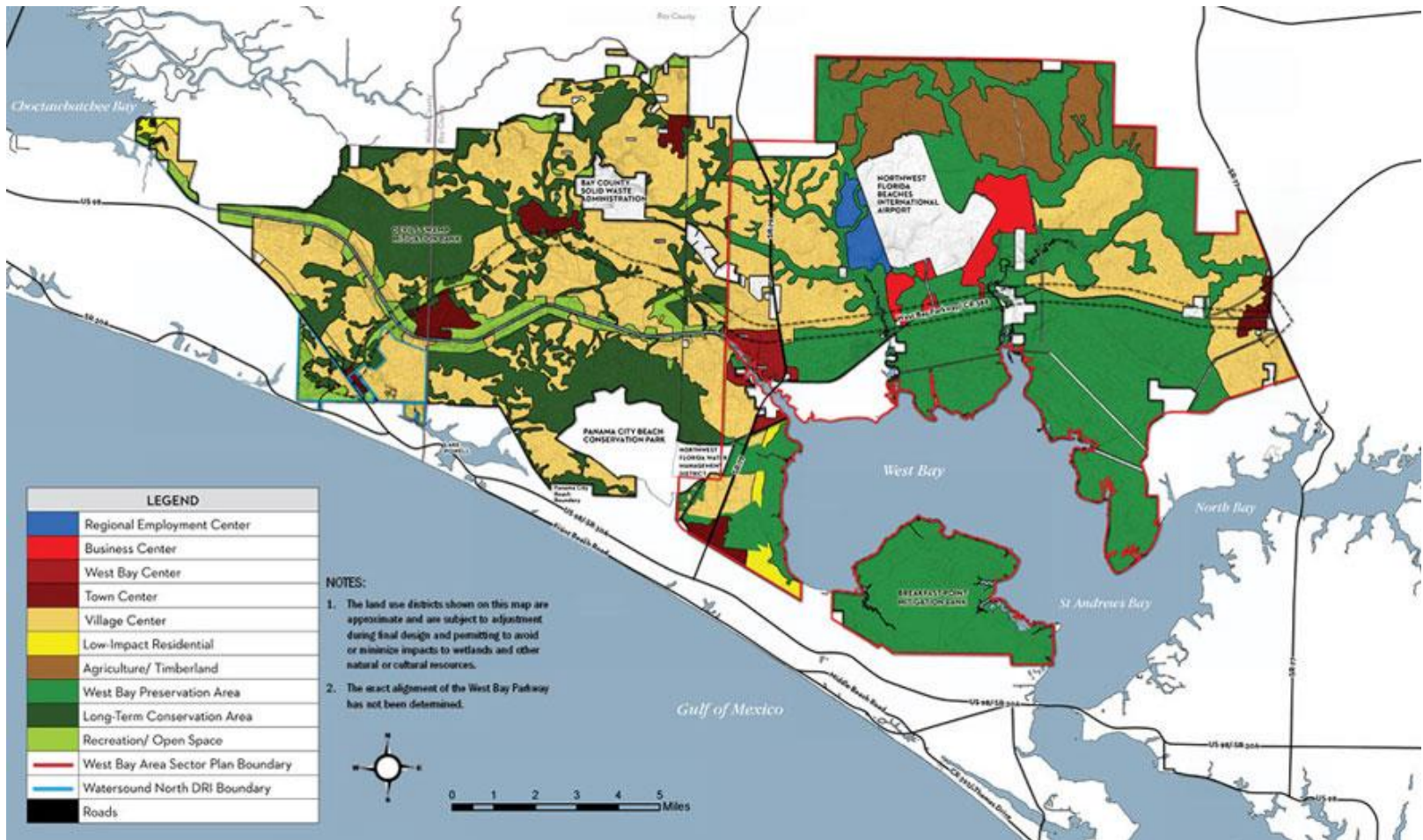


FLORIDA DEPARTMENT OF
ECONOMIC OPPORTUNITY
Division of Community Development

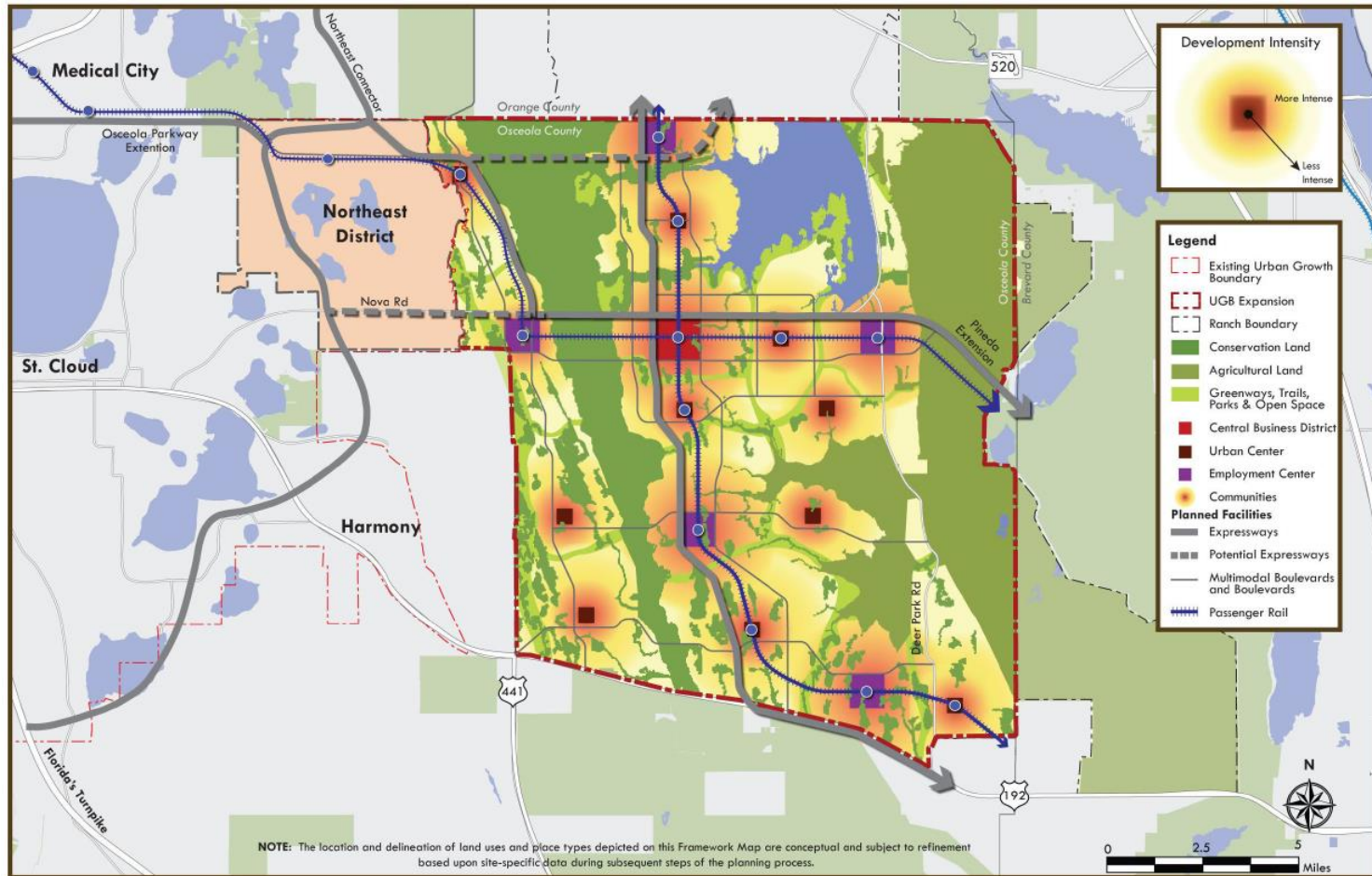
Southwest Hendry



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

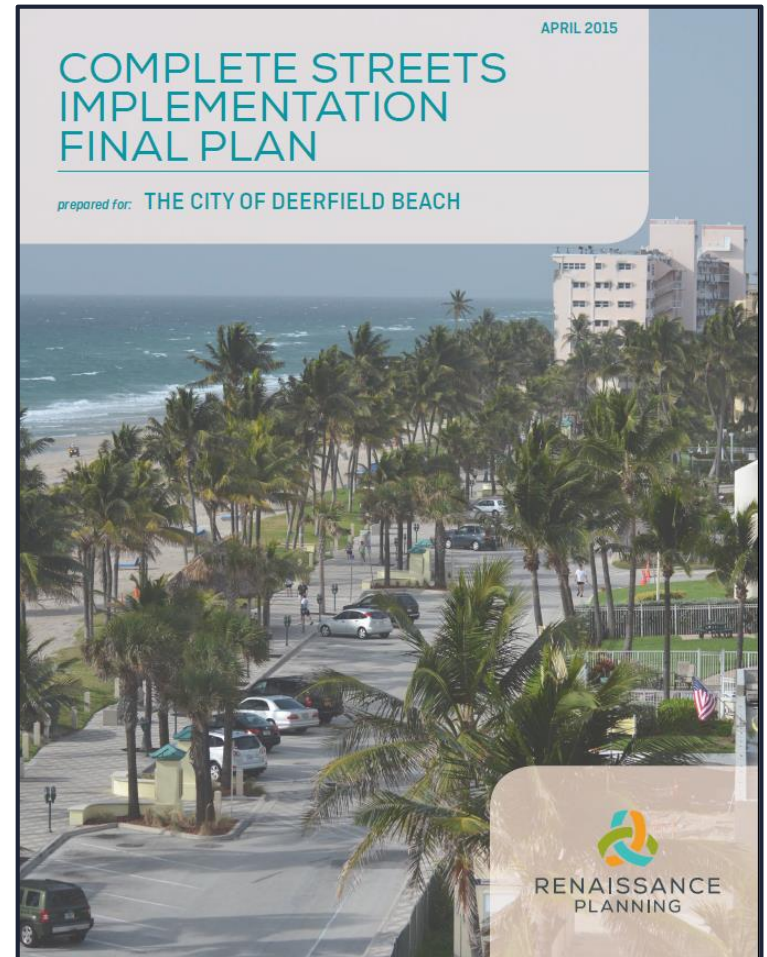
- County allocated funds for new landscaping and vegetation but not for planning
- DEO grant funded a master plan for landscape and vegetation placement cohesive with the larger area plans
- This began with maps documenting existing right of ways and adjacent property conditions to develop a design plan,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

Looking East from 28th Court – Ph 1



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

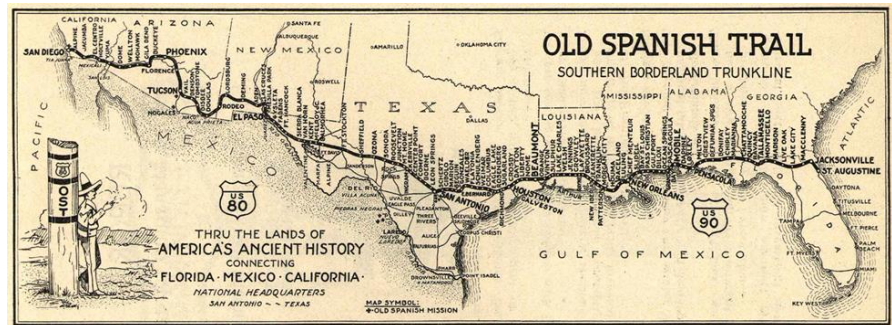
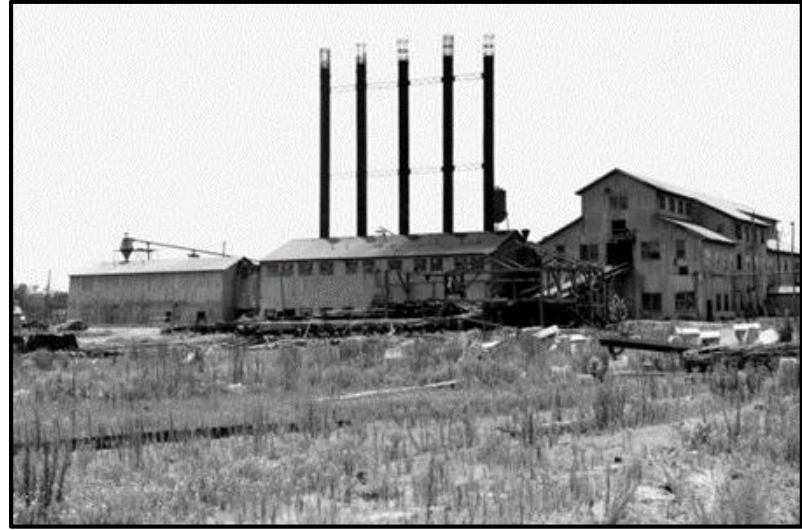
LaBelle



- 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

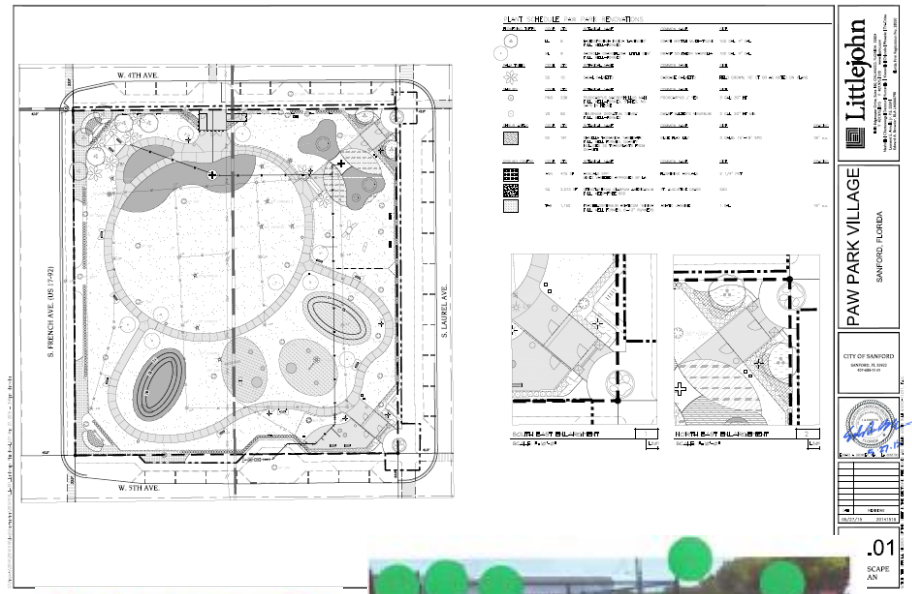
Washington and Jackson Counties

- 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 inventorying 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

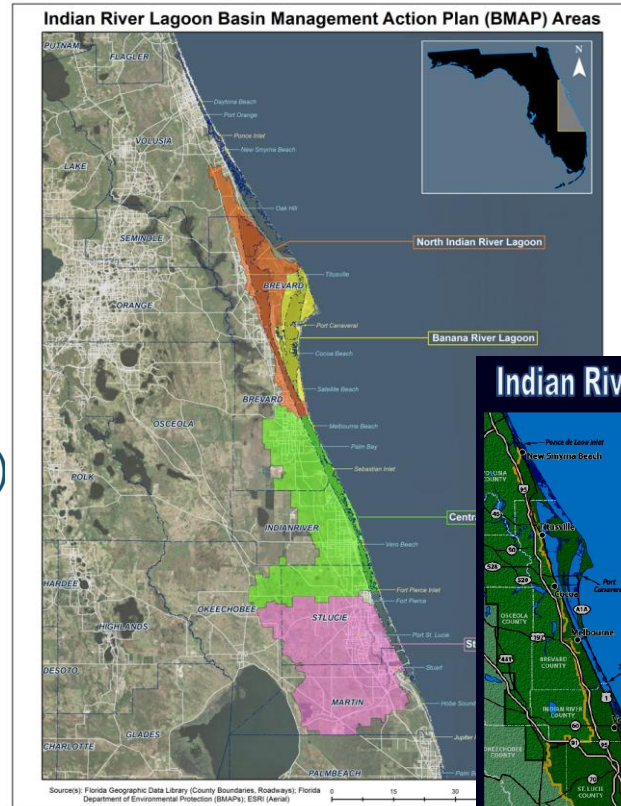


Indian River Lagoon

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

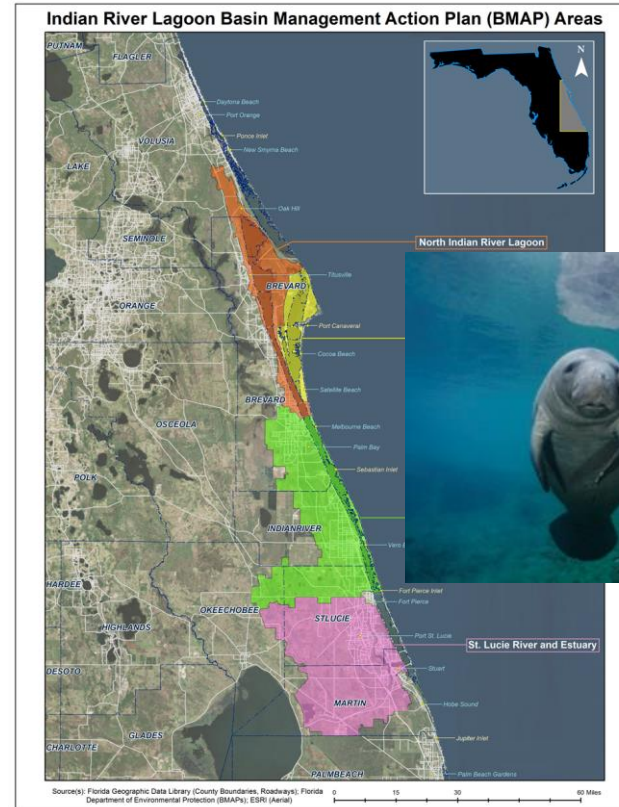


Indian River Lagoon

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

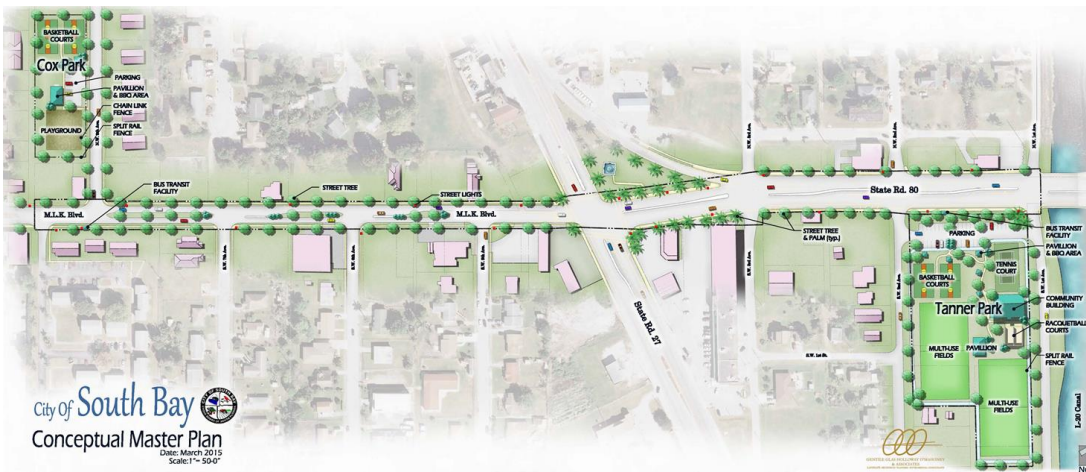
2015-16:

- 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

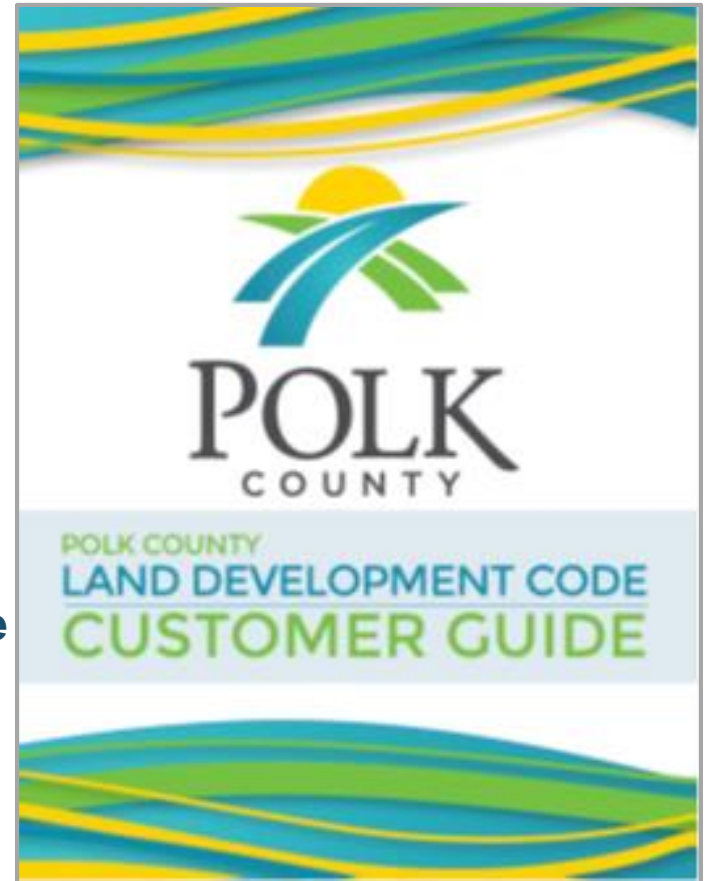
The City's Technical Assistance Grant led to the design of a conceptual Master Plan for Tanner Park, Cox Park, and the SR80 Corridor



Polk County

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

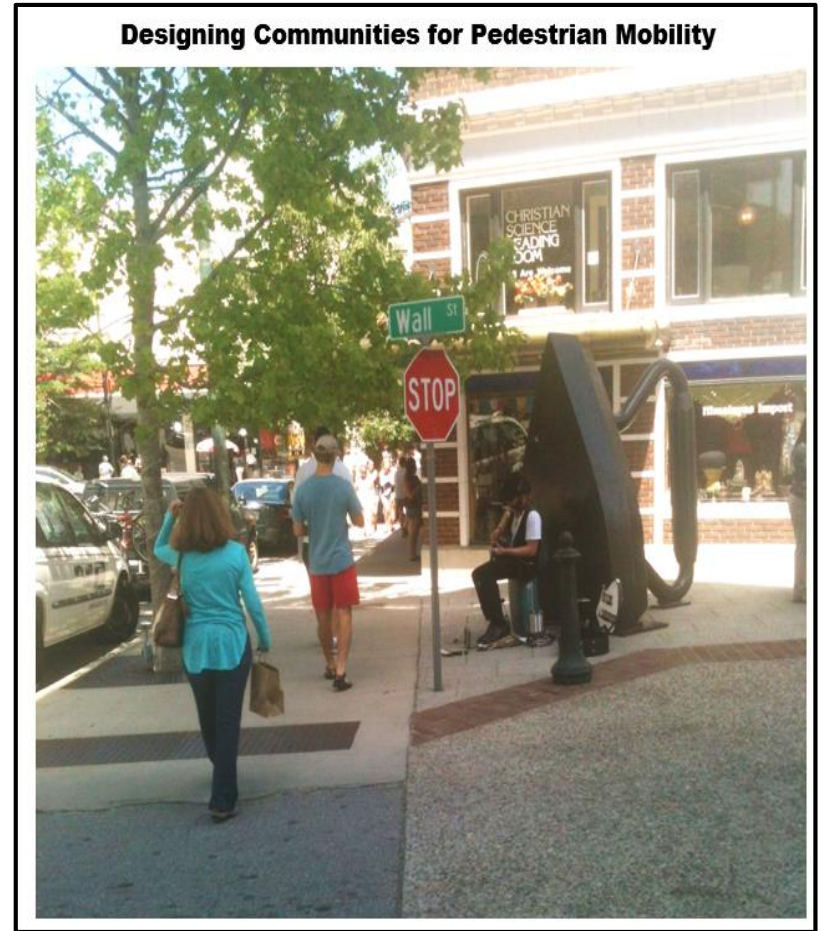
Examples:

- **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



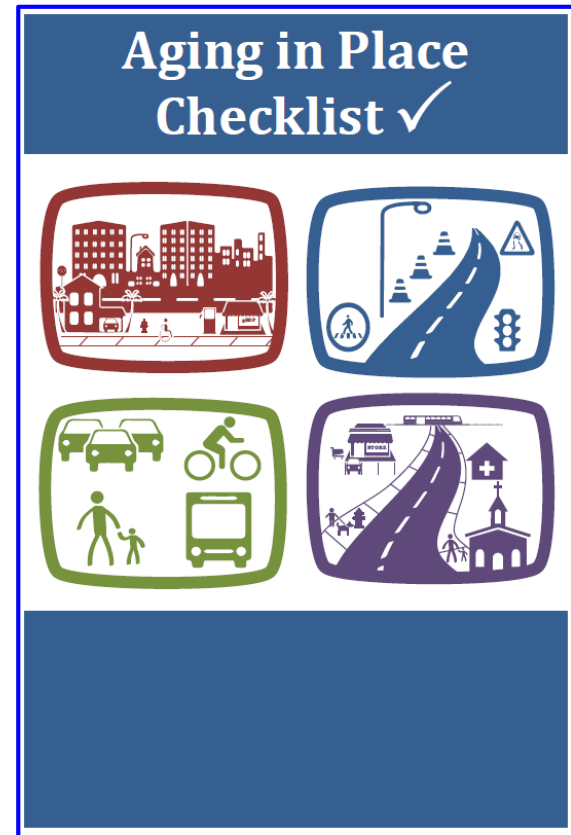
Technical Assistance

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 7.A.3.4.g: 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. Except for newly constructed stand alone apartments, motels, hotels and other tourist or student accommodations, residential uses shall be located above the first floor of the structure wherein the residential use is located. However, up to 25% of the first floor (ground floor) area may be used for residential uses and uses ancillary to such residential use provided that the residential or ancillary use does not front Main Street or Wilson Street. Residential ancillary 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 commercial 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.

in close proximity to one another

the greater that % is, the more flexibility provided & the less likely that side business goes under.

Maybe this terminology should be more general - ~~and~~ encourage such as "limited amount" or "limited %" and let the LDRs have the precision

Thought it's unclear so the left to LDRs

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 Table of Contents

<http://www.floridajobs.org/community-planning-and-development/programs/community-planning-table-of-contents>

Or <http://www.floridajobs.org/>

Go to Office Directory and look for

Community Planning, Development and Services