A NEW PARTNERSHIP
FOR GROWTH MANAGEMENT

Thaddeus L. Cohen, AIA
Secretary
Department of Community Affairs
What’s not working?

- Dissatisfaction with results
- State priority issues not clear
- Frequent amendments create uncertainty
- Too many conflicts resolved through court system
- Inter-agency and intergovernmental coordination remain weak
Principles For Reform

• Build on recommendations of the Growth Management Study Commission
• Focus on local government accountability in land use decision making
• Emphasize citizen role in community forum
• Focus on State Priority Interests
• Enhance regional planning
Draft Bill

• Focused state review on:
  – Priority State Interests
  – Strategic Regional Policy Plans
  – Evaluation and Appraisal Reports for local plans

• Provided for enhanced Strategic Regional Policy Plans

• Provided for enhanced local comprehensive plans
Current Direction

- Clearly define the issues in which the State needs to be involved—State Priority Interests
- Define State’s position with respect to these interests
- State review of plan amendments to focus only on these issues and review time shortened
- Establish new infrastructure funding options
- Establish enhanced components with additional funding options
Priority State Interests

• Facilities of Statewide Importance
  – State Intermodal System
  – public educational facilities

• Critical Natural Systems
  – wetlands
  – water supplies

• Natural Disaster Avoidance and Mitigation
  – Coastal High Hazard Area development

• Efficient Land Use Patterns
Implementing the New State Role

- Provide technologies and technical assistance for visioning, planning and monitoring
- Provide oversight of local plans during Evaluation and Appraisal Report process
- Direct State funding to local governments with plans that further State Interests
- Provide assistance for regional planning approaches (e.g. Wekiva, Sustainable Treasure Coast, MyRegion)
Strategic Intermodal System

- Establish cones of influence around SIS facilities to help identify areas of concern

- State could file petition against amendments negatively affecting SIS

- Corridor management plans encouraged through funding/could safeguard against state petitions
Transportation Benefits

• Better coordination with MPOs through regional process
  – Better coordination on population projections and time frames
  – More focus on regional solutions

• Encourage longer range facility planning and build-out plans

• Greater protection for SIS
Status of Legislation

- House sponsor Rep. Mike Davis
- Stakeholder meetings ongoing
- Working to make bill more incentive-based
- Enhanced funding as key to support by many stakeholder groups
- For updates, see [www.dca.state.fl.us/growthmanagement](http://www.dca.state.fl.us/growthmanagement)