

A NEW PARTNERSHIP FOR GROWTH MANAGEMENT



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20 Years of Growth Management in Florida

- Precursors to 1985 Growth Management Act
 - 1972 -- DRI process
 - 1975 -- Local Government Comprehensive Planning Act
- **1985 -- "Growth Management Act"**
- Refinements to 1985 Act
 - 1992 -- ELMS III revisions
 - 1996-2002 -- Integrate comp planning and DRIs: sector plans; airport, campus, port master plans, marina siting & military base re-use plans.
 - 2002-04 -- State priorities: schools, water supply, military base encroachment



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



Opportunities

- We've learned a lot!
- Build on reforms recommended by Growth Management Study Commission
- Availability & affordability of technology
- Existing local plans provide basis for moving to next generation of growth management

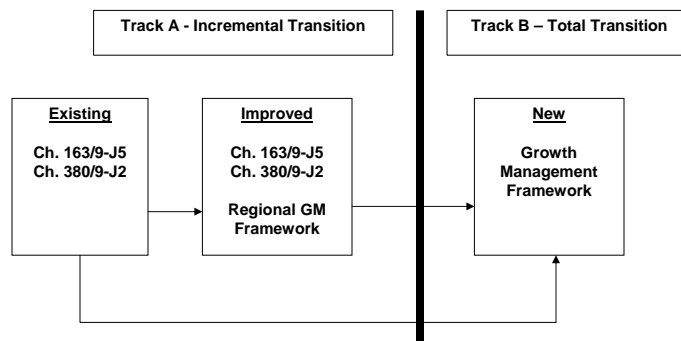


Principles for Reform

- Focus state activities on priority state interests
- Increase local government accountability in local land use decisions
- Emphasize citizen role in community forum, rather than judicial forum
- Update DRI process and remove duplication
- Improve regional coordination



Implementing the New Partnership



State Role

- 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 plans to focus only on these issues
- Direct State funding to local governments with plans that further State priority interests
- Establish indicators to monitor progress on State interests



State Role – Priority State Interests

- | | |
|---|---|
| • Urban redevelopment and rural development | • Economic development |
| • Strategic Intermodal System and Evacuation Routes | • Hazard mitigation |
| • Natural resources | • Affordable housing |
| • Agricultural and rural lands | • Public schools |
| | • Military facilities |
| | • Water supply |
| | • Financial feasibility of local comp plans |



State Role

- Technical assistance
 - Best Practices Manuals
 - Web-based resources
 - Onsite technical advice
- Technology tools
 - Fiscal Impact Analysis Model
 - GIS based analysis software
 - Web-based citizen participation applications



State Role

- Provide technology
 - Fiscal Impact Analysis Model
 - Legislatively funded tool to assess fiscal impact of various land use and funding options
 - Will assist local governments in assessing financial feasibility of plans
 - Easy-to-use spreadsheet format
 - In use in 23 communities
 - Final refinements in progress



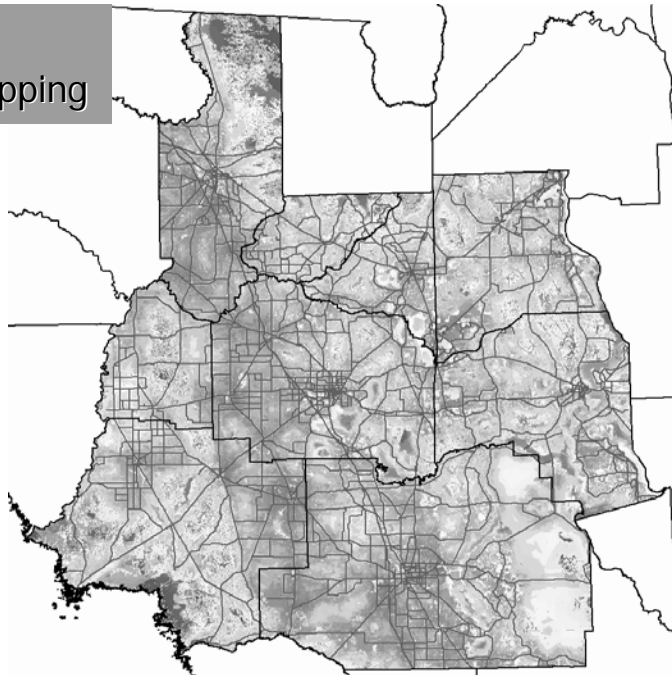
State Role

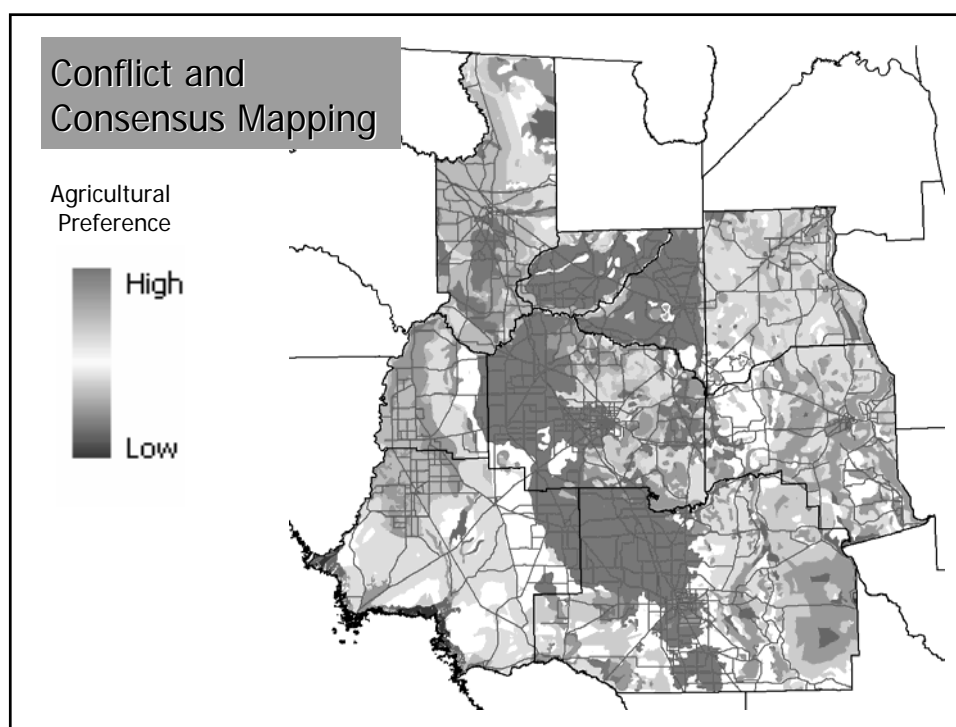
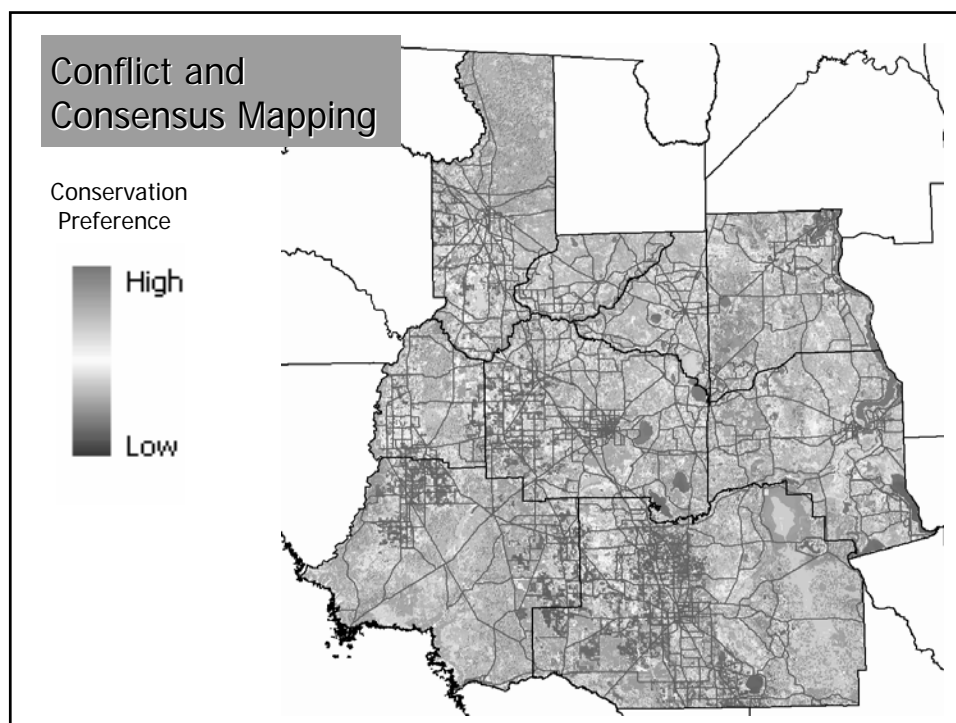
- Provide technology
 - Regional Visualization– UF's GeoPlan "Conflict and Consensus Process"
 - Currently under development
 - Based on extensive library of existing GIS data
 - Provides opportunity to evaluate preferences of stakeholders for various land uses and determine where conflicting preferences exist

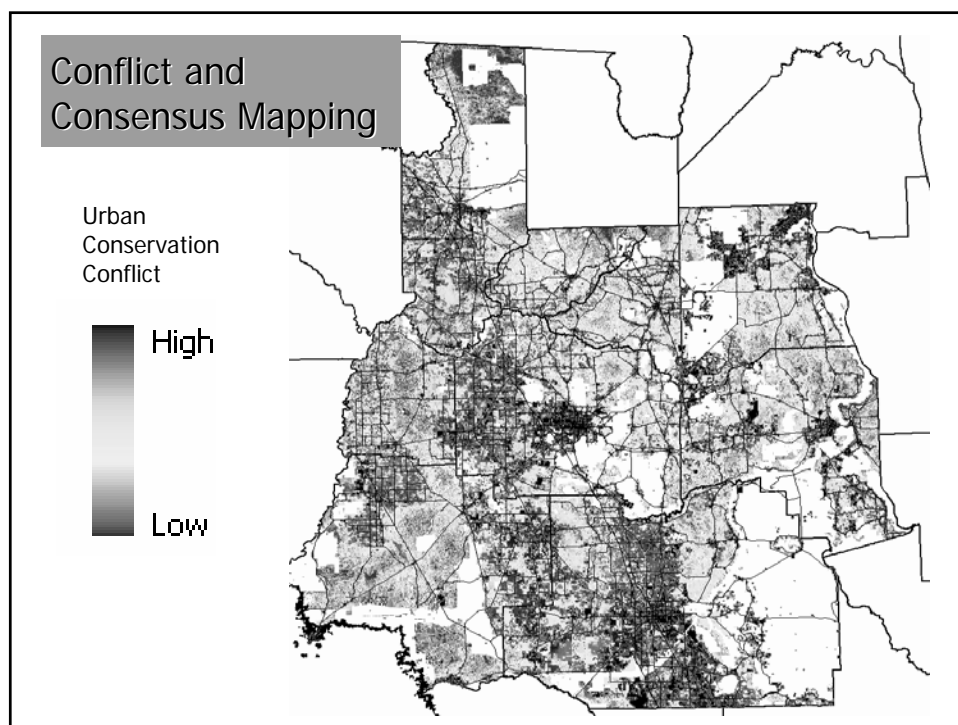
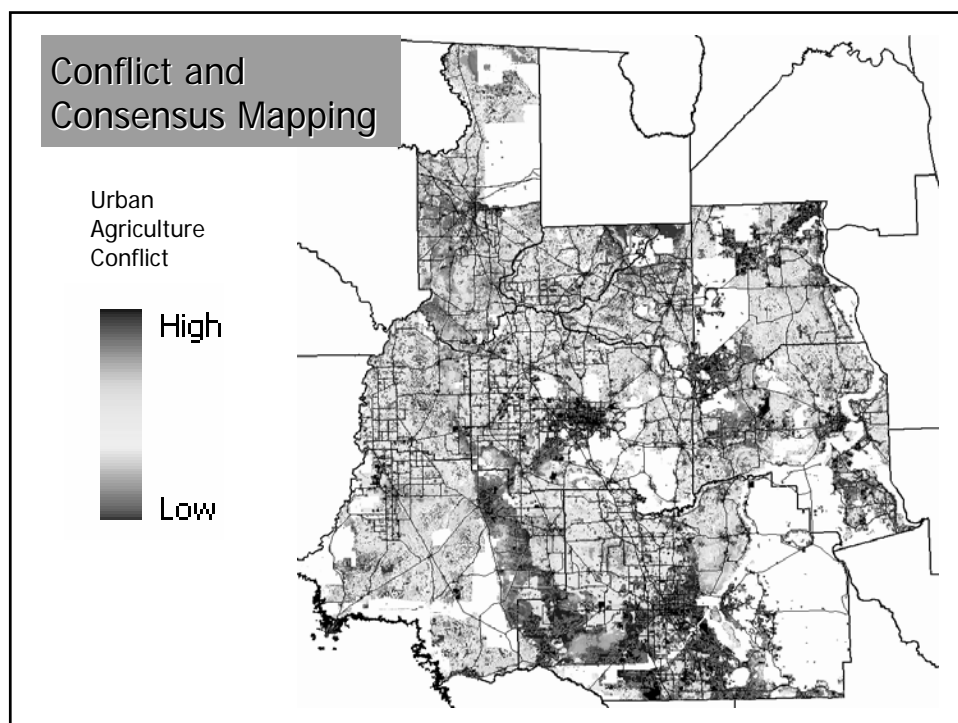


Conflict and Consensus Mapping

Urban Preference

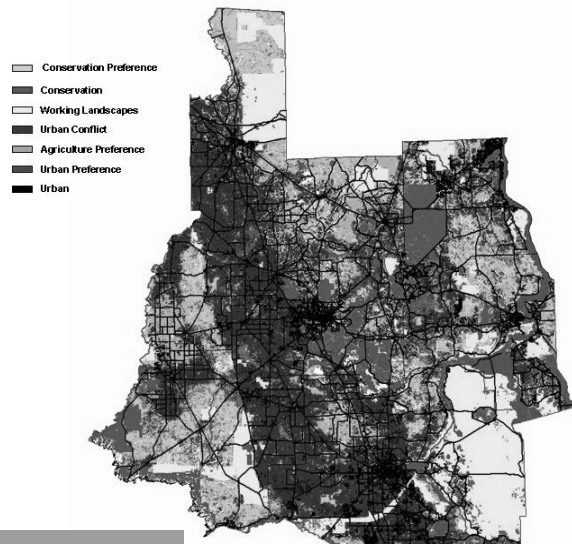






Conflict & Consensus Mapping Baseline Growth Scenario

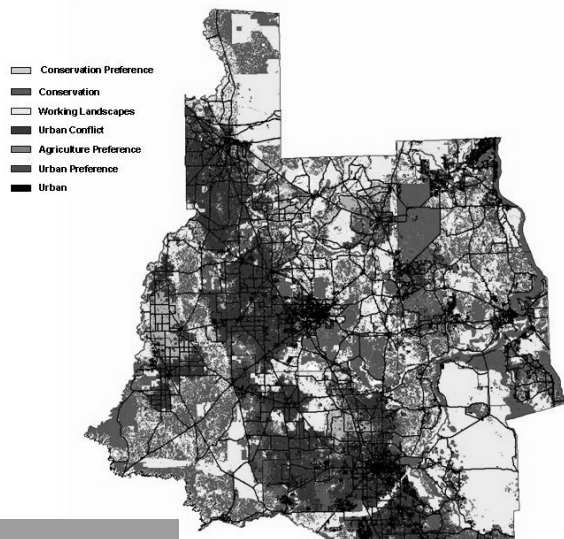
	Hectares	Acres	Percentage of Region	Population Capacity	Build Out Date
MASK					
Roads, Open Water, No Build Land Use Classifications	102,075	252,125	5.72%	0	0
Mask Total	102,075	252,125	5.72%	n/a	n/a
URBAN					
Existing Urban	204,418	504,912	11.45%	870,652	Current
Urban Preference	93,940	232,032	5.26%	400,107	2016
Urban Conflict	554,340	1,369,220	31.06%	2,361,031	2093
Urban Total	852,698	2,106,164	47.77%	3,631,790	n/a
PRODUCTIVE					
Agriculture Preference	108,161	267,158	6.06%	0	0
Agriculture Compromise (Normalized Values of Conservation/Agriculture Conflict, Agriculture has Highest Value)		231,679			
	93,797		5.26%	0	0
Productive Total	201,958	498,836	11.31%	n/a	n/a
CONSERVATION/PRESERVATION					
Conservation Preference	214,861	530,707	12.04%	0	0
Conservation Compromise (Normalized Values of Conservation/Agriculture Conflict, Conservation has Highest Value)					
	11,608	28,672	0.65%	0	0
Existing Conservation Landscape (Protected)	122,503	302,582	6.86%	0	0
Preservation Total	348,972	861,961	19.55%	n/a	n/a
WORKING LANDSCAPE					
Existing Working Landscape (Protected)	279,187	689,592	15.64%	0	0
Working Landscape Total	279,187	689,592	15.64%	n/a	n/a
Region Total	1,784,890	4,408,678	100.00%	3,631,790	n/a



Conflict and
Consensus Mapping

Green Infrastructure Growth Scenario

	Hectares	Acres	Percentage of Region	Population Capacity	Build-Out Date
MASK					
Roads, Open Water, No Build Land Use Classifications	102,075	252,125	5.72%	0	0
Mask Total	102,075	252,125	5.72%	n/a	n/a
URBAN					
Existing Urban	204,418	504,912	11.45%	870,652	Current
Urban Preference	96,065	234,811	5.33%	404,898	2016
Urban Conflict	276,737	683,540	15.50%	1,178,671	2055
Urban Total	576,220	1,423,263	32.28%	2,454,221	n/a
PRODUCTIVE					
Agriculture Preference	72,222	178,388	4.05%	0	0
Agriculture Compromise (Normalized Values of Conservation/Agriculture Conflict, Agriculture has Highest Value)	22,496	55,565	1.26%	0	0
Productive Total	94,718	233,953	5.31%	n/a	n/a
CONSERVATION/PRESERVATION					
Conservation Preference	9,057	22,371	0.51%	0	0
Conservation Compromise (Normalized Values of Conservation/Agriculture Conflict, Conservation has Highest Value)	1,095	2,705	0.06%	0	0
Existing Conservation Landscape (Protected)	122,503	302,582	6.86%	0	0
Proposed Conservation Landscape (Inside Econet)				0	0
Conservation Preference	205,804	508,336	11.53%		
Conservation Compromise	10,513	25,967	0.59%		
Conservation Conflict	71,676	177,040	4.02%		
Urban Preference	33,099	81,755	1.85%		
Total Proposed Conservation Landscape	321,092	793,097	17.99%		
Preservation Total	453,747	1,120,755	25.42%	n/a	n/a
WORKING LANDSCAPE					
Existing Working Landscape (Protected)	279,187	689,592	15.64%	0	0
Proposed Working Landscape (Inside Econet)				0	0
Agriculture Preference	35,939	88,769	2.01%		
Agriculture Compromise	71,301	176,113	3.95%		
Agriculture Conflict	171,703	424,106	9.62%		
Total Proposed Working Landscape (Inside Econet)	278,943	688,969	15.63%		
Working Landscape Total	558,130	1,378,561	31.27%	n/a	n/a
Region Total	1,784,890	4,408,678	100.00%	2,454,221	n/a



Conflict and
Consensus Mapping

Restore Role of RPCs

- Re-establish original intent for RPCs
- Build regional leadership
- Increase capabilities
- Increase accountability
 - Develop and implement SRPP
 - Provide technical assistance
 - Track regional indicators



Regional Coordination

- Formulate regional vision
- Implement through the Strategic Regional Policy Plan (SRPP)
- State's review focuses on the SRPP
- Local governments adopt plans consistent with SRPP
- RPC reviews local plans for SRPP consistency
- SRPP issues are mediated through DCA; local issues are mediated through RPC



Regional Coordination

- Utilize technology for regional visioning, long-term strategic planning
- Align RPC/MPO/DOT/DEP boundaries to recognize market areas
- Coordinate planning timeframes and data assumptions between regional and local entities (RPCs, MPOs, WMDs, local governments)



Incentives for Regionalism

- Funding and technical assistance
 - State funding for regional roads
 - Allocate capacity on SIS for economic development consistent with SRPP
 - Priority for other funding, e.g., Florida Forever, Main Street, CDBG, DOT, DEP
 - Other types of assistance, e.g., expedited permitting



Incentives for Regionalism

- Devolution of control to region and local governments
 - Transportation concurrency structure devolves to regional level as established through SRPP
- Ability to eliminate DRI requirements
- Enhanced economic competitiveness



State Role

- Provide technology—Indicators
 - INDEX software—Criterion, Inc.
- A family of tools for:
- ***Designing*** community scenarios.
 - ***Measuring*** scenarios with performance indicators.
 - ***Ranking*** scenarios with user-defined objectives.
 - ***Monitoring*** implementation of adopted scenarios.
 - ***Recording*** stakeholder processes.



Paint the Town

- Designed for regional sketch planning (a "10,000- foot" view).
- ArcMap extension.
- Users delineate growth areas and allocate housing, jobs, and protected areas.



INDEX Indicators

DEMOGRAPHICS

Population
Employment

LAND-USE

Block Size
Centeredness
Development Footprint
Fiscal Impact
Parcel Size
Use Mix
Use Balance

HOUSING

Amenities Proximity
Employment Proximity
Energy Consumption
Housing Affordability
Dwelling Unit Density
Dwelling Type Share
Transit Proximity
Water Consumption

EMPLOYMENT

Commercial Building Density
Employment Density
Jobs to Housing Balance
Transit Proximity

RECREATION

Park Proximity to Housing
Park Space Supply

ENVIRONMENT

Air Pollutant Emissions
Greenhouse Gas Emissions
Imperviousness
Nonpoint Source Pollution
Open Space Connectivity
Open Space Share
Stormwater Runoff

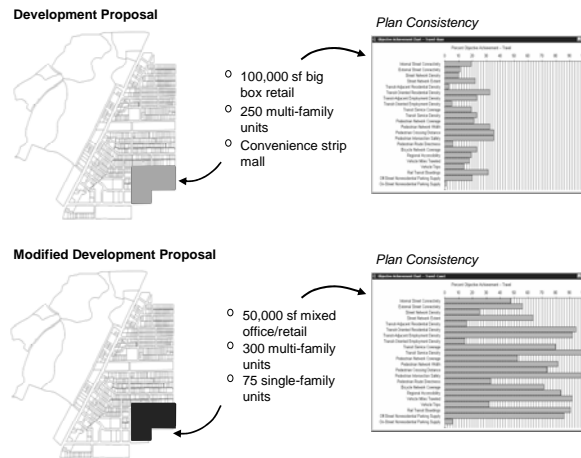
TRAVEL

Bicycle Network Coverage
Dwellings With Multi-Modal Access
External Street Connectivity
Internal Street Connectivity
Parking Demand/Supply
Parking Lot Size
Pedestrian Accessibilities
Pedestrian Crossing Distance
Pedestrian Intersection Safety
Pedestrian Network Coverage
Pedestrian Route Directness
Pedestrian Setback
Rail Transit Boardings
Street Network Density
Street Network Extent
Street Segment Length
Transit Service Coverage
Transit Service Density
Vehicle Miles Traveled
Vehicle Trips



INDEX Indicators Graphing

Alternative Development Scenarios



Local Control and Accountability

- Revised criteria for plans
 - Base on citizen input and community vision
 - Address priority state issues
 - Address priority local issues
 - Ensure financial feasibility
 - Plan in advance for adequate facilities and services(water supply, schools)
 - Limited concurrency requirements
- Expand Certified Local Government Program



Revise Concurrency Requirements

- Long-range planning for adequate facilities (water supply, school capacity)
- Concurrency is more permitting than planning and is already primarily under local control
- Replace most State-defined concurrency management programs with locally-defined adequate public facilities ordinances
- Retain modified concurrency for roads, with expanded exemptions in urban areas



INDEX Community Character Illustration



Certified Local Government Program

- Existing Program (only 8 communities/year)
 - Exempts plan amendments from state review within certification area
 - Cumbersome process and extensive requirements
 - Only 2 communities are certified—another pending
- Proposed program
 - Remove limit on participation
 - Streamline process and requirements
 - Propose additional incentives



Annexation Issue

- Reform annexation policy
 - Encourage interlocal agreements to minimize annexation disputes
 - Provide incentives for joint planning
 - Require planning before annexation is approved



Citizen Role – Community Forum, Not Judicial Forum

- Involvement in developing plan
- Input on plan amendments
- Monitoring of implementation
- Standing to challenge



Citizen Role—Plan Development

- Plans should be based on community vision
- Vision should be shared and understood by community
- Planning for subareas (sectors, neighborhoods) is desirable



Citizen Role—Plan Amendments

- Earlier notice to citizens
- Technology to increase access
 - Web postings of amendments, staff analysis, meeting dates, processes
 - Web-based input
- Major amendments should accommodate a “re-visioning” process

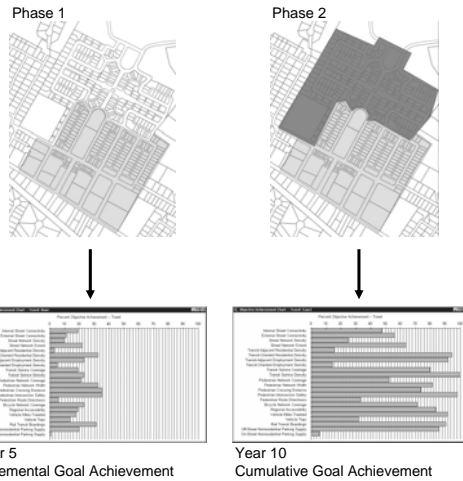


Citizen Role—Monitoring and Enforcement

- Citizens' role in accountability
 - Monitoring local priorities
 - Holding local officials accountable
- Retain citizen standing
- Provide for first step appeal of non-State issues to RPC
- Indicators
 - Understandable measure of results
 - Technology to track indicators (FIAM, INDEX)



INDEX Monitoring



Update DRI Process & Remove Duplication

- Provide coordinated DRI and permitting option
- Refine treatment of transportation issues/mitigation
- Simplify build out dates and extensions
- Simplify substantial deviation requirements
- Update and adjust thresholds and exemptions



2004 Hurricane Season

What do we learn from disaster?

- Basic necessities become most important
- State has to balance leadership and support functions
- One storm can change our economic base, housing stock, development patterns
- Is the comprehensive plan the blueprint for rebuilding?
- MAA (regionalism)—proven methodology for problem solving

