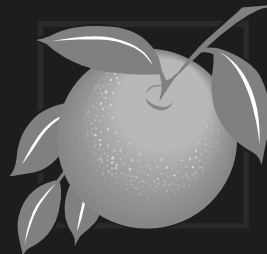


Board of County Commissioners

Growth Management Legislative Discussion

June 19, 2012





Discussion Topics

1. Planning Overview / Comprehensive Plan Amendment Review
2. Concurrent Plan Amendment / Rezoning and Small Scale Amendments
3. Urban Service Area Expansions, Urban Sprawl, Needs Analysis
4. Financial Feasibility: Funding Infrastructure and Services
5. Concurrency: Transportation
6. Concurrency: Schools and Parks
7. Developments of Regional Impact
8. Sector Plans and New Towns





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8. **Sector Plans and New Towns**





- Rural Land Stewardship Areas
- New Towns
- Sector Plans



Rural Land Stewardship Areas

Rural Land Stewardship Areas



Goal – to balance:

- Economic development
- Agricultural preservation
- Environmental protection

Concept:

- Compact development in rural areas
- TDRs



Rural Land Stewardship Areas



Requirements

- Minimum 10,000 acres
- Located in rural area
- Not allowed in Wekiva Area

Process

- Future Land Use overlay
- Zoning and LDRs specific to the RLSA
- Establish sending and receiving areas for TDRs
- Exempt from DRI review



Rural Land Stewardship Areas



RLSAs in Florida

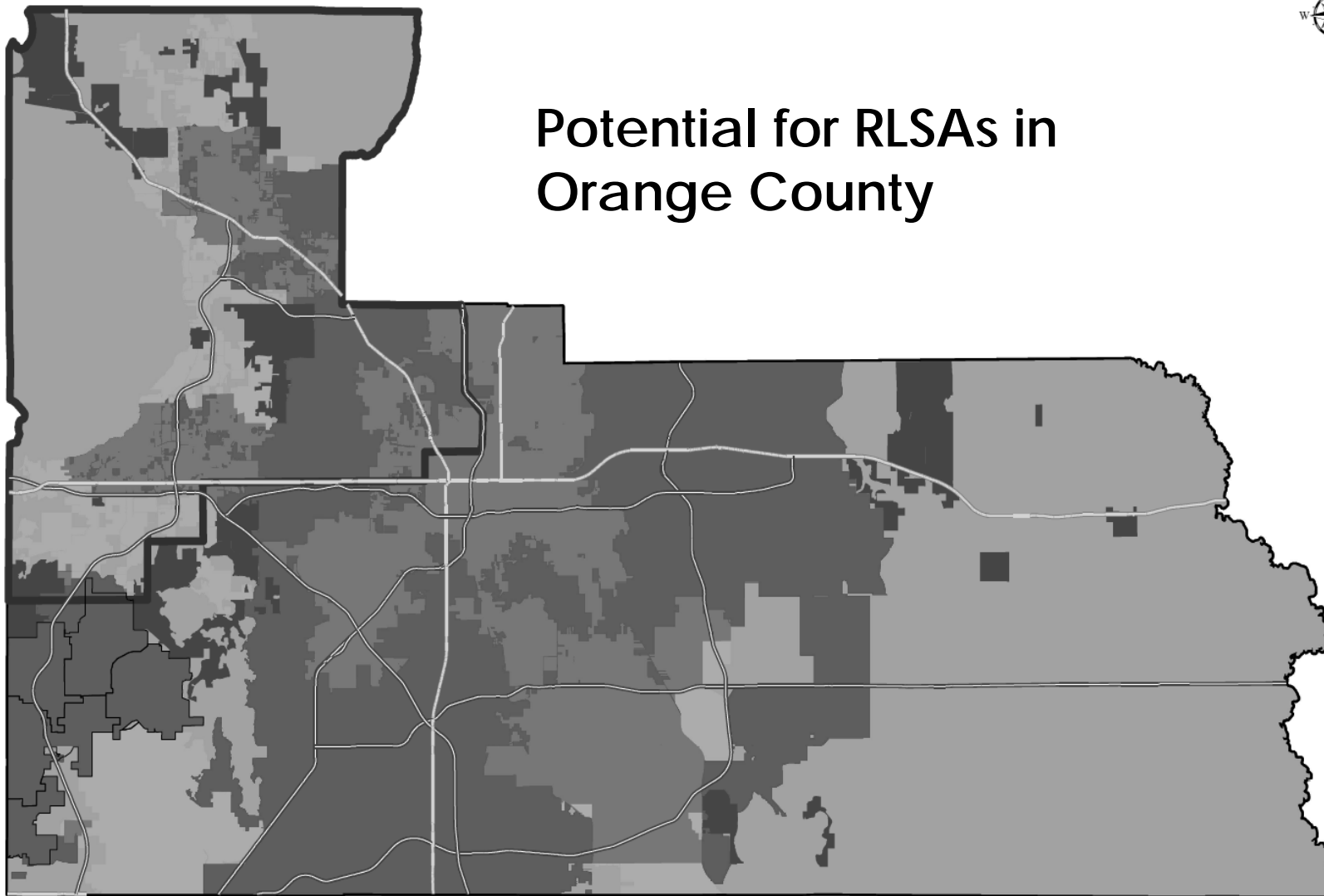
- Ave Maria – Collier County
- St. Lucie County



Rural Land Stewardship Areas



Potential for RLSAs in Orange County





New Towns



An urban activity center and community designated on the future land use map of sufficient size, population and land use composition to support a variety of economic and social activities consistent with an urban area designation. New towns shall include basic economic activities; all major land use categories, with the possible exception of agricultural and industrial; and a centrally provided full range of public facilities and services that demonstrate internal trip capture. A new town shall be based on a master development plan.



New Town Definition

- No exact size requirement
- No exact land use requirement
- Undefined terms
 - “Consistent with an urban area designation”
 - “Basic economic activities”
- No specific internal capture requirement
- No ownership requirements or limitations
 - “Based on a master development plan”





New Sprawl Criteria

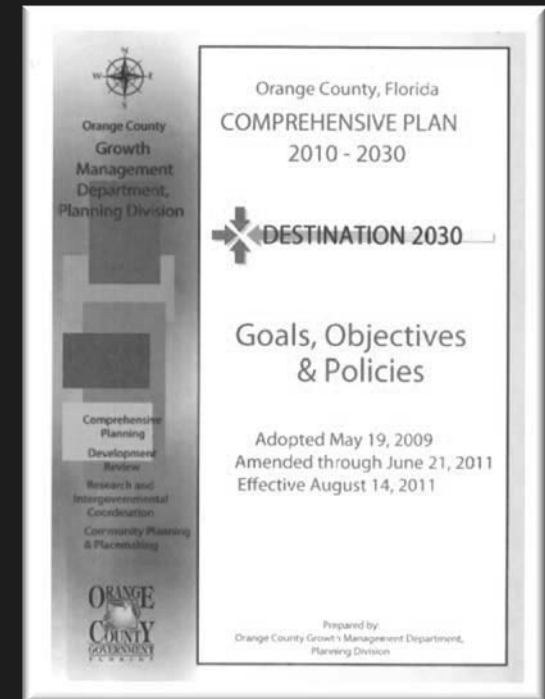
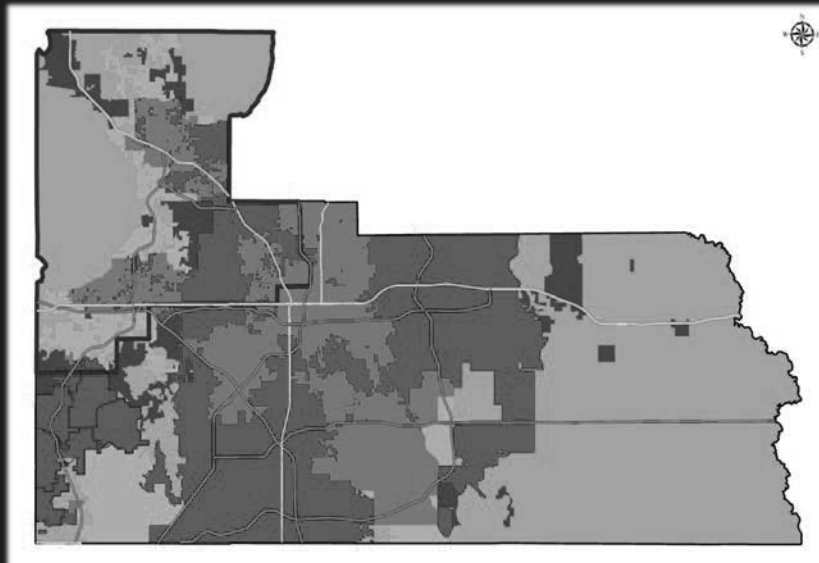
1. Does not adversely impact natural resources
2. Efficient provision of public infrastructure and services
3. Compact mixed use development
4. Promotes conservation
5. Preserves agricultural areas
6. Preserves open space and natural lands
7. Creates a balance of land uses
8. Innovative development such as TOD or New Towns

"The future land use element or plan amendment shall be determined to discourage the proliferation of urban sprawl if it incorporates a development pattern or urban form that achieves four or more of the following..."



Review criteria in policy

- Protect against sprawl
- Goal of infill and redevelopment
- Financial feasibility considerations
- Provision of infrastructure and services





Sector Plans



- What sector planning is
- Horizon West
- Legislative changes
 - Impacts to Horizon West
 - Potential new sector plans



Optional Sector Plans (1998)

- After Horizon West was adopted
- Limited to 5 local governments
- Alternative to DRI process
- Long-term conceptual build out overlay
- Detailed Specific Area Plan(s)





Horizon West

Horizon West Sector Plan



Village Concept Hierarchy

**Conceptual Plan for
Horizon West**



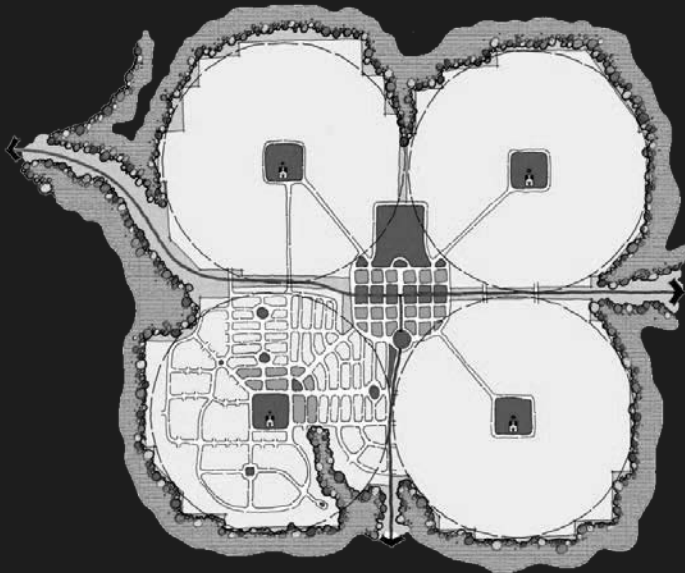
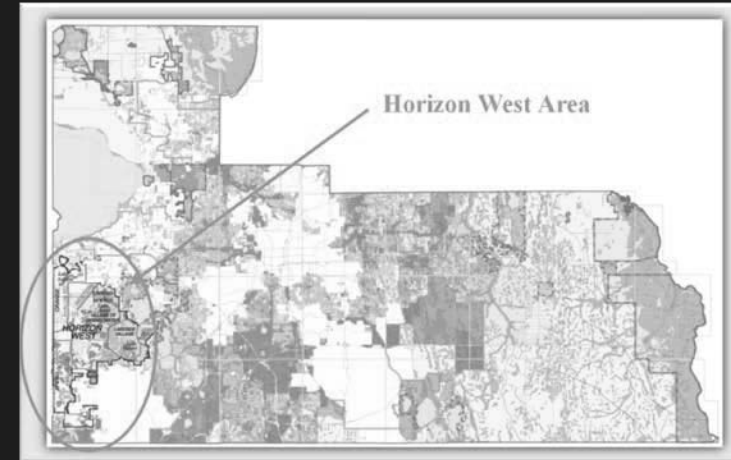
**Specific Area Plans
for Villages**



Neighborhoods



**Planned
Developments**



Growth Management Techniques

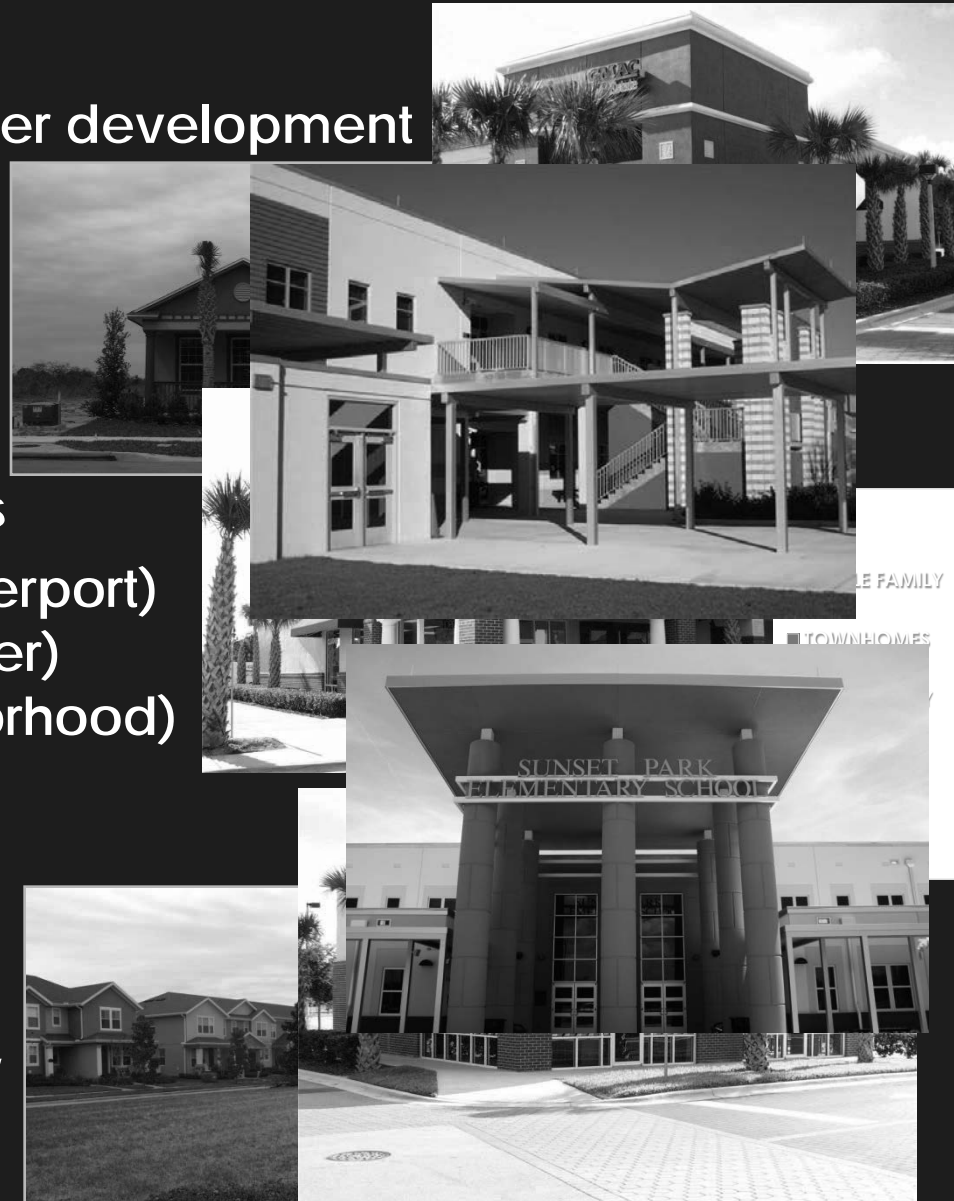
- Minimum density requirements
- Transfer of development rights
- Adequate Public Facilities

Horizon West Sector Plan



Status

- Lakeside and Bridgewater under development
- About 6,000 residential units
 - 55% single family
 - 25% townhomes
 - 20% multi-family
- Village/Neighborhood Centers
 - Bridgewater Village (Summerport)
 - Lakeside Village (Frye Center)
 - Overstreet Market (Neighborhood)
- Schools
 - Bridgewater Elementary
 - Sunset Park Elementary
 - Bridgewater Middle
- Town Center East under review





Sector Planning Legislative Changes



What has not changed?

1998

- Plan for public facilities
- Local government monitoring role
- Intergovernmental coordination
- Conceptual build out plan adopted by Comprehensive Plan amendment
- Detailed Specific Area Plans
- May exceed Comprehensive Plan horizon

2011

- Plan for public facilities
- Local government monitoring role
- Intergovernmental coordination
- Conceptual build out plan adopted by Comprehensive Plan amendment
- Detailed Specific Area Plans
- May exceed Comprehensive Plan horizon



What has changed?

1998

- 5 local governments
- 5,000-acre minimum
- Agreement with DCA
- Annual reporting
- Demonstration of need
- SAPs and amendments require Comprehensive Plan amendment

2011

- No limit
- 15,000-acre minimum
- No agreement required
- No annual reporting
- No demonstration of need
- SAPs and amendments may be processed through local development order
- Comprehensive Plan amendments can be converted to Sector Plans



Demonstration of Need

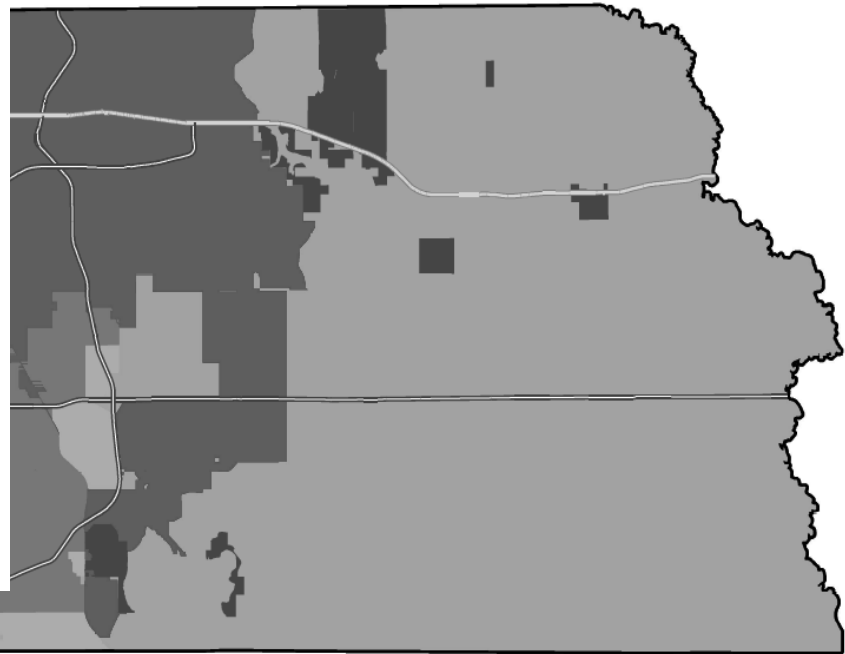
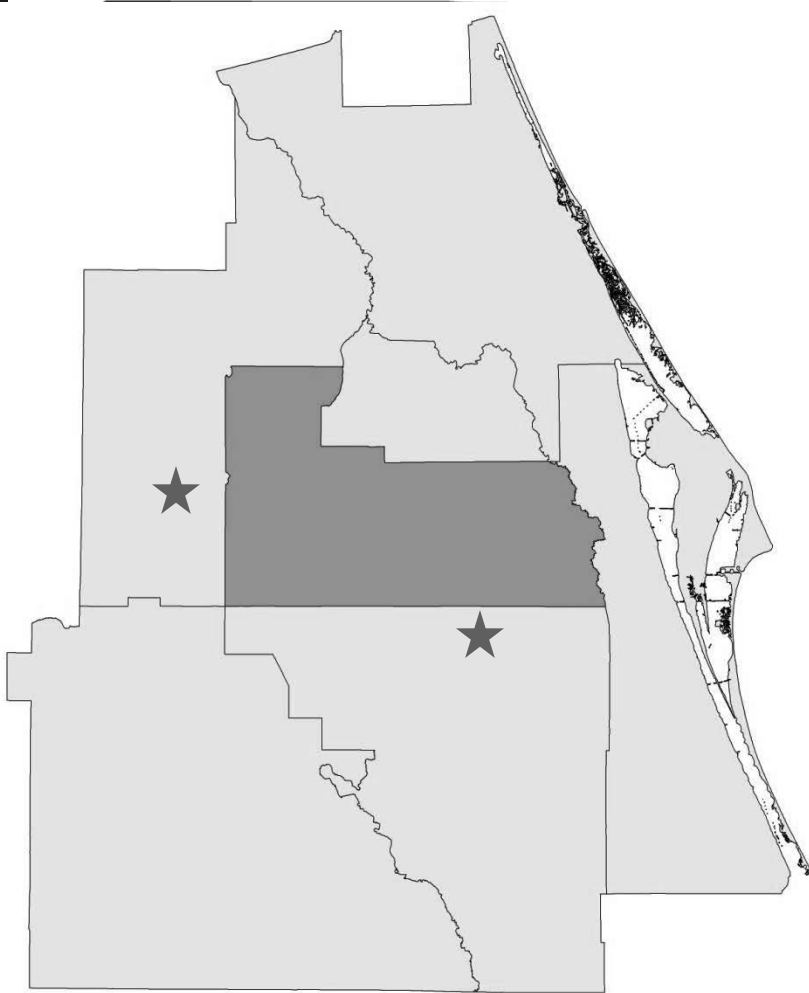
- Justification based on population not required
- Local governments and state agencies have to plan for infrastructure and services
- APF tool currently used to help meet infrastructure and service needs

Legislative Changes – Sector Planning



Other sector plans

- Minimum 15,000 acres
- Orange County
- Neighboring counties
 - Lake, Osceola



Legislative Changes – Sector Planning

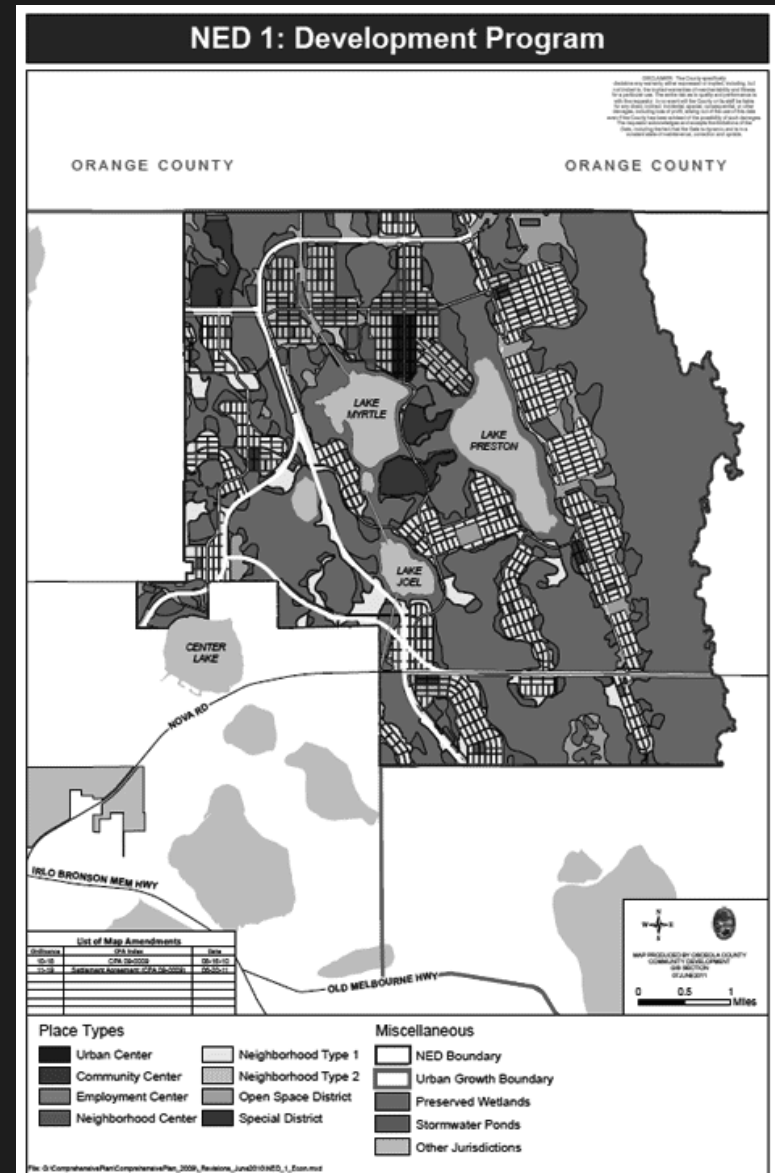


Conversion to Sector Plans

- Adopted before July 1, 2011
- At least 15,000 acres
- Agreement between local government and DEO
- Exempt from DRI review

In central Florida:

- No amendments in Orange County meet criteria
- Osceola's NE District converted to a sector plan

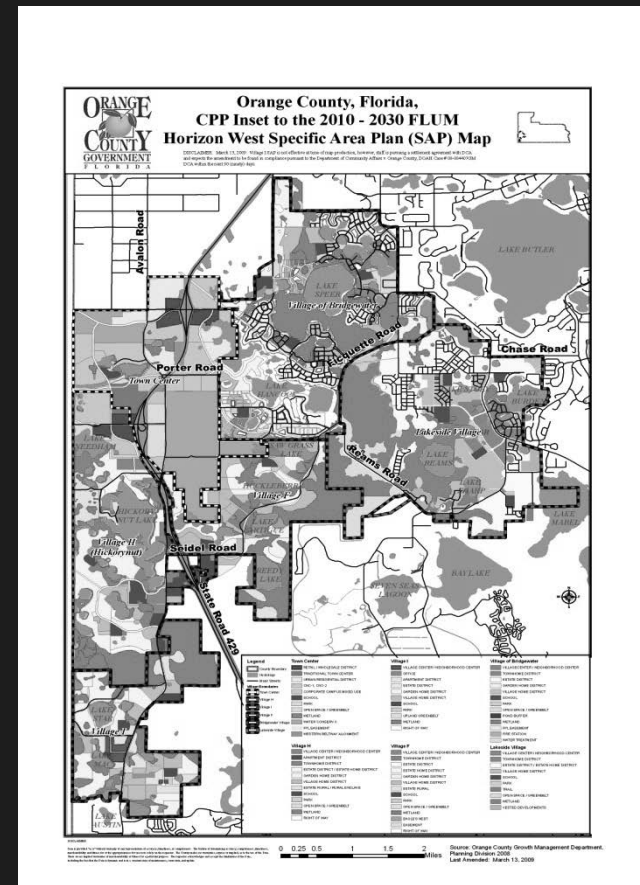


Legislative Changes – Sector Planning



Specific Area Plans (SAPs)

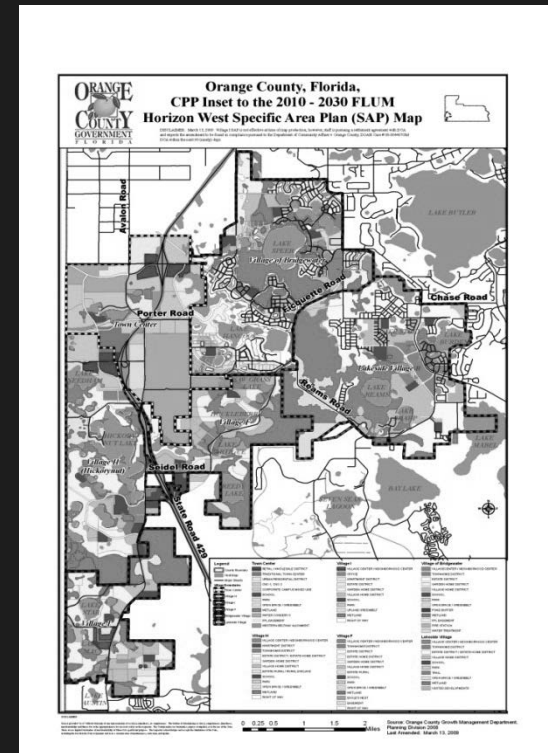
- Legislative change: SAPs may be processed by local development order
- For Horizon West
 - Policy FLU4.1.7 addresses SAP amendments – Comprehensive Plan amendment required for:
 - Addition or deletion of properties
 - Neighborhood boundary changes





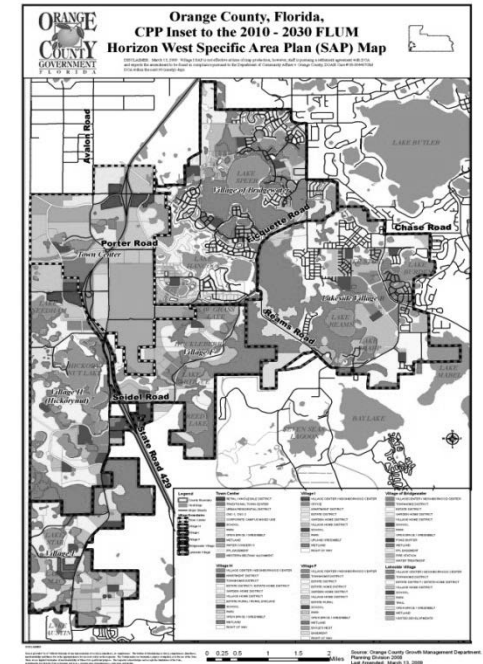
Next Steps for Horizon West

- Drafting Town Center Code
- Developing tracking and monitoring mechanisms (development, APF, TDRs)
- Horizon West Retrospective
- Policy assessment
 - Updates planned for first cycle 2013
 - Additional policy assessment based on legislation
 - Comprehensive Plan, SAPs, Code, PDs





Next Steps for Horizon West



- Additional policy assessment based on legislation
 - Comprehensive Plan, SAPs, Code, PDs



Elements of Horizon West

- Comprehensive Plan – general policies
 - Policy foundation for SAPs and Code
- Specific Area Plans
 - Development program
 - Village map
 - Infrastructure and public facility needs (APF)
- Code
 - Development standards
- Planned Developments
 - Specific development requirements

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