

Regulatory Streamlining Task Force Update

**Board of County Commissioners
June 26, 2012**



Presentation Outline

- Process Goals
- Quick Fixes
- Recommendations
- Next Steps



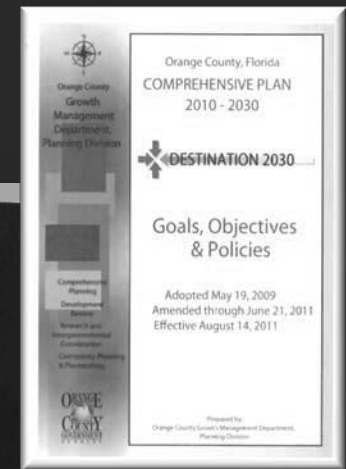
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Process Goals

- **Clearly Articulated**
 - the more understandable the requirements and processes are for citizens, developers, staff, and the Board, the more certainty for all parties



Process Goals

- Predictable
 - the earlier in the process the developer can have some certainty about the project, the better
 - with certainty the developer is more willing to take a risk on an innovative project



Process Goals

- **Well Managed**
 - the better managed the process, the more promptly, fairly and carefully staff can accomplish their review
 - well managed processes facilitate better solutions



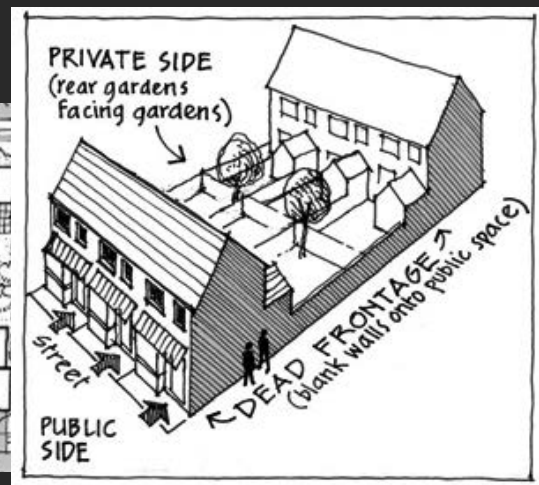
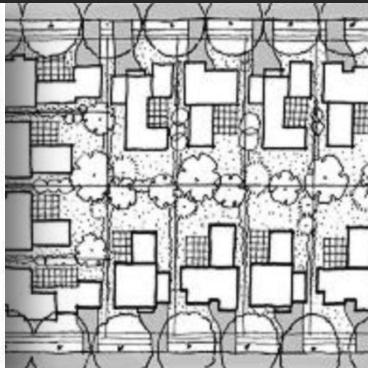
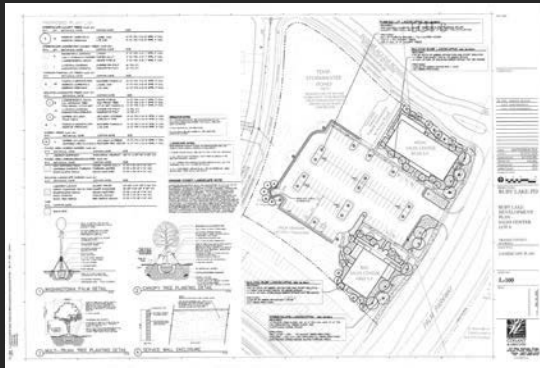
Process Goals

- Collaborative
 - Collaboration, with appropriate levels of flexibility, ensures that the intent of policies and regulations can be achieved and the resulting projects are desirable



Process Goals

- Timely
 - addressing uncertainty and delay reduces the direct and indirect costs for the developer and creates an incentive for developers to submit quality proposals



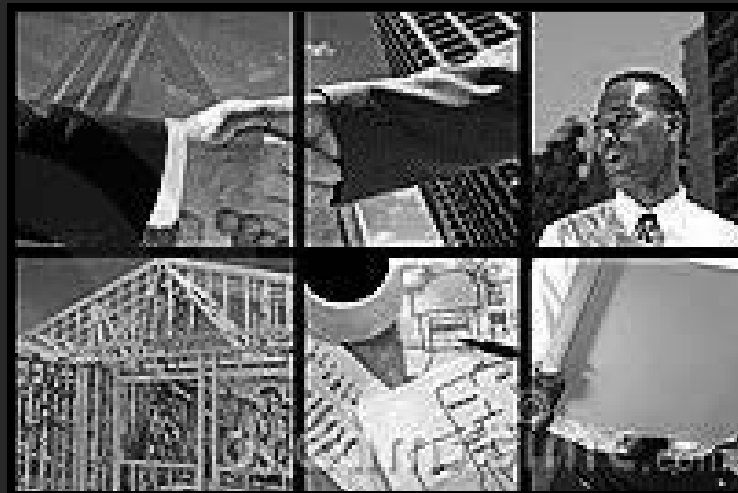
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Quick Fixes

- **Starting from Experiences**
 - Surveyed members' experiences
 - Looked for immediate improvements
 - Staff has responded positively





Quick Fixes

- **Quick Fix improvements in:**
 - Vertical Permitting / Construction
 - Development Review
 - Customer Service



Quick Fixes

- **Improvements in the works**
 - PDF Plan Submittal for the DRC
 - Remote payment of fees for DRC
 - Land Development Code clean-ups

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Recommendations

- **Culture**
 - Create, adopt and support practices that ensure a “can do” culture
 - Recognize and reward staff who demonstrate leadership in customer service



Recommendations

- **Flexibility**
 - Encourage and empower staff to make responsible decisions to further good development proposals
 - Allow the County Engineer to accept standards in an approved stormwater permit issued by the WMD or the DEP



Recommendations

- **Flexibility**
 - Review the site development standards in PD District Code to eliminate redundancy and barriers to creativity and include flexibility
 - Amend the PD District Code to allow for up to a 15% deviation from performance standards



Recommendations

- **Review Strategies**
 - **Restructure the Development Review Committee to a staff technical review committee**
 - **Use a Project Manager approach to development approvals**

The background of the slide features a grayscale image of several rolled-up documents or blueprints, with one document in the foreground showing a table with multiple rows and columns.

Recommendations

- **Review Strategies**
 - Address concerns regarding conveyance of land for rights-of-way
 - Expand one stop permitting to include commercial permits



Recommendations

- **Hearings for Plan Amendments**
 - **Allow Small Scale Comprehensive Plan Amendment to be scheduled anytime the Planning and Zoning Commission meets**
 - **No longer require an adoption hearing with the Local Planning Agency for Regular Cycle Future Land Use Map Amendments**

The background of the slide features a grayscale image of several rolled-up documents or blueprints. In the upper left corner, a portion of a table is visible, with a header row containing the word 'STATUS' and several empty rows below it.

Recommendations

- **Redevelopment**
 - **Amend the Comprehensive Plan to identify infill and redevelopment areas**
 - **Create a floating zoning district to facilitate redevelopment in identified areas**

The background of the slide features a grayscale image of architectural blueprints. On the left, a portion of a table with several empty rows is visible. The main area is filled with the intricate lines and patterns of the blueprints.

Recommendations

- **County Investment**
 - Direct infrastructure investments to a select number of redevelopment areas to incentivize development proposals in those areas
 - Invest resources in hiring a national firm to overhaul the Land Development Code

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Recommendations

- **Continued Monitoring**
 - Establish an ongoing committee to monitor the implementation of streamlining recommendations
 - Use the committee as a resource for future streamlining efforts as needed

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Next Steps

- **Final Recommendations**

The Task Force has 6 scheduled meetings to complete their work and will be bringing a final report to the Board sometime this fall



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