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Chapter 1 : Growth management in Florida : planning for paradise - ECU Libraries Catalog

GROWTH MANAGEMENT IN FLORIDA This page intentionally left blank Growth Management in Florida Planning for Paradise.

Several bills passed in the session will result in wholesale changes to Chapter , F. The Governor proposed the elimination of the Department of Community Affairs DCA as part of a budget conforming bill on governmental reorganization. As the session came to a close, the Budget Conference Committee Report was approved, which included conforming bills to eliminate DCA and rewrite growth management statutes in light of the reorganization. The growth management revisions were included in HB , while the governmental reorganization provisions were in SB . Since , terms like concurrency, level of service, compliance, financial feasibility, need and urban sprawl have all been part of the vocabulary of growth management. Each of these concepts has been substantially revised by HB . If approved by the Governor, HB will be effective upon becoming law. If approved by the Governor, the effective date of SB is July 1, . The CPA provides localities with more discretion while limiting the role of state government in approving comprehensive plans. Harris Property Rights Act. As outlined below, the new legislation provides for additional two-year permit extensions and four-year DRI extensions. Extensions are not automatic, and requests must be submitted in writing to the relevant agency no later than December 31, . HB specifically repeals Rule 9J-5 but incorporates many of its definitions and substantive provisions, such as urban sprawl. The requirement that public facilities be in place at the time they are needed for new development was a hallmark of the Growth Management Act. The CPA keeps the concurrency requirements for potable water, solid waste, drainage and sanitary sewer, but eliminates the requirements for transportation, schools and parks, as well as financial feasibility requirements. Additional concurrency items are deemed optional and a local government may amend its comprehensive plan to delete transportation, schools and parks from its concurrency requirements. If a local government wishes to continue enforcing concurrency for optional items, it must do so as part of the capital improvements plan. These optional concurrency decisions must be based on appropriate data and analysis and a level of service standard. The comprehensive plan amendment process has been expedited and revised. The limitation that localities may adopt plan amendments twice a year has been removed and state agency comments are now optional. Under the standard, expedited process, local governments must adopt plan amendments within days after receiving agency comments. The state planning agency has 30 days from the date it deems a plan amendment package complete to challenge the amendment; such a challenge is limited to the state agency review comments. Third-party challenges to plan amendments are permitted. The bill provides for expedited review of proposed comprehensive plan amendments and also limits review by various state agencies as follows: The small scale plan amendment process applies where an amendment affects a use of 10 acres or less, and where the cumulative annual acreage for all small scale developments in a locality does not exceed acres. HB removes the limitation that localities adopt small scale amendments no more than twice per year. Previously, a property granted a change within the prior 12 months could not be amended; this limitation has been deleted. The bill further loosens the small scale process by removing, for example, density limits for residential uses. Also, text changes relating to a small scale map change may now be processed simultaneously. The baseline for comprehensive plans over the last 25 years has been that plans would be drafted as goals, objectives and policies, and be based upon the best available data and analysis. The revision allows additional planning periods for specific components, elements or amendments. While there is no need analysis per se, the plan amendments must still be based upon permanent and seasonal population estimates or projects provided by BEBR. Much of the language of the rule has been incorporated into the bill. Some of these strategies include no adverse effect on natural resources, promotes walkable compact communities, promotes conservation of water and energy, preserves open space and promotes transit-oriented development or a new town. The bill specifically utilizes the encouragement of innovative techniques to discourage sprawl. Innovative techniques

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include visioning, sector plans, rural lands stewardship, urban service boundaries and mixed-use development. Use of these strategies will mitigate against a project being declared urban sprawl. Two innovations are revised to encourage long-term large-scale planning: For Optional Sector Plans, the bill removes the pilot project limitations and would allow these projects anywhere on at least 15, acres. The plan consists of two parts: This provision authorizes long-term planning horizons and eliminates need as a consideration. Rural Lands Stewardship Areas are also encouraged on at least 10, acres outside of a municipality or urban service area. Amendments to the Growth Management Act in merged planning requirements for school districts with local government planning. Current law required a public schools facilities element, school concurrency and an interlocal agreement on school planning. The bill significantly changes these requirements by eliminating the requirements for school concurrency or for a public schools facilities element in the plan. While interlocal agreements among the school district and local governments are still mandated, there is no requirement for approval by the state planning agency or for comments from the Department of Education. Local government may continue to enforce school concurrency, but only if data and analysis demonstrate that level of service standards can be met. Notably, portable classrooms may be used to achieve level of service standards. Requirements for co-location of schools and parks and for school siting have been eliminated. In recognition of the real estate market conditions, the bill allows developers to receive a four-year extension on all commencement, phase, build-out and expiration dates for DRI projects, regardless of any previous extension. Developers must notify local governments by December 31, , in order to receive the four-year extension. Several substantial deviation criteria have been relaxed with, for example, the trigger point for additional review of office development increasing to the greater of 15 percent or , gross square feet, with the previous numbers set at 10 percent or 66, gross square feet. Also, a proposed change to the proportionate share calculation does not constitute a substantial deviation so long as the local government agrees to the change. The legislation broadens local authority to deny a proposed change to include matters relating to local issues and provides the specific example of a change incompatible with a plat restriction. The bill also limits the scope of the DRI review. An exemption for solid minerals mining projects from DRI requirements was created and those mines must instead enter into agreements with the Department of Transportation concerning mitigation. An amendment to the comprehensive plan is no longer required to update the capital improvements schedule or to eliminate, defer, or delay the construction for any facility listed in the five-year schedule. Formerly, these facilities needed to be committed in the first three years of the capital improvements schedule. Lastly, the bill added that the term includes any areas designated in the comprehensive plan, regardless of the local limitation. The process has been streamlined and statutory changes need only be addressed every seven years. Referenda on local comprehensive plan amendments are prohibited, preventing reoccurrence of the disastrous results St. Pete Beach experienced after attempting referenda-style planning. The duration of development agreements between a locality and developer has been extended from 20 to 30 years. The ability for parties to mutually extend this duration remains intact. Permit and DO Extensions. The bill adds a new, additional two-year permit extension, but the overall maximum, including previously granted extensions, cannot exceed four years. The holder of a valid permit or other authorization that is eligible for the two-year extension must provide written notice by December 31, , to take advantage of the additional extension.

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Chapter 2 : Growth Management in Florida (Urban Planning and Environment) - PDF Free Download

New PDF release: Growth Management in Florida: Planning for Paradise (Urban By Harrison T. Higgins, Timothy S, Dr Chapin, Charles E, Mr Connerly Despite its historic importance and its state-mandated finished making plans method, the Florida progress administration scan has got in simple terms piecemeal consciousness from researchers.

Population growth and per capita income as determinants of urban growth boundaries Table Recently he was a principal investigator on a three year project investigating changes in development patterns in coastal jurisdictions in Florida. City Planning and Civil Rights in Birmingham, " From to , he served as coeditor of the Journal of Planning Education and Research, the refereed research publication of the Association of Collegiate Schools of Planning, and helped to make that one of the most visible and respected journals of urban planning research. Since he has been North American editor of Housing Studies. Higgins has worked with a number of Florida communities to develop and implement their comprehensive plans. His work has focused upon the effect of hurricane experience on future evacuation response, the derivation of impact fee formulas for funding storm management services, and methods for identifying public preference tradeoffs among policy options. He holds a Ph. His current interests focus on evaluation of state-regional-local policies and on decision-making processes in longrange large-scale urban and regional policies. Boarnet earned his Ph. His research interests include the economic and urban development impacts of highway infrastructure, the links between urban design and travel behavior, and the determinants of population and employment growth patterns within metropolitan areas. He earned his Ph. With interests in List of Contributors xiii residential development, she has seen her work published in Housing Policy Debate and Opolis: His research work has investigated the impacts of urban containment on housing affordability, residential segregation, and central city revitalization. He studies and teaches environmental planning and policy analysis, coastal hazards planning and management, and institutional responses to chronic environmental change including coastal erosion and global warming. He is also the chairman of the Research Advisory Council of the James Madison Institute for Public Policy Studies, a Tallahassee-based think tank that specializes in issues facing state governments. His research has focused on a wide range of urban and regional problems, including discrimination in the housing and labor markets, urban poverty, neighborhood decline, housing affordability, and economic development incentives. He has published widely and has received grants from numerous organizations, both public and private. Ihlanfeldt serves on the editorial boards of six academic journals, including the Journal of Urban Economics. He earned his B. His research and practice has led to the publication of eight books and more than scholarly and professional publications. He received his undergraduate education in Business Administration at the University of Miami, Florida in He earned a doctorate in economics from the University of Illinois in His planning and legal interests lie in the areas of land use planning and environmental land management. He holds a degree in History from the University of North Florida. He served as Secretary of the Department of Community Affairs from " , where he played a key role in the initial implementation of the Growth Management Act. Pelham received a B. He earned a J. She earned an M. Song has also had professional experiences as a planner and architect in China. Her research and professional activities concentrate on the interactions between transportation, land use, and the environment, with a particular focus on alternative modes of transportation. She has a B. This page intentionally left blank Acknowledgements In the last several decades, the state of Florida has undergone a remarkable transformation. This remarkable transformation has made many individuals and corporations wealthy beyond their wildest dreams. Because of these efforts, Florida is known nationally and internationally for its growth management approach and commitment to planning. We have also seen growth management at its worst, with planning policies overlooked or discarded in the name of growth and the resulting permanent loss of special, natural places. These experiences led us to organize a symposium in January, held at Florida State University in Tallahassee, Florida. This book represents a collection of the papers presented at that

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conference, as well as other papers that were brought into the project in the subsequent year. An edited volume like this one cannot proceed without effort from a great number of people whose names are not attached to chapters in the book. Many of the chapters in this volume would be much less coherent and readable without her excellent suggestions for simpler and more direct language. A nod of appreciation must also go to the students and faculty of the Department of Urban and Regional Planning at Florida State University. These planners are the true innovators and implementers of the Florida growth management experiment. Chapter 1 Introduction Timothy S. Connerly, and Harrison T. Every local government, without exception, must undertake the comprehensive planning process and prepare comprehensive plans to guide development. While comprehensive planning was in itself not new, what made the Florida approach unique at its inception was a strong role for the state government in reviewing and commenting on the comprehensive plans developed by local governments. DCA also was tasked with establishing the minimum criteria for these plans. These requirements improved the quality of the plans produced by local governments and ensured that a common set of key issues were addressed by them. Beyond placing the comprehensive plan at the center of local land use decisions and ensuring that all local governments addressed a core set of issues in their plans, the legislation also required some degree of inter-jurisdictional dialogue and cooperation. In Florida, then, the local comprehensive plan was established as the guiding document for local land use regulations, local infrastructure planning, and government capital project expenditures. Other major elements of the Florida growth management approach as initially designed include requirements for concurrency, the establishment of a state comprehensive plan, the creation and empowerment of regional planning councils, and major funding commitments by the state for infrastructure and technical support for comprehensive planning efforts. The Florida approach is generally acknowledged as the most aggressive and far-reaching growth management approach this nation has yet seen. Elements of the Florida approach have been adopted in other states, most notably Georgia and Washington, and planners throughout the nation have learned from the Florida experience. Given this context, the central purpose of this book is to document and evaluate the impacts of this innovative state-level growth management approach. While much has been written about the form and content of the Florida growth management system, few studies have attempted to assess the impacts of this legislation. In Chapter 5, Timothy Chapin and Charles Connerly report on survey data they have collected on Florida public attitudes toward growth management in and They conclude that while overall public support for growth management remains high the makeup of growth management support has changed over time. Section 2 of the book focuses on evaluating growth management outcomes in Florida. In Chapter 8, Timothy Chapin examines the question of the impact of growth management on the economy of Florida and its largest cities. In Chapter 12, Arthur C. Several chapters in this section discuss planning innovations that have been developed in the state, while others discuss structural and political limitations that have restricted the implementation of growth management in Florida. In Chapter 14, Randall Holcombe examines which jurisdictions have adopted urban growth boundaries and reports that it is higher per capita income, not growth pressure, that is associated with the adoption of this form of growth management. Through a review of the Babcock Ranch case study they highlight why this ambitious program has sometimes served as a facilitator of both land preservation and sprawl. In Chapter 16, Charles Connerly describes the relatively limited impact that the growth management legislation has had on encouraging local jurisdictions to develop proactive affordable housing strategies like inclusionary zoning, even though this tool is recommended in the Growth Management Act. However, given the incremental, still ongoing implementation of the GMA and the lack of state funding for infrastructure, visible and measurable impacts related to this progress are likely still a decade or more away. While the evidence concerning positive impacts of the system is far from conclusive, real progress has been made in the area of planning practice. Since , Florida has emerged as a national leader in comprehensive planning, concurrency implementation, land purchases for conservation, natural hazards planning, and local approaches to paying for growth. Florida began to enact and implement planning and growth management legislation in the early s. When making an

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assessment of the Florida growth management experiment, it is important to keep the historical development of the Florida growth management process clearly in mind. We can learn from history. However imperfect the process, where would the state be without it? Second, we frequently refer to the GMA and the growth management process as if they are static or unchanging. In reality, the legislation and the process have been continuously evolving, often in ways not foreseen by the original legislative draftsmen. Third, we must acknowledge the difference between concept and implementation. Before concluding that the system cannot or does not work, 1 The GMA consists of three different legislative acts: Each component is important in its own right and should be evaluated on its own merits. Over the past three decades, Florida has utilized a series of gubernatorial and legislative task forces and committees to evaluate growth problems and to recommend appropriate legislative responses. Based on the recommendations of this task force, the Legislature enacted a landmark package of planning legislation. Although this process ultimately failed, it laid the groundwork for the successful adoption of the State Comprehensive Plan in 1985. The DRI and critical area processes were initially viewed as interim measures to give the state time to put in place a more comprehensive approach to growth management. Accordingly, the original gubernatorial task forces recommended adoption of a mandatory local comprehensive planning act. In 1982, the Florida Legislature accepted the recommendation when it adopted the Local Government Comprehensive Planning Act (LGCPA), which was at the time probably the most comprehensive piece of local planning legislation ever enacted in this country. However, while the LGCPA provided for review by the state land planning agency, it did not give the agency the authority to reject local plans that were inconsistent with state requirements. Moreover, the Act provided no state enforcement mechanism to ensure that local governments adopted, implemented, and enforced local plans. One set of recommendations called for an integrated statewide planning framework that would include a legislatively adopted state plan to be implemented through state agency functional plans, regional plans, and greatly strengthened local government comprehensive plans. Environmental Land Management Study Committee, 1982, pp. First, the Florida State and Regional Planning Act of 1982 established procedures for preparation and adoption of a state comprehensive plan. Fla. It contains 27 goals with accompanying policies covering a wide range of social, economic, environmental, natural resources, conservation, and land planning issues. These regional policy plans were required to contain regional goals and policies, including growth management policies, which were consistent with the goals and policies of the State Comprehensive Plan and laid out a framework for achieving these. A regional plan was required to address and analyze the problems and needs of the region, especially with regard to land use, water resources, transportation, and infrastructure. Florida State Comprehensive Planning Act, Fla. These amendments required local governments to adopt revised and improved local plans that were consistent with the state and regional 2 For a discussion of the weaknesses of the LGCPA, see Pelham, Hyde, and Banks, 1985, pp. Further, the amendments required local governments to implement their plans through local land development regulations and local development orders that were consistent with the adopted local plans. Every local government was to adopt adequate public facility or concurrency requirements. To enforce the plan consistency requirements, the legislation granted broad standing to citizens to challenge land development regulations and local development orders for inconsistency with the adopted local plan. Local comprehensive plans must be coordinated with the plans of adjacent municipalities and counties as well as with the state and regional plans. They must also contain an intergovernmental coordination element that demonstrates consideration of their impacts on adjacent local governments and the region and how coordination with the state, regional, and other local plans will be achieved. In 1985, the Legislature adopted further amendments to the local planning legislation, including a strengthened concurrency requirement. This rule established standards by which the state land planning agency reviews local plans for compliance with state law. The agency established a four-year schedule, commencing in 1985 and ending in 1989, for the review of these plans. Local Government Comprehensive Planning and Land Development Regulation Act, Fla. During that period, most local governments also adopted new land development regulations to implement their plans, as required by state law.

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Chapter 3 : Dr. John M. DeGrove | Friends of Florida

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Chapter 4 : Environmental Protection and Growth Management

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Chapter 5 : James C. Nicholas - Levin College of Law Levin College of Law

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DeGrove Please consider donating to the Dr. An icon of comprehensive planning and growth management, both in Florida and across the nation, Dr. DeGrove was known for his unfailing and practical optimism. Throughout his life he firmly believed that effective land use planning programs could address and overcome the many development decisions that resulted in detrimental and costly impacts to his beloved Florida. As one of the founders of Friends of Florida, he always promoted a strong adherence to the sound principles of growth and development decision making to protect the environment, reduce taxpayer burdens for citizens and keep our economy strong. His academic credentials, coupled with a keen political awareness, allowed him to lead the effort that resulted in passage of the Growth Management Act. He was a fierce defender of this comprehensive legislation that continues to shape our surroundings to this day. But he did more than simply inspire others to follow him. He laid the solid foundation for all citizens to expect that their elected government can and should hold development interests accountable for their impacts. This legacy will continue to serve Florida well now and in the future. DeGrove was an influential force in shaping the planning process in our state and many other states across nation. This webinar focused on his lasting accomplishments and how his principles can continue to be followed as Florida once again faces increasing growth pressures and mounting environmental crises. Lance deHaven-Smith on the American Assembly Process and other strategies to build consensus to shape a sustainable future for our state. Check out the PowerPoint. DeGrove in April of Delray Visions â€” Dr. DeGrove was a strong proponent of the American Assembly process, and this is a report he oversaw. DeGrove in shaping this institution. Working with John DeGrove â€” Dr. James Nicholas shares reminiscences about his many years working with Dr. DeGrove and the Joint Center.

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Chapter 6 : Planning and Development Management Division

Growth Management in Florida: Planning for Paradise (Urban Planning and Environment) - Kindle edition by Harrison T. Higgins, Timothy S, Dr Chapin, Charles E.

The examples and perspective in this article may not represent a worldwide view of the subject. You may improve this article , discuss the issue on the talk page , or create a new article , as appropriate. February This article needs additional citations for verification. Please help improve this article by adding citations to reliable sources. Unsourced material may be challenged and removed. October Learn how and when to remove this template message Growth management, in the United States, is a set of techniques used by the government to ensure that as the population grows that there are services available to meet their demands. These are not necessarily only government services. Other demands such as the protection of natural spaces, sufficient and affordable housing, delivery of utilities, preservation of buildings and places of historical value, and sufficient places for the conduct of business are also considered. One technique is the imposition of impact fees. Impact fees are imposed to charge the owners of newly developed properties for the "impact" the new development will have on the community. Fees can be used for such things as transportation improvements, new parks, and expansion of schools. Impact fees are not used to maintain existing facilities, but instead, are used to create new facilities in proportion to the number of new developments in the area. Another technique is the application of zoning to reduce the cost of service delivery. Zoning can be used to reduce the area affected by urbanization, allowing the same number of people to live and work in a smaller area, allowing governmental services to be delivered more efficiently. For example, fire protection and emergency medical response services are less expensive to provide in compact areas than in areas where the population is more spread out. This results in lower expenditures for the same level of service , which saves taxpayer dollars. The efficiencies gained can also result in benefits to the private sector. For example, grocery stores and pizza delivery businesses can serve only a limited area. If more customers are located within their service delivery area, the cost of delivering their services is decreased. Preventing suburban densities from affecting a large area also has the effect of providing open spaces so that people who wish to live in a rural setting can do so without urbanization threatening their lifestyle. The application of growth management techniques is often governed by the development of a comprehensive plan. The plan can be used to measure the impact that new growth will have on the community and define the method by which that impact is mitigated.

Chapter 7 : Page Not Served

Growth Management in Florida: Planning for Paradise. Urban Planning and Environment.. [Timothy S Chapin; Charles E Connerly; Harrison T Higgins;] -- Drawing together contributions from experts on land use planning and growth management, this volume assesses the outcomes of Florida's approach for managing growth.

Chapter 8 : Growth management - Wikipedia

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Chapter 9 : Ebook Growth Management In Florida (Urban Planning And Environment)

About Education. Ph.D., University of Illinois M.A., University of Miami B.B.A., University of Miami. Teaching and Scholarship. International expert in natural resource and land use management, Florida growth management legislation, urban land economics, urban and regional planning and environmental and urban problems.