

# **Florida's Growth Management Process: A Presentation for the South Florida Ecosystem Task Force Working Group**

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# Why Am I here?

- To inform you of the State of Florida Planning Processes
- To explain the process and inform you of the existing opportunities for input into the growth management process.

# Department of Community Affairs

## Division of Community Planning

- DCA is Florida's land planning agency and lead agency for community planning and preservation activities.
- A main DCA function is to help Florida cities and counties develop local comprehensive plans that serve as a blueprint for future growth.
- The Division of Community Planning, within DCA, is charged with assisting local governments and administering the state's growth management laws.

# Growth Management Process Overview

- The agencies involved
- Statutes and rules
- The process
- Points of entry
- Issues to consider
- An Example

# Commenting and Review Agencies in the Growth Management Process

- Regional Planning Councils
- Water Management Districts
- Department of Transportation
- Department of Environmental Protection
- Department of State
- Fish and Wildlife Conservation Commission
- Department of Agriculture and Consumer Services, Division of Forestry

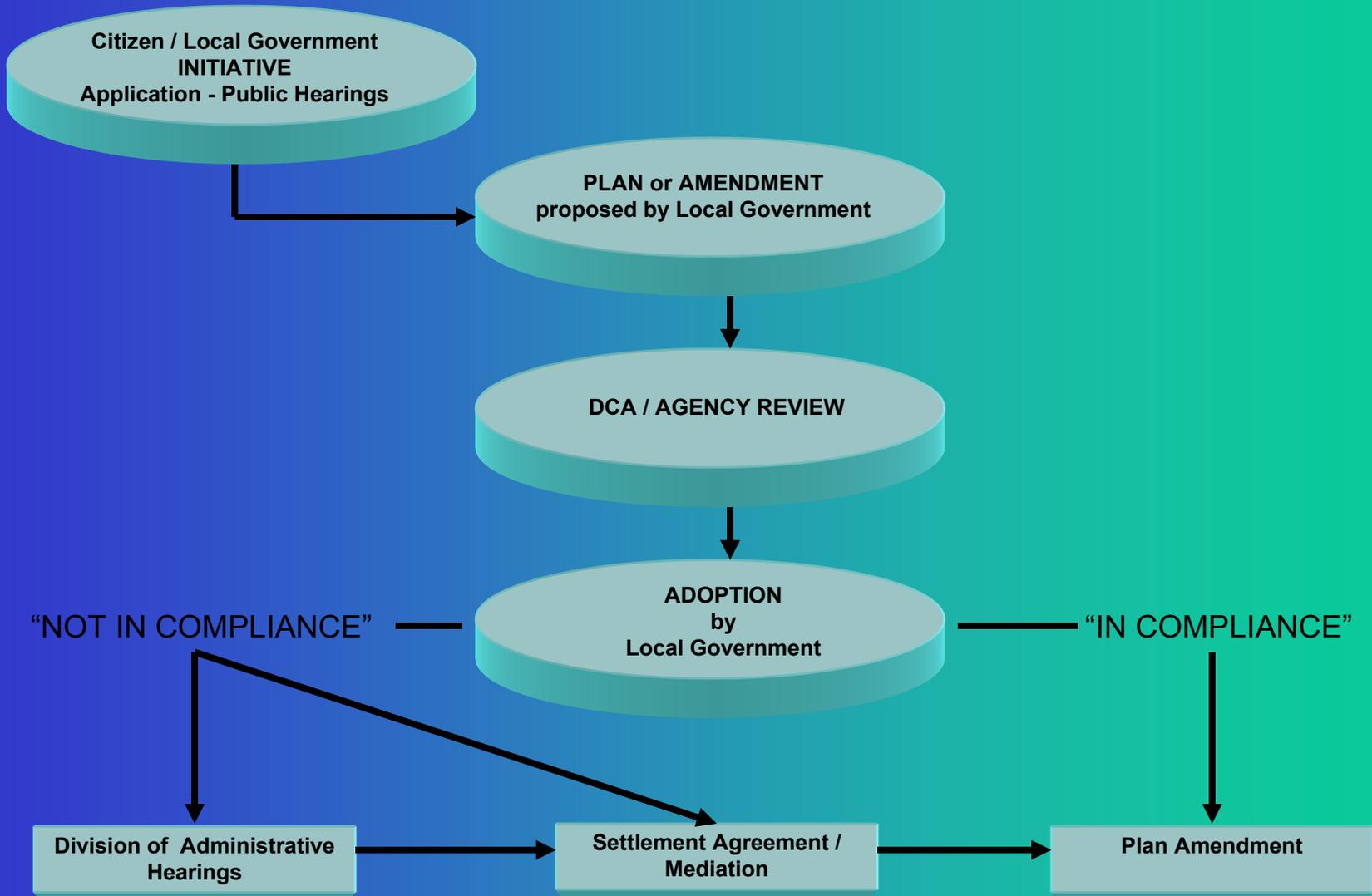
# Chapter 163, Florida Statutes; Local Government Comprehensive Planning and Development Regulation Act

- Requires that all Counties and Municipalities adopt comprehensive plans to guide their physical development and growth.
- Comprehensive plans are required to address issue areas such as future land use, conservation, coastal management, housing, transportation systems, capital improvements, recreation, and infrastructure.
- The timing and location of all land uses within a jurisdiction are determined by the comprehensive plan and future land use map.
- All local government land use decisions and actions must be consistent with the adopted comprehensive plan.

# Comprehensive Plan Requirements

- Required and optional elements of comprehensive plans: Requires that local comprehensive plans provide for the conservation, use, and protection of natural resources. Future land use maps must designate the proposed location and distribution of land uses; such as residential, commercial, or agricultural uses. 163.3177(6)(d), FS.
- Conservation Element should map wetlands and environmental areas and contain objectives and policies for the protection of these areas and their natural functions.

# Comprehensive Plan Amendment Process

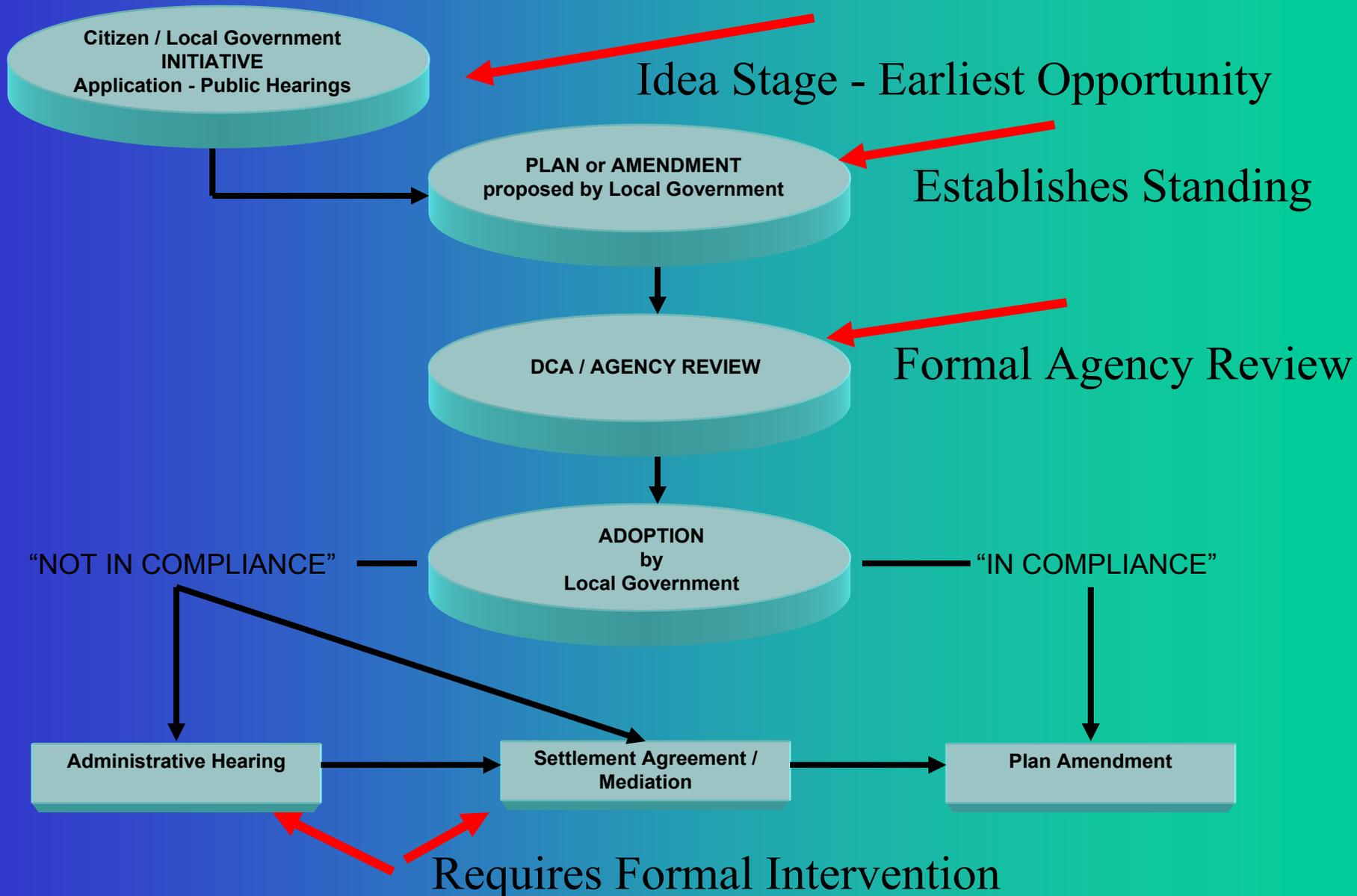


# Points of Entry Into the Process

- Local Government comprehensive planning and development review process.
  - ⇒ Before proposed comprehensive plan amendments are sent to DCA for review, they are considered in public hearings by Local Planning Agency. LPA can be elected body or citizen appointees - a planning commission.
  - ⇒ After local government transmits proposed plan amendment to DCA, DOF has review opportunity as commenting agency for county plans only.

# Comprehensive Plan Amendment Process

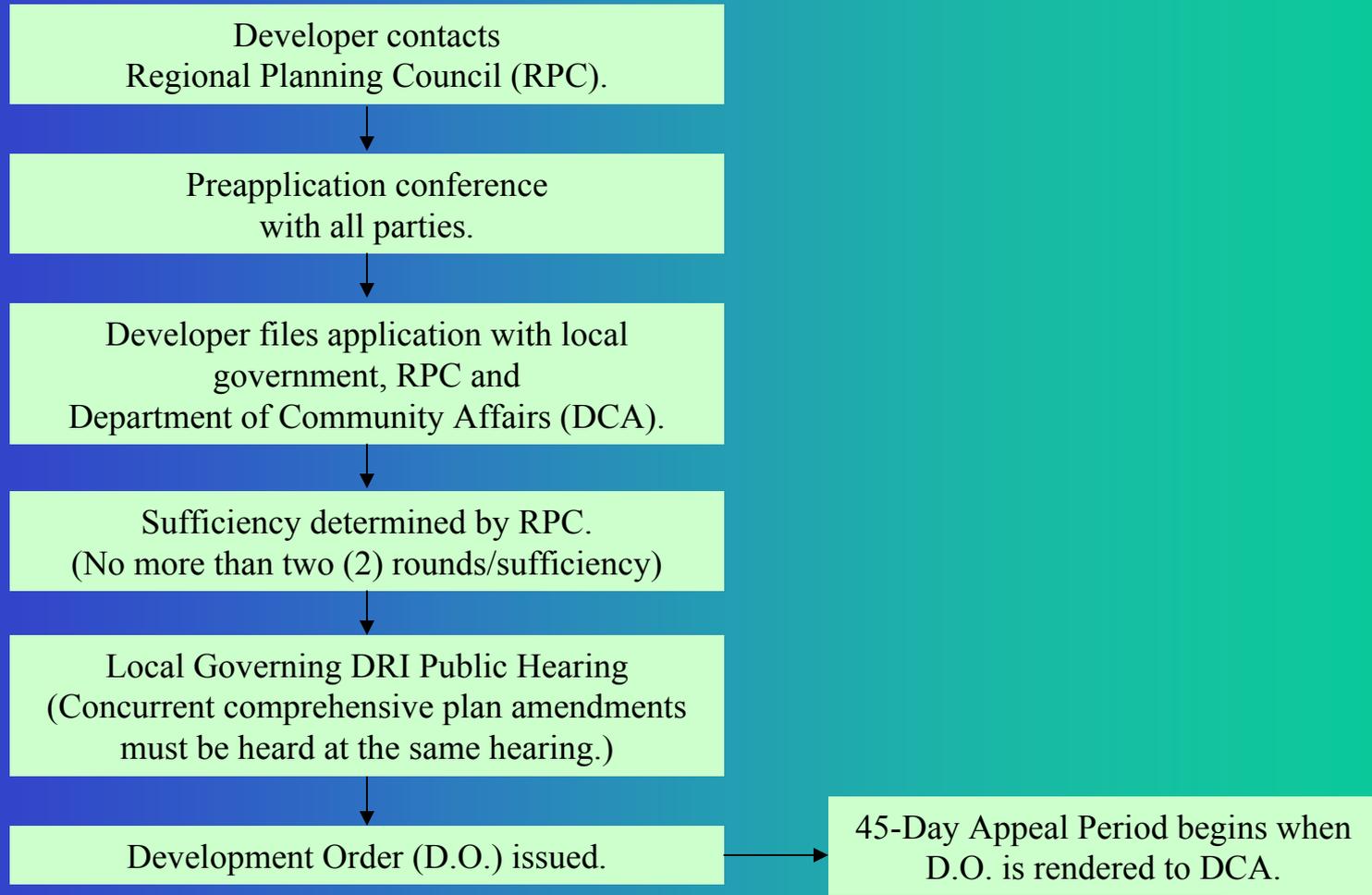
## Points of entry



# Chapter 380, FS, Environmental Land and Water Management

- Developments of regional impact: Provides for DCA review of development projects that would have substantial effect on more than one county, and requires mitigation of regional impacts. DRI review requires identification of natural resources, plant community types, public facility and services impacts, and a site-specific master plan. 380.06, FS,

# Development of Regional Impact Review Process

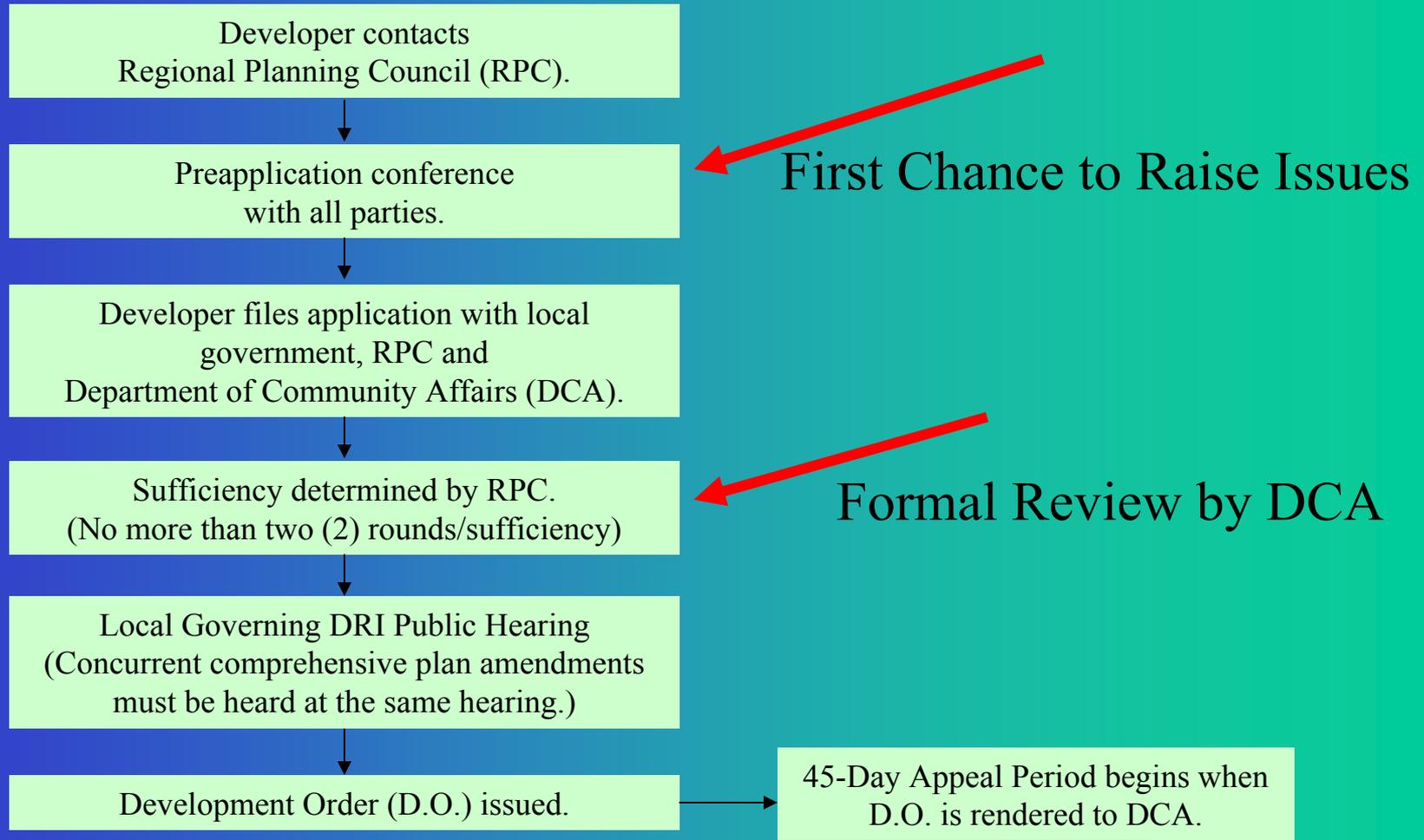


- # DRI Review Process

- Application for development filed with Regional Planning Council which schedules a pre-application conference to list issues of concern and establish review methodologies.
- Application for Development Approval [ADA] is reviewed for sufficiency of responses. ADA requires information on protection of natural resources and wetlands.
- Draft Development Order [DO] is reviewed.
- DO adopted by local government is reviewed to determine if all regional impacts have been addressed.

# DRI Review Process

## Points of entry



Very Limited Opportunity

# Local Government Development Review Process

- ⇒ For areas with appropriate land use designation, development permits are issued before development of land can occur. Usually a local government development review committee considers development proposals which can be zoning changes, subdivision permits [plats], or building permits. There may be an opportunity for to participate in the local development review process as part of a review committee.

# Things to Consider

- ★ Potential objections and comments should be introduced in the process as early as possible.

## ★ The Florida City Center Example: Proposed development

- Proposed Development: - 6,000 dwelling units, 3000,000 square feet retail use, 90,000 square feet of office use and 240 hotel units.
- Issues: Impacts on wetlands and conservation areas.
- Land use plan amendments – changing from agriculture to urban uses – extending the urban service boundary.

# Other Thoughts

- It is necessary to use the word “object” if a plan amendment touches upon an issue of importance to you and you want DCA to formally object during the review process. If DCA does not object to something, there is no recourse later. For example, a likely statement could be: “The proposed land use change would create the potential for urban impact on areas set aside for Everglades restoration. We recommend that the Department object to the proposed amendment.”
- It is also good to recommend ways to make the proposal acceptable - if possible. Some proposals may not be acceptable in any form.

QUESTIONS ?

The End