

AGENDA ITEM 3

HWWG IMPLEMENTATION PLAN

How Will We Grow? A Conversation with the Community

Board Worksession - August 20th

The How Will We Grow? report reviewed past planning studies, looked at past growth trends and analyzed future growth alternatives and their impacts on infrastructure and services. The report provided recommendations for land use planning and infrastructure policy changes that may improve the efficiency of infrastructure and services. In June, a panel from the Urban Land Institute (ULI) reviewed and upheld the report and added recommendations that may better align the county for maximizing economic development opportunities and provide greater focus on community place-making and aesthetics.

During this time, staff completed over 45 public presentations on the project, including multiple newspaper articles, videos of the presentation on YouTube and the County's website and Facebook Social Media. In June, the Board of County Commissioners recommended that staff prepare an implementation plan to bring County policies more consistent with a hybrid of growth Alternatives 2 and 3 identified in the How Will We Grow? report.

The draft implementation plan takes into consideration recommendations from citizens, the How Will We Grow? report and ULI. It involves multiples planning efforts focused on community aesthetics, environment, infrastructure finance and planning, and the quality of life of our citizens. The timeframe for some of these projects are immediate, but tasks generally vary between short and long term projects, some may take several years. The projects will be implemented by staff, consultants and educational partners. Project updates will occur monthly for the Board and updated information will be provided to the project website mymanatee.org/howwillwegrow and our County's Facebook page.



How Will We Grow?

MANATEE COUNTY 2035

A Conversation with the Community

John Osborne, AICP

Planning Official

Building and Development Services Department

Purpose of Presentation

- Solicit input from Board on implementation strategy for How Will We Grow?

Goal

- **WIN – citizens**
- **WIN – environment**
- **WIN – industries**
- **WIN – tax & fee payers**

How Will We Grow?

- **Recommendations from:**
 - **Citizens & stakeholders**
 - **How Will We Grow? Report**
 - **Urban Land Institute**

Focus of Recommendations

- **Aesthetics**
- **Environment**
- **Infrastructure Finance**
- **Infrastructure Planning**
- **Quality of Life**

Aesthetics

- **Place-making Plan**
 - Landmarks & opportunities
 - Public art
 - Neighborhood identification
 - Community themes
 - Enhanced signage/directional/wayfinding
 - Infrastructure aesthetic enhancements

Environment

- **Green Building & Development Guide**
- **Low Impact Development (LID) Manual**
 - Stormwater
 - Community design
 - Infrastructure
- **Climate Change Analysis**

Redevelopment - Infill

- **Barriers/Use Analysis**
 - Residential/Non-residential/Mixed
- **Incentives**
 - Zoning – Port EZ
 - Concurrency
 - Certainty
- **Marketing**

Community / District Plans

- What uses acceptable?
- Place-making
- Nodes/Activity Centers
- Areas of Focus:
 - US 41, 15th Street, US 301 Palmetto-Elleston, Manatee Ave, Cortez
 - Parrish (smaller area - not N Central Overlay)
- Create build-out plans

Growth & Infrastructure

- **New look at:**
 - **Impact / Mobility Fees**
 - **Level of Service Standards (incl. urban)**
 - **Concurrency**
 - **Business model and plan for infrastructure**

Infrastructure

- Which infrastructure?
 - Potable water system
 - Sanitary sewer system
 - Reclaimed water system
 - Roads – Transit
 - Parks

Infrastructure & Service Delivery

- **Infrastructure**
 - Planning
 - Finance
- **Efficiency of Services**
 - Schools
 - Fire
 - Sheriff

Infrastructure & Service Delivery

- **Relationship of**
 - **Environmental protection**
 - **Infrastructure**
 - **Efficiency of Services**
 - **New growth**

Infrastructure & Service Delivery

- **Where and when is growth most efficient to serve?**
- **Where is it located?**
- **How is it designed?**

Infrastructure Finance

- **Business-like decision making**
- **Return on investment (ROI)**
- **Min. growth-induced costs**

Infrastructure Finance

- **Max. growth vs. location of infrastructure**
- **Reflection of differences in fees and services**

Infrastructure Planning

- **Developed Areas – W County**
 - **Areas of existing capacity**
 - **Utility replacement**
 - **What's needed for future**
 - **Community Redevelopment Areas (CRAs)**
 - **Tax increment finance (TIF) districts**
 - **What's missing? (streetlights, stormwater, sidewalks, greenspace)**

Infrastructure Planning

- **Developing Areas – Parrish**
 - **Areas of no customers & limited density**
 - **What's Missing?**
 - **Improved roads, schools, libraries, fire stations, shopping, employment, etc.)**
 - **Utility extensions & timing**

Quality of Life

- **Parks & Open Space Masterplan**
 - **Update parks level of service standards**
 - **Park design standards**
 - **Parks evolution with demographic changes**
 - **Greenways Plan update**

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Project Implementation

- **Short Term**
 - **1-2 Year Projects**
- **Long Term**
 - **> 2 years**

Project Assignments

- **County staff / departments**
- **Consultant(s)**
 - **RFP**
- **Educational partners**
 - **University of Florida**

Projects

- **Deliverables:**
 - **Multiple plans**
 - **Potential amendments**
 - **Ordinances**
 - **Land Development Regulations**
 - **New opportunities**

Future Updates

- **Worksession Updates**
 - September 16th
 - October 29th
 - November 12th
 - December 10th
- **Planning Commission Updates**
Monthly

Questions?

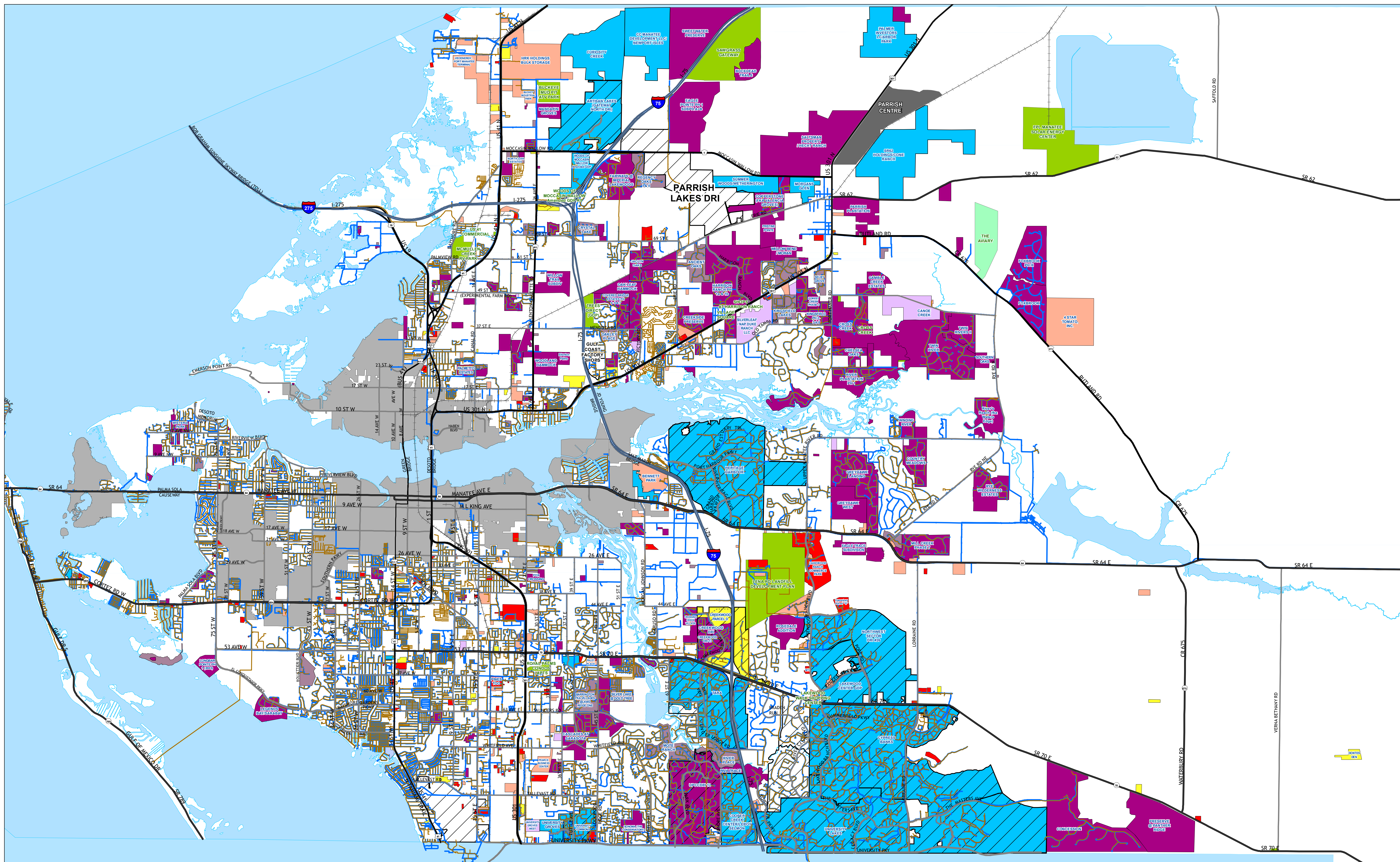
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DEVELOPMENT PROJECTS & UTILITIES



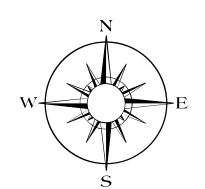
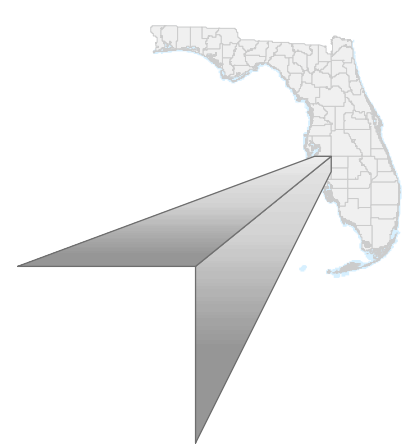
CONCURRENCY PROJECTS

RESIDENTIAL COMPLETE	MIXED USE COMPLETE	NON RESIDENTIAL COMPLETE
RESIDENTIAL APPROVED	MIXED USE APPROVED	NON RESIDENTIAL APPROVED
RESIDENTIAL PENDING	MIXED USE PENDING	NON RESIDENTIAL PENDING

DRI
GDP - Pending (No Concurrency)
GDP - Approved (No Concurrency)
Municipalities

Sewer_Gravity_Main
Water_Press_Main

AUG 2013



0 1 2 3 4
Miles

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As a follow up from our 8/13 meeting discussion about SBEP/TBEP CCMP's, requests from our environmental community and in light of our convention center meeting.

Workshop: A Day for the Bay

Manatee County has had several environmental policies in place since the 1980's. Recently there has been some question if these policies are still valid today – almost 30 years later. The goal of the work session will be to allow the BCC and the public to gain information from the stakeholders, environmentalists, scientists, and others. At the end of the work session a request will be to – at a minimum – maintain the policies in place and create additional protection for unique or undisturbed areas of our environment. Comments from the BCC and County Staff will be encouraged as each item is presented.

- I. Trends of our Bays – A look at the past when the Tampa and Sarasota bay was impacted by development. Loss of habitat, Cause and Effect, Development of the CCMP's, and positive changes. Overview of valuable studies over the years (Dr. Antonini and Roat, H&M Regional Model, WCIND waterway documents funded by Manatee and Sarasota County, Mote Marine Manatee reports, Audubon, economic studies (SBEP/TBEP).
- II. Goals, Policies and Objectives – The science that supports the policies the county has incorporated in the Comprehensive Plan and Land Development Codes, along with why these policies are consistent with state law.
 - a. Mangroves – the value to wildlife, shoreline stabilization and reducing impacts of flooding.
 - b. Sea Grasses- the need to protect and restore. Prop scarring, turbidity and impacts on new channels.
 - c. Endangered Species – from birds to Manatees and the importance of unique areas of the Bays. Island rookeries and habitat in close proximity needed for survival, Manatees and other species.
 - d. Water Quality – the importance of upland buffers. Urban runoff challenges and how seawalls and impervious surfaces impact water quality.
 - e. Benthic Community – what habitat is in the bay bottoms and why seagrasses are not the only concern with dredging and environmental degradation.
- III. Eco-Tourism – Authentic Real Florida. Why is it here and not in other areas of the state.
- IV. TBEP and SBEP CCMP
- V. Recommendations from Environmental Coalition and Staff.

