

Envision Manatee

# Comprehensive Plan Work Session

September 19<sup>th</sup>, 2023

Kimley»»Horn



# Today's Agenda

1. Overview of Comprehensive Plan Update
2. Project Schedule
3. Community Workshop Summary
4. Current Plan Review

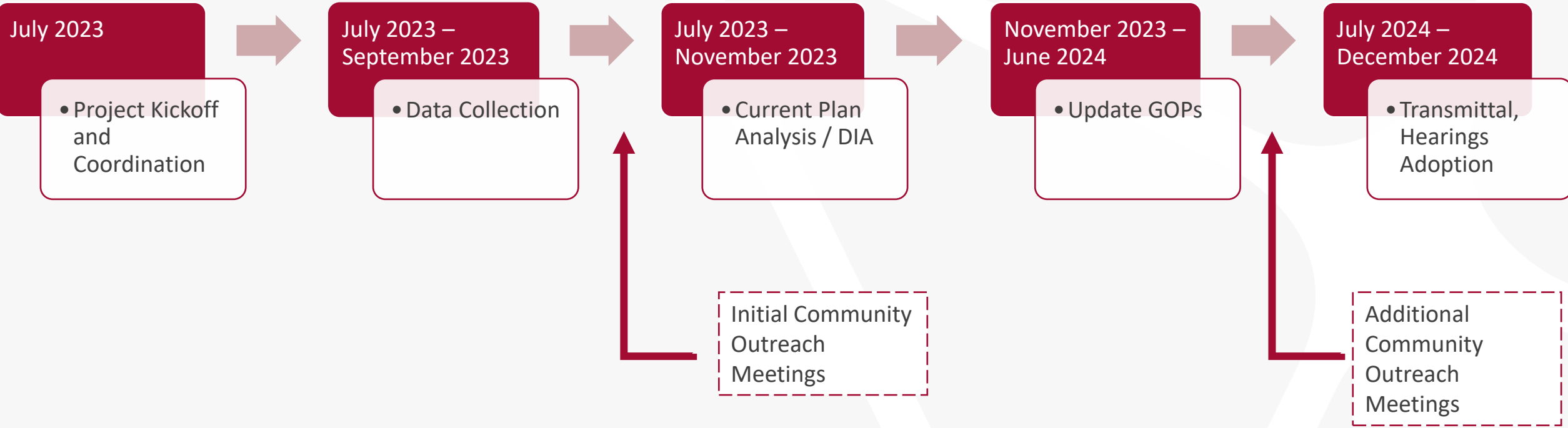
# What is the Comprehensive Plan Update?

A set of policies intended to serve as the Community's Vision and to guide the development of a community, typically over a 10–20-year period.

- Existing Plan Analysis
  - Review of State Statutes (*what's changed since the last plan update*)
- Public Engagement
- Update Goals, Objectives, and Policies
- Public Hearings
  - Local Planning Agency (Planning Commission)
  - Board of County Commissioners

CHAPTER 1 FUTURE LAND USE ELEMENT GOALS, OBJECTIVES AND POLICIES	
Goal 1-1:	Ensure that the character, magnitude, and location of all land uses within the City of Tavares provides a system for orderly growth and development that achieves a balanced natural, physical, and economic environment, and enhances the quality of life of all residents through the year 2020 at which time the Comprehensive Plan will be updated to reflect a new ten year planning horizon.
Objective 1-1.1:	The City shall continue to implement and enforce land development regulations in a unified land development code in a manner to effectively guide and manage future growth. The Code shall implement the minimum standards and criteria as described in the Plan's Objectives and Policies as adopted and will regulate: all land uses shown on the Future Land Use Map, the subdivision of land, the location, size and the height of signage, and areas subject to seasonal or periodic flooding, transportation issues, conservation issues, coordination of land uses with appropriate topography and soils conditions and levels of service criteria. The Land Development Code shall contain directives that utilize innovative land development regulations.
Policy 1-1.1.1:	The City shall maintain and enforce as part of the adopted unified Land Development Code, Ordinances which shall preserve wetlands.  Wetlands hereby will be defined as:  "Wetlands" means those areas that are inundated or saturated by surface water or ground water at a frequency and a duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soils. Soils present in wetlands generally are classified as hydric or alluvial, or possess characteristics that are associated with reducing soil conditions. The prevalent vegetation in wetlands generally consists of facultative or obligate hydrophytic macrophytes that are typically adapted to areas having soil conditions described above. These species, due to morphological, physiological, or reproductive adaptations, have the ability to grow, reproduce or persist in aquatic environments or anaerobic soil conditions. Florida wetlands generally include swamps, marshes, bayheads, bogs, cypress domes and strands, sloughs, wet prairies, riverine swamps and marshes, hydric seepage slopes, tidal marshes, mangrove swamps and other similar areas. Florida wetlands generally do not include longleaf slash pine flatwoods with an understory dominated by saw palmetto. The delineation of actual wetland boundaries may be made by any professionally accepted methodology consistent with the type of wetlands being delineated but shall be consistent with any unified statewide methodology for the delineation of the extent of wetlands ratified by the Legislature.
Policy 1-1.1.2:	The City of Tavares will establish and maintain Land Development Regulations that will prohibit all development or improvement in areas established as wetlands. The only exceptions to this policy will be for uses/improvements allowed in the Conservation Element of this Comprehensive Plan by Special Exception.
Policy 1-1.1.3:	The City shall continue to maintain and enforce within the adopted unified land development code specific ordinances which provide for drainage and stormwater management, open space, and protect potable water well fields and aquifer recharge areas.
Future Land Use Element Goals, Objectives and Policies	1-1 Adopted June 6, 2001 Last Amended: Ord. 2018-04

# Project Schedule





## Two Points to Remember:

*“It is **not** the intent of this part to require the inclusion of implementing **regulations** in the comprehensive plan but rather to require identification of those programs, activities, and land development regulations that will be part of the strategy for implementing the comprehensive plan and the principles that describe how the programs, activities, and land development regulations will be carried out.”*

*“The format of these principles and guidelines is at the discretion of the local government, but typically is expressed in **goals, objectives, policies, and strategies.**”*

Florida Statutes Ch. 163.3177

# Analysis

## What Is Being Analyzed?

- Traffic/ Transportation
- Potable Water
- Sanitary Sewer
- Stormwater
- Parks and Recreation Facilities
- Population
- Land Use (existing and future)







# *Community Workshops*



# Community Workshops & Responses

*Approximately  
150 Attendees:  
5 Workshops +  
2 Online Workshops*





# One Word



Manatee County  
Comprehensive Plan Update

One word that describes  
Manatee County TODAY...

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Love

Manatee County  
Comprehensive Plan Update

One word that describes  
Manatee County TODAY...

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DIVERSITY

Manatee County  
Comprehensive Plan Update

One word that describes  
MY VISION for Manatee County...

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cohesive

Manatee County  
Comprehensive Plan Update

One word that describes  
Manatee County TODAY...

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FUNCTIONAL

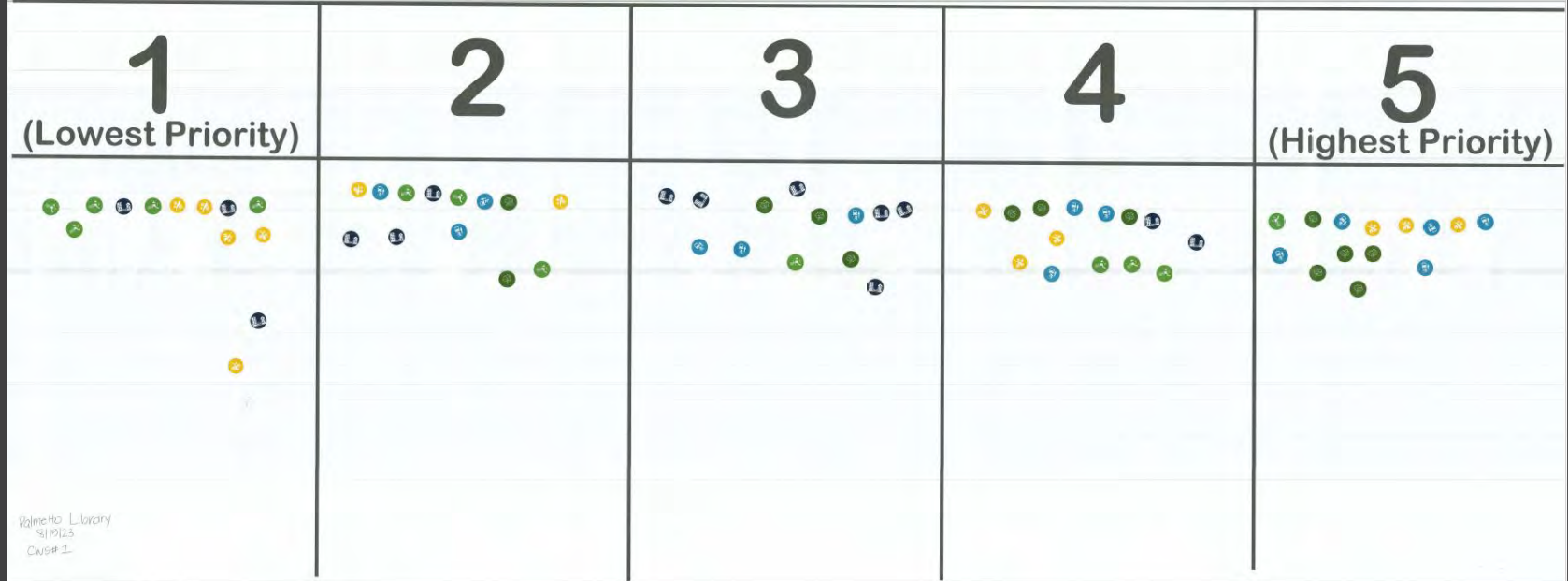
# One Word - Vision





# Priority Ranking

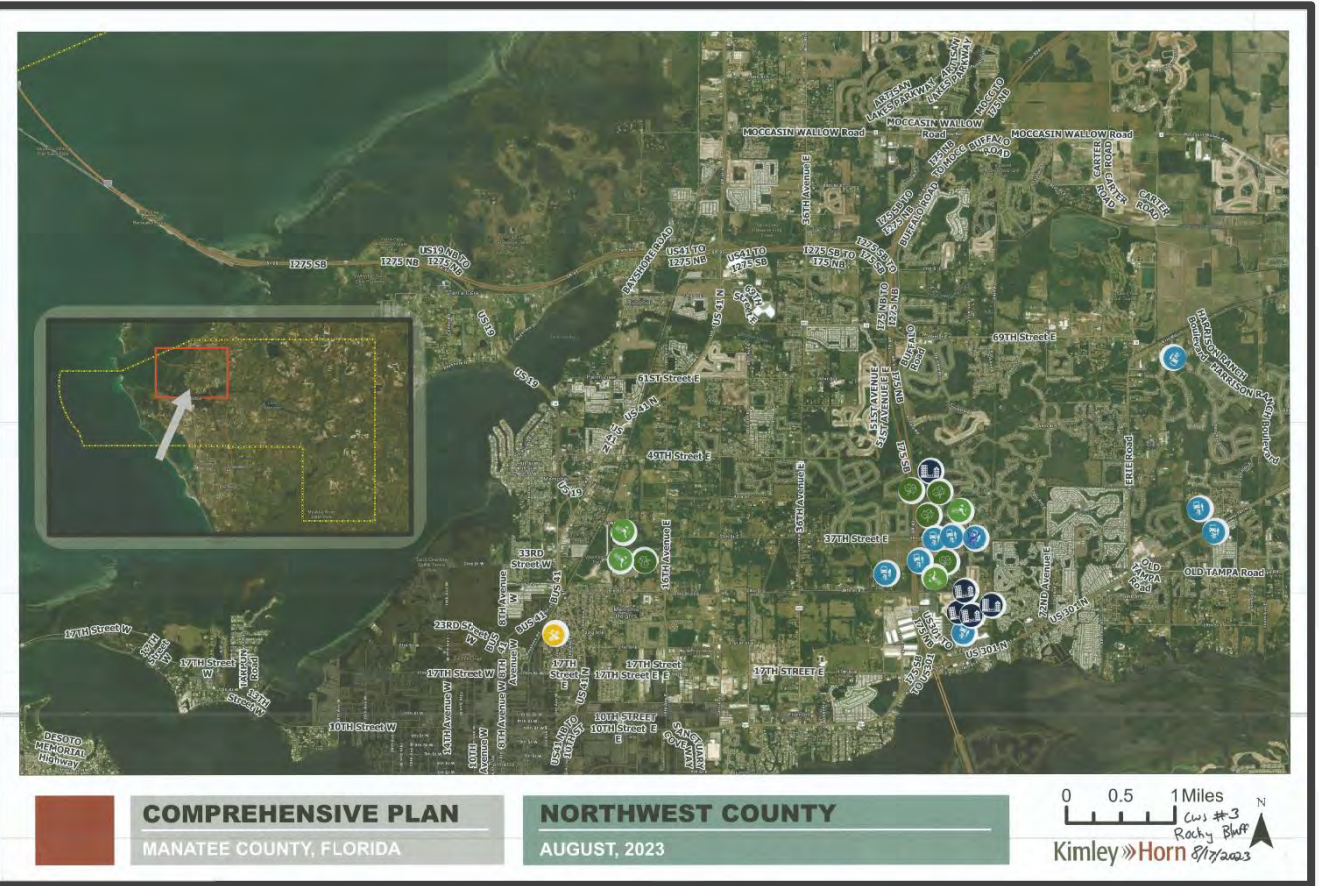
## Manatee County Comprehensive Plan Update RANKING ACTIVITY



Palmetto Library  
8/19/23  
CWS# 2

Element	Overall Priority Ranking (1-5) – Average Score
Land Use / Development	2.7
Conservation	3.1
Transportation	3.5
Housing	2.5
Recreation and Open Space	3.9

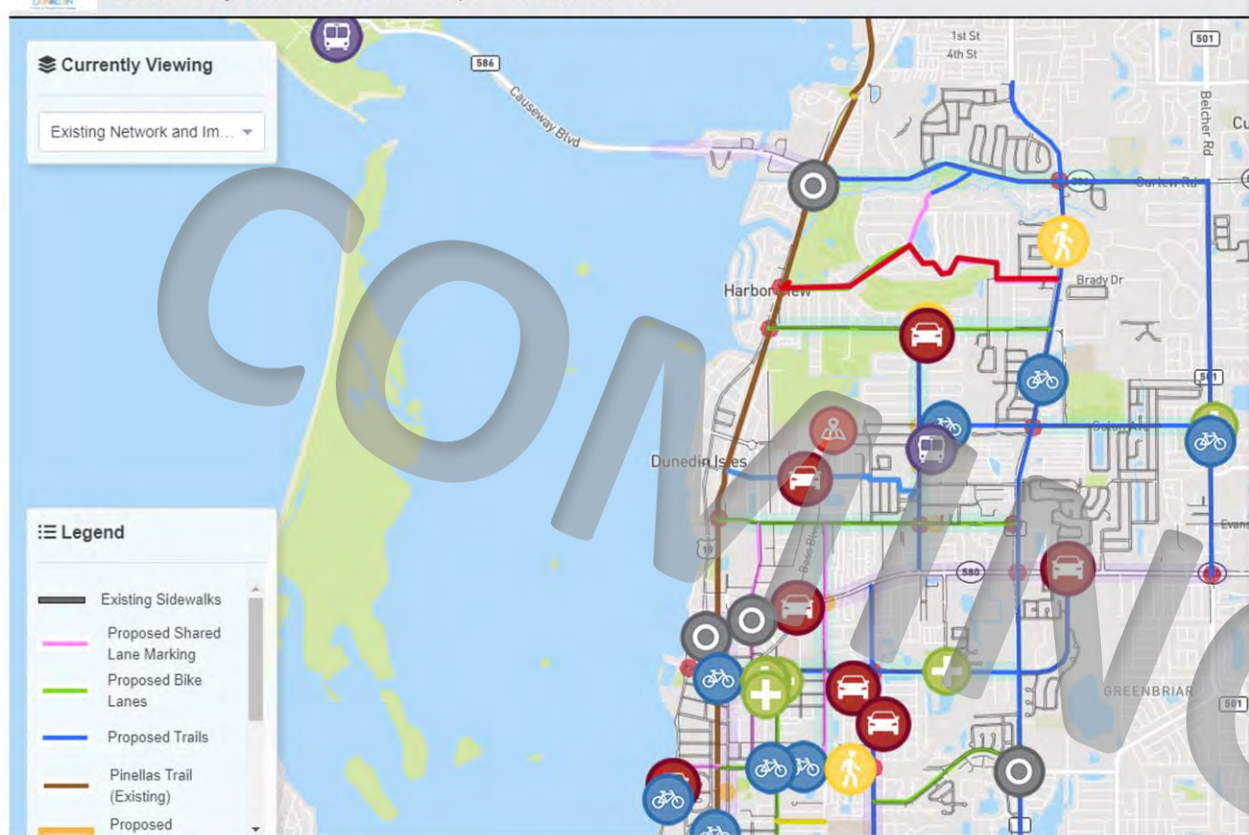
# Mapping Exercise





# Key Takeaways

- Protection of Lakes, Water Quality, and Conservation
- Housing Options and Affordability
- Congestion
- Retain and Expand Parks and Open Space
- Development and Growth



**PublicCoordinate**

*Leverage diverse perspectives to guide your project to success.*

**PublicCoordinate** shares project information with the public and gathers comments/feedback online and interactively in a user-friendly map-based platform.

**PUBLIC-FRIENDLY**

- Map text can be translated to multiple languages
- Customizable welcome text box provides instructions to map users
- Mobile-, tablet-, and desktop-friendly interface
- Meets web accessibility guidelines that state and federal agencies are required to adhere to, unlike most other platforms

**SECURE**

- Increased security with reCAPTCHA box and optional email address requirement in order to post a comment to prevent spam comments
- Built-in prohibited words list restricts the usage of inappropriate words in the comments

**CUSTOMIZABLE**

- Offers multiple comment types, including point-specific comments and drawing a route
- Integrates seamlessly with SurveyMonkey to display custom surveys within the map sidebar
- Provides the ability to toggle between multiple underlying base maps including aerial, street, and custom base maps
- Custom branding to show project/client logos and display the project name

**EFFICIENT**

- Provides the ability to toggle between multiple project alternatives/phases in one map and automatically assigns comments to specific project alternative/phase
- Exports formatted reports on activity and comments with summary analytics on comments and types

# Public Coordinate

- Welcome to PublicCoordinate, Kimley-Horn's proprietary interactive mapping software!
- PublicCoordinate shares project information with the public and gathers comments/feedback online in a user-friendly map-based platform.



# Online Survey (Part 1)

- Sept 19 – Oct 10 (3 weeks)
- Goal: Capture responses to a greater degree and provide opportunities for people to expand on their thoughts outside of a formal workshop setting

## **Future Land Use**

- *Multiple Choice Questions:* What type of Land Use does Manatee County need? (Select all that apply or add your own in the comment box below.)
  - Housing, Commercial/Retail, Industrial, Mixed-Use, Conservation, Agriculture, None
- *Textbox:* Where is new development or redevelopment needed? Please identify the type and location (e.g. address, intersection, or general location.).

## **Conservation**

- *Multiple Choice Question:* What are the most important environmental issues in Manatee County? (Select all that apply or add your own in the comment box below.)
  - Drinking water quality; Quality of recreational beaches, river, and lakes; Air quality; Open space; Recycling; Access to natural areas; Wildlife Preservation
- *Textbox:* What natural/environmental resources are most important to the County? How should these resources be protected? Please identify the resource and why it should be protected.

# Stay Involved!



*For more information, contact:*

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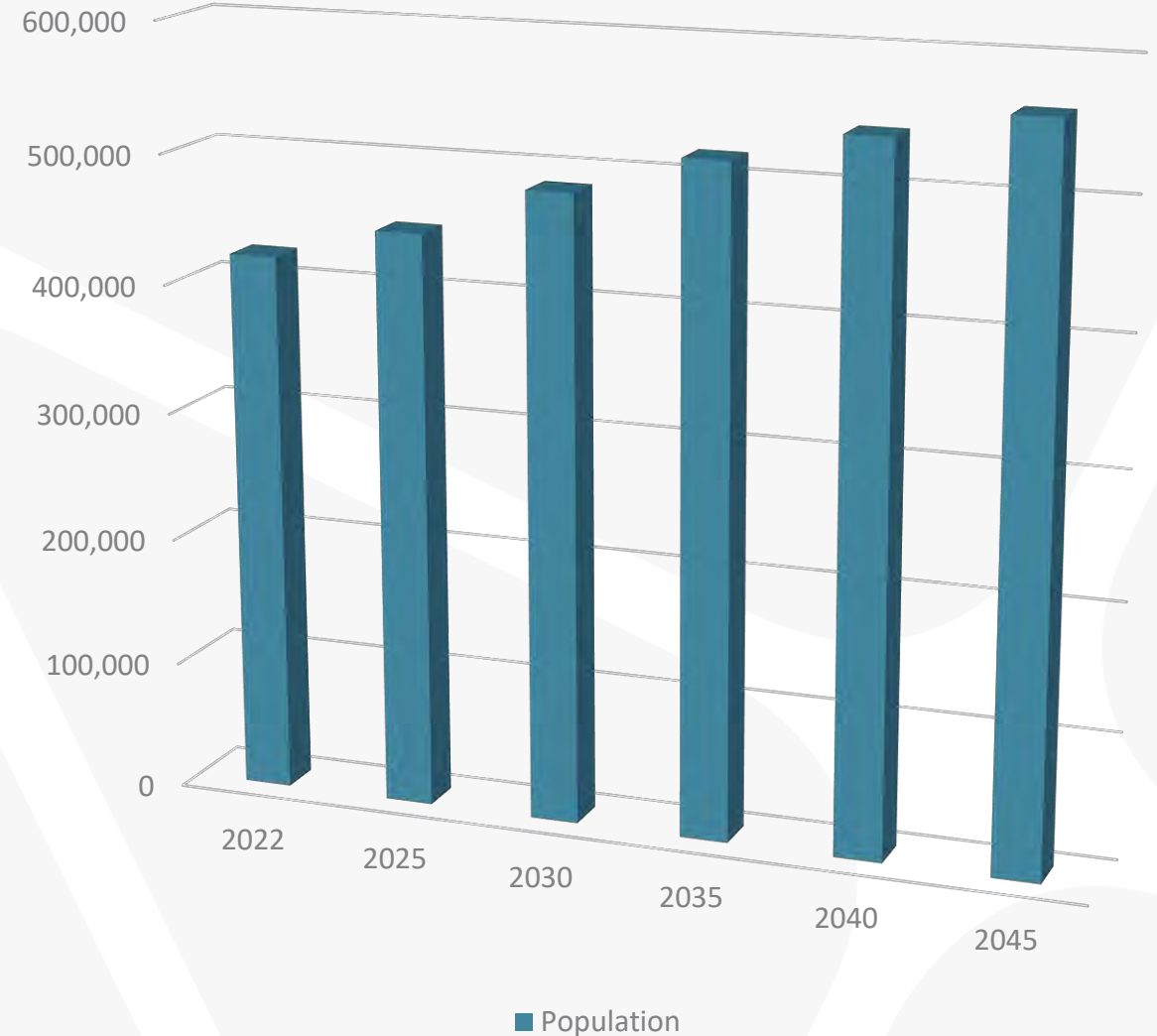


# *Land Use & Population*



# Population Trends

Year	Manatee County Population
2022	421,768
2025 (est.)	447,800
2030 (est.)	486,300
2035 (est.)	517,300
2040 (est.)	541,600
2045 (est.)	562,300

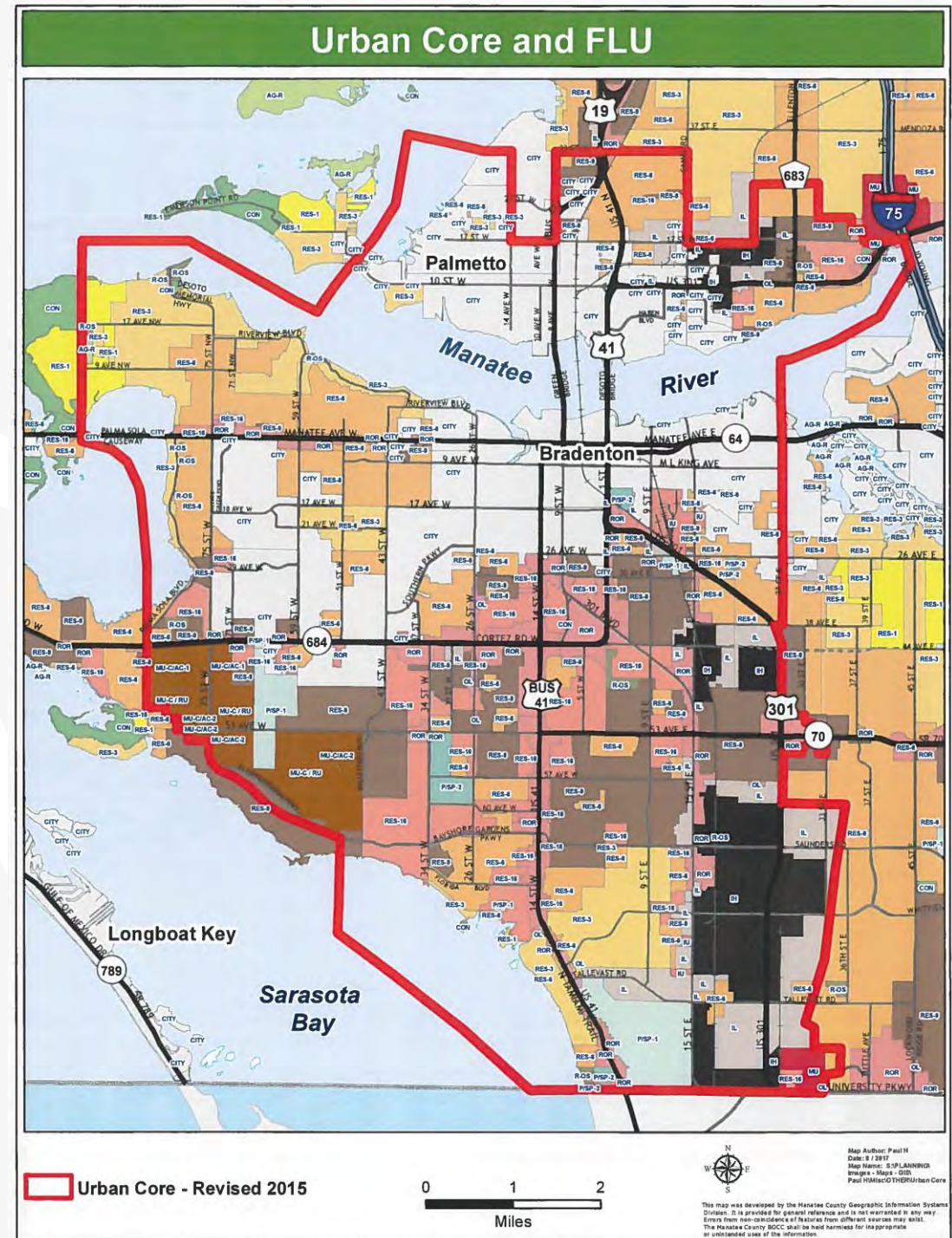


Source: U.S. Census; Bureau of Economic and Business Research



# Future Land Use

- Proposed future general distribution, location, and extent of the uses
- Range of density and intensity of use for each category



# Future Land Use Analysis

*Question:* Does the County have sufficient land to accommodate projected growth?

*Answer:* YES\*





# *Transportation Analysis*

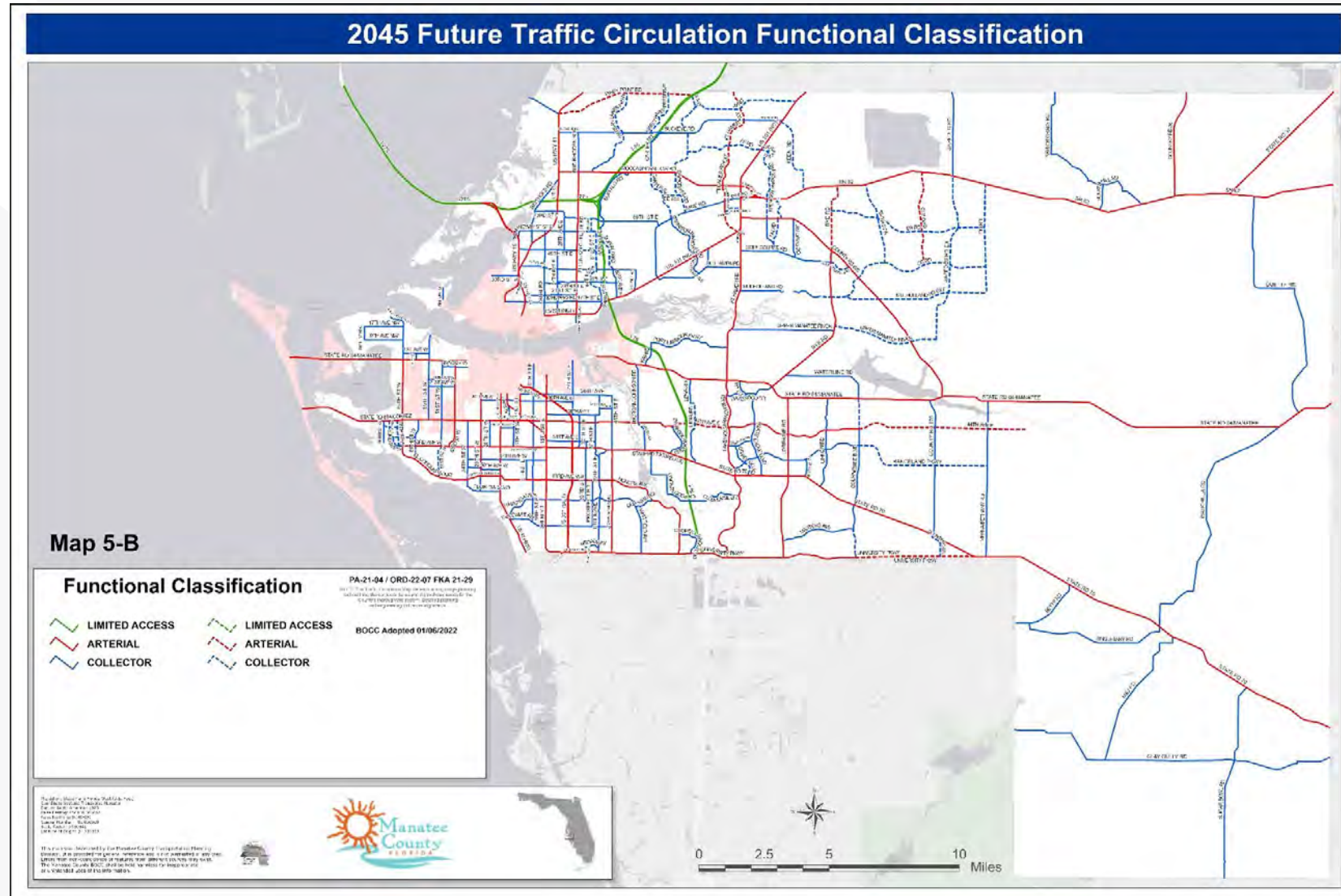


# Transportation

- Level of Service Standards for Roadways

## Objective 5.1.2. - Level of Service Standards.

Implement adopted roadway Level of Service (infrastructure) Standards for review of proposed development orders, for use in capital improvements programming, and for quantifying the long-range goals for operation of major roadways.





# Transportation Data, Inventory, & Analysis (DIA) Scope

- Evaluate transportation LOS and needs for existing, 5-year horizon, and long-term planning horizon for the County's Comprehensive Plan
  - Existing (2023) Condition
  - 5-year Horizon (2028 Condition)
  - Long-Term Horizon (2045 Condition)

# Future Conditions

- Traffic projections
  - In coordination with future land use assumptions
  - Review of count trends (short-term 2028), travel demand modeling output (long-range 2045)
- Identification of future roadway capacity and multimodal needs
- Recommendations for capital improvement priorities





# *Current Plan Analysis*

# Review of State Statutes - Changes

Changes to Chapter 163, F.S 2010-2022	Description	Element	Addressed (Where/how)
<b>2023</b>			
SB 430	<p><b>Abandoned and Historic Cemeteries.</b> Creates the Historic Cemeteries Program in Florida, with the State Historic Preservation Officer as director, and provide grants to research institutions, local governments, and nonprofit organizations to facilitate genealogical and historical research, assist with identifying and contacting relatives of persons buried in abandoned African-American cemeteries, and repair and maintain such cemeteries. The program requires developing guidelines for state agencies, local governments and developers to identify, locate, and maintain historic cemeteries. It also amends certain definitions of terms to include abandoned cemeteries and authorize certain entities to acquire conservation easements to preserve cemeteries.</p>		
SB 250	<p><b>Natural Emergencies</b> Provisions intended to accelerate rebuilding following Hurricanes Ian and Nicole and other natural disasters. The bill would require local governments to expedite the issuance of building permits following a disaster and extend certain building permits following a disaster declaration. It would bar local governments within the disaster declaration area for Ian and Nicole from increasing building fees or adopting "more restrictive or burdensome procedures" to its comprehensive plans or land development regulations concerning review, approval or issues of a site plan, development permit or development order before Oct. 1, 2024.</p>		
SB 540	<p><b>Local Comprehensive Plans</b> It allows prevailing parties to recover attorney fees in challenges to comprehensive plans and plan amendments.</p>		
SB 718	<p><b>Local Government</b> revise procedures for municipal annexation and contraction, including adding a provision requiring approval of landowners of property targeted for a contraction in certain instances even when those owners are not registered voters within the jurisdiction. The bill was amended late in the committee process to prohibit a local initiative or referendum on any land development regulations, a provision also contained in HB 41 and SB 856, two bills that failed to pass.</p>		
SB 1604	<p><b>Land Use and Development Regulations</b> Extends required planning periods to 10 to 20 years from 5 to 10 years and prohibits local governments that fail to update their plans according to the 7-year evaluation and appraisal process from initiating or adopting any public plan amendments. The bill preempts local government authority over electrical substations, prohibits local government architectural or design review boards established after January 2020 from applying land development regulations relating to building design to single family or two-family dwellings, and includes provisions related to the Reedy Creek Improvement District.</p>		
SB 102	<p><b>Affordable Housing</b> Provides up to \$811 million to fund state affordable housing programs (SHIP, SAIL and Hometown Heroes) through housing trust funds, general revenue and a new corporate tax donation program capped at \$100 million a year. It codifies and expands eligibility for the Hometown Heroes program created in 2022. It establishes a sales tax credit for building materials used to construct affordable housing. It preempts local government limits on height and density in commercial and mixed use zones, and suspends any requirement for zoning changes or comprehensive plan amendments. It prohibits local governments from imposing rent control under emergency declarations or any other circumstances. It creates new property tax exemptions for new or rehabilitated affordable housing units.</p>		
	<p><b>Public Financing of Potentially At-Risk Structures</b> expands the existing SLIP statute (Sea Level Impact Projection study) to include all areas at risk due to sea level rise, as opposed to just the coastal building zone. A SLIP study would need to be conducted for any location that is projected to be below the threshold for tidal flooding within the next 50 years. The amendments also</p>		



# Review of State Statutes

- Reflect terminology and definition changes
- Live Local Act (SB 102)
- Natural Emergencies (SB 250)
- Land Use and Development Regulations (SB 1604)

# Review of GOPs by Kimley-Horn Team

Future Land Use				
2018 GOP Number	2018 GOP Language	Statutory Change / Is this GOP statutorily REQUIRED?	Recommended Action (Keep Unchanged (None), Revise, Consolidate, Remove)	Comments/Rationale
Goal 2.1	A distribution of land uses throughout unincorporated Manatee County which limit urban sprawl, providing a predictable and functional urban form, encouraging development and redevelopment in existing urban core area, allowing public facilities and services to be provided in a relatively cost efficient manner.		Keep Unchanged	Overall, good initial Goal as it identifies the County's (future) land use for development and redevelopment as well sprawl considerations; also generally consistent with (repetitive) Goal 2.2
Objective 2.1.1.	Follow a mapping methodology limiting urban sprawl which recognizes existing development; projected growth areas; projected population and employment growth; and a possible development density and intensity less than the maximum specified on the Future Land Use Map. (See also all policies under Objective 2.6.1.)			Question: What Methodology and is it laid out anywhere (DIA or other sources); replacatable? Also, need to compare this with the analysis and reviews through the Staff and County Commission with respect to Policy 2.1.2.8 (Note: discussed as part of the 9/19/23 BOCC workshop; this comment will be updated post that meeting)
Policy 2.1.1.1	Maintain the Future Land Use Map with reserve capacity to accommodate the projected population and employment base through 2040.		Revise	Update Horizon Year to 2045. Also understand within DIA that population reflects Permanent and Seasonal using readily available and professionally accepted sources (i.e. US Census, BEBR, Manatee County can also prpare and update their own if so desired but not required)
Policy 2.1.1.2.	Designate on the Future Land Use Map land within existing developed areas at densities and intensities which are compatible with the existing development.		Revise	compatibility without providing formal process or compatibility standards (which can vary based on location, type of development, prescribed compatibility measures, etc.); Could consider adding relative (generalized compatibility) techniquess for reference as well as potential formal process within the Code; also generally addressed in 2.1.4.2 (significant additional sandards identified for light industrial)
Policy 2.1.1.3.	Designate on the Future Land Use Map, land within currently undeveloped growth areas at densities and intensities which permit significant increases over current land use designations without creating urban sprawl.		Revise	Policy indirectly guides redevelopment and infill. Could be viewed as vague without references to supporting and available (or planned) infrastructure and public services (County and or City)



# Overview/Initial Review of GOPs by Kimley-Horn Team

- Consistency of terms
  - e.g. Unified Land Development Code vs. Land Development Regulations
- Reference to specific dates (or lack of a date)
  - e.g. *“(b) Maximum Development Potential for First Five (5) Years. The foregoing paragraph (a) notwithstanding, until October 5, 2015...”*
- Redundant policies within and between elements
  - Opportunities for consolidation and clarity



*Board of Co. Commission Considerations*



# Next Steps

- County Staff Reviews & Check-Ins
- Review Matrices (by Element)
- Survey (*Twice through this Process*)
- Strikethrough/  
Underline of the current Comprehensive Plan
- Draft Goals, Objectives, and Policies
- Public Hearings



**Thoughts?**