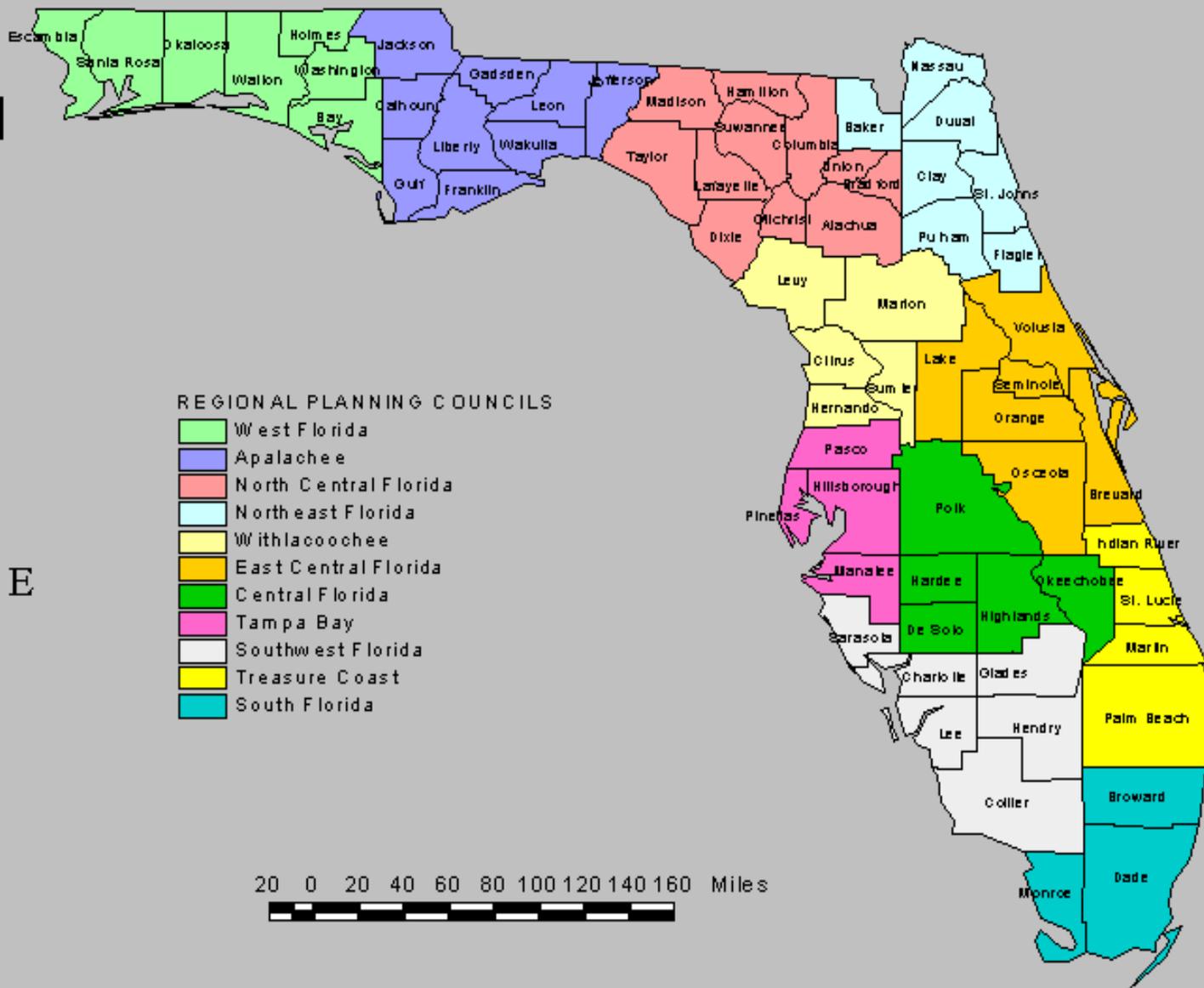


**Regional Schools  
Working Group:  
*A Brief Overview***

Treasure Coast Regional Planning Council  
*November 8, 2010*

# Florida Regional Planning Councils



## REGIONAL PLANNING COUNCILS

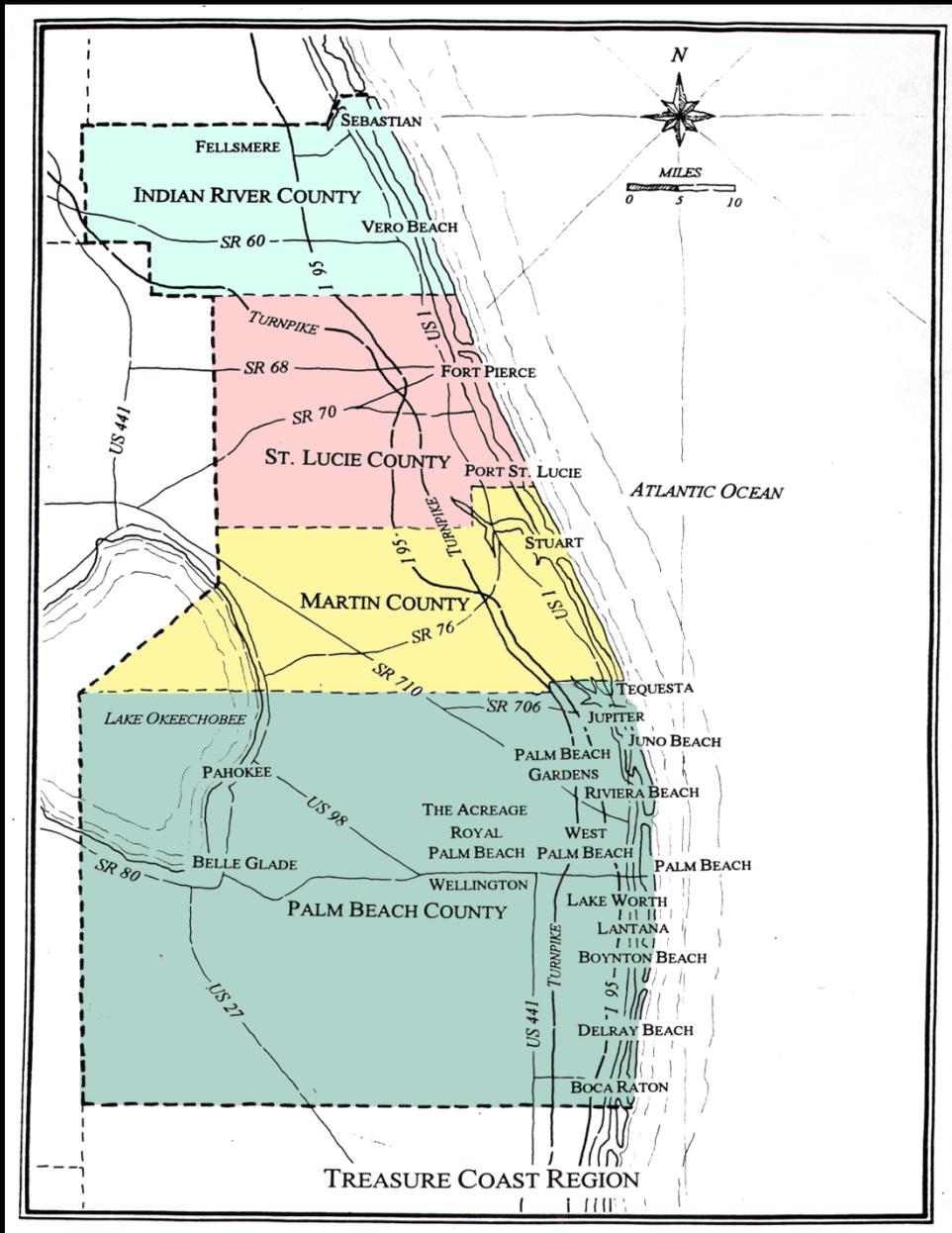
- West Florida
- Apalachee
- North Central Florida
- North East Florida
- Withlacoochee
- East Central Florida
- Central Florida
- Tampa Bay
- Southwest Florida
- Treasure Coast
- South Florida



20 0 20 40 60 80 100 120 140 160 Miles



# Treasure Coast Region



## Fun Facts

- One of eleven RPC's
- Four counties
- 50 Municipalities
- 1.8 million people
- 3700 square miles

# Regional Schools Discussion Group

- Initiated in 2004
- Includes 4 Treasure Coast counties plus Okeechobee
- Who attends?
  - School Board Members
  - Superintendents
  - Management-level Staff
  - Others

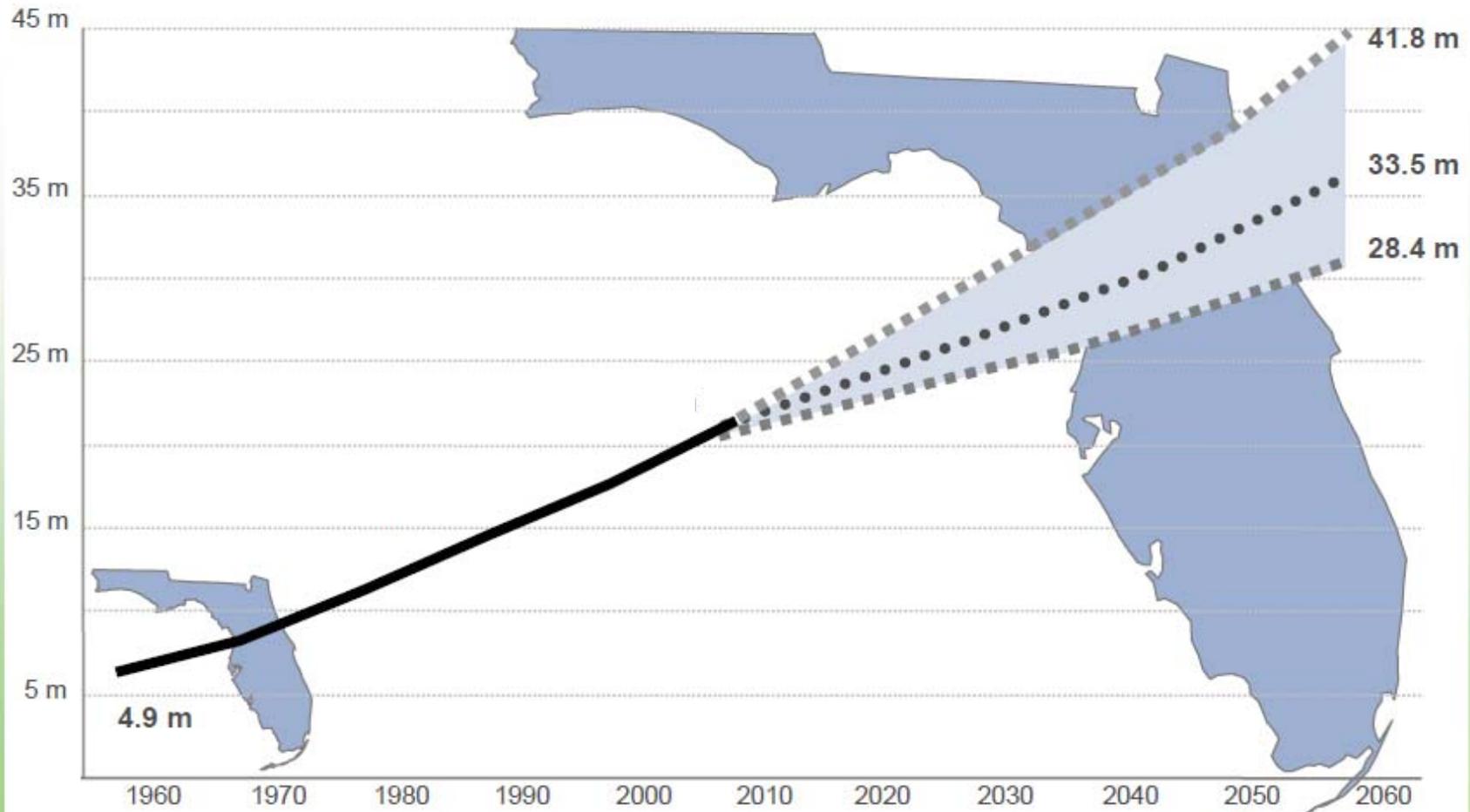


# Regional Schools Discussion Group

- Common Issues of Concern:
  - Legislative Agenda
  - Interlocal Agreements
  - Florida's Growth Management Process
  - Managing Development Impacts
  - Rising School Construction Costs
  - Emergency Management (hurricanes)
  - Population Projections (regional)
  - Workforce Housing

# General Population Projections

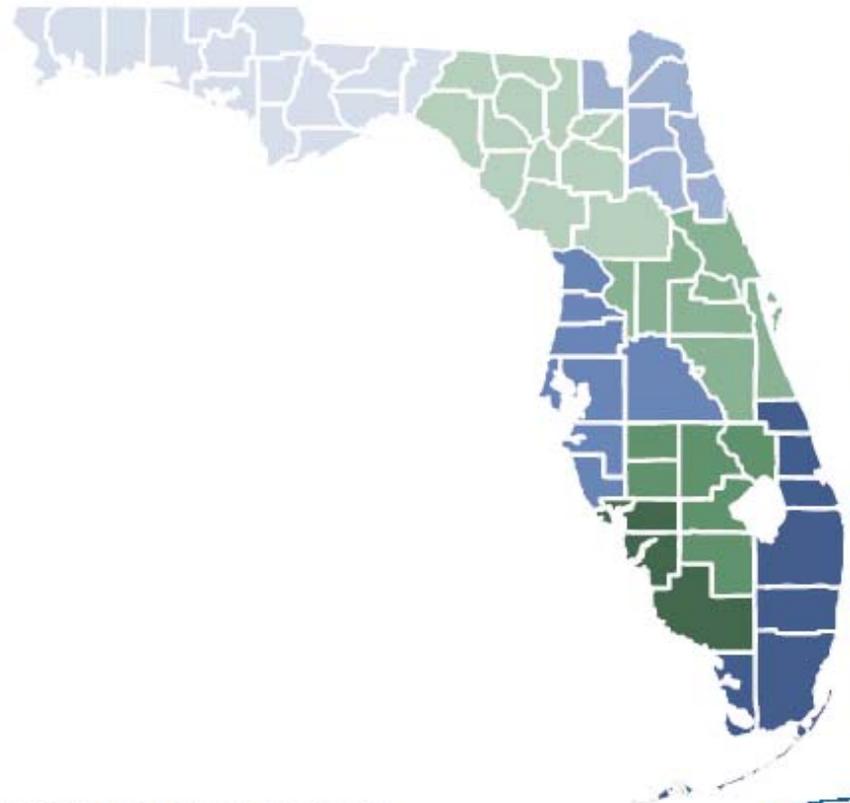
# Demography: Population Still Growing



Source: U.S. Census; Bureau of Economic and Business Research (to 2035), FDOT projection (to 2060)

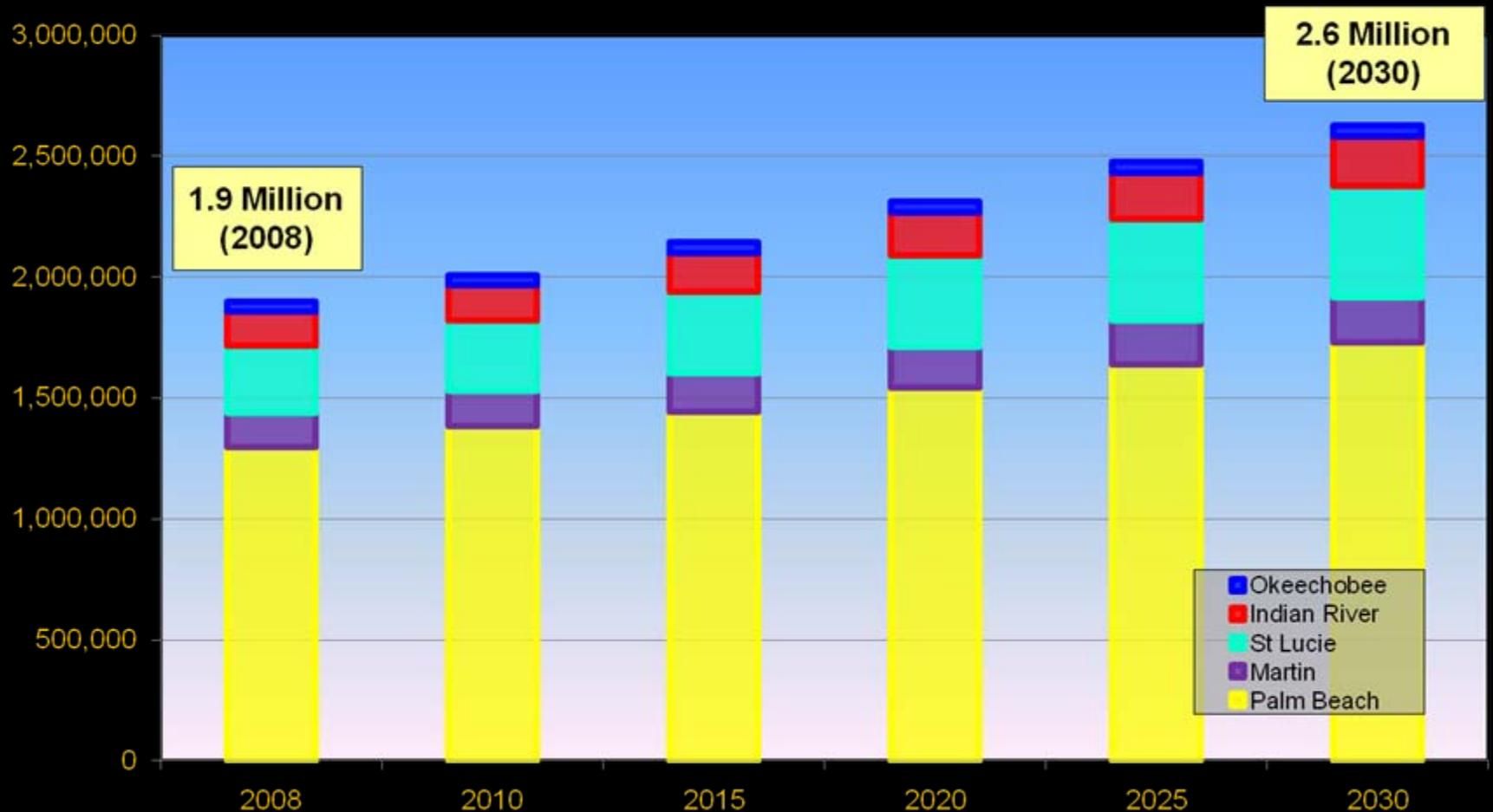
# Population: All Regions Growing

Economic Region	1960	2010	2060	2010-2060
Northwest	557k	1.4m	2.3m	65%
North Central	235k	892k	1.7m	90%
Northeast	566k	1.6m	3.5m	120%
East Central	644k	3.4m	7.0m	110%
Tampa Bay	1.2m	4.3m	7.4m	70%
South Central	62k	256k	433k	70%
<b>Southeast</b>	<b>1.6m</b>	<b>6.3m</b>	<b>9.0m</b>	<b>40%</b>
Southwest	82k	1.2m	2.8m	140%



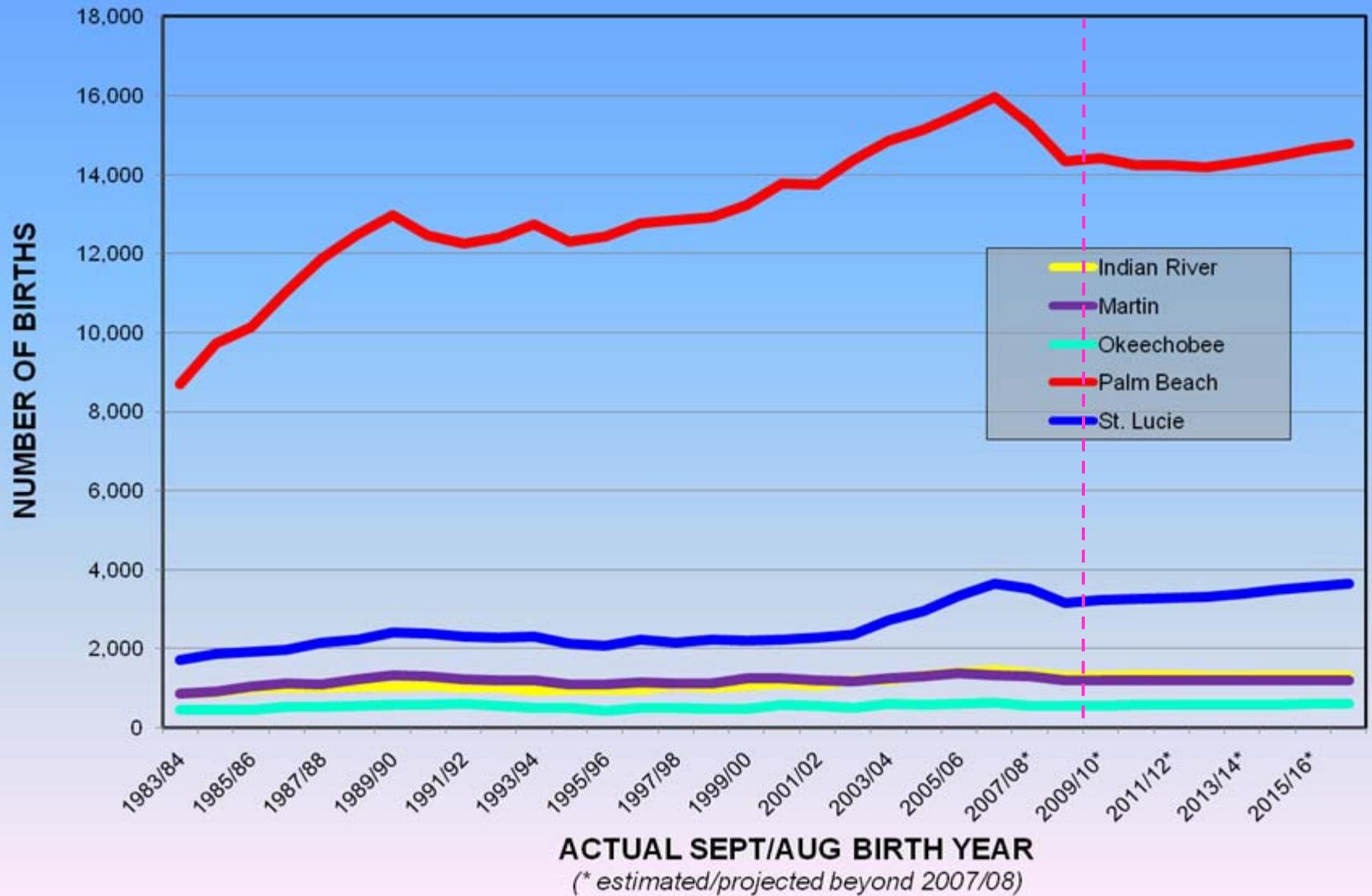
Source: U.S. Census; Bureau of Economic and Business Research (to 2035), FDOT projection (to 2060)

# 5-County Regional Population Trend

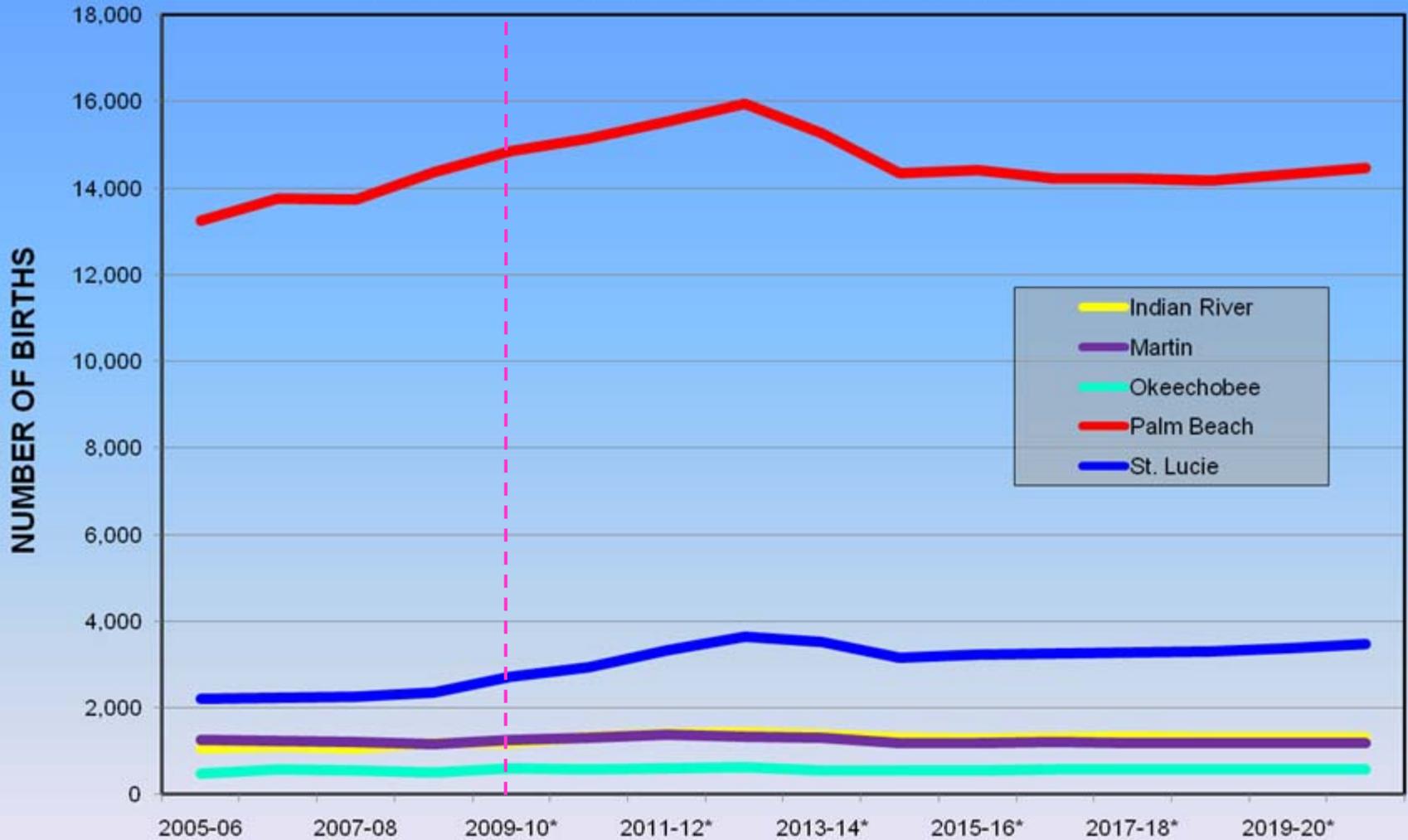


# Student Population Projections

# ACTUAL BIRTHS (1983/84 - PROJECTED 2015/16) (All Five Counties)

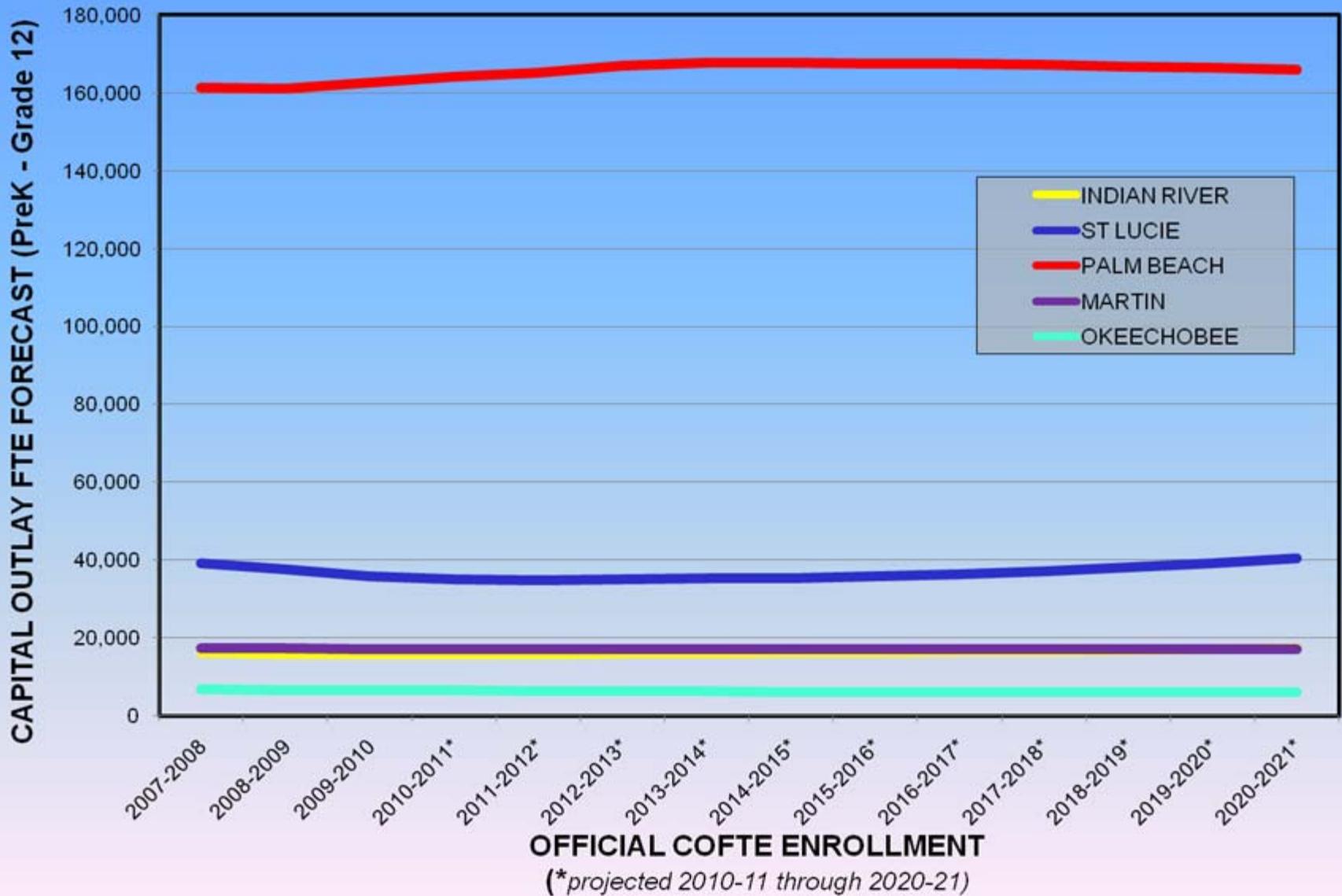


# ENTRANCE OF NEW BIRTHS INTO KINDERGARTEN (All Five Counties: 2005/06 - 2020/21)



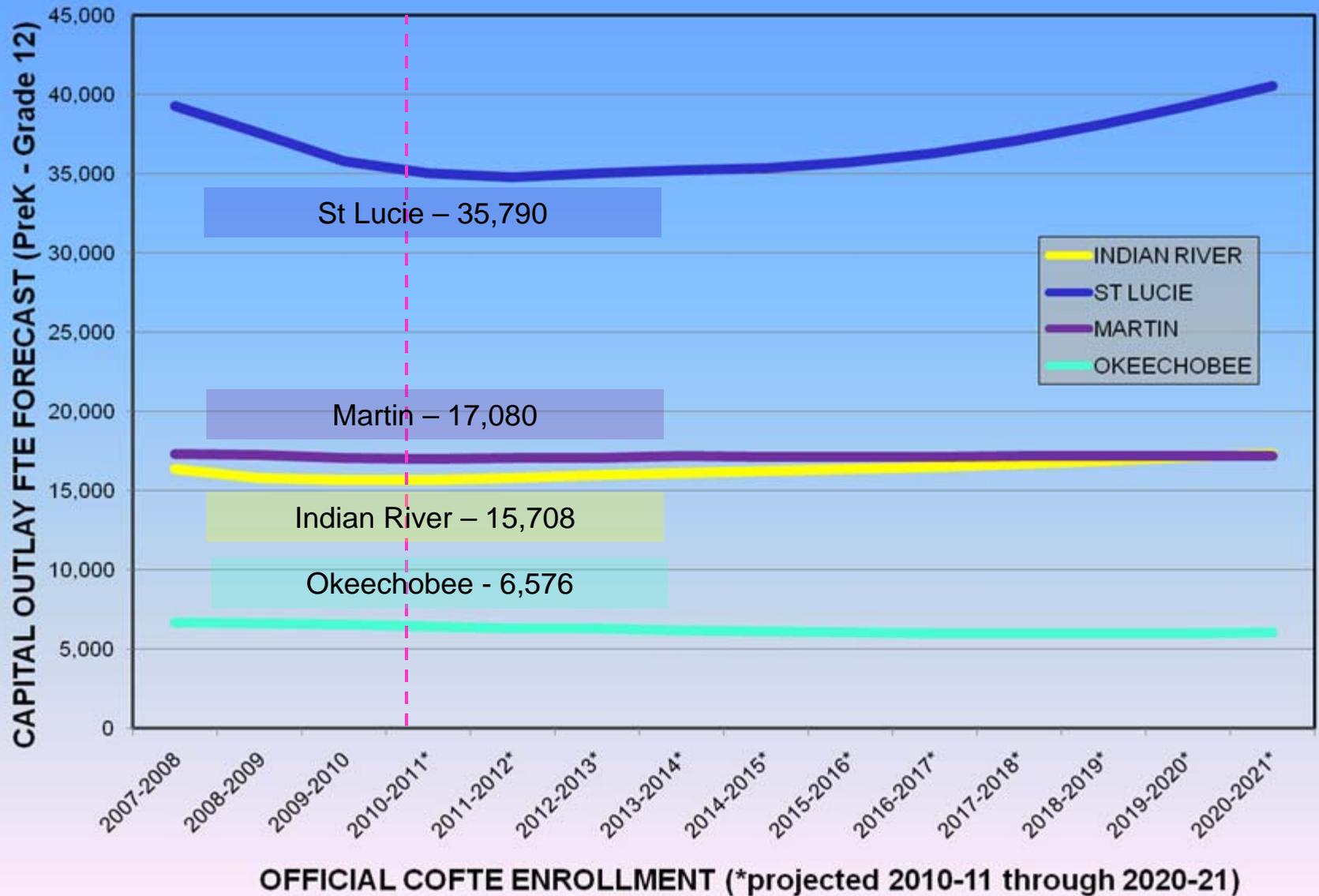
PROJECTED ENTRANCE INTO KINDERGARTEN  
(\*estimated/projected beyond 209/10)

# CAPITAL OUTLAY FTE FORECAST (PreK - Gr 12) (All Five Counties)



# CAPITAL OUTLAY FTE FORECAST (PreK - Gr 12)

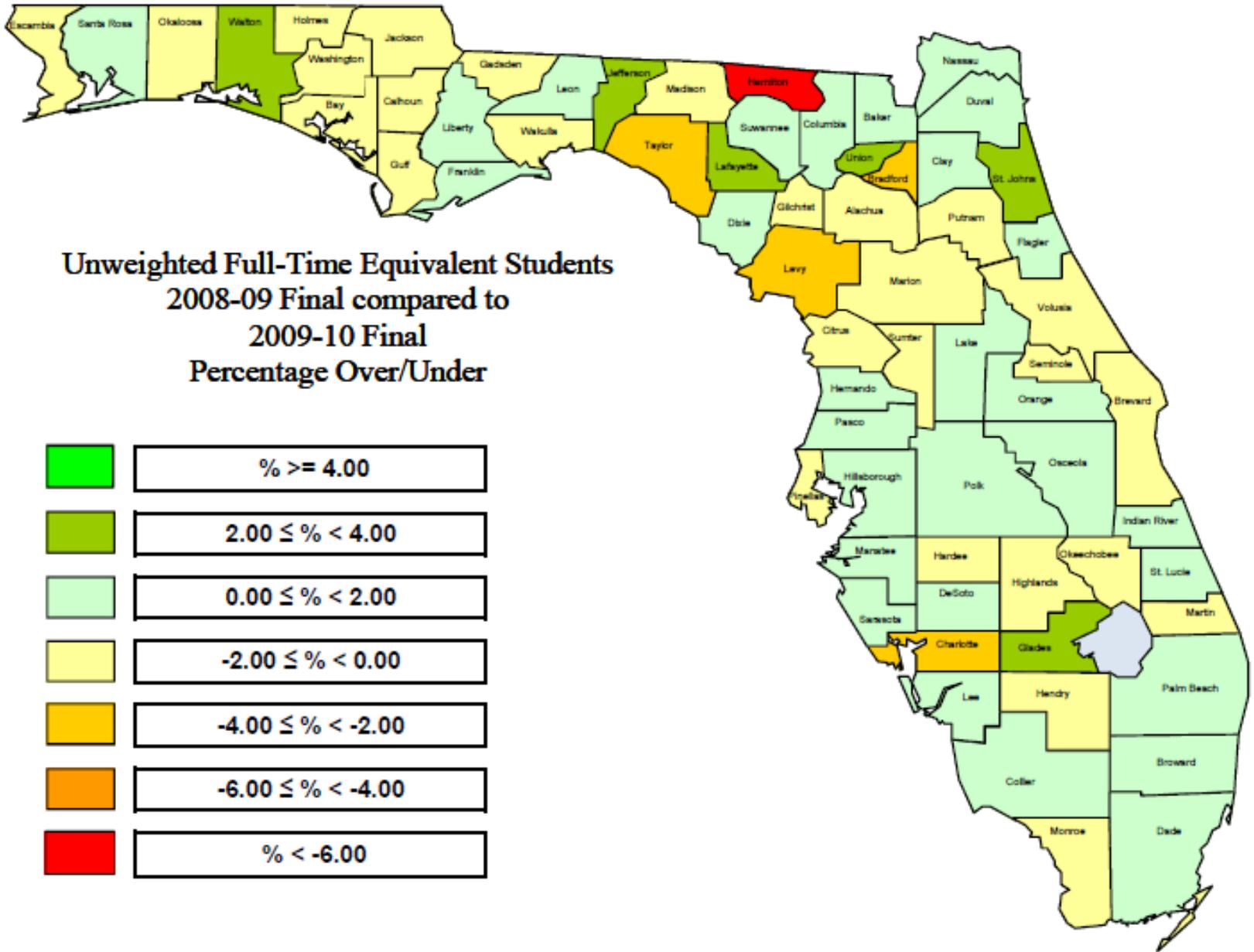
## (Martin, St. Lucie, Indian River & Okeechobee)



OFFICIAL COFTE ENROLLMENT (\*projected 2010-11 through 2020-21)

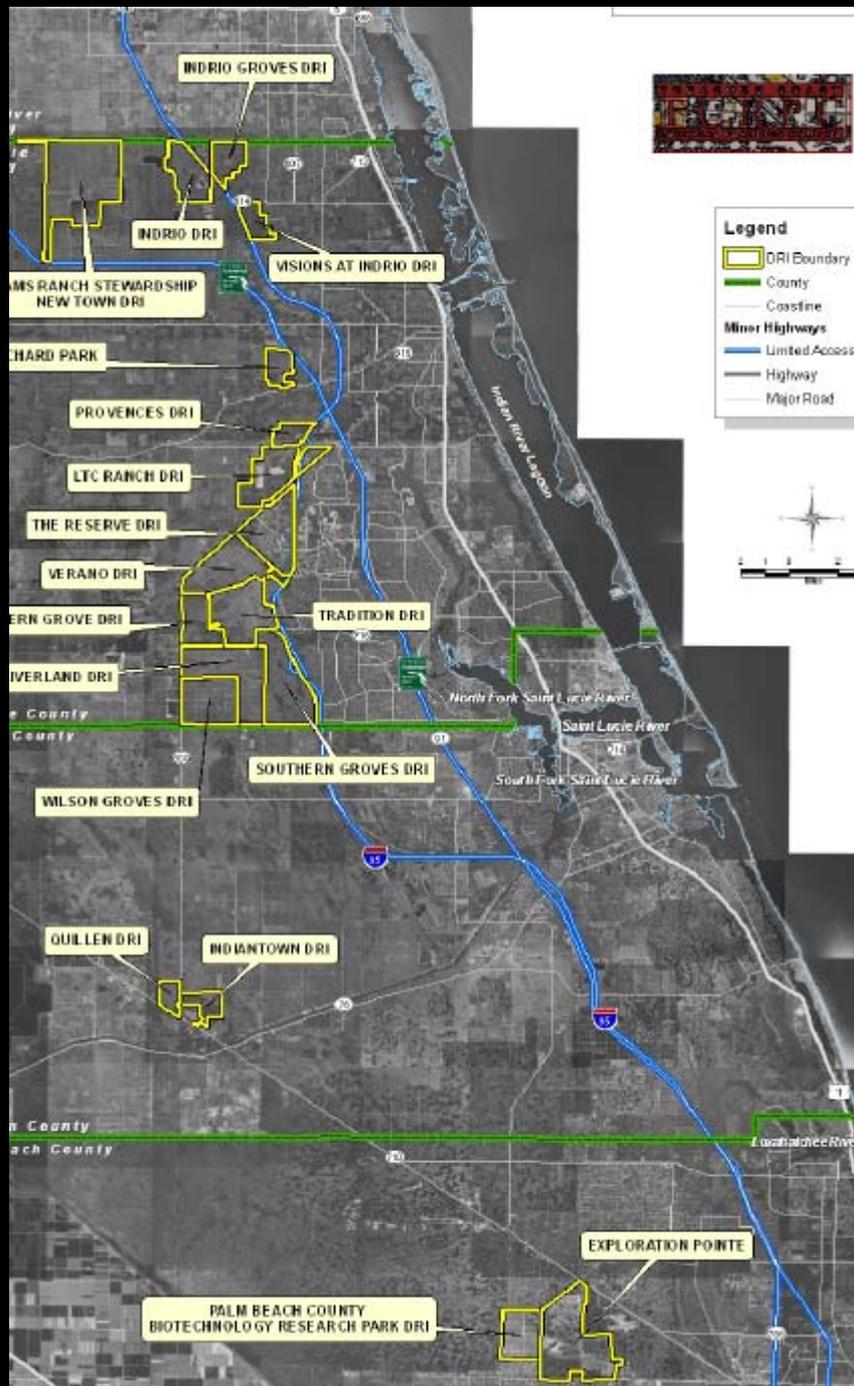
# CAPITAL OUTLAY FTE FORECAST (PreK - Gr 12) (Palm Beach)





# Regional Development Trends

# Pending DRIs in Treasure Coast Region (2006)



20 DRIs

46,000 acres

111,000+ Residential Units

2,400+ Hotel Rooms

20 Million SF Retail/Office

25 Million SF Industrial

### Summary of Recent DRIs in the Treasure Coast Region\*

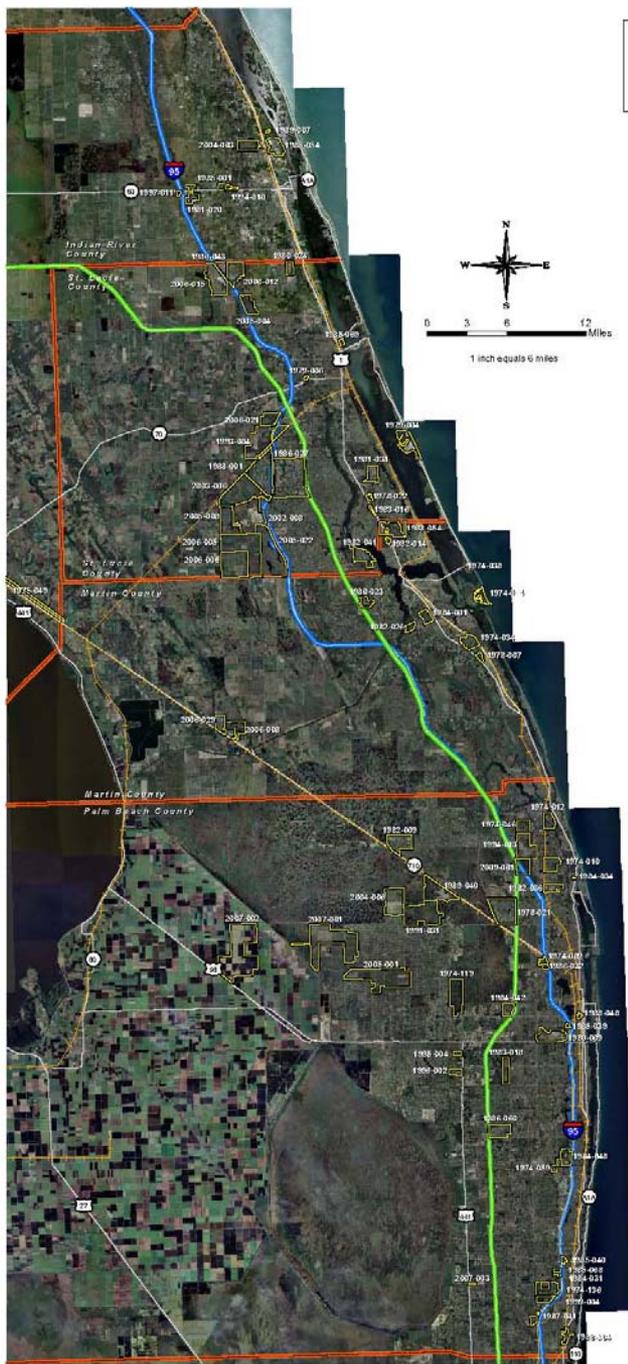
County/Project	Year Submitted	Status	Acres	Residential Units	Hotel Rooms	Retail SF	Industrial SF	Office SF
<b>Indian River County</b>								
Waterway Village	2003	Approved	696	1,740	0	30,000	0	0
<b>County Subtotal</b>			<b>696</b>	<b>1,740</b>	<b>0</b>	<b>30,000</b>	<b>0</b>	<b>0</b>
<b>St. Lucie County</b>								
Cloud Grove (fka Adams Ranch Stewardship)	2006	Withdrawn	5,944	12,000	0	100,000	0	500,000
Capron Lakes (fka Indrio)	2005	Submitted	1,938	3,100	0	200,000	0	200,000
Verano (fka Mortgage; PGA Village)	2002	Approved	3,000	6,000	350	250,000	0	0
Provinces	2006	Submitted	735	4,443	350	1,435,706	0	1,000,000
Riverland/Kennedy	2005	Approved	3,845	11,700	0	892,668	1,361,250	1,361,250
Southern Grove	2005	Approved	3,606	7,388	500	2,164,061	1,999,404	2,073,238
Tradition	2002	Approved	2,522	7,245	300	675,512	0	1,295,567
Visions at Indrio	2004	Submitted	780	2,605	240	750,000	0	250,000
Western Grove	2004	Approved	1,593	4,062	0	365,904	0	250,906
Wilson Groves	2005	Approved	2,499	7,700	0	765,000	1,361,250	1,583,250
<b>County Subtotal</b>			<b>26,462</b>	<b>66,243</b>	<b>1740</b>	<b>7,598,851</b>	<b>4,721,904</b>	<b>8,514,211</b>
<b>Martin County</b>								
Indiantown	2005	Submitted	804	1,650	0	10,000	0	20,000
Quillen	2006	Submitted	582	2,250	0	150,000	0	0
<b>County Subtotal</b>			<b>1,386</b>	<b>3,900</b>	<b>0</b>	<b>160,000</b>	<b>0</b>	<b>20,000</b>
<b>Palm Beach County</b>								
Callery-Judge Grove	2004	Denied	3,872	10,000	150	1,400,000	3,000,000	600,000
Indian Trail Groves	2007	Submitted	4,932	12,325	0	207,500	0	42,500
Palm Beach Co. Biotech. Res. Park	2004	Withdrawn	1,919	2,000	0	430,000	8,500,000	0
Scripps Florida Phase II/Briger	2009	Submitted	682	2,700	0	500,000	1,600,000	2,400,000
Stewart Mining Industries	-	Pre-Application	5,420	0	0	0	0	0
Verde	-	Pre-Application	38	400	400	500,000	0	300,000
<b>County Subtotal</b>							<b>900</b>	<b>3,342,500</b>
<b>Regional Total</b>							<b>904</b>	<b>11,876,711</b>

\* This table includes Developments of Regional Impact

99,308 Units (!)

# DRIs in Treasure Coast Region (2009)

## Treasure Coast DRI Boundary Illustration



- 1974-010, FRIDCHMANS CREEK
- 1974-012, JONATHANS LANDING
- 1974-004, MAHERS ISLANDS
- 1974-008, INDIAN RIVER PLANTATION
- 1974-046, MAPLEWOOD
- 1974-029, BOYNTON BEACH MALL
- 1974-074, DAILY SH POINT
- 1974-091, FPL PETRO STORAGE FACILITY
- 1974-109, FOX PROPERTY
- 1974-106, VIA VERDE
- 1975-019, MIDWAY-SHERMAN TRANS LINE
- 1976-007, HERITAGE RIDGE
- 1979-001, PGA RESORT COMMUNITIES
- 1979-002, MIDPORT ST. LUCIE
- 1979-004, LAKE FORBETT-MARTIN/MIDWAY
- 1979-006, GIBRANCE BLOSSOM HALL
- 1980-006, RENAISSANCE COMMONS
- 1980-004, PALM BEACH INTL AIRPORT
- 1980-025, MARTIN DOWNS
- 1980-004, SPANISH LAKES COUNTRY CLUB VILLAGE
- 1981-003, COUNTRYSIDE NORTH & SOUTH
- 1981-031, SAVANNAH CLUB
- 1982-006, FLORIDA RESEARCH PARK
- 1982-014, THE AQUIC, COAST SQUARE MALL
- 1982-005, BANNAN WAY
- 1982-006, THE REGIONAL CENTER
- 1982-041, HARBOR ROUGE
- 1982-041, TOWN CENTRE
- 1983-019, RIVER GULCH
- 1984-001, WILLOUGHBY
- 1984-031, BOCA COMMERCE CENTER
- 1984-004, FPL JUNO BEACH OFFICES
- 1984-042, VISTA CENTER
- 1984-049, QUANTUM PARK
- 1985-001, VISTA PLANTATION
- 1985-008, CENTRE PARK
- 1985-041, WATERFORD PLACE
- 1985-024, GRAND HARBOR
- 1985-028, KNIGHT COMMERCE CENTER
- 1985-029, HARBORTOWN MARINA
- 1985-007, ST. LUCIE WEST
- 1985-002, NORTH POINTE CORPORATE PARK
- 1986-043, SPANISH LAKES FAIRWAY
- 1986-000, SMITH DAIRY
- 1987-041, FOUNTAIN SQUARE
- 1988-001, THE RESERVE
- 1988-004, BOCA RATON DOWNTOWN
- 1988-018, DOWNTOWN UPTOWN (CITY PLACE)
- 1988-054, WEST JENSEN
- 1989-007, HARBOR TOWN CENTER
- 1989-040, HFB CO. GENERAL AVIATION
- 1991-031, VAN RUS RANCH
- 1993-004, LTC RANCH
- 1994-010, INDIAN RIVER MALL
- 1994-019, BIRCHDALE
- 1995-004, ROYAL PALM MALL
- 1996-002, FOREST HILL MALL
- 1997-011, PRIME OUTLETS
- 1999-004, BOCA TECHNOLOGY CENTER
- 2002-008, TRADITION
- 2003-008, VERAHO
- 2004-001, WATERWAY VILLAGE
- 2004-001, PFC BIOTECH RESEARCH PARK
- 2005-001, CALLERY JUDGE GROVES
- 2005-004, VIBRONS BY INDIHO
- 2005-004, WESTERN GROVE
- 2005-002, SOUTHERN GROVE
- 2006-006, RIVERLAND
- 2006-006, WILSON GROVE
- 2006-006, INDIANTOWN
- 2006-012, INDIHO GROVES
- 2006-015, CAPRON LAKES
- 2006-021, PROVENCES
- 2006-029, QUALEN
- 2007-001, INDIAN TRAILS GROVE
- 2007-002, STEWARD MANS INDUSTRIES
- 2007-001, VERDE
- 2008-001, SCRIPPS FLORIDA - PHASE II / BROERTRACT

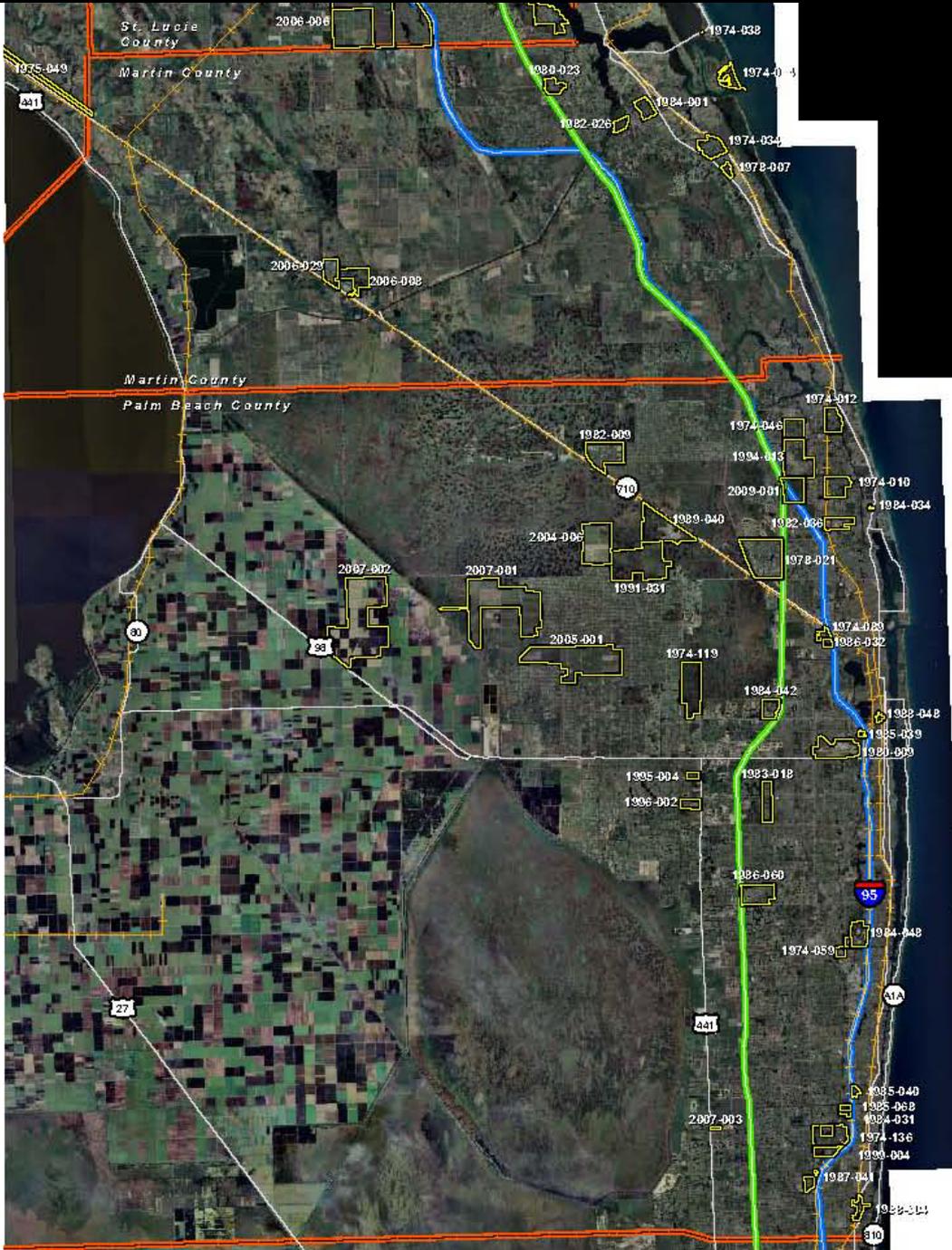
January 2009

This map is created by Treasure Coast Regional Planning Council for planning purposes only.

# DRIs in Indian River & St Lucie Counties

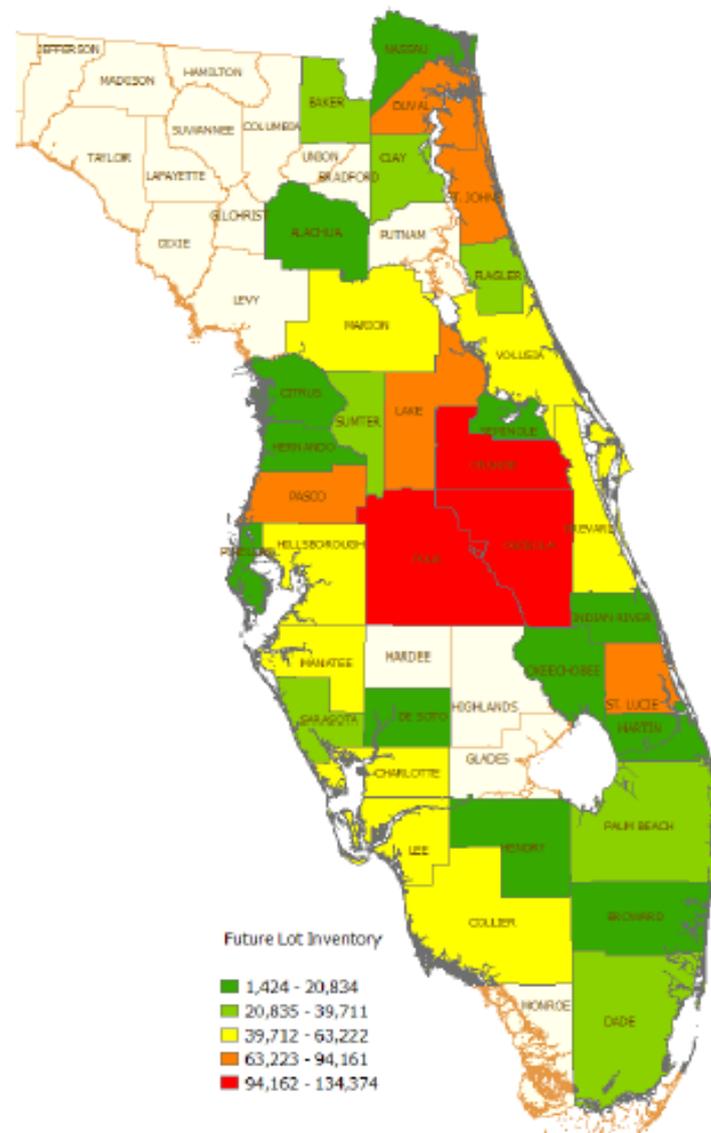


# DRIs in Martin & Palm Beach Counties

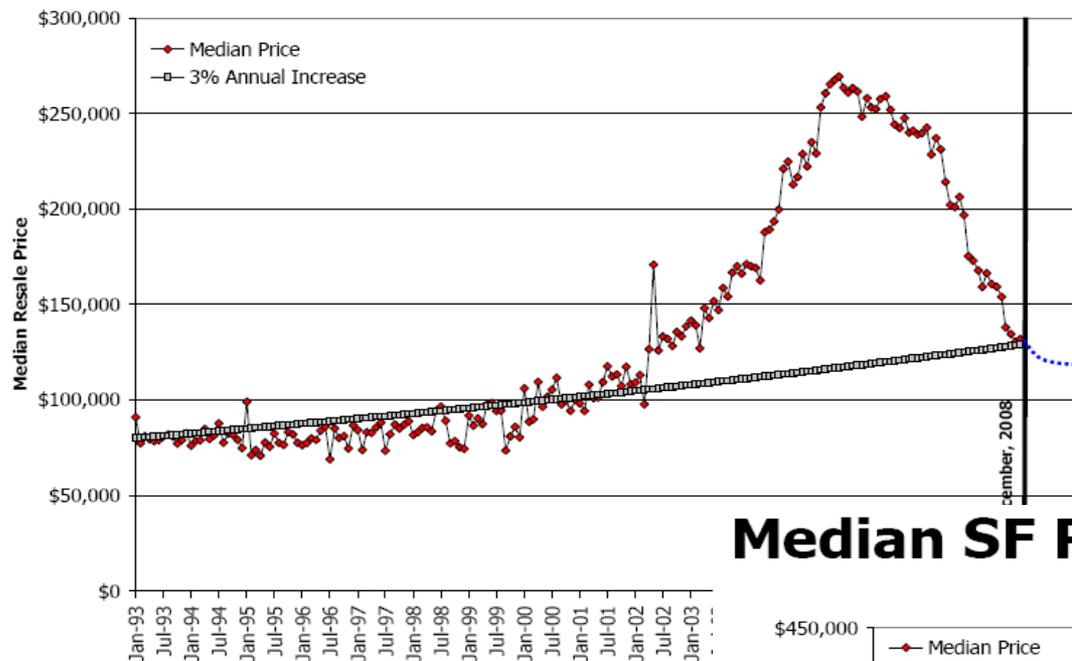


# Future Lot Inventory by County – 4Q08

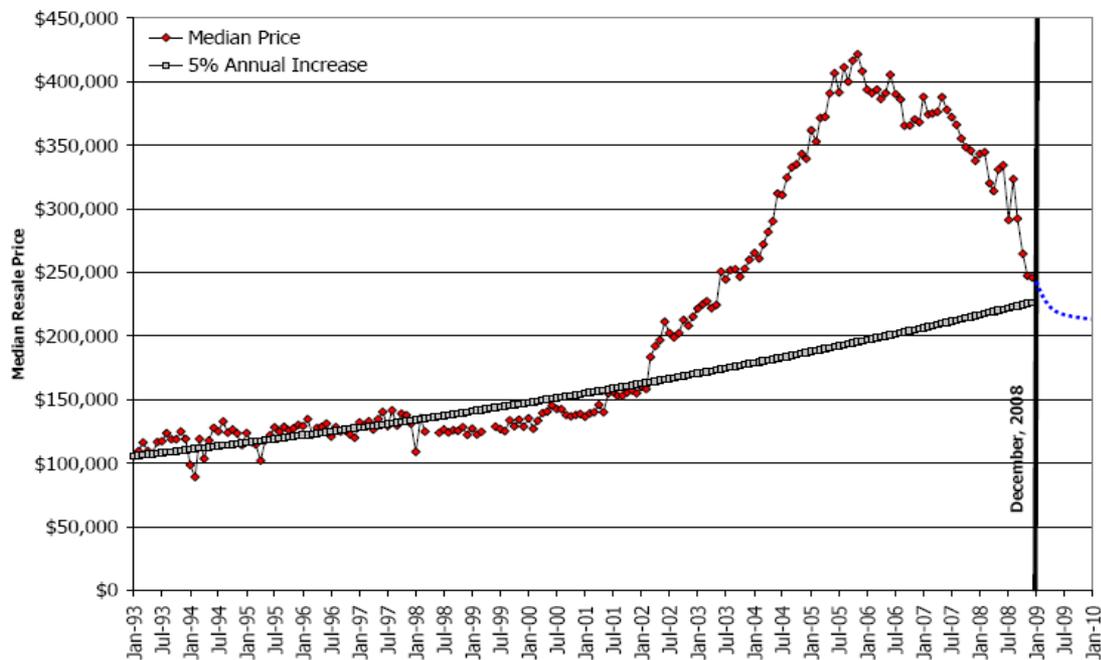
Rank	County	Top 20 Fut. Lots
1	Osceola	134,374
2	Polk	133,708
3	Orange	117,097
4	St. Lucie	94,161
5	Lake	86,275
6	Pasco	85,370
7	Duval	79,630
8	St. Johns	77,684
9	Hillsborough	63,222
10	Volusia	55,008
11	Collier	54,652
12	Charlotte	54,445
13	Marion	49,572
14	Manatee	48,093
15	Brevard	47,794
16	Lee	47,388
17	Palm Beach	39,711
18	Sarasota	38,672
19	Baker	35,831
20	Sumter	35,418



# Median SF Resale Price: St. Lucie



# Median SF Resale Price: Palm Beach



# TOP GROWTH STATES 2000-2030

U.S. Census Bureau

STATE	% GROWTH	STATE	TOTAL GROWTH (M)
U.S.	29.2	U.S.	82.2
NEVADA	114.3	FLORIDA	12.7
ARIZONA	108.8	CALIFORNIA	12.5
FLORIDA	79.5	TEXAS	12.5
TEXAS	59.8	ARIZONIA	5.6
UTAH	56.1	N. CAROLINA	4.2

This is a 2005 Projection and it is expected at some time these numbers will be revised downward



## Population Estimates for the 100 Fastest Growing U.S. Counties with 10,000 or More Population

**BEFORE**

2000-2007 Update

County	(% Change) Rank
Flagler	2
Osceola	16
Lake	25
St. Johns	27
Sumter	39
St. Lucie	40

**AFTER**

2000-2008 Update

County	(% Change) Rank
Flagler	2
Osceola	17
Lake	31
St. Johns	27
Sumter	40
St. Lucie	54

Source: U.S. Census Bureau, Population Division, March 2009.

SOURCE: UF BEBR presentation, 2009

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**AFTER**

2000-2008 Update

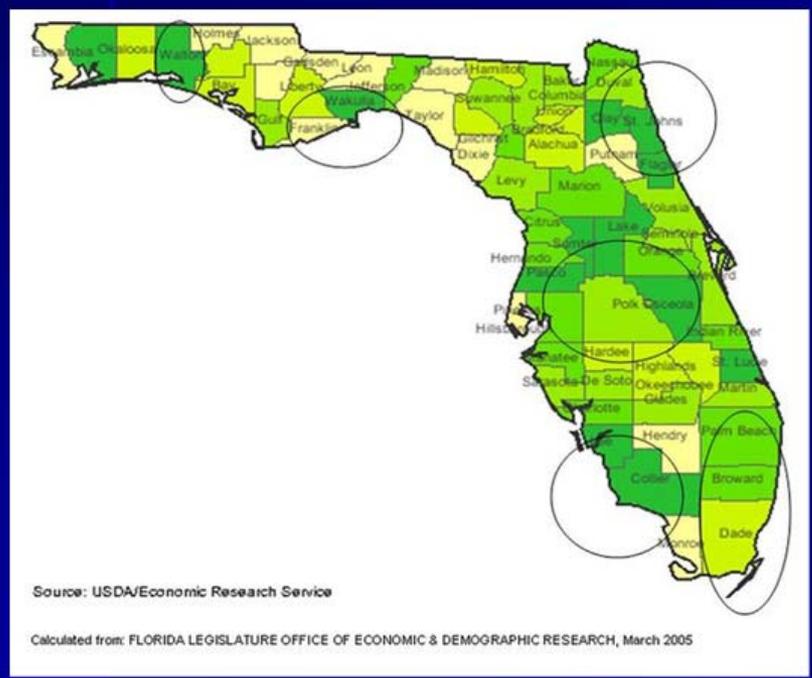
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← Source: U.S. Census Bureau, Population Division, March 2009.

SOURCE: UF BEBR presentation, 2009

# HOT GROWTH AREAS 2004-2010

**BEFORE**

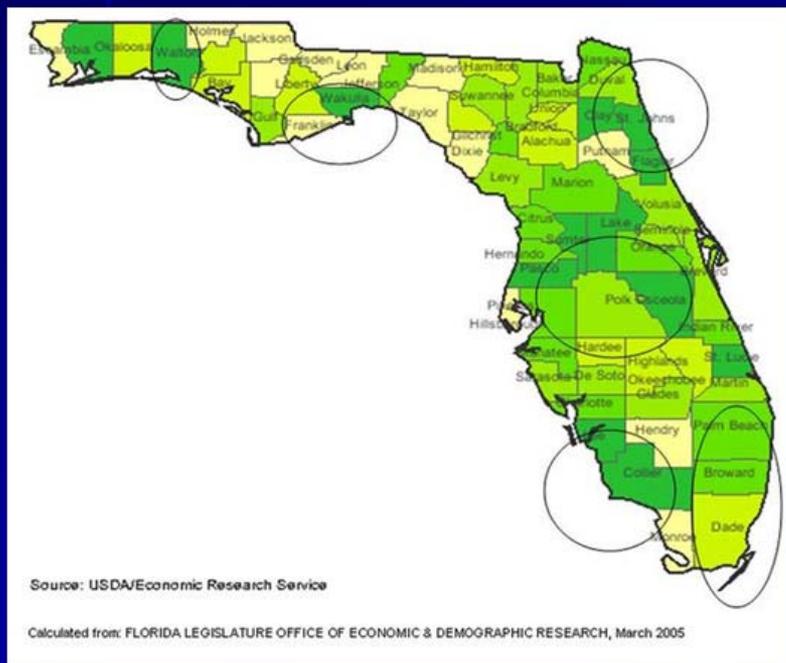


U.S. Counties, Largest Numerical Growth, 2000-06	Rank
<b>Broward</b>	<b>11</b>
<b>Hillsborough</b>	<b>13</b>
<b>Miami-Dade</b>	<b>18</b>
<b>Orange</b>	<b>19</b>
<b>Palm Beach</b>	<b>21</b>
<b>Lee</b>	<b>25</b>
<b>Pasco</b>	<b>31</b>
<b>Lake</b>	<b>43</b>
<b>Polk</b>	<b>45</b>
<b>Osceola</b>	<b>50</b>

Census Bureau Release Date, March 22, 2007

# HOT GROWTH AREAS 2004-2010

**AFTER**



☑ Most Likely Will Remain the Same But Growth Much Slower

☑ July 1, 2008 Population Estimate: 18.3 million

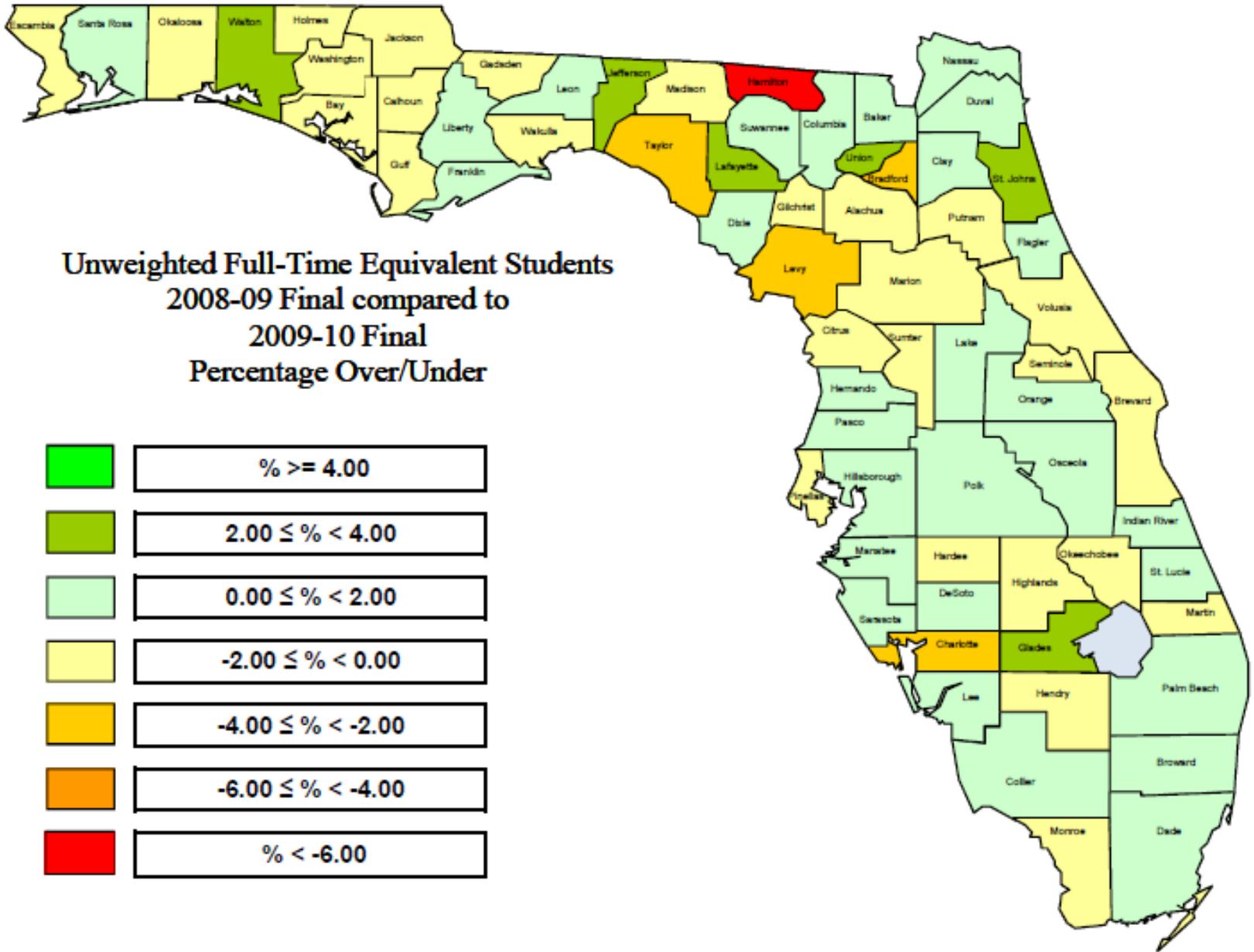
☑ Domestic migration negative in Florida July 1, 2007-July 1, 2008. More people moved out than moved in (-9,286)

But

☑ Population of the state still increased because of over 77,000 new international residents

☑ UF-BEBR Population Estimates Statewide 2008-2010: 37,000/year

☑ EDR Estimates Statewide 2008-10: 47,300/year



A Brief Comment on  
Concurrency &  
Comprehensive Planning

# STATUTORY HIGHLIGHTS

- 1972: Areas of Critical State Concern  
Development of Regional Impact (DRI) Process
- 1975: Local Government Comprehensive Planning Act
- 1983: Land Acquisition Programs – Save our Coast
- 1985: Florida Growth Management Act  
Chapter 163, Part II, Florida Statutes ~  
*The Local Government Comprehensive Planning  
and Land Development Regulation Act*

# GROWTH MANAGEMENT ACT

- Chapter 163: Local governments (cities & counties) are required to develop plans to guide the future growth and development of their jurisdictions.
- Called “Comprehensive Plans”
- Require review/approval by State DCA for initial adoption, amendments, & periodic updates (Evaluation & Appraisal Reports or EARs)

# REQUIRED COMPREHENSIVE PLAN ELEMENTS

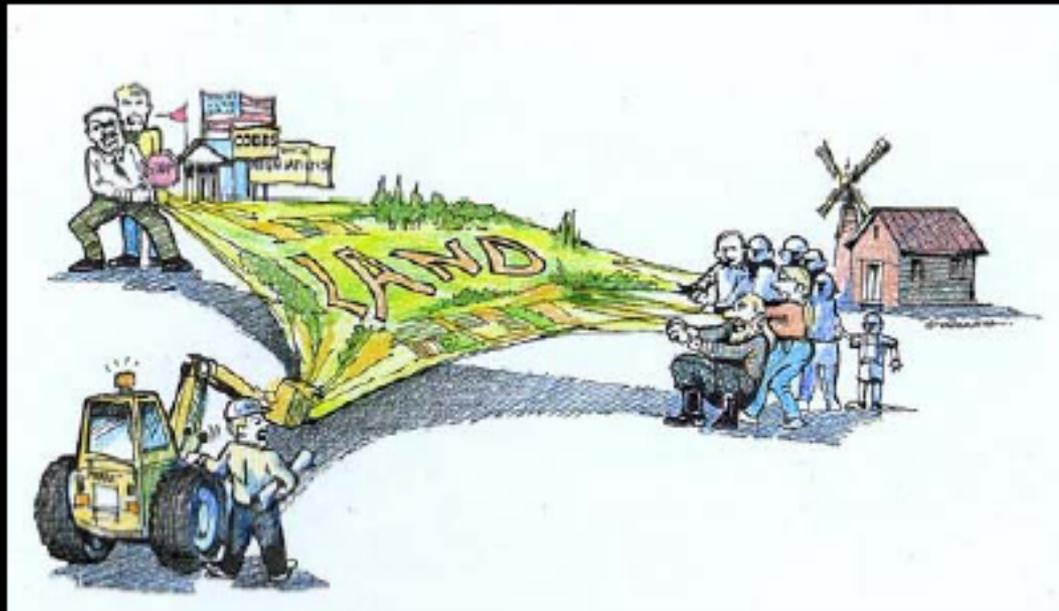
1. Future Land Use
2. Housing
3. Transportation
4. Infrastructure
5. Coastal Management
6. Conservation
7. Recreation & Open Space
8. Intergovernmental Coordination
9. Capital Improvements

And with passage of SB 360 (in 2005) ...

10. Public Schools Facilities

# WHAT IS “CONCURRENCY”?

A provision in the Growth Management Act that requires local governments to ensure certain facilities and services will be available concurrent with the impacts of development.



# HOW CONCURRENCY WORKS

- Concurrency Facilities Are Identified in the Comprehensive Plan:
  - Roads (Transportation Network)
  - Water / Sewer
  - Parks / Recreational Facilities
  - Stormwater / Drainage
  - Schools\*
- Plan includes a “Level of Service” ~ a level acceptable to the community ~ for each facility or service
  - For example: 10 acres of park per 1,000 residents



# CONCURRENCY REVIEW

- All proposed development applications are evaluated.
- Projects are denied if facilities are not available.
- Developments can provide facilities to meet concurrency.

# WHAT IS A FUTURE LAND USE MAP (FLUM)?

- A required map in the Future Land Use Element assigning general land use categories to all properties within a local government's jurisdiction.
- The FLUM is similar to a zoning map and demonstrates whether there is sufficient land allocated to meet all projected needs such as commercial, residential, or industrial.

# COMP PLAN AMENDMENT PROCEDURES

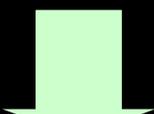
There are typically three public hearings:

- 1) Local Planning Agency Hearing  
(*recommendation sent to City/County Commission*)
- 2) 1<sup>st</sup> Reading by City/County Commission  
(*“Transmittal Hearing” to send to DCA for review*)
- 3) 2<sup>nd</sup> Reading by City/County Commission  
(*“Adoption Hearing” to adopt after review*)

Land Development  
Action Submitted to  
Local Government  
(e.g., Comp Plan amendment,  
Rezoning, PUD)



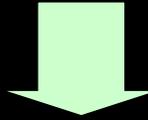
Review Process by Local Government  
  
**(School District reviews  
& provides comments/findings)**



2 Local Government Public Hearings  
(Local Planning Agency &  
City/County Commission  
1<sup>st</sup> Reading (“Transmittal Hearing”))

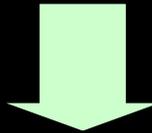
*For Comp Plan Amendments Only*

Local Government Transmits  
Copies of “Proposed Amendment”  
to DCA & Review Agencies



DCA & Review Agencies  
Conduct Review

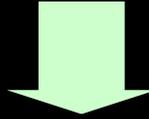
DCA Compiles Findings & Issues  
“ORC Report”  
(Objections, Recommendations & Comments)



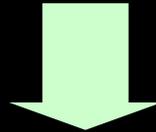
Local Government Addresses  
ORC Report

City/County Commission  
2<sup>nd</sup> Reading Scheduled

***For All Actions – 3<sup>rd</sup> Public Hearing***  
City/County Commission  
2<sup>nd</sup> Reading (Adoption Hearing)



***For Comp Plan Amendments Only***  
Local Government Sends  
Adopted Amendment  
to DCA & Review Agencies)

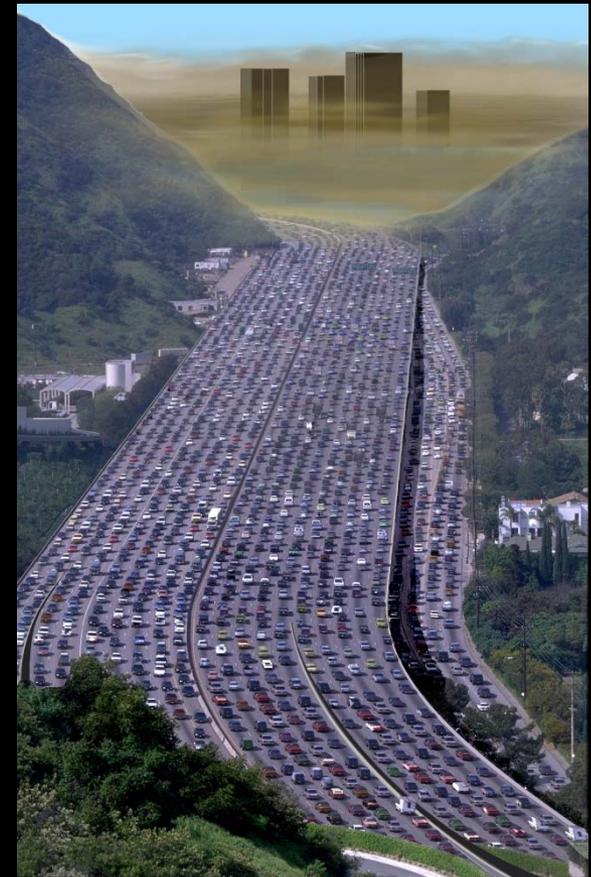


DCA Issues “Notice of Intent”  
(to find “in compliance”  
or “not in compliance”)

Other  
Regional  
Hot Topics

# Transportation & Mobility

- Regional Commuter Patterns
- Roadway Network Constraints
- Transit Opportunities
  - Multi-County Cooperation
  - Amtrak/FEC Corridor
  - High Speed Rail
  - Commuter Rail (Tri-Rail)



# Energy Policy & Planning

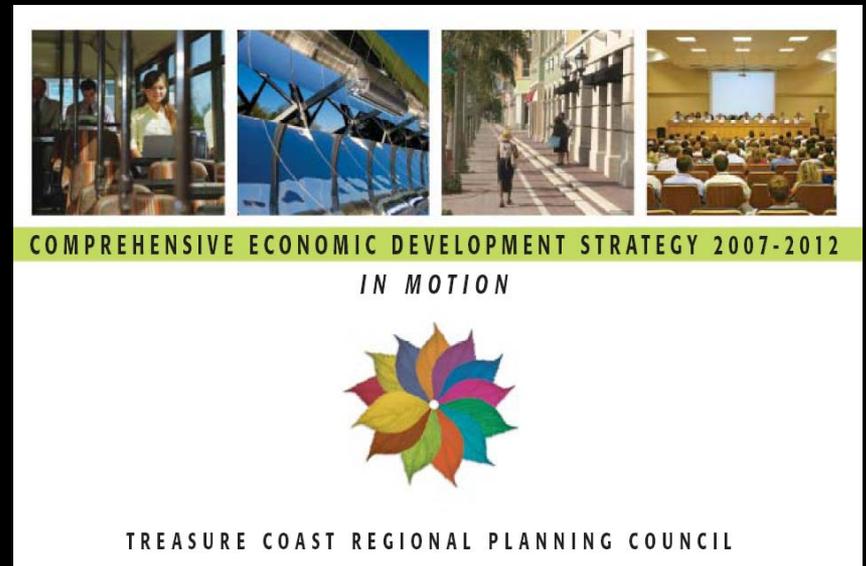
- Reducing Use of Fossil Fuels
- Increasing Use of Renewable Energy Sources
- Updating Regional Energy Plan



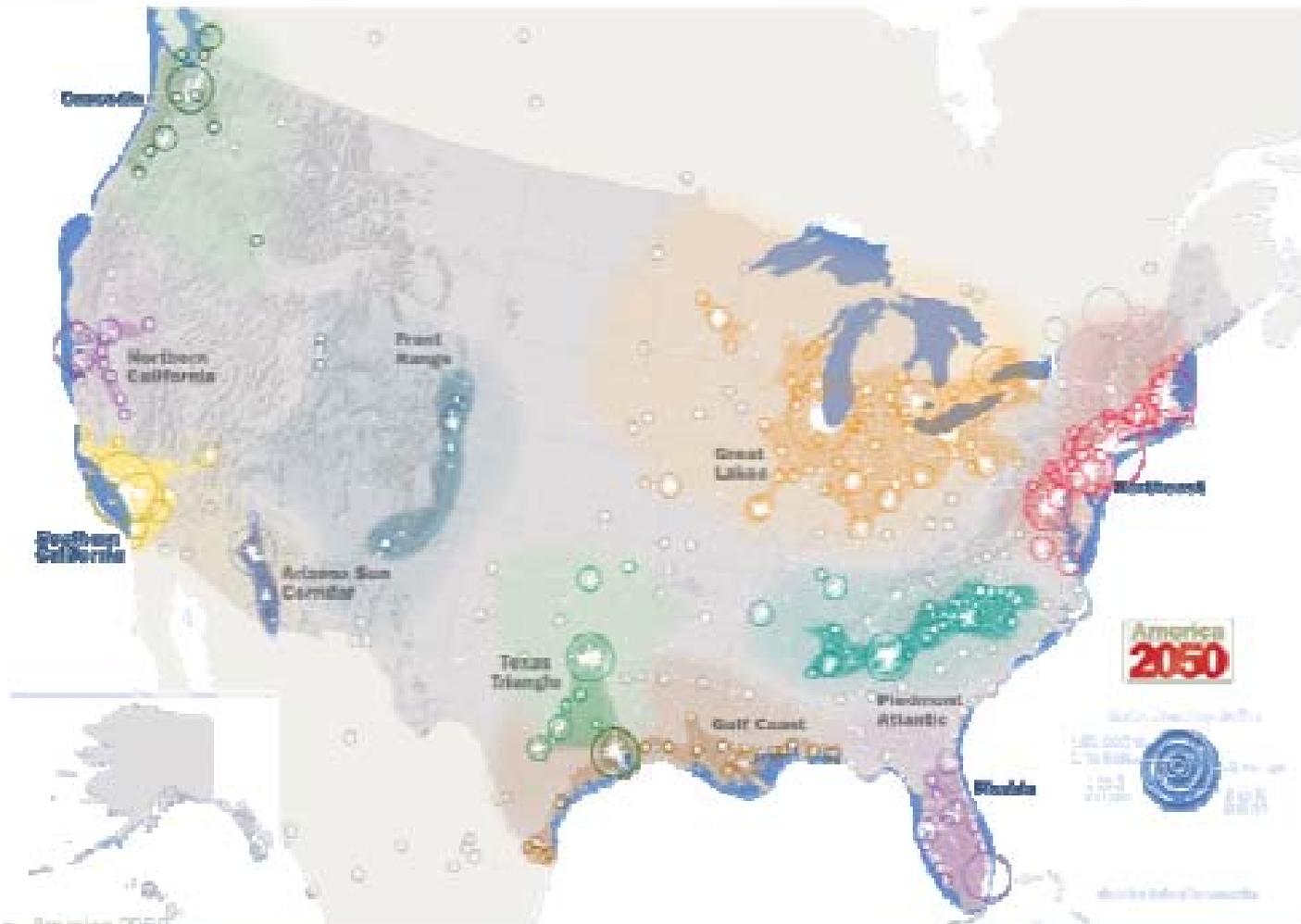
- Coordinated Planning
- Increased Renewable Sources
- Reduced Impacts
- Sustainable Communities
- Energy Efficiency & Conservation
- Energy Efficient Buildings & Transportation Systems
- New Regional Economy Based on Renewable Resources

# Economic Development

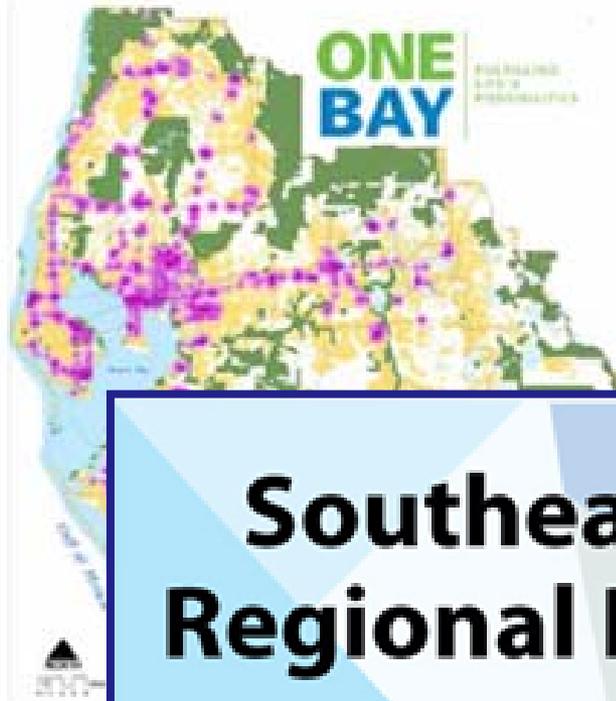
- Regional Economic Clusters (e.g., Biotech)
- CEDS Plan
- Housing Markets & Recovery
- Redevelopment & Sustainability
- Lending Consortium & Enterprise Fund
- Future of Agriculture?



# Economy: Emerging Megaregions



# Enhanced Regional Planning



## **Southeast Florida Regional Partnership**

Indian River - St. Lucie - Martin  
Palm Beach - Broward - Miami-Dade - Monroe

\$4.25 Million awarded Oct 2010 to  
develop a regional infrastructure  
investment program

# Growth Patterns & Sustainability

- Eastward Ho!
- Urban Redevelopment
- Corridor & Neighborhood Planning
- New Towns & Villages



# Questions/Comments



[www.terpc.org](http://www.terpc.org)