



# “How Shall We Grow?” Central Florida Regional Vision Project



How shall we grow? How shall we live? How shall we prosper?



From 1998-2005 *myregion.org* spent over one million dollars researching how to make Central Florida more globally competitive. The conclusions of that research led to the “How Shall We Grow?” regional visioning project in partnership with the ECFRPC.



**Partnership between:**  
(Included public, private, and civic organizations)

Orlando Regional Chamber of Commerce

East Central Florida Regional Planning Council



## Phase I: Regional Leaders Convened

*Question 1: How Can Central Florida Compete in the Global Economy and Maintain a High Standard Quality of Life?*

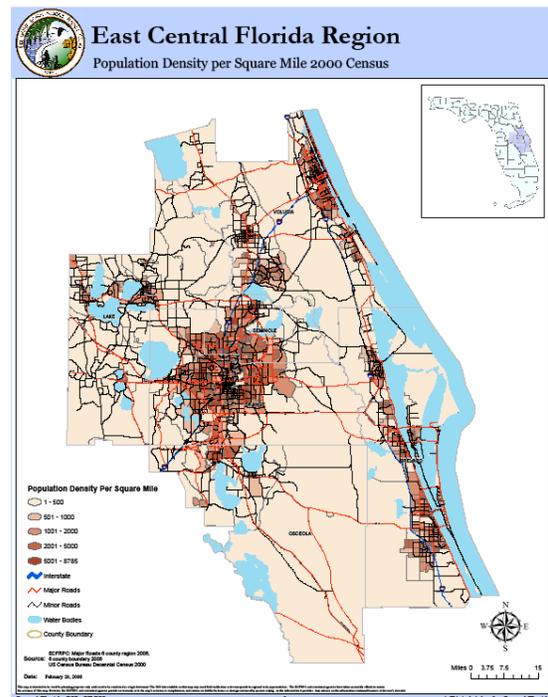
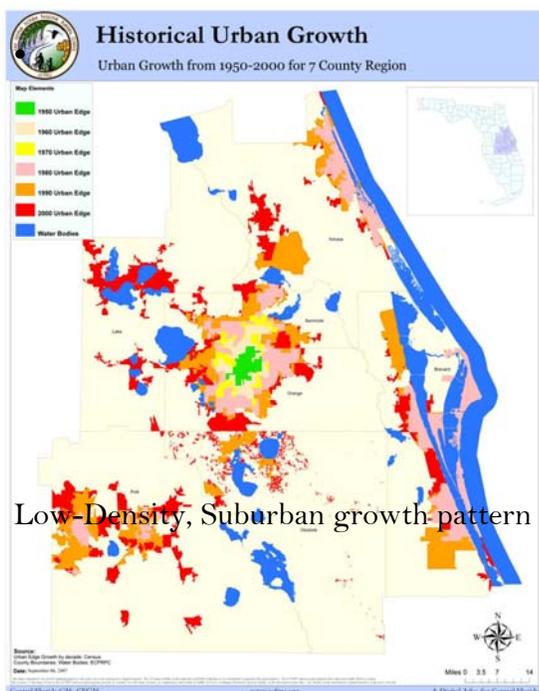
*Question 2: What IS Central Florida?*



## Phase II (2000-2003)

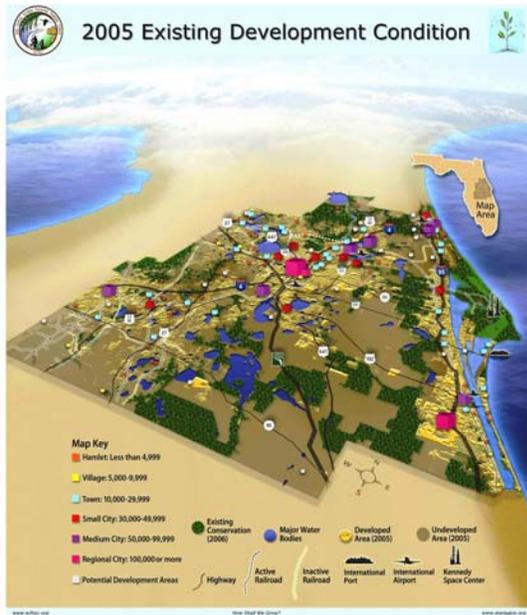
- Identified 300 Regional Leaders, involved 3,000 citizens
- Agreed on Regional Boundaries 7 counties (ECFRPC + Polk)
- Developed a Regional Strategic Plan

**Research eventually analyzed development patterns as a potential problem.** Central Florida's rapid growth in all seven counties during the past 50 years illustrates the development of sprawling suburban neighborhoods.



- Density does not support minimum transit (3 DU/ac), not sustainable
- If we continue we will develop most of the region, destroying critical habitat
- Trend scenario will have negative impacts on regional resources, traffic, air and water quality, and the economy

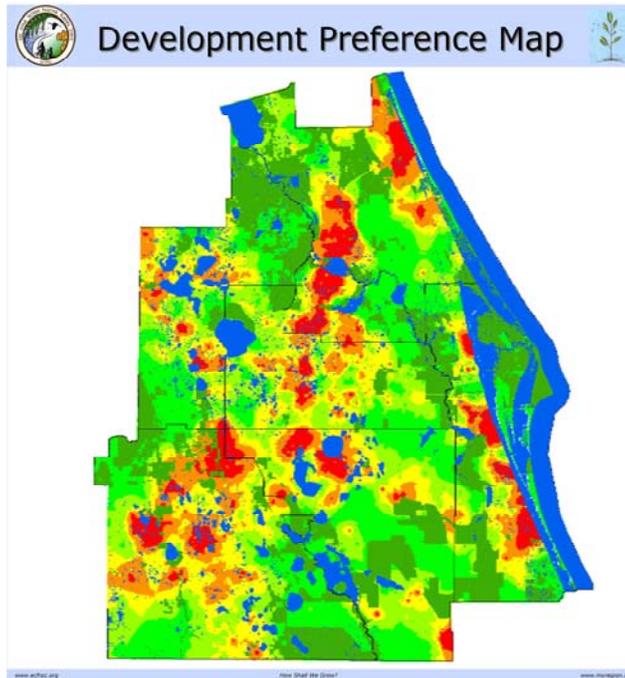
*Is this the Future we want?*



150 community workshops brought together regional leaders, several organizations and citizens to discuss different growth alternatives or development strategies than the Trend.



The Development Preference Map created from the community meetings showed that the people of Central Florida want centers of population connected with multimodal transportation modes surrounded by open space.



**Three alternative 2050 growth scenarios were created**

● **Green Areas**

Save the most critical lands and habitat before they are developed

■ **Centers**

Cities, towns and villages connected by a basic rail network

● **Corridors**

More extensive transit network replaces the need for some new roads

These scenarios were modeled as future development scenarios by the University of Florida, Renaissance Planning Group, Florida Department of Transportation (FDOT) and their consultant HNTB.

The 4 C's Regional Growth Vision  
*Four Key Themes that were formulated from the different scenarios.*



Conservation



Centers



Countryside



Corridors

“How Shall We Grow”? Policy Framework and Action Plan

*These became the Six Guiding Principles:*

**PRESERVE**..... open space, recreational areas, farmland, water resources, and regionally significant natural areas.

**PROVIDE**..... a variety of transportation choices.

**FOSTER**..... distinct, attractive, and safe places to live.

**ENCOURAGE**..... a diverse, globally competitive economy.

**CREATE**..... a range of obtainable housing opportunities and choices.

**BUILD**..... communities with educational, health care, and cultural amenities.

## **From Vision to Implementation**

The first step was the endorsement (August 2007) of a “compact” by representatives of all 93 political jurisdictions who agreed to work together until 2050 to achieve the vision, and to generally conform to smart growth principles.

The Second step is the adoption of a Natural Resources of Regional Significance map for the region, made up of GIS layers of the most critical environmental lands. Preservation of these lands protects the natural systems as the region grows, defines future urban edges, and forces cities to stop sprawling and grow more compactly. This process is underway, joining conservation organizations, cities, counties and the state of Florida to define the GIS layers.