



Obstacles to Green Development in Central Florida

HAZARDD

- History
- Attitude
- Zoning
- Adapt
- Redevelop
- Density
- Design

History

- We have had 60 years of suburban sprawl
- It's over.
- \$4 gas
- The end of “drive til you qualify”

1946 – 2006 The Age of Free Capacity

The Suburban Age, with free capacity in:

- Roads
- Water
- Air



- 2007: Housing market bubble burst:
Sinking home values, suburban
foreclosures



- 2008: Rising oil prices,
increased commuting costs



January 2, 2007

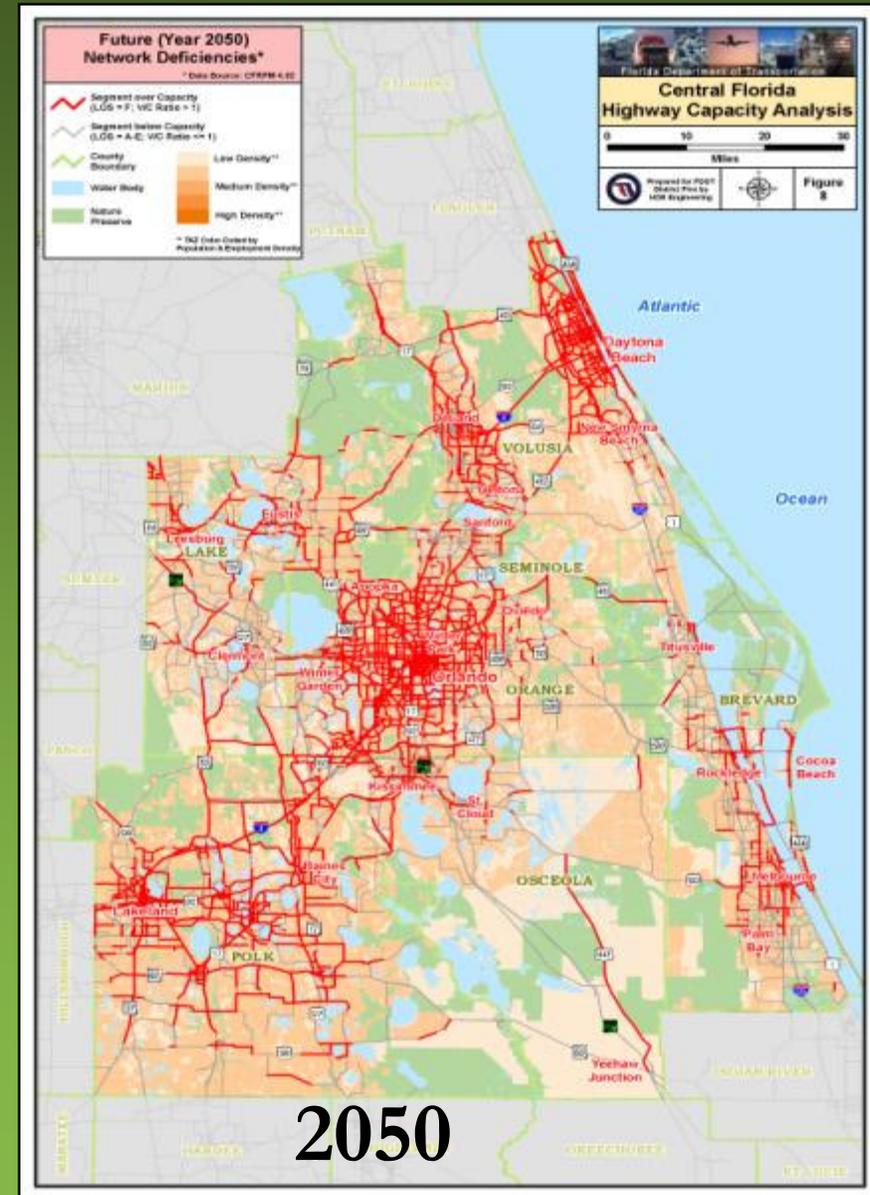
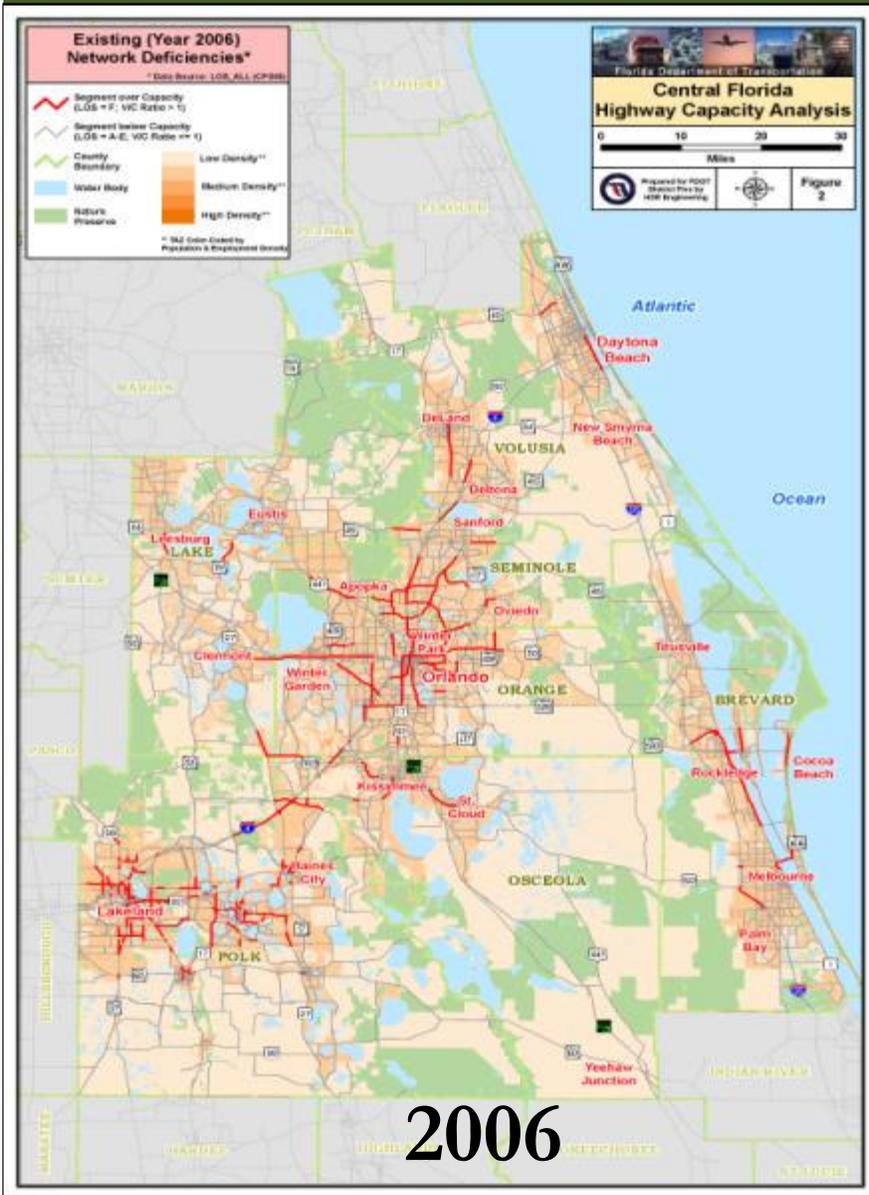


April 3, 2008

signaled...the End of Free Capacity



No More Free Capacity: Roads- The Path We're On



No more free capacity: Water

October 2006: SJRWMD and SFWMD prohibit additional groundwater withdrawals after 2013



Orlando Business Journal - March 6, 2008
<http://orlando.bizjournals.com/orlando/stories/2008/03/03/daily34.html>

Orlando Business Journal

Thursday, March 6, 2008 - 1:34 PM EST

Clay chamber opposes Seminole water plan

Orlando Business Journal

Orlando Business Journal - March 4, 2008
<http://orlando.bizjournals.com/orlando/stories/2008/03/03/daily10.html>

Orlando Business Journal

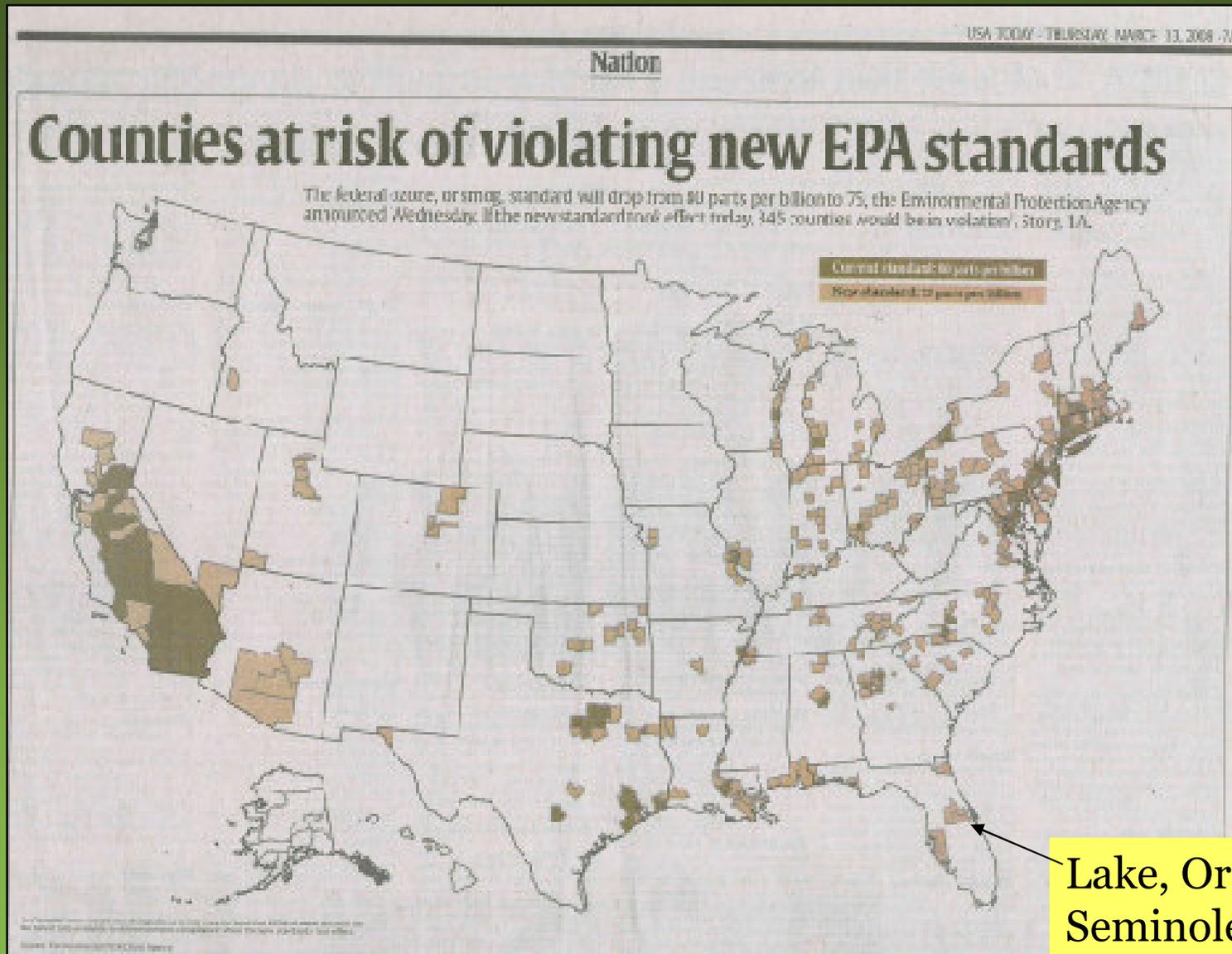
Tuesday, March 4, 2008 - 9:22 AM EST

Riverkeeper moves to block Seminole's water plan

Orlando Business Journal



No more free capacity: Air

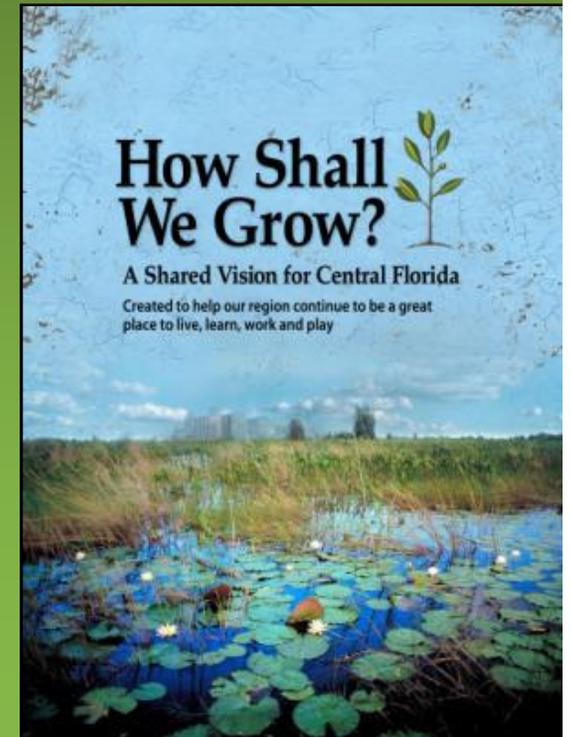


USA Today – Thursday March 13, 2008



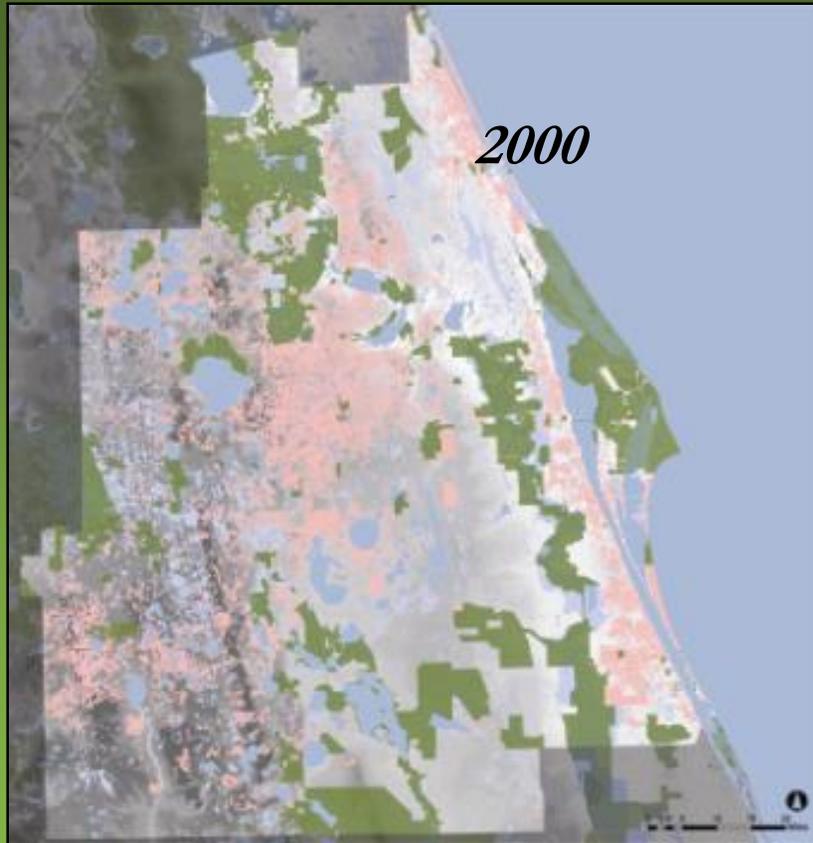
Attitude

- It's easy to do tomorrow what we did the last 60 years, but we have to change that attitude.
- 20,000 central Floridians said we cannot keep growing this way.
- ‘How Shall We Grow?’”

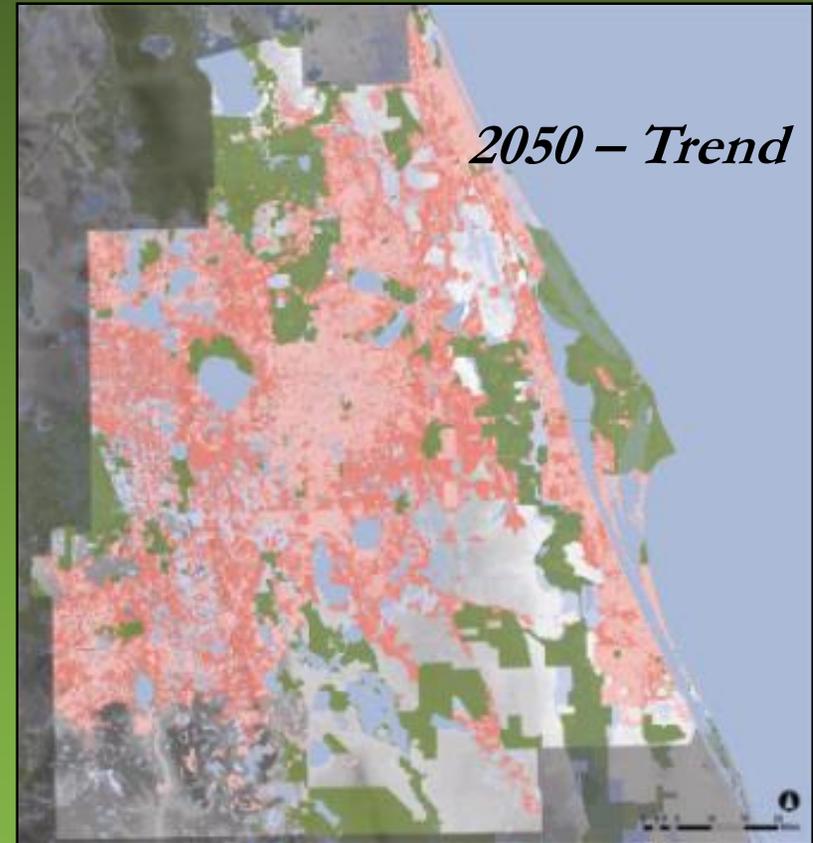


Penn Design Central Florida:

Is this the Future we want?



Population – 3,048,058
Developed Areas – 2,618 sq. miles



Population – 7,123,000
Developed Areas – 5,196 sq. miles

Central Florida 2050 4 Cs Vision





The “4 C’s” of the Regional Vision stand for:

- **Conservation**- Identifying and protecting our most critical natural resources of regional significance, and doing this first.
- **Centers**- Promoting more future growth and development in compact urban centers with great amenities (great places to live, work, shop and recreate in a more pedestrian-friendly setting).
- **Corridors**- Connecting centers with mixed-use corridors served by multi-modal (motor vehicles, light rail, commuter rail, bus, bus rapid transit, bike lanes and pedestrian trails) transportation systems.
- **Countryside**- Taking the pressure off countryside by increasing the density and intensity of great urban centers, and thus deferring the need for more sprawl into the countryside.



Zoning

- Our 1960s zoning has to be revised to grow greener.
- This means comp plans and building codes too.
- Will need to increase FARs
- Reduce excessive parking
- Plan for multi modal transportation in main corridors
- Need to promote more growth in “green” great centers

Going Green: HB 7135- Energy

Making it easier for individuals to go green

- Deed restrictions, covenants, declarations, or other similar binding agreements may not prohibit solar collectors or other energy devices based on renewable resources from being installed on buildings covered by such agreements, including condominiums.

Going Green: HB 7135

- Future land use element of comprehensive plans must discourage urban sprawl.
- Transportation circulation element must address reductions in greenhouse gas emissions.
- Provides that any solar energy device added to a homestead shall not increase the taxable value of the property.

Going Green: HB 7135

- Provides that new and renovated state buildings conform to certain green building standards.

And ,

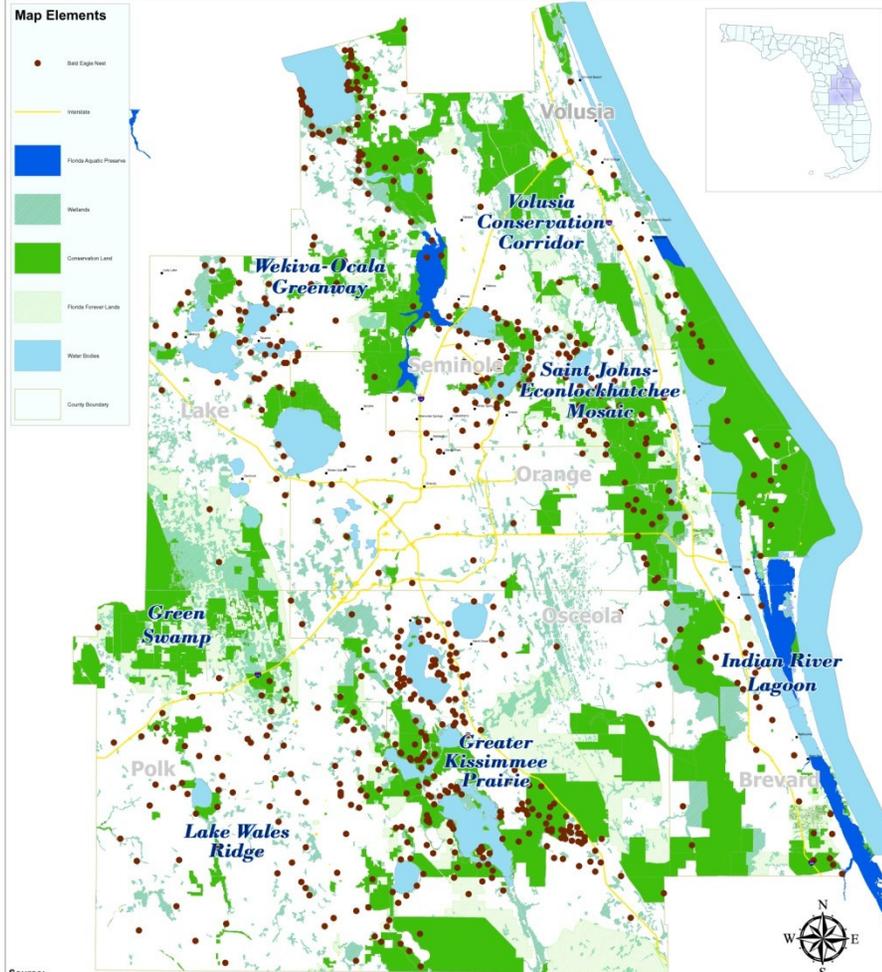
the 2008 Legislature refunded Florida Forever, so the state can continue buying the most critical natural resource lands.

7 Environmental Jewels of our Region



The Seven Jewels of Central Florida

East Central Florida Region: 7 Jewels and Natural Resources



- RPCs to adopt “Natural Resources of Regional Significance map”

Identify, at a regional scale:

- major wetlands
- ecosystems
- habitat
- wildlife migratory corridors

“Natural Resource goals

- Assure that critical ecosystems and wildlife migratory corridors remain functionally intact even as development pressure comes to bear.
- Initiate a more detailed review and discussion on a site by site basis.
- Encourage innovative development tools like Conservation Subdivisions, Rural Land Stewardship, Transfer of Development Rights, etc.

Adapt

- Learn how to design with nature
- Go back to basics
- Let cities be cities, and countryside be countryside

Tastes are changing

Del Ray Beach, FL



Although only 5 -10% of the housing stock is located in walk-able urban places-

1 in 3 homeowners would prefer to live in these types of places.*

* Research by Jonathan Levine of the University of Michigan and Lawrence Frank of the University of British Columbia

Redevelop

We have forgotten how to build great
urban spaces,

.....but we can relearn.

Innovative Urban Tools for Building Attractive, Walk-able Communities



Winter Park, FL

Connecting Centers.....



...with Corridors....



.....requires density
to support multi- modal
transportation

How do we redevelop underutilized corridors?

Creating:

- attractive
- mixed-use
- multi-modal corridors of balanced transportation



Where people live, work, shop and play.

Arterial Redevelopment with Light Rail



*Existing conditions: high speed center road
with local serving side roads*

Urban Advantage

Arterial Redevelopment with Light Rail



*New sidewalks, one-way local access lane,
parking lane, street lamps*

Urban Advantage

Arterial Redevelopment with Light Rail



New infill development at sidewalks

Urban Advantage

Arterial Redevelopment with Light Rail



Palmetto trees in median

Urban Advantage

Arterial Redevelopment with Light Rail



Street trees on far side

Urban Advantage

Arterial Redevelopment with Light Rail



Street trees on near medians

Urban Advantage

Arterial Redevelopment with Light Rail



Street trees on near side

Urban Advantage

Arterial Redevelopment with Light Rail



Increased street life

Urban Advantage

Arterial Redevelopment with Light Rail



Light rail in median

Urban Advantage

Arterial Development with Light Rail



Residential development alternative

Urban Advantage

Commissioned by City of Mt Pleasant, SC; Dover Kohl & Partners

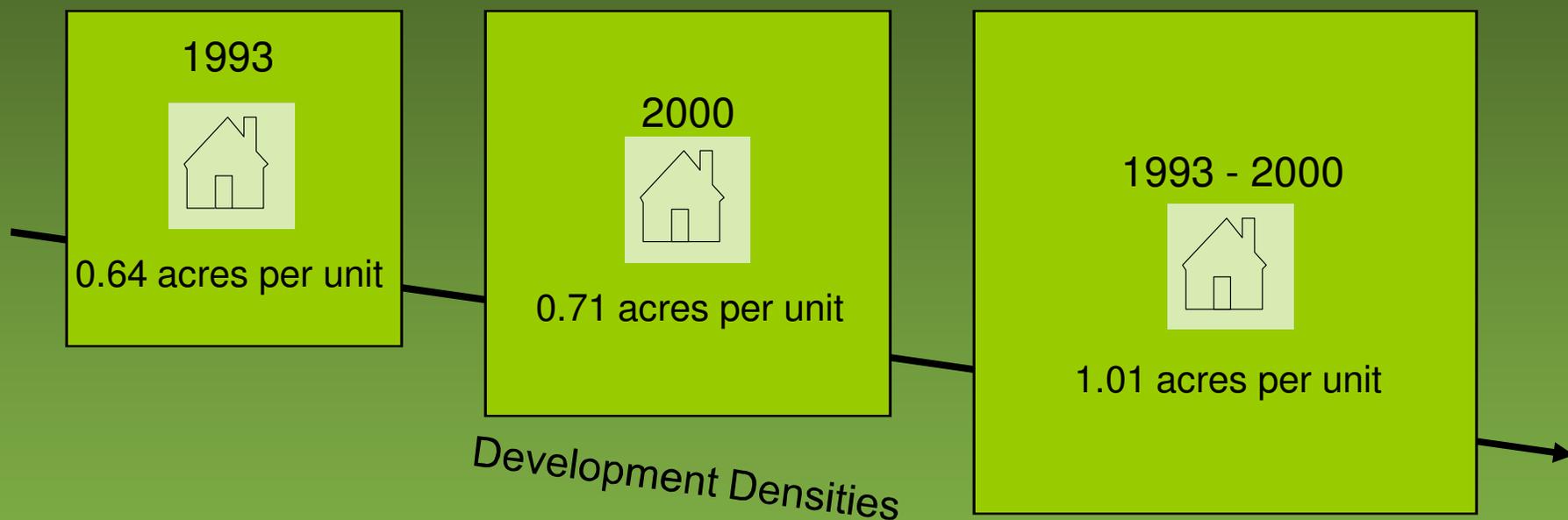
Density-

done right-
is our deliverance

from 50 miles of

super sprawl in 2050

More land is being consumed by development

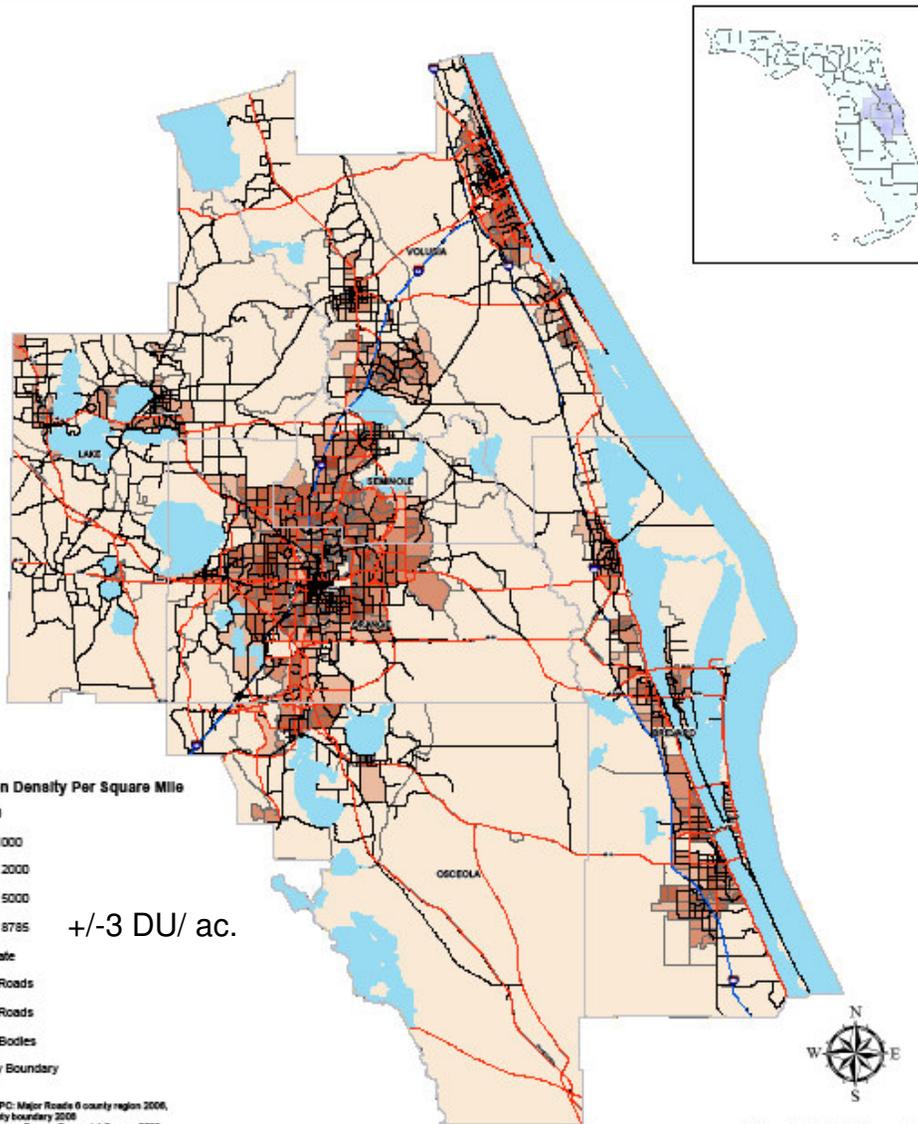


As densities grow ever lower, sprawl encroaches on critical natural resources



East Central Florida Region

Population Density per Square Mile 2000 Census



Population Density

2.15 persons/ac. (urban avg.)

1376 person/sq. mi.

does not support transit.

9 persons/ac (3 DU/ac.)

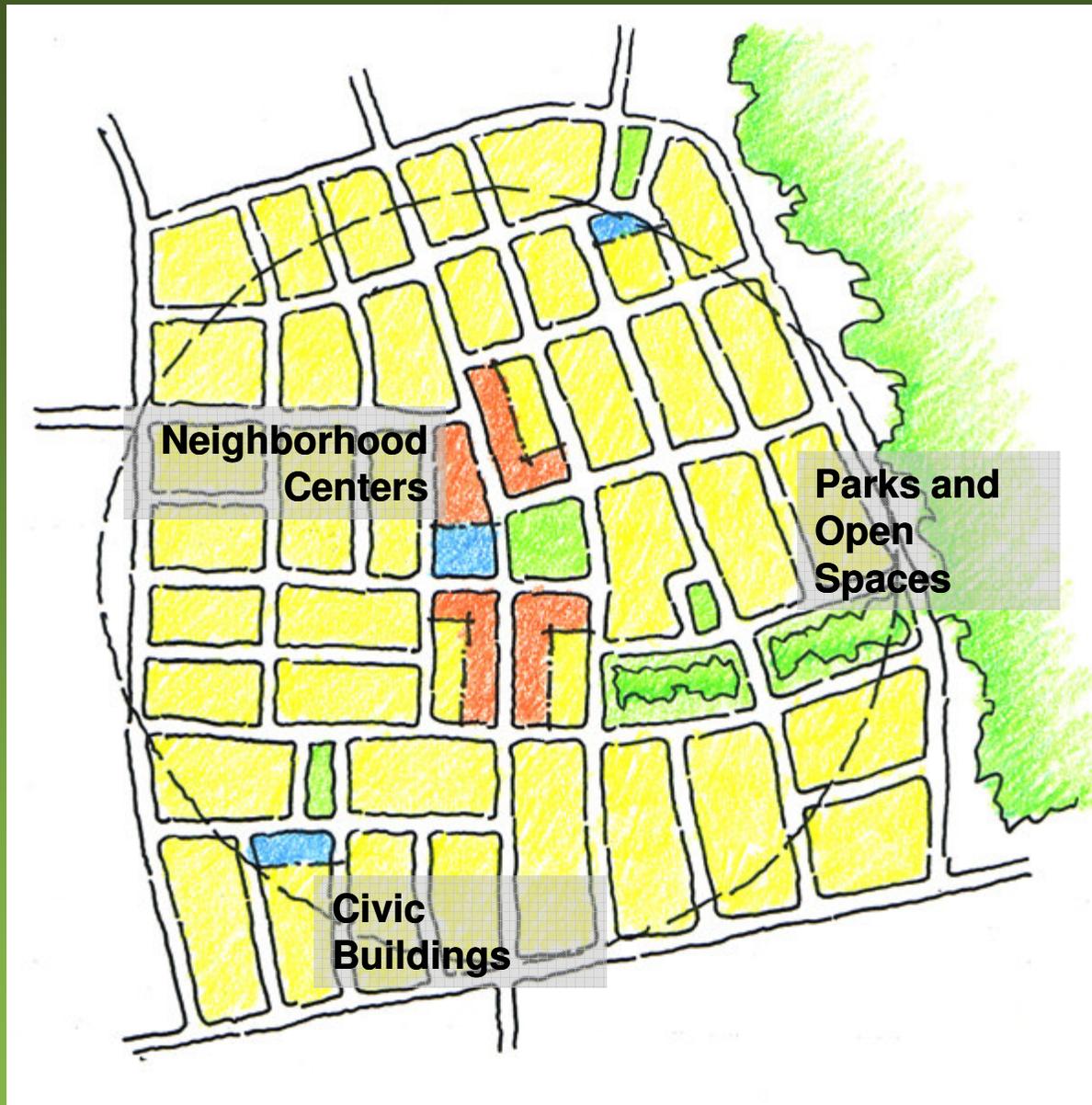
5700 person/sq. mi.

needed

for basic bus service.

Design

- Zoning establishes minimums and sets rules, but it does not create great spaces.
- Mix uses, incorporate great design as the most critical elements of community



Design for a mix
of land uses:

Centers include
denser housing, a
square, civic uses,
and neighborhood-
oriented retail.

Creating a Sense of Place

- Streets and public spaces should be viewed as *outdoor rooms* in need of definition by combining the placement of buildings and structures



Watercolor, Florida

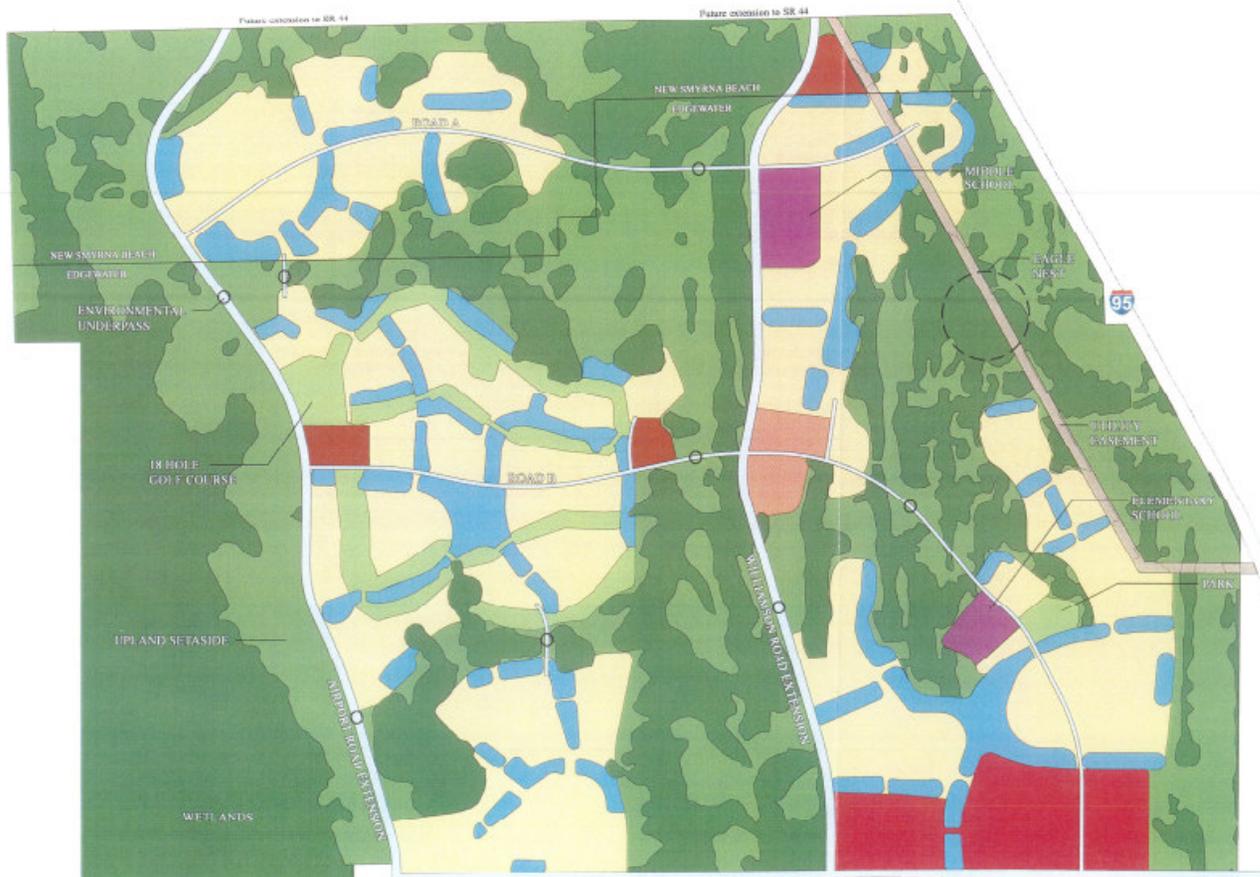


Sustainable development design

On site at
Restoration DRI,
a 6,000 acre
tree farm



Version 1



RESTORATION

- LEGEND**
- Residential including School & Support Facilities, Civic, Institutional, Park, Recreational, Places of Worship, Conservation, Mitigation
 - Neighborhood Center including Commercial, Office, Institutional, Civic, Park, Recreational, Residential, Places of Worship, Conservation, Mitigation
 - Village Center including Commercial, Office, Institutional, Civic, Park, Recreational, Residential, Places of Worship, Conservation, Mitigation
 - Town Center including Commercial, Office, Civic, Institutional, Park, Recreational, Residential, Places of Worship, Conservation, Mitigation, Hospital
 - School
 - Right - Of - Way
 - Utility Easement
 - Stormwater Ponds
 - Park, Open Space, Upland Buffer, Golf
 - Upland Conservation
 - Wetland Conservation
 - Environmental Underpass (Approximate Location)
- Main Use Trail will be illustrated on detailed plans



MAP H MASTER DEVELOPMENT PLAN



CANIN ASSOCIATES
 Urban & Environmental Planners • Landscape Architects
 300 Deansway Avenue, Orlando, Florida 32801 (407)422-4040

DATE	SCALE	JOB NUMBER	DWT NO.
30 AUG 04	1"=2000'	204334	1 of 1

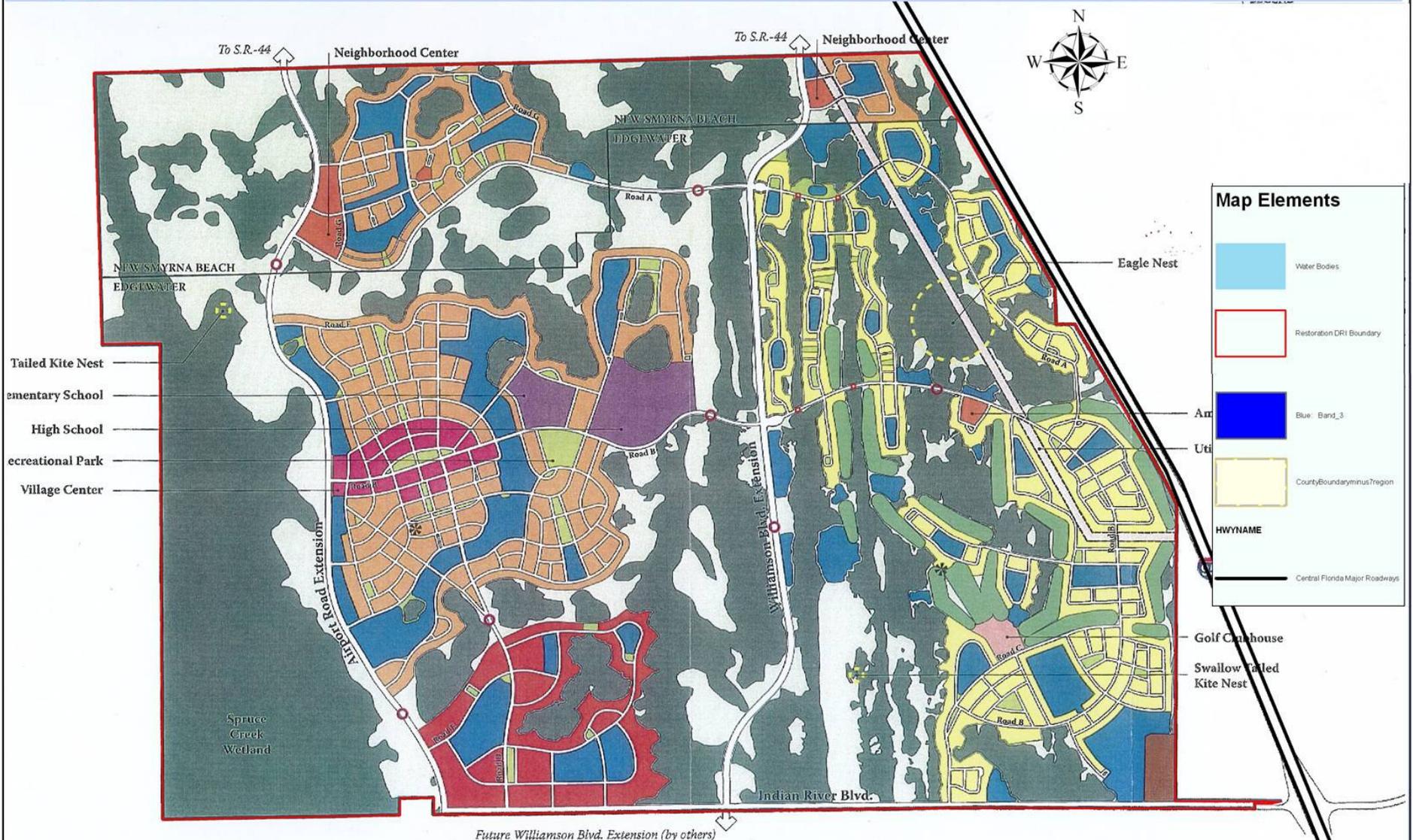
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HAMMOCK CREEK GREEN, LLC OWNER/APPLICANT	DONALD W. MCINTOSH ASSOCIATES, INC. CIVIL ENGINEERS	KIMLEY-HORN AND ASSOCIATES, INC. TRANSPORTATION	BAKER & HOSTETLER, LLP LEGAL
CANIN ASSOCIATES, INC. PLANNING & LANDSCAPE ARCHITECTURE	BREEDLOVE, DENNIS & ASSOCIATES, INC. ENVIRONMENTAL SCIENTIST	FISHKIND & ASSOCIATES, INC. ECONOMICS	



DRI: Restoration - Map H (Version 2)

Restoration DRI - Map H

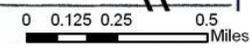


Map Elements

- Water Bodies
- Restoration DRI Boundary
- Blue Band_3
- CountyBoundary\mynum7region
- HWYNAME**
- Central Florida Major Roadways

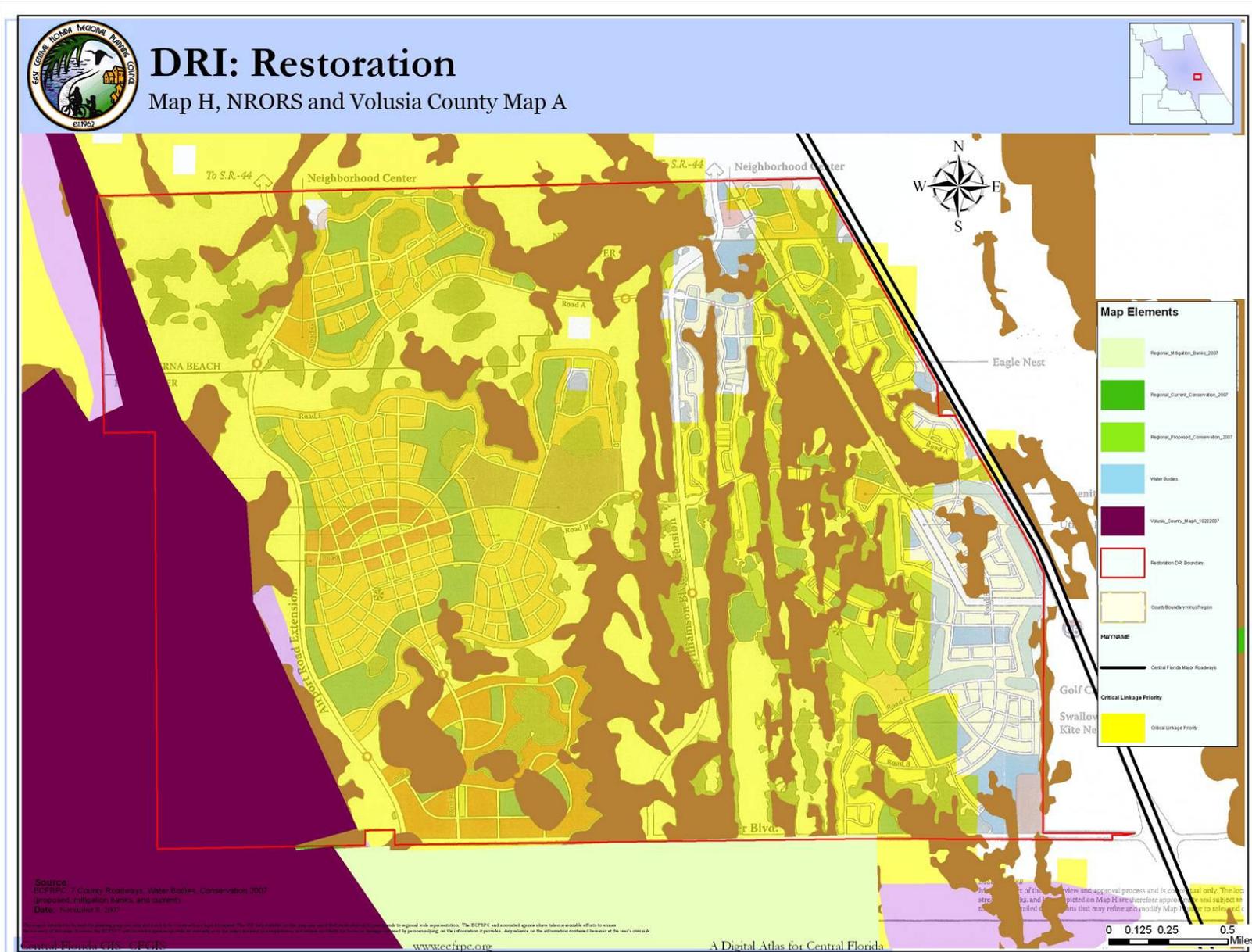
Source:
ECFRPC: 7 County Roadways, Water Bodies, Conservation 2007
(proposed, mitigation banks, and current)
Date: November 8, 2007

DISCLAIMER
Map H is part of the DRI review and approval process and is confidential only. The local street networks, and lakes depicted on Map H are therefore approximate and subject to development detailed design plans that may refine and modify Map H prior to sales and construction.



This map is intended to be used for planning purposes only and is not to be construed as a legal document. The GIS data available on this map may not reflect the most current information. The ECFRPC and associated agencies provide no warranty as to the map's accuracy or completeness, and assume no liability for losses or damages caused by persons relying on the information it provides. Any reliance on the information contained herein is at the user's own risk.

Restoration DRI Map H, Draft NRORS, FL Peninsula Portfolio, Greenways Network, and Volusia County ECO



Version 4



Concept Plan
New Smyrna Beach & Edgewater, Florida



0 500 1000
can associates
200 West Central Expressway, Suite 300, Westborough, MA 01581
February 21, 2008 CA Job No. 2005115

DRAFT PLAN

“Restoration” latest concept uses density and innovative design to conserve natural resources for long term sustainability.

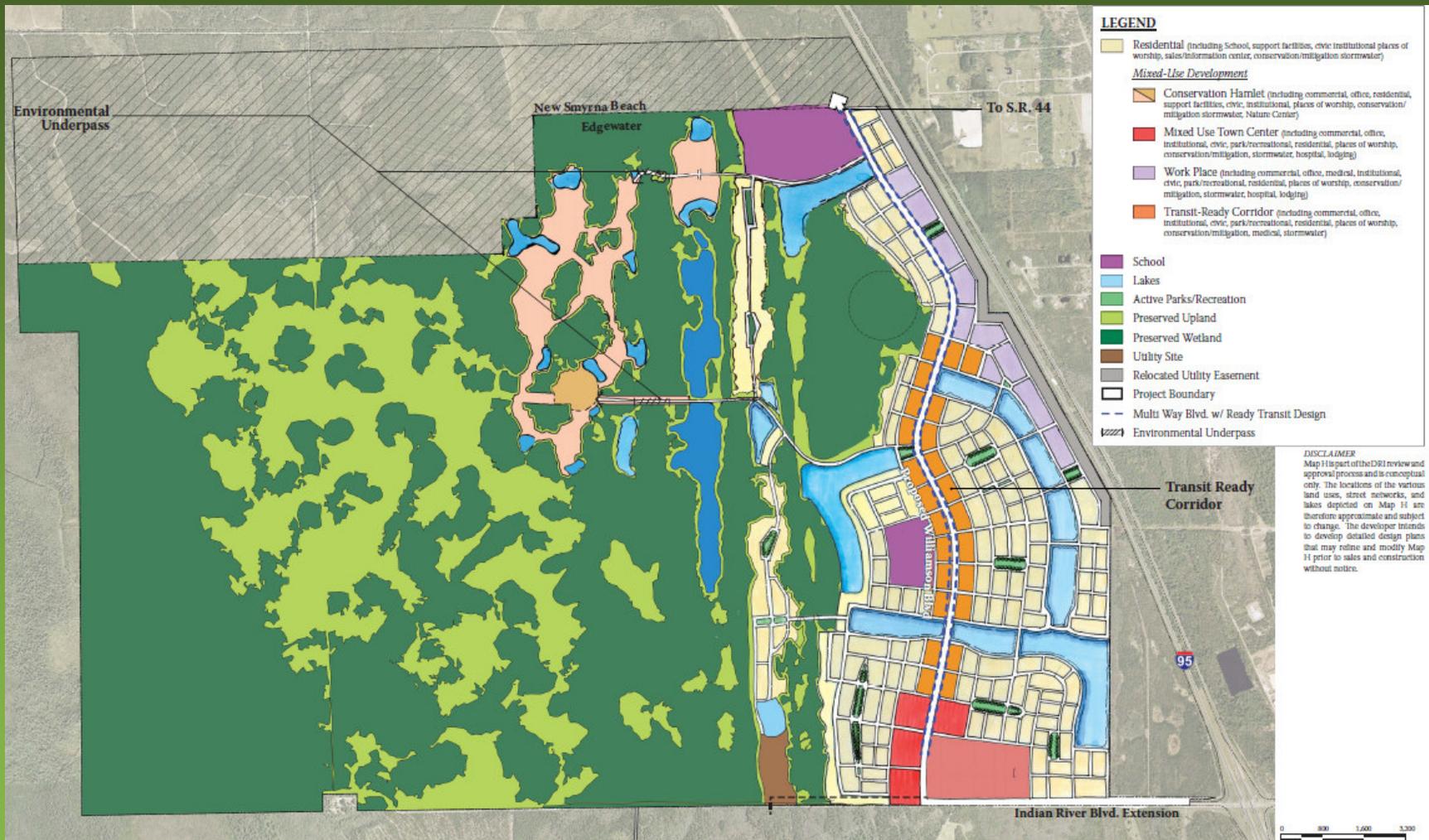


EXHIBIT B: Map H (Revised)
Master Development Plan
Edgewater, Florida

Hammock Creek Green, LLC
Owner/Applicant
Canin Associates, Inc.
Planning & Landscape Architecture

Donald W. McIntosh Associates, Inc.
Civil Engineers
Breedlove, Dennis & Associates, Inc.
Environmental Scientist

Kimley-Horn & Associates, Inc.
Transportation
Fishkind & Associates, Inc.
Economics

Baker & Hostetler, LLP
Legal



canin associates

urban planning • landscape architecture • architectural design

500 Alhambra Avenue Orlando, Florida 32801 407.427.4140

DATE	BY	FOR	REVISION
11/02/07	NO. 10000000	1.1 - PLANNING	1.1 - PLANNING
11/02/07	NO. 10000000	1.1 - PLANNING	1.1 - PLANNING

Going green.....

- We can do it.

