



# COMPREHENSIVE PLAN



presented by:  
**Kimley»Horn**



# Thuy Turner, AICP, LEED AP BD+C

## *Project Manager*

- Over 18 years of planning experience, including 15 years with Broward Co. Planning & Development Management Division
- Expertise includes land use & concurrency reviews, site plan reviews, impact fee assessments, ePermitting plan reviews, environmental regulations
- Current Vice President of Conference Services, APA Florida, Sept 2018 to present



# Allison Megrath, AICP

## *Lead Planner*

- 26 years of experience in land use planning and zoning in Florida, Georgia, and North Carolina
- Expertise includes Comprehensive Plan and Land Development Code updates; stakeholder engagement, regulatory compliance, grant writing and administration; economic development strategies; industrial site certification
- Current Vice President of Professional Development, APA Florida, 2018-present



# Brian Teeple, AICP

*Sr. Technical Advisor*

- 39 years of experience in urban and regional planning, strategic planning, emergency preparedness planning, facilitation and mediation, and economic development
- Expertise includes comprehensive planning, land development codes, regulatory review, and intergovernmental coordination
- Serves in leadership roles in several professional organizations committed to the practice of planning and improved quality of life in the built environment
- Past President, APA Florida

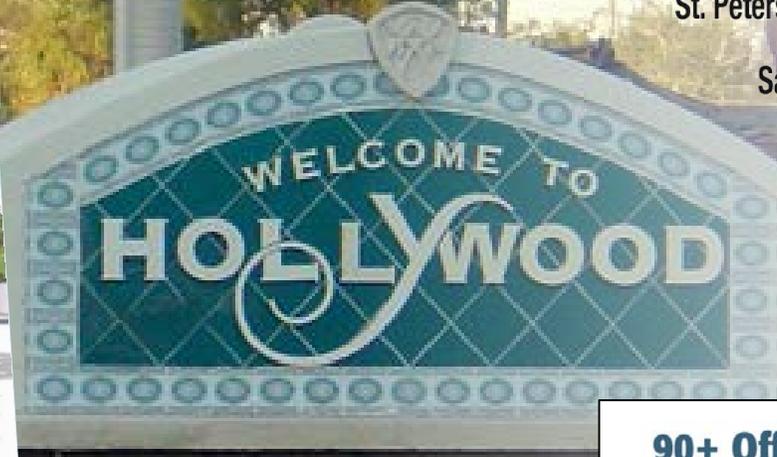


# Stewart Robertson, P.E.

*Transportation/Office Principal*

- 18 years of experience with an emphasis on multimodal planning and design, bicycle/pedestrian planning, transit studies, transit corridor studies, travel demand analysis, corridor studies, and GIS
- Served as project manager for the Broward Complete Streets Guidelines and Complete Streets Master Plan
- Hollywood experience - Hollywood Blvd., Dixie Highway, and Beach Streetscape projects

# Qualifications and Experience





# Municipal & CRA Experience

## **Altamonte Springs**

Atlantic Beach  
Aventura  
Bay Harbor Islands

## **Belle Glade**

Biscayne Park  
Boca Raton  
Boynton Beach  
Briny Breezes  
Coconut Creek  
Coral Springs  
Davie  
Delray Beach

## **Doral**

**Flagler Beach**  
Fort Lauderdale

## **Fort Pierce**

Hallandale Beach  
Hollywood  
Homestead  
Islamorada  
Jupiter

Key Biscayne

Lantana

Lauderdale Lakes

Lighthouse Point

## **Maitland**

Medley

Miami

Miami Beach

Miami Gardens

Miami Lakes

Miami Shores

Miami-Dade County

Miramar

North Bay Village

North Lauderdale

## **North Miami**

North Miami

North Miami Beach

North Palm Beach

Oakland Park

Opa-Locka

Palm Beach

## **Palmetto Bay**

Pembroke Pines

Pinecrest

Pompano Beach

## **Putnam County**

Riviera Beach

Royal Palm Beach

## **Sebastian**

South Miami

Sunrise

Tamarac

## **Tavares**

## **Venice**

## **Village of Estero**

## **Wakulla County**

West Palm Beach

## **Williston**

# Comprehensive Plan Methodology



## Kick Off

### Plan

- Allocation of time – prepare a schedule with milestones
- Allocation of resources – identify key leads

### Communication Plan

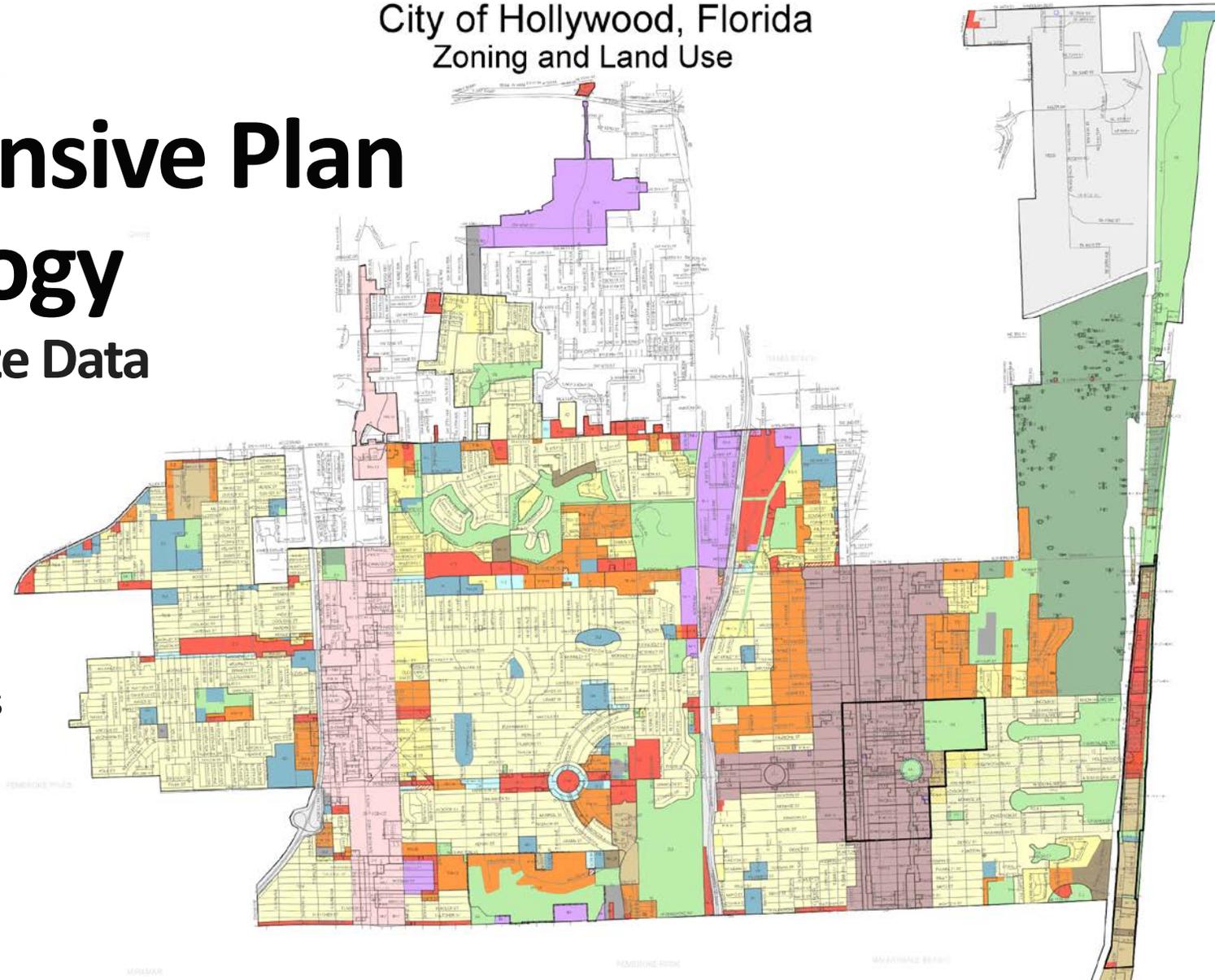
- Public outreach, identification of stakeholders, dates and locations of meetings
- Brainstorm marketing/branding templates for comprehensive plan

# Comprehensive Plan Methodology

## Collect and Analyze Data

- Existing documents
- Maps
- Socio-economic characteristic data
- City data
- Florida statutory changes since last update

City of Hollywood, Florida  
Zoning and Land Use



## Hollywood city, Florida

2018 Population Estimates
<b>154,823</b>
<i>Source: Vintage 2018 Population Estimates</i>
Median Household Income
<b>\$ 50,019</b>
<i>Source: 2013-2017 American Community Survey 5-Year Estimates</i>
Persons in poverty, percent
<b>15.2 %</b>
<i>Source: 2013-2017 American Community Survey 5-Year Estimates</i>
Educational Attainment: Percent high school graduate or higher
<b>87.0 %</b>
<i>Source: 2013-2017 American Community Survey 5-Year Estimates</i>
Persons without health insurance, percent
<b>18.7 %</b>
<i>Source: 2013-2017 American Community Survey 5-Year Estimates</i>
Median Housing Value
<b>\$ 217,100</b>
<i>Source: 2013-2017 American Community Survey 5-Year Estimates</i>
Total Housing Units
<b>69,754</b>
<i>Source: 2013-2017 American Community Survey 5-Year Estimates</i>
Number of Firms
<b>23,095</b>
<i>Source: 2012 Survey of Business Owners: Company Summary</i>
Male Median Income
<b>\$ 30,388</b>
<i>Source: 2013-2017 American Community Survey 5-Year Estimates</i>
Female Median Income
<b>\$ 21,965</b>
<i>Source: 2013-2017 American Community Survey 5-Year Estimates</i>

# Amendment Matrix

DRAFT (10/24/2019)

## CITY OF FLAGLER BEACH LAND DEVELOPMENT REGULATIONS UPDATE PROPOSED AMENDMENT MATRIX

WORKING DRAFT  
(10/24/2019)

Technical Manual Stand Alone Doc  
Repeat Issue  
Design Guidelines Stand Alone Doc  
Items to be Discussed with Staff

SECTION/REFERENCE	PAGE #	REASON FOR PROPOSED CHANGE	PROPOSED CHANGE/ACTION	STAFF ASSIGNED	COMPLETE
1. Sec 2.06.11 (#13), Sec 7 Definitions for Artwork, Signs, and Murals), Sec 7.04.00 Exemptions from city sign permits	232, 377, 386	Murals-we need to update the LDC to reflect what COFB would like-refer to the news article that Thomas sent us Mural on roof	City adopted Ordinance 2019-08 re: Murals. New language has been incorporated into working draft of LDC 07-10-19	Allison	✓
GENERAL		Sound Engineering Practices	Engineer should have write-over signature or flexibility in the code for their interpretation - Discuss with staff	Mark	✓
2.	140	Driveways are issue (width, #, double front lots, driveways off A1A, "U" driveways may cause an issue, drainage)	Added Section 2.06.13 Driveways to the LDR. Addressed distance, width, number, separation, alignment, measurement, circular, construction of, permitting and variances.	Mark/Chris	✓
3.	2.06.06	ROW (parking, restrictions, permitting needs to go through Fred, subject to removal)	Added Section 5.06.04.4 ROW Utilization. We need to create a ROW Permit	Chris	✓
4.		Fencing (needs to be clearer, Retaining walls definition and location, height in certain locations, not in ROW), Uses or districts?	Add visual	Blair	✓
5.	DEFINITIONS, Downtown Design Regs, 5.06.04.08, 2.05.04, 2.05.04.02, Section 2.05.04.01 - residential uses 2.05.06	(2)(c) - how/ who is going to measure this? Subjective (3) Location and height. Adjust through lot fencing Fee schedule	Should be in a separate schedule on their website and available in the Planning Department this will allow it to be fluid and can be revised as the City deems appropriate	Allison	✓
6.	2.09.10, 5.03.23, 5.03.39, 5.03.56, 5.03.87, 5.03.91, 2.09.10, 2.06.09, 3.07.07, 8.00.07, 8.00.14, 2.07.00		Change to Master Planned Development. Changed Planned Unit Commercial Development to Commercial Planned Development. Add to Definitions section (Competed 9/14/2019)	Allison/Blair/Chris	✓
7.		Permitting process should be outlined	Add graphic and maybe a routing sheet - Add visual removing this section from LDC		✓
8.	5.06.03				



# Public Outreach Strategies

- Community workshops
- Updates through multiple social media outlets
- Local happenings and festivals, piggyback on existing events
- Email campaigns and surveys
- Stakeholder interviews
- Hold meetings in accessible locations (bus, bike, foot)
- Hold virtual Town Hall workshops

# Innovative Ideas & Approaches

- Dedicated Comprehensive Plan Update website
- Interactive GIS maps
- Develop an Implementation Matrix
- Definition section for key terms in Comprehensive Plan
- Clear separation of data inventory and analysis from GOPs



What Is a Comprehensive Plan?



Progress Report



Kerrville 2050



## STEERING COMMITTEE REVIEWS DRAFT SCENARIO AND GUIDING PRINCIPLES

The Kerrville 2050 Steering Committee reviewed the Draft Preferred Scenario and Preliminary Guiding Principles at its February meeting.

[LEARN MORE](#)



## KERRVILLE VOICES BEING HEARD

February 23, 2018

Nearly 250 people contributed their thoughts on three Alternative Land Use Scenarios and reflected their preferences on a number of important issues impacting the future of Kerrville.

[LEARN MORE](#)

## DOCUMENTS

- Steering Committee Meeting #5 – presentation
- Open House Station Feedback
- Open House slides
- Steering Committee Meeting #4 – slides
- Progress Report

## WE NEED YOU!

Get notified of updates, new surveys, and results

[SIGN-UP](#)

# Comprehensive Plan Methodology

## Identify Major Issues or Opportunities

- Rely on public input
- Goal is consensus

## Propose Updates to Plan

- Establish a vision for the City
- Update GOPs based on public input
- Propose possible new Elements
  - Economic Development
  - Healthy Community Element – would tie into the City's *Get Walking* Program
  - Address resiliency issues and sea-level rise



# Plan Adoption Process



- After transmittal hearing, send proposed updated plan to DEO and state agencies
- State agencies provide comments within 30 days of receipt
- DEO issues Objections, Recommendations and Comments Report within 60 days of initial receipt
- City has 180 days to adopt new plan
- DEO issues notice of intent (NOI) within 45 days if no challenge

# Project Status Updates

## Communicate project status with City

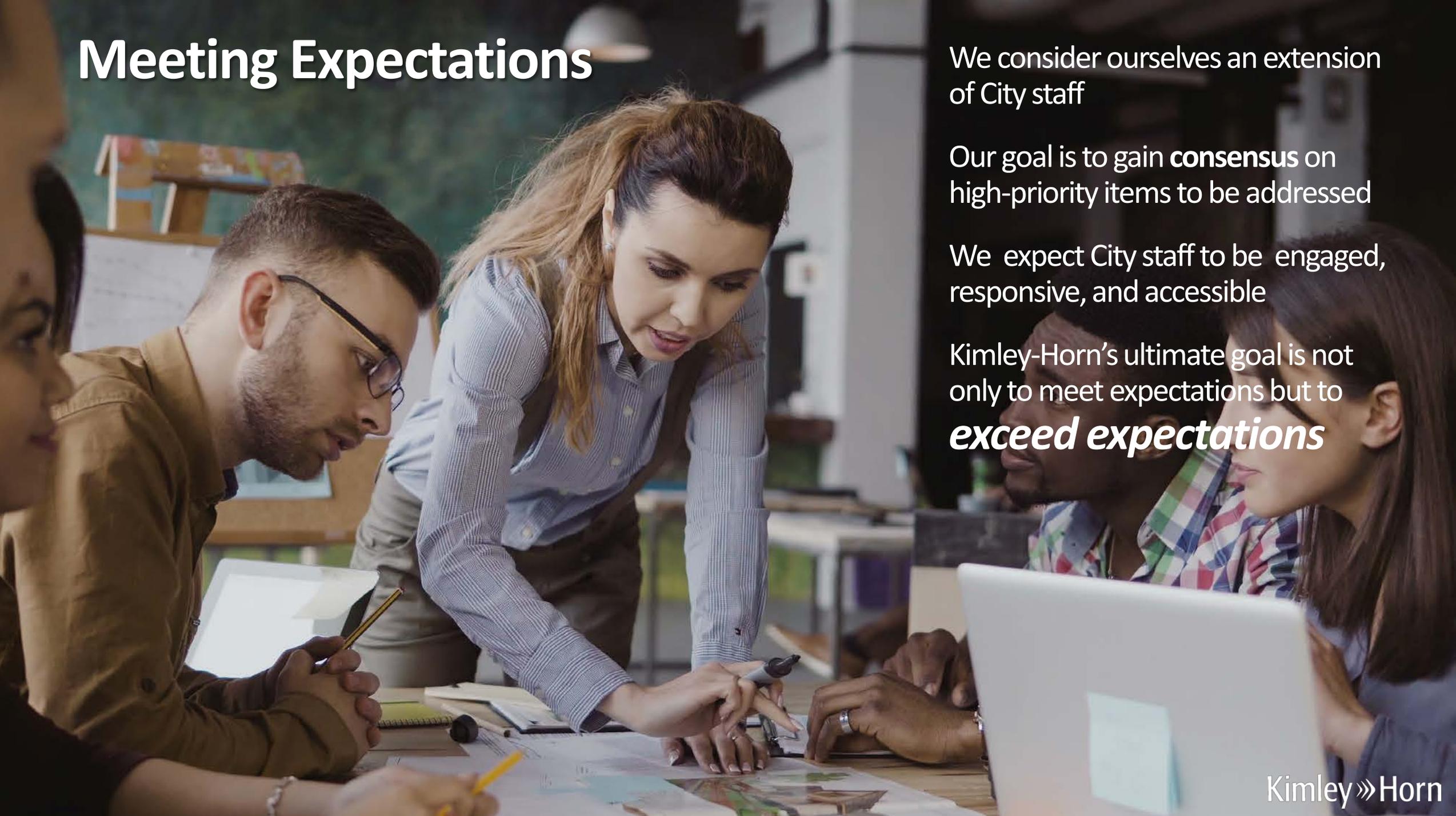
- Initial monthly meetings and more frequently toward project completion

## Communicate project status with stakeholders

- Regular updates to City web page and various social media outlets
- Plan community workshops at regular intervals
- Participation at community events & festivals (good for surveys, etc.)
- Presentations to Chamber of Commerce



# Meeting Expectations

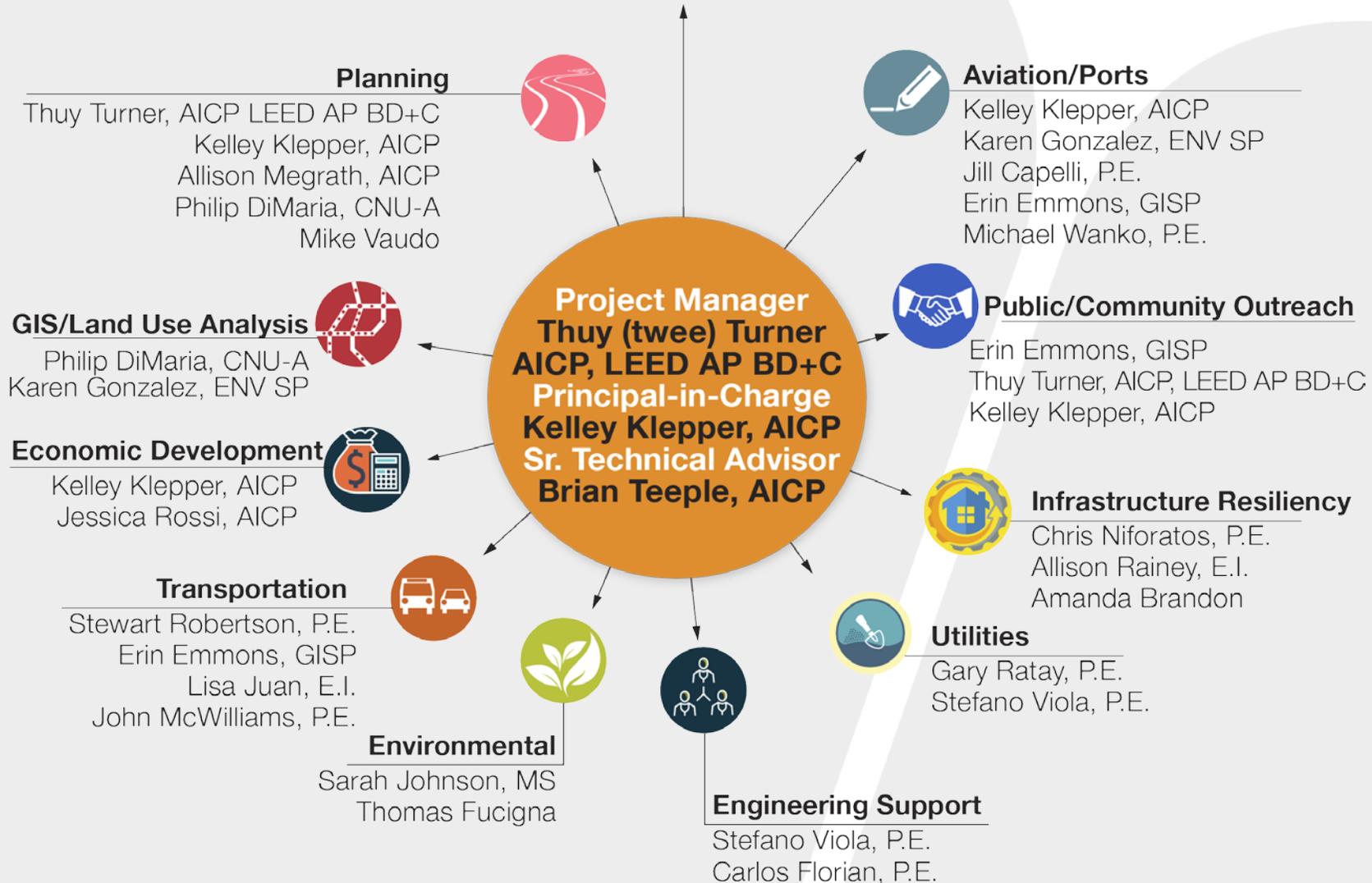
A group of four diverse professionals (three men and one woman) are gathered around a table in a meeting. They are looking at documents and a laptop. The woman in the center is leaning over the table, pointing at a document. The man on the left is wearing glasses and holding a pen. The man on the right is wearing a colorful plaid shirt. The woman on the far right is looking at the laptop. The background is a blurred office setting.

We consider ourselves an extension of City staff

Our goal is to gain **consensus** on high-priority items to be addressed

We expect City staff to be engaged, responsive, and accessible

Kimley-Horn's ultimate goal is not only to meet expectations but to ***exceed expectations***



# Reasons to Select the Kimley-Horn Team

Strong, long-term Agency relationships → **Effective coordination**

Extensive Comprehensive Plan experience → **Timely plan adoption**

Vast in-house resources → **Responsive to your needs**

Experienced planning staff → **Quality, useful plan**

Process-driven approach → **Expedited schedule**

Collaborative approach → **We will team with you**

Kimley »» Horn