



# 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



**90+ Offices Nationwide**



**4,000+**  
Employees  
Nationwide

**800+**  
Employees  
In Florida





# 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

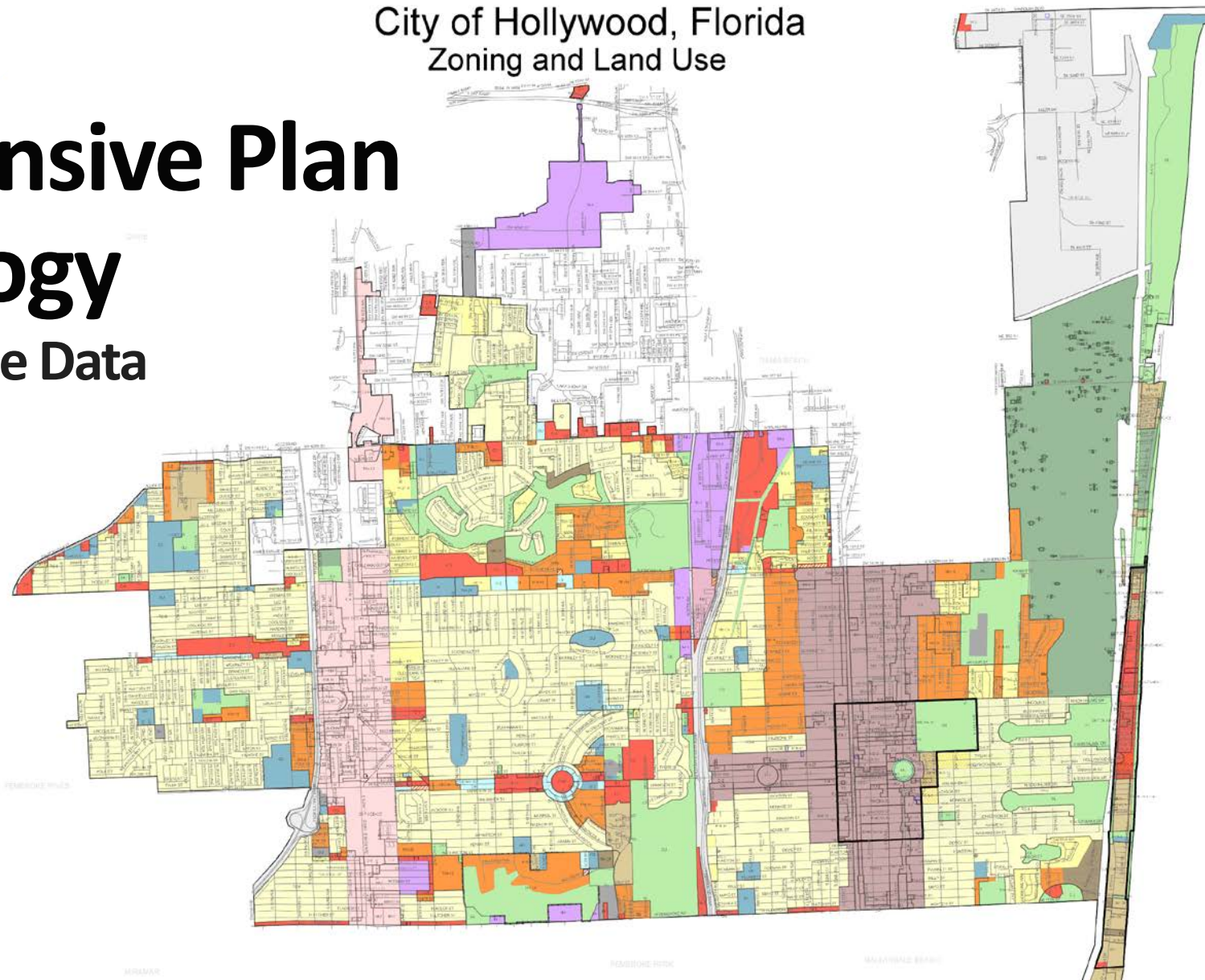


# Comprehensive Plan Methodology

## 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

**154,823**

Source: *Vintage 2018 Population Estimates*

Median Household Income

**\$ 50,019**

Source: *2013-2017 American Community Survey 5-Year Estimates*

Persons in poverty, percent

**15.2 %**

Source: *2013-2017 American Community Survey 5-Year Estimates*

Educational Attainment: Percent high school graduate or higher

**87.0 %**

Source: *2013-2017 American Community Survey 5-Year Estimates*

Persons without health insurance, percent

**18.7 %**

Source: *2013-2017 American Community Survey 5-Year Estimates*

Median Housing Value

**\$ 217,100**

Source: *2013-2017 American Community Survey 5-Year Estimates*

Total Housing Units

**69,754**

Source: *2013-2017 American Community Survey 5-Year Estimates*

Number of Firms

**23,095**

Source: *2012 Survey of Business Owners: Company Summary*

Male Median Income

**\$ 30,388**

Source: *2013-2017 American Community Survey 5-Year Estimates*

Female Median Income

**\$ 21,965**

Source: *2013-2017 American Community*



# 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 LAND DEVELOPMENT REGULATIONS REVIEW	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 GENERAL	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	✓
2. GENERAL	140	Sound Engineering Practices Driveways are issue (width, #, double front lots, driveways off AIA, "U" driveways may cause an issue, drainage)	Engineer should have write-over signature or flexibility in the code for their interpretation - Discuss with staff Added Section 2.06.13 Driveways to the LDR. Addressed distance, width, number, separation, alignment, measurement, circular, construction of, permitting and variances.	Mark	✓
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	Mark/Chris	✓
4. DEFINITIONS, Downtown Design Regs, 5.06.04.08		Fencing (needs to be clearer, Retaining walls definition and location, height in certain locations, not in ROW), Uses or districts?	Add visual	Chris	✓
5. 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	Blair	✓
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 PUD to PD and PUCD to CPD	Change to Master Planned Development. Changed Planned Unit Commercial Development to Commercial Planned Development. Add to Definitions section (Completed 9/14/2019)	Allison	✓
7. 5.06.03		Permitting process should be outlined	Add graphic and maybe a routing sheet - Add visual removing this section from LDC	Allison/Blair/Chris	✓





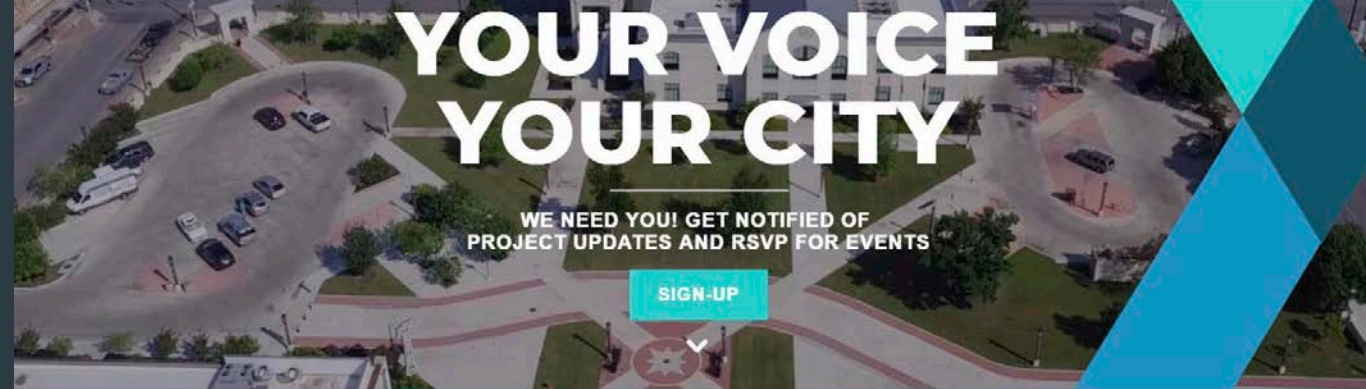
# Public Outreach Strategies

- 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



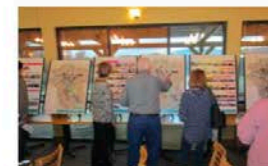
Kerrville 2050



## 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](#)

Kimley»Horn



# 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



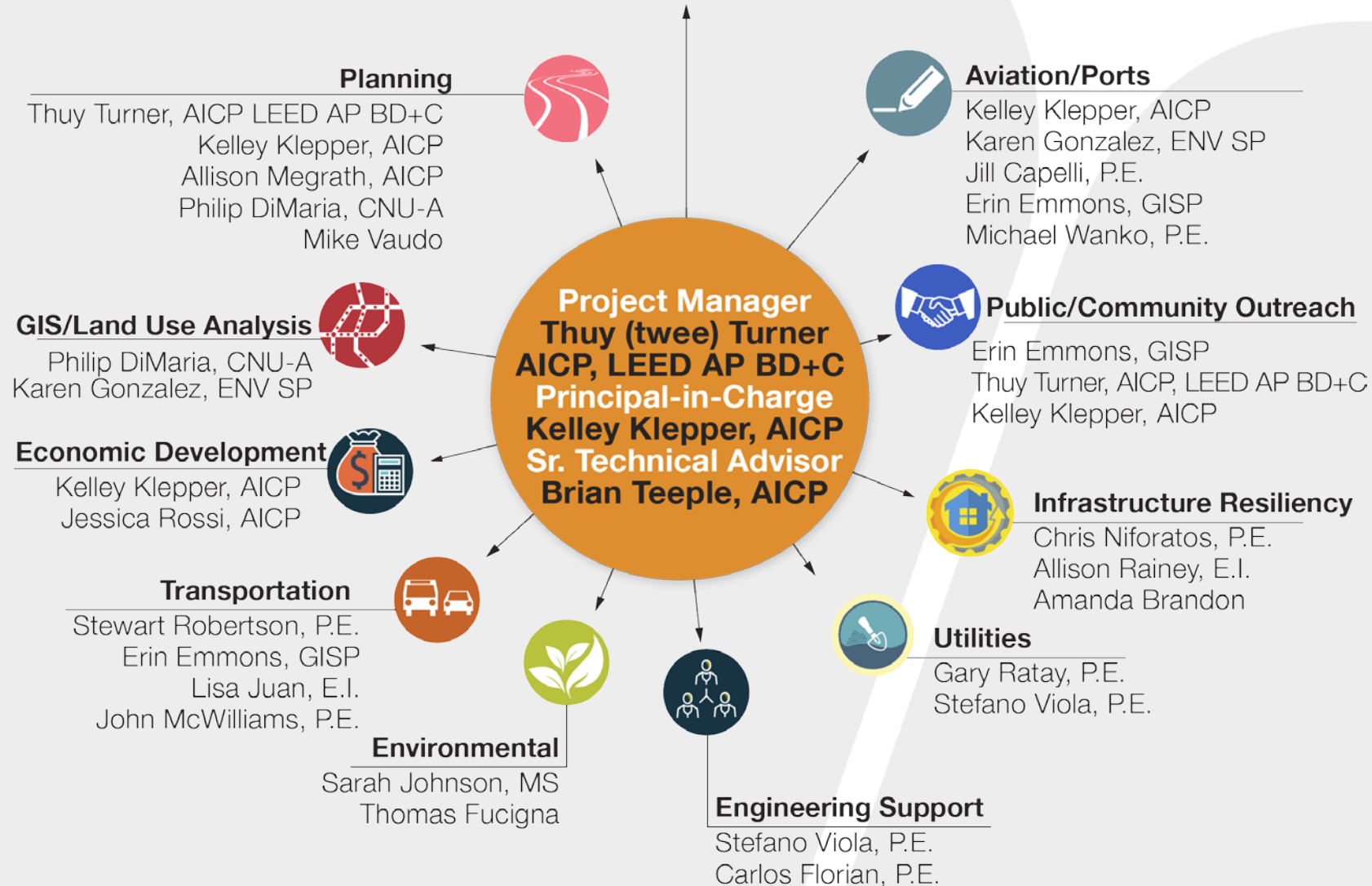
We consider ourselves an extension of City staff

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