

Demonstration of Need

Major Issue Meeting

October 22, 2010

The following table contains the comments provided by participants who chose to submit written comments at the Demonstration of Need Major Issue Meeting, and any comments received immediately following the meeting. Meeting participants were asked to provide comment on the goals and objectives which may merit approval of additional density.

Name	Representing	Comment
Robert Diffenderfer	self	<p>There should be a separate meeting to discuss the population and population disaggregation issues as they affect the premise of this meeting, i.e., that there is adequate numerical capacity to accommodate projected population. That discussion needs to be open and transparent, as the assumptions in that dramatically affect the analysis.</p> <p>Density changes should be allowed to occur to deal with curing sprawl, for infill, and redevelopment, to accommodate economic development and diversification objectives, educational objectives, to allow for sufficient diversification to facilitate more efficient, economically viable transportation improvements, and other capital facilities efficiencies</p> <p>The historic growth patterns of the County will also dictate where changes are entertained (not all of the growth will go to the Glades)</p> <p>Facilities deficiencies (concurrency) dictate what parcels are available</p> <p>Diversity of housing types and affordable housing</p>
Drew Martin	Sierra Club	<p>We need to take account of foreclosure. It also appears that commercial is being overbuilt. What if population drops?</p> <p>The County appears to be constantly overbuilding. I agree that there is no need for new building. Our needs also include a clean environment with pristine water quality. We also need to protect native species and open space.</p> <p>Jobs should not drive need. The role of the Comprehensive Plan is to work with need, not to build housing we don't need that remains vacant. I support the recommendations made by staff. I like the sustainability principles. I believe that water is a significant constraint. People today want to live in a green environment. They want to see native trees and clean water bodies. We need to take into account the restoration of the Everglades and we need to preserve and set aside certain areas.</p> <p>The new nutrient standards will require greater amount of land for storm treatment. We need to set aside areas that we do not build in because we need to protect them for future generations. We need to focus on the sustainability principles and make them the key focus of our determination of need.</p>
Cliff Hertz	Florida Crystals	<p>1. What was the methodology used to calculate the unincorporated area allocation of population projection versus the municipal allocation of population projection? Can we obtain a copy of the back-up?</p>

Name	Representing	Comment
		<p>2. What was the methodology for determining what constraints LDRs or other factors that may inhibit unincorporated areas from fully developing or redeveloping to the maximum density or intensity of the LUP, including but not limited to, impacts of traffic concurrency and SIS Road LOS? Can we get a copy?</p> <p>3. We understand that the BEBR projections are straight line projections. Will the County take into account the fact that the last 2 or 3 years have been the worst economy since the great depression which skews the projections?</p> <p>4. We note the preliminary use of 125% of population projections based upon an “informal indication” from DCA. Will the County consider higher amounts in view of the cyclical nature of Florida Real Estate and the straight line approach of BEBR?</p> <p>5. In terms of needs, has or will the County take into account geographic sub-areas and historical marked absorption and location trends/development patterns in those areas for future growth based upon these factors?</p> <p>6. Have the factors in Section 163, Florida Statutes and 9-J5 to be used in connection with a land use analysis been factored in? Has the County included in this analysis the concepts contained in DCA’s draft role such as “Planned Density or Intensity” or “Anticipated Growth”?</p> <p>7. Has consideration been given to lengthening the planning horizon?</p> <p>8. Is the current exercise ripe before DCA Rulemaking is complete as it appears that certain components may be a moving target?</p>
Katherine Murray	self	<p>Thank you for including public participation in the EAR process!</p> <p>Key issues to explore w/ Demonstration of Need:</p> <ul style="list-style-type: none"> • Baseline data-combine state #s w/ county “ground-truthing” and census; including projects approved but not built • Ensure growth occurs in appropriate tiers-and within existing USB, not Exurban and Rural • Tie Increase-if demonstrated with Transportation requirements-i.e., if need is evident-is there infrastructure to support it? Or should infrastructure (roads, public transportation) be constructed/implemented first? • Define demonstration of need for each Tier • Water availability should be key factor too!
Huntley Miller	Workforce Alliance	<p>Balancing Density—Adding to Subtracting</p> <p>Business/Commercial Expansion—Hubs</p> <p>Water</p> <p>Competing agencies—Federal, State, County (other counties and municipalities)</p> <p>Environmental</p> <p>Need to attract jobs—workforce housing</p> <p>CRA/Urban Renewal</p> <p>Population Projections/Unit usage changes</p> <p>Incorporated vs. Unincorporated Plans</p>
Kristine de Haseth	Florida Coalition for Preservation	<p>County and State policy mandate moving population away from the CHHA’s and reducing density in these areas. Therefore, we would like to see clear language in the EAR/Comp Plan that excludes these areas from any special considerations or criteria that would merit additional</p>

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		density.
Jennifer Morton		<ul style="list-style-type: none"> • Increase density on residential projects that utilize green building standards or meet the LEED Neighborhood Design • Increase density to allow for workforce housing • Increase density around employment centers • Density is perceived as bad (more so by BCC and residents). However, density increases should be allowed for good projects. These projects may include high density, townhouse and ZLL w/ lots of amenities.
Rick Warner		Separate meeting on population needs
Larry Johnson	PBC Water Utilities Department	The population of unincorporated County needs to be adjusted based on actual number of units built, as well as projections. PBCWUD has data on Nos. units actually served.