

Hopping Green & Sams

Attorneys and Counselors

**Environmental Permitting
Summer School
Sector Planning Update
Moderator: Vinette Godelia**

VINETTE D. GODELIA



Vinette's practice focuses on the negotiation of approvals under the state's growth management laws and local government land development regulations. She represents clients before state, regional and local government bodies on an array of land use and real estate development issues in order to secure entitlements to allow the development of projects. Vinette also represents clients in formal hearings before the Division of Administrative Hearings and circuit and appellate courts.

Sector Plan

- The process authorized by s. 163.3245 in which **one or more local governments** engage in long-term planning for a large area and **address regional issues** through adoption of **detailed specific area plans** within the planning area as a means of **fostering innovative planning and development strategies**, furthering the purposes of this part and part I of chapter 380, **reducing overlapping data and analysis requirements**, protecting regionally significant resources and facilities, and **addressing extrajurisdictional impacts**.§ 163.3164(42).

ANA RICHMOND



Ana Richmond is the Chief of the Bureau of Community Planning in the Division of Community Development at the Florida Department of Economic Opportunity (DEO). Ms. Richmond has worked for the State of Florida for over 10 years. Prior to working with the State Ms. Richmond worked for several consulting firms as a GIS and database programmer helping local governments throughout the country fund a wide array of service and capital programs. Ms. Richmond received her bachelor's and master's from Florida State University. She is married to Jim Richmond and is the mother to two wonderful girls Laurel –10 and Heather -9. She is also the proud owner of two amazing dogs Clover and Huck, an AKC Canine Good Citizen.

ANA RICHMOND (cont.)

- Status of Sector Plans Existing and In Progress Across the State
- Next Step in the Process: Detailed Specific Area Plans (DSAPs)
- What Should You Expect from this “Development Order” Stage of the Process
- What will Agency Expect to See
- Where is there need for Predictability/room for Flexibility
- East Central Florida Task Force – Multi Agency, Multi Jurisdictional Corridor and Land Planning Effort

DARRIN TAYLOR



Darrin Taylor has a wide range of experience in urban and regional planning from both the state and local perspective. His specialties include comprehensive planning, zoning and developments of regional impact (DRI). He works closely with attorneys in the firm to resolve land use issues. He has also been deemed an expert witness in the areas of comprehensive planning and land use planning. Mr. Taylor is a certified planner through the American Institute of Certified Planners (AICP). He has served as a Planning Manager in the Florida Department of Community Affairs, and as a Senior Planner with the Tallahassee-Leon County Planning Department. Mr. Taylor has a Masters degree in Urban Planning from Florida State University.

DARRIN TAYLOR (cont.)

- Industry Perspective
- Who is likely to take advantage of the Sector Planning Process?
- Why are Developer's Interested in Sector Plans as a Tool for Land Development with options such as traditional comprehensive plans, RLSAs, DRIs available?
- What Lessons Have Been Learnt Through Implementation So Far

RICHARD E. GEHRING



As the *Strategic Policy Administrator* and *Planning and Development Administrator* for Pasco County, Florida, Mr. Gehring is responsible for the *Big Picture, Vision and Policy* direction for major opportunities in Economic Development, Capital Improvement, Planning, Public and Private Partnership Projects, and Intergovernmental Policy efforts. In addition, he is also responsible for all current and long-range planning and land use policies, Developments of Regional Impact (Pasco has 19 DRI's), the Metropolitan Planning Organization, the Zoning and Intake Department, and Code Enforcement. Mr. Gehring has been founding chairman of the Suncoast Section of the Florida Chapter APA. He has managed public and private large-scale development planning and implementation in Florida and nationally.

RICHARD E. GEHRING (cont.)

- Stepping Back from Sector Plans - Options for Large Area Planning
- What Planning Efforts are Possible at the Local Level as an Alternative to Sector Plans
- Large Scale Planning Rather Than Large Area Planning
- Bridge Between Comprehensive Plans and Sector Plans- USA, DULA, Mobility Fees, Sprawl Management
- Pasco County Urban Planning Efforts

Sector Planning Law Recap

- 1988 pilot program became general law
- Two levels of planning
 - Long-term master plan for entire area
 - Detailed specific area plan for smaller area
- Master plan adopted as a local plan amendment subject to full state review
- DSAP necessary for development, but is now a local development order and still exempt from DRI review

... 2011 highlights

- Prior DEO approval no longer required
- Scoping optional, not required
- Planning period not limited to 20 years
- Demonstration of “need” not required
- Transportation and water supply plans must be coordinated with master plan
- Development Agreement authorized
- DSAP has DRI down-zoning protection
- More specifics on land preservation

Additional Resources

- Sector Plans, 2014 Edition of the Florida Environmental Land Use Law Section Treatise
- Green Light for Sector Plans, Florida Bar Journal (September/October 2011)