A Conversation with the Community

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Manatee County, FL

2010 Pop 264,000
unincorporated

2010 Pop. 316,000
incorporated

City of Bradenton
City of Palmetto
Bradenton Beach
Town of Anna Maria
Town of Longboatkey
Manatee County, FL
Industries and Sports Performance

Port Manatee
Tropicana
Sarasota-Bradenton Int’l Airport
Pierce Manufacturing
Sun Hydraulics
IMG Academies
SYSCO
Eaton Corporation
Service industries

- Ft Hamer Rowing
- Premier Sports Campus LW Ranch
- World Class Rowing @ Nathan Benderson Park
How Will We Grow?

- GIC San Diego, CA
- No more reactionary planning
- “Planning through the eyes of a CPA”
How Will We Grow?

- Updated Growth Plan
- Why are we doing this?
  - Update land development regs
  - Economic development
  - Better infrastructure planning
  - Changing market
# Projections

## Residential DU's Permitted (thru 2011) and Projected in Unincorporated Manatee County

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<td>Dwelling Units Approved</td>
<td>5,100</td>
<td>2,819</td>
<td>1,177</td>
<td>1,279</td>
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<td>955</td>
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<td>PROJECTED DU's Avg. DU/Yr</td>
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<td>7,000</td>
<td>7,954</td>
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Current Land Planning

- Suburban model
- Low Rise – Low Density
- Separates uses by miles
- Trip length & delays increasing
- Large Urban Service Area
  - Utilities extended farther
  - Developer driven infrastructure
New Development
- Parrish
- Lakewood Ranch

Developed Core

New Areas - Missing Elements:
- Developer led utility extensions
- Limited transportation corridors
- Limited schools
- Roads need major upgrades
- Lack of services
Recruits are Changing....

- AARP
- National Association of Realtors
- Economics force change in lifestyle preferences.

- Best Place to _________
  - Research this!!!
Past Studies

- Imagine Manatee
- Community Character & Compatibility Study
- Build-out Study
- One Bay
One Bay Scenario C

www.myOneBay.com
Public Infrastructure

street light
median strip
roadway
sidewalk
+ fire hydrant
+ storm drain
manhole
barrier
+ sewer
+ water main
gas main
main sewer+

traffic light+
curb
pedestrian crossing
bus stop+
bus shelter+
electricity cable+
telephone cable+
service main+
Capital costs increase for lower density, non-contiguous development. Higher density, clustered, infill development can provide hundreds of dollars in annual savings compared with sprawl.

- **Source:** *The Costs of Alternative Development Patterns*, ULI, 1989.
Sample new subdivision:
- Comparison of receivables vs. cost of services
- Amount (length) of infrastructure
- Locational issues
- Comparison to costs up maintenance and upgrades
- $≠$
Research Based Assumptions

- Expensive to serve
  - Low density up to 3 units per acre
- Goal - medium density 6 – 9 units per acre
- Lots of variables with above
How Will We Grow?

1. Stay the course
2. Urban infill and redevelopment
3. Four activity centers (unincorporated)
Alt 1: Stay the Course

- Suburban growth plan
- Limited non-residential uses
- Limited opportunity for mixed uses
- Not stagnant - incremental changes
Alt 1: Stay the Course
Alt 1: Stay the Course

- Analysis of Growth Projection on:
  - Water
  - Sewer
  - Traffic & Transit
  - Libraries
  - Solid Waste
  - Public Safety

- Costs are estimated by Alternative Type
Alt 2: Urban Infill / Redevelopment

- 60% of future pop to SW district

- Requires changes
  - Urban focus – CIP, transit, services
  - Urban Built Environment
    - Greater heights
    - Mix uses
  - Urban Level of Service
- Incentivize areas – share benefits
Alternative 2: Urban Infill / Redevelopment

- Vacant/Ag/Undeveloped Lands inside SW Sewer District
Alternative 2: Urban Infill / Redevelopment

- Manatee Fruit w/MU-C FLUC
Alt 3: Activity Centers

- Utility planning: dated approach
- Setup to serve entire service area
- Significant investments - upsizing
- Goal - use or improve what is already in the ground
HOW WILL WE GROW - FUTURE LAND USE

Port Area

Parrish Area

Palmetto

Bradenton

SW

LWR / SE

Anna Maria

Holmes Beach

Bradenton Beach

Longboat Key

Future Land Use

CITY | IU | CM | RES-1 | RES-15 | RES-16 | RES-9 | RES-6 | UF-3 | R-OS | RSP-2 | RSP-1 | MLC | MJ | CON

Legend:

- CITY: Residential
- IU: Industrial
- CM: Commercial
- RES-1: Residential 1
- RES-15: Residential 15
- RES-16: Residential 16
- RES-9: Residential 9
- RES-6: Residential 6
- UF-3: Utilitarian Family
- R-OS: Residential Other Small
- RSP-2: Residential Special Purpose 2
- RSP-1: Residential Special Purpose 1
- MLC: Mixed Land Use Commercial
- MJ: Mixed Land Use
- CON: Commercial
- ER: Environmental Reserve
- AS-R: Agricultural Special Reserve
- IH: Industrial Heavy
- OL: Open Land
Alt 3: Activity Centers

- Incentives – share benefits
- Mix uses
- Focus CIP and County resources
- Create livable communities
- Brings efficiencies to County services
Alt 3: Activity Centers
Where are they exactly?

- Growing / existing activity centers
- Existing infrastructure or reasonable extension
- Respect existing entitlements
- Increase opportunity at nodes
- Closer to max densities
- Target areas
- Schools as core of communities
What’s the Best Alternative?

- Analysis of Growth Projection on:
  - Water
  - Sewer
  - Traffic & Transit
  - Libraries
  - Solid Waste
  - Public Safety

- So far Alt 2, but Alt 3 is a close 2nd
How Will We Grow?

- What’s Next?
- Infrastructure Sweetspots Map
- Modeling of infrastructure by scenario
Timeline

- ULI review of report
- Present to Board of County Commissioners
  - 1st Qtr 2013
Board direction may include:

- Changes to LDRs
- Concurrency rules
- Impact fees, etc.

RFPs.....
How Will We Grow?

- Feedback please!!!!

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  Manatee County Government
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