

Where Will 2.5 Million New Floridians Go?

A Strategy: There are only three places to put a growing population.

Florida Trend's March 2022 Article is entitled – “**What Florida Has to Get Right As It Grows**”. The lead-in says “Florida is projected to gain 2.5 million new residents by 2030. Here’s what that means for schools, roads, homes and other infrastructure needs” by Mike Vogel. [Florida Trend South Florida Editor mvogel@floridatrend.com] A great article to learn about the issues and opportunities coming head-on.

CT.org has also considered the options. If we accept the fact that Florida will need to accommodate 2.5 million new residents by 2030 or 2040, the problem is the same. Where will they live? There are only three options; and, of course, combinations of the three.

THE ONLY THREE PLACES FOR PEOPLE TO GO.

- a. **Existing Urban Boundary Intensification** – The areas designated for urban development in comprehensive plans throughout the State could be designed to accommodate the total influx; however, unlikely. Infill, redevelopment and intensification of existing urban areas could be an important component of state and local government plans and policies. NIMBY and YIMBY interest groups will perceive increased densities and intensities in different ways. Wise policies will create an increasingly interesting urban environment while poor policies and practices will be harmful.
- b. **Existing Urban Boundary Expansion** – The existing designated urban areas could expand, either in a planned or unplanned way. A wise policy will be viewed as a sensible and necessary expansion of the urban boundary. The critics will worry about urban sprawl and encroachment into rural areas.
- c. **New Urban Areas** – New towns and cities could be identified and planned throughout the State. New towns, by their nature, would be located in currently undeveloped areas.
 - ◆ These new towns can be identified and planned in a way that achieves other State objectives, namely the preservation of rural lands and the exploitation of green technology for buildings and infrastructure.
 - ◆ An approach to the preservation of rural lands through the granting of specified urban development rights can provide New Urban Areas to accommodate future State growth while reserving significant amounts of Rural Lands.

A STRATEGY FOR ACCOMMODATING CONTINUED STATE GROWTH.

Existing Urban Boundary Intensification

1. Define logical and enforceable Urban Service Boundaries for all Existing Urban Areas.
2. Plan increased densities and intensities within defined Existing Urban Boundary using ADUs, city cottages and other Missing Middle Housing ideas.
3. Pursue a community-based vision that drives the infill, redevelopment and intensification strategies using development standards, design guidelines, taxation and fee systems and infrastructure plans appropriate for infill development.

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Existing Urban Boundary Expansion

1. Plan the timing, extent and conditions for expansion of Existing Urban Boundaries.
2. Enact development standards, design guidelines and infrastructure plans appropriate for converting non-urban lands to urban development.
3. Construct a taxation and fee system appropriate to an expansion area that is converting non-urban lands to urban use.

New Urban Areas

1. Plan locations, conditions and regulatory processes for New Towns.
2. Preserve in perpetuity significant amounts of agricultural, environmentally sensitive and rural lands.
3. Construct a taxation and fee system appropriate to fully fund a new town built on undeveloped lands away from existing urbanized areas.

CONCLUSIONS.

- **Denial is not a viable option. History shows the folks are coming.**
- **A diverse population will become increasingly diverse changing the social and cultural approach to “community”.**
- **A diverse housing stock will be required to accommodate families in all income ranges; workforce housing that is affordable and attainable for Florida’s labor force is critical.**
- **Adequate services and facilities will be required to correct existing deficiencies and provide new capacities.**
- **A “user pay” funding philosophy, painful as it is to existing residents, is the only equitable system for fully funding essential services and facilities.**
- **Statewide planning that is transparent and participatory, long eschewed, will provide short-term and long-term benefits.**