The Designation and Management Language of Florida’s Land Development Regulations

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Florida has one of the most extensive growth management programs in the United States.
Land Development Regulation Act (1985)

- Comprehensive plan
  - Traffic circulation
  - Housing
  - Recreation
  - Open space
FLORIDA Population Growth
Projected Increase 2009-2013

- **10% Plus**
- **7% - 9%**
- **4% - 6%**
- **0% - 3%**

Floridatrend.com
Scenic views from street are preserved

Meaningful open space: scenic pastures and meadows

Vegetated buffer protects wetlands and enhances stream water quality

50% Open Space in perpetuity is protected. Rural character of the community is preserved.

Large, uninterrupted tracts of forested woodland
Analyze the strength and scope of current Florida policies regarding the conservation value of open space for residential developments.
Land Development Regulations

Counties must explain “specifically” in a “detailed” manner how they designate and regulate open space.
Content Analysis

16 Open Space questions (1=yes, 0=no)
Cronbach’s $\alpha = 0.77$

12 Management questions (1=yes, 0=no)
Cronbach’s $\alpha = 0.84$

6 Open Ended questions
Open Space

Type
Open Space

Amount

10 acres

100 acres

1000 acres
Open Space

Location
Long-term Management

Responsibility

Funding

Duration
What is Management?
What is Management?
The Importance of Management
The Importance of Management
The Importance of Management?
Content Analysis

67 counties

Land Development Regulations
- review or rewrite

34 questions

Open Space Index
Management Index

Open ended questions

Three independent coders (agreement > 89%)
How much open space is protected?

91% required the protection of open space as part of development.

70% provided incentives for the preservation of open space.
What is included in the open space?

75% provided a definition of open space

45% Identified the type of land to include as open space
Acknowledgement of human impacts

12% Proximity to residential structures
1% Resident education
Is management required?

18% required an open space management plan.
9% required access to the open space for management.
Who will manage the open space?

46% required specifics about who will manage the open space

6% addressed the consequences of failure to manage the open space
Funding and Duration

16% required funding in perpetuity
34% specified a length of time for management
Results

Open Space Index scores
  Range [0 to 14]    M=6.93, SD=3.14

Management Index scores
  Range [0 to 10]    M=2.38, SD=2.60

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<th></th>
<th>Mean</th>
<th>Std. Deviation</th>
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<td>OSI</td>
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<td>.202</td>
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<tr>
<td>MI</td>
<td>.195</td>
<td>.217</td>
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Correlation

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<th>OSI &amp; MI</th>
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*t= 10.43, p<.001

*To allow for comparison, the OSI and MI scales were standardized.
Conclusions & Recommendations

Florida Land Development Regulations
– Provide incentives for open space
– Require the protection of open space (quantity ?)
– Require clear ownership of the natural area.
Human Impact

Protection
Human Impact

New Florida Ecological Greenways Network Priorities

Legend

- Open water
- Existing conservation lands

Florida Ecological Greenways Network Priorities

1
2
3
4
5
6

Approved by the Florida Greenways and Trails Council November, 2005

http://www.floridahabitat.org/

Connection
Human Impact
Education
Management

Specifics
Management

Ownership
- County
- Private Developer
- HOA
Management

Money
Questions?

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