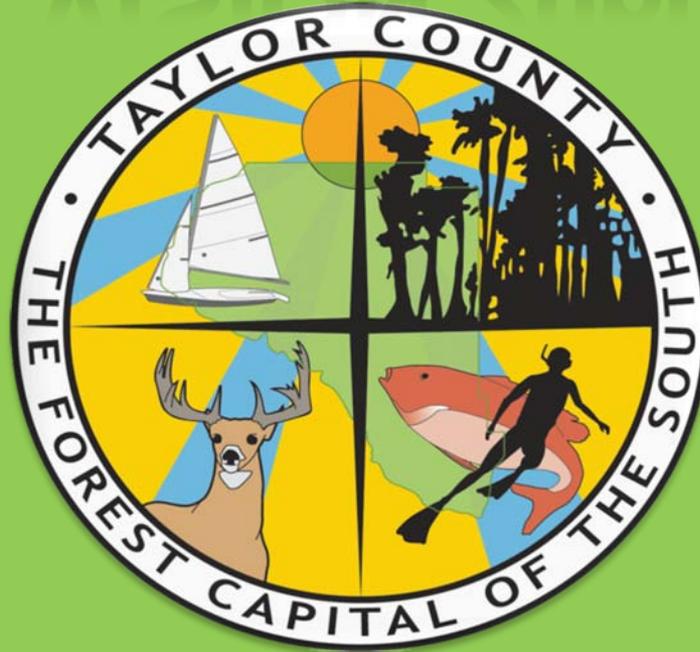




# TAYLOR COUNTY VISION 2060



**A COLLABORATIVE EFFORT  
APRIL 27, 2012**



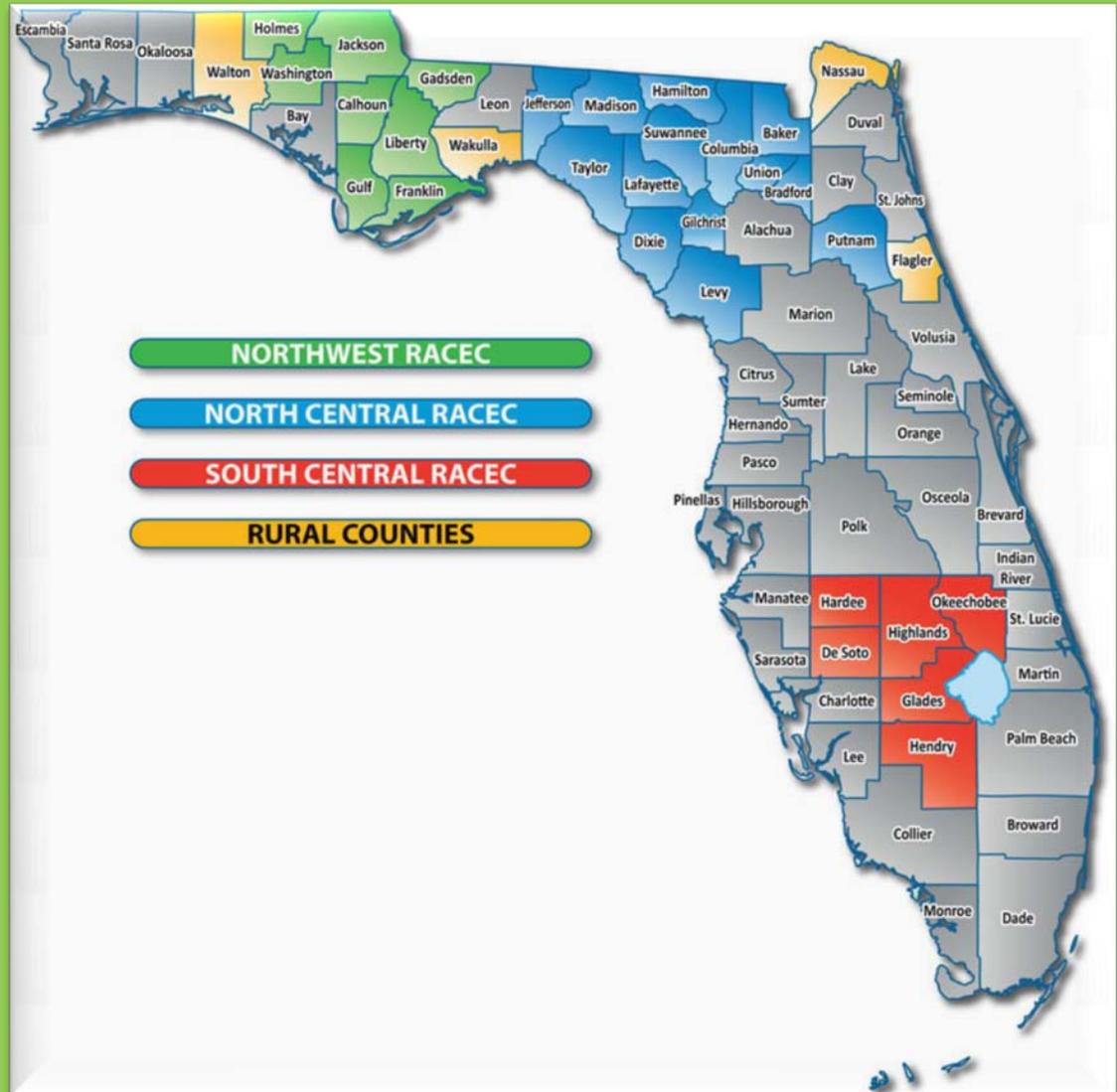
# Overview of Taylor County

- In 2010, Taylor County's estimated population was 22,570
- The majority of the population (15,553 - 70%) resided in the unincorporated areas, with (7,017 – 30%) in the incorporated area of the county.
- During the 10 year period 2000-2010, the County grew by 17.21% while the City of Perry grew by 2.48%



# Overview of Taylor County

- Out of Florida's 67 Counties 32 have a population of less than 75,000.
- They also make up Florida's Rural Area of Critical Economic Concern
- They are just as responsible to know, and implements all the unfunded mandates as the rest of Florida.



# Why a Shared Vision Plan?







“The relevant question is not simply what shall we do tomorrow, but rather *what shall we do today to get ready for tomorrow.*” – Peter F. Drucker,  
Leading in a Time of Change

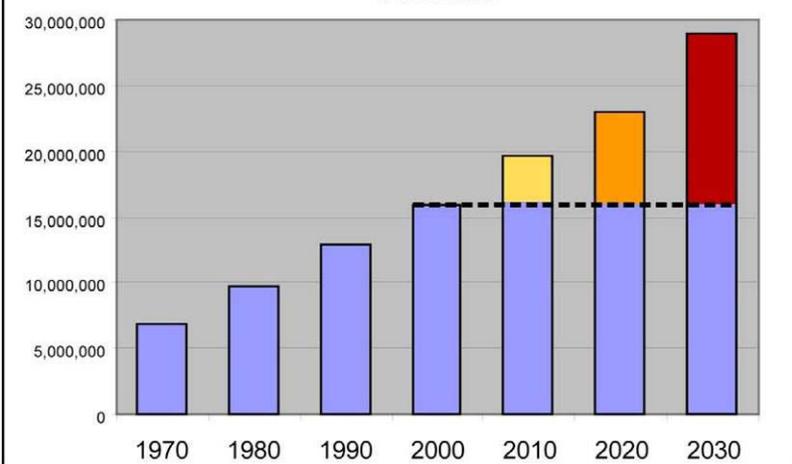


# Florida at a Crossroads



- Changing face of Growth Management in the State Due to Recent Disasters and Global Warming
- Environmental Awareness and Sustainable Development as statewide top Priority
- Traditional population centers becoming resistant to growth; population shifts occurring
- Continuing Long Term Population Boom in the State as a Whole
- Economy Requires Increase Reliance on Public/Private Partnerships

**Actual and Projected Population:  
Florida**



Source: U.S. Census Bureau



# Rural Florida at a Crossroads



- 32 out of 67 Counties in the state are classified rural counties
- Agricultural Economic challenges
- Unemployment
- Transportation and Infrastructure investment
- Economic Development Strategy for Rural Areas of Critical Economic Concern in a time of Global Economic Concerns



# Taylor County at a Crossroads



- Globalization impacts on timber industry and local economic growth projections
- Increase Restrictions in Growth Management
- Lack of Economic Diversity
- Economic Concerns Worsening in Near Term
- Lack of identity and Ability to Attract Significant Investment
- Concerns Regarding Piecemeal Development



# Taylor County today faces a number of pressing concerns including:

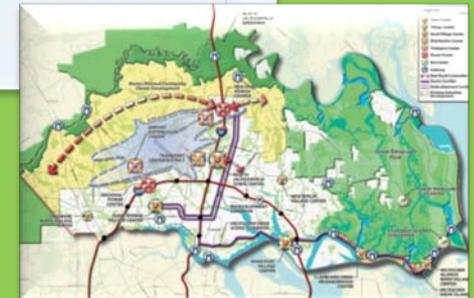
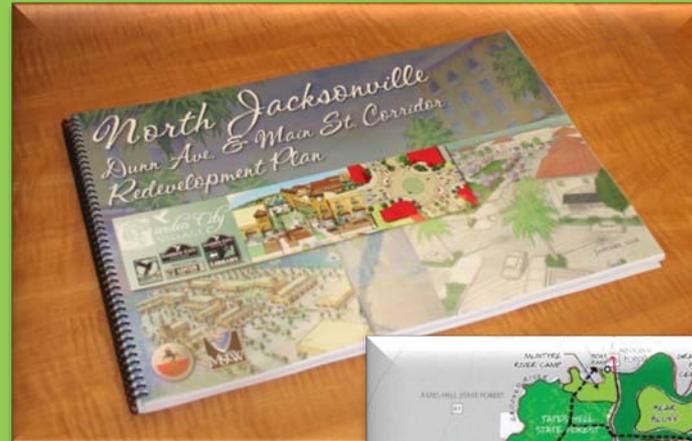
- Increasing the supply of workforce and affordable housing
- Preserving and restoring downtown Perry
- Creating a distinct identity and sense of uniqueness
- Preserving cultural and social heritage





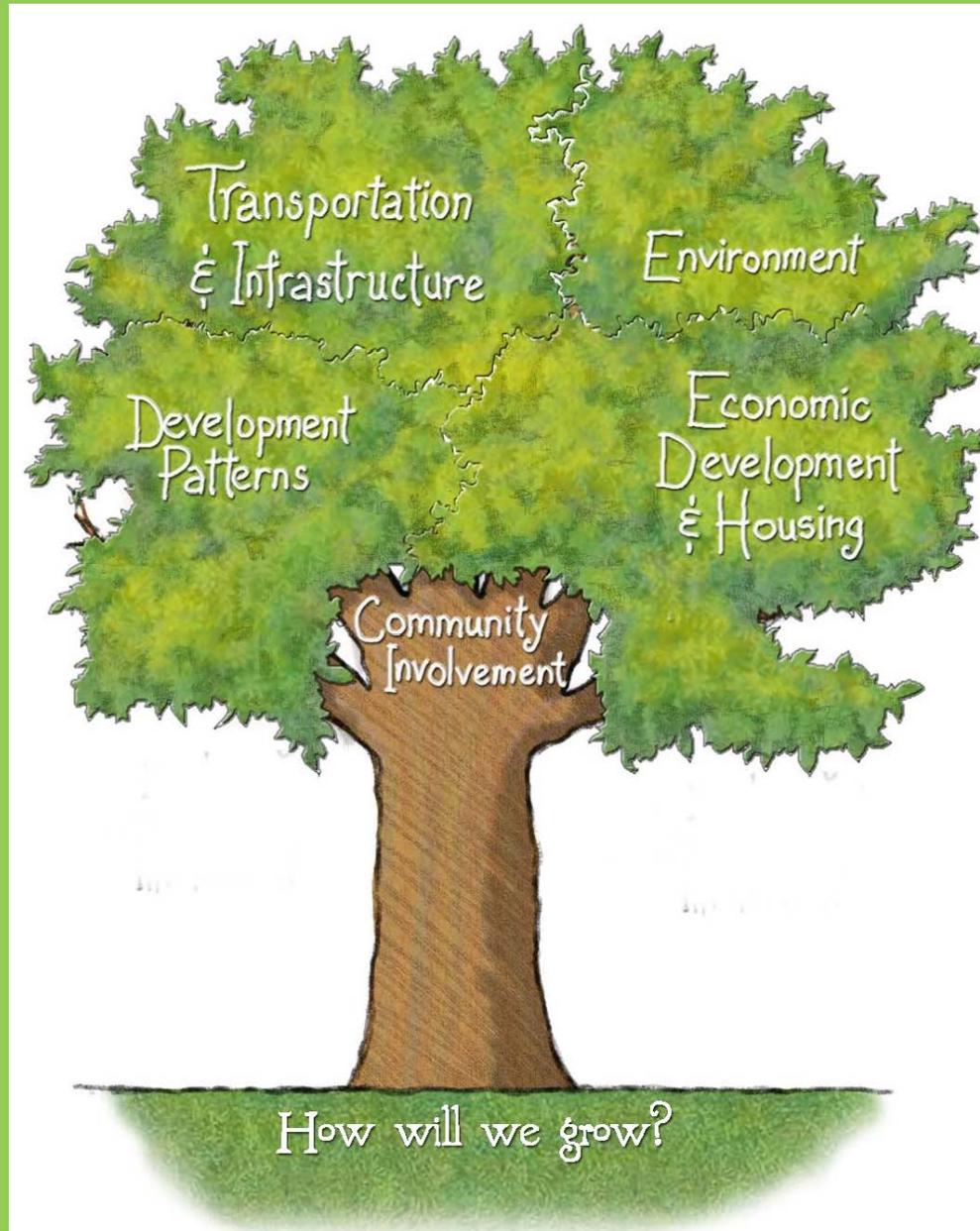
# What is a Shared Vision Plan?

- Background information (trends, and issues)
- Vision Statement, Goals, Objectives, Performance Standards
- Graphic representation of the vision (ours is 2060)
- An Action Plan
- Benchmarks to monitor progress





# Understanding How the Pieces Fit Together





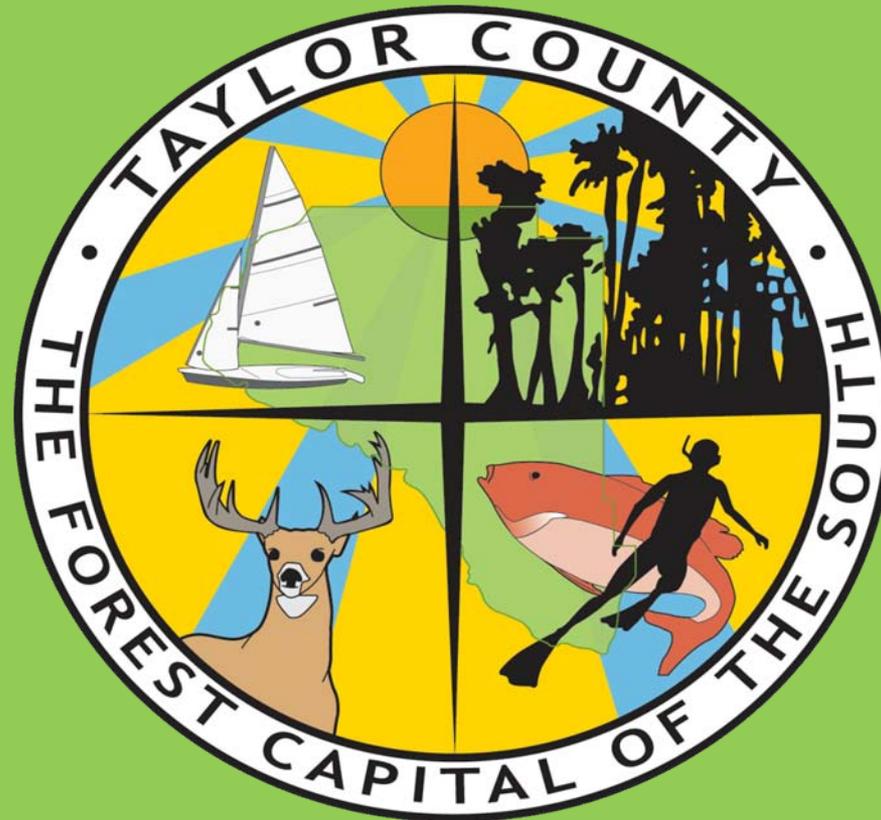
# Our Overarching Goal is to Enhance and Sustain Quality of Life in Taylor County – The Vehicle - A Shared Vision Plan:

- Assures that the Vision for the future is developed by a community consensus.
- Educates the public to key issues facing the County
- Provides a constituency to support the Shared Vision.
- Provide decision-makers a context for managing future growth and development.
- Ensures that decisions regarding future development will be based on the values/vision of Taylor County residents.





# How We Created Our Shared Vision Plan?





# We Identified the Need for a Single Unifying Vision Within the County

Taylor County Vision 2060

Elected  
Officials

Chamber of  
Commerce

Task Force

Economic &  
Housing  
Development  
Committee

Environmental  
Analysis  
Committee

Transportation  
& Infrastructure  
Committee

Development  
Patterns  
Committee



# Ingredients Required for Success

- Public Participation
- Local Leadership
- Community Responsibility
- Regional Perspective
- Outcomes are not predetermined
- Every Community is Unique
- Ideas Need Champions





# Citizen Participation

- Involving the Public is Critical
  - Unique local knowledge
  - Identification of Issues
  - Respect culture and history
- Broad and diverse interests desired





# Community Effort

- Approximately 30 public meetings and presentations (April 2007 - March 2008)





# Taylor County Visioning Process



1. Contextual Analysis
2. Trend Model Analysis
3. Vision Plan Alternatives
4. Vision 2060 Plan

- *Private/Public Partnership with Foley provided Resources*
- *DCA provided funding for Consultant for the County to insure "Arms Length" oversight*



# Created Task Force & Committees

- Task Force Identified and Prioritized Issues
- Committees Recommend actions to Task Force and elected officials
- Advocate for Shared Vision Plan
- One meeting per month

Environment



Housing & Economic Development



Development Patterns



Infrastructure & Transportation



# What Basic Questions for our Shared Vision Plan?

- What do you want to **preserve** in Taylor County?
- What do you want to **change** in Taylor County?
- What do you want to **create** in Taylor County?



## Taylor County Vision Goals ...

*“... rural and small town character and quality of life. . . excellence in educational, medical, employment and recreational opportunities . . . a county of opportunity. . . well planned centers of economic activity which provide jobs, goods and services for the region. . . variety of fully served residential villages with protected spaces. . . historic heritage as the “Tree Capital of the South” has been preserved through careful and thoughtful planning. . .”*



## **Jobs/Economic Goals . . .**

*“Facilitate the growth, diversification, and stability of Taylor County’s economy; create a variety of employment opportunities for all citizens of Taylor County; and expand the economy to provide a sustainable future for all residents.”*

*“Taylor County’s efforts should focus on supporting the growth of its existing industry clusters including timber and mining, paper and wood products, aluminum and materials fabrication, and education, while providing for the required support infrastructure, physical and organizational, to attract new ventures.”*



# Contextual Analysis

***“Where are we now?”***

- Data and Analysis
  - Interview key stakeholders
- Strengths, Weaknesses, Opportunities, & Threats (SWOT) Analysis



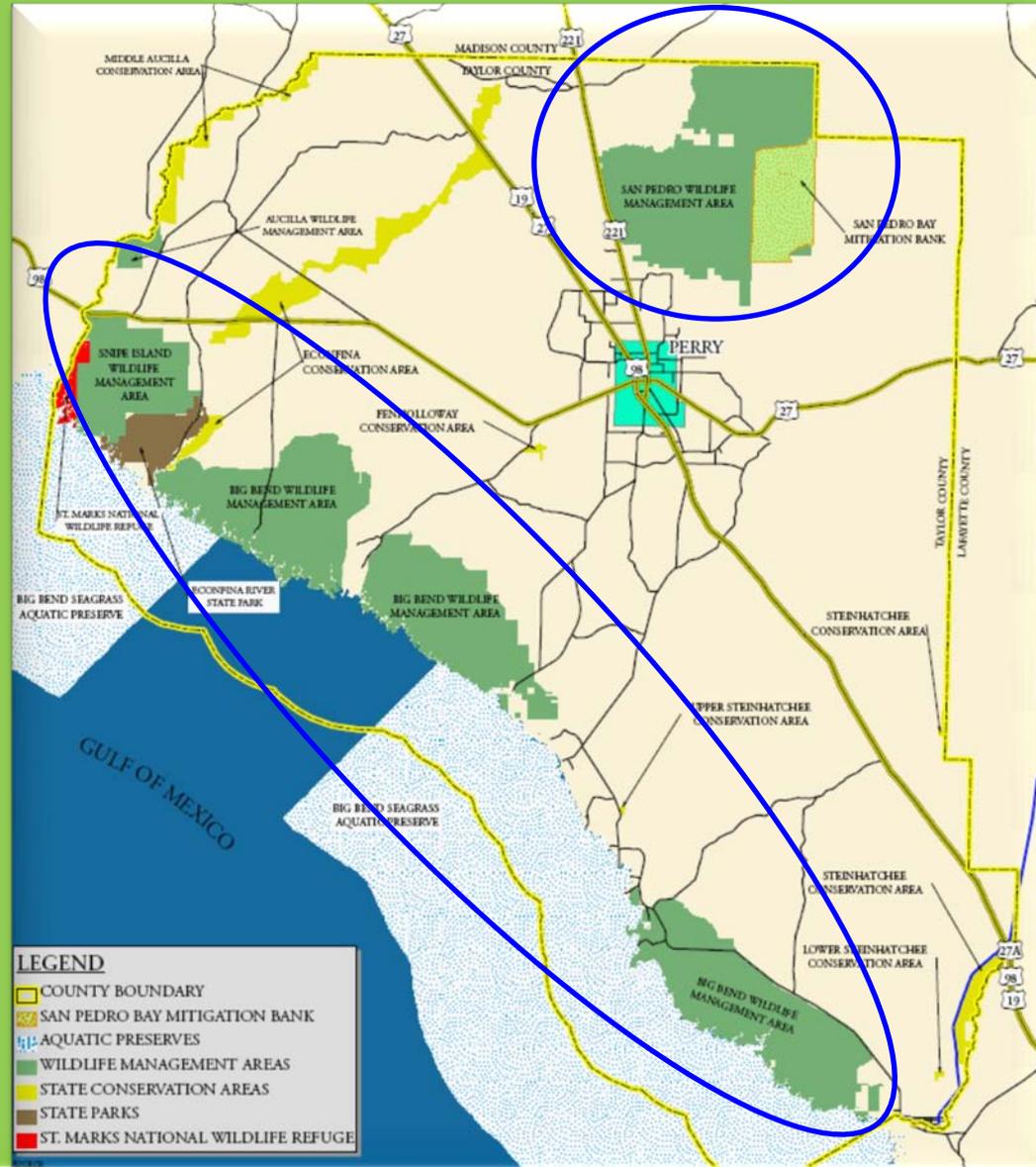


# Existing Development Pattern

## Public Lands:

- 15% of entire county
- 88% of coastline

➤ Public Lands have limited the areas available for development





# Transportation & Infrastructure Summary

- Current infrastructure meets the needs of today, however, even marginal growth in traffic will use up excess capacity over time.
- The only direct access to interstate highways is limited to two-lane roadways.
- Commercial air travel will require the lengthening of the runways at the Perry-Foley Airport.
- Taylor County Fire Rescue Stations cover 39% of the county within a five-mile radius and 90% of the county within a ten-mile radius.



# Public Schools



- City of Perry area schools
  - Perry Primary School (K-2<sup>nd</sup>)
  - Taylor County Elementary School (K-5<sup>th</sup>) - A
  - Taylor County Middle School (6<sup>th</sup>-8<sup>th</sup>) - B
  - Taylor County High School (9<sup>th</sup>-12<sup>th</sup>) - B
  - Taylor Technical Institute
  - Above schools appear to be nearing capacity (80%)
- Steinhatchee area schools
  - Steinhatchee School (K-8<sup>th</sup>) - A
  - Above school appear to be below capacity (60%)



# Economic Development & Housing Summary

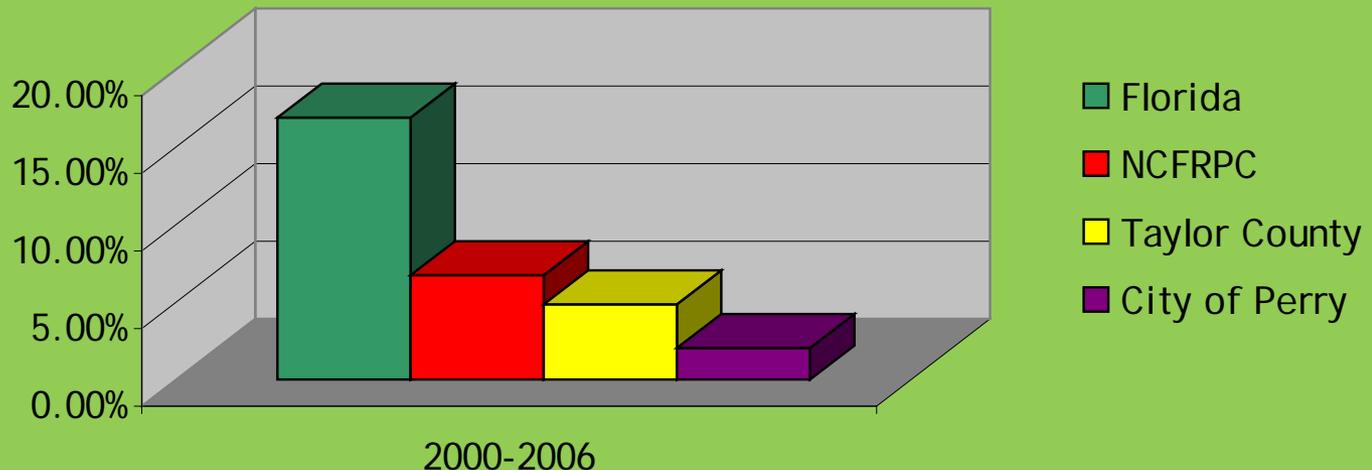
- Population in Perry decreased during the 1980's and 1990's, while population in Taylor County as a whole increased.
- The percentage of the population 55 and over is increasing in Taylor County, faster than the percentage of the population between 25 and 44.
- Between 2000 and 2006 for every 1 permanent household added, 2 second/vacation homes were added.
- Increasing gap between median income and median home value.
- Over 70% of people over 25 years of age have a high school diploma or less in Taylor County, compared with the state which has 49%.



# Housing Stock

- Over 53% of the housing units in Perry were built prior to 1970.
- The recent housing boom (2000-2006) did not affect Taylor as dramatically as other parts of the state.

Year Built





# Coastal

- Seagrass Beds
  - Contiguous
  - Patchy
- Big Bend Seagrass Aquatic Preserve
- Boat Ramps
  - 14 public boat ramp facilities with access to the Gulf of Mexico
- Coastal High Hazard Area
- Coastal Management Area





- Based on the National Wetlands Inventory
  - Based on aerial interpretation
  - Includes wetlands and transitional areas
- Inland Wetlands
  - Illustrate areas  $\geq 10$  acres to show major wetland systems
- Coastal Wetlands





# Trend Plan

***“Where are we going?”***

- Anticipated development over 50 years
- Identification of key issues and potential solutions





# Shared Vision and Action Plan

***“How do we get there?”***

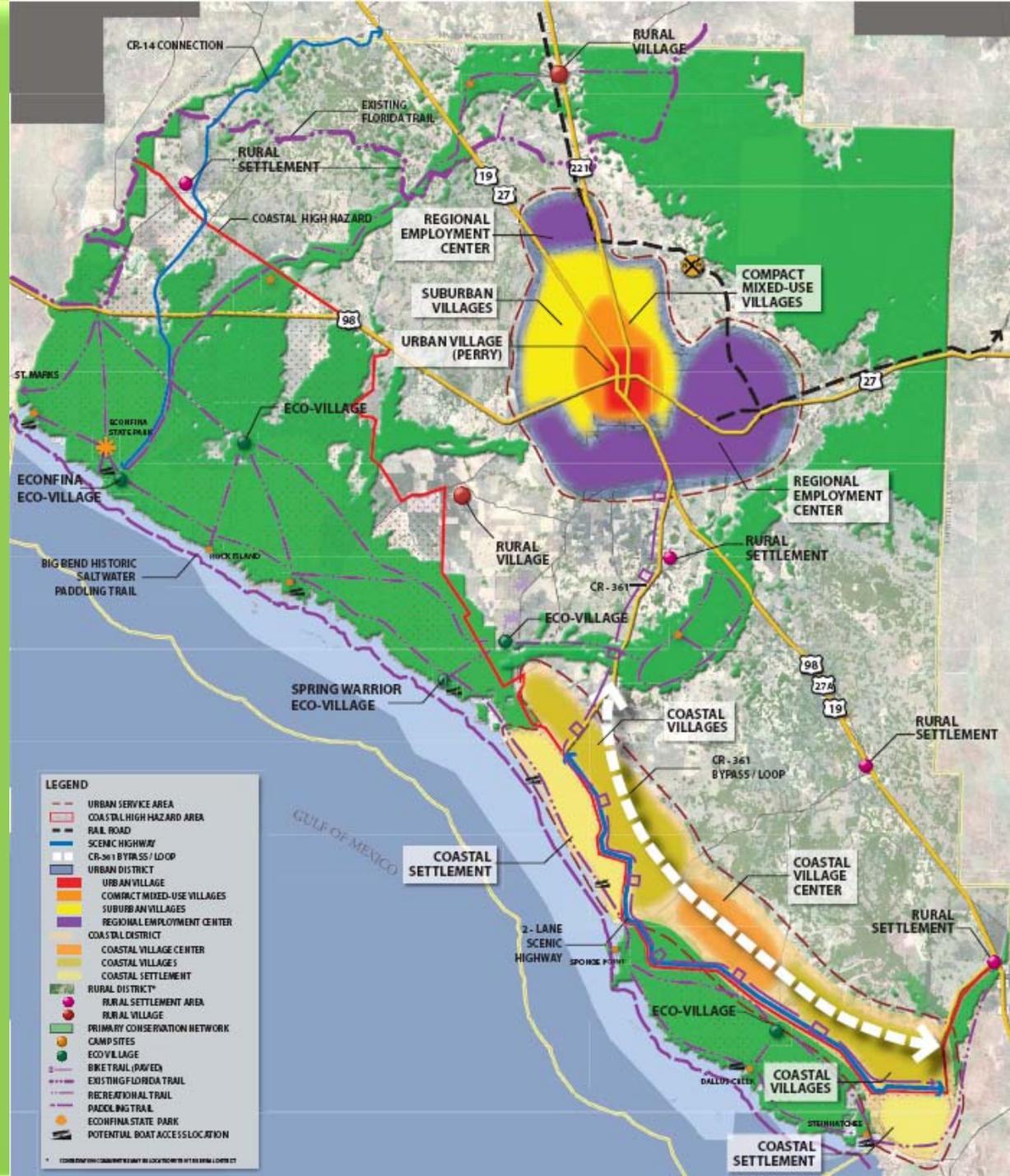
- Based on Preferred Alternative
- Graphic vision of recommended development pattern
- Goals, Objectives, and Guiding Principles for implementation
- Quality of Life Benchmarks
- Specific Actions

***The entire process was based on citizen participation***



The Task Force and Committees reached consensus on:

- Location for urban development
  - Character of urban neighborhoods
  
- Location for rural development
  - Character of rural neighborhoods





# Shared Vision Plan

- Our Shared Vision Plan does not change any existing development rights
- Shared Vision Plan is a guide
- Shared Vision Plan is incentive-based, rather than regulation-based
- A landowner must apply for a Comprehensive Plan amendment



# Unified Master Plan

- Only the plan for the applicant's property is approved
- The off-site conceptual road network is non-binding
- Demonstrates how infrastructure connects between properties
- Administrative procedures have not been created yet





On January 17, the Task Force unanimously approved the Shared Vision Plan and transmitted it to the Planning Board and Board of County Commissioners.

On February 7, the Taylor County Planning Board unanimously voted to recommend approval to the BCC.

- Want review of recommended strategies prior to incorporation in Comprehensive Plan Elements

## For the Citizens of Taylor County...

For the past nine months, we, the Taylor County Vision 2060 Task Force, have had the privilege of leading a historic community participation program to develop a shared 50-year vision for Taylor County and its citizens.

The Task Force recognized that the State of Florida will double its population between 2005 and 2060, to more than 35 million residents and is concerned about preserving the character of this great county we call home.

The Task Force looked at the development pressures facing Florida and the forces likely to shape the future of Taylor County. The Task Force assessed the valuable environmental assets, cultural heritage and treasured quality of life that Taylor County has to offer and we pledged to preserve the best of these resources for our future generations.

The Task Force recognizes that the decisions Taylor County makes today about future growth will determine the sustainability of our environment and communities, the strength of our economy, and the quality of life for future generations.

Taylor County has choices about how, where, and in what form Taylor County will grow. We can stay the course and allow a pattern of development that will cause us to consume land at a rapid pace, encroach on critical environmental resources, cost our residents and businesses unnecessary expenditure of limited financial resources, and, ultimately, diminish the very quality of life that we so cherish.

Or, Taylor County can chart a new course that conserves our environment, strengthens our existing urban centers and provides a variety of choices for how we live, work, play, travel and raise our families. The Task Force recommends charting a new course.

Therefore, the Taylor County Vision 2060 Task Force is pleased to present the citizens of Taylor County and the Board of County Commissioners with this *Taylor County Vision 2060 Shared Vision Plan*. The *Shared Vision Plan*, with its Principles, Policies and Action Plan, offers a community-generated guide for the future development of Taylor County.

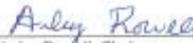
The Task Force agrees that the following Guiding Principles should always be considered when making future public, private, and civic investment decisions.

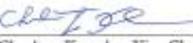
- We will balance the need to protect natural resources with need to provide economic opportunities for residents.
- We will create a range of obtainable housing opportunities and choices.
- We will maintain Taylor County's rural heritage by promoting the development of residential villages with protected open space.
- We will provide a variety of transportation choices.
- We will provide well designed, functional, and cost effective transportation, utility and public services to our workplaces, neighborhoods, communities, and centers of economic activity.
- We will maintain Taylor County's rural and small town character and quality of life.
- We will promote excellence in our educational, medical, employment, and recreational opportunities.

Furthermore, the Task Force acknowledges that the *Taylor County Comprehensive Plan* is the critical tool for transforming this Vision into action and hereby recommends that the Taylor County Board of County Commissioners accept and adopt the *Taylor County Vision 2060 Shared Vision Plan* and incorporate it as part of the County's Comprehensive Plan.

Finally, the Task Force would like to thank all Commissioners for the opportunity to be a part of establishing this vision for Taylor County's future. We invite you and all Taylor County citizens to join us as we move toward this shared vision, this *Taylor County Vision 2060*.

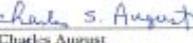
Approved by the Taylor County Vision 2060 Task Force on this 17th day of January, 2005

  
Audrey Rowell, Chair

  
Charlton Knowles, Vice Chair

  
Malcolm Page

  
Emily Keiring

  
Charles August

  
Jim Bassett

  
Sandy Bajich-Manning

  
John Esch

  
Helen Houch

  
Kevin Kidd

  
Mack Mangum

  
Jeff McShuman

  
Rhoda Metching

  
Dan Simmons

  
Morris Stern

  
Abbey L. Sharpe

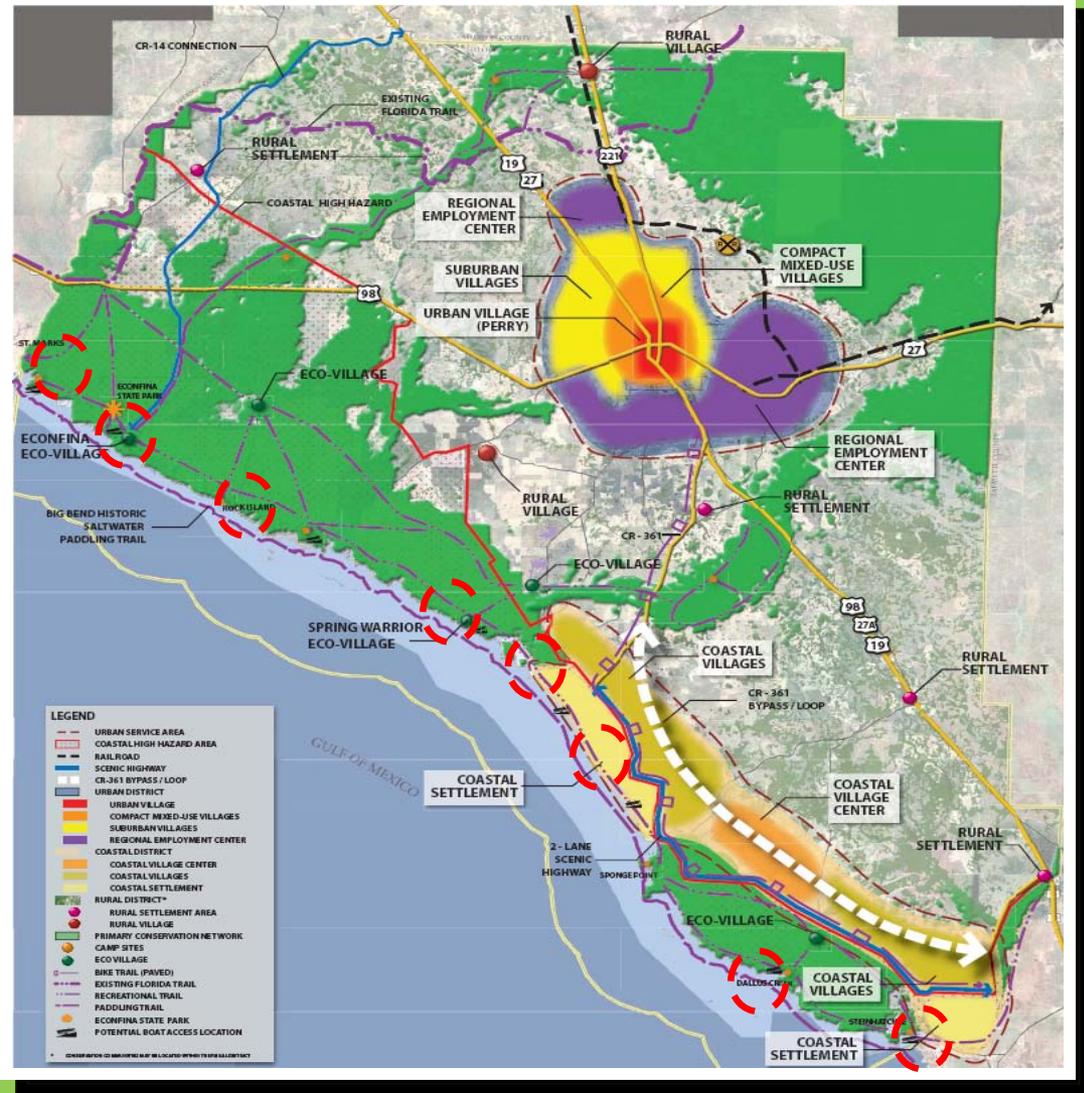
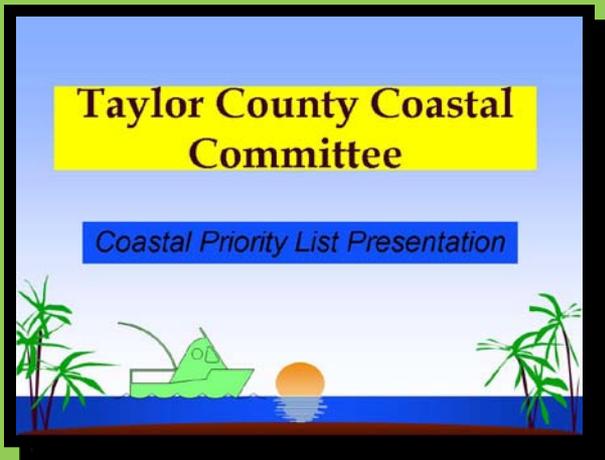
  
Diane Whitfield

  
Flora Woodfaulk



# BCC Revisions Requested

- Add proposed boat access locations provided by the Taylor County Coastal Committee Priority List





# BCC Revisions Requested

- Clarify Floor Area Ratio (FAR) as a measure of non-residential use only.
- Provide a range of typical Floor Area Ratios (FAR) for all community types
  - Revise community type profiles to note that FAR refers to non-residential development only
  - Revise community type profiles to include a typical range for FAR



# BCC Revisions Requested

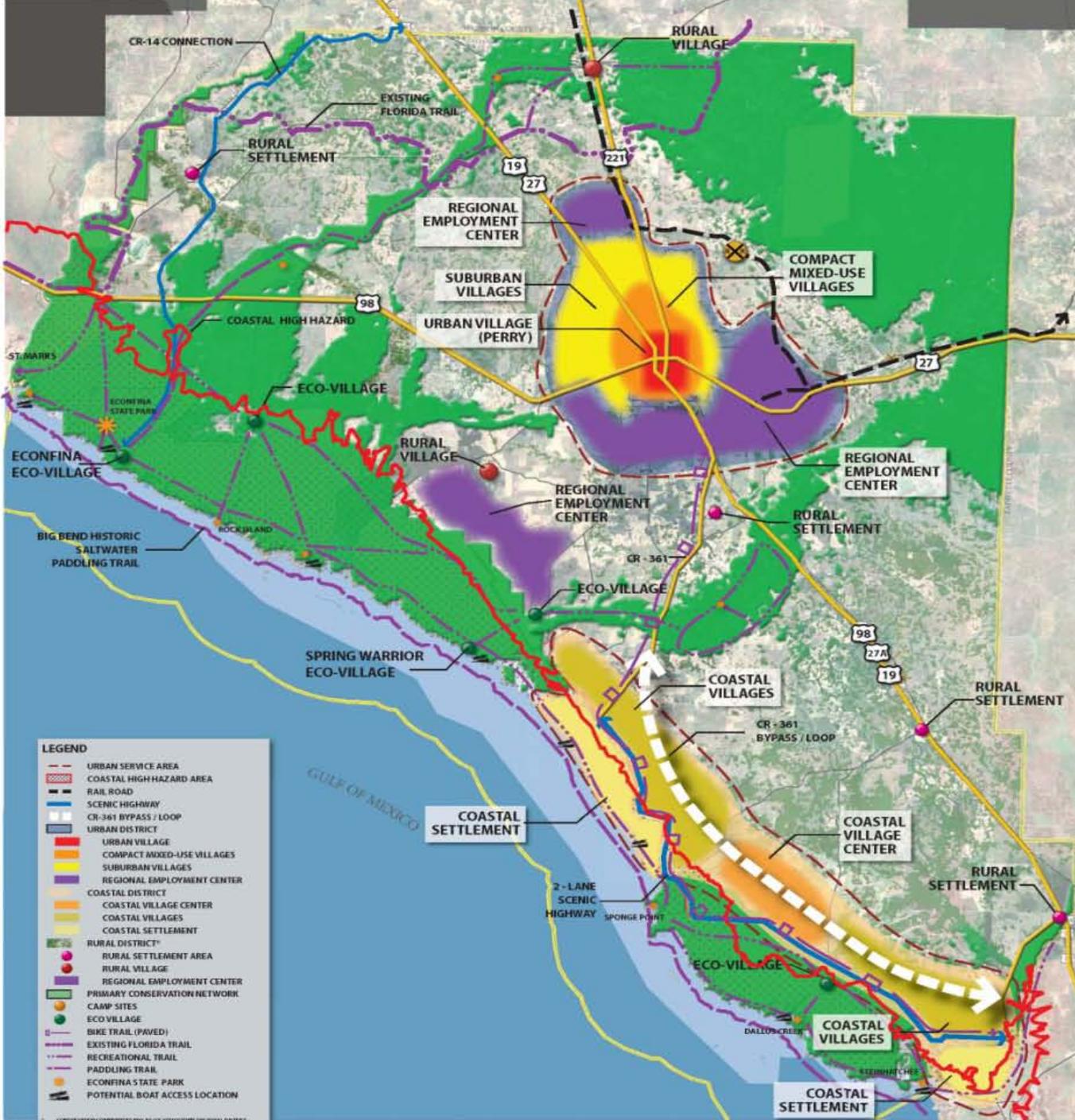
- Revise the Recommended Goals, Objectives, and Policies as “strategies”, rather than “policies”
  - Replace Policies with “strategies” to implement the Vision in the Comprehensive Plan at an appropriate time.



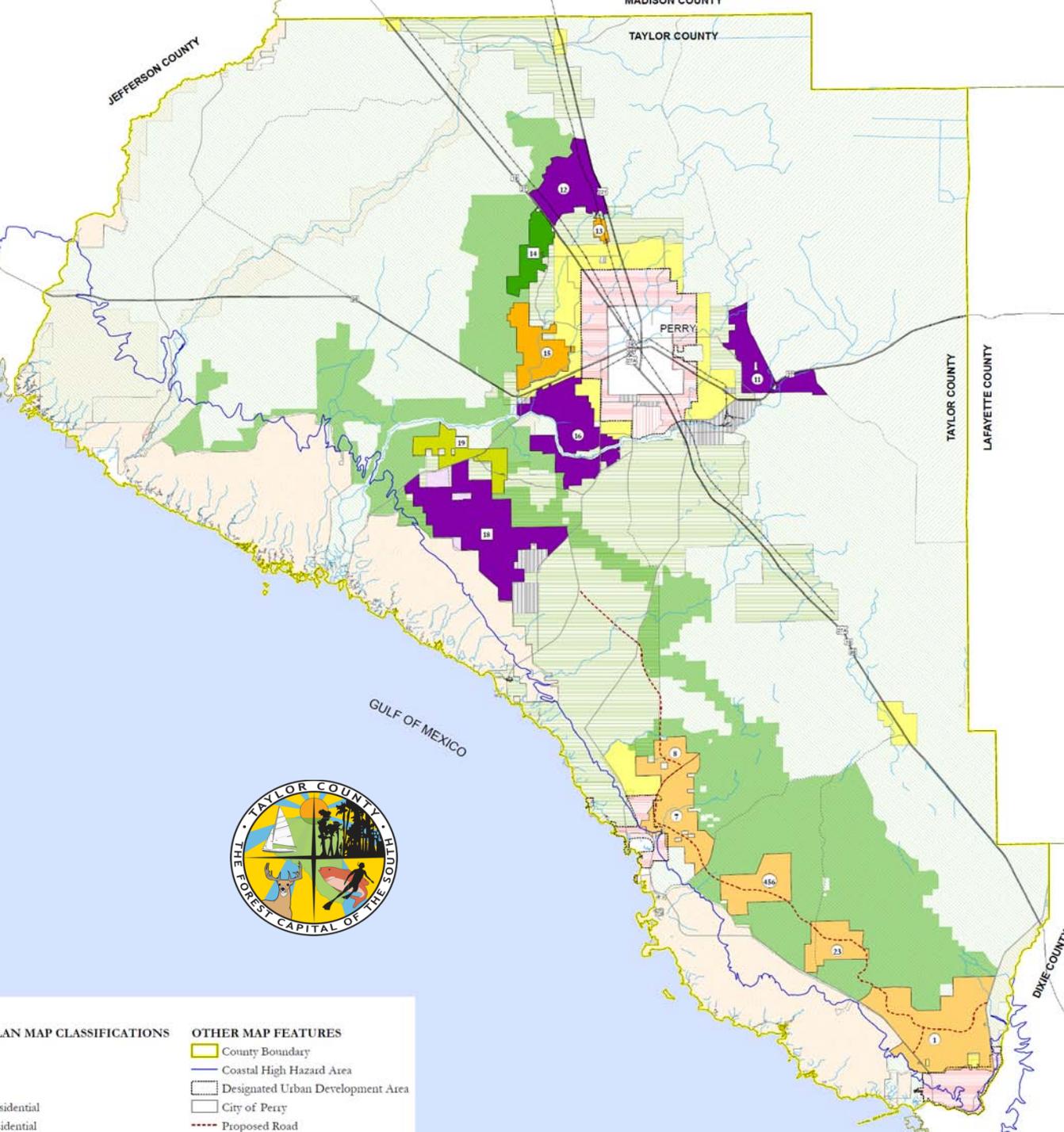
# Vision 2060

- Taylor County Vision 2060
  - Adoption by Resolution
  - Vision 2060 Task Force document
- Vision 2060 Plan
  - Adoption by Ordinance
  - Transmitted to DCA
  - Component (Not an Element) of Comprehensive Plan

# 2060 Vision Map



The 2060 Vision Map was approved after By the Vision 2060 Task Force, the Board of County Commissioners and the Department of Community Affairs (DCA) after 30 Public Meetings to Show How to Community Wants to Grow



# 2035 FLUM

## Future Land Use Map



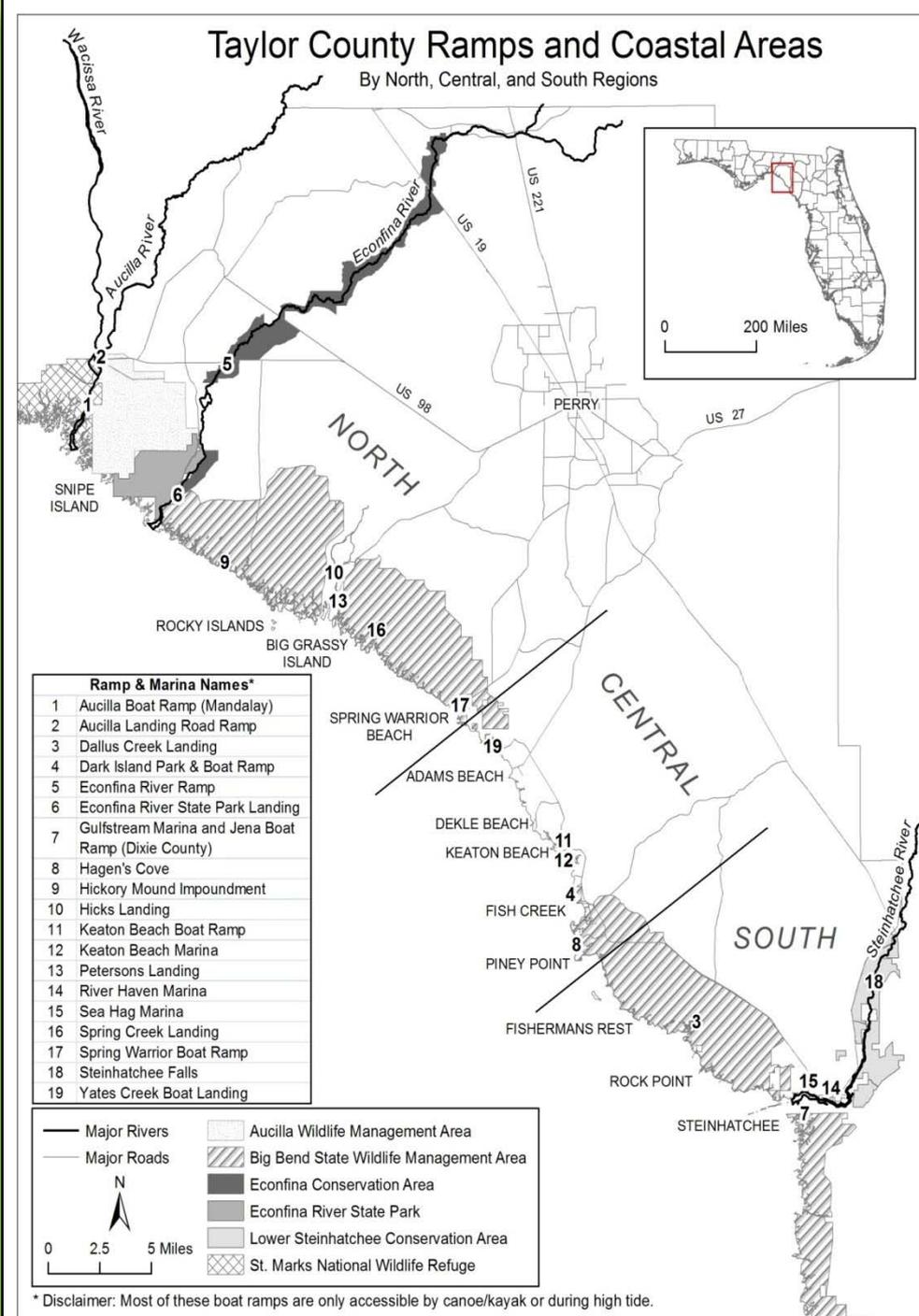
- LAND MAP CLASSIFICATIONS**
- County Boundary
  - Coastal High Hazard Area
  - Designated Urban Development Area
  - City of Perry
  - Proposed Road

The 2035 FLUM was adopted by DCA as part of the County's Comprehensive Plan. It implements much of Vision 2060 and lays out a plan for the future of Taylor County



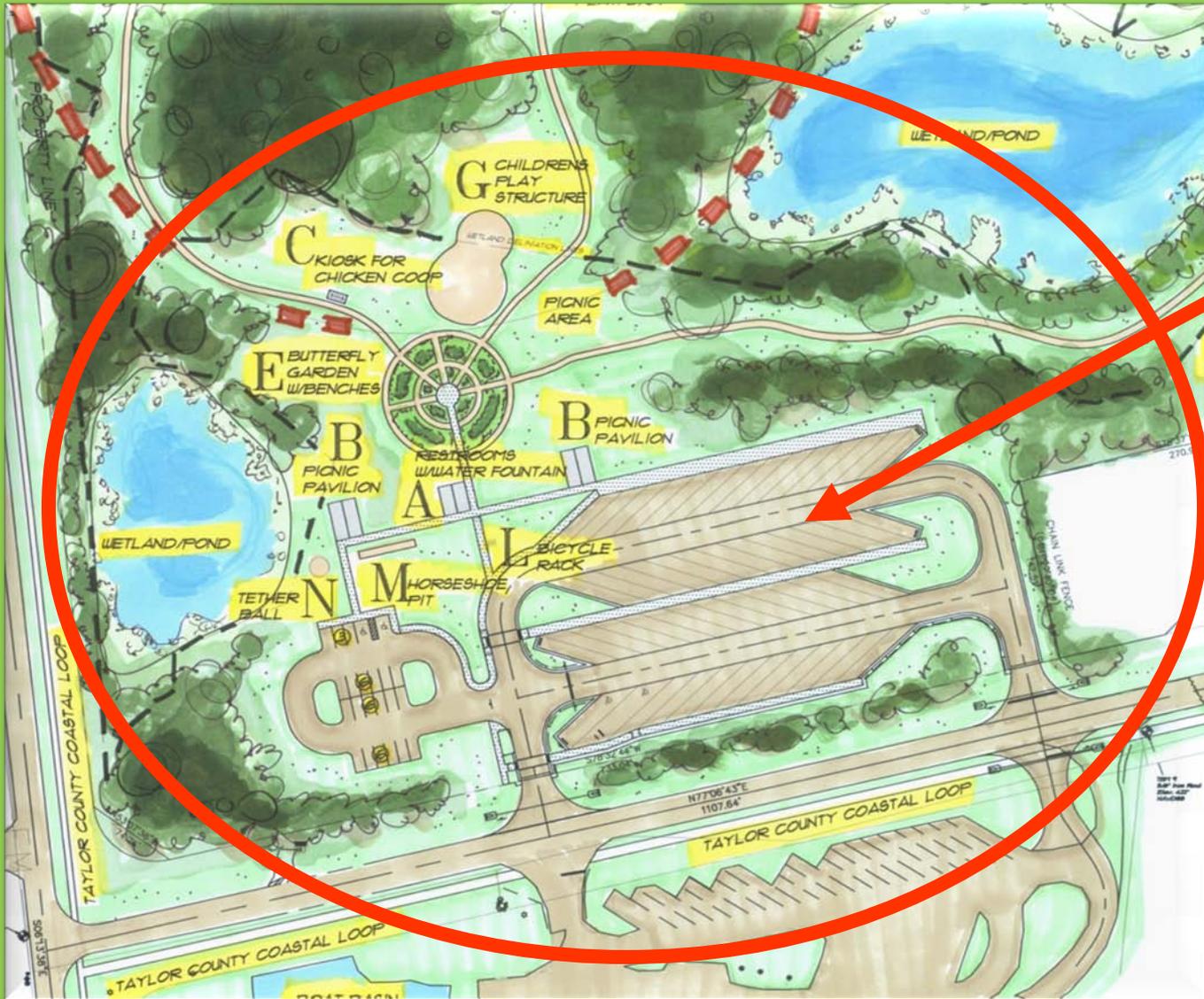
# Resident and Boater Surveys

- Map-based survey allowed recipients to identify where improvements should be made.
- Allowed recipients to quickly cross-reference coastal and waterway access locations with specific questions.

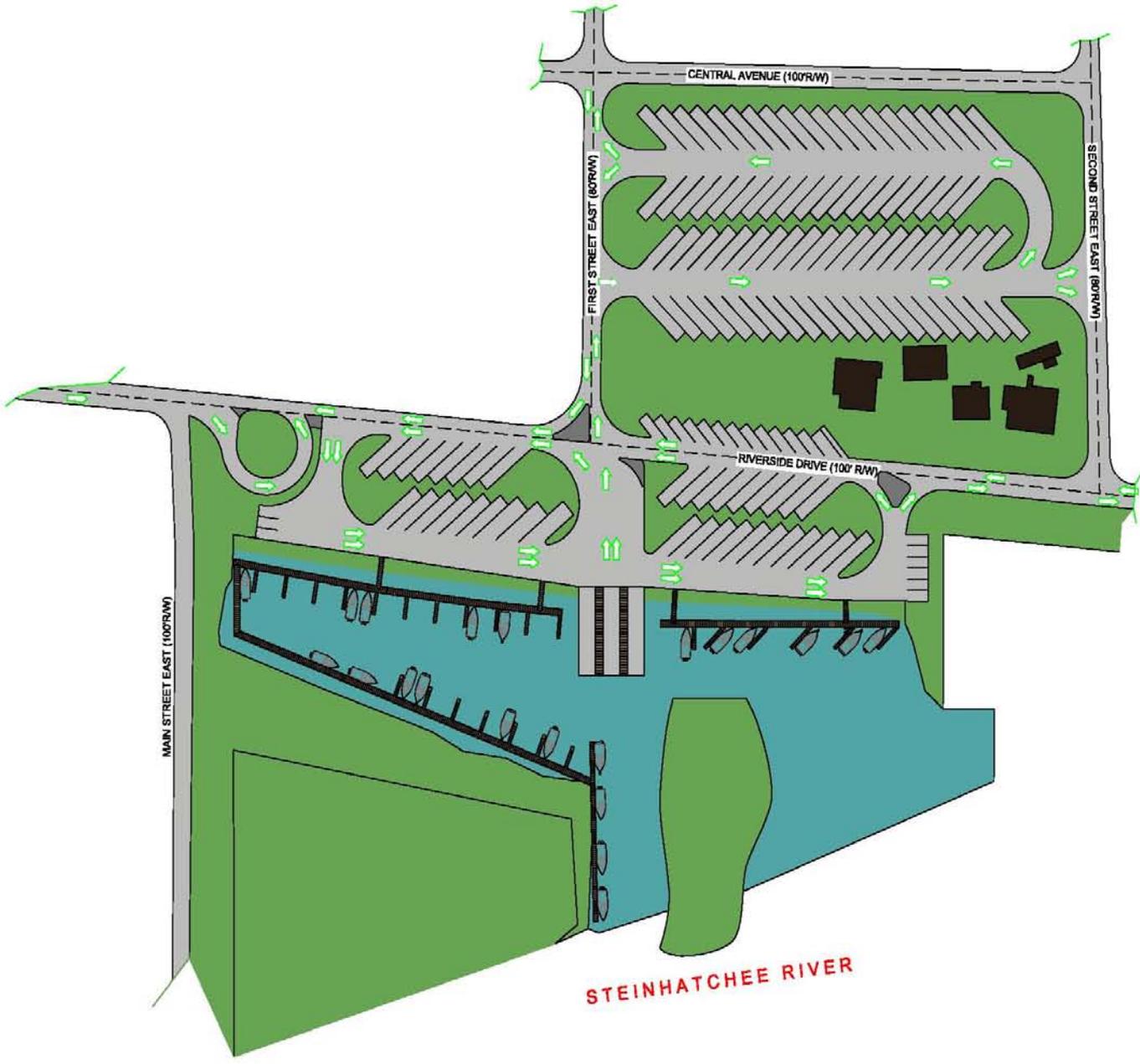




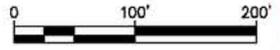
# Keaton Beach Coastal Park



Project Focus Area  
FY 2010-2011  
And 2011-2012



STEINHATCHEE RIVER





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# TAYLOR COUNTY SPORTS COMPLEX



- |                                      |  |                         |  |   |                        |                           |
|--------------------------------------|--|-------------------------|--|---|------------------------|---------------------------|
| 1) REGULATION SOCCER FIELD           | 4) CONCESSION STAND WITH RESTROOM FACILITIES | 7) 205' BASEBALL FIELDS | 10) NATURE / BIKE TRAIL                  | 13) EXTENDED NATURE / BIKE TRAIL        | 16) DUG-OUT            | 19) MAINTENANCE BUILDINGS |
| 2) STORM WATER MANAGEMENT FACILITIES | 5) REGULATION BASKETBALL COURTS              | 8) YOUTH SOCCER FIELD   | 11) PARKS AND RECREATION DEPARTMENT BLDG | 14) PICNIC AND PLAYGROUND AREA          | 17) BATTING CAGE       | 20) PICNIC PAVILLION      |
| 3) PARKING AREA                      | 6) REGULATION TENNIS COURTS                  | 9) 330' BASEBALL FIELD  | 12) TURN LANE IMPROVEMENTS FOR U.S. 19   | 15) APPROXIMATE LOCATION OF WOODS CREEK | 18) SEPTIC DRAIN FIELD |                           |

|   |                               |
|---|-------------------------------|
| PROJECT NAME<br>TAYLOR SPORTS COMPLEX   | PROJECT NO.<br>2003-001-ENG   |
| DRAWN BY<br>KAC/JSB   | SHEET NO.<br>C2.00            |
| CHECKED BY<br>DATE  | SCALE<br>1" = 100'            |
| DESIGNED BY   | SHEET 1 OF 1                  |
| <b>TAYLOR COUNTY ENGINEERING DEPARTMENT</b><br><b>BOARD OF COUNTY COMMISSIONERS</b><br>201 E. GREEN STREET PERRY, FL. 32347<br>PH: (850) 838-3500 FAX: (850) 838-3501 E-MAIL: county.eng@neer@taylorcountygov.com |                               |
| DATE  | REVISION                      |
| FILE NAME<br>Phase2_COLOR.dwg   | PLT DATE<br>6/18/2003 3:44 PM |
|   | SCALE<br>300'-4"              |



