

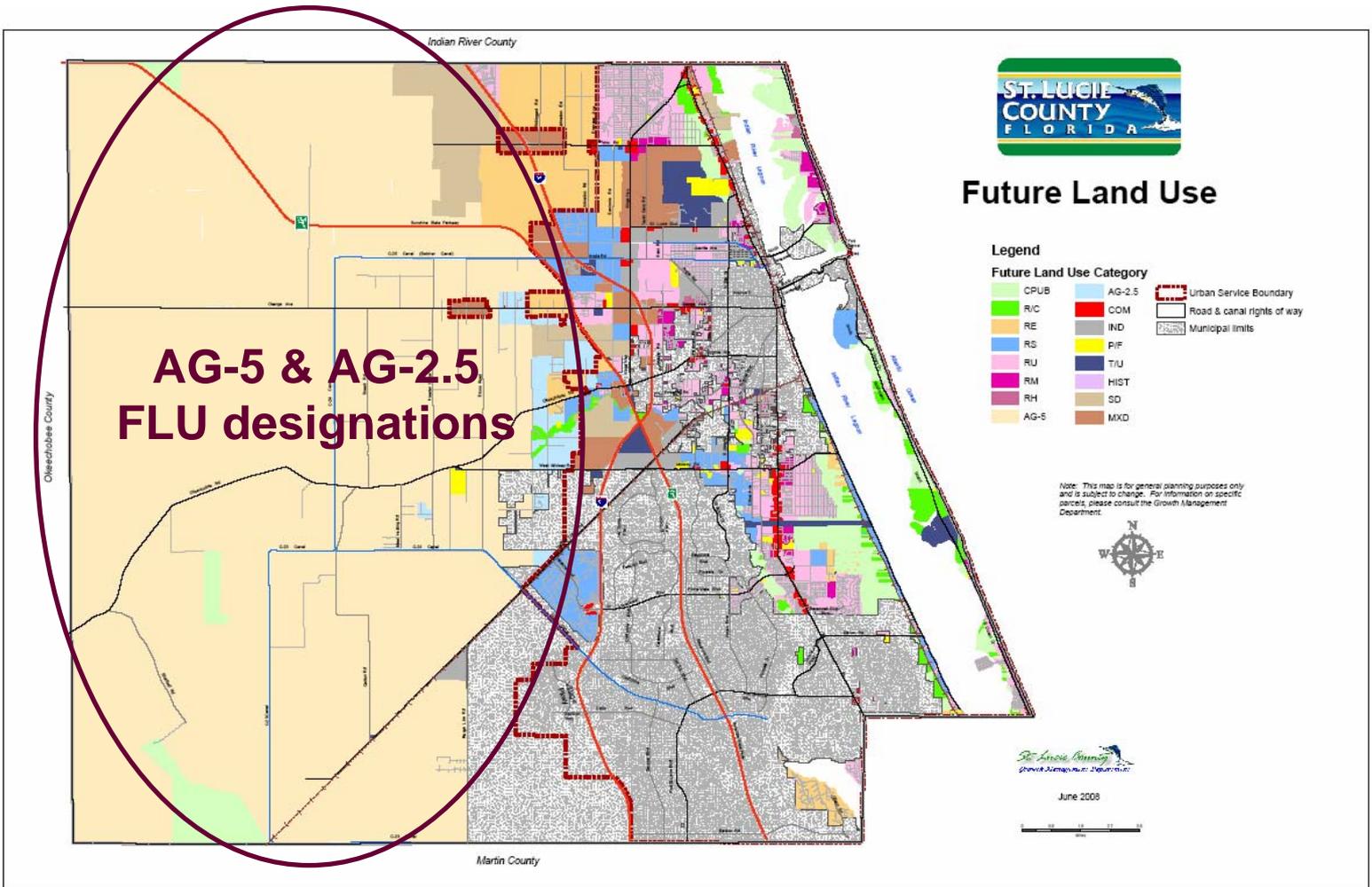
Western Lands Planning

Proposed Framework for Board Discussion & Direction

Background

- Staff has been developing a general process and scope for a planning study to address fundamental issues regarding the future of land in western St. Lucie County with an Agricultural Future Land Use.
- Outlined herein is a proposal for
 - Study Area
 - Study Framework
 - Technical Expertise Needs
 - Lead Consultant Selection Options

Proposed Western Lands Study Area



Proposed Study Framework

1. Evaluation of current land uses, trends and impacts
2. Overview of land conservation tools
3. Significant stakeholder input process, including interviews, focus groups, public workshops
4. Conceptual master plan scenarios based on public input
5. Fiscal assessment of conceptual plan scenarios
6. Proposed Transfer of Development Rights program
7. Recommended final master plan scenario
8. Comp Plan Amendments and LDR revisions – preparation and adoption

Technical Expertise

To fully address the proposed study framework, the following expertise would be required:

- Consensus building through a public process
- Economic and fiscal analyses
- Natural systems planning
- Rural concerns and agricultural interests and needs
- Transfer of Development Rights
- Land design, with experience in rural/ag settings
- Land development regulations, with experience in agricultural and rural application
- Comprehensive planning

Lead Consultant Selection Options

1. Establish Interlocal Agreement with other public agency (i.e. TCRPC, FAU, UF, TCRC&D)
 - No competitive selection process required
 - County can provide input/approve technical team
2. Choose from private firm on continuing contract for planning (i.e. MSCW, Miller Legg, Urban Design Studio)
 - No additional competitive selection process required
 - County can provide input/approve technical team
3. Utilize RFQ/RFP process
 - Competitive selection process 4-6 months minimum
 - Typically involves a team established by proposer

Staff Request

BOCC to discuss and provide direction on
proposed study framework and lead
consultant selection