

# Lessons from South Florida

## *Best and Worst Practices in Community Development Sustainable Solutions for Smaller Communities*

Creating Great Communities for All

October 23, 2019

Titusville, Florida

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New Urban Communities





# New Urban Communities

- ◆ Founded in 1998 by Kevin Rickard (Custom Home Builder/General contractor) and Tim Hernandez (Land Developer/Urban Planner).
- ◆ Major emphasis on community and architectural design.
- ◆ Focus on infill, redevelopment, mixed use and master planned traditional neighborhood development, synthesizing production and custom home building techniques.
- ◆ Goals are to create timeless, sustainable communities.
- ◆ Numerous developments throughout South Florida, including Miramar, Fort Lauderdale, Wilton Manors, Pompano Beach, Delray Beach, Lantana, Jupiter and Stuart, containing over 1000 residential units and 150,000 sf of commercial space.
- ◆ Newest developments include The Village at Wilton Manors, Pompano Beach Fishing Village, Azul and Prosperity Village.

## Basic Brevard Demographics

- Brevard UF BEBR October 2019 population estimate was **594,469** -- 2045 population projection is **716,861**, an increase of over 122,000 persons, or **4,896 per year**.
- Brevard's average HH size is 2.36 according to BEBR, so that means an average of about **2074 new housing units per year**.
- The **key questions are**: Where will these new housing units and the commercial that will serve them be located? And how much land will be consumed to accommodate the expected growth?

**To create a sustainable, livable, interesting community, think about how to capture as much of Brevard County's growth in or as close to downtowns as possible. The results will be:**

- Economically healthier downtowns
- Preservation of more agricultural and environmentally sensitive land.
- Reduced need for suburban road widening and utility extensions.
- Lower property taxes for everyone due to more efficient service delivery and use of infrastructure
- A better mix of housing types and prices
- Less time spent in cars as people will live closer to places of employment as well as shopping, entertainment and recreational destinations

# Communities historically respond to development pressure in a reactive instead of proactive fashion

- They cut project density wherever possible to mollify vocal residents, making it nearly impossible to implement convenient transit systems.
- They require unnecessary buffers between uses
- They operate traffic concurrency systems designed to increase road capacity and speed
- They sacrifice interconnectivity for privacy and security.
- We have huge counties with precious few walkable places of any consequence...Broward 3, Palm Beach 4, Martin 2, Indian River 1, Brevard 5 (Melbourne, Eau Gallie, Cocoa Village, Cocoa Beach, Titusville)
- In so doing, we have wasted **SO MUCH LAND!**

## Top Five things heard at P&Z and City Commission Meetings

5. “I won’t be able to get out of my neighborhood!”
4. “Where will all these people park?”
3. “You’re putting ten pounds of \$#!+ in a five pound bag!”
2. “People will be looking down into my back yard.”
1. “Can’t you just make it a park?”

## The result...hidden costs for everyone, everywhere you turn

- Gridlocked arterials.
- Lack of affordably priced housing close to employment centers and no convenient way to travel between the two.
- Rapid consumption of agricultural land.
- Environmental Degradation.
- Inefficient delivery of public facilities and services
- A built environment with a shelf life of less than fifty years in many parts of Florida.
- Social polarization...between older and newer areas, creation/perpetuation of a low income “trough”.



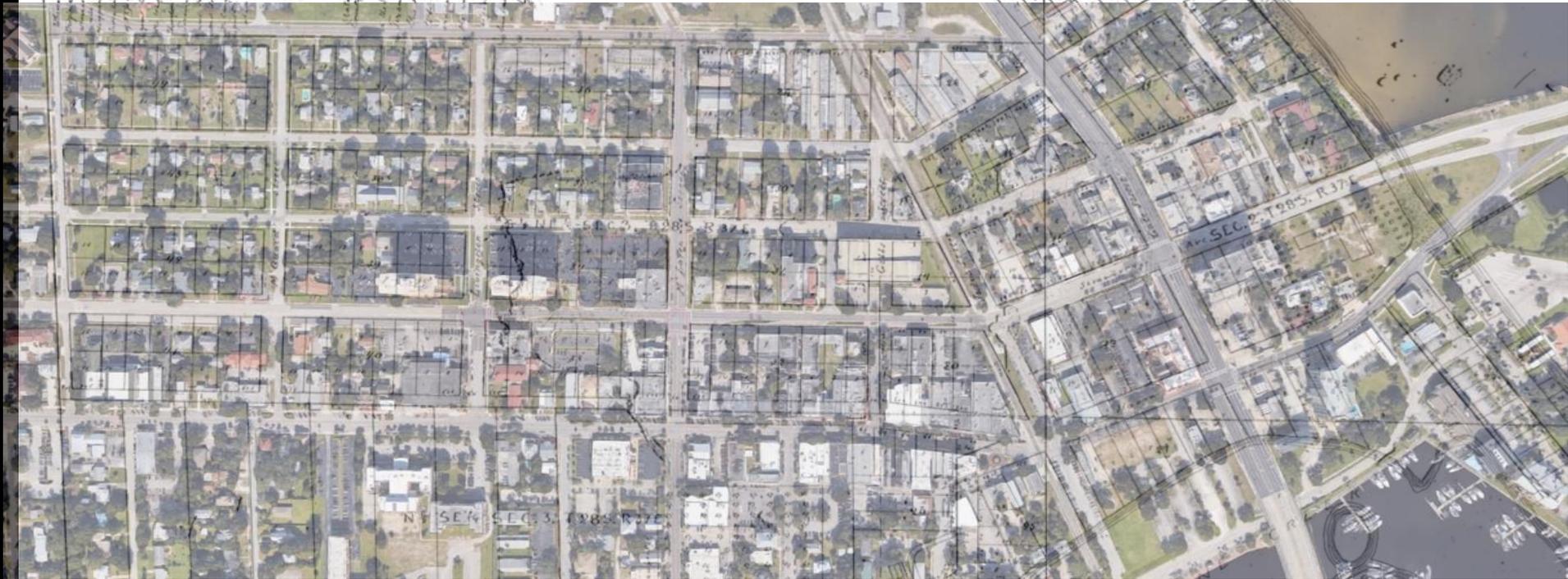
# Map OF MELBOURNE BREVARD CO FLORIDA

Scale - 200 feet = 1 in.

For App. See P.D. 197 P. 547  
For Reg. See P. 2 P. 48  
" " " 2 P. 15, 22, 115  
" " " 18 P. 18

Known AS Robbins & Graham North  
PLAT OF Melbourne  
CRANECREEK

Section 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



Filed January 24<sup>th</sup> 1882  
A. O. Stewart  
City

Transcribed in the office of the  
Original Map by  
J. O. Stone  
C. S. DeLong

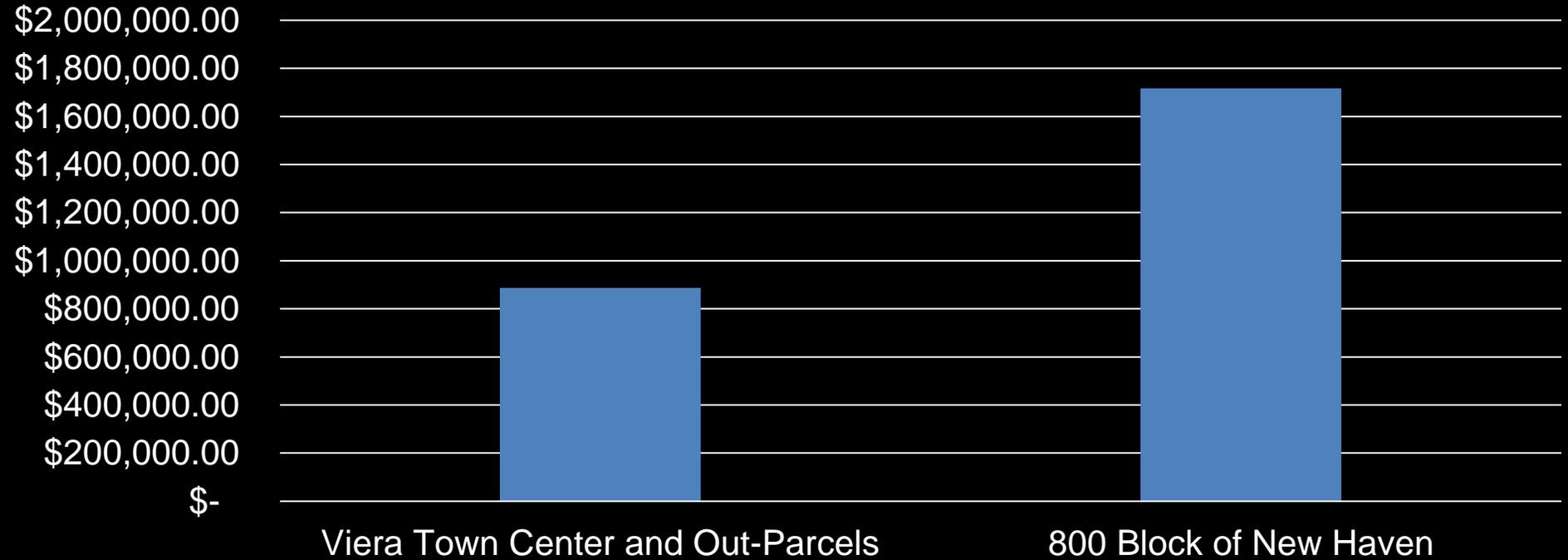


# Taxable Value Comparison

Property	Taxable Value	Acres	Tax Value per Acre
Viera Town Center	\$ 72,024,630.00	81.25	\$ 886,456.98
800 Block of New Haven	\$ 4,876,460.00	2.84	\$ 1,717,063.38

# Taxable Value Comparison

## Tax Value per Acre

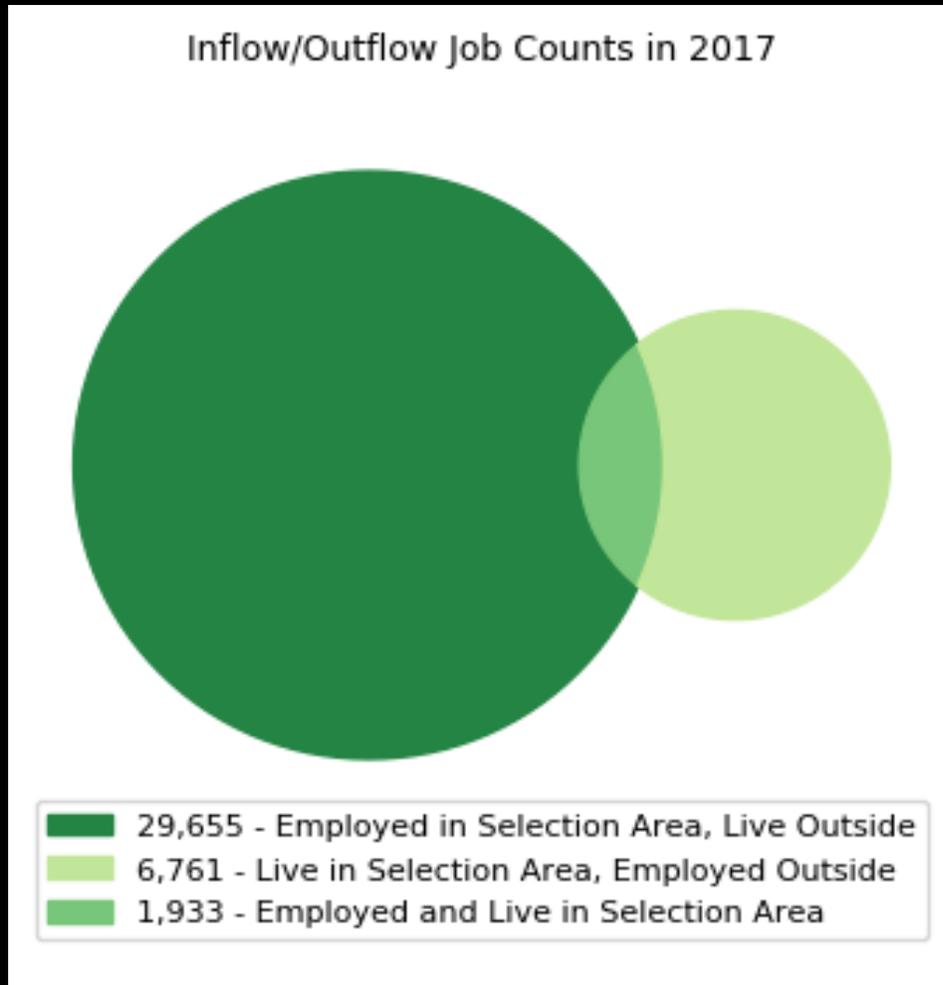


## The Lindy Effect—Nassim Taleb

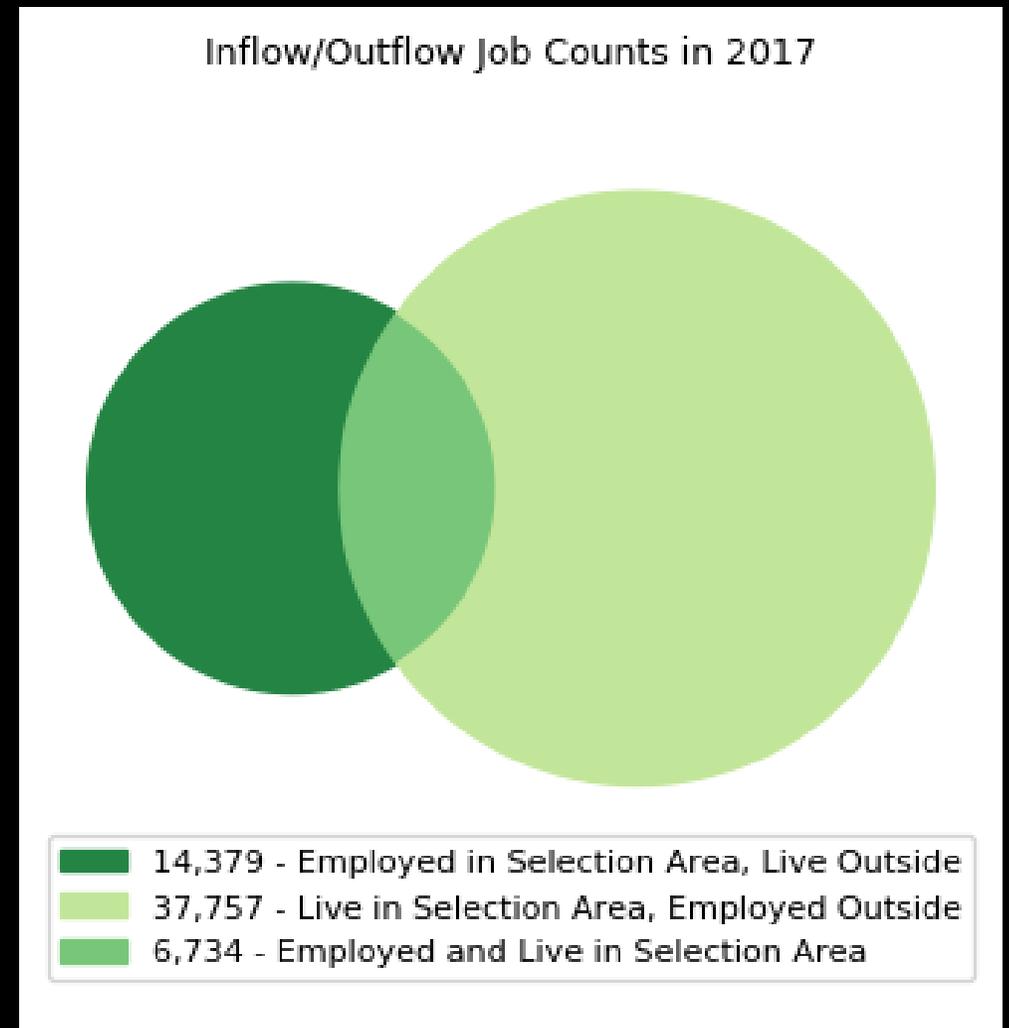
The future life expectancy of certain non-perishable things like a technology or an idea is proportional to their current age, so that every additional period of survival implies a longer remaining life expectancy.

An unsettling but compelling argument can be made that this applies to urban form.....Brookfield acquisitions of GGP and Rouse.

# Comparative Employment Inflow/Outflow



**Downtown Melbourne**



**Palm Bay**

# Comparative Employment Inflow/Outflow

## Inflow/Outflow Job Counts (All Jobs)

	2017	
	Count	Share
<b>Employed in the Selection Area</b>	21,113	100.0%
<b>Employed in the Selection Area but Living Outside</b>	14,379	68.1%
<b>Employed and Living in the Selection Area</b>	6,734	31.9%
<b>Living in the Selection Area</b>	44,491	100.0%
<b>Living in the Selection Area but Employed Outside</b>	37,757	84.9%
<b>Living and Employed in the Selection Area</b>	6,734	15.1%

## Inflow/Outflow Job Counts (All Jobs)

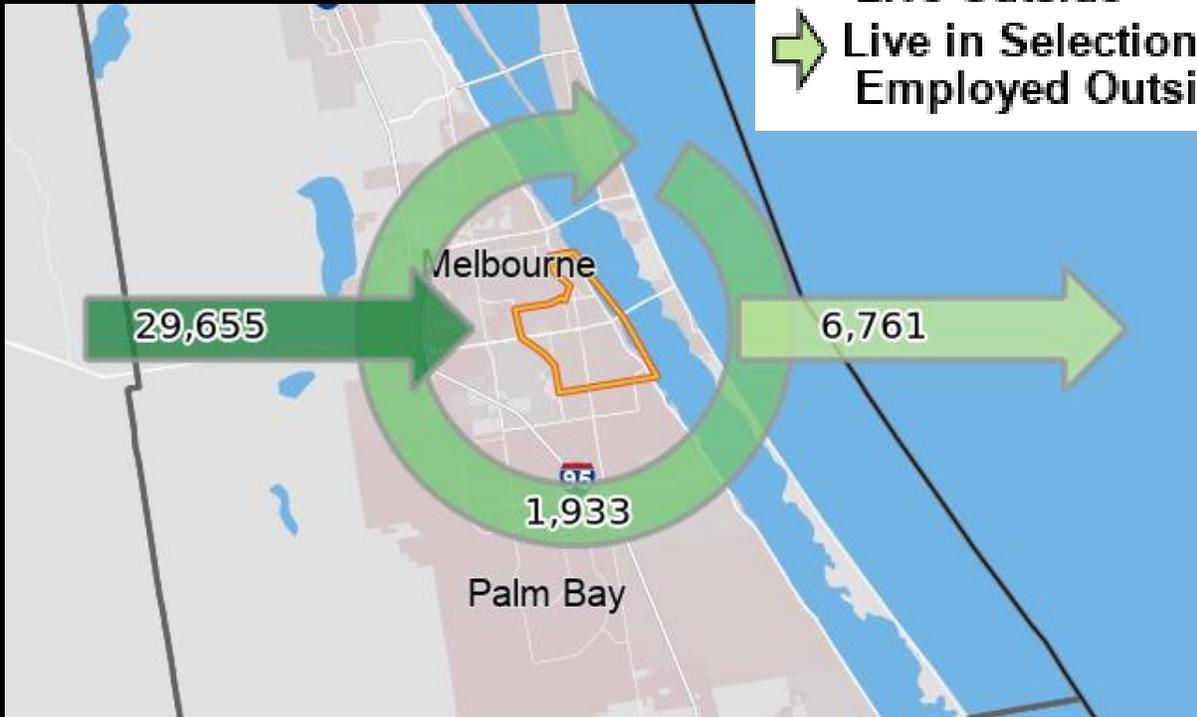
	2017	
	Count	Share
<b>Employed in the Selection Area</b>	31,588	100.0%
<b>Employed in the Selection Area but Living Outside</b>	29,655	93.9%
<b>Employed and Living in the Selection Area</b>	1,933	6.1%
<b>Living in the Selection Area</b>	8,694	100.0%
<b>Living in the Selection Area but Employed Outside</b>	6,761	77.8%
<b>Living and Employed in the Selection Area</b>	1,933	22.2%

**Downtown Melbourne**

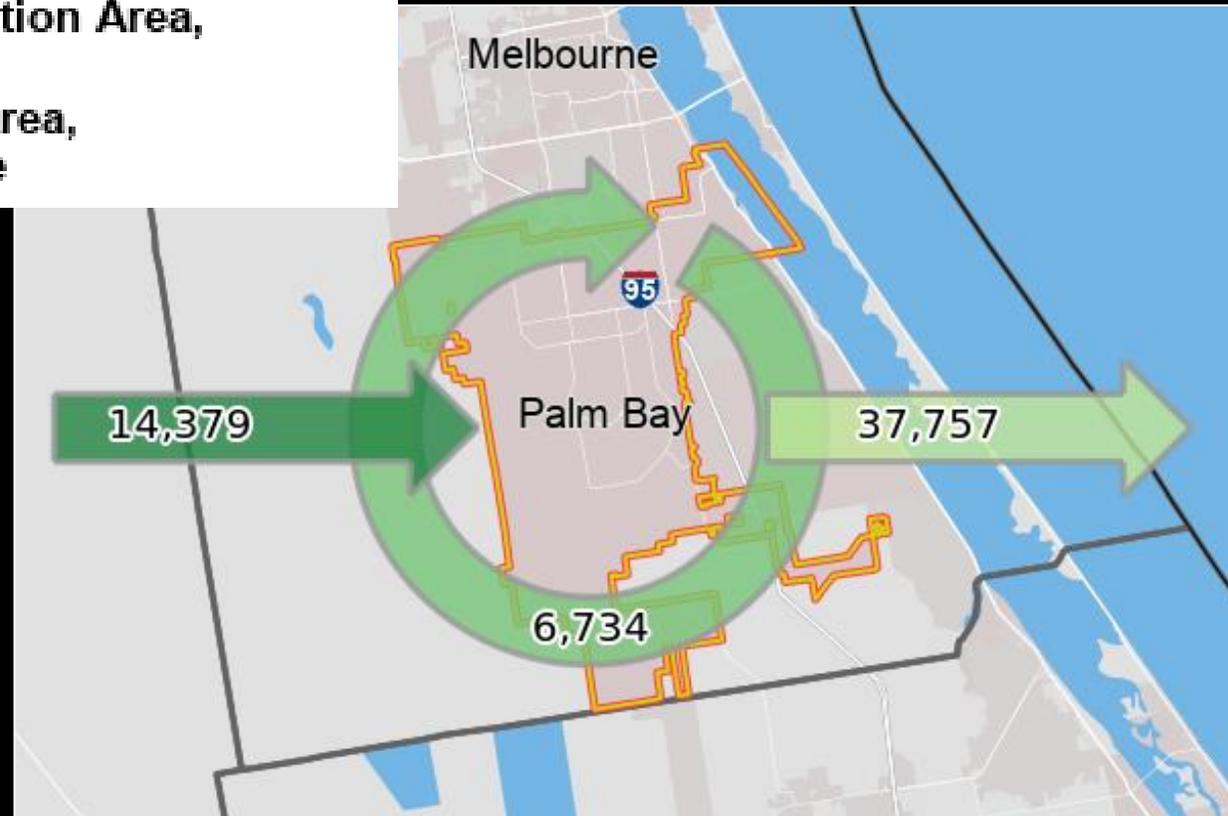
**Palm Bay**

# Comparative Employment Inflow/Outflow

- ➔ Employed and Live in Selection Area
- ➔ Employed in Selection Area, Live Outside
- ➔ Live in Selection Area, Employed Outside



**Downtown Melbourne**



**Palm Bay**



**Delray Beach**  
**10 du/ac**



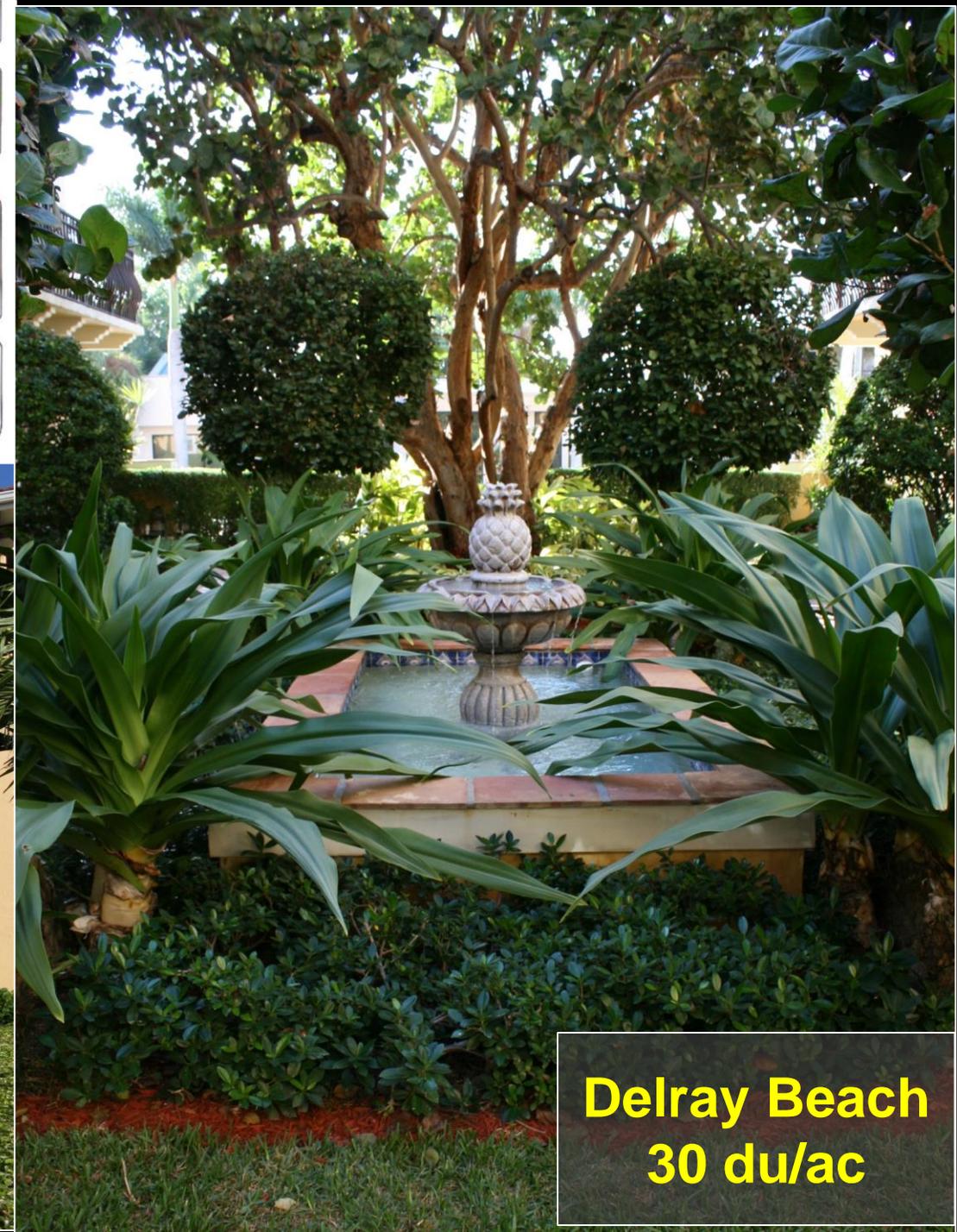
**Fort Lauderdale**  
**13 du/ac**



**Stuart**  
**30 du/ac**



**Stuart**  
**30 du/ac**



**Delray Beach  
30 du/ac**



**Delray Beach 23 du/ac**



**Delray Beach 17.5 du/ac + 48,000 sf of commercial**



**Pompano Beach 65,000 sf commercial**



**Pompano Beach 65,000 sf commercial**



# Pompano Beach 65,000 sf commercial





## Suggestions of what **not** to do (keep on planning like its 1999...)

- Keep subsidizing sprawl
- Reduce interconnectivity
- Allow gated communities with with limited ways in and out
- Have a one size fits all impact fee system
- Keep parking minimums instead of maximums
- Let your MPO prioritize moving cars above all else
- Vacate streets and alleys whenever anyone asks
- Have high minimum area requirements for PUDs
- Keep knocking down density and intensity whenever you can and pretending it won't make a difference in the long run

## Suggestions of what to do going forward...

- Continue to reward infill and redevelopment and eliminate subsidies to low density sprawl through fee structures.
- Think carefully about where to concentrate the density: on transportation corridors, near employment nodes and near shopping and dining districts, mixing uses where possible.
- Educate residents on the benefits of density and redevelopment (increased tax base, support for struggling retail, less land consumption, utilization of existing infrastructure, etc.)
- Prioritize public investment that facilitates and supports **compact** development.
- Resist temptation to vacate streets...create smaller blocks when possible.

## Suggestions going forward, continued

- Political courage—from staff and elected alike. Advocate for good design
- Housing Affordability—supply and diversity is the key
- Parking—fewer people driving—Design for 20 years from now, not 20 years ago
- In many places, ADT has declined despite population growth—don't automatically widen roads
- Consider implementing form based codes to allow adaptability over time, minimum densities and maximum parking requirements. LDRs are often far too quantitative and insufficiently qualitative.
- Maintain unique community character...no need to go more than 3-4 stories in height in the downtown—spread the energy at street level.
- Encourage and facilitate mixed use developments—create synergy
- Create Landmarks where possible