

FAPA Awards Program Highlights Good

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2006 FAPA Awards Chair

Are you trying to better incorporate public involvement into your planning process? Need to create a “user-friendly” illustrated zoning overlay or design regulations for redevelopment? Worried about how to preserve rural character in a small community facing growth pressures? Look no further than the 2006 Florida Chapter of the American Planning Association (FAPA) Awards, which showcase comprehensive and high-quality plans and regulations, along with innovative approaches to planning issues, as models and resources for other Florida communities.

Every year, the FAPA Awards Program celebrates the innovation, transferability, quality, implementation, and comprehensiveness of exceptional Florida planning projects as the best in Florida planning. For 2006, FAPA honored four outstanding projects, with awards presented at the recent annual conference. FAPA’s Awards of Excellence were presented to *Towns, Villages, and the Countryside: A New Master Plan and Comprehensive Plan Element for St. Lucie County* and the *Indiantown Community Redevelopment Zoning Overlay and Design Regulations*. FAPA’s Awards of Merit were presented to the *City of Lauderdale Lakes U.S. 441 Corridor and CRA Charrette* and *Pinellas By Design: an Economic Development and Redevelopment Plan for the Pinellas Community*.

Developed for a sixty-square mile area of St. Lucie County, *Towns, Villages, and the Countryside* includes a comprehensive plan element, form-based Land Development Regulations, and a Transfer of Development Rights program, developed using an extensive design charrette and public outreach process. Among other benefits, these outstanding policies and regulations will set aside 60 to 75 percent of the land area for rural and environmental preservation, provide for water flows that improve the quality of water discharged into the Indian River Lagoon, maintain agriculture as a required land use in each new town or village, and ensure eight percent of new residential units will be workforce housing. *Towns, Villages, and the Countryside* was done by Treasure Coast Regional Planning Council and St. Lucie County.

The other Award of Excellence winner is the *Indiantown Community Redevelopment Zoning Overlay and Design Regulations*. A rural and agricultural community in

Martin County with an aging housing stock and blighted commercial areas, Indiantown proactively created a redevelopment plan to address increasing development pressure associated with the Scripps Research Institute. The Indiantown overlay and regulations incorporate all aspects of land development, including design, architecture, aesthetics,



Winning Teams are Honored at FAPA Conference

landscaping, roads, and open space. These standards are being implemented successfully in two Developments of Regional Impact and several other development projects. *Indiantown Community Redevelopment Zoning Overlay and Design Regulations* was completed by Houston Cuozzo Group, Iler Planning Group, Martin County Community Redevelopment Agency, and the Indiantown Neighborhood Advisory Committee.

One of the two winners of an Award of Merit, the *City of Lauderdale Lakes U.S. 441 Corridor and CRA Charrette* is part of Southeast Florida’s State Road 7 Collaborative to “retrofit the suburbs” in favor of high density, mixed-use urban development. The project includes an overall master plan, complemented by land development standards, that provides several new parks, better transit, additional density, and new urbanist design. The project’s outstanding plan document and charrette design process set the stage for an extremely successful plan implementation involving a high level of infrastructure investment and a privately-funded \$150 million development under construction. The *City of Lauderdale Lakes U.S. 441 Corridor and CRA*

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