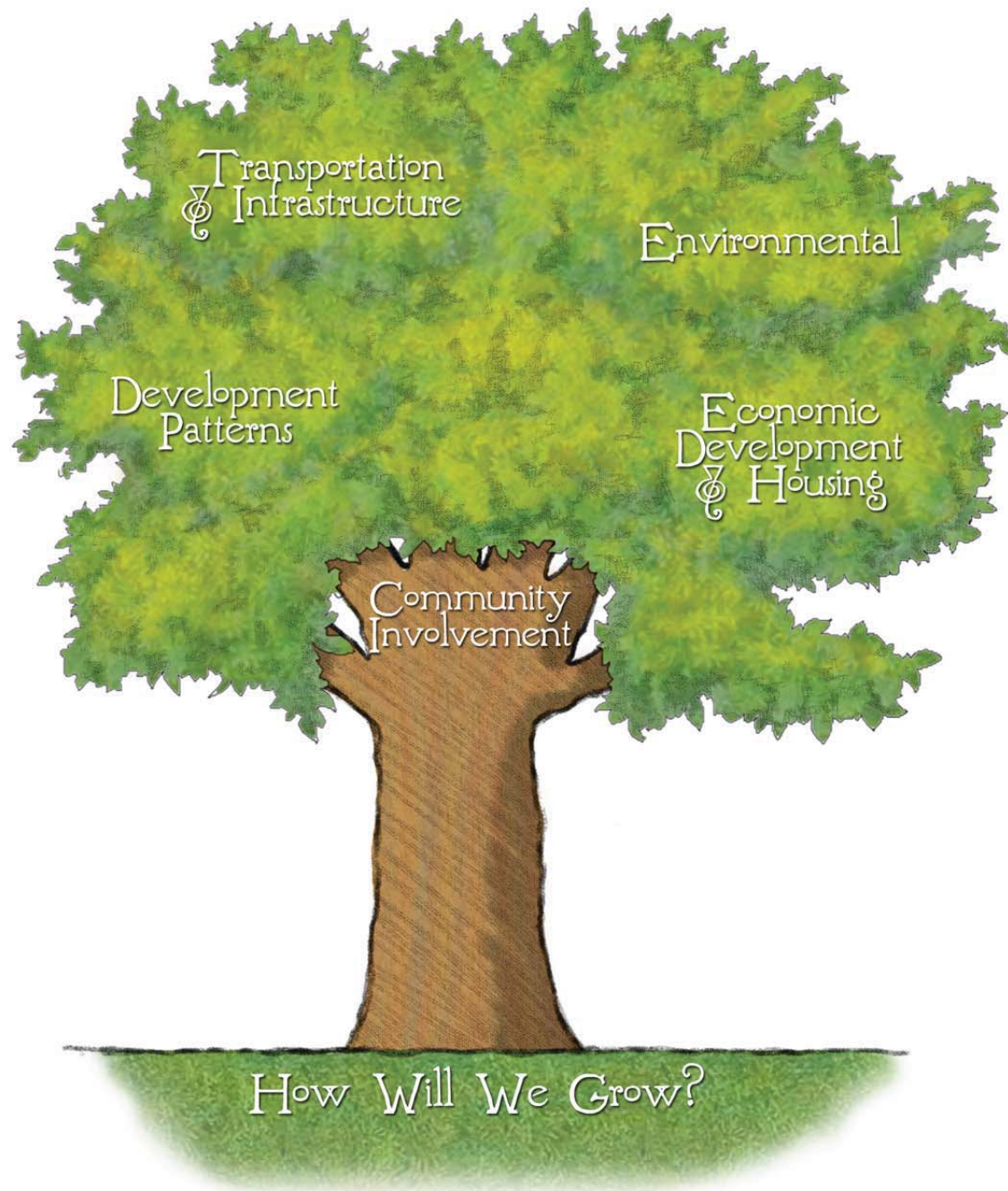


VISION 2060 PLAN



August 2008
'Exhibit A'



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, 2008


Auley Rowell, Chair



Charlton Knowles, Vice Chair


Malcolm Page



Emily Ketring


Charles August


Jim Bassett



Sandy Beach-Manning


John Fish



Helen Houck


Kevin Kidd


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Rhoda Moehring


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Morris Steen


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Diane Whitfield


Flora Woodfaulk



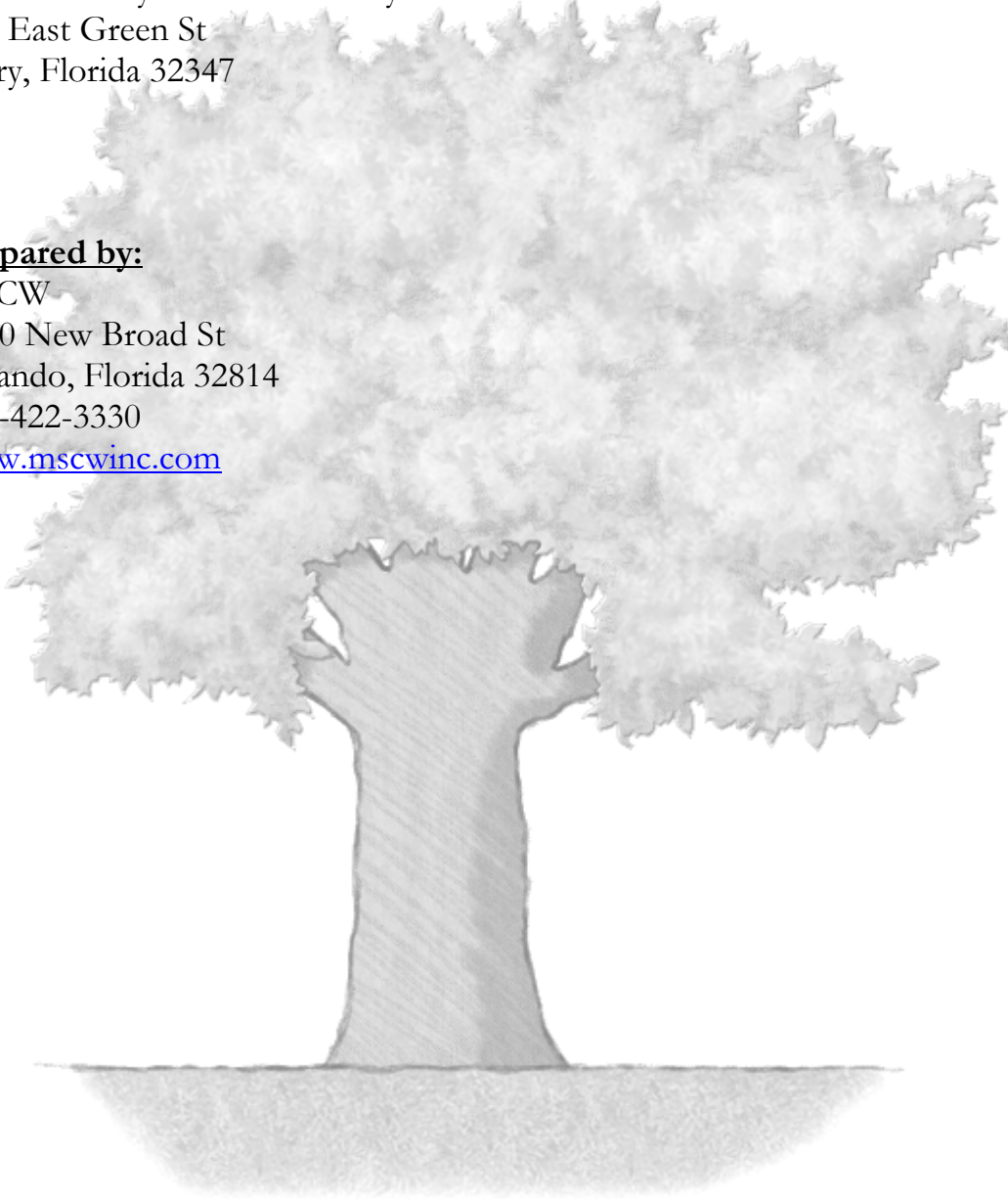
Vision 2060 Plan

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Taylor County Board of County Commissioners
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Acknowledgements

The Taylor County Vision 2060 could not have been completed without the participation and assistance of the following individuals:

Taylor County Board of County Commissioners

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Clay Bethea (*Chair*)
Rudolph Parker
Pat Patterson
Mark Wiggins

Perry City Council

Emily Ketring (*Mayor*)
Don Cook
Alphonso Dowdell
Doug Everett
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Malcolm Page
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Bob Brown, City of Perry Manager
Aaron Portwood, Taylor County Chamber of Commerce
Dawn Taylor, Taylor County Chamber of Commerce

The Vision 2060 Plan was prepared by and facilitated by MSCW, an Orlando-based planning, community design, environmental, and engineering firm. www.mscwinc.com



Executive Summary

As the population boom continues in the State of Florida, all portions of the state will continue to experience economic growth opportunities. Taylor County and the Nature Coast region will be no exception to this growth trend. Using data from the Bureau of Economic and Business Research (BEBR) for the period 2005-2030, the GeoPlan Center at the University of Florida predicts the state population will grow from 17.9 million in 2005 to 35.8 million in 2060. Because of the County's existing natural resources and features, proximity to the coastline, and the abundance of large tracts of rural land, Taylor County is a likely and attractive location for new growth and development.

There is historical precedent for rapid and unexpected growth to occur throughout the State of Florida. Analogue case studies of other selected Florida counties revealed that actual population growth often exceeded population growth projected by BEBR.

Through a robust public involvement process, community members identified Issues that should be considered when planning for future population growth. Key Issues included the following:

- Unplanned growth that is dispersed and low density in character:
 - Consumes more land
 - Increases commuting time
 - Increases fire and emergency response time and costs
 - Provides little opportunity for future public transit
 - Provides little opportunity for quality workforce housing
 - Is more expensive to build and maintain

- Unplanned growth in Taylor County may encroach into recreational lands and existing hunting leases, reducing opportunities for hunting, fishing, and other outdoor recreational activities – activities that help to define Taylor County's quality of life.

This document sets forth the foundation for future recommendations and strategies directed at allowing Taylor County to experience a healthy rate of growth in the most sustainable manner, one that will help protect those areas of the County that are unique from a historical, cultural, economic and environmental standpoint.

The Taylor County Vision 2060 was created with the involvement of diverse elements of the community including civic, business and government. Input from members of the Taylor County Vision 2060 Task Force, Committees, and individual citizens provided the foundation for the Vision. The Taylor County Vision 2060 is communicated both visually and in the form of key principles and policies that should provide a clear understanding and context for elected and appointed officials as they consider future revisions and amendments to the comprehensive plans for Taylor County and the City of Perry.

The *Taylor County Vision 2060* consists of two parts, both of which represent intersecting community values:





1. Part One is the selected development pattern, the ***Vision 2060 Plan***, which encourages a hierarchy of urban and rural places, allowing high quality communities to intersect with sustainable environmental stewardship. A clear directive from the Task Force was that the emerging County development pattern should focus on the natural environment and land stewardship to enhance the appeal of the County and the region and clearly differentiate it from the rest of the state.
2. Part Two consists of an Economic Development Plan that intersects with new infrastructure to unlock the true potential of Taylor County and the City of Perry. The goal of the Economic Development Plan is to 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.

The ***Vision 2060 Plan***, included as a component of the Taylor County Comprehensive Plan, represents a summary of the key development pattern components from Part One of the *Taylor County Vision 2060*. The ***Vision 2060 Plan***, along with the *Taylor County Vision 2060*, should be used by the County Commission when making future land use decisions.

The ***Vision 2060 Plan*** is not a regulatory document. It is an incentive-based approach that provides guidance to the community over a 50-year outlook. It is a tool that can be used as a “roadmap” for future land use decisions. No existing land use rights are changed or modified by adoption of the Vision 2060 Plan.

While the ***Vision 2060 Plan*** will serve as a guide to the County as it considers amendments to its Comprehensive Plan, it is recognized that future amendments to the Plan must be consistent with the requirements of Chapter 163, Part II, Florida Statutes.





Vision 2060 Plan

Acknowledgements

Executive Summary

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A. Context and Overview

As the population boom continues in the State of Florida, all portions of the state will continue to experience economic growth opportunities. Taylor County and the Nature Coast region will be no exception to this growth trend. Using data from the Bureau of Economic and Business Research (BEBR) for the period 2005-2030, the GeoPlan Center at the University of Florida predicts the state population will grow from 17.9 million in 2005 to 35.8 million in 2060. This follows a 40 year period from 1960 to 2000 where the state population increased by 300%. While the majority of this growth is anticipated to concentrate in the coastal regions of south Florida and along the I-4 corridor between Orlando and Tampa in east central Florida, constraints to development relative to the environment, infrastructure capacity, fiscal impacts and public policy will result in development pressure occurring outside these areas. The established urban areas of our state are now perceived as overbuilt, congested, and expensive. In-migration of new residents and existing Florida residents considering relocation or change in lifestyle and lifecycle will look to other parts of the state for a new Florida experience. The experience they seek is one that is grounded in a desire for a quality of life that is associated with increased access to open space amenities and recreational activities, less congestion, smaller schools, affordable land and housing, increased opportunities for civic engagement and a greater voice in shaping the built environment of their communities. These are all qualities that exist today in Taylor County.

Taylor County is located in Florida's Big Bend region, adjacent to the Gulf of Mexico. The County is part of Florida's "Nature Coast" which is known for its abundance of natural resources and environmental treasures that offer many opportunities for nature-based tourism. There are several environmental features that make this portion of the state a unique location and destination. Because of the existing natural resource and features, proximity to the coastline, and the abundance of large tracts of rural land, Taylor County is a likely and attractive location for new growth and development.

There is a historical precedent for rapid and unexpected growth to occur throughout the State of Florida. Similar counties (Citrus, Flagler, Hernando, Sumter and Walton) were used as "analogue case studies" to determine the difference between previously projected BEBR populations and actual population growth experienced as a result of a "structural change". The analogue case studies revealed that actual population growth often far exceeded population growth projected by BEBR.

Through a robust public involvement process, community members identified Issues that should be considered when planning for future population growth. Key Issues included the following:

- Major development allowed outside the City of Perry may cause it to lose its historic importance as the urban and commercial center for Taylor County and the region.
- Unplanned growth that is dispersed and low density in character:
 - Consumes more land
 - Increases commuting time
 - Increases fire and emergency response time





- Provides little opportunity for future public transit
 - Provides little opportunity for quality workforce housing
 - Is more expensive to build and maintain
- Unplanned growth in Taylor County may encroach into recreational lands and existing hunting leases, reducing opportunities for hunting, fishing, and other outdoor recreational activities important to maintaining the quality of life in Taylor County.
- Taylor County's agricultural and silvicultural heritage could be adversely affected as new development occurs throughout the County.

While rapid growth throughout Florida has led to economic growth opportunities, many communities have struggled with the cost of providing efficient infrastructure and public services to the increased population. *Taylor County Vision 2060* provides a long-term vision for Taylor County and its place as the economic center of the Big Bend Region. This document, the ***Vision 2060 Plan***, sets forth specific development patterns recommendations directed at allowing Taylor County to experience a healthy rate of growth in the most sustainable manner, one that will help protect those areas of the County that are sacred from a historical, cultural, economic and environmental standpoint.

Most important, the *Taylor County Vision 2060* has been created as a "shared vision." The *Taylor County Vision 2060* was created with the involvement of diverse elements of the community including civic, business and government. Input from members of the Vision 2060 Task Force, Committees, and individual citizens provided the foundation for the *Taylor County Vision 2060*. Information gathered has been evaluated and synthesized into the preferred development pattern that represents a consensus of the community and the quality of life they want to occur by 2060. The *Taylor County Vision 2060* is communicated both visually and in the form of key principles and policies that should provide a clear understanding and context for elected and appointed officials as they consider future revisions and amendments to the comprehensive plans for Taylor County and the City of Perry.

The *Taylor County Vision 2060* consists of two parts, both of which represent intersecting community values:

1. Part One is the selected development pattern, the ***Vision 2060 Plan***, which encourages a hierarchy of urban and rural places, allowing high quality communities to intersect with sustainable environmental stewardship. A clear directive from the Task Force was that the emerging County development pattern should focus on the natural environment and land stewardship to enhance the appeal of the County and the region and clearly differentiate it from the rest of the state.
2. Part Two consists of an Economic Development Plan that intersects with new infrastructure to unlock the true potential of Taylor County and the City of Perry. The goal of the Economic Development Plan is to 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.

The ***Vision 2060 Plan***, included as a component of the Taylor County Comprehensive Plan, represents a summary of the key development pattern components from Part One of the *Taylor County Vision 2060*. The ***Vision 2060 Plan***, along with the *Taylor County Vision 2060*, should be used by the County Commission when making future land use decisions. Only Part One: Vision 2060 Plan will be incorporated into the Taylor County Comprehensive Plan.





B. Visioning Process

i. Public Participation

With the support of the Taylor County Board of County Commissioners and the City of Perry City Council, the Taylor County Chamber of Commerce created a Vision 2060 Task Force composed of key community leaders to guide the visioning process. The mission of the Vision 2060 Task Force was “*To create a plan that guides future decisions that protect, sustain, and enhance our quality of life.*” In addition, four committees were established to identify key Issues and provide recommendations to the Task Force: The four committees were organized based upon the following categories:

- Housing and Economic Development;
- Environmental Analysis;
- Transportation & Infrastructure; and
- Development Patterns.

Membership in the four Committees was open to all Taylor County residents and businesses, and represented community organizations, government, the business community, and key community stakeholders. The Committees and Task Force met once a month over a nine month period.

The individual Committees were responsible for identifying Issues to be addressed and potential solutions to be considered for the future of Taylor County. The Task Force, which served as the clearinghouse for the recommendations from the Committees, was responsible for reviewing and selecting the preferred ***Vision 2060 Plan*** for adoption by local government officials. The Task Force provided regular updates to the Taylor County Board of County Commissioners and the Perry City Council.

ii. Oregon Model

The process used for developing the Taylor County Vision 2060 utilized a model approach created for the state of Oregon. This approach was selected based on past success using the model by the vision consultants, MSCW Inc., in other counties in the State of Florida. The approach provides the basic context for the community to understand the Issues, Strategies and Alternative solutions.

The Oregon Model incorporates a four step process, including the following:

- a) Contextual Analysis (Where are we now?)
- b) Trend Model Analysis (Where are we going?)
- c) Vision 2060 Alternatives (Where do we want to go?)
- d) ***Vision 2060 Plan*** (How do we get there?)

ii.a Contextual Analysis (Where are we now?)

The first step in the visioning process was to evaluate the current conditions (Where are we now?) in Taylor County. The individual Committees were presented with a contextual analysis of background information and data that illustrated current conditions of Taylor County: The full results of the Contextual Analysis are presented in the Taylor County Vision 2060.





ii.b. Trend Model Analysis (Where are we going?)

The next step in the visioning process was the Trend Model Analysis (Where are we going?) Similar counties (Citrus, Flagler, Hernando, Sumter and Walton) were used as “analogue case studies” to determine the difference between past projected BEBR populations and actual population growth as a result of a “structural change”. Structural changes, or catalysts for growth, include improvements in accessibility and infrastructure capacity; sale and conversion of large tracts of land to new urban development, such as retirement communities, new second/vacation homes, and bedroom communities; private developments providing their own services; and favorable governmental regulations.

Table I.B.1: Comparison of actual population and BEBR projections

Citrus County	1960	1970	1980	1990	2000	2007
Population	9,268	19,196	54,703	93,513	118,085	142,431
Change		9,928	35,507	38,810	24,572	24,346
% Growth		107.12%	184.97%	70.95%	26.28%	20.62%
BEBR Projection			51,900	80,700	105,900	

Flagler County	1960	1970	1980	1990	2000	2007
Population	4,566	4,454	10,913	28,701	49,832	100,050
Change		-112	6,459	17,766	21,131	50,216
% Growth		-2.45%	145.00%	163.00%	73.60%	100.80%
BEBR Projection			9,000	15,100	21,700	

Hernando County	1960	1970	1980	1990	2000	2007
Population	11,205	17,004	44,469	101,115	130,802	165,587
Change		5,799	27,465	56,646	29,667	34,765
% Growth		51.80%	161.50%	127.40%	29.40%	26.60%
BEBR Projection			40,700	60,900	78,600	

Sumter County	1960	1970	1980	1990	2000	2007
Population	11,869	14,839	24,272	31,577	53,345	86,433
Change		2,970	9,433	7,305	21,768	33,088
% Growth		25.00%	63.60%	30.10%	68.90%	62.00%
BEBR Projection			25,800	32,300	38,400	

Walton County	1960	1970	1980	1990	2000	2007
Population	15,576	16,087	21,300	27,760	40,601	55,788
Change		511	5,213	6,460	12,641	15,187
% Growth		3.30%	32.40%	30.30%	46.30%	37.40%
BEBR Projection			19,400	21,100	22,500	

Based on the lessons learned from the analogues, a 2060 target population was projected for Taylor County. It was determined that the County’s population could grow between four (4) to seven (7) times the current population by 2060. The 2007 permanent population is approximately 20,200 people and it was conservatively estimated that the permanent population would grow to about 95,000 people (or 4 times its current growth) by 2060. Approximately 72,000 housing units (or 60,000 new housing units) will be needed to serve the population projected for 2060.





This population projection, coupled with base data on the environment, infrastructure, housing, and other data from the Contextual Analysis, was utilized to prepare a model of what form development patterns in Taylor County *could* take based on a continuation of the current development trends. The Trend Model was then evaluated by the Committees and Task Force to identify the Issues that Taylor County and the City of Perry should address to protect, sustain, and enhance the quality of life and provide a development pattern that is sustainable into the future.

Table I.B.2: Taylor County projected population

	2007	2020	2040	2060
Population Projections	20,220 (Actual)	26,300	50,000	95,000
% Growth		30.0%	90.1%	90.0%
BEBR/1000 Friends		24,140	27,879	32,190

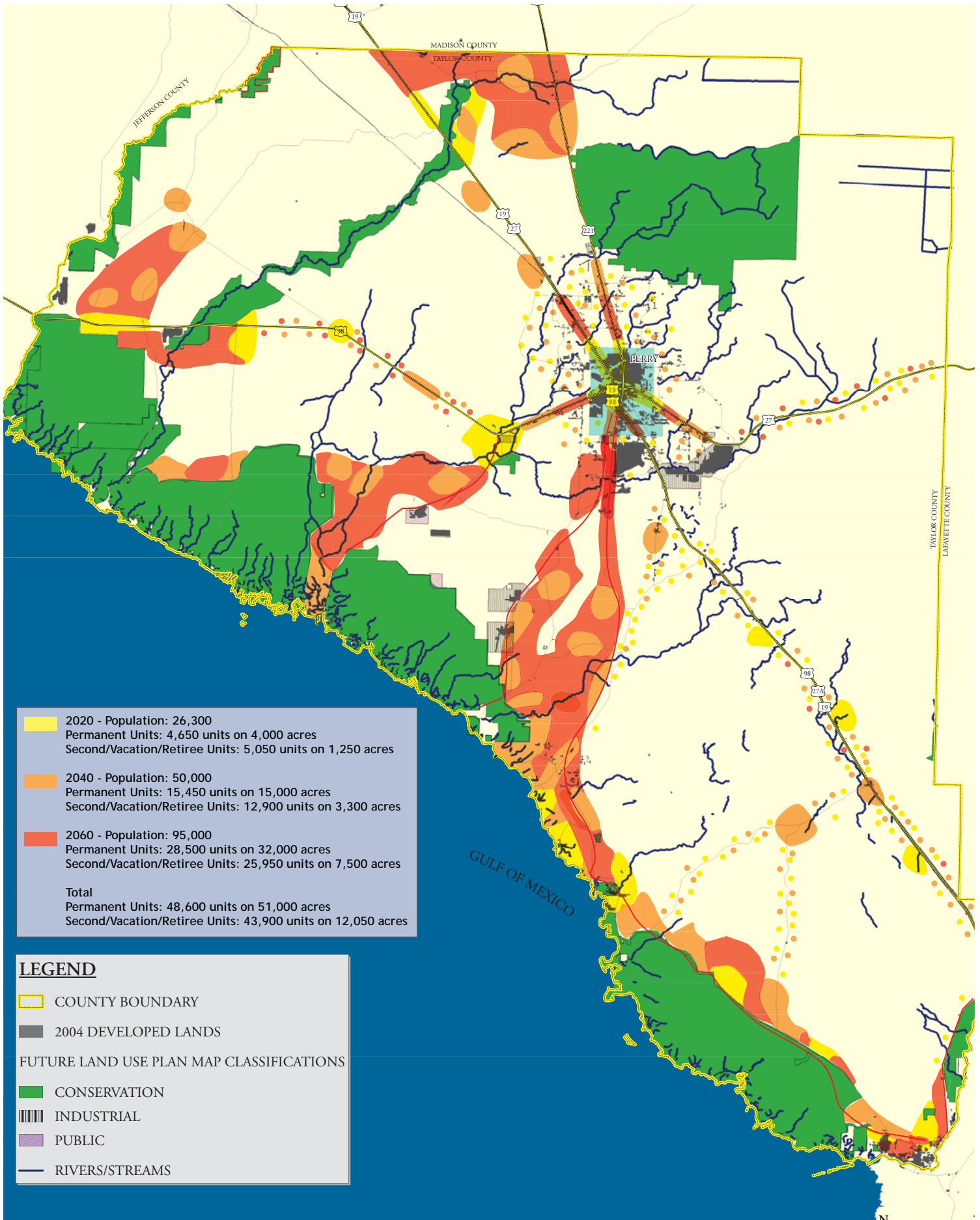
The Committees also participated in a “Chip Game,” an interactive group mapping exercise designed to help participants visualize the potential impact of adding the population projected for 2060 to Taylor County. The Committees individually illustrated this growth by placing “chips” of various sizes and residential density, representing the projected 2060 population, on a base map of Taylor County. The Chip Game was used to identify additional Issues that should be considered to address future population growth.

Picture I.B.1: Committee Chip Game Results



The full results of the Trend Model Analysis are presented in the Taylor County Vision 2060.







ii.c Vision Plan Alternatives (Where do we want to go?)

Principles, Strategies and Solutions were created to address the Issues identified by the Committees and Task Force in the Trend Model Analysis. Principles represent “values” for the ***Vision 2060 Plan*** to achieve, whereas Strategies and Solutions represent detailed tools or actions that can be used to implement the Vision.

Using the recommended Task Force’s Principles, Strategies and Solutions as a framework, three (3) Alternative development patterns were prepared. Each Alternative was created in graphic format and included key land use data and estimated costs of new infrastructure. Each Alternative was also evaluated by how strongly it correlated with 33 different Strategies and Solutions that influence urban form and growth. The land use data, estimated cost of new infrastructure, and evaluations allowed the Task Force to compare the different Alternatives and select a Preferred Alternative.

Alternative 1: Centers

The “Centers” alternative featured two separated urban service areas. The northern urban service area was located around the existing City of Perry and represented the most intensely developed area in Taylor County. The Regional Employment Center District provided a district edge between the urban services area and the rural services area to the north and south of the Perry center.

The southern urban service area was located along the coastline. The two urban service areas were separated by the rural district, providing a distinct edge for urban services. A new County Route 361 bypass route was proposed to preserve the existing rural character of CR-361 as a two-lane scenic highway. This alternative had the lowest estimated infrastructure and operating cost.

Alternative 2: Coastal Corridor

In the “Coastal Corridor” alternative, Suburban Village development connected the two separated urban centers shown in Alternative 1. As a result, the rural area that separated the two urban centers was not preserved. Suburban Village development also occurred north of Perry, and was not bounded by a Regional Employment Center District. The Compact Mixed Use Village development that surrounded Perry was compressed. A new County Route 361 bypass route was proposed to preserve the existing rural character of CR-361 as a two-lane scenic highway.





Alternative 3: US-27 Alt Corridor

The US-27 Alt Corridor alternative focused development along the existing four-lane divided road. It had three different urban centers: Perry, Salem, and Tennille, with Perry being the largest and most significant urban village. All three urban centers were connected by a regional commuter rail line, which was intended to serve Tallahassee and Gainesville. Development along the US-27 Alt corridor required significant roadway improvements to provide capacity for the 2060 population.

The existing four-lane divided highway was expanded to six lanes. Unlike the other alternatives, there was only moderate coastal development. However, CR-361 will likely need to be expanded to four lanes to accommodate the increased 2060 population. This alternative had the highest estimated infrastructure and operating cost.

The full results of the Vision 2060 Alternatives are presented in the *Taylor County Vision 2060*.



Description

The “Centers” alternative features two separated urban service areas. The northern urban service area is located around the existing City of Perry and represents the most intensely developed area in Taylor County. The Regional Employment Center District provides a district edge between the urban services area and the rural services area to the north and south of the Perry center.

The southern urban service area is located along the coastline. The two urban service areas are separated by the rural district, providing a distinct edge for urban services. A new County Route 361 bypass route is proposed to preserve the existing rural character of CR-361 as a two-lane scenic highway.

Characteristics

	Alternative 1: Centers
Taylor County Total Land Area	666,880
Total Urban Service Area*	178,000
Total Rural Area*	488,880
Percent Urban Service Area	27%
Percent Rural Area	73%
Total Wetlands in Urbanized Area*	49,000
Total Uplands in Urbanized Area*	129,000
Percentage of Wetlands in Urban Service Area	27%
Percentage of Uplands in Urban Service Area	73%

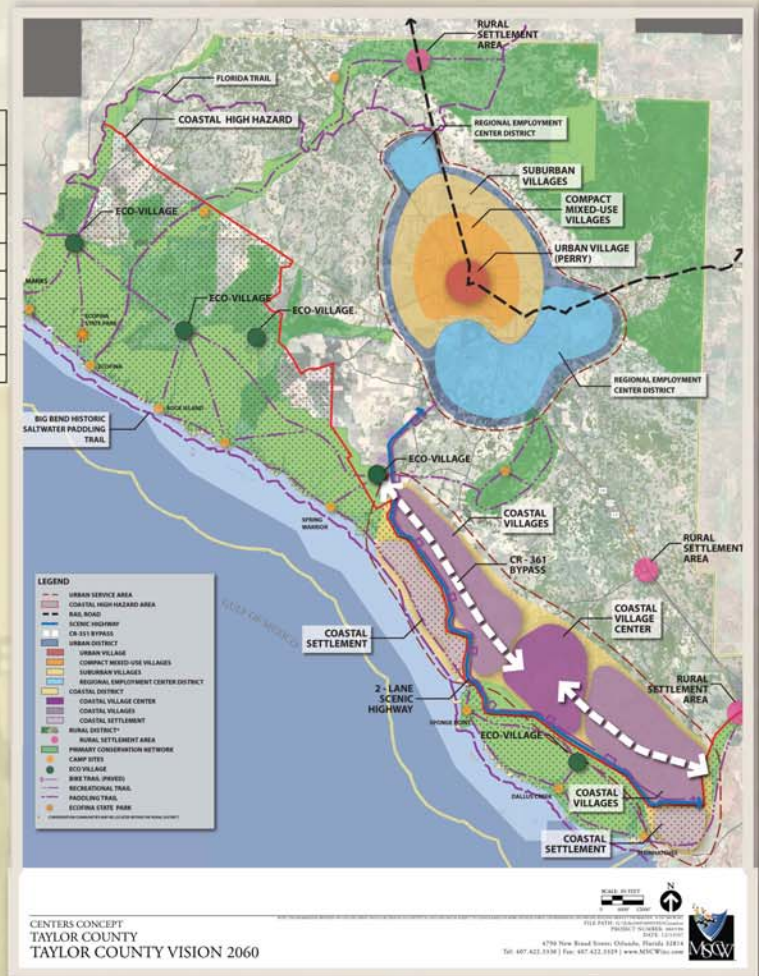
* Estimated Area

Qualitative Evaluation:

72 out of 100

Quantitative Evaluation:

Infrastructure and Operating Costs	Alternative 1: Centers
Roadway Improvement Costs	\$ 153,600,000
Water/Wastewater Improvement and Operating Costs	\$ 78,000,000
School Capacity Improvement Costs	\$ 203,000,000
Police/Fire/Ambulance Facility and Equipment	\$ 24,000,000
Hospital/Health Care Improvements	\$ 60,000,000
TOTAL COSTS	\$ 518,600,000



ALTERNATIVE 1: CENTERS



Description

In the “Coastal Corridor” alternative, Suburban Village development connects the two separated urban centers shown in Alternative 1. As a result, the rural area that separated the two urban centers is not preserved. Suburban Village development also occurs north of Perry, and is not bounded by a Regional Employment Center District. The Compact Mixed Use Village development that surrounds Perry is compressed.

A new County Route 361 bypass route is proposed to preserve the existing rural character of CR-361 as a two-lane scenic highway.

Characteristics:

	Alternative 2: Coastal Corridor
Taylor County Total Land Area	666,880
Total Urban Service Area*	184,000
Total Rural Area*	482,880
Percent Urban Service Area	28%
Percent Rural Area	72%
Total Wetlands in Urbanized Area*	53,000
Total Uplands in Urbanized Area*	131,000
Percentage of Wetlands in Urban Service Area	29%
Percentage of Uplands in Urban Service Area	71%

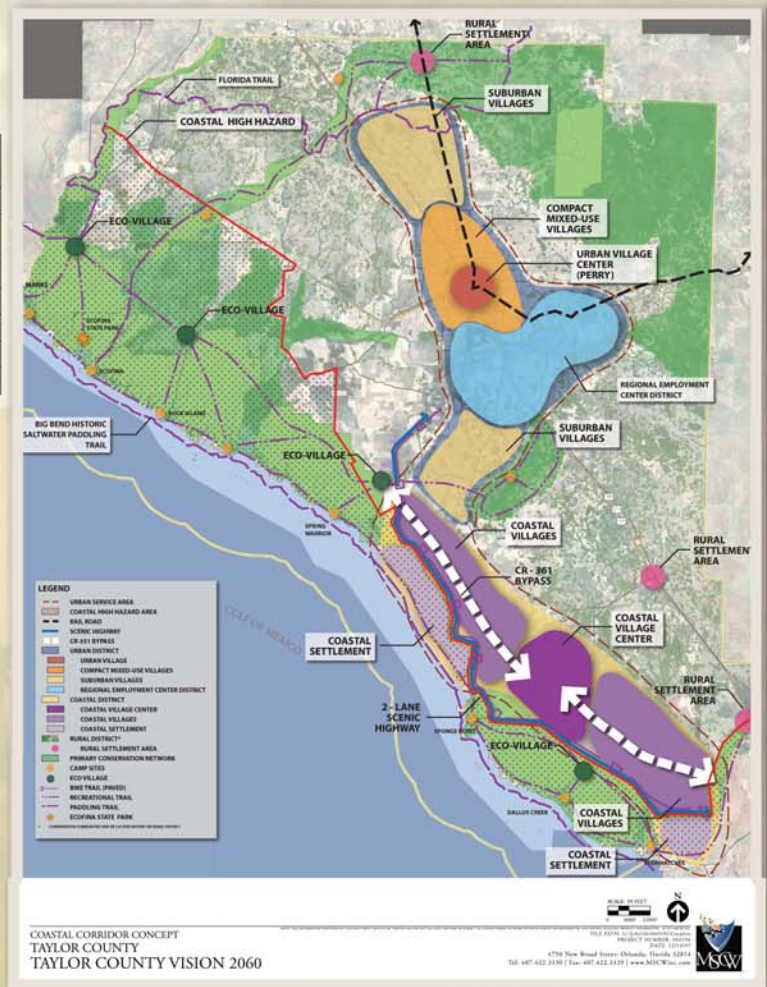
*Estimated Area

Qualitative Evaluation:

60 out of 100

Quantitative Evaluation:

Infrastructure and Operating Costs	Alternative 2: Coastal Corridor
Roadway Improvement Costs	\$ 195,200,000
Water/Wastewater Improvement and Operating Costs	\$ 90,000,000
School Capacity Improvement Costs	\$ 207,000,000
Police/Fire/Ambulance Facility and Equipment	\$ 32,000,000
Hospital/Health Care Improvements	\$ 60,000,000
TOTAL COSTS	\$ 584,200,000



ALTERNATIVE 2: COASTAL CORRIDOR



Description

The US-27 Alt Corridor alternative focuses development along the existing four-lane divided road. It has three different urban centers: Perry, Salem, and Tennille, with Perry being the largest and most important urban village. All three urban centers may be connected by a regional commuter rail line, which is intended to serve Tallahassee and Gainesville.

Unlike the other alternatives, there is only moderate coastal development. However, CR-361 will likely need to be expanded to four lanes to accommodate the increased 2060 population

Development along the US-27 Alt corridor will require significant roadway improvements to provide capacity for the 2060 population. The existing four-lane divided highway will be expanded to six lanes.

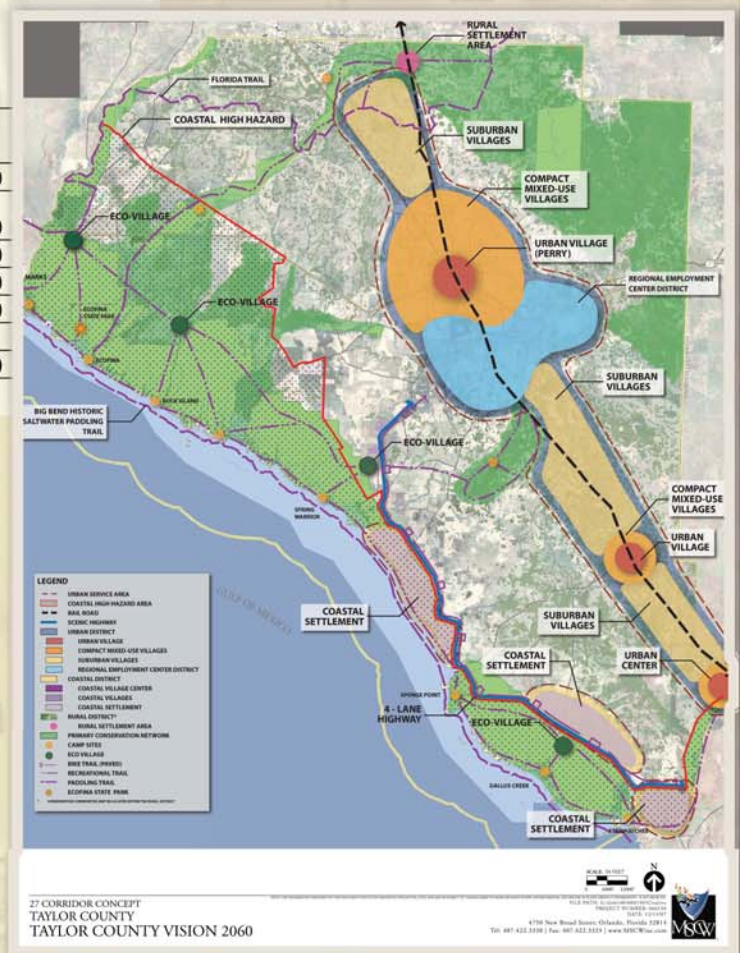
Characteristics

	Alternative 3: US-27 Alt Corridor
Taylor County Total Land Area	666,880
Total Urban Service Area	170,494
Total Rural Area	496,386
Percent Urban Service Area	26%
Percent Rural Area	74%
Total Wetlands in Urbanized Area	49,392
Percentage of Wetlands in Urban Service Area	29%
Percentage of Uplands in Urban Service Area	71%

Qualitative Evaluation: 53.7 out of 100 points

Quantitative Evaluation:

Infrastructure and Operating Costs	Alternative 3: US-27 Alt Corridor
Roadway Improvement Costs	\$ 221,000,000
Water/Wastewater Improvement and Operating Costs	\$ 141,500,000
School Capacity Improvement Costs	\$ 218,000,000
Police/Fire/Ambulance Facility and Equipment	\$ 34,000,000
Hospital/Health Care Improvements	\$ 30,000,000
TOTAL COSTS	\$ 644,500,000



ALTERNATIVE 3: US-27 ALT CORRIDOR





ii.d **Vision 2060 Plan** (*How do we get there?*)

The Preferred Alternative selected by the Task Force is a modification of the “Centers” Alternative, now referred to as the “Centers Plan”. The Centers Plan is the basis of the **Vision 2060 Plan** for adoption by local officials as a component of the Comprehensive Plan. The **Vision 2060 Plan** includes graphic and narrative elements to address the recommended development pattern and Hierarchy of Places necessary to build a sustainable community.

The **Vision 2060 Plan** is described fully in Section C of this document.

The following information can be found in the *Taylor County Vision 2060*:

1. Conceptual designs illustrating how place-making guidelines can be applied to specific areas of Taylor County and the City of Perry.
2. Strategies for implementing the *Taylor County Vision 2060*.
3. Quality of life benchmarks for monitoring progress toward the *Taylor County Vision 2060*.
4. Specific actions that should be taken over the near-term and long-term to implement the vision in the areas of: Housing and Economic Development, Environmental Protection, Infrastructure, and Development Patterns.





C. *Vision 2060 Plan*

i. *The Vision 2060 Plan*

The *Vision 2060 Plan* is a proactive planning tool that was created and adopted by the Taylor County community. The *Vision 2060 Plan* addresses the Issues that could have a negative impact on Taylor County. Rather than merely reacting to proposed development, the *Vision 2060 Plan* establishes guiding principles and strategies to guide future growth and development decisions that will:

- Protect the natural environment;
- Promote economic development;
- Enhance the quality of life of all community members;
- Establish and provide incentives for sustainable patterns of growth; and
- Provide a long-term guide for elected officials, decision-making bodies, and the community.

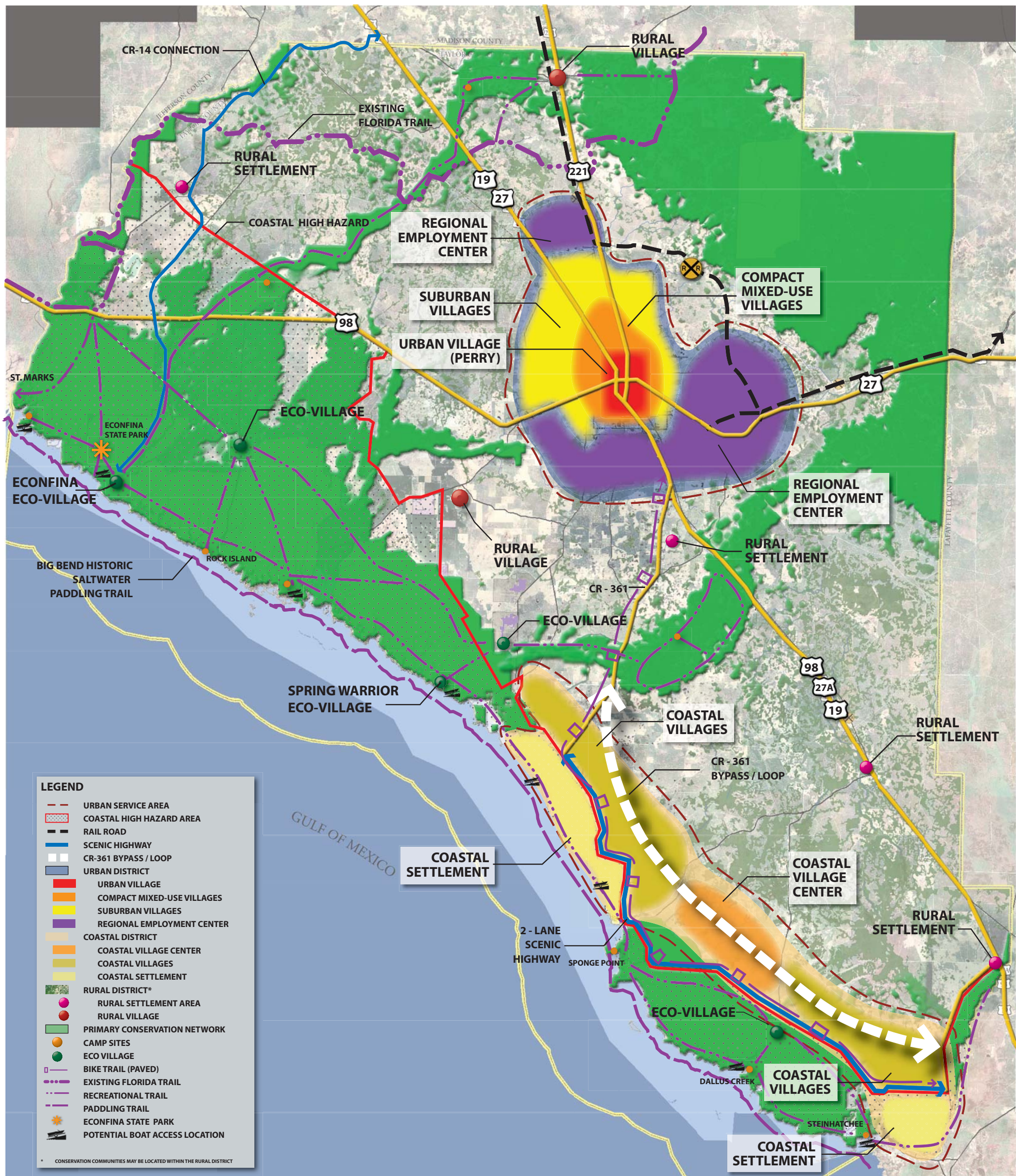
The *Vision 2060 Plan* includes a graphic portrayal of areas designated for development and areas designated for conservation. There are two Urban Service Areas (USAs), where urban development and infill is encouraged to occur. The Urban Services Area represents the limit of municipal services, such as centralized public water and wastewater. Urban Service Areas are divided into different districts, in which certain sustainable community types, such as Compact Mixed Use Villages, Coastal Village Centers, and Regional Employment Centers, are permitted. Detailed descriptions of each community type can be found in the *Taylor County Vision 2060*.

The northern Urban Service Area is located around the existing City of Perry and represents the most intensely developed area in Taylor County. The Regional Employment Center District provides a district edge between the Urban Services Area and the Rural Services Area to the north and south of the Perry center. The southern Urban Service Area is located along the coastline. The two Urban Service Areas are separated by the Rural Services Area, providing distinct boundaries for municipal services. A new County Route 361 bypass route is proposed to preserve the existing rural character of CR-361 as a two-lane scenic highway.

All other land is located within the Rural Services Area (RSA), where preservation of land is encouraged through incentives. The Rural Service Area represents an area of limited public services, with development typically served by wells, septic tanks and individual package wastewater treatment plants, rather than centralized public water and wastewater. Community types within the Rural Services Area include Rural Settlements, Rural Villages, Ecological Villages, and Conservation Communities. These sustainable communities are characterized by clustered development to protect agricultural land and environmentally sensitive areas. Detailed descriptions of each community type can be found in *Taylor County Vision 2060*.

Approximately 16% of the land area in the *Vision 2060 Plan* is located within the Urban Service Area (USA), with 84% remaining in the Rural Service Area (RSA). The *Vision 2060 Plan* can accommodate between 50,000 and 188,000 new housing units. Due to the compact nature of the development pattern, the infrastructure and operating cost of the *Vision 2060 Plan* is less expensive than the three Alternatives that were evaluated by the Vision 2060 Task Force.





TAYLOR COUNTY
VISION 2060 PLAN - "CENTERS"

SCALE: IN FEET
0 6,000' 12,000'

N

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ii. *Hierarchy of Place and Community Types*

The **Vision 2060 Plan** is organized into a Hierarchy of Urban and Rural Places. The Hierarchy of Place is designed as an alternative to piecemeal planning and will discourage urban sprawl within the County. The Hierarchy of Place identifies different Community Types as the building block to achieve growth in a complete, compact and integrated urban form. It is intended to reduce the reliance on the automobile, provide a greater variety of land uses closer to work and home, and create opportunities for pedestrian, bicycle, and potential future transit use. The Community Types provides typical standards for mixtures of residential and non-residential land uses, building form and size, permanent open space, protected conservation land, and wildlife corridors.

There are three (3) different District types within the Hierarchy of Place: Urban; Coastal; and Rural. Different Community Types are permitted within each District. Each Community Type is unique, and should be planned in the form of complete and integrated neighborhoods, containing housing, shops, workplaces, schools, parks, and civic facilities essential to the daily life of residents. The Community Types are listed below by District. Typical performance standards for each Community Type can be found in the *Taylor County Vision 2060*.

➤ **Urban Services Area**

○ **Urban District**

▪ **Urban Village**

This community type is intended to be the most intense development in Taylor County. It is a combination of the existing built environment (downtown Perry) and new development in the form of infill, redevelopment, and complementary new construction within and immediately adjacent to Perry. The Urban Village Center is the cultural, economic, and population center of the County and the region.

▪ **Compact Mixed Use Village**

This community type is a medium density, mixed use community, located outside of the urban village. It contains between two and four neighborhoods, each within a quarter mile walk of a central elementary school and / or public park. A mixed use village center is located at the intersection of the neighborhoods, and provides sufficient non-residential land to support the daily needs of the village residents.

▪ **Suburban Village**

This community type is a medium density development located within the urban district. The primary use is residential. It contains limited neighborhood commercial, office, and services. These uses are primarily oriented towards automotive use.

▪ **Regional Employment Center**

The Regional Employment Center provides a designated area for industrial parks, airport and logistical support uses, higher educational campuses (college campus or research park) and business/office parks. Different uses may be broken into separate sites within the Regional Employment Center. It may contain multifamily residential and commercial uses to provide a jobs-





housing balance, but the primary purpose of the Regional Employment Center is employment center. Residential should be compatible and may provide a transition between the Regional Employment Center District and adjacent Urban Districts

o Coastal District

▪ Coastal Village Center

This community type is a mixed use center, located adjacent to, and serving, one or more Coastal Villages. It has a mix of uses, including residential, commercial, office, educational, and institutional.

▪ Coastal Village

This community type represents a medium density village in close proximity to the Taylor County coastal resources. It is primarily residential in nature. Coastal Towns should contain authentic architecture, distinctive civic design, and traditional street patterns to provide a unique identity.

▪ Coastal Settlement

Coastal Settlements are limited expansions of existing coastal places, such as Keaton Beach, Dekle Beach, and Steinhatchee, and may include infill redevelopment. Coastal Settlements are typically located within the Coastal High Hazard Area (CHHA), as designated on the Taylor County Future Land Use Map 2015 (Amended on November 6, 2006 by Ordinance 06-17).

Only those parcels of land that are “Designated Urban Development Areas” as depicted on the Taylor County Future Land Use Plan Map 2015 on the effective date of the Stipulated Settlement Agreement DOAH Case No. 06-1537GM are permitted up to 12 dwelling units per acre, if served by community or public water and sanitary sewer systems. All other development in the Coastal Settlement Area is limited to one (1) dwelling unit per acre when clustered. The overall gross density for this area generally remains one (1) dwelling unit per five (5) acres, or as otherwise depicted on the Official Taylor County Future Land Use Plan Map 2015.

➤ Rural Services Area

o Rural District

▪ Rural Village

The Rural Village is an extension and expansion of the existing Shady Grove rural community, located at the intersection of US-221 (Shady Grove Road) and CR-14 (Alton Wentworth Road). The rural village has limited neighborhood commercial and services designed to serve the surrounding rural community. A separate Rural Village may also be located at the intersection of Hampton Springs Road and Courtney Grade Road to support the existing prison.





- **Rural Settlement**
This community type is intended for rural areas only. It represents a traditional development pattern in Taylor County, and may be existing communities, such as Salem and Lake Bird. The rural settlement has limited neighborhood commercial and services designed to serve the surrounding rural community.
- **Conservation Community**
This community type is permitted in rural areas only. Residential units should be clustered to limit the total development footprint and to preserve open space to the greatest extent practical. Density ranges from 1 unit per 5 acres and 1 unit per 20 acres, based upon existing Future Land Use Map designations, and should be clustered at a maximum density of 1 unit per acre. The remaining land that is not cluster development is to be preserved for agriculture or related uses, such as silviculture.
- **Ecological Village**
This community type is located in close proximity to conservation lands and Primary Conservation Network in Taylor County. The Ecological Village is intended to provide nature-based commercial and tourism services, as well as lodging and short term rental housing for community residents and tourists. Facilities and access to outdoor recreation, such as hunting, fishing, hiking, and trail riding, is required. Public access to water resources for both motorized and non-motorized boats is provided where possible.
- **Primary Conservation Network**
The purpose of the Primary Conservation Network is to establish an interconnected open space system that protects sensitive ecological habitats for numerous common and protected wildlife and plant species while allowing passive recreation uses such as pedestrian and bike trails, agricultural/silviculture uses, and resource activities such as hunting and fishing uses.

Please see the *Taylor County Vision 2060* for additional community character details. The typical performance standards are intended to be guidelines that differentiate urban form and character between Community Types.

The following table describes typical density ranges with potential earned bonuses for each Community Type. Typical land uses for each Community Type are also described.





Summary of the Hierarchy of Place

Community Type	Typical Density (1)	Maximum Density (with bonus) (2)	Typical Open Space (3)	Typical Uses
Urban Village	5 dwelling units per acres	24 dwelling units per acre	20%	Regional commercial, office, institutional, residential, lodging civic, educational, parks, plaza
Compact Mixed Use Community	4 dwelling units per acre	12 dwelling units per acre	30%	Residential, commercial, lodging, office, and institutional
Suburban Village	3 dwelling units per acres	5 dwelling units per acre	30%	Residential, neighborhood commercial and office
Regional Employment Center District	n/a	n/a	30%	Industrial, airport support, warehouse distribution, manufacturing, flexible space, multi-tenant, freight forwarding, business and office parks, educational and training, campus, and medical campus, residential, lodging, commercial, institutional
Coastal Village Center	3 dwelling units per acres	12 dwelling units per acre	25%	Mixed use center consisting of commercial, office, educational, institutional, and residential, lodging, and resort recreation
Coastal Village	3 dwelling units per acres	5 dwelling units per acre	30%	Residential, convenience retail and services, lodging
Coastal Settlement	1 dwelling unit per acre (when clustered. Overall gross density is based on existing land use entitlements)	12 dwelling units per acre (4) (consistent with DCA Stipulated Settlement Agreement DOAH Case No. 06-1537GM)	40%	Residential, retail and services, water access/boat ramp, and resort recreation. Lodging. Includes existing commercial and office uses in Keaton Beach, Dekle Beach, and Steinhatchee. Schools and Institutional
Rural Settlement	1 dwelling unit per acre (when clustered)	2 dwelling units per acre (when clustered)	25%	Residential, neighborhood commercial and local services
Rural Village	0.5 dwelling units per acres	3 dwelling units per acre	25%	Residential, neighborhood commercial and office. Includes existing uses in Shady Grove
Conservation Community	1 dwelling unit per acre (when clustered)	2 dwelling units per acre (when clustered)	40%	Clustered residential, neighborhood commercial, active agriculture and silviculture
Ecological Village	Density is based on existing land use entitlements	1 dwelling unit per acre (when clustered)	60%	Lodging, residential, convenience retail, recreational retail
Primary Conservation Network	Density is based on existing land use entitlements	n/a	n/a	Parks, passive recreation areas, agriculture/silviculture, hunting / fishing, limited residential, and nature-based tourism activities. Ecological Villages may be permitted.

Notes:

(1) Density refers to adjusted gross density, computed by using total land of a parcel less water bodies and jurisdictional wetlands. Density credits should be provided at a ratio of one (1) dwelling unit per five (5) acres of wetlands preserved.

(2) Density bonuses may be allowed for inclusion of work force housing, energy and water efficient development, or through a transfer of development rights

(3) Open Space is computed after adjusted gross density. Open Space includes parks and stormwater management areas

(4) Only those parcels of land that are “Designated Urban Development Areas” as depicted on the ‘Taylor County Future Land Use Plan Map 2015’ on the effective date of the Stipulated Settlement Agreement DOAH Case No. 06-1537GM are permitted up to 12 dwelling units per acre, if served by community or public water and sanitary sewer systems.





iii. *Vision Statement*

The following Vision Statement was prepared to provide the context for what Taylor County will have achieved by the year 2060. The Vision Statement reflects the implementation of the *Taylor County Vision 2060*.

“By the year 2060, citizens of Taylor County should be able to describe their county and communities in these terms:

Taylor County is a harmonious community which has been able to maintain its rural and small town character and quality of life. Taylor County is a community committed to community-wide excellence in its educational, medical, employment and recreational opportunities. We pride ourselves in our respect for our tradition and heritage and we are excited about our future.

We have been able to manage our growth and protect our natural resources environment and small town atmosphere. Through growth management and ongoing planning, Taylor County has become a county of opportunity. We have well planned and fully serviced centers of economic activity which provide jobs, goods and services for the entire region. We have a variety of fully served residential villages with protected open spaces which reflect our rural heritage. Our living places and work places are connected by well designed, functional transportation corridors. Our air is clear and our water is pure. Our historic heritage as the “Tree Capital of the South” has been preserved through careful and thoughtful planning.

To sustain our growth and our quality of life, every public and private action is strictly judged by its impact on our natural and manmade environment and on our overall quality of life.

The Taylor County Vision 2060 has had a significant impact on our community. Over the last 50 years, the implementation of the Taylor County Vision 2060 has improved the quality of life for Taylor County citizens by achieving the following:

Development Patterns

- *Created a balance between natural resources and new communities, resulting in thoughtfully planned development that respects that natural environment*
- *Adopted a hierarchy of urban and rural places for new development, resulting in a separate and complete “villages”, not suburban sprawl*
- *Redeveloped downtown Perry as the urban, economic and cultural central community of the region*

Environmental

- *Protected water quality and quantity throughout the County*
- *Protected critical wildlife habitats and corridors*
- *Promoted multiple uses and sustainable agriculture/forest resources to preserve the historic heritage as the “Tree Capital of the South”*





Economic Development and Housing

- *Created an effective workforce development system with strong linkages and participation from public schools, community colleges, and universities*
- *Diversified the economy by establishing relationships between universities, research institutions, and local businesses*
- *Developed a set of workforce training incentives and provided adequate workforce housing*
- *Created industrial parks, business/office parks, and research parks around Perry*

Transportation & Infrastructure

- *Improved approaches to Downtown Perry to draw visitors and commerce*
- *Determined appropriate public service areas for the efficient provision of utilities*
- *Improved the quality of public schools*

iv. Status of Vision 2060 Plan

The ***Vision 2060 Plan*** is not a regulatory document. It is an incentive-based approach that provides guidance to the community over a 50-year outlook. It is a tool that can be used as a “roadmap” for future land use decisions. No existing land use rights are changed or modified by adoption of the Vision 2060 Plan.

The typical standards described in the Hierarchy of Place are intended to explain the anticipated characteristics of each community type. They are not intended to be regulatory requirements, but may provide guidance for future updates to the Comprehensive Plan and/or Land Development Code.

Adoption of the ***Vision 2060 Plan*** by the Taylor County Board of County Commissioners does not automatically grant the increased land use rights described in the *Taylor County Vision 2060*. Specific Elements of the Comprehensive Plan may be amended at appropriate times to facilitate implementation of the ***Vision 2060 Plan***. Land owners will have the option to apply for the development rights described in the *Taylor County Vision 2060* through Comprehensive Plan Amendments. The current land use designations, or the current vested land use, remain in place until specific Comprehensive Plan Amendments are approved by the Taylor County Board of County Commissioners and the Administration Commission of the Department of Community Affairs issues a final order finding the adopted amendment is in compliance as defined by Section 163.3184(1)(b), F.S. The amendment must be in effect and not subject to any appeal.

While the ***Vision 2060 Plan*** will serve as a guide to the County as it considers amendments to its Comprehensive Plan, it is recognized that future amendments to the Plan must be consistent with the requirements of Chapter 163, Part II, Florida Statutes.

