

2025-2026 John M. DeGrove Webinar Series

BEYOND THE ZONING MAP

**HOW FLORIDA COMMUNITIES ARE
PLANNING FOR THE FUTURE**



November 12, 2025

1000FOF.ORG



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Dr. John M. DeGrove

May 4, 1924 – April 13, 2012



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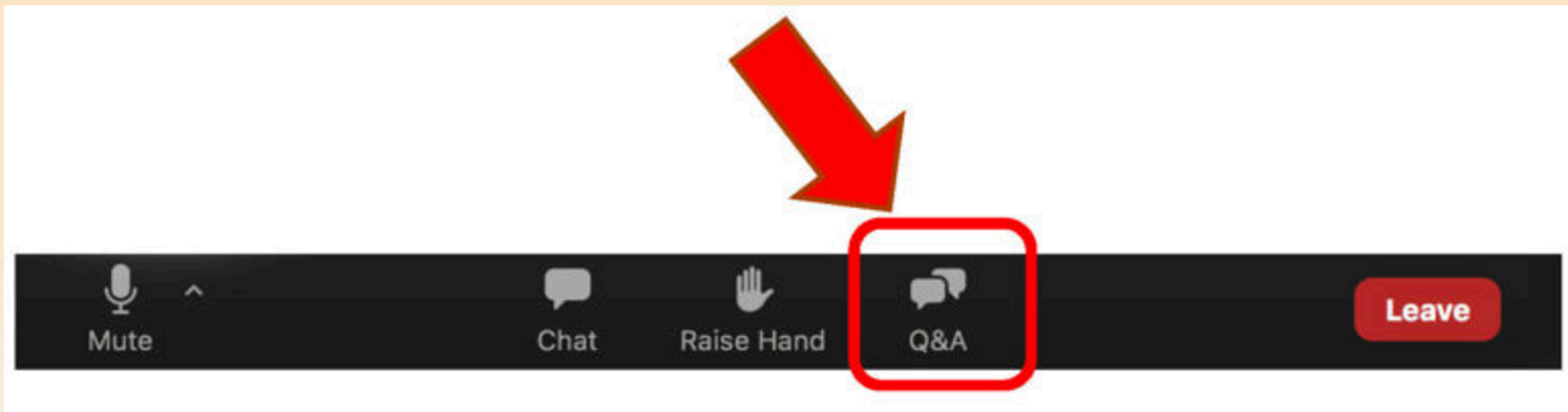
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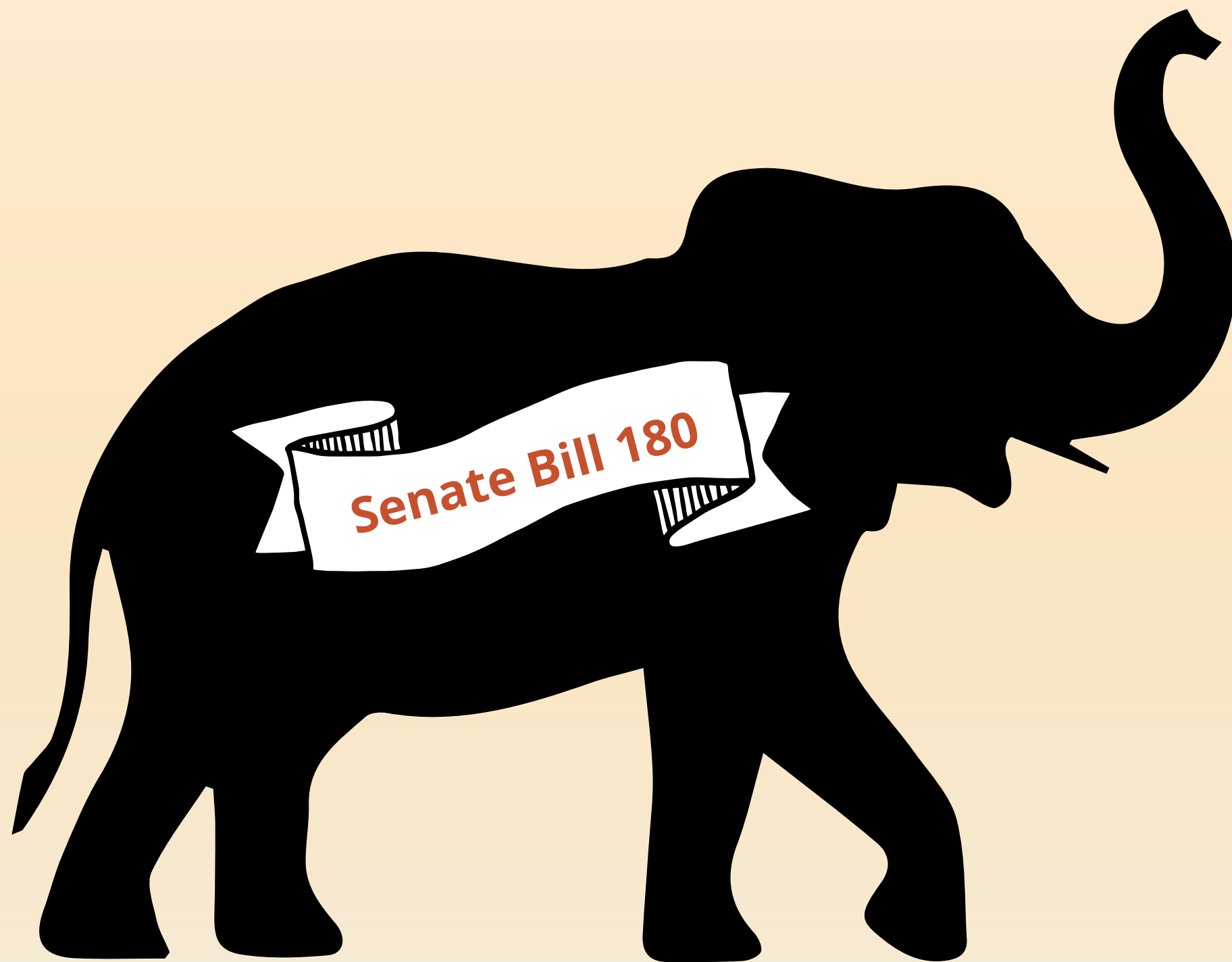
Questions & Answers

Please submit questions for speakers using the Q&A button on your Zoom control panel.

Keep questions succinct and, if possible, indicate who your question should be directed to.



We Know It's Complicated Right Now...





Timothy Maslow



Nousheen Rahman



Eliza Harris Juliano

Timothy Maslow



Timothy Maslow serves as the Community Development Director for the City of Groveland, Florida, where he oversees the City's Community & Economic Development Department, including Planning & Zoning, Building & Permitting, Code Compliance, Economic Development, and Conservation & Strategic Initiatives.

Since joining Groveland in 2019, Tim has led a comprehensive rewrite of the Future Land Use and the Community Development Code—grounded in traditional town-planning principles and an agrarian-urban vision—to guide one of Florida's fastest-growing communities while preserving its natural character. He is spearheading several new walkable village developments with a focus on housing variety, affordability and proximity to nature, and is advancing a city-wide strategic plan in celebration of Groveland's centennial. A resident of Groveland, Tim enjoys running the South Lake Trail with his wife Mary and daughter Charlotte.

Nousheen Rahman, AICP



Nousheen is an urban planner from Pinellas County, Florida, working at the intersection of land use, transportation and economic development. In her role at Forward Pinellas, she leads local and regional planning initiatives to advance projects from vision to implementation, connecting people to opportunities through data-driven decision-making, strategic policy and community engagement. Her experience includes crafting context-driven development standards, aligning local land use plans and regional transportation priorities and translating community feedback and technical data into strategies that expand mobility options and create opportunities for all.

Eliza Harris Juliano, CNU-A



Eliza serves as Principal and Senior Urban Planner with Kimley-Horn in Orlando, where she leads urban design and community-planning initiatives focused on crafting walkable, mixed-use places that connect land use, mobility and public space. With more than a decade of professional experience in Central Florida planning practice, Eliza partners with local governments, developers and community stakeholders to update comprehensive plans, rewrite development codes, and implement form-based, people-centered planning frameworks.

She also serves on the Board of Bike/Walk Central Florida and is a former board member of the Congress for the New Urbanism — where her advocacy for safer streets, complete communities and transit-friendly neighborhoods has been a consistent theme. Eliza holds a master's degree in urban planning from Harvard University and is based in Orlando, Florida, where she lives and engages in local civic efforts that reflect her vision of designing cities for people.

CITY OF GROVELAND

Adopting Form Based Codes

1000 Friends – November 12, 2025



Overview

- 1) Use Based vs. Form Based Code
- 2) Groveland's Planning Efforts
- 3) Adopting FBC – Step by Step Process



- Mix land uses
- Take advantage of compact building design
- Create a range of housing opportunities and choices
- Create walkable neighborhoods
- Foster distinctive, attractive communities with a strong sense of place
- Preserve open space, farmland, natural beauty, and critical environmental areas
- Strengthen and direct development towards existing communities
- Provide a variety of transportation choices
- Make development decisions predictable, fair, and cost effective
- Encourage community and stakeholder collaboration in development decisions



TRADITIONAL NEIGHBORHOOD

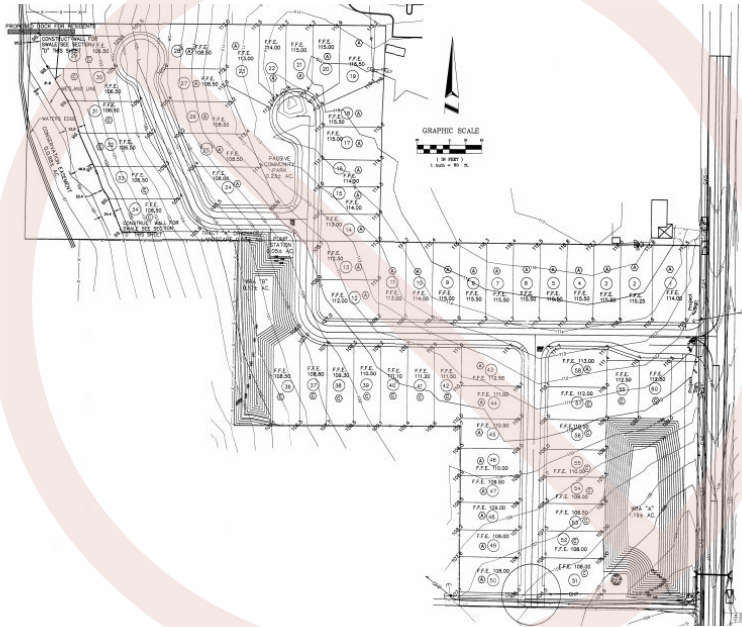


SUBURBAN SPRAWL



Old Code

Parks and Trails are not required and very rarely (if ever) are built in new PUDs.



New Code

Parks and Trails will be integrated into every new community.



Typical House – Pre Code Update

Home Value	\$400,000
Down Payment @ 5%	\$20,000
Interest Rate	6.5%
Term	30 years
Property Taxes	\$3,425
Insurance	\$1,500
Monthly HOA	\$75
Monthly PMI	\$75
Mortgage Payment	\$2,962
<i>Income to reach 25%</i>	<i>\$142,476</i>





City of Clermont – Zoning Matrix

ZONING DISTRICT		MINIMUM LOT SIZE	MINIMUM LOT WIDTH (at street and building setback line)	MINIMUM HOUSE SIZE	SETBACKS			
					FRONT	CORNER (FRONT SIDE ST.)	SIDE	REAR
UT	Urban Transition	5 acres	250 ft. at street 500 ft. at building	1,500 sq. ft.	50 ft. U.S. 27, S.R. 50 & Hartwood Marsh 35 ft. other streets	50 ft. U.S. 27, S.R. 50 & Hartwood Marsh 35 ft. other streets	15 ft. interior side	25 ft.
UE	Urban Estate Low Density Residential	1 acre	75 ft. at street 150 ft. at building	1,500 sq. ft.	35 ft.	35 ft.	15 ft. interior side	25 ft.
R-1-A	Single-family Low Density Residential	13,000 sq. ft. (10,000 sq. ft. if platted prior to 9/26/2000)	50 ft. at street 100 ft. at building	1,500 sq. ft.	35 ft.	35 ft.	9 ft. interior side	25 ft.
R-1	Single-family Medium Density Residential	10,000 sq. ft. (7,500 sq. ft. if platted prior to 9/26/2000)	50 ft. at street 85 ft. at building (75 ft. if platted prior to 9/26/2000)	1,000 sq. ft.	25 ft.	25 ft.	7.5 ft. interior side	25 ft.
R-2	Medium Density Residential	Single-family: 7,500 sq. ft. Two-family: 10,000 sq. ft. Multi-family: 5,000 sq. ft. per unit	Single-family & two-family: 50 ft. at street 75 ft. at building Multi-family: 50 ft. at street 100 ft. at building	Single-family: 1,000 sq. ft. Two-family: 700 sq. ft.	25 ft.	25 ft.	7.5 ft. interior side	25 ft.
R-3-A	Residential/Professional	Single-family: 7,500 sq. ft. Two-family: 10,000 sq. ft. Multi-family: 5,000 sq. ft. per unit	Single-family & two-family: 50 ft. at street 75 ft. at building Multi-family: 50 ft. at street 100 ft. at building	Single-family: 1,000 sq. ft. Two-family: 700 sq. ft. Multi-family: 600 sq. ft.	25 ft.	25 ft.	Single-family & Duplex: 7.5 ft. Multi-family, Townhomes & Office: 15 ft.	25 ft.
R-3	Residential/Professional	Single-family: 7,500 sq. ft. Two-family: 10,000 sq. ft. Multi-family: 3,500 sq. ft. per unit	Single-family & two-family: 50 ft. at street 75 ft. at building Multi-family: 50 ft. at street 100 ft. at building	Single-family: 1,000 sq. ft. Two-family: 700 sq. ft. Multi-family: 600 sq. ft.	25 ft.	25 ft.	Single-family & Duplex: 7.5 ft. Multi-family, Townhomes & Office: 15 ft.	25 ft.
O-1	Office	-	-	-	25 ft.	25 ft.	10 ft.	25 ft.
C-1	Light Commercial	-	-	-	50 ft. U.S. 27, S.R. 50 & Hartwood Marsh 25 ft. other streets	50 ft. U.S. 27, S.R. 50 & Hartwood Marsh 25 ft. other streets	12 ft. interior 50 ft. U.S. 27, S.R. 50 & Hartwood Marsh 25 ft. adj. to Residential and other streets	25 ft.
C-2	General Commercial	-	-	-	50 ft. U.S. 27, S.R. 50 & Hartwood Marsh 25 ft. other streets	50 ft. U.S. 27, S.R. 50 & Hartwood Marsh 25 ft. other streets	12 ft. interior 50 ft. U.S. 27, S.R. 50 & Hartwood Marsh 25 ft. adj. to Residential and other streets	25 ft.
CBD	Central Business District	-	-	-	0 ft. Non-residential 25 ft. Residential	0 ft. Non-residential 25 ft. Residential	0 ft. Non-residential & multi-family Residential 25 ft. One and two family Residential	Single & two-family: 25 ft. Other residential & non-residential: 0 ft.
M-1	Industrial	-	-	-	50 ft. U.S. 27, S.R. 50 & Hartwood Marsh 25 ft. other streets	50 ft. U.S. 27, S.R. 50 & Hartwood Marsh 25 ft. other streets	12 ft. interior 50 ft. U.S. 27, S.R. 50 & Hartwood Marsh 25 ft. adj. to Residential and other streets	50 ft. U.S. 27, S.R. 50 & Hartwood Marsh 25 ft. other streets
CD	Commerce District	5 acres with Master Planned Development	200 ft. at street 300 ft. at building	N/A	50 ft. U.S. 27, S.R. 50 & Hartwood Marsh 35 ft. other streets	50 ft. U.S. 27, S.R. 50 & Hartwood Marsh 35 ft. other streets	35 ft. interior	50 ft. U.S. 27, S.R. 50 & Hartwood Marsh 35 ft. other streets
PR	Parks & Recreation	-	-	-	-	-	-	-

NOTE: This table is meant as a quick reference only. *Please* check Clermont's Land Development Code for specific Code requirements.

2020 Future Land Use

Adopted August 24, 2020

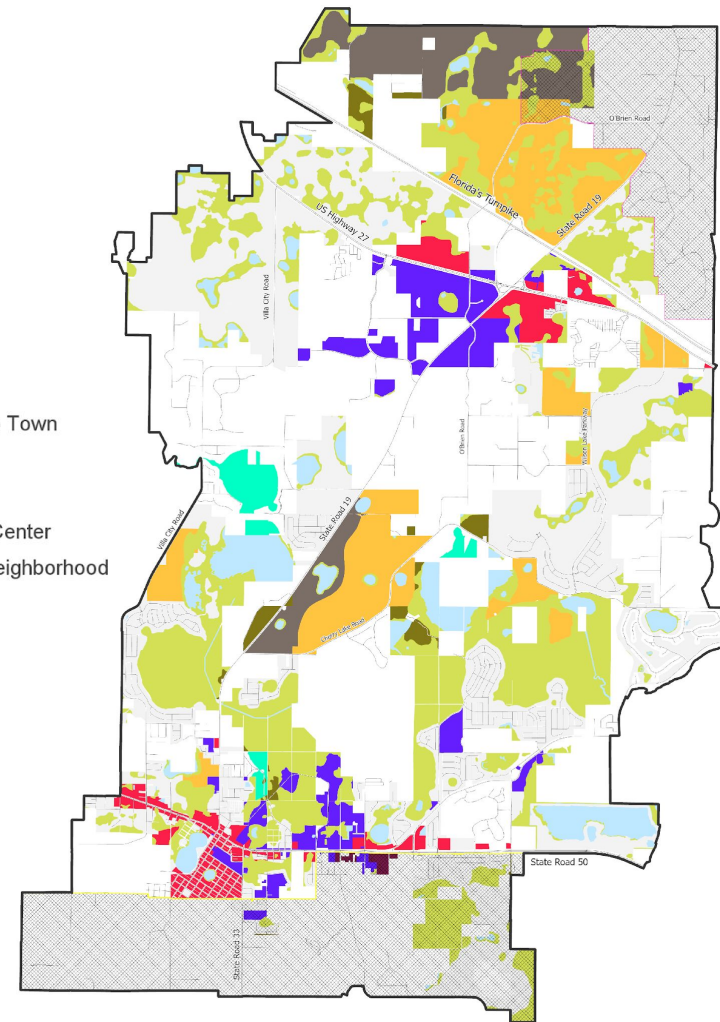
New Walkable Community Types

Town

Village

Hamlet

- Town
- Green Swamp Town
- Village
- Hamlet
- Employment Center
- Established Neighborhood
- Civic
- Agriculture
- Conservation
- Water



Serenbe, GA

SERENBE COMMUNITY MASTERPLAN



FUTURE LAND USE CATEGORIES

the Hamlet



City of Groveland • Community Development

EXIT

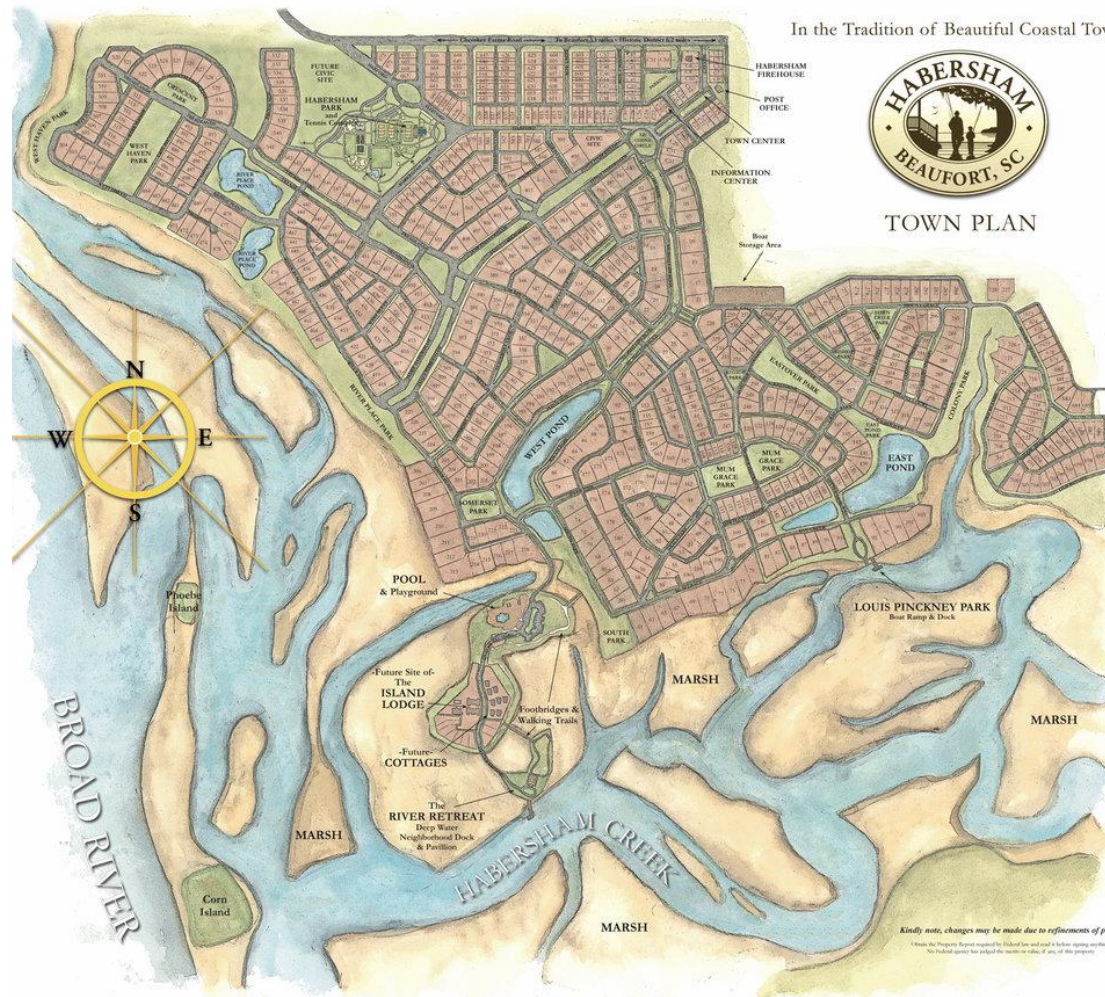


EXISTING LAND-USE CATEGORIES

The Hamlet



Habersham, SC

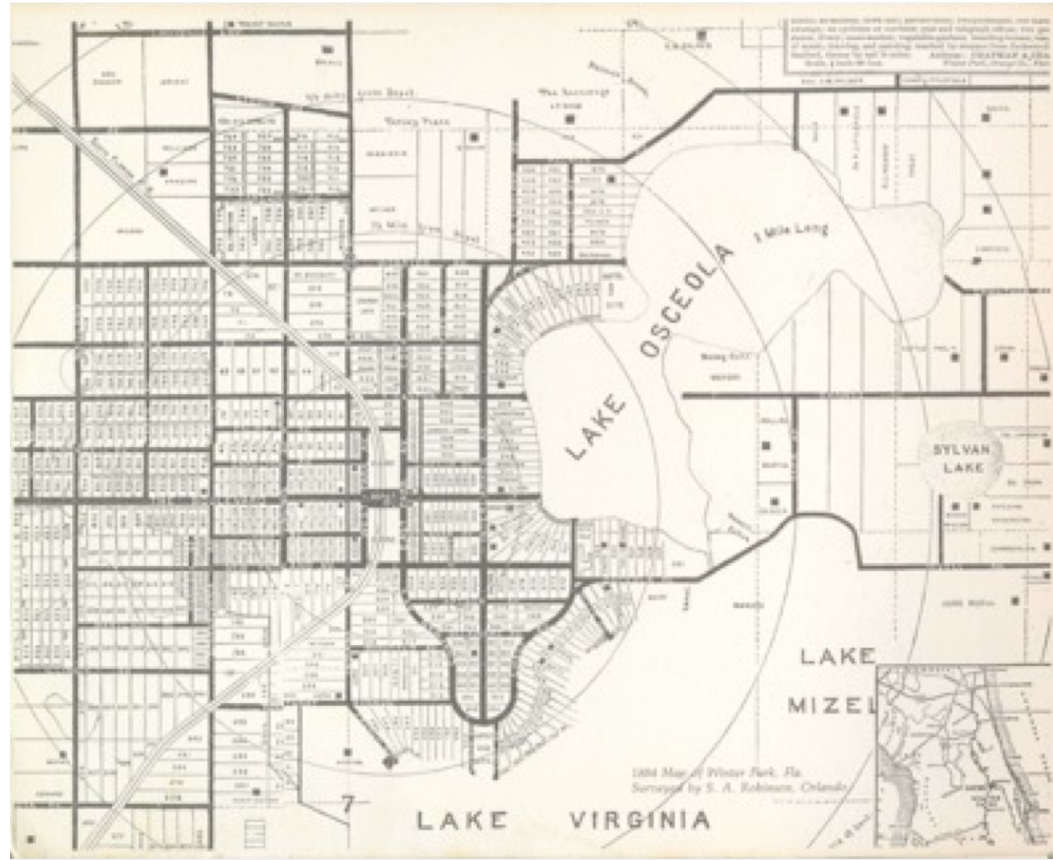


FUTURE LAND USE CATEGORIES

the Village



Winter Park, FL



FUTURE LAND USE CATEGORIES

the Town



2020 Form Based Code

Adopted October 5, 2020

Article 1: Administrative

Article 2: Process

Article 3: Community Types

Article 4: Community Infrastructure

Article 5: Zoning

Article 6: Florida Vernacular

Article 7: Dark Sky Lighting

Article 8: Supplemental Regs

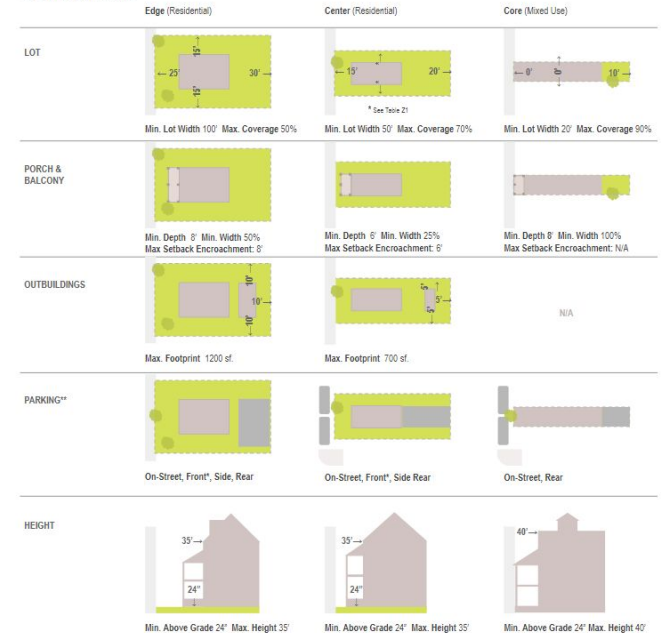
Article 9: Glossary

Article 5 Zoning Districts

Section 5.1: Community Type Standards per Zone

Figure H4 Hamlet Site and Building Requirements

These graphics illustrate the required building design standards per the Edge, Center, Core Transect Zones within the Hamlet Community Type. Graphics are not to scale.



* Refer to Figure G4 for garage related design standards.

2020 Form Based Code

Adopted October 5, 2020

Article 1: Administrative

Article 2: Process

Article 3: Community Types

Article 4: Community Infrastructure

Article 5: Zoning

Article 6: Florida Vernacular

Article 7: Dark Sky Lighting

Article 8: Supplemental Regs

Article 9: Glossary

Article 4 Community Infrastructure

Section 4.1: Blocks

This section outlines the Block and Lot requirements for all developments within the City of Groveland. An interconnected network of street blocks disperses motorists and reduces congestion while creating a more welcoming environment for pedestrians.

A. Interconnected Street Pattern

The network of streets within the community shall form an interconnected pattern with multiple intersections and resulting block sizes as designated in the requirements for each Community Type.

1. The arrangement of streets shall provide for the continuation of existing streets from adjoining areas into new developments.
2. Dead end streets are prohibited. Cui-de-sacs with Pocket Parks are permitted in exceptional circumstances required by natural features.
3. Streets shall follow natural features rather than interrupting or dead-ending at the feature.
4. The arrangement of lots and blocks shall make the most advantageous use of topography and preserve mature trees and other natural features wherever possible.
5. Street intersections shall terminate at either an Open Space or a building facade.
6. Streets shall be designed as described in Table 5.2 Thoroughfare Type Requirements.
7. All residential developments with 50 or more lots shall have two (2) means of ingress and egress and be a permitted Thoroughfare Type. Points of ingress and egress with alternative materials or standards require approval by the Fire Marshal or his or her designee.

B. Block Configuration

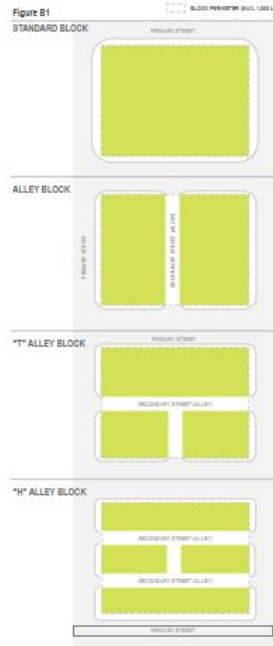
Refer to Figure B1 for an illustration of Typical Block Elements.

1. The shape of a block shall be generally rectangular, but may vary due to natural features or site constraints.
2. Blocks shall typically be two lots deep with the exception of blocks containing Open Space. Blocks within Center and Core zones shall include alleys for driveway access. Blocks with alleys are required for all Town blocks.
3. Blocks shall typically be fronted with lots on at least two faces, preferably on the longest street faces.

C. Maximum Block Size

Maximum block sizes shall meet the requirements for each Community Type. A network of streets, as described in Table 5.2 Thoroughfare Type Requirements, are required to meet the

maximum block size requirements. Administratively approved deviations may be permitted where connections cannot be made because of physical obstacles, such as wetlands and water bodies, railroad and existing limited access facilities, as defined by F.S. ch. 334.



2020 Form Based Code

Adopted October 5, 2020

Article 1: Administrative

Article 2: Process

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Article 5: Zoning

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Article 7: Dark Sky Lighting

Article 8: Supplemental Regs

Article 9: Glossary

Article 4 Community Infrastructure

Section 4.3: Thoroughfare Type Requirements (2 of 2)

Table S2 Thoroughfare Type Requirements

Continued from previous page.

ROAD

Roads provide frontage for low-density buildings such as houses, with open curbs, optional parking, continuous planting, narrow sidewalks, and buildings well set back. A rural road may have no curbs and is lined with setbacks, irregular tree planting and uncoordinated building setbacks.

ROW Width: 40'-50' Curb Radius: 9' - 15'

Lanes: 2 (10' wide)

Median: Optional

Sidewalk: Required, 9' Lighting: Required

Canopy Trees: Required every 50' with 10'

landscape strip or 8' wide bulb-outs

Design Speed: 20 - 25 MPH



LANE

Lanes are narrow one-way thoroughfare. Lanes are required to create frontage lines along arterials and collectors. Medians are required along frontage lines.

ROW Width: 32'-70' Curb Radius: 9' - 15'

Lanes: 1 (10'-15')

Median: 15' min

Sidewalk: Required 10' min

Design Speed: 15 - 20 MPH Lighting: Required

Canopy Trees: Required every 50' with 10'

landscape strip or 8' wide bulb-outs



ALLEY

A narrow access route servicing the rear of buildings on a street. Alleys have no sidewalks, landscaping, or building setbacks. Alleys are used by garbage trucks and must accommodate dumpsters. Alleys are usually paved to their edges, with center drainage via an inverted crown.

ROW Width: 20' Curb Radius: 9' - 15'

Lanes: 1 (10'-15')

Median: None

Sidewalk: Not required Lighting: Required at intersections

Street Trees: Not required

Design Speed: 10-15 MPH



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Adopted October 5, 2020

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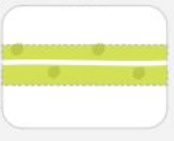
Article 4 Community Infrastructure

12. **Utility Easements.** Utility easements will not count toward the open space requirements.

Section 4.5: Open Space Type Requirements

Table O1 Open Space Type Requirements

The following graphics illustrate the Open Space types and design requirements for all development within the City of Groveland.

GREEN Width: 10' min. Coverage: 10% max. Size: 1 acre min. Street Frontage: 20 ft min. Open Water: 20% max. Planned: - 1 canopy tree per 1,000 sf - 1 bench per 1,000 sf - Decorative Lighting - Staking Paths  The "GREEN" is partially bordered by building footprints with a landscape consisting of grassy areas, trees, and walking paths for recreation and recreational purposes.	GREENWAY TRAIL Width: 20' min. x 100' min. Coverage: 10% max. Size: 1 acre min. Street Frontage: 20 ft min. Open Water: 20% max. Planned: - 1 canopy tree per 1,000 sf - 1 bench per 1,000 sf - Decorative Lighting - Staking Paths  The "GREENWAY TRAIL" is a linear Open Space that often follows a natural feature, such as a creek, stream, river, or former railroad track corridor and connects to other Open Space types. Pavement shall be gravel, non-toxic recycled material, or boardwalk in wet areas.
SQUARE Width: 20' min. Coverage: 20% max. Size: 25-5 acres Street Frontage: 20 ft min. Open Water: 20% max. Planned: - 1 canopy tree per 1,000 sf - 1 bench per 1,000 sf - Decorative Lighting - Staking Paths  The "SQUARE" is spatially defined by building footprints and consists of walking paths, areas for various activities, and trees.	POCKET PARK Width: 10' min. Coverage: 20% max. Min. Size: 1,000 SF - 1 acre Street Frontage: 20 ft min. Open Water: 20% max. Planned: - 1 canopy tree per 1,000 sf - 1 bench per 1,000 sf - Decorative Lighting  The "POCKET PARK" provides small scale Open Space for recreation and gathering for neighborhood residents within walking distance. It can be a formal space, a playground, a community garden, or a natural area with a path. Other forms of buildings instead of a street or two or three acres, this Open Space is known as a mini.
PLAZA Width: 10' min. Coverage: 20% max. Size: 25 ft x 25 ft Street Frontage: 20 ft min. Open Water: 20% max. Planned: - 1 canopy tree per 1,000 sf - 1 bench per 1,000 sf - Decorative Lighting  The "PLAZA" is spatially defined by building footprints and consists of mostly paved surfaces and trees for civic, social, and commercial purposes.	MID-BLOCK PASSAGE Width: 10' min. Coverage: 20% max. Size: 10 ft x 10 ft Street Frontage: 20 ft min. Open Water: 20% max. Planned: - Decorative Lighting - Staking Paths  The "MID-BLOCK PASSAGE" provides mid-block pedestrian access and activates courtyards, cafes and seating areas not having a Throughway Type.

Adopting Form Based Codes Quickly

Six Steps

Step 1: Gain Support

- ❑ **Excite and Inspire**
make it cool, fun, interesting
- ❑ **Get close with your elected officials**
what are their goals?
- ❑ **Tailor your message**
Growth Management
Conservation
Affordable Housing
Economic Development
Transportation
– have a story for each

Natural Charm Along the Transect



	T1	T2	T3	T4	T5	T6
COMMUNITY						
Town					Center	Core
Village			Edge	Center	Core	
Hamlet		Edge	Center	Core		
HOUSING						
Farm House		✓				
Cottage and ADU			✓	✓		
Duplex - Fourplex			✓	✓		
Townhome				✓	✓	✓
Live/Work				✓	✓	✓
Garden Apartments				✓	✓	✓
Mid-rise Apartments						✓
OPEN SPACE						
Conservation	✓					
Agriculture		✓				
Greenbelt Mid-Block Passages			✓	✓	✓	✓
Pocket Park			✓	✓	✓	✓
Squares and Plazas			✓	✓	✓	✓
Greenway Trail	✓	✓	✓	✓	✓	✓
THOROUGHFARES						
Boulevard					✓	✓
Avenue/ Street			✓	✓	✓	✓
Road		✓	✓	✓	✓	✓
Alley/ Lane			✓	✓	✓	✓
LIGHT IMPRINT						
Clay/ Gravel Paving	✓	✓	✓			
Brick Paving				✓	✓	✓
Natural Creek	✓	✓				
Bio-swale/ Rain Garden			✓	✓	✓	✓
Gutter				✓		
FLORIDA VERNACULAR						
Front Porch		✓	✓	✓	✓	✓
Arcades, colonnades, stoops			✓	✓	✓	✓
Florida Friendly Landscaping		✓	✓	✓	✓	✓
Dark Sky Lighting	✓	✓	✓	✓	✓	✓
AGRARIAN						
Forageable Wilderness	✓					
Farm		✓				
Yard Garden			✓		✓	
Rooftop Garden				✓	✓	✓

📄 Attract others with experience

Code Writing

Policy Writing

Graphic Design

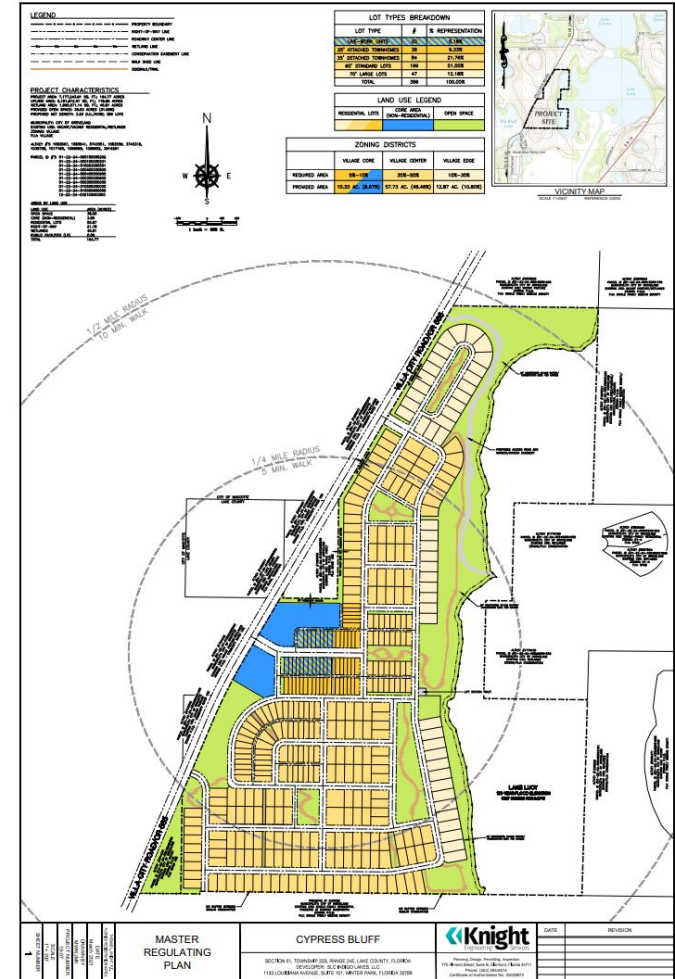
Architect/ Urban Designer

GIS/Map Maker

Legal

Teach/Train

Existing staff



Step 3: Relate Code to a Vision

❑ Think with the end in mind

What do we want to be in 10, 20, 30 years?

What are our values?

Look at other great places

❑ Rewrite or Revise Future Land Use

Can be all-new vision based document

(or) simple tweaks

FLU Categories/Zoning Correlation

Policy 1.1a The City adopts the following future land use designations with a range of density and intensity standards:

	Maximum Gross Residential Density (du/ac)	Maximum Net Non Residential Intensity (FAR)
Town	9 du/ac	3.0
Village	6 du/ac	1.5
Hamlet	2 du/ac	.75
Established Neighborhood	4 du/ac	.25
Employment Center	n/a	1.0
Agriculture	1 du/5 ac	.01
Conservation	n/a	.01
Green Swamp Town	9 du/ac*	3.0*
Green Swamp Rural	4 du/ac*	0

1. Maximum Density or Intensity is not guaranteed to any individual project. Environmental constraints, Green Swamp ACSC standards, infrastructure capacity, landscape requirements, and land use allocation standards may limit the development potential within these Future Land Use designations.
2. Residential densities are determined by Gross Buildable Land Area. The Gross Buildable Land Area is calculated by including land allocated for infrastructure and open space and by considering zoning limitations within FLU categories. Floor area ratio is defined as the total non-residential square feet of a building divided by the total square feet of the parcel the building is located on.
3. Floor area ratio is defined as the total non-residential square feet of a building divided by the total square feet of the parcel the building is located on.
4. * denotes increased pervious coverage and open space requirements within Green Swamp ACSC (refer to Policy 1.2a)

Step 4: Adopt the Framework

❑ Know where to focus/what to let go

Prioritize new infill opportunities
Prioritize new walkable communities
Don't bother established neighborhoods
or special districts
Avoid Areas of Critical State Concern

❑ Pick a path and go with it

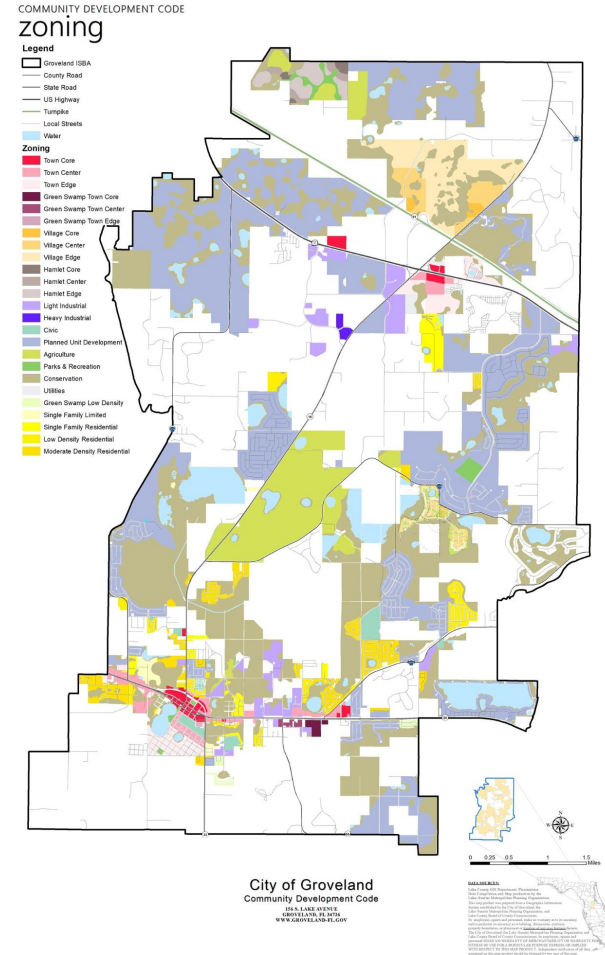
Use deadlines to your advantage
Don't let perfect be the enemy of the good

Crosswalk - Future Land Use to Zoning

FUTURE LAND USE		ZONING	
	Town		Town Core
			Town Center
			Town Edge
	Green Swamp Town		Green Swamp Town Core
			Green Swamp Town Center
			Green Swamp Town Edge
	Village		Village Core
			Village Center
			Village Edge
	Hamlet		Hamlet Core
			Hamlet Center
			Hamlet Edge
	Employment		Heavy Industrial
			Light Industrial
			Civic
			Utilities
	Established Neighborhood		Planned Unit Development
			Single Family Limited
			Single Family Residential
			Low Density Residential
			Moderate Density Residential
	Green Swamp Rural		Green Swamp Low Density
			Green Swamp Rural
	Agriculture		Agriculture
	Conservation		Conservation
			Parks & Recreation

Step 4: Adopt the Framework

- ❑ **Know where to focus/what to let go**
 - Prioritize new infill opportunities
 - Prioritize new walkable communities
 - Don't bother established neighborhoods or special districts
 - Avoid Areas of Critical State Concern
- ❑ **Pick a path and go with it**
 - Use deadlines to your advantage
 - Don't let perfect be the enemy of the good



Step 5: Attract the Right Development

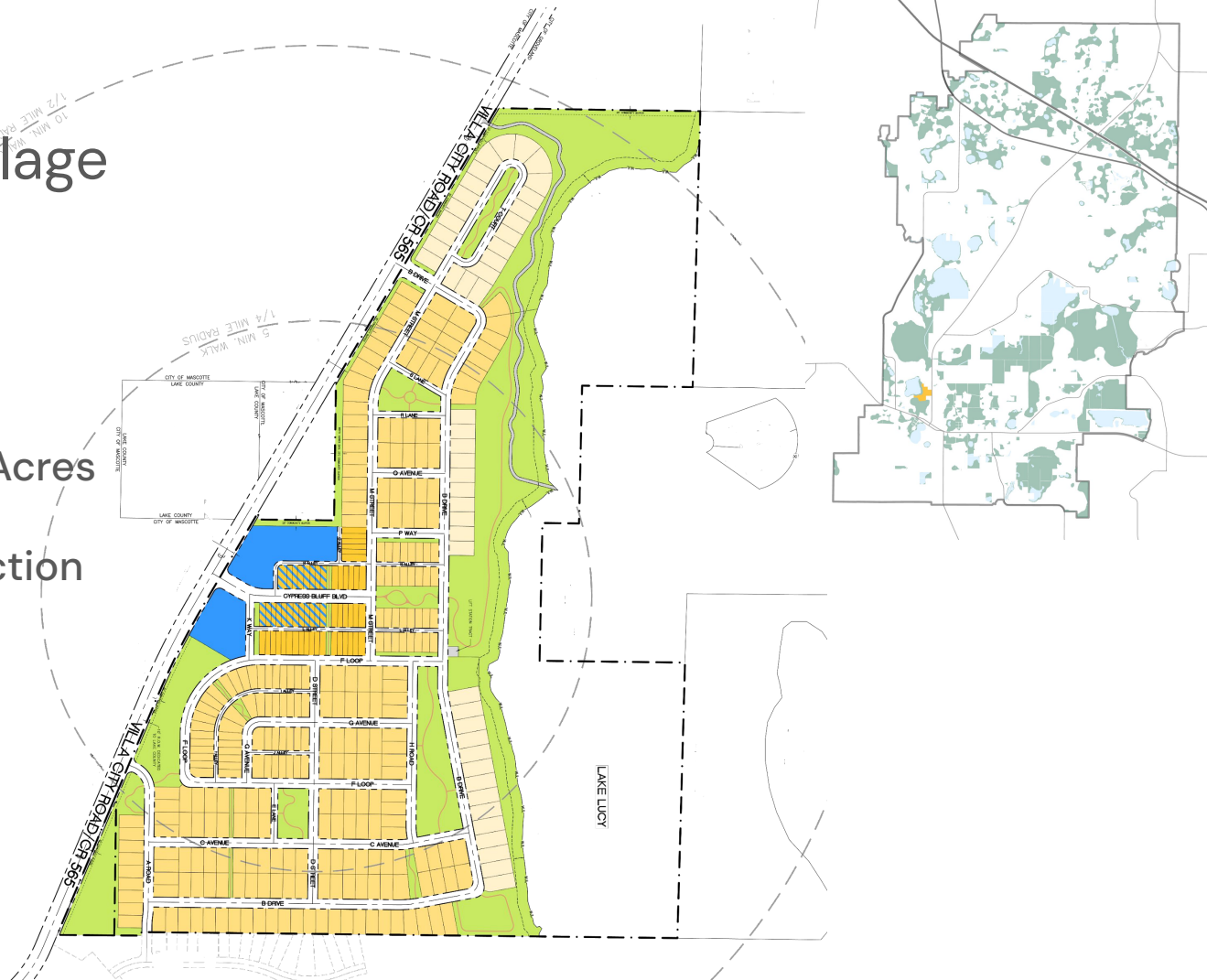
- ❑ **Make code developer friendly**
 - Offer higher densities for better design
 - Amend Future Land Use Map
 - Amend Zoning Map
 - Administrative reviews where feasible
- ❑ **Be aware of what you require vs allow**
 - Don't get too prescriptive
 - Avoid min commercial sf or min height, etc
 - Allow incremental development



Cypress Bluff Village

Total Acres 162
Open Space 31%
Residential 386
Mixed Use 10.5 Acres

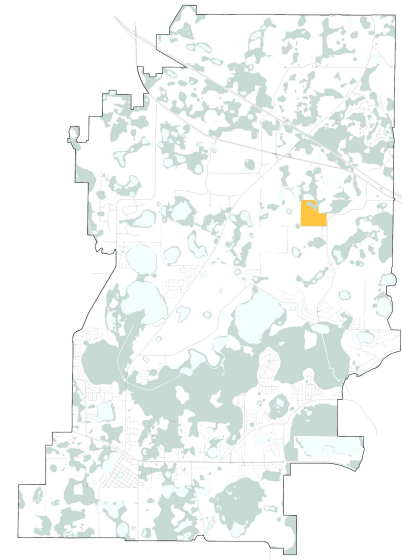
Status: Under Construction



Rainwood Village

Total Acres 132
Open Space 36%
Residential 437
Mixed Use 6.5 Acres

Status: Under Construction





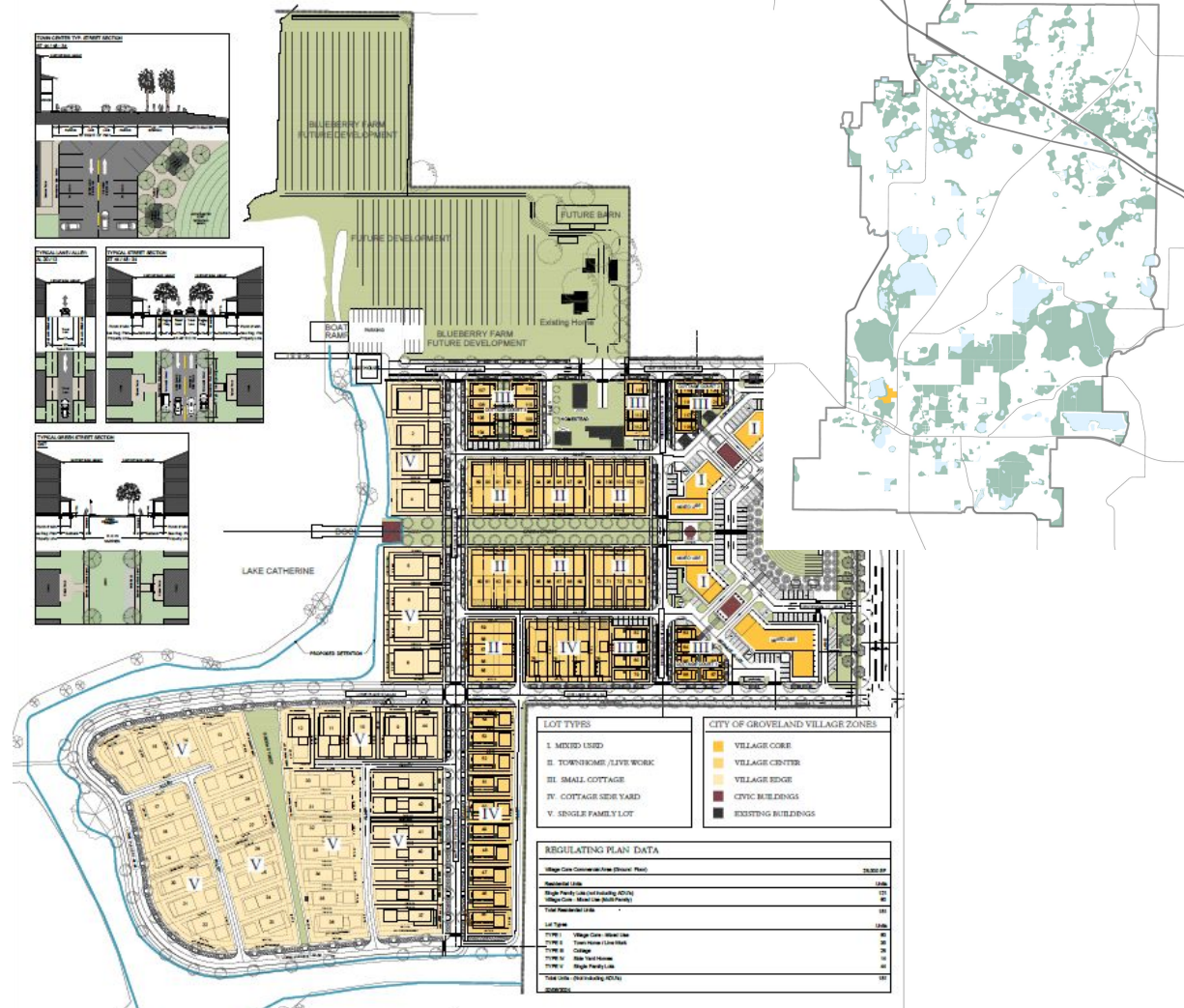




The Farm Village

Total Acres 65
 Open Space 30%
 Residential 181
 Mixed Use 3.5 Acres

Status: Pre-Plat



Avalon Park – Downtown

Total Acres 17
Open Space 15%
Residential 300
Mixed Use 45,000 sf

Status: Development Agreement

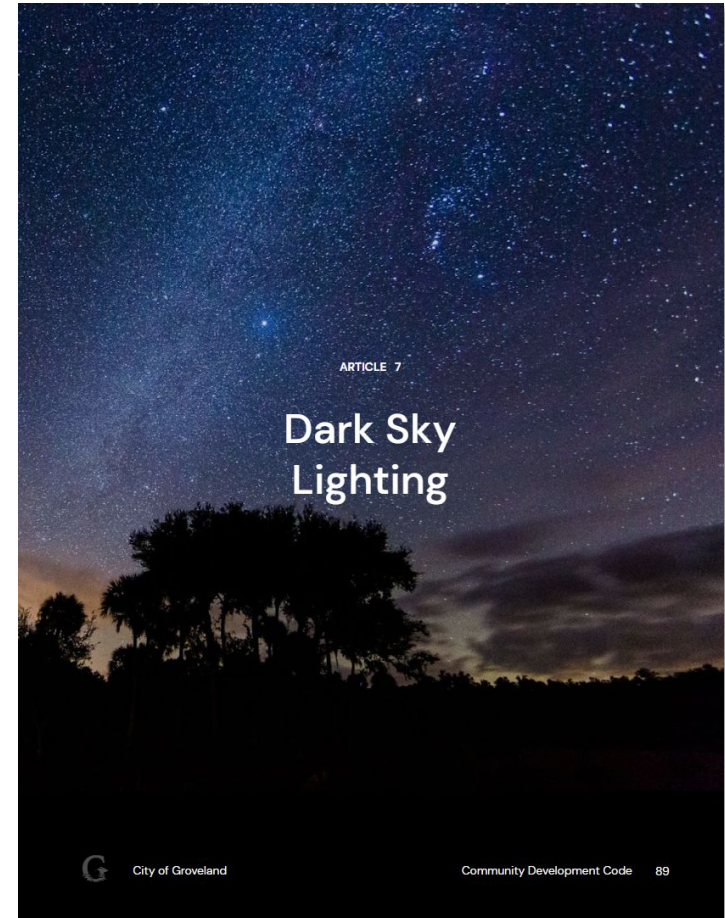


BRIGHTHILL - CONCEPTUAL MASTER PLAN



Step 6: Continuous Improvement

- ❑ **Periodic Updates**
 - Every 6–12 months
 - Refine simple standards – setbacks, height, etc
 - Introduce new articles/modules
 - Relate updates to feedback



Agrarian Code Update

Article 5 Zoning

Section 5.6: Agrarian Uses

Table A1 Uses per Zone

The following table outlines permitted, special exception and prohibited uses for the Edge, Center, and Core Transect Zones.

ZONING DISTRICTS						
	T1 Conservation	T2 Agriculture	T3 Village Edge Hamlet Edge Single Family Limited Single Family Res. Low Density Res. OS Rural OS Low Density	T4 Town Edge Village Center Hamlet Center Moderate Density Res.	T5 Town Center Village Core Hamlet Core	T6 Town Core Core
Uses Along the Transect						
GARDENS						
Community Garden		P	P	P	P	
Front Yard Garden		P	P	P		
Backyard Garden		P	P	P		
Green Roof		P	P	P	P	P
Balcony Garden		P	P	P	P	P
Window Garden		P	P	P	P	P
FARMS & FOODSCAPES						
Hand-tended Farm/Orchard		P				
Tractor Farm		P				
Forageable Wilderness	P	P				
ACCESSORY STRUCTURES						
Aquaponics		P	P	P	P	
Hydroponics		P	P	P	P	
Coop		P	P	NC		
Aplary		P	P	NC		
Rain Harvesting		P	P	P	P	P
Compost		P	P	P	P	P
Greenhouse		P	P	P	NC	NC
Farmstand		P	P	NC	NC	NC
Livestock		P				

Key: P Permitted S Special Exception NC Neighborhood Consent

Missing Middle Housing – Permitted



Section 5.4: Uses

Table U1 Uses per Zone

The following table outlines permitted, special exception and prohibited uses for the Edge, Center, and Core Transect Zones.

USES	EDGE	CENTER	CORE	EDGE	CENTER	CORE	EDGE	CENTER	CORE
	Town			Village			Hamlet		
RESIDENTIAL & HOSPITALITY									
Multifamily Residential	P	P	P	P	P	P	P	P	P
Single Family Attached (Townhomes)		P	P		P	P		P	P
Single Family Detached	P	P		P	P	P	P	P	P
Live/Work Units		P	P		S	P			P
Accessory Dwelling Unit	P	P		P	P		P	P	P
Short Term Rental	P	P	P	P	P	P	P	P	P
Hotel, Resort & Inn		P	P		P	P	P	P	P
Residential Care	P	P	P		P	P		P	P

Pre-Reviewed House Plans

- ❑ Builder buys plans from Geoffrey Mouen Architects/ Liberty House Plans
- ❑ Duplexes, ADU, and Single Family Detached
- ❑ Already reviewed by Building Official
- ❑ Meets code – building, zoning, architecture
- ❑ Saves time and money
- ❑ Not fully permitted – gives some flexibility

**STRONG
TOWNS**

Articles Podcasts Videos Programs Learn Events About [Become a Member](#) 

Florida City Prepares Pre-Approved Plans To Lower Barriers for Small Developers

Ben Abramson · July 31, 2023



(Source: [City of Groveland](#))

Looking to build a house in fast-growing Central Florida? The city of Groveland has a deal for you. Just walk into the city office and browse a portfolio of complete architectural plans done by an accomplished local architect in appealing Florida vernacular styles. As a bonus, all plans include complete zoning and code approval, saving potential developers money, time, and the unpredictability that deters many such projects.

For Groveland, the goal is threefold. The city is one of the fastest growing in Florida, almost tripling in [population](#) since 2010, and needs to accommodate the influx. It hopes to preserve a traditional urban pattern and historic architectural style in a region dominated by large housing developments. Groveland officials hope this program of pre-approved plans will enable more infill construction, allowing smaller developers to participate more in a region dominated by big builders.

2025 Joint Planning Area

Expected Adoption 2023

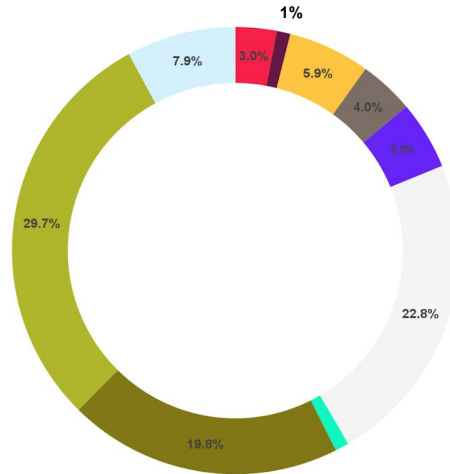
Article 1: Joint Land Use

Article 2: Conservation

Article 3: Transportation

Article 4: Housing

Article 5: Economic Development



Future Land Use

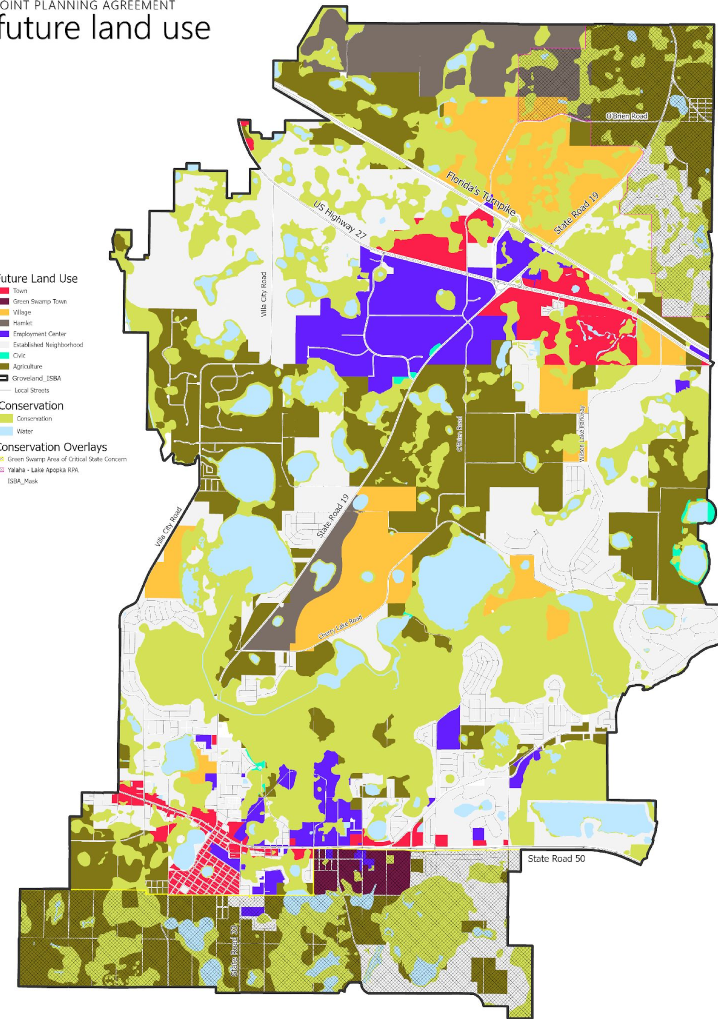
- Town
- Green Swamp Town
- Village
- Hamlet
- Employment Center
- Established Neighborhood
- City
- Agriculture
- Greenland, ISMA
- Local Streets

Conservation

- Conservation
- Other

Conservation Overlays

- Green Swamp Area of Critical State Concern
- Yallah - Lake Apopka RMA
- ISMA, Phak



Steps to Adopting FBC *Quickly*

Step 1: Gain Support

Step 2: Build the Team

Step 3: Relate Code to a Vision

Step 4: Adopt the Framework

Step 5: Attract the Right Development

Step 6: Continuous Improvement

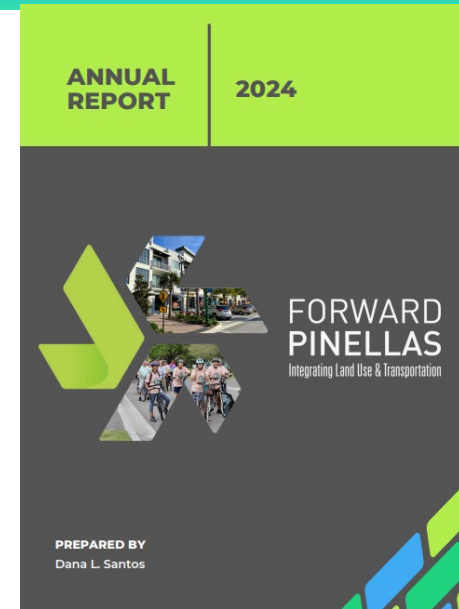


Forward Pinellas Multimodal Accessibility Index (MAX Index)

Beyond the Zoning Map Webinar
1000 Friends of Florida
November 12, 2025

Our Agency

- Formed by the merger of two Pinellas County agencies
 - Metropolitan Planning Organization (MPO) - Addresses transportation/mobility needs across the county
 - Pinellas Planning Council (PPC) - Coordinates land use decision making across the county
- Our role
 - Forum for countywide decision making on transportation and land use issues
 - Provide technical assistance to 24 local governments and unincorporated Pinellas County



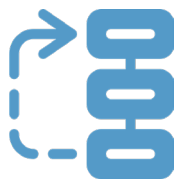
Learn more at:
bit.ly/ForwardPinellasExplained



Enable good
land use
decision
making



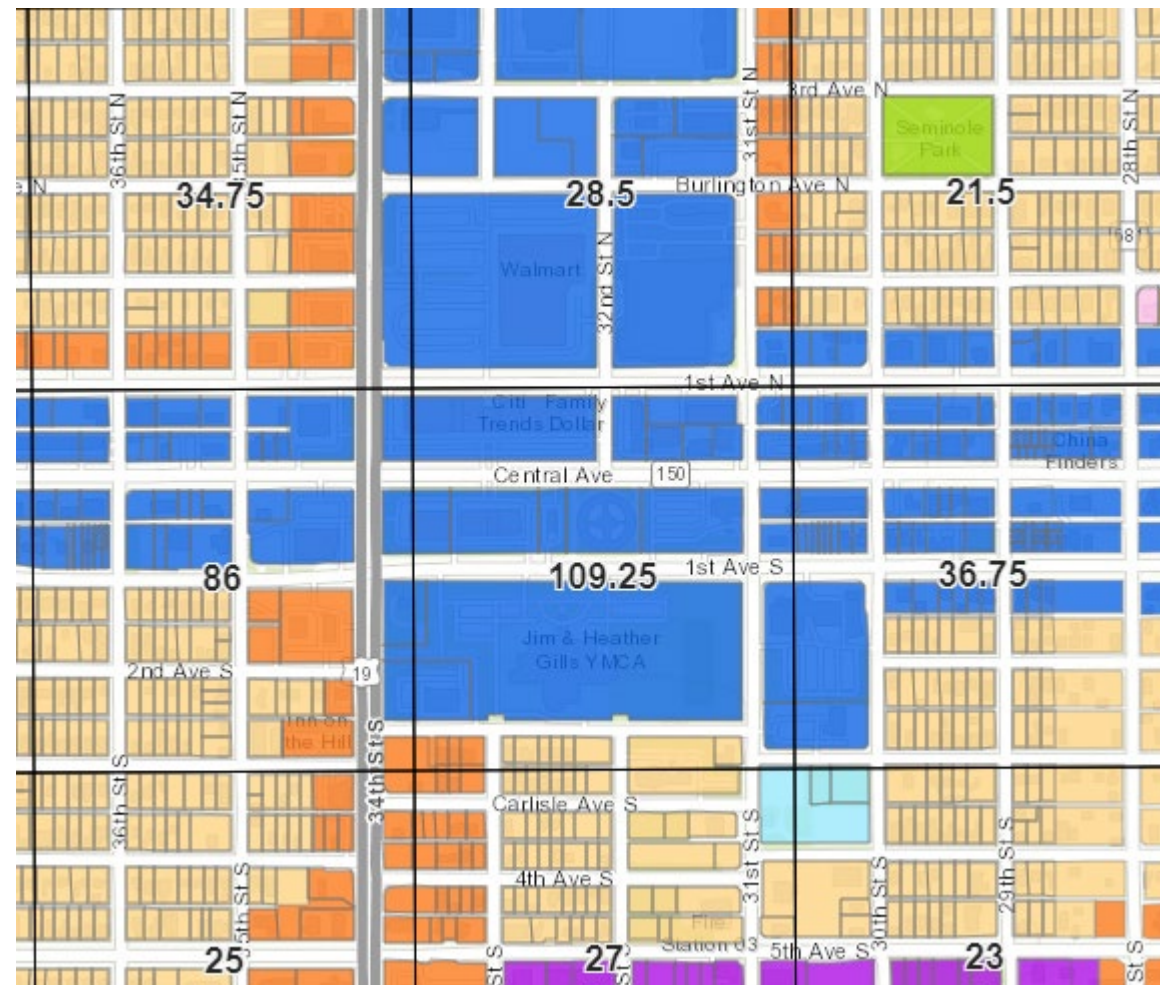
Identify
transportation
needs in the
county



Prioritize
countywide needs
& Identify
potential funding

What is the Multimodal Accessibility (MAX) Index?

- The MAX Index is a **GIS-based tool** measuring multimodal accessibility in Pinellas County.
- Evaluates factors beyond vehicular travel for a **more complete accessibility picture**.
- Divides the county into **quarter-mile grid cells**, scoring based on multimodal facilities.
- **Used for:** Countywide Plan amendments (land use cases) and transportation planning.

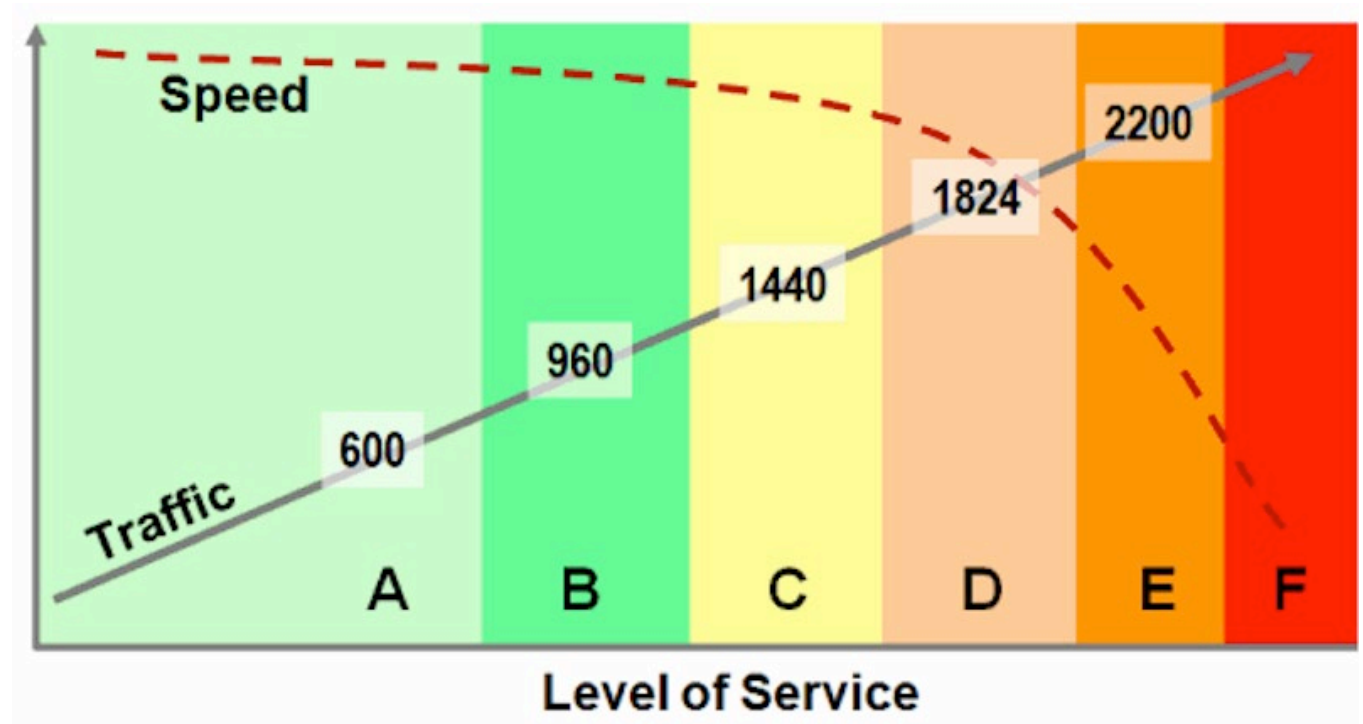


Typical Transportation Standards

Adopted Roadway Level of Service (LOS)
Standard: The amendment area is located near a roadway segment where the existing Level of Service is operating at a **LOS “D” or better**, therefore those policies are not applicable.

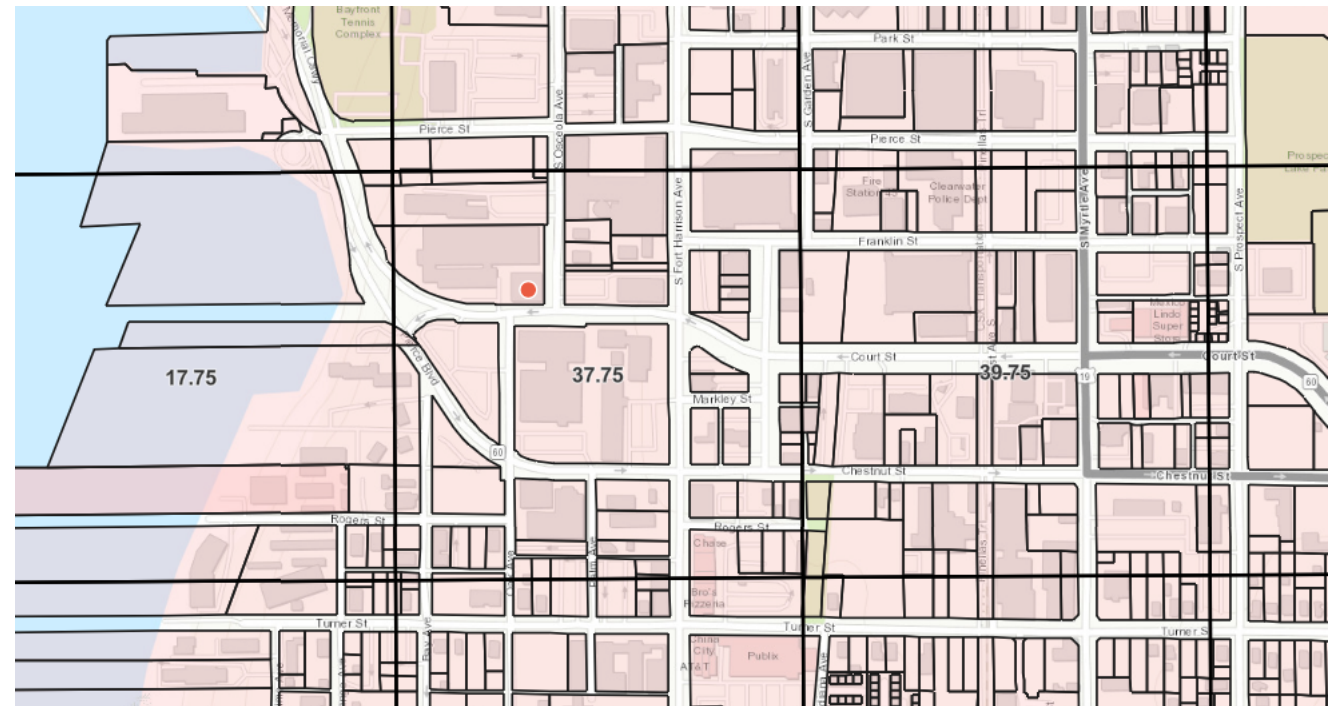
Level of Service Limitations

- In many areas, Level of Service **cannot be improved** due to the redeveloping nature of Pinellas County
- Only measured on **major** roadways during **peak** times



Solution: MAX Index

Accounts for other modes of transportation, encouraging **multimodal transportation investments** that allow for greater **redevelopment**



Key Scoring Criteria

MAX scores are assigned to **quarter-mile** grid cells and calculated as a total of the following features present within that grid cell:

- **3 points** – Separated bike lanes
- **3 points** – Trail access
- **3 points** – Bus Rapid Transit stations
- **3 points** – Bus headways of 30 minutes or less
- **2 points** – Walkability Score at the countywide average or better (based upon the EPA Walkability Index)
- **1.5 points** – Level of Service of D or better
- **1.5 points** – Average volume to capacity ratio of countywide average or better
- **1 point** – Sharrows
- **1 point** – Micro-mobility access (such as scooter/bike-sharing locations)
- **1 point** – Transit access (such as bus stops)
- **1 point** – Transportation Improvement Program projects (including roads, trails, sidewalks, pedestrian overpasses, etc.)



07-29-16-00000-11



MAX Index 2023 - MAX Index 2023



Bus Rapid Transit Score	0.00
Bus Stop Score	0.50
Bus Headways Score	0.00
Roadway Level of Service Score	1.50
Micromobility Score	0.00
Sharrow Score	0.00
TIP Lines Score	1.00
TIP Points	0.50
MAX Score	8.00
Trail Score	1.50
Volume to Capacity Score	0.00
Walkability Score	0.00



Zoom to

8

590

NE Coachman Rd

HOP

Super 8 Clearwater
US-19 N

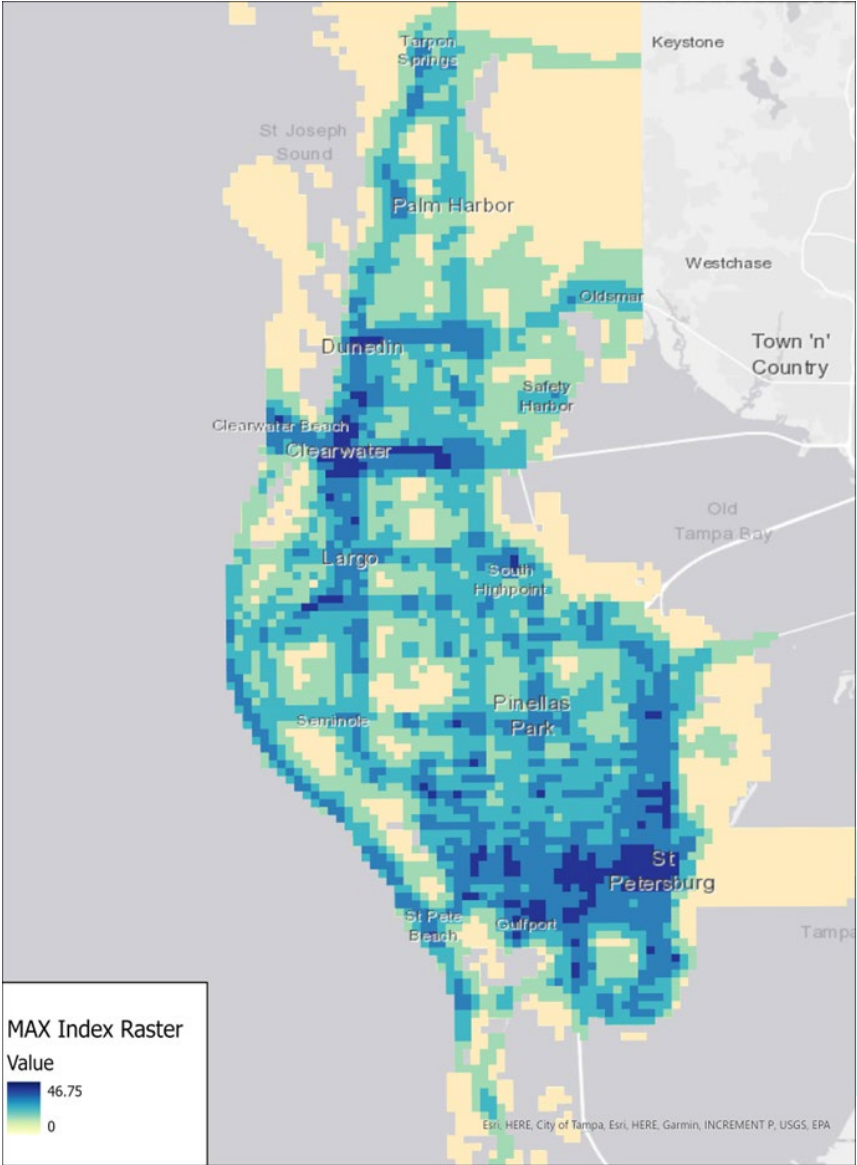
19

US Highway 19 N
US-19 N

Coachman Creek Condominiums

Townplace Park

2025 Score Distribution & Trends



Impacts from Implementing MAX Index

- Amendments to the Countywide Plan Map will need to maintain a MAX score **equal to or better** than the **Countywide Average MAX score** at the time
- Current Countywide Average MAX score: 7.5
- If that score is not reached, **balancing criteria** will be required

Why Does This Matter?

- **Development Review:**
 - Countywide Plan amendments increasing density or intensity must meet or exceed the average score.
 - Projects in lower-scoring areas **can still be approved** if they improve accessibility.
- **Transportation Planning:**
 - Helps prioritize investments in **multimodal infrastructure**.



Questions?



Contact Us

[Read our MAX Index Blog!](#)

Nousheen Rahman, AICP
Principal Planner
nrahman@forwardpinellas.org

The background of the slide is a photograph of a lush green park. In the foreground, there are paved walkways, benches, and some low-lying plants. Several people are depicted in various activities: some are sitting on benches, others are walking, and a few children are playing on the grass. In the background, there are large, mature trees and a multi-story building with a modern architectural style. The overall scene is bright and sunny, suggesting a pleasant day in a community space.

THE SHAPE OF COMMUNITY

1000 Friends of Florida

November 12, 2025

Eliza Harris Juliano

Kimley»Horn

WHY WE PLAN

Quality of life

Sustainability

Economic
opportunity



WHY FORM FIRST?

- Meet community needs
- Say yes to housing
- Design for transportation choice
- Smart planning and fair play



MEET COMMUNITY NEEDS

PLACE FIRST

Stabilize community character over time



MARKET FLEXIBILITY

Avoid vacancy & meet community needs



CONSOLIDATED USE TABLE



Table 4-1.1(1): Uses By Zoning District

USES

	T2 Rural Zone			T3 Urban Edge			T4 Urban General			T5 Urban Center			T6 Urban Core			CZ Civic Zone		SZ Special Zones				
	1	2	3	1	2	3	1	2	3	1	2	3	1	2	3	CF	OS	LI	HI	EN	MH	ED
Residential (see "4-5.1 Residential" for Additional Standards)																						
Dwelling, Single	P			P			P			P												
Dwelling, Duplex					P		P			P			P									
Dwelling, Townhome							P			P			P									
Dwelling, Triplex							P			P			P									
Multi-Dwelling, 6 or less							P	P		P			P									
Multi-Dwelling, more than 6								P		P			P									
Accessory Dwelling Unit	P*			P*			P*			P*			P*									
Adult & Child Day Care Home	P*			P*			P*			P*			P*									
Adult & Child Day Care Center	S*			S*			S*	S*	P*	P*			P*								S*	S*
Assisted Living (<14 residents)							P	P		P			P					P				
Community Residential Home <6 or less Residents	P*			P*			P*			P			P									
Community Residential Home 7-14 Residents							S*	P*	P*	P			P									
Family Day Care Home	S*			S*			P*			P*			P*									
Live-Work	P*						P*	P*		P*			P*					P*	P*	P*		
Mobile Home	P*	P*																			P*	
Home Based Business	P*			P*			P*			P*			P*								P*	
Student Housing								P*		P*			P*									P
Boarding House								P*		P*			P*									
Lodging (see "4-5.2 Lodging" for Additional Standards)																						
Bed & Breakfast / Single-Family Transient Rental	S*			S*			S*			P												
Campgrounds and Recreational Vehicle Parks	S*			S*															P*	P*		
Hotels, Timeshares & Short-Term Rental										P*	P*		P*						P*	P*		
Short Term Rental & Vacation Rental										P	P		P						P*			
Single Room Occupancy										P	P		P									
Commercial (see "4-5.3 Commercial" for Additional Standards)																						
Adult Entertainment																			P*			
Animal Services	S*						S*	S*		P/S*			P/S*					P*	P*			
Assisted Living (14+ residents)										P			P									
Auto-Related Commercial										P*			P*					P*	P*			
- Automobile Sales										P*			P*					P*	P*			
- Automobile Towing Service										S*	S*		S*					P*	P*			
- Free-Standing Car Wash										P*			S*					P*				
- Gas Station										P*			P*					P*	P*	P*		
Big Box Retail										P*/S			P*/S					P*				
Clubs, Spas & Fitness	S*			S*			S*	S*	P	P			P					A	A	P	P	
Food & Beverage	A*			A*	A*	S*	A*	A*	P*	P*			P*					P	P	P	P	
Health and Medical Office / Clinic									P				P					P	P			
Hospital											P		P					P			P	
Neighborhood Retail									P*													

P Permitted Use
S Special Exception
Boxes with no designation signify prohibited use.

P* Permitted Use, with Additional Standards
S* Special Exception, with Additional Standards

A Permitted as an Accessory Use only

ial
es
MH ED

P

H ED

S* S*

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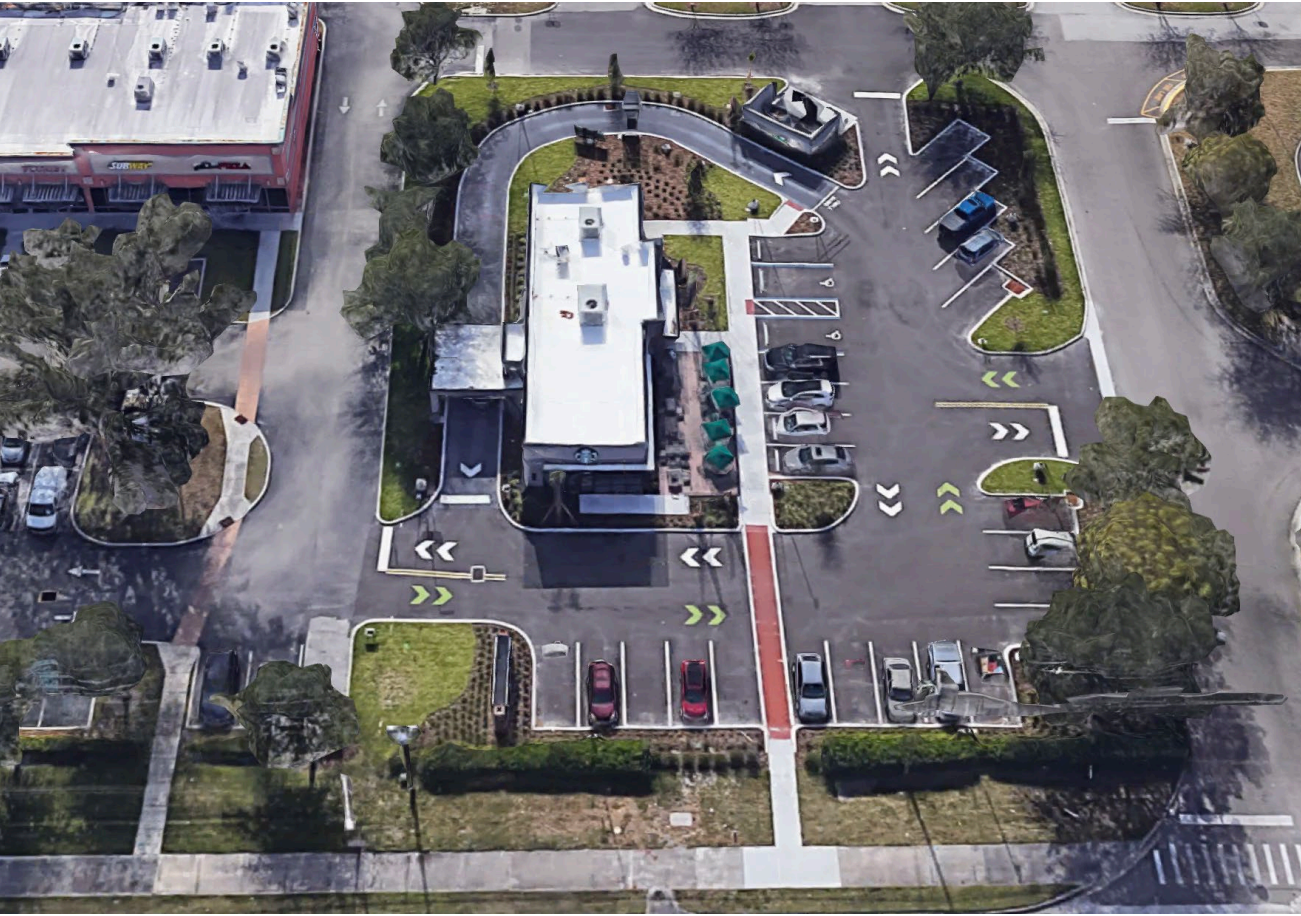
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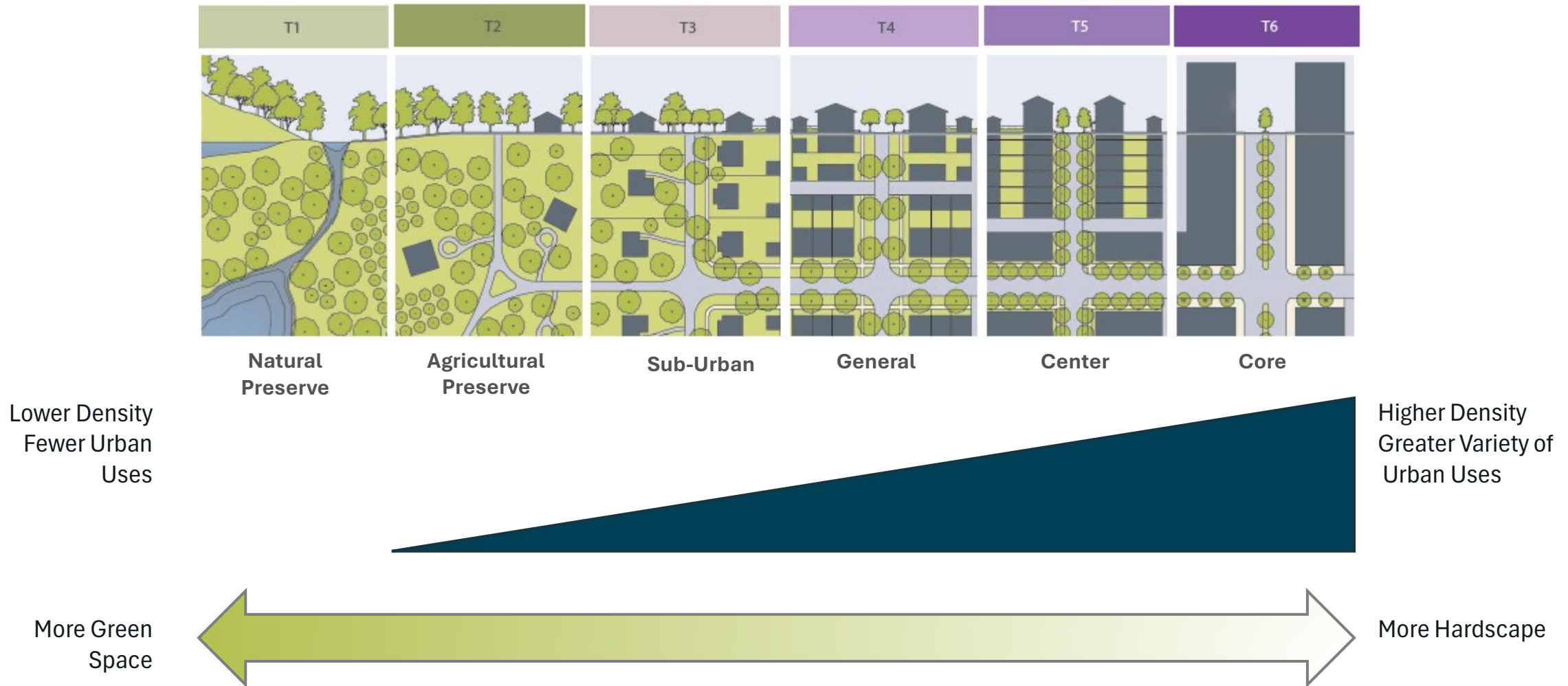
P

FORM FIRST

This is a coffee shop.



TRANSECT ZONES



SAY YES TO HOUSING

WHY IS THIS OK?



AND THIS IS NOT?



HOW ABOUT FOUR ... OR MORE?*



*Parking minimums and commercial building code may be bigger problems than zoning

FORM FOR COMPATIBILITY

- Core principles to increase compatibility:
 - Similar standards between typologies
 - Unifying site design (street trees, common open space)



ZONING FOR “MISSING MIDDLE”

Seminole County

Sec. 30.8 – Special Zoning Districts

Missing Middle Zoning District

- Encourages a wider range of housing choices in central locations accessible to services to increase affordability.

Update Affordable Housing (R-AH) District

Corresponding Comp Plan Updates

- Proposed text changes to FLU 5: Future Land Use Map Foundation to add new concepts to the Plan
- Permitted in LDR, MDR, HDR
- Allowed as support use in Commercial and Office future land use



DESIGN FOR TRANSPORTATION CHOICE

PEOPLE WILL WALK WHEN ...

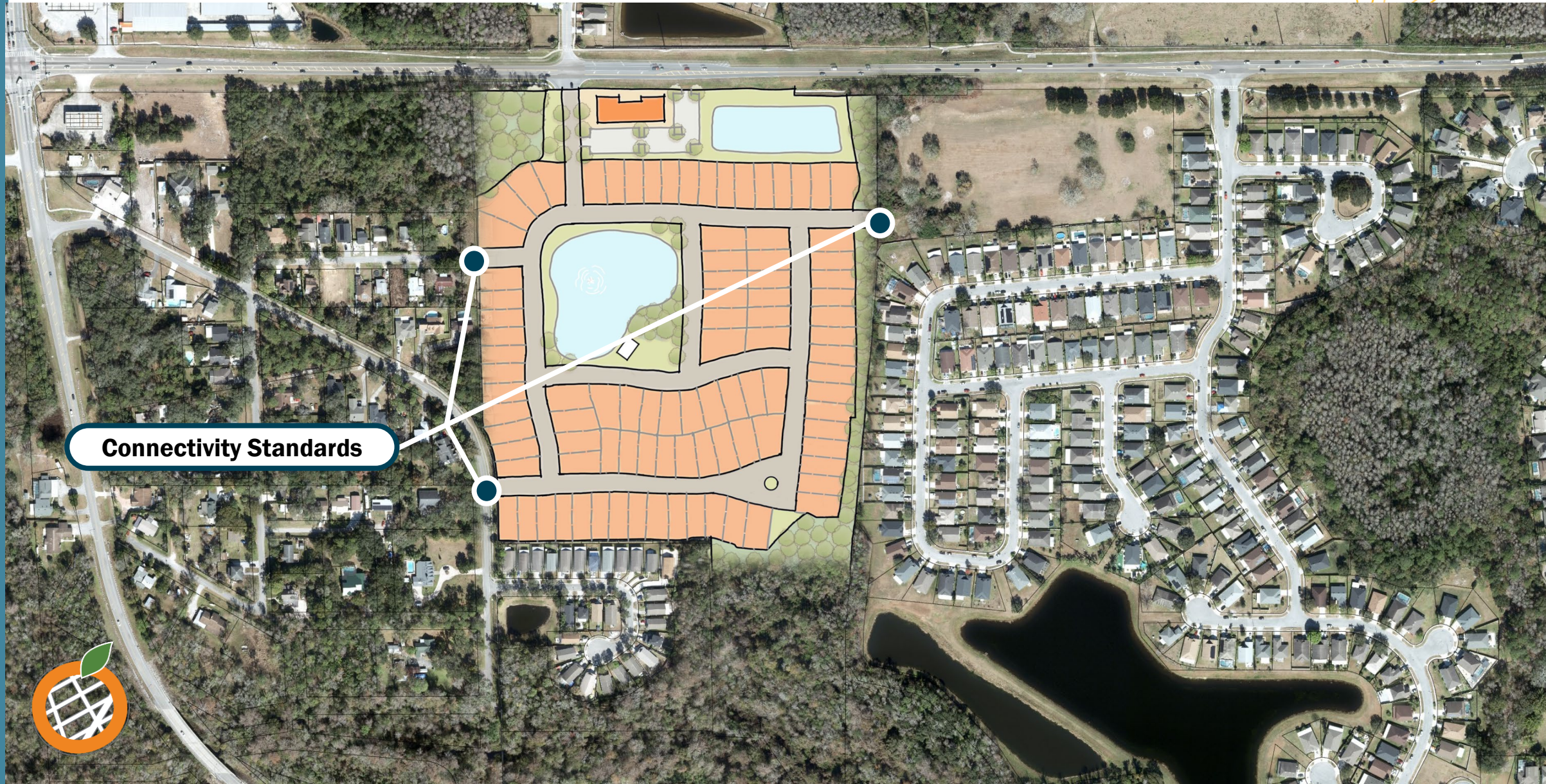
- There's somewhere to go, in a reasonable distance, and even **basic infrastructure**.



COMMUNITIES WITHOUT CHOICE



REGULATING FOR TRANSPORTATION CHOICE



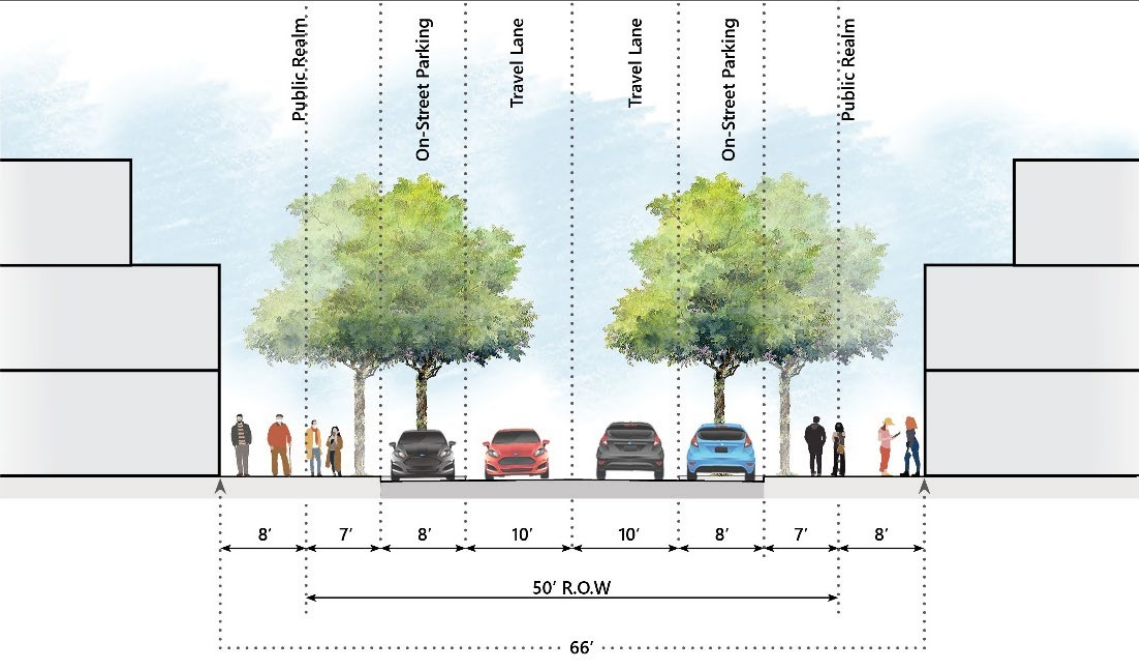
Connectivity Standards



URBAN MIXED USE TITUSVILLE

LDC Updates

- Requiring specific setbacks to allow for the future streetscape improvements shown.
- 15-ft streetscape with 8-ft wide sidewalk adjacent to a 7-ft wide tree zone.
- Canopy trees required between 40-ft on-center.



Provided appropriate streetscape requirements to include wider sidewalks and larger shade trees to provide a more walkable pedestrian realm for designated streets.

MORE CHOICES FOR MORE PEOPLE

- Close
- Connected
- Comfortable



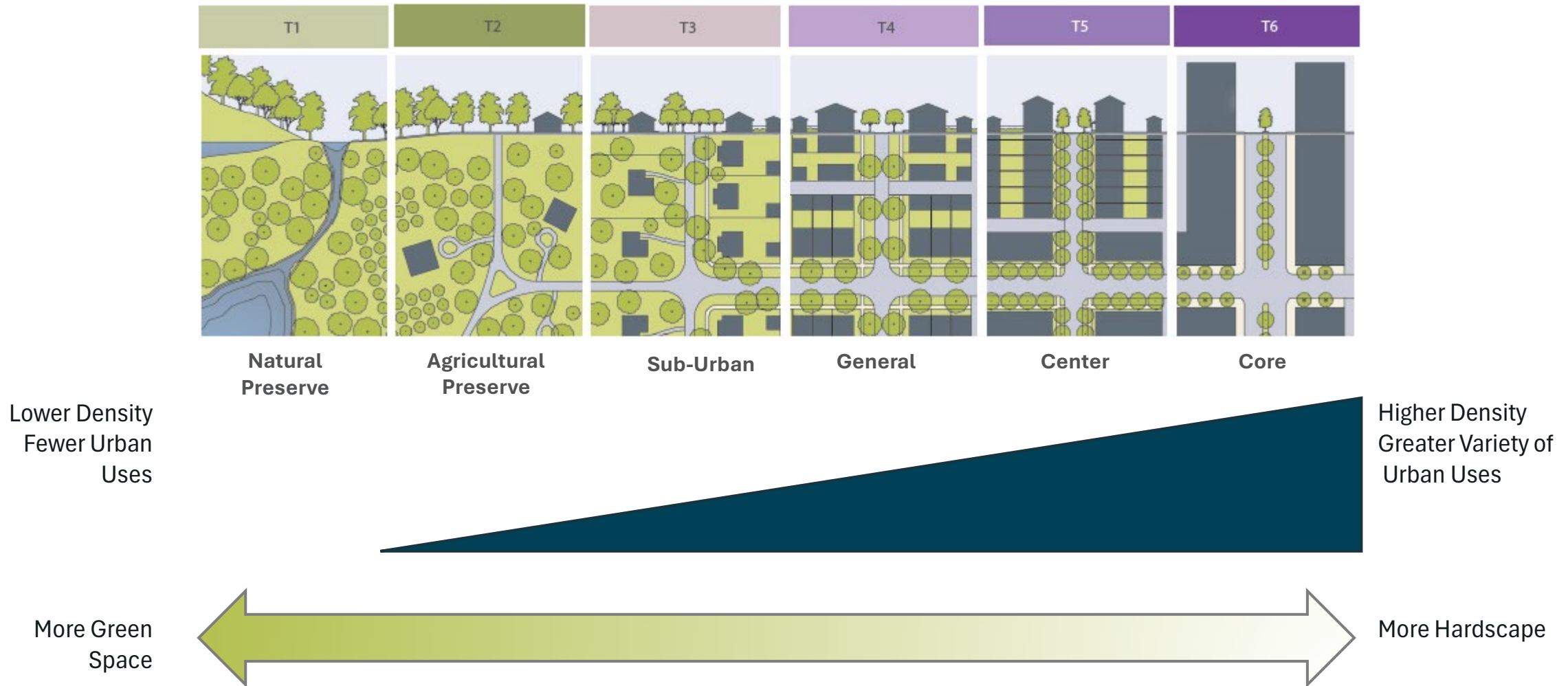
SMART PLANNING AND FAIR PLAY

SMART PLANNING AND FAIR PLAY

- Be proactive:
 - Decide where to say yes
 - Use clear standards to get desirable, predictable results
- Make desirable development accessible to a wider range of large **and small** developers, builders, investors, and homeowners.



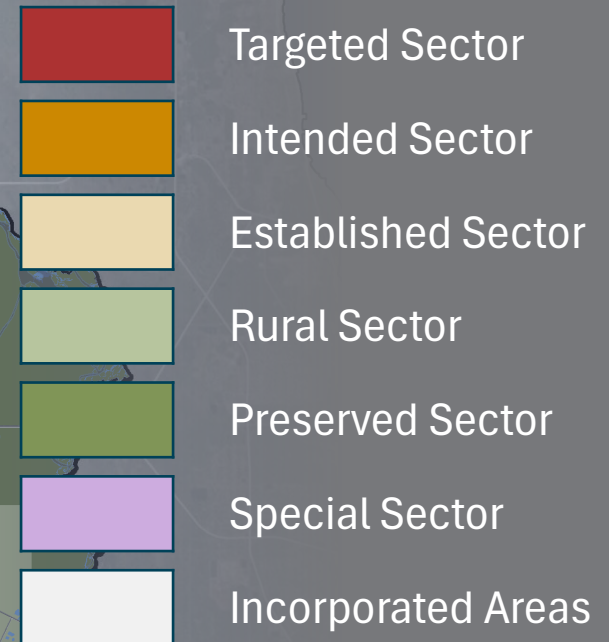
NATURAL AND HUMAN HABITATS



PROACTIVE: SAY YES SOMEWHERE

VISION
2050

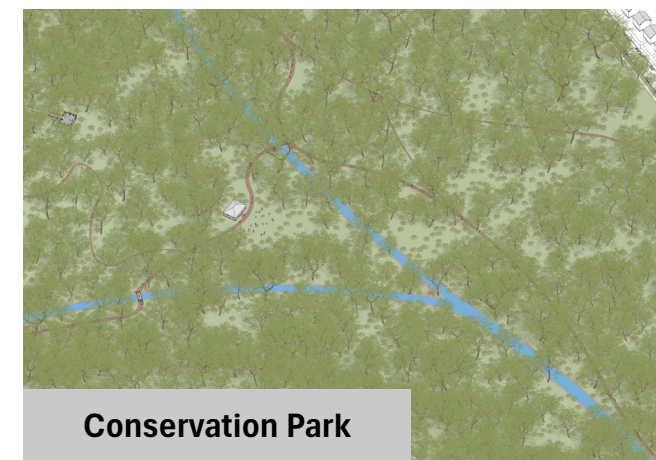
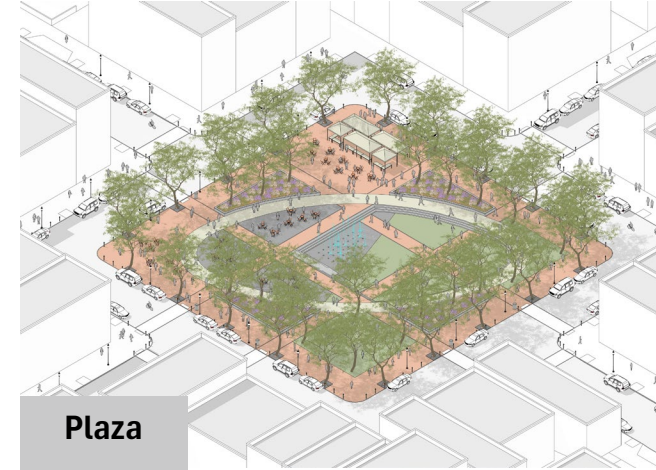
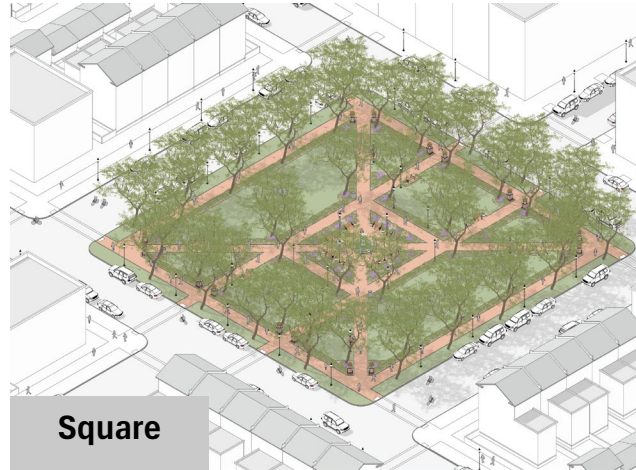
SECTORS



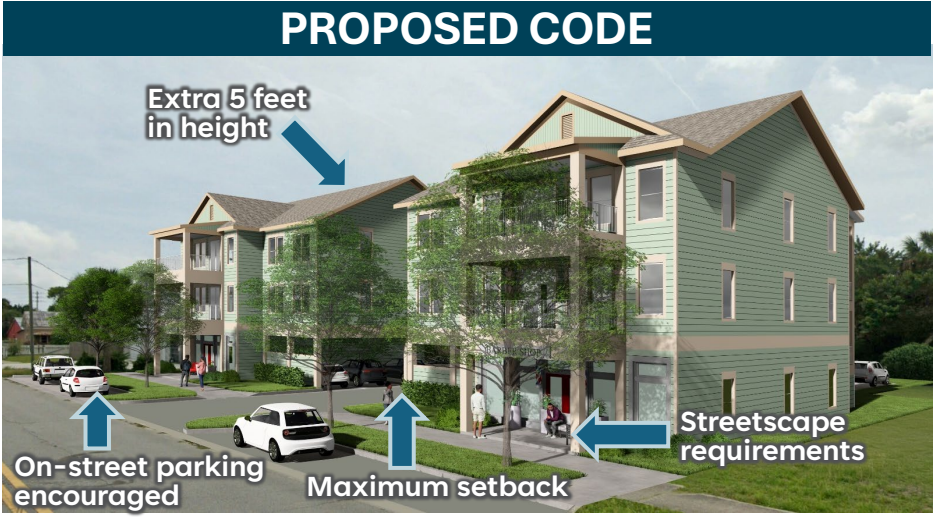
GREEN AT EVERY SCALE



SET CLEAR EXPECTATIONS



SET CLEAR EXPECTATIONS



City of
Titusville:
Canaveral
Heights

WITH EXAMPLES FROM:

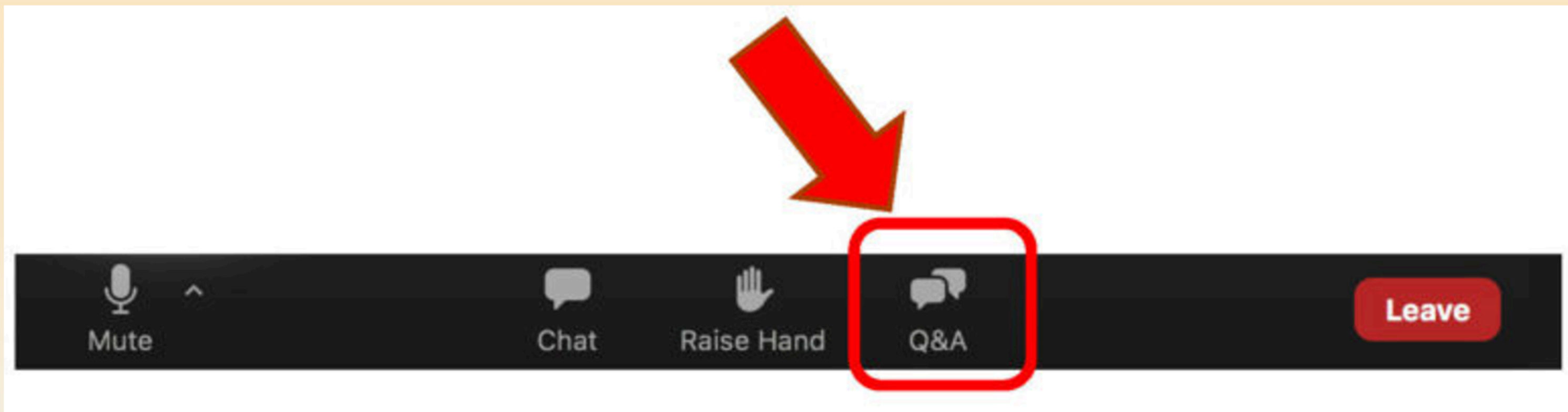
- Orange County
- Seminole County
- Titusville
- Oviedo

Eliza Harris Juliano
eliza.juliano@kimley-horn.com

Questions & Answers

Please submit questions for speakers using the Q&A button on your Zoom control panel.

Keep questions succinct and, if possible, indicate who your question should be directed to.



Professional Certification Credits

For those that attend the **live** event, this webinar has been approved for credits for:

- American Institute of Certified Planners (1.5 AICP CM, [#9320819](#))
- Florida Attorneys (2.0 General Credits, #2515848N)
- Certified Floodplain Managers (1 CEC)

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- A link to a **brief survey** to help us improve future webinars

You will also receive a **certificate of attendance** for this webinar, emailed to you within a couple of days post-webinar. Please email **friends@1000fof.org** if you do not receive a certificate within a week.

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Email **friends@1000fof.org** with any questions about credits or your certificate.



Upcoming Webinars



Rethinking Roads: A Complete Streets Approach to Safer Communities

12 PM – 1:30 PM (ET)



2026 Legislative Preview

12 PM – 1:30 PM (ET)



2026 Legislative Update

12 PM – 1:30 PM (ET)



2026 Legislative Wrap Up

12 PM – 1:30 PM (ET)

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Platinum
Transparency
2025

Candid.

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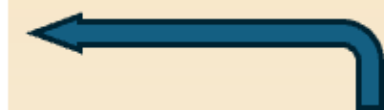
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