



A Pay As You Grow Plan for Florida's Future:

*Building the Infrastructure to Strengthen
Florida's Economy and Quality of Life*

Faced with record development across the state and the undeniable possibility of an ever growing population, Florida has come to a crossroads: one that will ultimately decide her future. Floridians enjoy a high quality of life, a prosperous environment and a climate of economic opportunity that draws new residents, visitors and businesses alike. Because of our advances, we must today address the consequences of a strained infrastructure. If we don't act now to provide for our future, we will soon find our roads, schools and water resources are no longer adequate to sustain Florida's growing communities.



Governor Jeb Bush

José Abreu, P.E., *Secretary, Florida Department of Transportation*

Colleen M. Castille, *Secretary, Florida Department of Environmental Protection*

Thaddeus L. Cohen, AIA, *Secretary, Florida Department of Community Affairs*

A Pay As You Grow Plan for Florida's Future:

Building the Infrastructure to Strengthen Florida's Economy and Quality of Life

To preserve Florida's future, I propose that we take these steps necessary to ensure that all new development is met with enough classrooms, adequate roads and a reliable supply of water, and that our planning accurately anticipates our future needs:



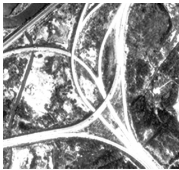
SCHOOLS

- Require local governments and school boards to jointly plan for schools.
- Require adequate school capacity before approving new development.
- Provide developers with proportionate-share mitigation options.



WATER

- Ensure sustainable water sources by requiring consistency between local water supply planning and regional plans prepared by Florida's five Water Management Districts.
- Require adequate water supplies to be available at the time of local development approval.



ROADS

- Closing the gap between when new development begins and the construction of transportation facilities needed to serve the development;
- Helping the Strategic Intermodal System serve interstate and inter-regional travel by eliminating exceptions to maintaining its desired level of service except through state variances; and
- Creating optional methods by which the impacts of development can be funded cooperatively by the public and private sectors.

FUNDING FOR SCHOOLS, WATER AND ROADS

- Florida's communities cannot continue to approve new growth without a solid and steadfast commitment to pay for it. Comprehensive plans need to have a budget and timeline to address the backlog of infrastructure and the needs of new development.
- Using local revenue to pay for local needs is good government. Statewide, Florida communities have a combined annual total of \$5.3 billion available for infrastructure. Specifically:
 - \$1.1 billion for roads
 - \$2.8 billion for schools
 - \$1.4 billion for general infrastructure
- Local governments need to tap into existing funding sources to pay the cost of needed infrastructure.
- While local and regional governments must shoulder responsibility for growth in their communities, state government must fund infrastructure of statewide priority.

These reforms will provide communities and local economies with the opportunity to grow, while protecting our quality of life and natural resources. By acting now, we can avoid the systemic problems that can result from unbridled and unplanned growth.