Traditional Planning Principles

A Series Dedicated Education and Dialogue on Regional Planning and Urban Design in the Treasure Coast Region

September 20, 2019

TREASURE COAST REGIONAL PLANNING COUNCIL
Series Overview

The Strategic Regional Policy Plan, Regional Planning and Urban Design:
Components for Building a Healthy Region
All RPCs Authorized to Prepare SRPPs by Florida Statute Chapter 186.507
Unanimously Approved by Council for Use on December 15, 1995

SRPP ROCKS!
Adopted by Rule 29K-5.002 Florida Administrative Code

Florida Administrative Code

SRPP RULES!!

Annotated
Official Compilation of Rules and Regulations
of the State of Florida

Published by
Secretary of State

February 21, 1996
Developed Using Five Years of Public Input Gathered During the Course of 27 Public Planning Charrettes
The SRPP is Council’s Business Plan for the Region

Ensures a High Level of Discipline and Predictability from Staff and the Council
Somebody Needs To Decide Because The Instructions Are Not In Local Comprehensive Plans, The State Plan Or Florida’s Growth Management Law.

How Will The Next Million People Coming To Live In The Region Be Organized In The Landscape?

The Messy Question
Because the Region is Expected to Continue Growing Over the Life of the Plan…

- Public spaces, parks and plazas
- A variety of quality housing opportunities
- Transportation and mobility
- Civic and cultural institutions
- Convenient shopping and entertainment
- Public safety and low crimes rates
- Attractiveness for investment/economic development
- Public health and a healthy Countryside

“Good urban form and livability is an economic imperative”
Robert Solow
Nobel prize-winning economist

It’s Principle Focus is on Influencing the Form and Location of Growth
Influence of the SRPP...

Sure Glad They Followed the SRPP
All Development Is Not Created Equal
Sustainable Forms vs. Sprawl Forms

- 30% less energy used
- 2 to 4 times better water quality
- 25% to 50% less time in our cars
- 30% to 40% less land used
- Public transportation is an option
- 10% to 12% extra income not spent on cars
- Kids might have a shot at walking to school

- Sustainable products out perform comparable sprawl products on sales price and absorption
- Road building will no longer take priority over the arts, culture, care of the elderly, water quality and education of your children
- Reduced regional fiscal impacts of $606 million through 2025
- Reduced regional capital costs of $4.19 billion through 2025
We now know this is NOT TRUE
The Not So Happy Motoring Society
Eddie Van Halen AFTER He Got His Driver’s License
The Ten Great Myths of Modern Planning

1. If we will it, we can stop growth

2. Low Rise & Low Density = Green

3. Not proactively planning can curb growth

4. The “Free” market will take care of everything and is actually “free”

5. Big roads must be better and will solve our problems once and for all

6. What they are building must be illegal

7. Wide separation of different land uses and buildings will reduce impacts of growth

8. Five and ten-acre lots will protect the country side and accommodate future growth

9. Affordable housing is bad for the economy and must be segregated

10. Mass transit will not work
Most of What Is Known About Building Sustainable Towns, Cities and Regions was on the Ground over 2500 Years Ago

The walled enclosure, the street, the boulevard, the house block and alley, the market, the square, the worship district, the administrative district, the entertainment district and the workshop district.
Regional Planning Without Urban Design is Bad Medicine

Lost in Translation....
Regional Planning Without Good Urban Design is Dangerously Unpredictable
According to Chapter 186, Florida Statutes, and Chapter 27E-5, Florida Administrative Code, the Strategic Regional Policy Plan (SRPP) for the Treasure Coast Region shall be a long range guide for the physical, economic, and social development of the Region which identifies regional goals and policies. The SRPP is not merely a plan for the regional planning council; it is a plan for the Region and all those who are active participants in shaping its future.

The SRPP is intended to be a direction-setting document. Its goals and policies will be implemented only to the extent that financial resources are available from local revenue sources, legislative appropriations, grants or appropriations of any other public or private entities. The plan does not create regulatory authority or authorize the adoption of agency rules, criteria, or standards not otherwise authorized by law.

The goals and policies contained in the SRPP shall be reasonably applied where they are economically and environmentally feasible, shall not be contrary to the public interest, development of the Plan should continue after adoption. Over time the Council may want to amend the Plan to incorporate meaningful regional guidance found in new legislation and in the findings and recommendations of other regional planning activities and programs currently in progress (e.g., revisions to the State Comprehensive Plan, long range MPO plans, the Sustainable South Florida effort, the Florida Greenways program, etc.). The initiative to amend the Plan may come from the Council itself or from citizens who come before Council with their aspirations and ideas to improve the Plan. Regional planning councils are not limited to a twice-a-year window for plan amendments and can revise the Plan at any time.

As it pertains to the development of local government comprehensive plans, land development regulations, and local development orders subject to regional planning council consistency review, it is recognized that some ideas suggested in the SRPP are applicable and can be furthered in varying degrees in certain areas of the Region and some cannot. When applying the Plan, this is a determination that must be continually made by the consortium of local government representatives and citizens appointed by the Governor which make up the Treasure Coast Regional Planning Council.

The SRPP acknowledges and the Council recognizes that the Region is large and diverse and that thoughtful consideration of local differences need to be fully considered when making policy decisions. It is also recognized because of local differences and preferences that there may be other approaches for implementing and furthering regional goals and policies other than those specifically suggested in the Plan. The SRPP will require the Council to use good judgment in applying the Plan and to maintain a receptiveness to new or different ideas which may not be specifically suggested in the Plan, but which will keep the Region on course towards a healthier and sustainable future.

Lastly, all goals, policies, and strategies that utilize directive verbs such as should, shall, and will should not be interpreted to override the decision-making and fiscal prerogatives of local government. All references to the "Regime" in goals, policies, strategies and background analyses should be taken to mean the Region as a whole. It is implicit that all regional goals, strategies, and policies suggesting shortened review processes, preapproval, concurrency relief, or other incentives suggested to encourage preferred forms and patterns of development will be carried out within the limits of State law.

December 12, 1995 Adopted SRPP

Foreword
It Is NOT about **Growth** vs. **No Growth**

It is about **HOW** we grow
The SRPP’s Vision for How We Grow
Follows Four Guiding Principles:

• Preserve and Enhance the Environment and Countryside
• Revitalize Existing Urban Areas
• Create New Towns
• Prevent Sprawl Forms and Patterns of Development
The Plan recognizes the “vision” can never be implemented or built overnight. It will take patient piecemeal growth, so every planning decision sanctioned by local government is always helping to create or generate preferred patterns and forms of development on a small and large scale. The end result... a more sustainable future for the Treasure Coast Region.

Excerpt from SRPP for the Treasure Coast Region
It’s Not A Process Problem… It’s A Planning Problem

So What More Can The Regional Planning Council Do?

Stay The Course and Continue With Education
1. Neighborhood Scale

Traditional Form

- The Neighborhood is a planning unit.
- When combined with others, it becomes a town.
- When standing free in the landscape, it is a village.
- Has a defining size (the ¼ mile).
- Has a countryside component.

Recent Form (Sprawl)

- Sprawl is a proximity of isolated "pods" dedicated to single uses (auto-reliant).
- Pods are inaccessible from each other.
- Size is defined by the developers ability to acquire land.
- When standing free in the landscape, it is sprawl.
- When combined with others, it is just more sprawl.
2. Neighborhood/Town Center
3. Streets, Blocks, and Alleyways

Nearly 30% of all Developed Areas are Roadways...

And they are ALWAYS a Community’s Front Door
4. Public Open Space

Traditional Form
- Provided in the form of squares, parks and playgrounds
- Have position of hierarchy and prominence
- Are recognized symbols of pride in the community
- Are designed in detail

Conventional Form
- Provided in the form of “buffers”, “berms”, “common areas” and other ill-defined residual spaces
- Used to segregate (berms, buffers)
- Is generally private
5. Civic and Public Buildings

Location, Siting, and Design
6. Mix of Uses

The Building and the District
7. Mix of Housing Types
8. Form, Density, and Discipline

Nobody Likes Surprises!
9. Proper Parking Placement

**Traditional Form**
- On-street parking
- Off-street parking is shielded
- Adequate parking is provided in close proximity
- Parking requirements are established on a district-wide basis
- Shared parking possibilities

**Conventional Form**
- Limited or no on-street parking
- Parking is the predominant feature
- Large surface lots are detrimental to property values
- Unsupervised and unsafe
- Parking requirements are on a lot by lot basis
- Limited or no shared parking possibilities
Traditional Planning Principles

Thank You

September 20, 2019

TREASURE COAST REGIONAL PLANNING COUNCIL