A1A River And Sea Trail Scenic Highway
And
Flagler Beach Charrette

The Way Florida Used To Be

The Study Area
An Historic Opportunity

• Choose YOUR FUTURE

• Focus on DESIGN OF THE CORRIDOR AND THE COMMUNITY

• Preserve your CHARACTER

• Develop LIVABLE PLACES

• Transform your streets into PREMIER ADDRESSES

• Leave a WORTHY LEGACY

Benefits Of The Charrette Process & Community Based Planning

• Brings people together to SOLVE COMMUNITY PROBLEMS
• Respond to DIFFERENT SPECIAL CONDITIONS IN THE COMMUNITY
• Advertise & unify INTENTIONS FOR THE CITY’S FUTURE GROWTH
• Protects the CHARACTER AND CHARM OF THE CITY
• Wide CITIZENS’ SUPPORT AND OWNERSHIP
• Attracts INVESTMENT
• Makes INFILL AN OPTION AFFORDABLE FOR INDIVIDUAL INVESTORS
• Makes plans more TANGIBLE AND UNDERSTANDABLE
• Creates an environment where INFILL OUTPERFORMS THE SUBURBS
• Helps achieve DESIRED AND EXPECTED OUTCOMES
• Form a RELIABLE AND DEFENDABLE BASIS FOR CHANGE
• Prioritize ENHANCEMENTS AND COMMUNITY IMPROVEMENTS
• Help SECURE FUNDING
• Embed CITIZEN IDEAS IN THE LOCAL COMPREHENSIVE PLAN
• Provide CERTAINTY TO CITIZENS AND INVESTORS
• Eliminates LONG AND COMPLICATED APPROVAL PROCESSES
• Puts FUN BACK INTO CITIZEN INVOLVEMENT
Create a master plan which will strategize and coordinate overall long and short term activities along the corridor including the management of vegetation, design, new construction and protection of threatened and endangered plant and animal species and their habitat.

Provide residents and businesses along the Corridor an opportunity to participate in the planning decisions for the Corridor.

Public Lands

- 25 different locations
- 4523 Acres
What Can Be Done?
A VISION WILL PROTECT US
A VISION WILL PROTECT US

SECTION 1 CORRIDOR VISION

For many people, the corridor is the place to be when you have kids in the city. A Master Plan provides a vision that will protect the corridor from overdevelopment, ensuring that its beauty and character are preserved for future generations.

Whhy Do A Master Plan?

OUR VISION

OUR VISION

Why Do A Master Plan?
Advance Our Planning From This...

To This..
And This...

And Even This
The Importance Of Streets

You'll look up and down streets. Look 'em over with care.
About some you will say, "I don't choose to go there."
With your head full of brains and your heart full of feet,
you're too smart to go down any not-so-good street.

And you may not find any you'll want to go down.
In that case, of course, you'll head straight out of town.
Streets: A Beginning and an End

Your Beginning
Your End
Obsolete Buildings: What Will Replace Them?
Old Cutler Road: An Historic Corridor

Why You Should Have A Code
Review your Zoning and Building Codes

Modernist Codes VS. Urbanist Codes
Confusing, Debatable & Quantitative
- Lists
- Tables
- Charts
- Definitions
- Sub-sections
- Sub-paragraphs
- Overlays
- Exceptions
- Amendments
- Cross References
- Footnotes
- Permitted Uses
- Conditional Uses
- Prohibited Uses
- Special Uses
- Special Exceptions
- Secret Formulae

Concise, Explicit & Qualitative
- Parking Placement
- Parking Quantity
- Building Placement
- Building Height
- Mixing of Uses
- Streets
- Illustrations

Good DNA

Genetic Code
HUMANS
- Appealing External Features
- Well-Proportioned
- High Potential For Attracting Mates
- Resilient & Adaptable

Zoning Code
TOWNS & CITIES
- Attractive Built Environment
- Human Scale - Comfortable Streets
- High Potential For Attracting Investment
- Built to Be Diverse/Built to Last
Why Just Counting Isn’t Enough

Graphic Code

Residential
Residential
Office
Commercial
Set Back: 40’

Parking
Required: 32
Available: 27
Set Back:
Zero
Parking
Required: 32
Available: 45
A Constrained Road?
Other Details Of The Corridor

The Anchor of the Corridor

City Of Flagler Beach
Community Report Card/First Impressions

- Recognizable Center
- Good Network of Streets
- Terminated Vistas
- Walkable, Human Scaled Streets
- Public Parks & Open Spaces
- Civic Spaces
- Good Mix of Uses
- Unique Identity
- Memorable Buildings

“Livability is an economic imperative”
Robert Solow
Nobel prize-winning economist

A Recognizable Center
Good Network of Streets

20 Miles of Streets
102 lanes East/West
8 lanes North/South
118 acres of public right-of-way (40% of your town)

Details Of The Streets

A1A  A1A  Daytona
Central  Flagler  Moody
One way street A1A compared to I-95

Only x'
Only x'
Walkable Size

Walkable, Human Scale?
The height-to-width ratio of the space generates spatial enclosure, which is related to the physiology of the human eye. If the width of a public space is such that the cone of vision encompasses less street wall than sky opening, the degree of spatial enclosure is slight. The ratio of 1 increment of height to 6 of width is the absolute minimum, with 1 to 3 being an effective minimum if a sense of spatial enclosure is to result. As a general rule, the tighter the ratio, the stronger the sense of place and, often, the higher the real estate value. Spatial enclosure is particularly important for shopping streets that must compete with shopping malls, which provide very effective spatial deflection. In the absence of spatial definition by facades, disciplined tree planting is an alternative. Trees aligned for spatial enclosure are necessary on thoroughfares that have substantial front yards.

The eye should see more street-wall than sky.
Parks & Open Spaces

Cities would not be livable without them.
Parks & Open Spaces
The Other Reason

Local roads No. 2 on pedestrian hit list

The problem is "our streets are becoming speedways," a national survey concludes.

By MATT REED
Palm Beach Post Staff Writer

It's getting downright dangerous to cross the street around here, and the sidewalks aren't much safer, a report released Tuesday says.

Palm Beach County ranks as the 13th most-dangerous urban area for pedestrians in the United States, a coalition of consumer groups found in an unusual nationwide study.

Fort Pierce and the Treasure Coast ranked 20th worst in the nation, according to a "pedestrian fatality index" that factored in deaths, the area's population and the number of people who walk to work there.

"The problem is not that pedestrians are walking in the wrong places, but that our local streets are becoming speedways — designed to accommodate more cars passing through, not the people who live, walk and play in their communities," says the report, released by the Florida Consumer Action Network.

Florida is the worst state for walkers, the study found. Signs of danger are everywhere.

Drivers on A1A Highway punch their accelerators and swing across crosswalks, oblivious of green "walk" signals nearby. Delivery vans park across downtown sidewalks, forcing people pushing strollers or using wheelchairs off curbs into six-lane boulevards.

In Palm Beach County, 31 pedestrians were hit and killed in 1995, according to state figures. The death count grew to 43 in 1996, statistics show.

Pedestrians in 1996 were as likely to die during the day as at night.

Please see WALKERS/7A.

Civic Spaces
Is Flagler Beach City Hall for sale?

BY KATHLEEN BISHOP
Email: kbishop@floridaviews.com

City officials were surprised at their recent Flagler Beach City Commission meeting when Regina Ciselli asked them if she could purchase City Hall.

Ciselli told officials at the December 12 meeting she would like to purchase the 1900 government facility and turn the downtown area into an intimate "business social center" with offices, shops and eating establishments.

Ciselli said her corporation, 200 Pleasant View Properties, owns the buildings around the corner from City Hall - those that house Tuckerski Realty, King's Oceanside, restaurant and Southeast Jewelry outlet - approximately a half of a block and would like to own the other half that includes the city property.

She told the commission it would be a win-win situation.

See Flagler Beach page 19A

Good Mix Of Uses

Old Hotels
Good Uses, Bad Buildings

theirs

Good Uses, Good Buildings

Corner store (not theirs)
Unique Identity

You Have It.... Protect It!!!

collage

Memorable Buildings

THEIR BUILDINGS
Memorable Buildings

Real memorable buildings:
- Post office
- Bartow court house

The Public Process
County and Community Working Together
DAY 1: Opening – 10:00am to 11:00am

Opening Presentation

DAY 1: 11:00am to 3:00pm

The Public Process: Planning for the Future

DAY 1: 11:00am to 3:00pm
Kids have some of the best ideas

The Citizen’s Ideas
DAYS 3 through 7

We work all day ...
… and into the night

Precision
DAY 8: Presentation of Work in Progress

The Team

Treasure Coast Regional Planning Council
South Florida Regional Planning Council
Miami-Dade County DP&Z
Chamber South
A + S Architects & Planners, P.A.
Anthea Giannottis, Dana Little, Maria de Leon Fleites, Sita Singh, Jess Linn, Steven Fett
When I say go