

An aerial photograph of a residential development in Palm Beach County, Florida. The development features a central pond with a small island in the middle. The houses are arranged in a U-shape around the pond, with a parking lot in front. The surrounding area is green with scattered palm trees. In the background, there are more green fields and a distant horizon under a clear sky.

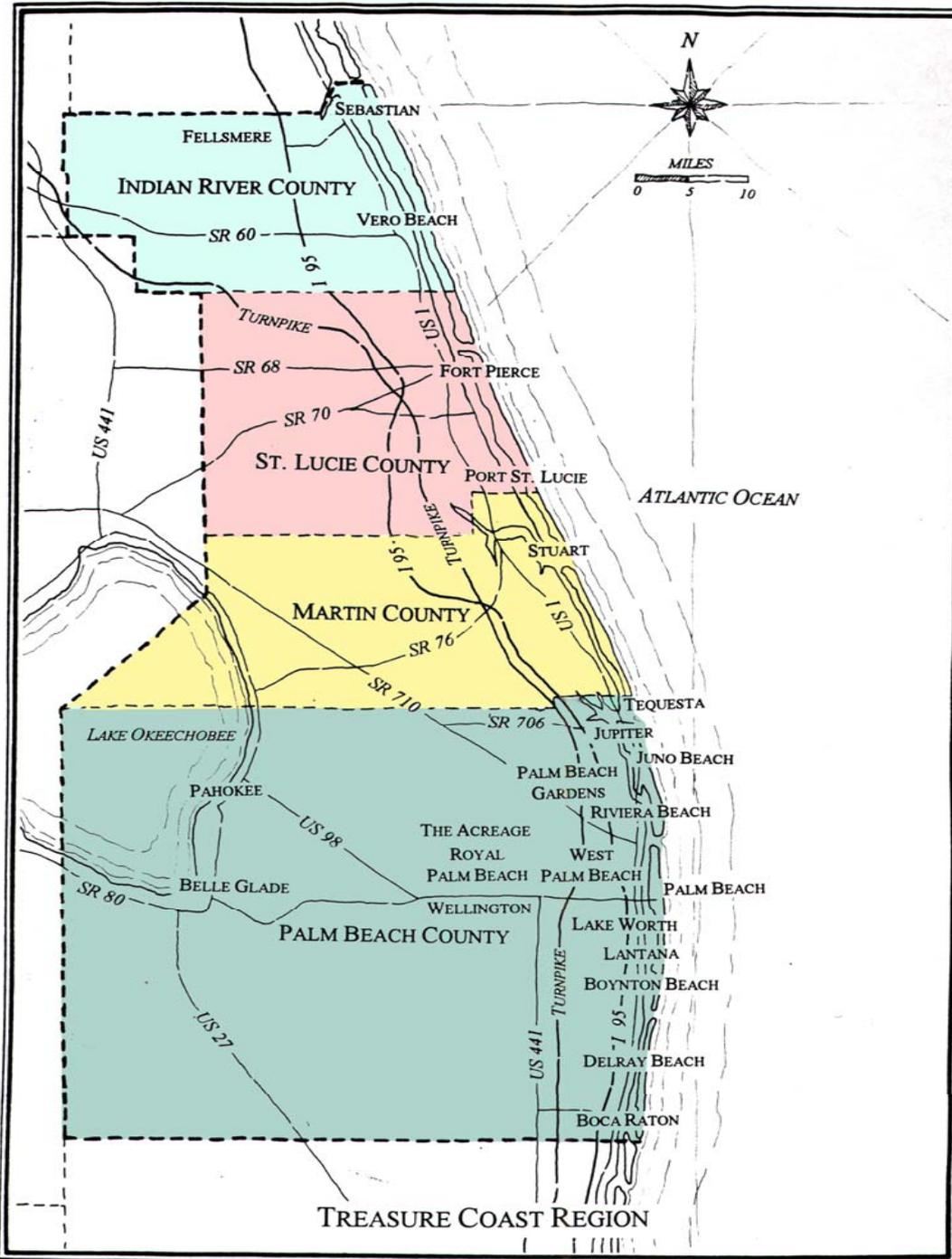
Future of the Treasure Coast Region and the Strategic Regional Policy Plan

SFRTA Workshop – Palm Beach County

September 26, 2008

Fun Facts

- One of eleven RPC's
- Four counties
- 50 Municipalities
- 1.8 million people
- 3700 square miles



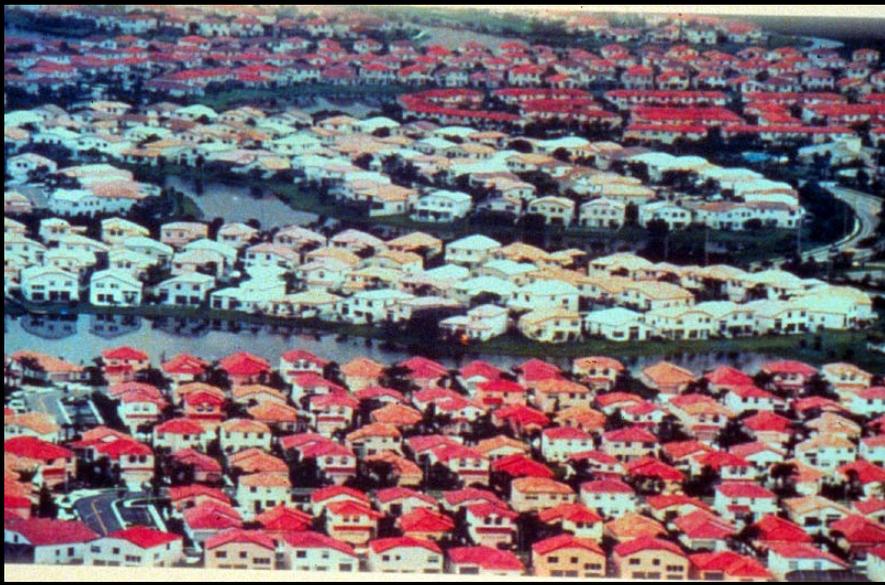
The Real Regional Perspective



Why Have A Regional Plan?



30 MILLION PEOPLE WILL MOVE TO THE SUN BELT BY 2025



How Will The Next 10 Million People Coming To Live In Florida Be Organized In The Landscape

The Messy Question

Somebody Needs To Decide Because The Instructions Are Not In Local Comprehensive Plans, The State Plan Or Florida's Growth Management Law

STRATEGIC REGIONAL POLICY PLAN

COMMITTEE MEMBERS

- Commissioner Dennis Armstrong
- Commissioner Cliff Barnes
- Commissioner Karen T. Marcus
- Commissioner Jeff Koons
- Councilwoman Ann Zugelter
- Councilmember Peter Spyke
- Councilmember Nelia Coyle

1992

REGIONAL REPORT CARD



Foul the Water



Spoil Natural Landscapes

Enormous Land Consumption



\$2 billion and counting...



Excessive Infrastructure \$

The Not So Happy Motoring Society



GAS	
UNLEADED	
LOL	$\frac{9}{10}$
PLUS	
OMG	$\frac{9}{10}$
PREMIUM	
WTF	$\frac{9}{10}$



- 
- An aerial photograph showing a complex highway interchange with multiple lanes and overpasses. The surrounding area includes residential buildings, parking lots, and green spaces. The image is slightly blurred and has a dark, semi-transparent overlay at the bottom where the text is located.
- \$ 55 billion dollars behind in road building
 - \$ 5 billion dollars behind in school building
 - \$\$\$ 700% increase in taxes
 - # 1 in the nation at killing pedestrians
 - People killing each other over parking spaces
 - People spending three times longer stuck in traffic
 - \$ 8 billion dollar repair bill
 - A guarantee your countryside will disappear

Florida's Report Card

New building philosophy planned

■ A Treasure Coast council might approve a proposal to change regional development.

By Willie Drye
of the News staff

PALM CITY — The Treasure Coast Regional Planning Council will decide next month whether to give final approval to a long-range strategic plan that would encourage major changes in the way it grows for its future residents.

The planning council got a sec-

at the plan Friday when staff brought back minor revisions to the plan. If the council approves the plan at its Dec. 15 meeting, it would be the guide for long-range development in St. Lucie, Indian River and Palm Beach counties.

Supporters of the plan say a fundamental change is needed in the way developed in Florida. Under existing regulations, the plan's supporters say, the prevailing form of development is urban sprawl that

"If we stick to the old way of doing things and plug 7 million people into the equation, we're going to have serious problems," Spyke said.

Peter Spyke, an Indian River County representative on the council, told the panel Friday that changes have to be made to be made to prepare for the 7 million people expected to move to Florida in the next 20.

the plan for remaining downtown Stuart — based on old-fashioned city planning in which residential development is dense, neighborhoods are connected by an orderly network of streets and residents aren't required to drive to so many of their destinations.

That's not being done now, Busha said.

"All the things that people need to survive in their daily lives have been disconnected and placed along roads in areas where no one complains about them," Busha said. "Those that do complain don't have a voice in how things get done."

But the plan also has its critics.

"What they seem to consider sprawl in my view is what has the most appeal to the residents of Martin County," said Martin County Commission Chairwoman Charlene Hoag, who also is a member of the council.

Hoag said she would be reluctant to vote for the plan in its present form.

Stuart Mayor Kevin Henderson said the proposed plan was "long on theory, short on practical application."

"I'm not saying that the vision is a bad vision," Henderson said. "I'm not saying we shouldn't be trying to change the forms of development that were the

gridlock," he said. "Dade and Broward are there. Palm Beach County is moving in that

close-knit neighborhoods that combine residential and commercial development and encourage people to walk instead of drive. Neighborhoods also would have housing that could be afforded by people with

Please see **BUILDING** on C4

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on

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old-fashioned development can still work. But others say downtown Stuart isn't a realistic example.

"Downtown Stuart is a boutique," Henderson said. "If you had to go build it, it couldn't happen. The land cost would be too high, the rate of return wouldn't come close to covering your investment."

Downtown Stuart's revitalization couldn't have happened if property values hadn't plummeted during its decline, Henderson said.

Stuart development planner Mike Houston said the strategic plan should offer a choice for developers. "The personal preference of individual planners shouldn't be the driving force," Houston said. "We need to say what's preferred."

Martin County Commissioner Dennis Armstrong, a member of the council, said he was glad the plan's latest version included a provision for amending the document after it is adopted.

"Let's have something that is current and that we can keep current," Armstrong said.

Busha said he realizes that the type of development advocated by the strategic plan hasn't gained widespread favor. But that could change, he said.

"It's going to take time for mind-sets to change, just like it took time for people to protect the wetlands," he said.

The Strategic Regional Policy Plan

An aerial photograph showing a vast, planned residential or commercial development. The layout is characterized by a dense grid of streets, with many roads curving and branching out. The land is mostly green, suggesting a mix of grass and trees, with some buildings and parking lots visible. The perspective is from a high angle, looking down on the entire area, which extends to the horizon under a clear blue sky.

A New Operating System Is Needed

The Strategic Regional Policy Plan



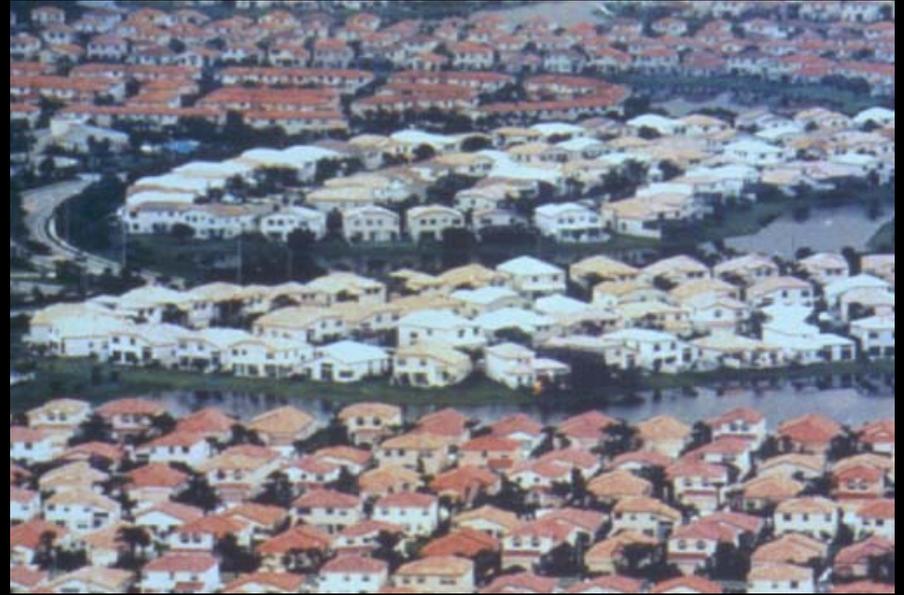
A New Operating System Is Needed

The 100 Year Vision For The Future Growth And Development of the Treasure Coast Region

27 Public Planning Charrettes



1) It Is NOT about Growth vs. No Growth



It is about HOW we grow

People Realized They Had A Choice:



Disfigure the Countryside...

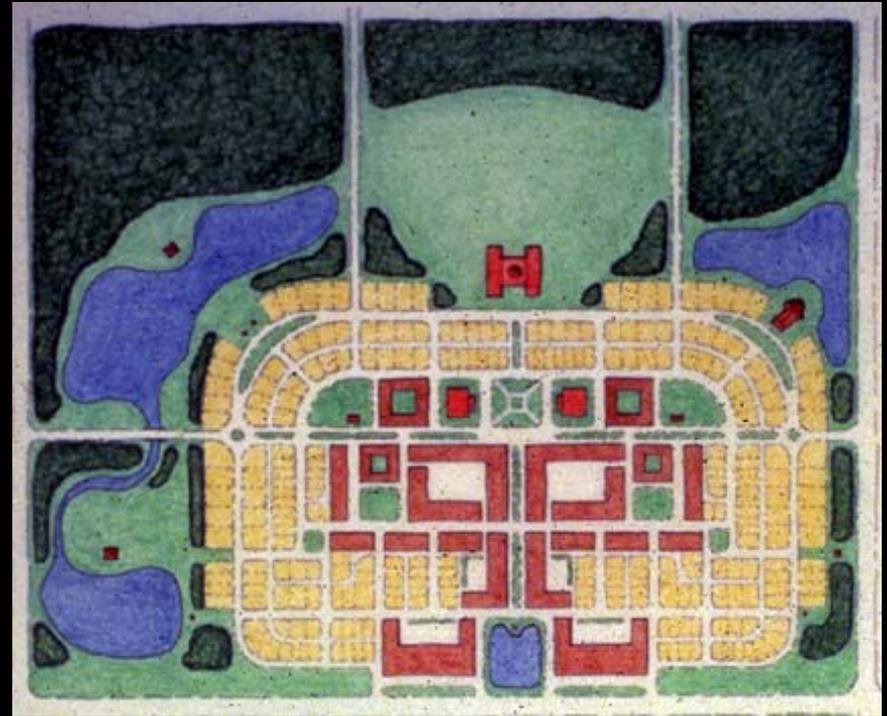


...Or Insist on Something Different

Change as a Necessity

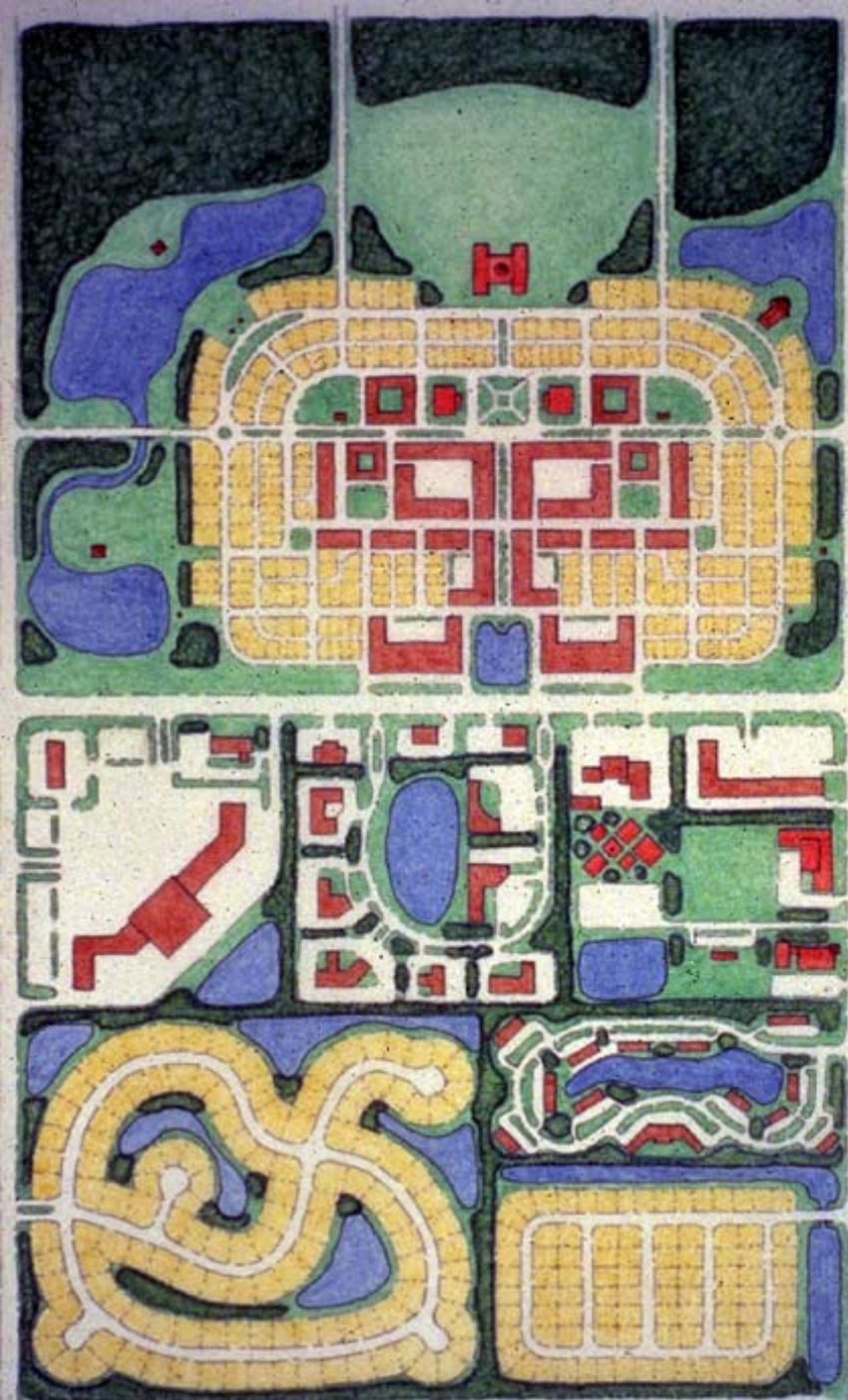


All Development Is Not Created Equal



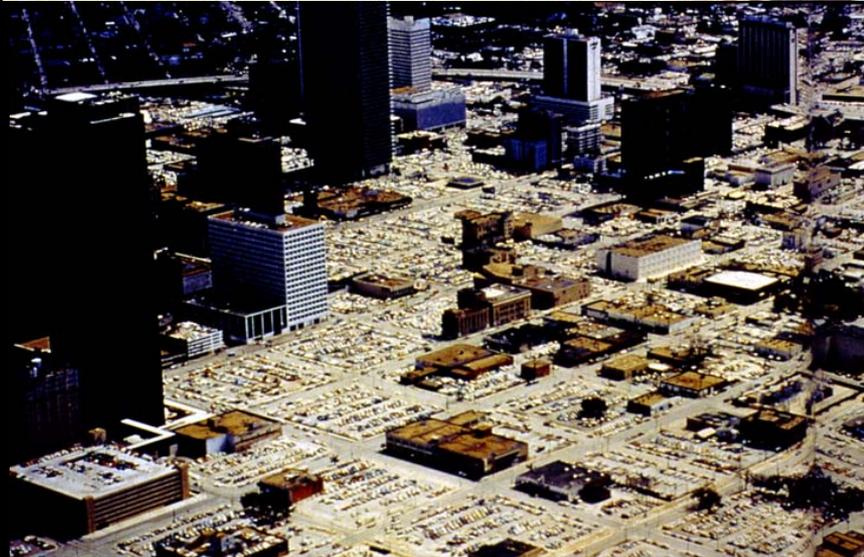
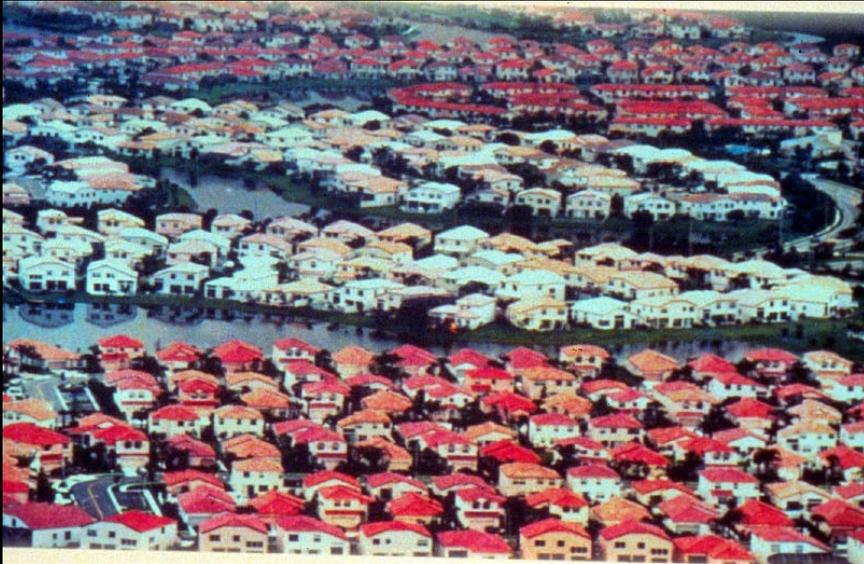
- 30% more energy used
- 2 to 4 times poorer water quality
- 25% to 50 % more time in our cars
- 30% to 40% more land used
- Public transportation is not an option
- 20% to 25% of your income spent on cars
- Kids won't be able to walk to school
- Sprawl housing products under perform comparable New Urbanism products on sales price and absorption
- Road building will take priority over the arts, culture, care of the elderly, water quality and education of your children
- Additional fiscal impacts of \$606 million through 2025
- Additional capital costs of \$4.19 billion through 2025

Preferred Form Of
Development



Non-Preferred Form Of
Development

Regional Planning Without Urban Design and the New Urbanism is Dangerously Unpredictable



Build A Reliable Regional Transportation System



We have not traded down our ability to walk...



...to take trains



...to ride buses



... to ride bikes



For Only This

Strategies For Reform



Preserve The Environment And
Countryside

Revitalize Existing Urban Areas

Create New Towns

Prevent Sprawl

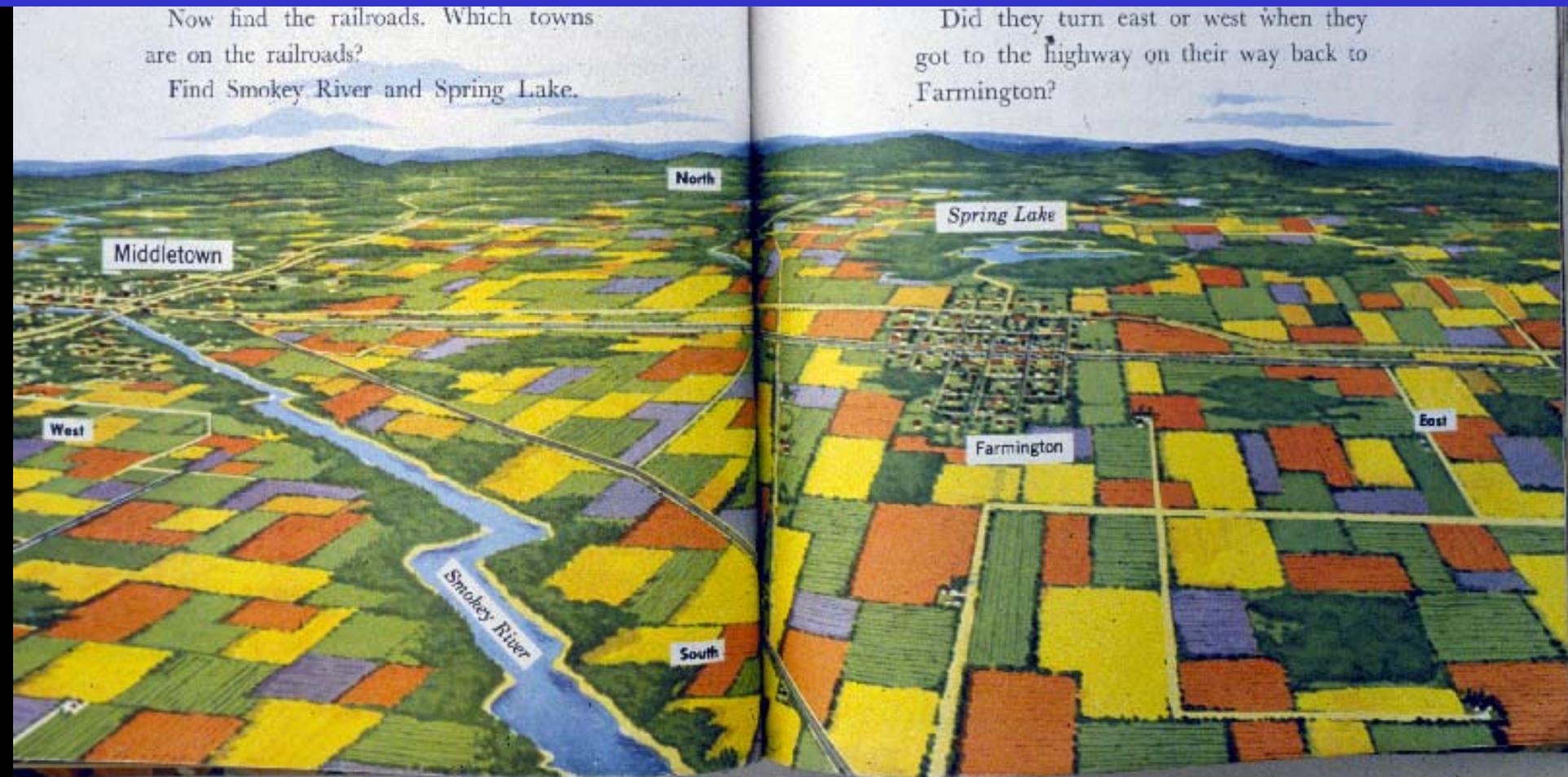
Strategic Regional Policy Plan

A Whole New Language

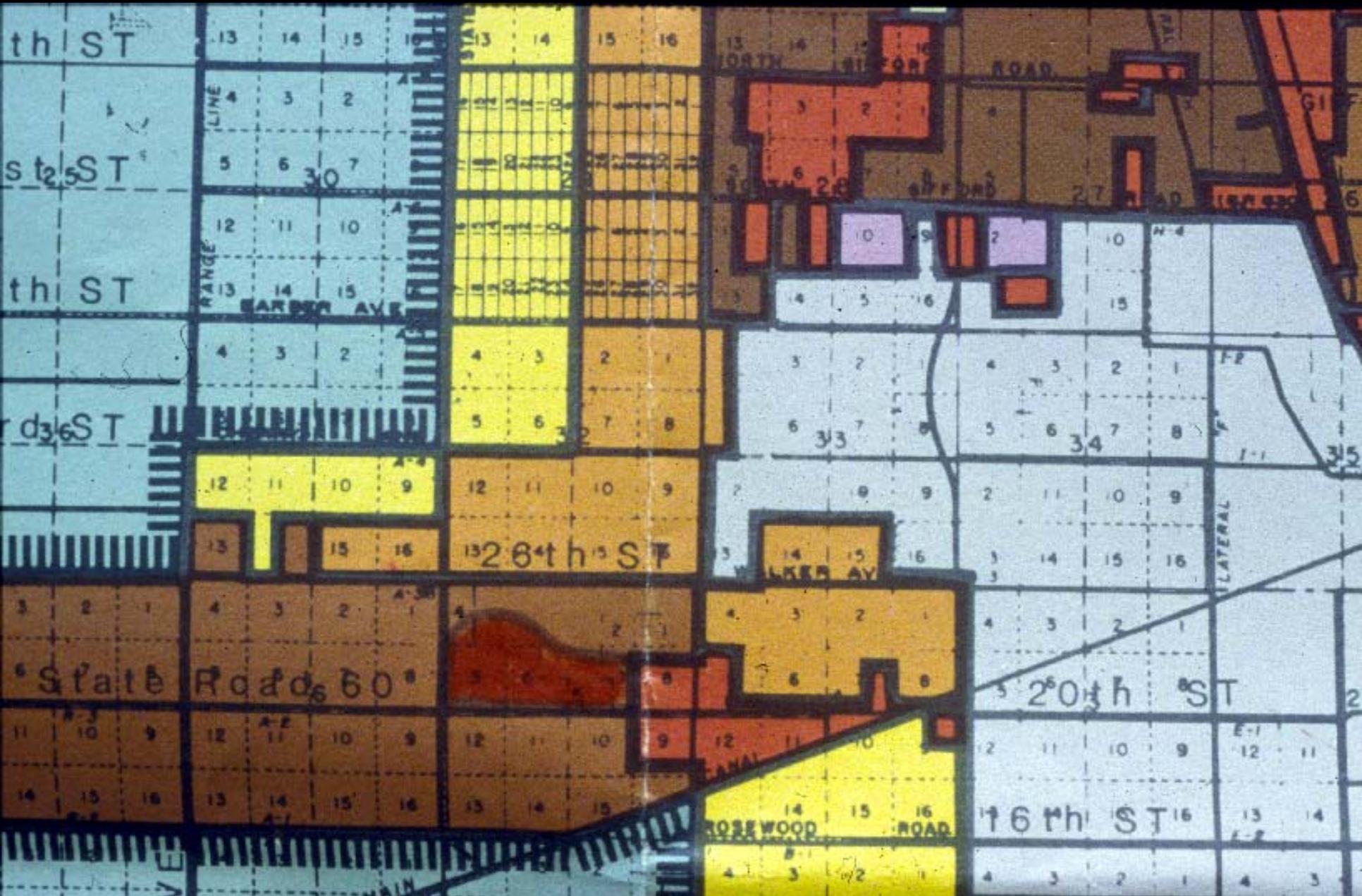
Now find the railroads. Which towns are on the railroads?

Find Smokey River and Spring Lake.

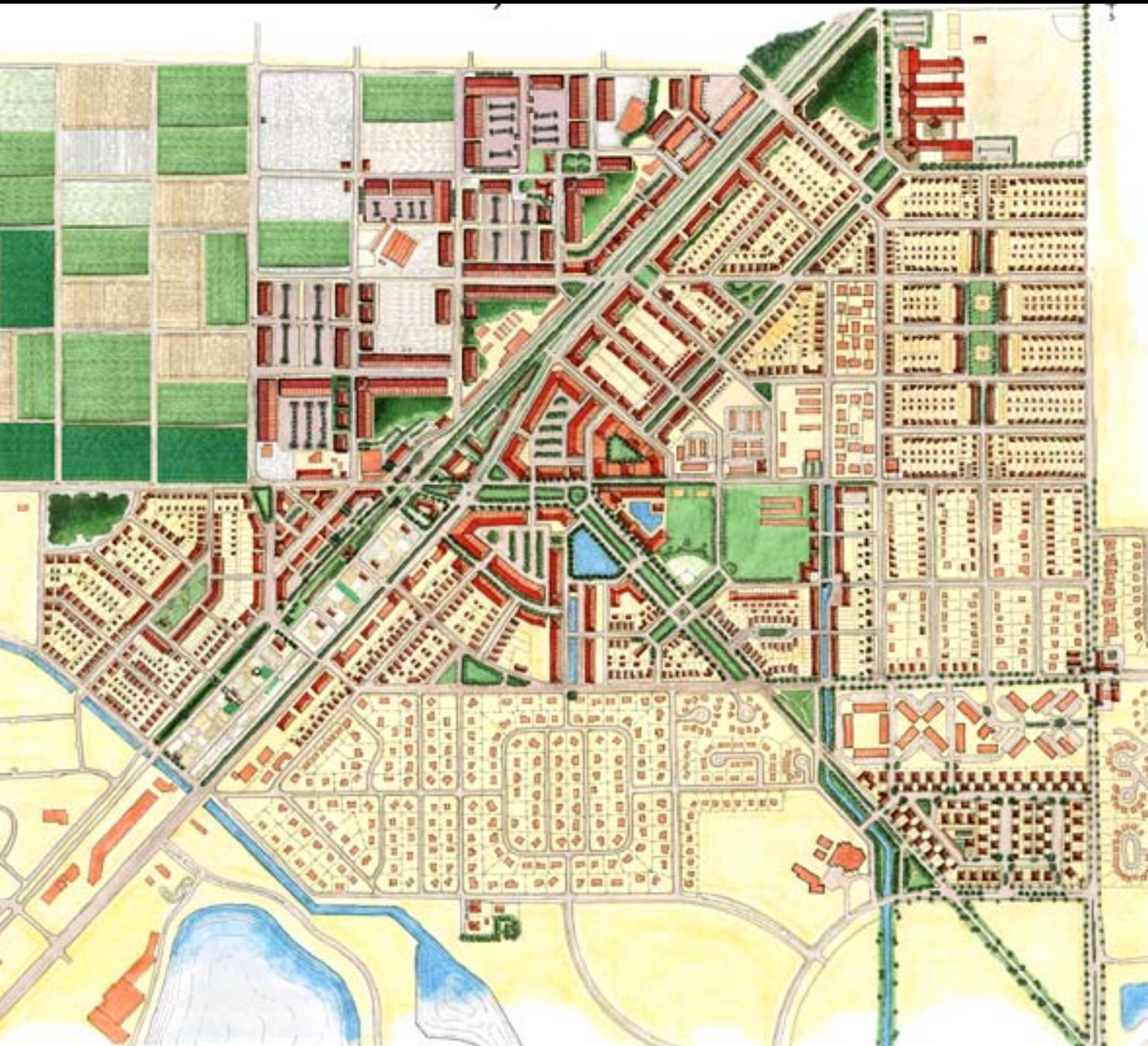
Did they turn east or west when they got to the highway on their way back to Farmington?



Advance Our Planning From This...



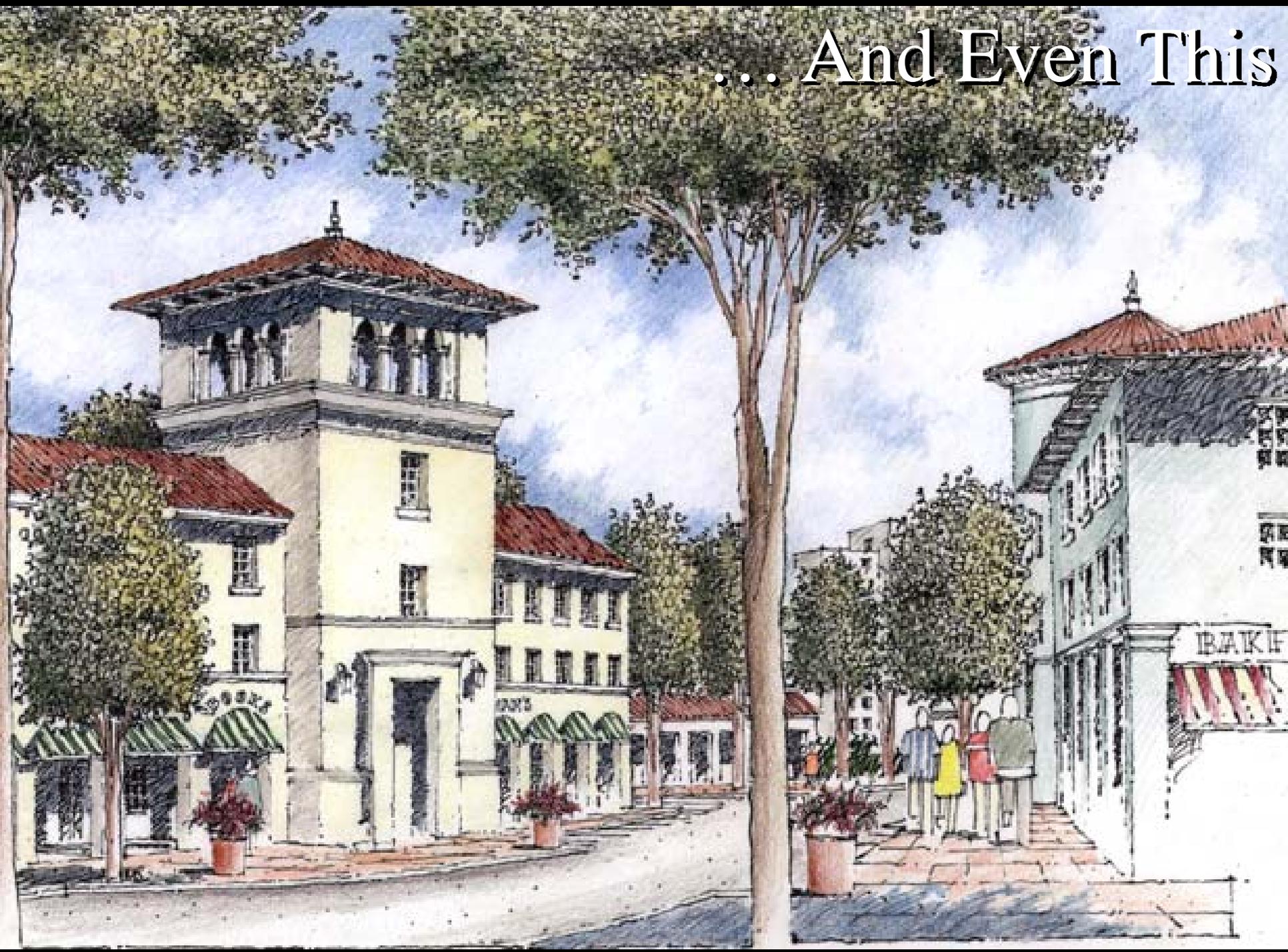
...To
This



...And This



... And Even This



FOREWORD

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,

The SRPP is not intended to be a mandate or dictum to local governments, special districts and citizens in the Region. It is an instruction manual to be used for guidance in building a more healthy and sustainable Region.

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 "Region" 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.

Local Governments And The SRPP

Indian River County

Tequesta

Palm Beach

Sebastian

Jupiter

Lantana

Vero Beach

Juno Beach

Lake Worth

Fort Pierce

Palm Beach Gardens

Boynton Beach

Port St. Lucie

Lake Park

Delray Beach

Stuart

Riviera Beach

Boca Raton

Martin County

West Palm Beach

Village of Royal Palm
Beach

Palm Beach County

What the Citizens Tell Us...



They Don't Like Sprawl



They Don't Like Density

It's Not A Process Problem... It's A Planning Problem

So What More Can The Regional Planning Council Do?



New building philosophy planned

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By Willie Drye
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The planning council got a second look

at the plan Friday when brought back minor revision. If the council approves at its Dec. 15 meeting, it guide for long-range development, St. Lucie, Indian River counties.

Supporters of the plan say change is needed in the way built in Florida. Under existing the plan's supporters say, the prevailing form of development is urban sprawl that consumes large tracts of land much traffic on the roads.

"We're designing places that infrastructure to fail way before

"If we stick to the old way of doing things and plug 7 million people into the equation, we're going to have serious problems," Spyke said.

the prevailing gridlock," he said. "Dade and Broward are there. Palm Beach County is moving in that direction and commercial development and encourage people to walk instead of drive.

Peter Spyke, an Indian River County representative on the council, told the panel Friday that changes have to be made to be made to prepare for the 7 million people expected to move to Florida in the next 20.

■ CONTINUED FROM C1

varying incomes.

Proponents of neo-traditional development as Miami architect Andres Duany base the plans for revitalizing downtown Stuart — base their developments on old-fashioned city planning in which residential development is dense, neighborhoods are connected by an orderly network of streets and residents aren't required to drive to so many of their destinations.

That's not being done now, Busha said.

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Stuart development planner Mike Houston said the strategic plan should offer a choice for developers. "The personal preference of individual planners shouldn't be the driving force," Houston said. "We

Stay The Course and

Continue With Education

Questions and Comments



www.tcrpc.org