

1968

Study Design: A Strategy for the Tampa Bay Region

Tampa Bay Regional Planning Council

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TAMPA BAY REGIONAL PLANNING COUNCIL



STUDY DESIGN

A STRATEGY FOR THE TAMPA BAY REGION

TAMPA BAY REGIONAL PLANNING COUNCIL

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Regional Planner II

Regional Planner II

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Chief Draftsmen

Secretary

Secretary

Receptionist

Carl Feiss, F.A.I.A., A.I.P. - Washington, D. C.

Consultant to the Council

TAMPA BAY REGIONAL PLANNING COUNCIL..

In August 1961, Herman W. Goldner, then Mayor of St. Petersburg, first presented the idea of the need for a regional planning agency. TBRPC was formally established on February 16, 1962, with the support of the Cities of Clearwater, St. Petersburg, Sarasota and Tampa. Later, the counties of Hillsborough, Pinellas, Manatee, and Sarasota and the City of Bradenton became members.

The Tampa Bay Regional Planning Council is organized and administered according to the provisions spelled out in the Florida Statutes, Chapter 160. With one exception all members of the Council are elected officials from their respective participating governmental units, each of which appoints two representatives. In addition, each participating governmental unit may designate their chief planning officer to the Advisory Board.

Meetings of the Council are held on a quarterly basis. The members elect a Chairman, Vice Chairman and a Secretary-Treasurer annually.

The Council employs a professional planning staff which is responsible for carrying out a regional planning program. Participating cities and counties contribute to the financing of Council activities. In addition, the Council may acquire funds from Federal, State or private sources.

As the official planning agency for the four-county area, the Council:

- conducts continuing, comprehensive, long-range planning programs.
- coordinates local governmental development activities.
- advises and assists all local planning agencies.
- reviews local development projects in accordance with over-all regional plans and objectives.
- conducts research studies.
- formulates broad plans.

Currently, the Council is: completing a series of reconnaissance studies which give a general overview of regional development problems; coordinating advance planning for the 1970 decennial census in the SMSA; preparing a Community Shelter Plan for Hillsborough-Pinellas Counties in cooperation with Federal, state and local Civil Defense officials; and, conducting comprehensive, regional water and sewer studies. In addition, the Council is establishing close working relations with numerous agencies whose actions influence development of the Tampa Bay Region.

REGIONAL PROBLEMS.....

GOALS OBJECTIVES PROGRAMS
(The Fine Print)



LAND

Ensure that the process of land development will result in land use beneficial to the regional development pattern in the long run ...

Identify potential social and economic impacts of particular land development policies ...
Select more desirable impacts and their respective policies according to formulated criteria ...
Encourage sound land development practices as a means for achieving beneficial uses through appropriate control standards and education ...

Regional Planning
P-41 Land Use: inventory, analysis, conceptual plan
P-42 Economy: economic development policies
P-43 Transportation: simulation model
Land Resources: potential uses
Forms and Appearance: program and criteria
Housing and Redevelopment: neighborhoods
Regional economic structure: implications
Water Resources: development programs, esp. land acquisition
Shoreline Potential: problems and opportunities, beach erosion
Financial Potential of Local Government: taxation on land
Legal Patterns of Land Use: controls, ordinances
Research
Compilation of data for studies
Film, plan presentation
Current estimates--land ownership, turnover
Bulletin--real estate trends and practices
Library--land development reports, studies
Newspaper--land developments
Local Planning Assistance
Section 104 Review--land use consumption
Program implementation--controls, standards, education
UPA assistance--local land development programs
Planning advisory services--land development techniques



INDUSTRY

Ensure that a strategy for industrial development is implemented which will result in basic industries beneficial to the regional development in the long run ...

Identify potential social and economic impacts of particular industrial development policies ...
Select more desirable impacts and their respective policies according to formulated criteria ...
Encourage sound industrial development through appropriate control standards and strategy information ...

Regional Planning
P-41 Land Use: inventory and analysis
P-42 Economy: review and analysis
P-43 Parks and Open Space: tourism and recreation
Land Resources: air pollution situations in industry
Housing and Redevelopment: construction, mfg. industry
Regional Economic Structure: various basic industries
Water Resources: water usage by industries
P-44 Water and Sewer: pollution by industries
Solid Waste Accumulation: waste flows
Shoreline Potential: problems and opportunities
Financial Potential of Local Government: industrial taxation
Legal Patterns of Land Use: industry-related ordinances
Research
Compilation of data for studies
Film, plan presentation
Current estimates--housing market, ind. output, tourists, retirees
Bulletin--industrial development trends, cost/benefits
Library--industrial development reports, studies
Newspaper--industrial developments
Local Planning Assistance
Program implementation--strategy, location, controls, standards
UPA assistance--local industrial development programs
Planning advisory services--industrial development techniques, strategies



POLLUTION

Ensure that all air and water pollution sources in the region are identified and controlled to a degree consistent with regional goals for livability and growth in the long run ...

Identify social and economic impacts of existing and potential polluters of air and water in the region ...
Identify potential social and economic impacts of particular pollution control policies ...
Identify potential of air and water resources for regional use ...
Select more desirable impacts and their respective policies according to formulated criteria ...
Establish more effective and appropriate pollution control administration in the region ...
Establish more effective water and air resources management and planning programs in the region ...

Regional Planning
P-41 Land Use: inventory and analysis
P-42 Economy: economic development policies
P-43 Water and Sewer: inventory and analysis
P-44 Water and Sewer: plan analysis and programming
P-45 Transportation: airport plan impacts, ports survey and analysis
Land Resources: air pollution situations
Housing and Redevelopment: neighborhood impacts
Hospital and Health Facilities: illness of patients
Regional Economic Structure: industry polluters
Water Resources: inventory, analysis, plan, program
Shoreline Potential: problems and opportunities
Financial Potential of Local Government: capital improvements program
Legal Patterns of Land Use: ownership, controls, standards
Research
Compilation of data for studies
Film, plan presentation
Current estimates--industrial locations, housing
Bulletin--economic impacts of pollution policies, cases
Library--pollution, water reports, studies
Newspaper--pollution, pollution, etc.
Local Planning Assistance
Section 104 Review--pollution solutions
Program implementation--establishment of pollution control administration and water and air resources management and planning programs



HOUSING

Ensure that more suitable housing in desirable and relatively stable neighborhoods is available in locations sufficient to meet the particular health and welfare needs of the regional population in the long run ...

Identify potential social and economic impacts of housing and related social policies and land use controls ...
Select more desirable impacts and their respective policies according to formulated criteria ...
Encourage sound residential development through appropriate control standards and environmental design information ...

Regional Planning
P-41 Land Use: inventory and analysis
P-42 Population: densities
P-43 Water and Sewer: service areas, problems
P-44 Transportation: simulation of land development
Land Resources: potential residential uses of soil
Housing and Redevelopment: inventory analysis, projection, plan, policies
Hospital and Health Facilities: hospital neighborhoods
Regional Economic Structure: construction and real estate
Water Resources: water use by residential types
Mass Transit: residential service problems
Solid Waste Accumulation: residential waste flows
Shoreline Potential: residential problems and opportunities
Financial Potential of Local Government: urban renewal, etc.
Legal Patterns of Land Use: ownership, taxation zoning, subdivision, covenants
Research
Compilation of data for studies
Film, plan presentation
Current estimates--housing populations
Bulletin--economic impacts of housing development and policies
Library--housing, neighborhood reports
Newspaper--housing developments
Local Planning Assistance
Program implementation--neighborhood development, urban design, controls
UPA assistance--housing inv., analysis, projection, policies, standards
Planning advisory service--pollution control techniques, resource management
Standards implementation--



TRANSPORTATION

Ensure that the highway network is improved to increase the accessibility of parts of the region to each other and to increase levels of service in moving traffic, and yet minimize detrimental social and economic impacts ...
Ensure that the region is prepared to accept transportation mode changes when they will be required in conjunction with the highway network ...

Improve highway planning in the region by increasing coordination, improving technical planning, encouraging methods of operation, encouraging more optimum locations, and identifying particular problem areas ...
Identify the economic and social impacts and service potential of various modes and likely system combinations ...
Investigate means for incorporating new modes into the existing and projected transportation network ...

Regional Planning
P-41 Land Use: forms and appearances, conceptual plan
P-42 Population: forecasts
P-43 Economy: projections
P-44 Water and Sewer: conflicts of plan
P-45 Parks and Open Space: accessibility of recreation areas, conflicts of study plan
Transportation: entire study
Land Resources: potential urban and non-urban uses
Housing and Redevelopment: neighborhood accessibility and preservation, transport needs of high densities
Hospital and Health Facilities: accessibility
Regional Economic Structure: transport needs of employees
Water Resources: use by water mode
Mass Transit: entire study
Shoreline Potential: effect of increased access to people
Financial Potential of Local Government: capability to finance new public transportation
Research
Compilation of data for studies
Film, plan presentation
Current estimates--land use, population, traffic
Bulletin--economic impacts of transport
Library--
Newspaper--
Local Planning Assistance
Section 104 Review--highways, mass transit
Program implementation
UPA assistance--highway planning, mass transit
Planning advisory service--potentials of new mode combinations
Standards implementation--traffic operations



SHORELINE

Ensure that the resources of the Gulf shoreline are identified for the public education and that these resources are developed to the maximum benefit of the region in the long run ...

Identify the potential social and economic impact of policies affecting shoreline utilization ...
Select more desirable impacts and their respective policies according to formulated criteria ...
Encourage sound shoreline development thru good land use practices, appropriate controls, and public education ...

Regional Planning
P-41 Land Use: forms and appearances, conceptual plan
P-42 Population: forecasts
P-43 Economy: development policies
P-44 Water and Sewer: pollution control
P-45 Transportation: shoreline access, boating
P-46 Parks and Open Space: recreation potential
Land Resources: potential open space
Housing and Redevelopment: demand for shoreline housing
Regional Economic Structure: economic development of shoreline
Water Resources: supply, utilization, desalination
Mass Transit: accessibility to shoreline
Solid Waste Accumulation: pollution control
Shoreline Potential: problems and opportunities
Legal Patterns of Land Use: shoreline controls
Research
Compilation of data for studies
Film, plan presentation
Bulletin--economic potential of shoreline
Library--land use reports, technical ocean studies
Newspaper--shoreline issues
Local Planning Assistance
Section 104 Review--shoreline engineering
Program implementation
UPA assistance--land use plans
Planning advisory service--potentials of shoreline resources
Standards implementation--shoreline controls



GOVERNMENT

Encourage the underdevelopment of local governments to meet and solve the problems of the region in the long run by ...

Identify the economic and social potential of local government structure ...
Investigate more desirable governmental arrangements and relationships ...

Regional Planning
P-41 Land Use: forms and appearances, conceptual plan
P-42 Population: forecasts
P-43 Economy: development policies
P-44 Water and Sewer: pollution control
P-45 Transportation: shoreline access, boating
P-46 Parks and Open Space: recreation potential
Land Resources: potential open space
Housing and Redevelopment: demand for shoreline housing
Regional Economic Structure: economic development of shoreline
Water Resources: supply, utilization, desalination
Mass Transit: accessibility to shoreline
Solid Waste Accumulation: pollution control
Shoreline Potential: problems and opportunities
Legal Patterns of Land Use: shoreline controls
Research
Compilation of data for studies
Film, plan presentation
Bulletin--economic potential of shoreline
Library--land use reports, technical ocean studies
Newspaper--shoreline issues
Local Planning Assistance
Section 104 Review--shoreline engineering
Program implementation
UPA assistance--land use plans
Planning advisory service--potentials of shoreline resources
Standards implementation--shoreline controls



EDUCATION

Encourage the use of sources of education and information that are of maximum benefit to the region in the long run by ...

Identify the potential economic and social impacts at local education and information sources ...
Select more desirable impacts and their respective policies according to formulated criteria ...
Encourage coordination of education and information sources and proper control and development of sources ...

Regional Planning
P-41 Land Use: forms and appearances, conceptual plan
P-42 Population: forecasts
P-43 Economy: development policies
P-44 Water and Sewer: pollution control
P-45 Transportation: shoreline access, boating
P-46 Parks and Open Space: recreation potential
Land Resources: potential open space
Housing and Redevelopment: demand for shoreline housing
Regional Economic Structure: economic development of shoreline
Water Resources: supply, utilization, desalination
Mass Transit: accessibility to shoreline
Solid Waste Accumulation: pollution control
Shoreline Potential: problems and opportunities
Legal Patterns of Land Use: shoreline controls
Research
Compilation of data for studies
Film, plan presentation
Bulletin--economic potential of shoreline
Library--land use reports, technical ocean studies
Newspaper--shoreline issues
Local Planning Assistance
Section 104 Review--shoreline engineering
Program implementation
UPA assistance--land use plans
Planning advisory service--potentials of shoreline resources
Standards implementation--shoreline controls

A POLICY DECISION:

Today, there are more than a million residents living in the Tampa Bay Region. By 1980, that figure is expected to double. With such growth will come greater demands for jobs, housing, better transportation, clean air and water, open space, community facilities, and governmental services. How local governments meet these challenges will depend, in large part, on how the Region itself responds to regional issues, finds solutions, and implements plans.

Preliminary studies completed by the Council thus far clearly indicate that several regional problems are of such overwhelming importance as to require immediate attention. The Council, as a matter of official policy, will give its full energies to carrying out programs that are aimed at:

- the development of a guaranteed water supply
- abatement of air, water, and land pollution
- improvement of housing and urban redevelopment
- planning for mass transportation

The Council's main objective in its regional planning program during the next few years will be to find workable solutions to these high-priority problems.

STUDY DESIGN:

This report — Study Design — is a summary of the comprehensive Five-year Planning Program adopted by the Council. The purpose of the study design is to establish the framework for conducting a meaningful long-range regional planning program — one which reflects the particular needs and objectives of the region and the Council. The Program was developed after months of careful study by the Council, its staff and consultants. In preparing this Program, the Council took into account the work, completed, underway, and scheduled, of numerous subregional planning and development agencies. In this way, the Council hopes to avoid needless duplication of effort and increase the opportunities for coordinated, cooperative action. The Program, then, is a strategy for planning.

The Study Design contains three main features:

- First, it identifies the major problems and issues facing the region;
- Second, it lists specific studies that must be undertaken during the five-year period; and
- Third, it provides for an immediate short-range planning program designed to meet current development needs.

THE INTERIM PLAN:

The first year of the Council's Five-Year Work Program will result in the preparation of a preliminary or 'sketch' plan. By making extensive use of existing data and study materials developed by the region's many local planning agencies, the Council will be able to prepare within a relatively short time a sketch plan which can serve as an interim guide in regional decision making. However, several study elements such as transportation, water and sewer facilities will require considerable original research and field work.

In developing the Work Program, extensive use was made of the systems approach. The interrelatedness of social, economic, environmental, and natural resources problems were identified and using simplified PERT techniques, a systematic schedule was formulated. The various study elements are phased so as to provide continuity as well as input data for other studies that follow.

Upon completion of the first-year's program and preparation of the sketch plan, the Council will be in a better position to review, comment, and advise on local projects being financed under various Federal grant programs.

The total cost of the first year's regional planning program is estimated at \$282,000.

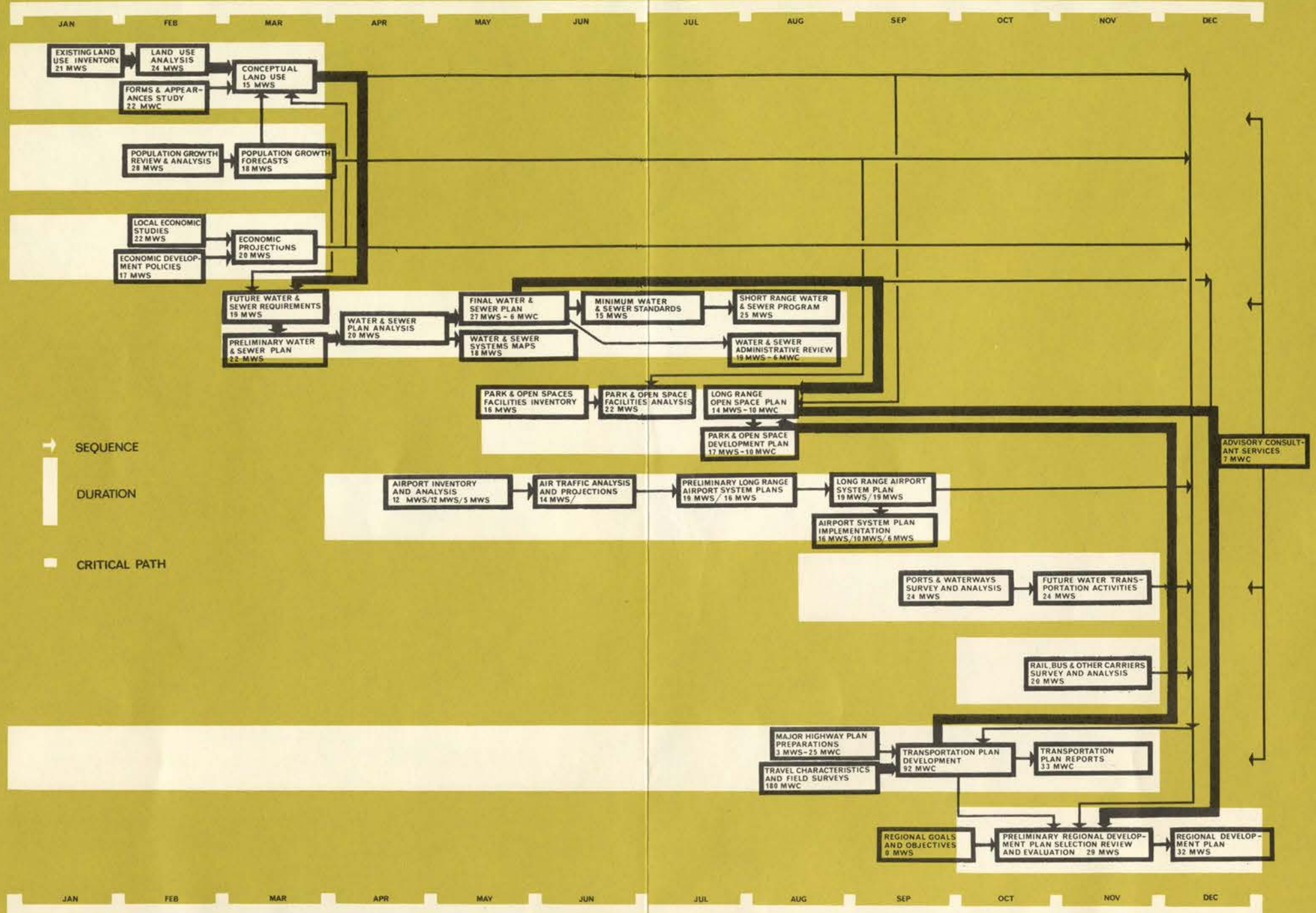
THE REFINED PLAN:

Following the first year, the Council will inaugurate a continuing, comprehensive planning program as outlined in the chart below. The sketch plan and its component plan elements will be progressively refined through more detailed studies. During the interim, the sketch plan will be discussed among local officials and citizens. As the Council's program advances and as the Region's goals come into clearer focus, alternate plans will be developed and tested. Through this procedure, the Council will be able to achieve a Comprehensive Regional Plan by 1972.

In addition to identifying specific study elements as part of the Council's responsibility for regional planning, the program lists two other major functions: research and local planning assistance. These have been included to show the Council's total commitment, particularly in terms of the allocation of finances and staff time.

The total staff required to carry out this program remains relatively stable at 17-19 persons, including clerical, specialists, and planners. In several cases, consultants will be used, also. Full use will be made of available State and Federal research and planning grants to supplement financing of the program.

TBRPC WORK PROGRAM 1968



COORDINATING AGENCIES:

STUDY AREAS	LOCAL	STATE	FEDERAL
LAND USE	<ul style="list-style-type: none"> ● Planning Agencies ● Realtors Boards ● Tax Assessor 	<ul style="list-style-type: none"> ● Board of Conservation ● Real Estate Commission 	<ul style="list-style-type: none"> ● Soil Conservation Service ● Bureau of Commercial Fisheries ● Environmental Sciences Service Administration ● Geological Survey
POPULATION	<ul style="list-style-type: none"> ● Board of Public Instruction ● Local Health Boards 	<ul style="list-style-type: none"> ● Board of Health ● Industrial Commission ● Education Department ● Department of Veteran's Affairs ● Employment Service ● Department of Public Welfare 	<ul style="list-style-type: none"> ● Department of Health, Education & Welfare ● Department of Labor ● Veteran's Administration Center
ECONOMY	<ul style="list-style-type: none"> ● Industrial Development Councils ● Local Governments 	<ul style="list-style-type: none"> ● Fla. Development Commission ● Department of Agriculture ● Hotel and Restaurant Comm. 	<ul style="list-style-type: none"> ● U. S. Department of Commerce
WATER, SEWER	<ul style="list-style-type: none"> ● Utilities Committee ● S. W. Fla. Water Management Dist. ● County Health Department ● Pollution Control District 	<ul style="list-style-type: none"> ● Board of Health 	<ul style="list-style-type: none"> ● Corps of Engineers ● FWPCA
PARKS & OPEN SPACE		<ul style="list-style-type: none"> ● Board of Conservation ● Outdoor Recreation Development Council ● Forest Service 	<ul style="list-style-type: none"> ● Bureau of Outdoor Recreation ● Housing and Urban Development
TRANSPORTATION	<ul style="list-style-type: none"> ● Technical Coordinating Com. ● Expressway, Port, and Aviation Authorities 	<ul style="list-style-type: none"> ● State Road Department ● Department of Transportation 	<ul style="list-style-type: none"> ● Federal Aviation Administration ● Bureau of Public Roads ● Army Corps of Engineers
HOUSING AND REDEVELOPMENT	<ul style="list-style-type: none"> ● Urban Renewal Agencies ● Committee for Elimination of Slums and Blight ● Building Dept's. 		<ul style="list-style-type: none"> ● FHA ● Housing and Urban Development

1969

REGIONAL PLANNING

	Estimated Man-Weeks	Estimated Costs
• Land Resources Inventory of soils, topography, wind characteristics Analysis for potential urban and non-urban uses Potential air pollution situations — policy implications	34	\$ 15,300
• Forms and Appearances Policy formulation and program	40	18,000
• Housing and Redevelopment Inventory of housing supply Neighborhood identification Potential social problem situations Income and expenditure patterns Mobility analysis and residential needs of population	82	38,900
• Hospital and Health Facilities Inventory and analysis of medical facilities In-flow and out-flow of patients and needs Analysis of hospital neighborhoods	78	37,500
• Regional Economic Structure Base/non-base analysis and refinements Costs and benefits of mining, manufacturing, agriculture	133	59,850
• Water Resources Inventory of resources available and guaranteed Analysis of water utilization, future use Establishment of water policies and development programs	70	33,950
• Mass Transit Identification of service problems and locations Investigation of new modes, technology and potential	70	33,000
• Problems and Opportunities Long range	15	6,750

RESEARCH

• Regional Planning Support Compile primary and secondary data for above studies	16	7,200
• Public Information Newsletter Citizen education — film presentations Plan presentation	43	19,350
• Continuing Research Current estimates — statistics Bulletin — economic development trends Study updates Library additions Newspaper file	77	34,650

LOCAL PLANNING ASSISTANCE

• Regional Planning Support Review of Section 204 applications according to Regional Plan Program Implementation and evaluation UPA assistance (regionally significant)	61	27,450
• Technical Services UPA assistance (not regionally significant) Development of standards, support from regional planning Planning advisory service	141	63,450
TOTALS:	860	\$395,850

1970

REGIONAL PLANNING

	Estimated Man-Weeks	Estimated Costs
• Housing and Redevelopment Forecast of housing needs and replacements, demand Forecast of redevelopment areas Impacts on housing policies and programs Examination of related social policies and modifications	82	\$ 36,490
• Hospital and Health Facilities Forecast of facilities needs Determination of health policy modifications	59	26,255
• Regional Economic Structure Base/non-base analysis and refinement Costs and benefits of tourism, retirement, government	136	60,520
• Solid Wastes Accumulation Analysis of waste flows in relation to functional land uses Investigation of means for disposal Disposal plan and program at regional level	100	44,500
• Shoreline Potential Potential uses and optimum uses Problems and policy modifications	78	34,710
• Mass Transit Establishment of criteria to test any transport system Develop and test mass transit plans and impacts	78	37,170
• Financial Potential of Local Governments Inventory and Analysis of financial capabilities Determination of financial potentials	60	26,700

RESEARCH

• Regional Planning Support Compile primary and secondary data for above studies	16	7,920
• Public Information Newsletter Citizens education — film presentations Plan presentation	41	20,295
• Continuing Research Current estimates — statistics Bulletin — economic development trends Study updates Library additions Newspaper file	72	35,640

LOCAL PLANNING ASSISTANCE

• Regional Planning Support Review of Section 204 applications according to Regional Plan Program Implementation and evaluation UPA assistance (regionally significant)	61	30,195
• Technical Services UPA assistance (not regionally significant) Development of standards, support from regional planning Planning advisory service	141	69,795
TOTALS:	924	\$430,190

1971

REGIONAL PLANNING

	Estimated Man-Weeks	Estimated Costs
• Legal Patterns of Land Use Public and private land ownership Zoning standards, patterns, processes Platted lands and policies Mining, pollution, and health ordinances Relationship of land utilization to legal pattern	90	\$ 44,100
• Commercial Centers Study CBD's, regional shopping centers Location impacts, generators Employment, future development, access	60	29,400
• Housing and Redevelopment Development of new social strategies and programs Implementation and test of new programs	67	32,830
• Survey of Educational Facilities Programs, problems, needs	33	16,170
• Regional Economic Structure Implications for economic development policy and programs Retailing, wholesaling, construction, transportation, other	124	60,760
• Regional Information Study Inventory and analysis of information sources Determination of criteria for an information system Formulation of possible uses of information Test and investigation of system computerization Establishment of policies for information distribution	76	37,240
• Mass Transit Select a demonstration project at problem location Test and implement program Develop preliminary Regional Transit Plan	82	46,300
• Financial Potential of Local Governments Forecast of regional needs to be supplied by governments Implications for government structure	61	29,890

RESEARCH

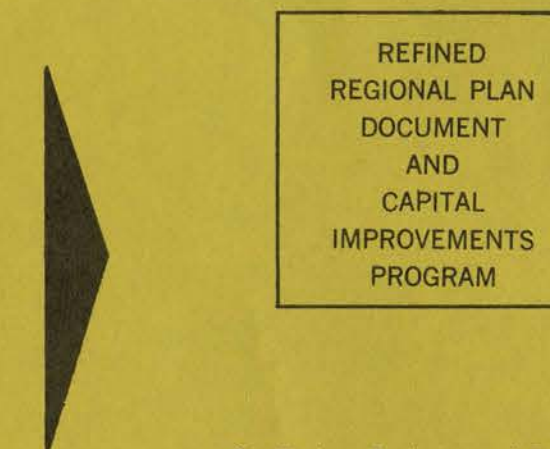
• Regional Planning Support Compile primary and secondary data for above studies	16	7,840
• Public Information Newsletter Citizen education — film presentations Plan presentation	41	20,090
• Continuing Research Current estimates — statistics Bulletin — economic development trends Study updates Library additions Newspaper file	72	35,280

LOCAL PLANNING ASSISTANCE

• Regional Planning Support Review of Section 204 applications according to Regional Plan Program Implementation and evaluation UPA assistance (regionally significant)	61	29,890
• Technical Services UPA assistance (not regionally significant) Development of standards, support from regional planning Planning advisory service	141	69,090
TOTALS:	924	\$458,880

1972

REGIONAL PLANNING



REFINED
REGIONAL PLAN
DOCUMENT
AND
CAPITAL
IMPROVEMENTS
PROGRAM

- Review, Evaluate, and Refine
Goals
Objectives
Policies
Plans
Programs
Testing Procedures

RESEARCH

• Regional Planning Support Compile primary and secondary data for above studies	16	7,920
• Public Information Newsletter Citizen education — film presentations Plan presentation	41	20,295
• Continuing Research Current estimates — statistics Bulletin — economic development trends Study updates Library additions Newspaper files	72	35,640

LOCAL PLANNING ASSISTANCE

• Regional Planning Support Review of Section 204 applications according to Regional Plan Program Implementation and evaluation UPA assistance (regionally significant)	61	30,195
• Technical Services UPA assistance (not regionally significant) Development of standards, support from regional planning Planning advisory service	141	69,795
TOTALS:	912	\$451,440