

# block size rule

1. Development within all subareas shall provide a connected grid of streets forming blocks with an average perimeter of 1,600 feet. Development is not permitted on any block with a perimeter greater than 2,000 feet.
2. Blocks containing only public service uses - such as open space or stormwater - may be any size and their perimeter does not contribute to a measurement of average block perimeter.
3. The planned development zoning ordinance may provide exceptions to this standard so that existing development in subareas 2A and 2B may incrementally come into compliance over time.

# Comprehensive Plan requires modest sized blocks

## **Urban Design Element Policy 1.3.1**

**Gridded, interconnected street networks** with a generally north-south, east-west orientation are encouraged. Streets should be connected with other streets to the maximum extent feasible.

## **Urban Design Element Policy 1.3.2**

**Blocks** are encouraged to be generally rectangular in shape. Block length and perimeter are encouraged to be modest.

## **Transportation Mobility Element Policy 2.1.10**

In new development or redevelopment, walking and bicycling shall be promoted by establishing modest, human-scaled dimensions such as small street blocks, pedestrian-scaled street and building design, [and] ample sidewalks to carry significant pedestrian traffic in commercial areas.

# City Commission adopted specific, numerical standard for size of blocks in Butler Plaza

## **Future Land Use Element Policy 4.3.6 paragraph d.4.**

Redevelopment [in subarea 1] shall establish a connected grid of public streets, private streets and private access streets creating an average block size of less than or equal to 1,600 feet in perimeter. In no event shall the perimeter block length exceed 2,000 feet. These block size requirements shall not apply to shared stormwater facilities or park (active or passive recreation/open space) areas.

## **Future Land Use Element Policy 4.3.6 paragraph e.7.**

Development in [subarea 2] shall establish a connected grid of public streets, private streets and private access streets creating an average block size of less than or equal to 1600 feet in perimeter.

## **Future Land Use Element Policy 4.3.6 paragraph f.1.**

Development within [subarea 3] shall include the following urban design characteristics ...A connected grid of public streets, private streets and private access streets creating an average block size of less than or equal to 1,600 feet in perimeter. In no event shall the block perimeter exceed 2,000 feet for a single block. These block size requirements shall not apply to shared stormwater facilities or park (active or passive recreation/open space) areas.

experts agree blocks should be about 1,200 to 2,000 feet in perimeter

Authority	Best practice	Citation
Institute of Transportation Engineers	“perimeter around a block should not exceed 2,000 ft.”	<u>Neighborhood Street Design Guidelines</u> at page 31 (2003)
Florida Department of Transportation	“Limit block size to an average perimeter of approximately 1,320 feet.”	<u>Florida Greenbook</u> at page 19-5 (May 2011)
Congress for the New Urbanism	Typical block should be 1,200 feet in perimeter with occasional blocks as large as 1,600 feet in perimeter	<u>New Urbanism Best Practices Guide, 4th Ed.</u> at page 151 (2009)

# smaller blocks mean safer streets

- 2010 study: *Street network types and road safety: A study of 24 California cities*
- Wesley Marshall, Ph.D., P.E and Norman Garrick, Ph.D. analyzed more than 130,000 crashes over nine years
- block size most predictive variable of injury and death
- doubling block size corresponded to a tripling of fatalities

# proposed block size can accommodate superstores

block perimeter	block area	
800 feet	40,000 square feet	0.92 acres
1,600 feet	160,000 square feet	3.67 acres
2,000 feet	250,000 square feet	5.74 acres
3,200 feet	640,000 square feet	14.69 acres

- Waldo Road Super Walmart: 207,000 square feet
- NW 34th Street Super Walmart: 170,200 square feet