# South Florida TOD Grant Overview

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**Federal Administration Transit (FTA) Grant Award:** $1.25 Million

**Completion Date:** June 2019
Palm Beach Gardens Station Area Plan

- Suburban to Urban Example
- Mobility is Key Challenge
- Aging Residential & Workforce Populations (versus Millennial growth) → Residential Infill
- Outdated Retail Formats by Station → Urban Conversion
- New FPL HQ & Tourism Growth → Hotel Demand
Palm Beach Gardens Station Area Plan

- Evolving Mixed-Use Center
- Vehicular Roadway Network
  → Pedestrian-Friendly Infill
- Vacant Retail Strip Center
- Gateway Entrance, Visible from I-95
- Walkable to Station & FPL HQ
  → Signature Conference Hotel
Palm Beach Gardens Station Area Plan

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Palm Beach Gardens Station Area Plan

- Auto-Dominated Roadway Network
- No Sidewalks or Bike Lanes
- Missing Connections to Outparcels & Adjacent Sites
- Speeding on Perimeter Road

→ Complete the Streets
Palm Beach Gardens Station Area Plan

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Palm Beach Gardens Station Area Plan

- Older Format Retail Site
- Rising Vacancies
- Pedestrian Disconnects
  → Infill Residential & Grid

- 1.3M SF Successful Mall with 7,000 (!!) Parking Spaces
- Largest Single-Owned Parcel in Station Area
  → Mixed-Use Urban Infill
Palm Beach Gardens Station Area Plan

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  → Mixed-Use Urban Infill
Delray Beach Station Area Plan

- All-America Award-Winning City, Successful Downtown
- Detailed Analysis of 6 City-Owned Parcels for Station & TOD (1.5 ac, 200 spaces)
- Adjacent 400-Space Garage (underutilized)
- Residential Demand & Pedestrian Access Challenges

→ 4 Development Scenarios
Delray Beach Station Area Plan

“Light Touch” Scenario (A)
- 112 parking spaces
- 4 townhouses
- 5K retail

“City-Owned, Structured Parking” Scenario (B-1)
- 228 parking spaces
- 48 residential units
- 21.5K flex space
- 5K civic
Delray Beach Station Area Plan

“City-Owned, Surface Parking” Scenario (B-2)

- 146 parking spaces
- 33 residential units
- 8.5K flex space
- Roof amenities (garden, soccer, pool)

“All Parcels North of Alley” Scenario (C)

- 254 parking spaces
- 84 apartments with roof amenity
- 54K flex space, apts or live/work
Delray Beach Station Area Plan

Improving Pedestrian Conditions
Delray Beach Station Area Plan

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Delray Beach Station Area Plan
Project Status: Oakland Park

- Staff Kickoff Meeting (April 2018)
- Due Diligence Code Review & Analysis of Site Conditions (underway)
- Public Workshop (Fall 2018)
- Station Area Analysis (Fall 2018)
- TOD Zoning Code Transmittal (Winter 2018)
Project Status: Wilton Manors

- Due Diligence, Site Analysis & Interviews (July - Sept 2018)
- Public Planning Workshop (Oct 11, 2018)
- Work in Progress Presentation (Fall 2018)
- Market Study Transmittal (Fall 2018)
- Master Plan Report Transmittal (Winter 2018)
Project Status: Hollywood

- Due Diligence, Site Analysis & Interviews (Oct - Dec 2017)
- Public Planning Charrette (Dec 2017)
- Draft Market Analysis Submittal (June 2018)
- Master Plan Report Transmittal (June 2018)
Project Status: North Miami Beach

- Due Diligence, Site Analysis & Interviews (Jan - March 2018)
- Station Area Workshop (March 2018)
- Work-In-Progress Presentation (March 2018)
- Draft Market Data Transmittal (May 2018)
- Draft Master Plan Report Transmittal (Sept 2018)
Little River Station (79th Street):
• Kickoff Public Workshop (May 2018)
• Second Public Workshop (Summer 2018)
• Station Area Plan Development (Fall/Winter 2018)

Midtown Station:
• Analysis of Various Station Locations (Summer 2018)

Downtown/Miami Central Station:
• Station Access & Mobility Analysis (Fall 2018)
SFTOD Summary: Lessons Learned Thus Far

(1) CONTINUED TOD EDUCATION NEEDED

- The Region’s understanding of TOD is evolving
- Continue outreach to elected officials, staff, investors, residents

(2) BELIEVE IN THE FUTURE OF TOD – DON’T AIM LOW !!!

- Need local governments to treat public sites as though stations exist
- Investments in civic realm to leverage stations & incentivize development

(3) TOD MEANS THINK REGIONALLY -- BUT ACT LOCALLY

- TOD isn’t a one-size-fits-all solution
- Varying market conditions, development trends, resident issues
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