

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS

W/REVISED BACKUP

WORKSHOP SUMMARY

Meeting Date:

March 29, 2016

Department:

Planning, Zoning, and Building/ Planning Division

I. EXECUTIVE BRIEF

Title: Urban Redevelopment Area Update

Summary: The purpose of this workshop is to provide an update and to present options to reduce impediments to infill and redevelopment within the Urban Redevelopment Area (URA), an area in central portion of the County that the focus of the County's infill and redevelopment initiatives. Beginning in 2006, the County has adopted policies in the Comprehensive Plan and regulations in Unified Land Development Code (ULDC) to implement long-term infill and redevelopment vision for the URA. Infill and redevelopment in the URA has not occurred at the pace that was initially anticipated. Various factors may have impeded infill and redevelopment, such as the recession, need to comply with minimum standards, uncertainty over waivers, and lack of stormwater infrastructure. <u>Districts 2 & 3</u> (RB)

Background and Policy Issues: The Urban Redevelopment Area (URA) is an 11,467acre portion of central County that is the focus of revitalization and redevelopment activities. The County and the Treasure Coast Regional Planning Council (TCRPC) jointly developed the URA Planning Study and Corridor Master Plans Study and Addendum recommended strategies to foster infill and redevelopment, including the substantial redevelopment of existing commercial retail centers, through the creation of: a stormwater utility, Transportation Concurrency Exception Area; new future land use and zoning districts; a form-based urban code. To date, the County has not established a URA stormwater utility. In 2014, a Water Utilities Department consultant conducted a preliminary feasibility study and pilot program to conceptually design a stormwater system for a portion of the URA. The design concept was proven out and the annualized benefits exceeded the annualized costs. The URA revisions to the Comprehensive Plan and ULDC reflected a mixed use, urban land use pattern within the URA, particularly along the Military Trail, Lake Worth Road, and Congress Avenue Priority Redevelopment Areas (PRA) corridors. The PRAs were largely amended to new future land use and zoning districts called Urban Center (UC) and Urban Infill (UI). In order to accommodate development in the UC and UI that did not reflect an urban form, the Plan and ULDC allow deviations from the urban standards through a waiver process, subject to BCC approval. However, the waiver process has not accommodated all of the relief sought by infill and redevelopment applicants, and additional changes to the URA Plan and ULDC regulations are warranted. Options include consideration of adding language to allow one story height, parking in the front and side of buildings, and ability for properties to pursue development under the future land use designation and zoning that was in place prior to the adoption of UC and UI.

ATTACHMENT: PowerPoint

Approved By:

| County Administrator | County

II. FISCAL IMPACT ANALYSIS

A. Fi	ve Year Summary of F	iscal Impa	ct:			
	Fiscal Years	20	20	20	20	20
Opera Exter Progr	al nditures ating Costs nal Revenues ram Income (County) nd Match (County)					
NET	FISCAL IMPACT					
	ADDITIONAL FTE ITIONS (Cumulative)					
ls Iter Budg Objec	m Included In Current et Account No.: F ct Report	Budget? und ing Catego	Yes _ Departme ry	No ent	Unit	
В.	Recommended Sour No fiscal impact as			of Fiscal I	mpact:	
C.	Departmental Fiscal	Review:	fort 0	Ugost	lill	
		III. <u>REVIE</u>	W COMME	NTS		
A.	OFMB Fiscal and/or	Contract De	ev. and Con	trol Comme	ents:	
	5/Uny / 3/21 3/21 OFMB	Brizi Arizi	Co	ontract Dev	and Contro	J 3/23/16
B.	Legal Sufficiency:	امر			•	4
	Assistant County At	torney				
C.	Other Department Re	eview:				
	Department Di	irector				
REVIS	SED 9/03					

(THIS SUMMARY IS NOT TO BE USED AS A BASIS FOR PAYMENT.)

ADM FORM 01

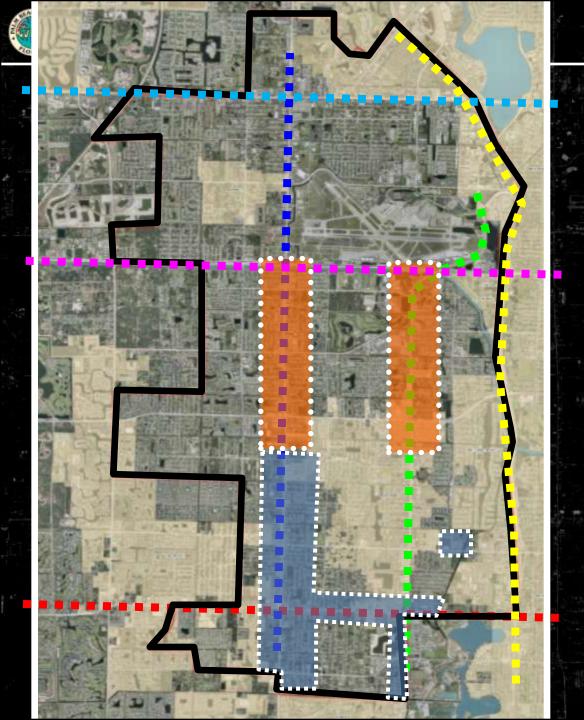
URBAN REDEVELOPMENT AREA

BCC Workshop - March 29, 2016

Bryan Davis
Planning Division

What is the "Urban Redevelopment Area" (URA)?

- Was Defined in Florida Statutes 163.3164(26):
 - Urban redevelopment means demolition and reconstruction or substantial renovation of existing buildings or infrastructure within urban infill areas or existing urban service areas.
- Proposed URA designation in 2004 (Infill Study)
- BCC Implemented URA designation in 2005



The URA

Okeechobee Blvd

Lake Worth Road Southern Blvd I-95

Military Trail

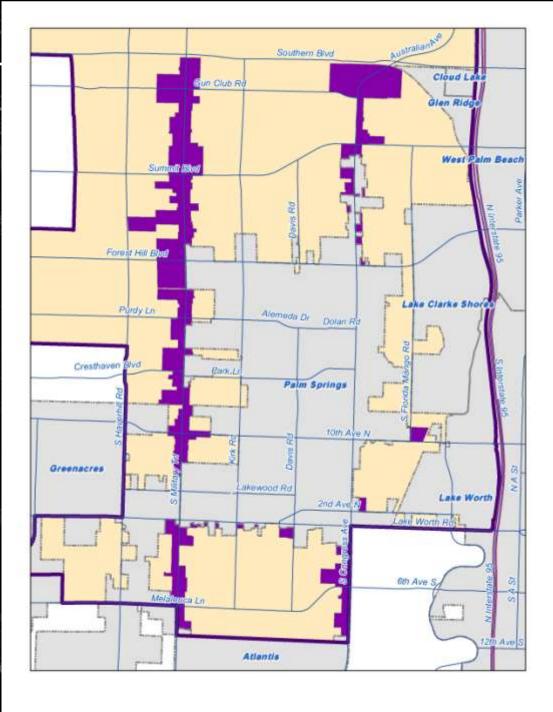
Congress Avenue

9 Municipalities

28.5 Square Miles

+/-150,000 residents

Changes from 2006-2016



URA Demographics

	URA*	County*	URA**	County**
Population Age <19	30%	23%	28%	22%
Population Age >65	9%	23%	9%	22%
Unemployment Rate	6.7%	5.9%	11%	9%
Per Capita Income	\$15,500	\$28,800	\$18,614	\$33,610
Poverty Rate	16%	9.9%	21%	12%

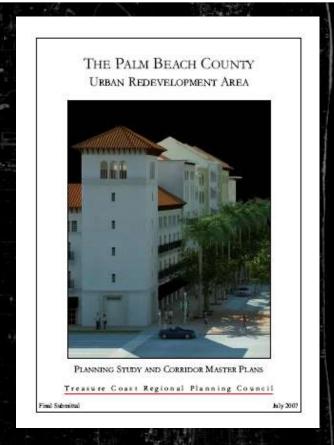
^{*}Based on 2000 Census Data

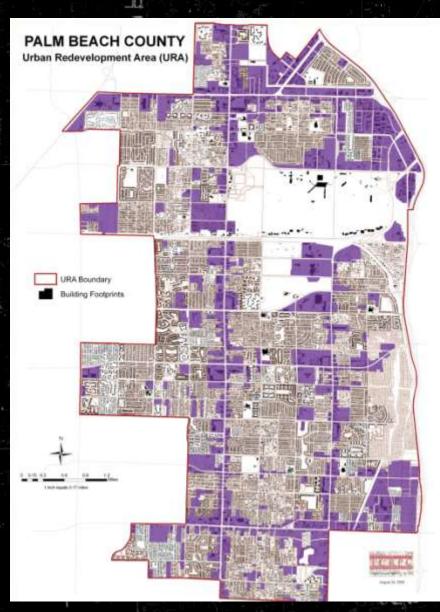
^{**}Based on 2010 Census & ACS 2006-2010 economic data

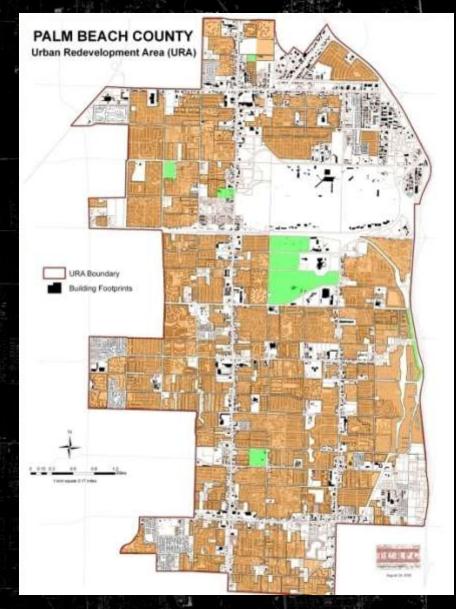
URA Master Plan (2006-07)

- Stakeholder Interviews & Design Charrette for PRAs
- Stakeholder, Agency & BCC Input on Draft
- Final Study & CorridorMaster Plans
- Established long term vision for the area















Infrastructure

PREDICTABILITY





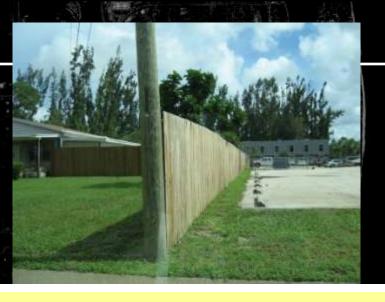
Zoning

Impediments

Transportation







Consistent ~ Efficient ~ Memorable



 More Intense Development at Key Intersections



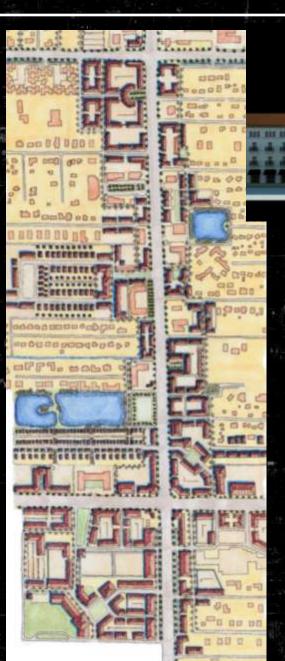
•GREEN!!

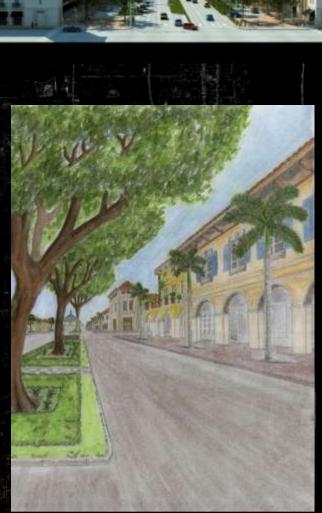
Preferences



Palm Beach County Corridor Master Plans







TCRPC Master Plan Recommendations:

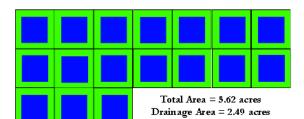
- 1. Establish a unified storm water management strategy for the priority corridors
- 2. Create a "performance-based" Transportation Concurrency Exemption Area (TCEA) for the priority corridors that rewards projects consistent with the study
- 3. Create a new future land use category as part of the redevelopment incentives
- 4. Develop a form-based code to define and implement urban development criteria for the priority corridors
- 5. Anticipate substantial redevelopment of existing commercial buildings and retail centers

Stormwater



Stormwater Management Issues

Recommendations



D

Park = 2.65 acres

Total Area = 5.62 acres Drainage Area = 2.35 acres

A comparison of the area required to meet storage requirements of 17 individual one-acre parcels versus the area required if the parcels shared a central stormwater facility.

Stormwater Management Issues

Recommendations



The stormwater utility could facilitate redevelopment within the urban redevelopment corridors by providing an urban system of stormwater collection that routed runoff to existing and new retention facilities located outside of the redevelopment corridor and within adjacent neighborhoods.

Transportation

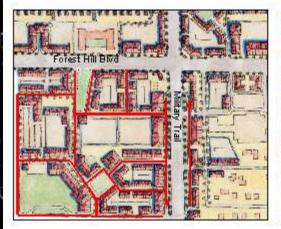


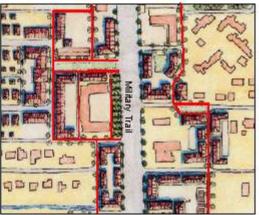
- Balance Land Uses Increase Residential (ridership)
- Consider ALL Modes of Mobility (Auto, Transit, Walking, Bicycling)
- Multi-Modal Transportation District
 - •Reduce Travel Miles (Land Use)
 - Increase Densities and Transit Use
 - Urban Design (Make Walking Viable)
- TCEA with Performance Requirements











TCRPC Zoning Analysis

Future Land Use / Zoning Analysis

Case Studies

Multiple Use Planned Development District (MUPD)

Multiple Use Planned Development District (MUPD)

The MUPD is "to provide for the efficient use of land by the integration of multiple uses, or large single uses, within a unified development. The intent of an MUPD is to provide opportunities for enlightened and imaginative approaches to community planning". A MUPD is required to be designed as a predominantly non-residential project, to provide "innovative building location and design", to protect adjacent residential uses, and to provide interconnection between uses in and adjacent to the project.

MUPD Existing	Property	Development	Regulation	ns

MUPU Existing Property Develop	ment Regulations		
LOTAREA(sf.)	217,800 min.		
LOT WIDTH & FRONTAGE (ft.)	300 min.		
LOT DEPTH (ft.)	300 min.		
FLOOR AREA RATIO (FAR)	.5 or 1.0*		
LOT COVERAGE (max.)	30%		
DENSITY	0		
SETBACKS (ft.)			
FRONT	30 min.		
SIDE	C-15 min. / R- 30 min.**		
SIDE STREET	30 min.		
REAR	C-20 min. / R- 30 min.**		
HEIGHT (ft.)	35 max. or		
1 ft. additional h	eight / 1 ft. additional setback		
DARKING	1 emans / 200 ef		

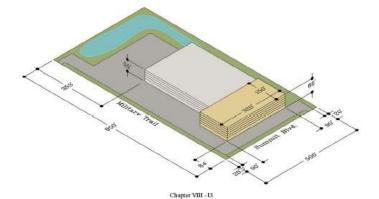
^{*} Infill development is allowed increase to 1.0

[&]quot;C- indicates requirement if abutting commercial zoning district R- indicates requirement if abutting residential zoning district

MUPD Case Study 1	cronspen	
LOTAREA (sf.)	475,000	
LOT WIDTH & FRONTAGE (ft.)	500	
LOT DEPTH (ft.)	950	
FLOOR AREA RATIO (FAR) 1.0	.59 (280,800 sf)	
LOT COVERAGE (max.)	30%	
DENSITY	0	
SETBACKS (ft.)		
FRONT	84	
SIDE	90	
SIDE STREET	90	
REAR	358	
HEIGHT (ft.)	65**	
DADVING	1/0/ ename	

^{*} Cannot maximize FAR due to parking requirements

[&]quot;Additional side setback provided for 30 feet additional heigh

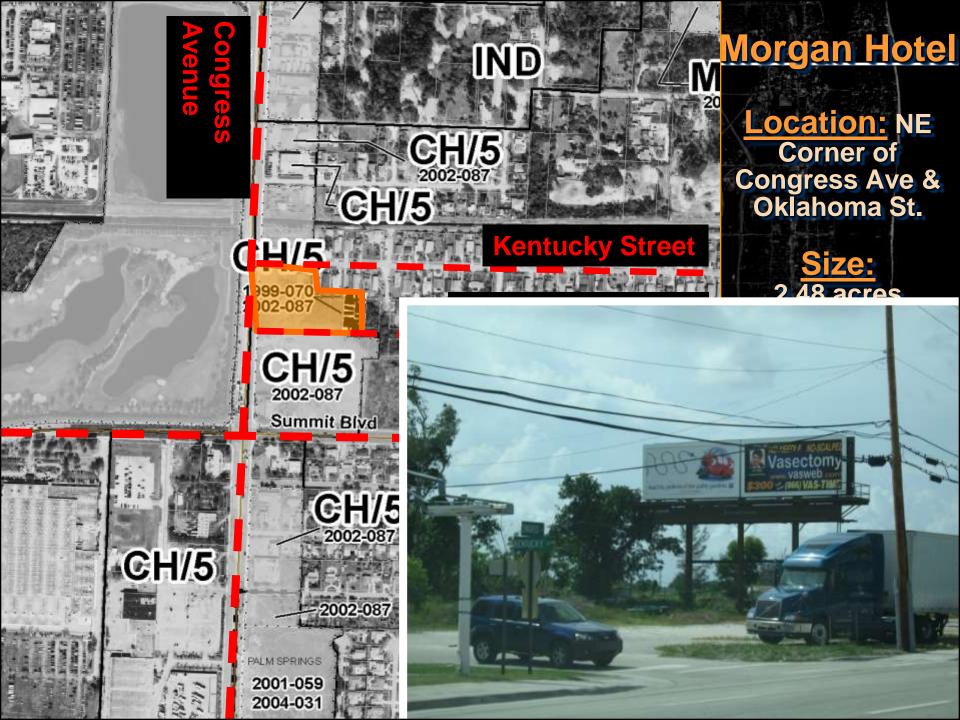


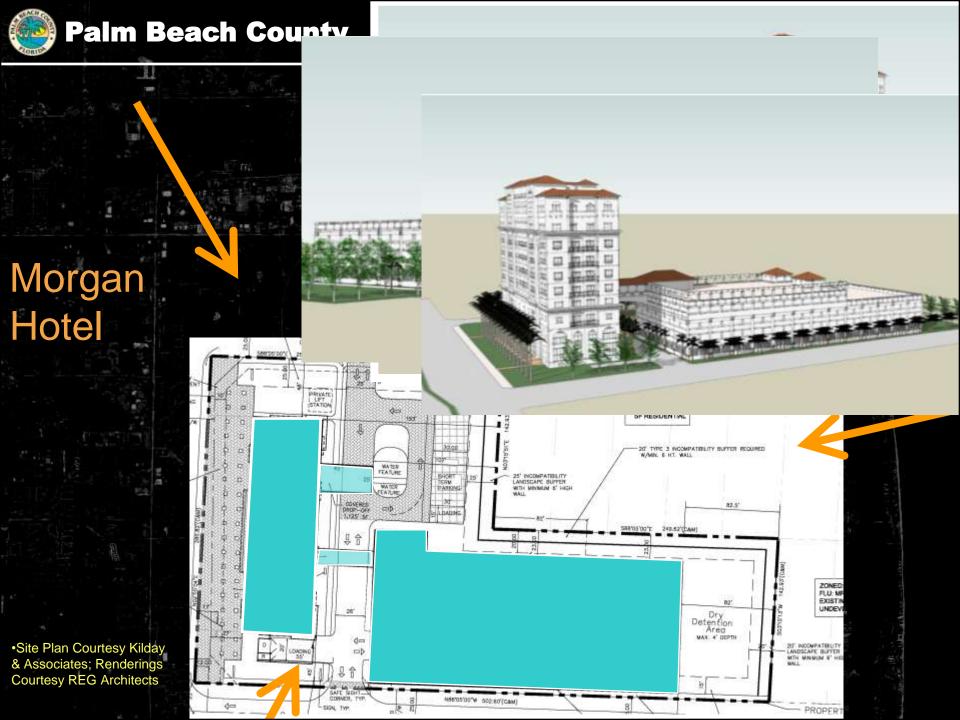
Zoning Districts Tested:

- Commercial Neighborhood
- Commercial General (x2)
- MUPD
- MXPD
- TMD

"...Regulations are tooled for suburban pod and strip development, and in many cases the allowable development intensity (Floor Area Ratio (FAR)) cannot be reached due to land development criteria."

"The current ULDC for the county does not support the type of urban redevelopment envisioned for the URA priority corridors"





New Future Land Use designations in the URA:

- Remove Floor Area Ratio (FAR) & Density restrictions
- Linked to new regulations (including standards for urban design, streetscaping and landscaping)
- Requires a stormwater strategy
- Compliments Traffic Concurrency Exception

New Form-Based Code:

- to implement the Future Land Use designations
- clear and concise set of land development regulations
- mandates building and parking placement
- flexibility in building uses
- stipulate precise streetscape components
- Incentive: streamlined approval process for compliance

Post Master Plan Efforts

- Comprehensive Plan Updates (2006-09)
 - TCEA
 - URA Master Plan Adopted
 - Urban Infill & Urban Center FLUs & Policies
 - County Initiated Site Specific FLU Amendments (with Opt Out)
- Phase II, URA Master Plan Addendum (2009)
 - New set of PRAs: Military, Congress, Lake Worth Rd., 10th/Fla. Mango
 - County Initiated Site Specific FLU Amendments
- Form Based Code and Rezonings (2009-2010)
- "Tweaks" (2011-12)
 - Waivers, Elimination of Building Types, Small Parcel Considerations
- Implementation (2011-Present)



Palm Beach County Comparisons

County exempted from requirements

Urban Infill & Urban Cen	ter Conventional Zoning & Land Use
 Compliance = Staff Review Most Development Potential Exempt from Density & FAR Flexibility in Uses Parking Reduction/Sharing Reduced buffer/landscape Zoning & FLU Consistency 	 Greater familiarity w/Requirements & Process Easier to expand existing buildings Single Entrances Parking can surround buildings
 *2-story minimum *Required Urban Form *Deviations require Waivers *Uncertainty if not "full redevelopment" *15% WFH 	 Approvals generally require public hearings Facilitates "greenfield" development 2-story limitation* Required Suburban Form FAR & Density cannot be fully realized Segregation of Uses Higher Parking Requirements Deviations require Variances Zoning/FLU not always consistent Meet County's WFH Program
•Stormwater handled on site •Small Parcels cannot meet regula	•Zoning/FLU n •Meet County's

Possible Solutions

- Short term: Plan Amendment, Round 16-C
 - Allow UI/UC projects the potential to use prior FLU/Zoning
 - Eliminate 2-story minimum requirement for all
 - Longer Term: Future Plan/Code Amendments
 - Reevaluate TCEA
 - Provide guidance/relief for owners that do not wish to fully redevelop or cannot "assemble" land
- · However, Stormwater storage remains an obstacle