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# **SFTOD GRANT UPDATE: STATUS OF PROJECTS**



*South Florida Regional Transportation Authority*  
June 2018

# Tri-Rail Coastal Link



## System Segments

### 1. Miami-Link

Service into Miami Central Station  
(1<sup>st</sup> Quarter 2018)

Miami Link Extension  
(2020 ?)

### 2. Jupiter Extension

Ready for Project Development  
(2018-2020)

### 3. Central Segment

WPB to ... FTL/Aventura  
Ready for Project Development  
(2018-2020)







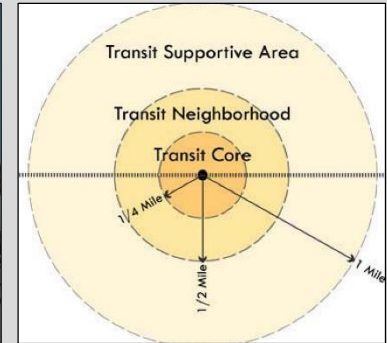
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# What is Transit Oriented Development (TOD)?



## TOD is ...

- Development within  $\frac{1}{4}$  to  $\frac{1}{2}$  mile of Station or along Transit Corridor
- Mixed-Use with Higher Density & Intensity than Surrounding Area
- Pedestrian & Bike-Friendly
- Controlled Parking
  - Reduced or Eliminated per Use
  - Shared Parking or Structured
  - Building Frontage along Lots



# Transit Oriented Development Policy

## Advancing Vibrant Communities and a More Prosperous Region

SFRTA is a transit agency that provides a critical service for Southeast Florida's economy, mobility, and quality of life. To fulfill our role as a partner with local governments, SFRTA needs funding to survive and grow, and one of our primary revenue sources is ticket sales. Without it, we can't make sound investments in passenger rail.

Transit Oriented Development (TOD) is a big part of the solution for the region. TOD is a mixed-use pattern of pedestrian-friendly, higher density development with reduced parking around transit stations - all factors that help generate revenues for local governments and ridership for Tri-Rail.

Local governments are the leaders to advance TOD in the region through zoning and development regulations. Although it can be challenging to balance engineering, design, and political considerations, successful TOD must embrace higher density, reduced parking, and a broad mix of uses surrounding the station at its core.

TOD has many benefits to residents, businesses and local governments, but the SFRTA needs it for one reason: ridership. More riders living and working around our stations will increase our ridership and make the region more successful and livable. As a partner with local governments and the development community, SFRTA advocates zoning and land development regulations that maximize these principles.

### LEGEND

- Tri-Rail
- Tri-Rail Coastal Link

PALM BEACH

BROWARD

MIAMI  
DADE

### Pedestrian-Friendly Spaces

that extend at least a half-mile from stations, create safe environments and reduce auto-dependency.

### Increased Mix of Uses

creates vibrant communities near transit stations.

### Reduced Parking Requirements

stimulate business investment, generate local revenue, and encourage people to use transit. In some locations, parking requirements may be eliminated for the best TOD outcomes.

### Higher Density

benefits ridership and local economies, especially when it exceeds 75 du/acre and includes housing for all walks of life.



Image source: Dan Hamon & Associates





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# SFTOD Grant Overview



## Grant Award:

- \$1.25 Million
- \$175,000 RPC Cash Match
- \$75,000 In-Kind Match

## Funded Activities:

- **Station Area Planning**
- Bicycle/Pedestrian Plans (for Station Areas)
- Water/Sewer Capacity Analysis (Corridor)
- Housing Equity Analysis (Corridor)
- TOD Business Fund
- Public Outreach





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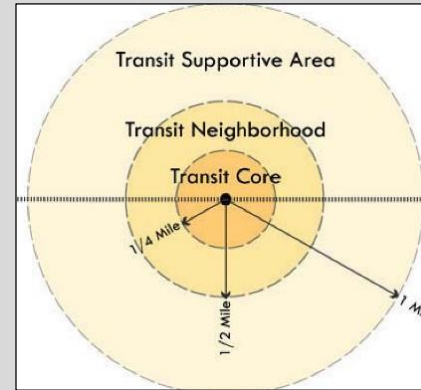
# Station Area Planning



## Station Area Planning Work\*:

- Station Area Plans
- Land Development Regulations
- Form-Based Codes
- Comprehensive Plans

*\*Selection of 4 or more projects depending on grant funding requests*





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# Project Selection Process



ACTION	TIMEFRAME
Technical Review Committee Established	December 2016
Request for Applications Published 3 Information Sessions Conducted (one per county)	February 2017
Application Submittal Deadline (14 received)	March 10, 2017
Committee Review of Applications & Recommended Ranking & Funding Awards (7 selected)	March 2017
TCRPC Approval of Committee Recommendations	April 2017
Execute Interlocal Agreements with Local Governments	May 2017 – April 2018
Execute Grant-Funded Work	May 2017 – June 2019
Complete all Grant Work	June 2019
Grant Close Out	October 2019





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# SFTOD Grant Awards



<b>PALM BEACH COUNTY</b>	
Boynton Beach (Parking Codes & Program)	\$60,000
Delray Beach (Full Station Area Master Plan)	\$180,000
Lake Park (Station Area Plan Update)	\$52,000
Lake Worth (Station Area Plan Update)	\$60,000
Palm Beach Gardens (New Station Area Plan)	\$120,000
Riviera Beach (New Station Area Plan)	\$120,000
<b>BROWARD COUNTY</b>	
Deerfield Beach (Station Area Plan Update)	\$60,000
Hallandale Beach (Station Area Plan Update)	\$60,000
Hollywood (Full Station Area Master Plan)	\$205,000
Oakland Park (LDRs)	\$60,000
Wilton Manors (Full Station Area Master Plan)	\$180,000
<b>MIAMI-DADE COUNTY</b>	
Aventura (New Station Area Plan)	\$120,000
Miami (Overlay Zone for 3 Station Areas)	\$180,000
North Miami Beach (New Station Area Plan)	\$120,000
<b>TOTAL GRANT FUNDS REQUESTED</b>	<b>\$1,577,000</b>







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# SFTOD Grant Awards



<b>PALM BEACH COUNTY</b>	
Boynton Beach (Parking Codes & Program)	\$60,000
<b>Delray Beach (Full Station Area Master Plan)</b>	<b>\$141,000</b>
Lake Park (Station Area Plan Update)	\$52,000
Lake Worth (Station Area Plan Update)	\$60,000
<b>Palm Beach Gardens (New Station Area Plan)</b>	<b>\$120,000</b>
Riviera Beach (New Station Area Plan)	\$120,000
<b>BROWARD COUNTY</b>	
Deerfield Beach (Station Area Plan Update)	\$60,000
Hallandale Beach (Station Area Plan Update)	\$60,000
<b>Hollywood (Full Station Area Master Plan)</b>	<b>\$200,000</b>
<b>Oakland Park (LDRs)</b>	<b>\$60,000</b>
<b>Wilton Manors (Full Station Area Master Plan)</b>	<b>\$120,000</b>
<b>MIAMI-DADE COUNTY</b>	
Aventura (New Station Area Plan)	\$120,000
<b>Miami (Overlay Zone for 3 Station Areas)</b>	<b>\$180,000</b>
<b>North Miami Beach (New Station Area Plan)</b>	<b>\$99,000</b>
<b>TOTAL GRANT FUNDS AWARDED</b>	<b>\$860,000</b>





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# SFTOD Grant Awards



GRANT RECIPIENT (COUNTY)	SUMMARY OF REQUEST	STATUS
City of Miami (Miami-Dade)	TOD Code Amendments, Station Area Plan & Access/Mobility Evaluation	Workshops & Code Work Underway
City of North Miami Beach (Miami-Dade)	Station Area Master Plan (New Plan)	Workshop March 2018 Master Plan Underway
City of Hollywood (Broward)	Station Area Master Plan (Full Charrette)	Charrette Dec 2017 Master Plan Underway
City of Wilton Manors (Broward)	Station Area Master Plan (New Plan)	Workshop Sept 2018 Master Plan - Fall 2018
City of Oakland Park (Broward)	TOD Zoning Overlay (One Station Area)	Workshop Summer 2018 Code Work - Fall 2018
City of Palm Beach Gardens (Palm Beach)	Station Area Master Plan (New Plan)	Workshop Sept 2017 Master Plan Underway
City of Delray Beach (Palm Beach)	Station Area Master Plan (Full Charrette)	Workshop Aug 2017 Master Plan Underway



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# SFTOD Status: City of Miami



## Little River Station (79<sup>th</sup> Street):

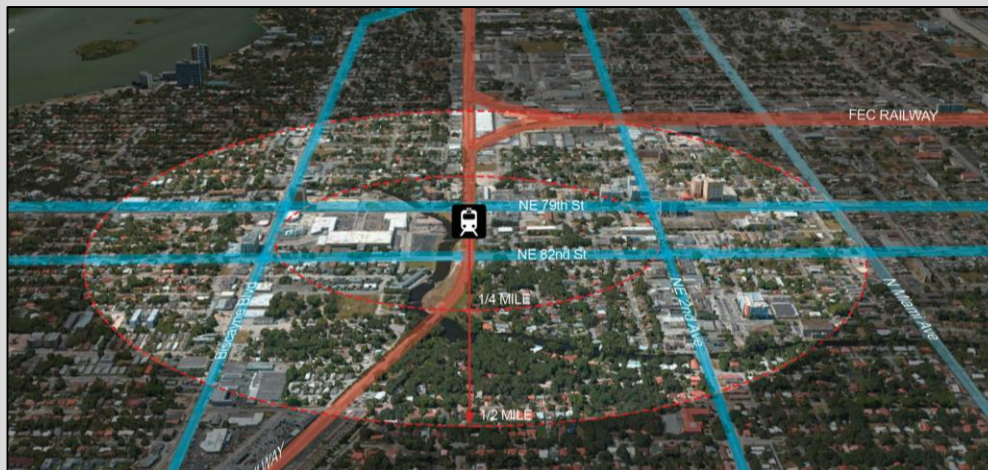
- Kickoff Workshop Complete (May 2018)
- Second Public Workshop (Summer 2018)
- Station Area Plan Development (Fall/Winter 2018)

## Midtown Station:

- Analysis and Testing of Various Station Locations (Summer 2018)

## Downtown/Miami Central Station:

- Station Access & Mobility Analysis (Summer/Fall 2018)





# SFTOD Status: City of North Miami Beach



- **Due Diligence & Site Analysis (Jan-March 2018)**
- **Public Outreach & Interviews (Feb/March 2018)**
- **Station Area Workshop (March 2018)**
- **Work-In-Progress Presentation to Staff (March 2018)**
- **Draft Market Analysis Tables (April 2018)**
- **Draft Market Analysis Report (June 2018)**
- **Draft Station Area Plan (June 2018)**



# SFTOD Status: City of Hollywood



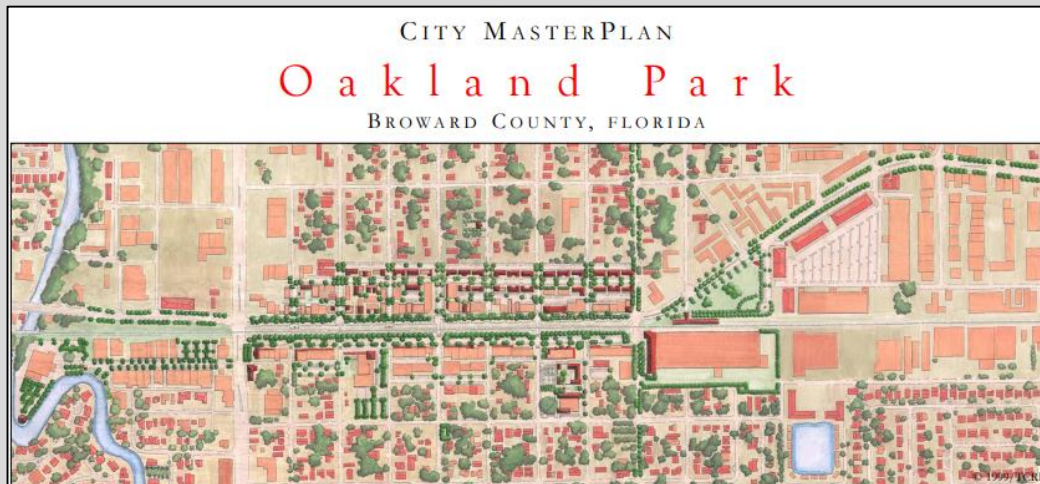
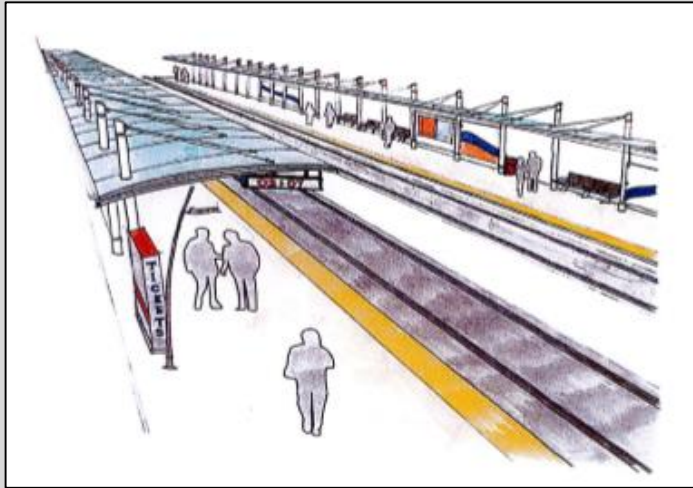
- **Due Diligence & Site Analysis (Oct-Dec 2017)**
- **Public Outreach & Interviews (Nov/Dec 2017)**
- **Public Planning Charrette (Dec 2017)**
- **Presentations to Council/CRA Board (Dec 2017, Feb 2018, May 2018)**
- **Submitted Draft Market Analysis (June 2018)**
- **Detailed Complete Street Plan for Dixie Highway and 21<sup>st</sup> Street (June 2018)**
- **Master Plan Report (June 2018)**





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# SFTOD Status: City of Oakland Park



- **Staff Kickoff Meeting (April 2018)**
- **Due Diligence Code Review (underway)**
- **Analysis of Site Conditions (underway)**
- **Public Workshop (Summer/Fall 2018)**
- **Station Area Analysis (Fall 2018)**
- **Land Development Regulation Updates (Fall/Winter 2018)**





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# SFTOD Status: City of Wilton Manors



**Wilton Manors Station Area Master Plan Location Map**

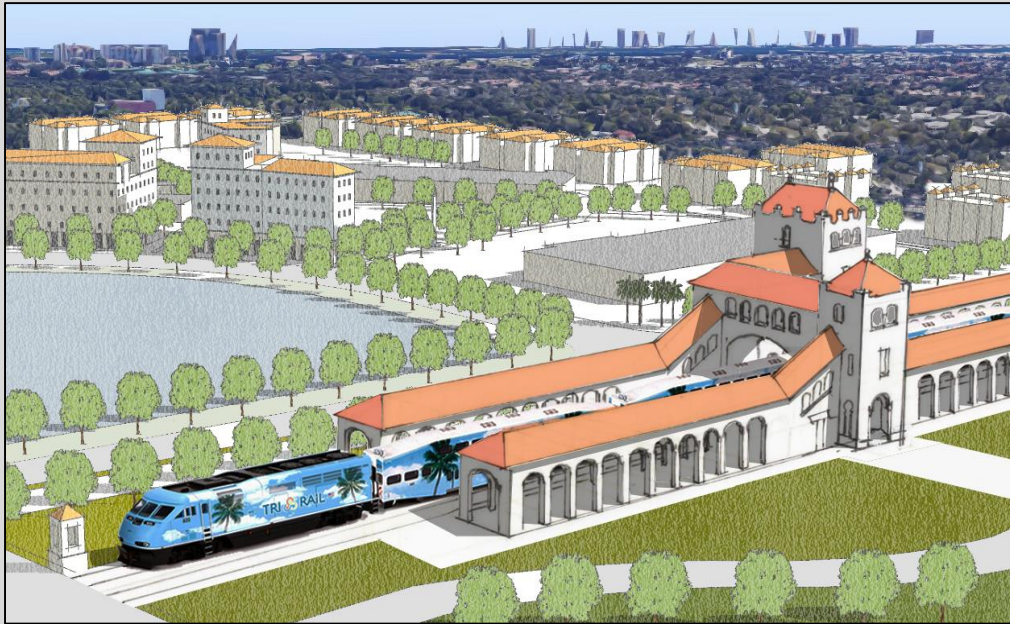


- **Due Diligence & Site Analysis (July/Aug 2018)**
- **Public Outreach & Interviews (Aug/Sept 2018)**
- **Public Planning Workshop (Sept 2018)**
- **Work in Progress Presentation (Fall 2018)**
- **Market Study Transmittal (Fall 2018)**
- **Master Plan Transmittal (Fall/Winter 2018)**



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# SFTOD Status: City of Palm Beach Gardens



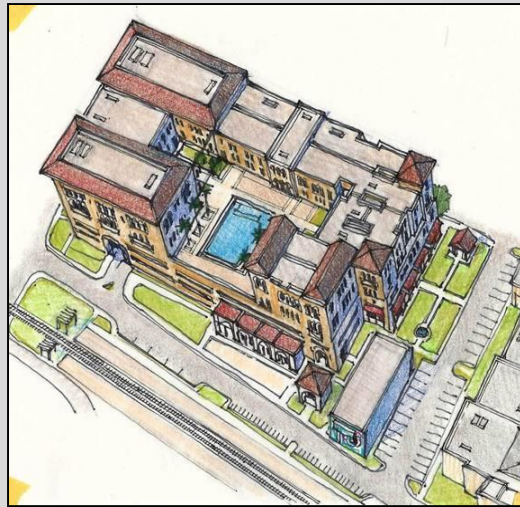
- **Due Diligence & Site Analysis (Aug/Sept 2017)**
- **Public Outreach & Interviews (Aug/Sept 2017)**
- **Public Planning Workshops (Sept 2017)**
- **Work in Progress Presentation (two dates here )**
- **Draft Market Report Submitted (May 2018)**
- **Draft Master Plan Transmittal (June 2018)**





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# SFTOD Status: City of Delray Beach



- **Due Diligence & Site Analysis (Aug 2017)**
- **Public Outreach & Interviews (Aug 2017)**
- **Public Planning Charrette (Aug 2017)**
- **Work in Progress Presentation (Aug 2017)**
- **Draft Report Submitted (April 2018)**
- **Final Report Transmittal (June 2018)**



# SFTOD Summary: Lessons Learned Thus Far



## CONTINUED TOD EDUCATION NEEDED !!!

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

## SUBURBAN TO URBAN SHIFT IN THINKING UNDERWAY

- Need to overcome existing capital investment in suburban format
- Design interventions to help transition suburban (and industrial) sites to more urban/walkable feel

## 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



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# SFTOD Summary: Lessons Learned Thus Far



## BE SENSITIVE TO NEIGHBORHOODS

- Corridor has broad mix of existing uses, densities, neighborhoods
- Need sensitivity to individual community & cultural needs
- Retention but redesign of neighborhood-serving industrial
- Design for neighborhood transitions

## KEEP BUILDING THE GRID OF COMPLETE STREETS

- Need to complete the sidewalk/bikeway grid
- Detail streets to support future TOD & leverage private \$

## TOD MEANS THINK REGIONALLY BUT ACT LOCALLY

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

# Corridor Studies: TOD Loan Fund



## DEVELOPMENT OF A BUSINESS PLAN FOR A TOD LOAN FUND



- Identify best practices for TOD Loan Funds nationwide;
- Convene national experts on TOD Loan Funds to identify the applicability of nationwide best practices to the Tri-Rail Coastal Link Corridor;
- Create a business plan that will guide the establishment of a TOD Loan Fund that will fill the gaps in the financing of TOD developments along the Corridor.





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# Corridor Studies: Affordable Housing



## AFFORDABLE HOUSING



- Identify existing unmet need for affordable housing along the entire length of the Tri-Rail Coastal Link Corridor;
- Update the Sevens50 Housing Equity Analysis for the corridor study area;
- Identify existing programs that can be leveraged to address the unmet needs for affordable housing along the corridor;
- Develop recommended strategies that can be implemented



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# Corridor Studies: Bicycle/Pedestrian Access



## BICYCLE & PEDESTRIAN ACCESS



- Identify strategies for improved pedestrian and bicycle access and mobility for potential four stations areas:
  - North Miami Beach
  - Hollywood
  - Wilton Manors
  - Delray Beach



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# Corridor Studies: Water & Wastewater Capacity



## WATER & WASTEWATER CAPACITY



- Identify current capacities of service providers along the entire length of the Tri-Rail Coastal Link Corridor;
- Identify backlogs in service;
- Forecast future demand based on new transit oriented development (TOD) anticipated to occur as a result of new transit service;
- Identify future unmet needs with TOD to enable local service providers to plan accordingly.



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