



MEMORANDUM

AGENDA ITEM #VI.D

DATE: JUNE 26, 2017

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: UPDATE ON THE SOUTHEAST FLORIDA TRANSIT ORIENTED DEVELOPMENT PILOT PROGRAM

Introduction

The purpose of this item is to update the Councilmembers of the funding awards for the Southeast Florida Transit-Oriented Development (SFTOD) Pilot Program Grant and to report on the progress of the corridor wide planning efforts. Funding for this effort has been secured through a transit-oriented development planning grant from the Federal Transit Administration (FTA) and is included in the Council's work program via an agreement between the Council and the South Florida Regional Transportation Authority (SFRTA).

Overview

For more than a decade, the Council has been assisting the SFRTA, Florida Department of Transportation (FDOT), agencies, and local governments with planning and technical assistance in support of the expansion of Tri-Rail service onto the FEC rail corridor. The Tri-Rail Coastal Link project is currently anticipated to include up to twenty-five stations between Miami and Jupiter. Land use patterns around these stations and along the corridor, particularly transit oriented development, are critical to the success of passenger rail service. The SFRTA was recently awarded a \$1.25 million FTA grant to increase transit-oriented planning along the corridor. As a partner agency, SFRTA requested the Council to administer a portion of the FTA funding for a Housing Equity Study, a Water and Wastewater Study, Bike/Ped Planning to complement station area planning, and the development of a TOD Loan Fund Business Plan.

Subsequent to due diligence, the SFRPC is currently advertising an RFQ for planning and engineering services to complement the work of the Council. The station area planning assistance is to be provided by the Treasure Coast Regional Planning Council (TCRPC) with funding disbursement through a competitive grant program to be administered by the TCRPC. The SFRTA requested that funding be awarded across the three counties, with the top-ranked application in each county funded prior to any subsequent funding allocations.



South Florida Regional Planning Council
3440 Hollywood Boulevard, Suite 140, Hollywood, Florida 33021
954.985.4416 Phone, 954.985-4417 FAX
www.sfregionalcouncil.org

Applicants were required to provide matching funds of not less than 20 percent of the funding request. In December 2016, an SFTOD Technical Selection Committee was established consisting of staff from the SFRTA, FDOT, SFRPC and TCRPC to assist with a technical evaluation of grant proposals from local governments seeking planning assistance. A Request for Applications was published in February 2017 (see Attachment A), for which fourteen applications were received by the March 10, 2017 grant deadline.

Three applications were received from Miami-Dade County, five from Broward County, and six from Palm Beach County. The Technical Selection Committee met on March 23 and March 31 to review, evaluate, and assign numerical scores to the applications. The scores were tabulated to provide a final ranking of applications, with funding awarded as follows:

Miami-Dade:

City of Miami: TOD Zoning Overlay Typology (Utilizing Three Station Areas)	\$120,000
City of Aventura: Station Area Master Plan (New Plan)	\$120,000
City of North Miami Beach: Station Area Master Plan (New Plan)	\$99,000

Broward:

City of Hollywood: Station Area Master Plan (Full Charrette)	\$200,000
City of Oakland Park: TOD Zoning Overlay (One Station Area)	\$60,000

Palm Beach:

City of Palm Beach Gardens: Station Area Master Planning (New Plan)	\$120,000
City of Delray Beach: Station Area Master Plan (Full Charrette)	\$141,000

TOTAL FUNDING AWARDS (MAXIMUM OF \$860,000 AVAILABLE)	<u>\$860,000</u>
---	------------------

Recommendation

Information only.

ATTACHMENT A

ATTACHMENT A

South Florida Transit Oriented Development (SFTOD) Grant Program

Request for Applications

FINAL WITH REVISIONS 1 & 2 INCORPORATED

BACKGROUND AND PURPOSE

The South Florida Regional Transportation Authority (SFRTA), South Florida Regional Planning Council (SFRPC) and Treasure Coast Regional Planning Council (TCRPC) are implementing the South Florida Regional Transit Oriented Development (SFTOD) Pilot Program. (Together the planning councils will be referred to as the RPCs.)

Funding was awarded for SFTOD through the Federal Transit Administration (FTA)'s Transit-Oriented Development Planning Pilot Program, with grant-funded activities anticipated to occur between April 2017 and June 2018. All planning and related services awarded through this grant program will be provided by the TCRPC.

The goal of the FTA TOD Planning Pilot Program is to leverage significant FTA transit investments by funding planning activities along future transit corridors. The result will be transit projects that better meet the competitive criteria for federal transit funding. Activities funded will support economic development, ridership, multimodal connectivity and accessibility, increased transit access for pedestrian and bicycle traffic, and mixed use development near transit stations.

Importantly, the FTA TOD Pilot Planning Program does not fund activities that would be eligible under a Full Funding Grant Agreement or Small Starts Grant Agreement.

SFTOD will fund planning activities around potential station areas that have been identified on that portion of the planned Tri-Rail Coastal Link (TRCL) corridor located on the FEC rail corridor. The TRCL corridor runs along the Florida East Coast (FEC) rail corridor from Jupiter to downtown Miami (see Tri-Rail System Map on page 2).

The SFTOD activities will build on the regional Seven50 planning work previously funded by HUD and the Southeast Florida Regional Partnership, which was finalized in 2014. Southeast Florida adopted a "Region in Motion" vision for the future, which accommodates strong future growth along a network of high quality places connected by premium transit. The TRCL line is viewed as the backbone of this network.

Additionally, the work will build on the 2013 TRCL Station Area Market and Economic Analysis and Station Area Opportunities documents. These documents provide a detailed snapshot of capacity of the potential TRCL stations for new jobs, housing, and commercial development.

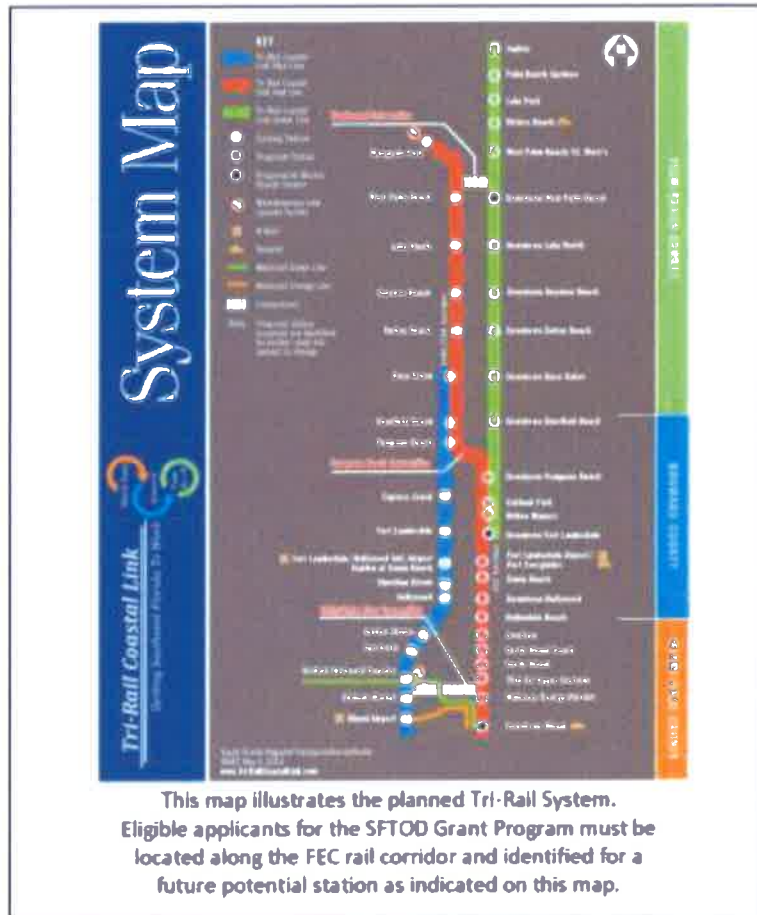
Local communities may have additional applicable plans and reports to reference during the planning process.

PROGRAM GOAL

The goal of all station area planning work is to create TRCL station areas with a sustainable mix of land uses, improved access and mobility for all users, expanded economic development opportunities, and a regulatory framework ready to implement TOD.

ELIGIBLE APPLICANTS:

Local Governments (e.g., cities, towns, villages, counties), Community Redevelopment Agencies, or groups of two or more eligible applicants (e.g., a local government and a community redevelopment agency) with potential TRCL stations as identified on the TRCL Corridor Map.



ELIGIBLE TRCL STATION AREA PROJECTS:

- Station Area Master Plans: Master plans are used to guide and manage development and redevelopment within a station area or along a transit corridor, integrating the transit facilities and mobility improvements into municipal or county land use plans. Developed through a public planning process, these plans would include an evaluation of existing, planned, and potential development activity surrounding a potential TRCL station; market feasibility and economic analysis; multi-modal transportation improvements (e.g., transit, roadway, bicycle, pedestrian, other); land use patterns; infill development and redevelopment; urban design; streetscape and beautification improvements; public open spaces; and recommended implementation mechanisms. These plans are realistic, based on current and future market conditions, community preferences, and feedback from the development sector. If your community has an existing station area master plan, but it is more than five years old and does not reflect current market conditions, the SFTOD grant can be an appropriate funding mechanism to help your community update the plan, focusing on updating the market assessment, development program, and implementation strategies.
- Local Land Development Regulations & Zoning Codes: Clearly-defined land control regulations provide predictability and minimize uncertainty for residents and developers. They can also reduce the need for variances and special use approvals while establishing community standards for design, form, scale, and character. Additionally, transit-supportive standards can minimize administrative confusion by outlining all regulations, requirements, and guidelines in a manner that can be globally understood. Potential outcomes could include a streamlined development review process and mechanisms to make investing in the community more attractive to potential developers and other investors with clearly defined land control regulations. Parking standards can also be produced through regulatory work. For communities that have existing station area master plans for potential TRCL stations, the SFTOD grant can provide funding assistance for the development and adoption of one of the following TOD-supportive regulatory documents:
 - Station Area TOD Land Development Regulations/Zoning Codes
 - Station Area TOD Overlay Zoning Regulations
- Station Area Comprehensive Plan Amendments: As required by state statutes, comprehensive plans establish a long-term vision for a community and provide a policy framework intended to help the community achieve that vision and community goals. Well-defined comprehensive plans also provide predictability for residents, property owners, and developers while minimizing uncertainty. Comprehensive plans allow communities to evaluate and anticipate development

impacts by addressing land use, transportation, housing, economic development, infrastructure, stormwater, environmental conditions, and historic preservation. Other considerations within comprehensive plan amendments could include stormwater management, sea level rise, green infrastructure, reduced carbon footprints, and design guidelines to improve health, and walkability. For communities that have existing station area master plans for potential TRCL stations, the SFTOD grant can provide funding assistance for development and adoption of TOD-supportive Comprehensive Plan amendments.

AVAILABLE FUNDING

A total of \$860,000 is available through the SFTOD program to fund eligible station area planning activities. A maximum of \$205,000 may be awarded to an individual recipient for a station area planning activity. All planning and related services awarded through this grant program will be provided by the TCRPC.

MATCHING REQUIREMENTS

A local cash match of not less than 20% of the total grant funds requested shall be provided from a non-Federal source. Additionally, applicants should indicate if the funds requested will help leverage other funding to provide a larger economic and development impact. These can include, but are not limited to, investments or financial commitments made by private, municipal, state, federal, or non-governmental organizations.

OPTIONAL INFORMATION SESSIONS

To help inform potential applicants about the SFTOD grant program, three optional information sessions have been scheduled, one each in Miami-Dade, Broward, and Palm Beach counties. Each information session will include the same information, and potential applicants may attend any or all sessions. Attendance at an information session is optional for applicants.

OPTIONAL INFORMATION SESSIONS	
DATE/TIME	LOCATION
February 21, 2017 Tuesday, 2 PM	West Palm Beach City Hall Flagler Gallery (1 st Floor) 401 Clematis Street West Palm Beach, FL 33401
February 23, 2017 Thursday, 10 AM	South Florida Regional Planning Council SFRPC Conference Room 3440 Hollywood Boulevard, Suite 140 Hollywood, FL 33021

February 23, 2017 Thursday, 2 PM	Public Utilities Building 2 nd Floor Conference Room 17050 NE 19 th Avenue North Miami Beach, FL 33162
-------------------------------------	---

APPLICATION DEADLINE

All application materials must be transmitted by Friday, March 10, 2017 at 5 PM to:

Treasure Coast Regional Planning Council
421 SW Flagler Avenue
Stuart, FL 34994

APPLICATION PROCESS TIMELINE

DATE	ACTION						
February 6, 2017	Request for Applications Released						
Week of February 22, 2017	Optional Information Sessions for Interested Applicants:						
	<table border="1"> <tr> <td>February 21, 2017 2 PM</td> <td>West Palm Beach City Hall Flagler Gallery (1st Floor) 401 Clematis Street West Palm Beach, FL 33401</td> </tr> <tr> <td>February 23, 2017 10 AM</td> <td>South Florida Regional Planning Council SFRPC Conference Room Venture Corporate Center 3440 Hollywood Blvd, #140 Hollywood, FL 33021</td> </tr> <tr> <td>February 23, 2017 2 PM</td> <td>North Miami Beach City Hall 2nd Floor Conference Room 17050 NE 19th Avenue North Miami Beach, FL 33162</td> </tr> </table>	February 21, 2017 2 PM	West Palm Beach City Hall Flagler Gallery (1 st Floor) 401 Clematis Street West Palm Beach, FL 33401	February 23, 2017 10 AM	South Florida Regional Planning Council SFRPC Conference Room Venture Corporate Center 3440 Hollywood Blvd, #140 Hollywood, FL 33021	February 23, 2017 2 PM	North Miami Beach City Hall 2 nd Floor Conference Room 17050 NE 19 th Avenue North Miami Beach, FL 33162
February 21, 2017 2 PM	West Palm Beach City Hall Flagler Gallery (1 st Floor) 401 Clematis Street West Palm Beach, FL 33401						
February 23, 2017 10 AM	South Florida Regional Planning Council SFRPC Conference Room Venture Corporate Center 3440 Hollywood Blvd, #140 Hollywood, FL 33021						
February 23, 2017 2 PM	North Miami Beach City Hall 2 nd Floor Conference Room 17050 NE 19 th Avenue North Miami Beach, FL 33162						
March 10, 2017 5 PM	Applications due via email to: admin@tcrpc.org						
Week of March 13, 2017	Application review; applicants contacted for additional information if needed						
Week of March 20, 2017	Project Selection Committee Review/Ranking of Applications All Applicants Notified						
March 31, 2017 5 PM	Selected Applicants Provide Documentation of Matching Funding Commitment						
April 21, 2017	TCRPC Board Review of Recommended Projects Funding Allocations Successful Applicants Notified						
May 2017 - June 2018	Project Implementation						

APPLICATION REQUIREMENTS

A completed application shall include the following:

- 1 Letter of Support from Local Government authorizing application submittal and indicating cash match commitment
- 2 Completed SFTOD Application Form
- 3 Project Location Map
- 4 Project Description Narrative addressing Scoring Criteria (maximum of five (5) pages)

All application materials shall be transmitted electronically in a PDF format to admin@tcrc.org.

SFTOD SCORING CRITERIA

CRITERIA	MAX. POINTS AWARDED
Location: Within a half mile of a potential TRCL Station	n/a
Eligible Applicants: Local Governments, Community Redevelopment Agencies, or groups of two or more eligible applicants, with potential TRCL stations.	n/a
Eligible Projects: The goal of the planning assistance is to create station areas with a sustainable mix of land uses, improved access and mobility for all users, expanded economic development opportunities, and a regulatory framework ready to implement TOD. Work that leads to TOD implementation will be prioritized. Based on local needs, planning work to create likely future TOD opportunities may include but not be limited to the following: <ul style="list-style-type: none"> • Station Area Master Plans • Station Area TOD Land Development Regulations or Zoning Codes • Station Area TOD Overlay Zoning Regulations • Station Area Comprehensive Plan Amendments 	n/a
Project Description Narrative (maximum 5 pages): The applicant should describe how the proposed project meets one or more of the SFTOD project goals as described below:	n/a
Sustainable Land Use Mix: More competitive applications will include justification of need or documentation of the community's experience planning for or implementing mixed-use land use, zoning, districts, or development	20 points
Improved Access and Mobility for All Users: Applications should include justification of need or documentation of the transit, bicycle, pedestrian, and vehicular planning and improvements within station area and immediate vicinity	20 points
Expanded Economic Development Opportunities: Applications should include descriptions of existing economic conditions in station area, development trends, and land ownership patterns, and pending development projects within the station area	20 points
Leverages Other Funding: A local match of non-Federal funds will enhance rating for this category by demonstrating the applicant's vested interest in the success of the project. A cash match of not less than 20% shall be required.	20 points n/a
Development Readiness: The applicant should provide a realistic project schedule or timeline that includes, but is not limited to, the amount of time needed to implement the proposed planning work as well as any additional resources allocated towards or budgeted for future implementation. The phasing of future Coastal Link service segments will also be considered as part of this criteria.	10 points
Demonstrated Local Support: The applicant will provide a letter or resolution authorizing the designated officer of the applicable unit of government to apply for the grant.	10 points
TOTAL POSSIBLE POINTS	80 points

SFTOD APPLICATION FORM

Name of Project:	
Jurisdiction & County:	
Closest Planned TCRL Station:	
Name of Applicant(s):	
Mailing Address:	
Email Address:	
Phone Number:	
Type of Project (check one):	<input type="checkbox"/> Station Area Master Plan <input type="checkbox"/> Station Area TOD Land Development Regulations or Zoning Code <input type="checkbox"/> Station Area TOD Overlay Zoning Regulations <input type="checkbox"/> Station Area Comprehensive Plan Amendments
Required Attachments	<input type="checkbox"/> Location Map <input type="checkbox"/> Project Description Narrative (maximum of five pages) that explains how project addresses the following three criteria: <ul style="list-style-type: none"> <input type="checkbox"/> Sustainable Land Use Mix <input type="checkbox"/> Improved Access and Mobility for All Users <input type="checkbox"/> Expanded Economic Development Opportunities <input type="checkbox"/> Statement on Agency Letterhead (1) authorizing application to be submitted, and (2) committing to a funding match of not less than 20% from a non-federal source <input type="checkbox"/> Project Implementation Schedule (maximum of one page)

ATTACHMENT B

TABLE 2

SUMMARY OF SFTOD APPLICATION RANKINGS, SCORES & REQUESTED FUNDING AMOUNTS

*(RANKINGS & SCORES AS DETERMINED BY TECHNICAL SELECTION COMMITTEE;
REQUESTED FUNDING AMOUNTS FROM APPLICANTS)*

RANK	TOTAL POINTS (240 MAX)	APPLICANT (COUNTY)	SUMMARY OF REQUEST	AMT OF GRANT REQUEST	
1	228	City of Miami (Miami-Dade)	TOD Zoning Overlay Typology (Model Typology Utilizing Three Station Areas within City)	\$180,000	FUNDED WITHIN SFTOD GRANT BUDGET
2	223	City of Palm Beach Gardens (Palm Beach)	Station Area Master Planning (New Plan)	\$120,000	
3	219	City of Hollywood & Hollywood CRA (Broward)	Station Area Master Plan (Full Charrette)	\$205,000	
4	209	City of Aventura (Miami-Dade)	Station Area Master Plan (New Plan)	\$120,000	
5	207	City of North Miami Beach (Miami-Dade)	Station Area Master Plan (New Plan)	\$120,000	
6	203	City of Oakland Park (Broward)	TOD Zoning Overlay (One Station Area)	\$60,000	
7	202	City of Delray Beach (Palm Beach)	Station Area Master Plan (Full Charrette)	\$180,000	
8	198	City of Wilton Manors (Broward)	Station Area Master Plan (Full Charrette)	\$180,000	NOT FUNDED WITHIN SFTOD GRANT BUDGET
9	196	City of Riviera Beach & RBCRA (Palm Beach)	Station Area Master Plan (New Plan)	\$120,000	
10	192	City of Hallandale Beach (Broward)	Station Area Master Plan (Plan Update with Market Assessment)	\$60,000	
11	190	Town of Lake Park (Palm Beach)	Station Area Master Plan (Plan Update)	\$52,000	
12	182	City of Deerfield Beach (Broward)	Station Area Master Plan (Plan Update)	\$60,000	
13	176	City of Lake Worth & LW CRA (Palm Beach)	Station Area Master Planning (Plan Update)	\$60,000	
14	171	City of Boynton Beach (Palm Beach)	Station Area Planning (Parking Assessment & Plan)	\$60,000	
TOTAL GRANT FUNDS REQUESTED				\$1,577,000	