

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members AGENDA ITEM 10  
From: Staff  
Date: March 18, 2016 Council Meeting  
Subject: Village of North Palm Beach Charrette – Work-In-Progress Presentation

Introduction

Council has been providing charrette and other citizen-based planning services to its local governments since 1989. Council has pioneered the charrette process beginning with the Downtown Stuart Charrette. Since then it has led 92 charrettes and collaborated on 23 others (see Attachment A). Council has formed partnerships with three other regional planning councils, working outside the region on several occasions. Currently, Council staff is working closely with the Village of North Palm Beach, the Palm Beach Metropolitan Planning Organization and others to establish a new vision and redevelopment master plan for the village (see Attachment 2). A “work-in-progress” presentation has been prepared to inform Council about its healthy collaboration with the village and about the charrette process in general. These types of efforts represent an important part of Council’s work program related to providing vital services and assistance to local governments in the region.

Background

Charrette means “cart” in French. Various architectural school legends hold that at the Ecole des Beaux Arts in 19<sup>th</sup> century Paris, students were still sketching their assignments in the carts being used to carry their boards away to be juried. Today a charrette is a practical planning technique which blends public participation, detailed planning, and development of implementation tools.

The charrette’s principal focus is on the creation of useful physical planning products rather than processes, hence its popularity as a physical planning and design tool to address challenges shared by the community. Charrettes also provide an opportunity for the greatest public involvement in the decision-making process about future growth and development.

Lasting seven to ten days, a charrette includes an experienced urban design team working with citizens in a series of high-speed intensive creative sessions, concentrating on specific design problems, reaching a consensus, and expressing solutions in graphic form. The team then combines all of this information into an overall illustrative plan and written report, which forms the basis for a community’s master development/redevelopment plan.

The success of the charrette process stems from its ability to address design issues, which are usually at the root of public opposition to future growth and change. The resolution of these design issues results in fertile common ground for resolving long-standing conflicts and reaching community consensus.

One local elected official has described their resulting charrette master plan as a “business plan” for redevelopment, outlining the specific steps and physical interventions the community must undertake to be successful and competitive. Others have likened it more to an economic development service rather than a planning service.

### Recommendation

For information only.

Attachments

# ATTACHMENT A

## TREASURE COAST REGIONAL PLANNING COUNCIL

### CHARRETTES since 1989

#### COUNCIL LED:

- Allapatah Ranch (MC)
- Atlantis – Greenacres (PBC)
- Bartow (PC)
- Becker Road - Port St. Lucie (SLC)
- Belle Glade (PBC)
- Belle Glade/Glades Region Master Plan (PBC)
- Booker Park, Indiantown (MC)
- Boynton Beach Civic Center (PBC)
- Boynton Beach Downtown (PBC)
- Canal Point (PBC)
- Children’s Env. Learning Center (SLC)
- Coconut Creek – Coral Springs – Parkland (BC)
- Cutler Ridge Mall (DCA)
- Davie-Hollywood-Seminole Nation (BC)
- Delray Beach Downtown (PBC)
- Delray Beach North Federal Highway (PBC)
- East Stuart (MC)
- El Portal (DCA)
- Encida (DCA)
- Fellsmere (IRC)
- Flagler Beach (FC)
- Fort Lauderdale Gateway (BC)
- Fort Pierce Downtown (SLC)
- Fort Pierce Eastward Ho! Partnership Waterfront Block (SLC)
- Fort Pierce/HD King (SLC)
- Hobe Sound (MC)
- Hollywood II (BC)
- Hutchinson Island Greenway (SLCMC)
- Indiantown - Booker Park (MC)
- Jensen Beach Community Center (MC)
- Jensen Beach Downtown (MC)
- Jensen Beach Green Turtle Café (MC)
- Jupiter Farms (PBC)
- Jupiter TOD (PBC)
- Kenwood Estates (PBC)
- Lake Park I (PBC)
- Lake Park II (PBC)
- Lake Worth (PBC)
- Lake Worth Beach (PBC)
- Lake Worth Park of Commerce (PBC)
- Lake Worth TOD (PBC)
- Lauderdale Lakes (BC)
- Lauderhill (BC)
- Margate (BC)
- Miami Shores – El Portal(DC)
- Miramar/West Park (BC)
- Naranja (DC)
- North Federal Highway – Boca Raton (PBC)
- North Lauderdale – Tamarac (BC)
- North Miami (DC)
- North Miami Beach (DC)
- North St. Lucie County (SLC)
- North US 1/Seven Cities Charrette (PBC)
- Northwood Business Development Corporation (PBC)
- Oakland Park (BC)
- Old Cutler Road (DC)
- Overtown (DC)
- Pahokee (PBC)
- Pahokee /Glades Region Master Plan (PBC)
- Palm Beach – Royal Poinciana (PBC)
- Palm Beach Gardens TOD (PBC)
- Perrine (DC)
- Plantation (BC)
- Pleasant City (PBC)
- Pointe West (IRC)
- Princeton (DC)
- Rio (MC)
- Riviera Beach CRA (PBC)
- Royal Palm Beach (PBC)
- SeaWind (MC)
- Sebastian CR 512 (IRC)
- Sebastian US 1 Corridor (IRC)
- Sewall’s Point (MC)
- South Martin County (MC)
- Southern Plaza Eastward Ho! Partnership (PBC)
- SR 7 Transit Supportive Land Uses (PBC)
- Stuart – Cove Road
- Stuart Eastward Ho! Partnership (MC)
- Taylor Creek (SLC)
- Ten Mile Creek (SLC)
- Treasure Coast Regional Greenways (PBC, SLC, MC)
- Urban Redevelopment Area – Military Trail Corridor (PBC)
- V-2 Ranch (SLC)
- Vero Beach Arts Village (IRC)
- Village Green (SLC)
- Village of North Palm Beach (PBC)
- Village of Royal Palm Beach – SR 80 (PBC)
- West Palm Beach CSX-FEC Connector (PBC)
- West Palm Beach South Dixie Highway (PBC)
- West Palm Beach Transit Village (PBC)
- Weston Town Center (BC)
- White City (SLC)

## **COUNCIL ASSISTED:**

- Abacoa (PBC)
- Agricultural Reserve (PBC)
- Fort Pierce - Avenue D (SLC)
- Boca Raton Downtown (PBC)
- C-9 Basin (BC)
- Fort Pierce - Delaware and Orange Avenue (SLC)
- Delray Beach Pineapple Grove (PBC)
- Fort Pierce Marina (SLC)
- Greater Lake Okeechobee (PBC)
- Juno Beach (PBC)
- Lantana (PBC)
- Pearl City (PBC)
- Port of Fort Pierce (SLC)
- Riviera Beach (PBC)
- San Castle Neighborhood (PBC)
- South Beach (SLC)
- Stuart Downtown (MC)
- Tequesta Downtown (PBC)
- Tequesta Golden Triangle (PBC)
- Town of Wellington (PBC)
- WCI (PBC)
- West Palm Beach Downtown (PBC)
- Winter Park Mall (OC)

## **KEY:**

BC – Broward County  
DC – Dade County  
FL – Flagler County  
IRC – Indian River County  
MC – Martin County  
OC – Orange County  
PBC – Palm Beach County  
PC – Polk County  
SLC – St. Lucie County

# ATTACHMENT B

## PROJECT SUMMARY

The Village of North Palm Beach (Village), in collaboration with the Palm Beach Metropolitan Planning Organization (MPO), seeks to study and implement ways to improve mobility, quality of life, and economic vitality of the Village. In its FY 2016 Council Goals and Objectives, the Village has articulated Goal 5 which states, "Develop a master plan for economic development in our business districts and community development in our neighborhoods." Specifics of this Goal include holding a public charrette, review of the Village Comprehensive Plan and Land Development Regulations, preparation of a market study and economic strategies, develop a master plan with specific recommendations and renderings, and complete the plan by FY 2016.

The Treasure Coast Regional Planning Council (TCRPC) has been requested to assist the Village in coordinating a meaningful public involvement process and conduct an economic development and urban design charrette to assist the Village in accomplishing its goals.

The project area for the Village of North Palm Beach Master Plan is focused on, but not limited to, the Village of North Palm Beach municipal boundaries, the US 1 and Northlake Boulevard corridors, and any areas outside the Village where additional analysis would benefit the master planning efforts.

The key elements of the TCRPC Economic Development and Urban Design Charrette shall include:

- The creation of a physical master plan for the Village which considers infill and redevelopment opportunities;
- A review of the land use and development regulations in order to recommend improvements and ways to incent desired redevelopment and business creation;
- The development of a Market Overview which reviews existing market conditions, demographics, and analyzes key market trends within the Village and relevant areas within the region;
- A detailed assessment of the current and future vehicular volumes on US 1 and potential application for the Florida Department of Transportation's Lane Elimination Process;
- A community-based vision for desirable economic and redevelopment growth for the Village of North Palm Beach.
- Coordination with all relevant agencies, including but not limited to the Palm Beach Metropolitan Planning Organization, Florida Department of Transportation (FDOT) District IV, Palm Beach County, and adjacent municipalities.



VILLAGE OF NORTH PALM BEACH MASTER PLAN

Village of North Palm Beach  
ECONOMIC DEVELOPMENT &  
URBAN DESIGN CHARRETTE

Public Workshop  
Saturday, January 30, 2016



1 inch = 200 feet



Edward Field  
Regional Planning Council

PGA Boulevard

US 1

Northlake Boulevard

Charrette Study Area 

