

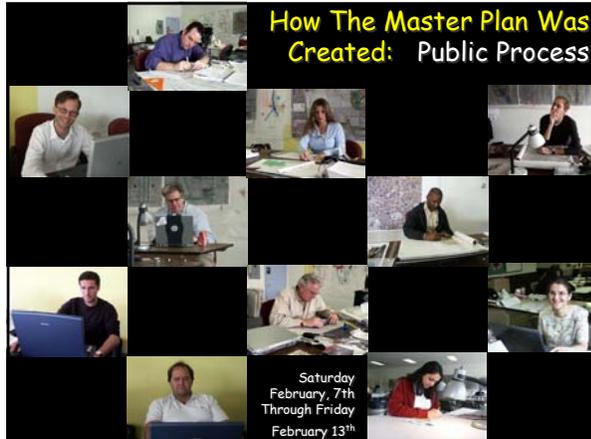
What We Heard...

- Increase road corridors/improve circulation
- Widen Indrio Road
- Provide comprehensive greenway/water management system
- Retain ample amounts of agricultural lands
- Provide many shopping opportunities
- Locate new schools, churches, and emergency service stations
- Improve drainage systems
- Do not move Urban Service Boundary
- Maintain a "rural lifestyle"
- No increase in densities
- Extend Emerson Road to Imoklee (St. Lucie Boulevard)
- Create small town centers
- Connect greenways
- Architecture controls/guidelines
- Provide services to Lakewood Park
- Create a Dog Park

Setting the Stage...

Practical Assumptions for Growth in the Region:

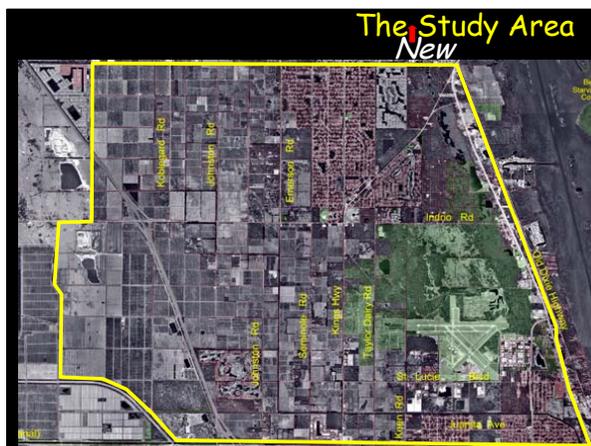
- There is an increasing demand for housing (nearly 60% increase (+/- 50,000 households) by 2020)
- Retail and Shopping demands will also increase dramatically (nearly 1.5 million s.f. in study area)
- Increasing Demand for "Real" Communities
- **NOW** is the Time to Decide how You will Grow



Setting the Stage...

Ground Rules which are Crucial for achieving sustainable growth:

- Do **NOT** Move the Urban Services Boundary
- **1st Priority** - Infill areas w/in U.S.B
- Do **NOT** Simply "Up-Zone"
- Offer Incentives for Good Growth
- Establish detailed Criteria defining "Good Growth"

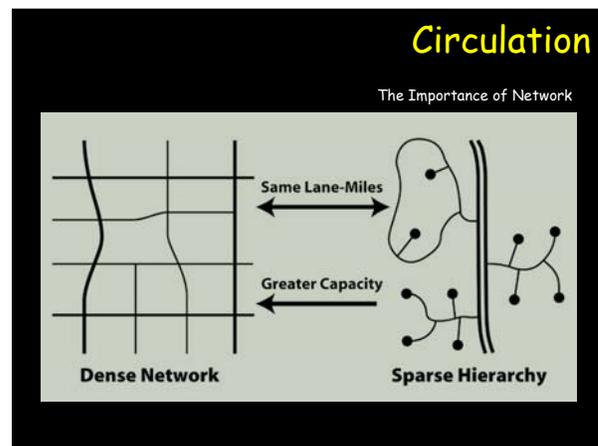
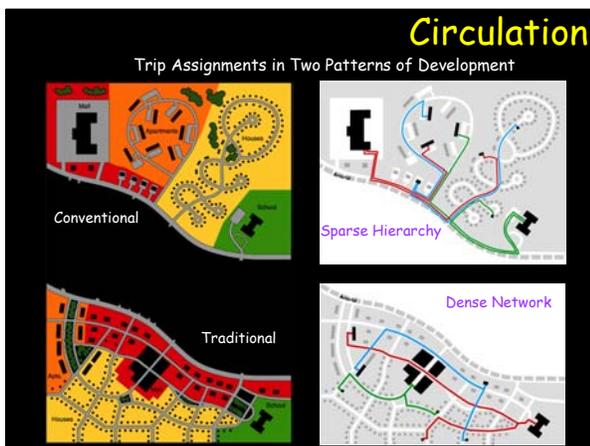
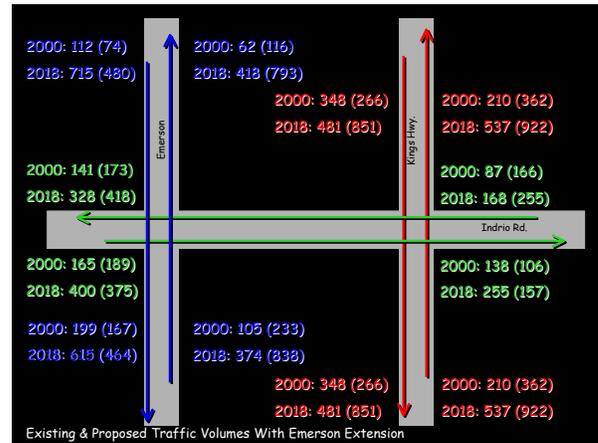
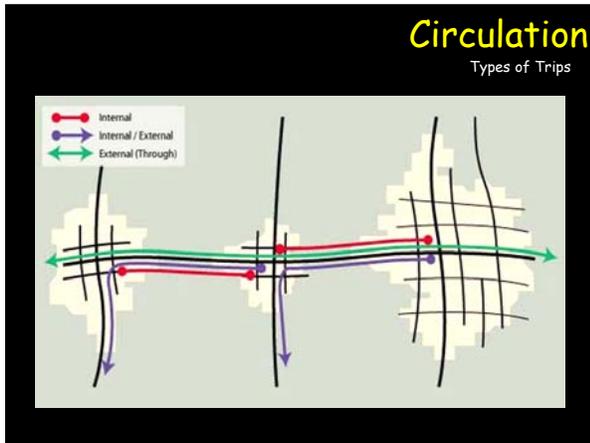
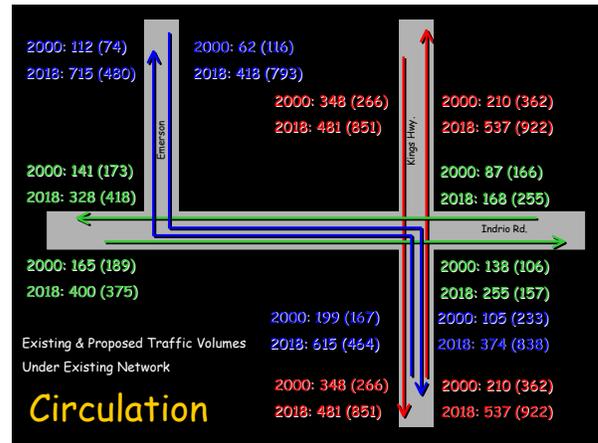


The Citizens' Master plan

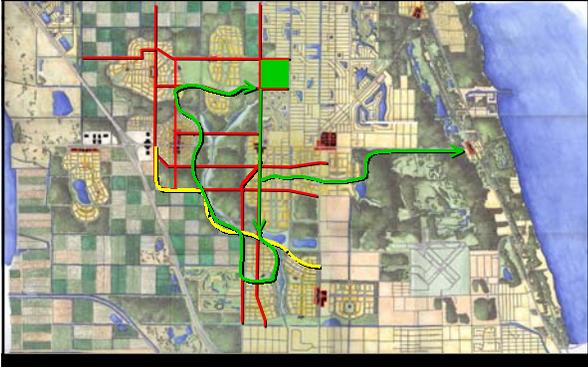


Key Components of the Plan

- Circulation (Road Network/Connectivity)
- Infrastructure (water, sewer, drainage, etc)
- Schools and Public Facilities
- Parks and Open Space
- Retail Considerations
- The Neighborhoods
- Concerns about Density
- Zoning, Land Uses, and "Entitlements"



Circulation



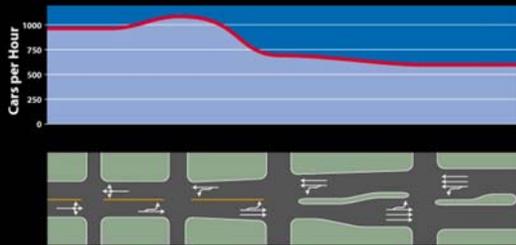
Circulation



Main Street Cityplace - West Palm Beach

Circulation

Hourly lane capacity



Individual lanes on two-lane streets are most efficient; therefore, two 2-lane streets have more total capacity than one 4-lane street

Transition Areas

Zone 3: Enter Village

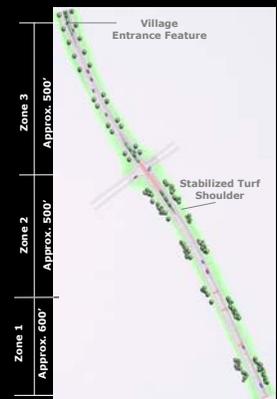
- 11' travel lanes
- 2' curb & gutter
- Sidewalks
- Regimented tree plantings

Zone 2: Announce Village

- 11' travel lanes
- 2' paver at edge of travel lane
- More structured landscaping

Zone 1: Reduce Speeds

- 12' travel lanes
- 1' paver at edge of travel lane
- Rural landscaping treatment



Circulation



Main Street Cityplace - West Palm Beach

Circulation



Bike/Trail Systems

Infrastructure



Natural Linear Reservoir/Flow-way
("polishes" water prior to entering Taylor Creek)



Conventional Detention/Retention
(has Planning & Intensity Implications)

Schools and Public Facilities



Sewer Infrastructure



Parks and Open Space



Schools and Public Facilities



Parks and Open Space



Retail Considerations

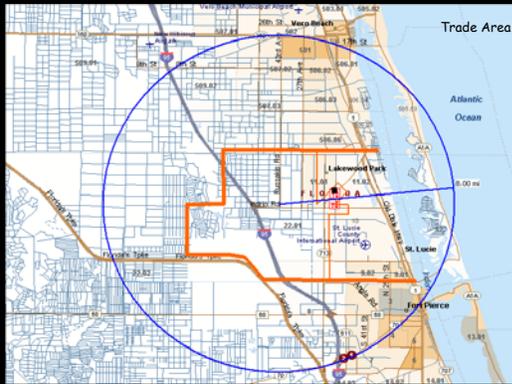


Robert Gibbs ~ Gibbs Planning Group

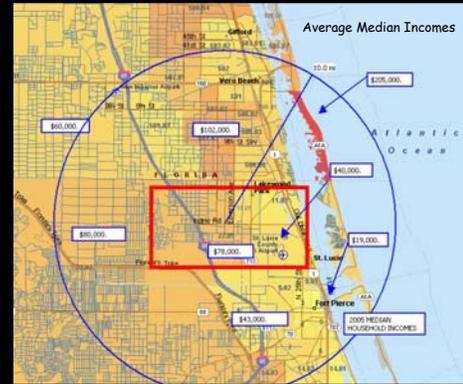
Retail Considerations



Retail Considerations



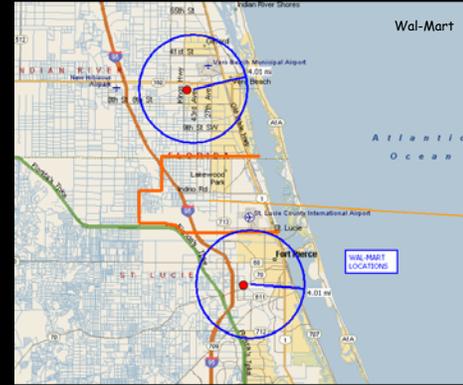
Retail Considerations



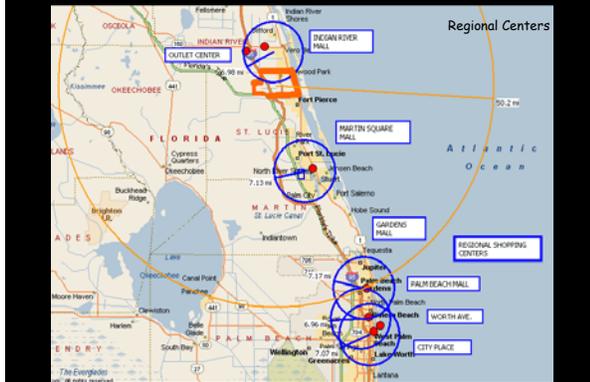
Retail Considerations



Retail Considerations



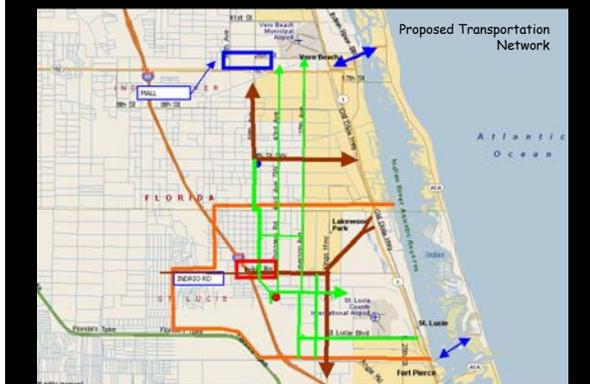
Retail Considerations



Retail Considerations



Retail Considerations



Retail Considerations



Retail Considerations

Estimated Retail Market Demand*

	2005	2010	2020
Corner Stores	4 stores	10 stores	16
Convenience	1 center	3 groups	8 centers
Neighborhood	1 center	4 centers	5 centers
Village Center	10,000 sf	160,000 sf	200,000 sf
Town Center	20,000 sf	200,000 sf	400,000 sf
Warehouse Type	30,000 sf	200,000 sf	300,000 sf

* Based upon 40,000 additional residential dwellings (32 neighborhoods) by 2020

Retail Considerations

Corner Store
3-5K

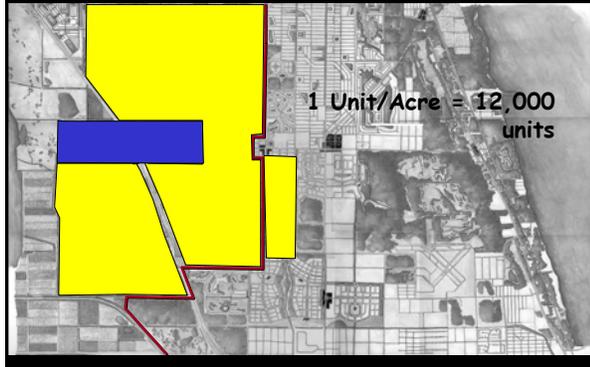
"Warehouse" Center
1-1.5 million s.f.

Convenience Center
10-25K

Neighborhood/Village Center
100-180K

"Lifestyle" Center
2-300K

Zoning, Land Uses, and Entitlements



The Neighborhoods

North Dixie & 713



The Neighborhoods



The Neighborhoods

Southern Neighborhood

A "Hamlet"



The Neighborhoods

Indrio and Dixie



The Neighborhoods

The Village Center



The Neighborhoods

The Town Center



The Neighborhoods

The Northwest Neighborhoods



The Neighborhoods

The Town Center



The Neighborhoods

The Northwest Neighborhoods



The Neighborhoods

The Town Center



The Neighborhoods

The Northwest Neighborhoods



The Neighborhoods

The Northwest Neighborhoods



Strategies for Implementation

The Dilemma

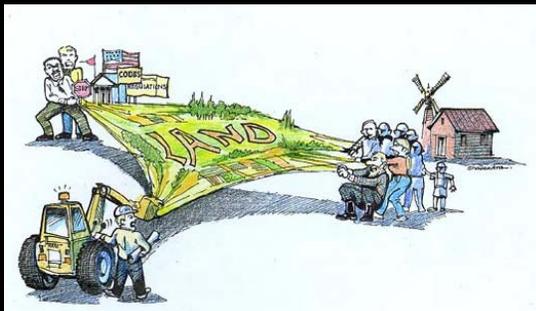
Implementation Strategies



1). HOLD THE LINE!!!

...but allow for extension of services to projects that implement the vision

The Dilemma

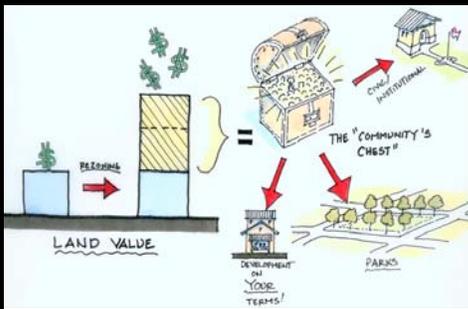


Implementation Strategies



1). DON'T GIVE IT AWAY!!!

Implementation Strategies



2). USE THE "VALUE-GAP"!!!

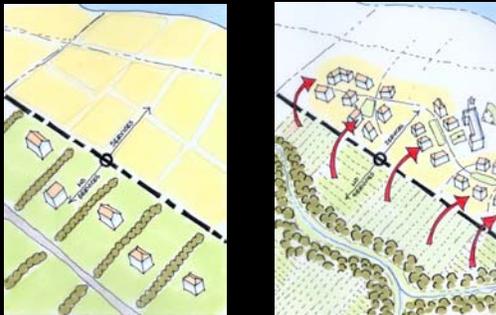
Implementation Strategies

"3-Pronged Approach"

#2 Transfer/Sell Development Rights to Urban Service Areas



Implementation Strategies



3). Transfer of Development Rights

Implementation Strategies

"3-Pronged Approach"

#2 Transfer/Sell Development Rights to Urban Service Areas

- Provide Development Incentives for Transfer



Implementation Strategies

"3-Pronged Approach"

#1 Build As-Of-Right

- 1-Acre Lots
- No Services
- No Density Increases

7,000 lots on well and septic



Implementation Strategies

"3-Pronged Approach"

#2 Transfer/Sell Development Rights to Urban Service Areas

- Provide Development Incentives for Transfer
- Full Right to Services
- Limited Density Increases provided for transfer

* Preservation of Rural Lands



Implementation Strategies "3-Pronged Approach"

#3 Transfer/Sell Development Rights outside of Urban Service Areas

Implementation Strategies "3-Pronged Approach"

- #1 Build As-of-Right**
 - 1 Acre Lots
 - No Services
 - No Increase in Density
- #2 Transfer to Inside Urban Service Areas**
 - Incentives for Transfer
 - Full Right to Services
 - Limited Density Increases
- #3 Transfers Outside of the Urban Service Areas**
 - Incentives for Transfer
 - Potential for Services
 - Limited Density Increases

} Must Comply with Specific Development Design Guidelines

Implementation Strategies "3-Pronged Approach"

#3 Transfer/Sell Development Rights outside of Urban Service Areas

- Provide Development Incentives for Transfer
- Possibility of Services
- Limited Density Increases provided for transfer

Implementation Strategies Development Design Guidelines

- Neighborhood Scale

- Neighborhood Center

Implementation Strategies "3-Pronged Approach"

#3 Transfer/Sell Development Rights outside of Urban Service Areas

- Provide Development Incentives for Transfer
- Possibility of Services
- Limited Density Increases provided for transfer

GREAT Preservation of Rural Lands!!!

Implementation Strategies Development Design Guidelines

- Public Open Spaces
- Network of Streets

- Mix of Uses
- Civic and Public Buildings

Implementation Strategies

Other Recommendations:

- Industrial Uses along Indrio Road
- Review of Long-Term Future of Airport
- Preservation of Uplands
- A Dog Park, Roundabouts, Trail Design, Architecture, Signage, etc.

How Did We Do?

Let us know tonight and over the next few weeks!!

Implementation Strategies

Other Recommendations:

- Preservation of Uplands
- A Dog Park?

The Team

Treasure Coast Regional Planning Council

A+S Architects & Planners (Derrick Smith, Principal)

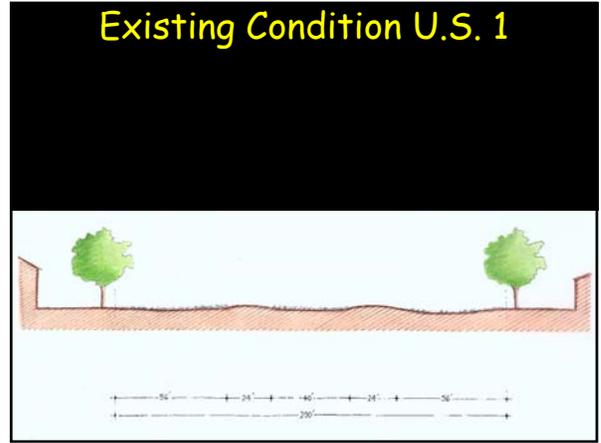
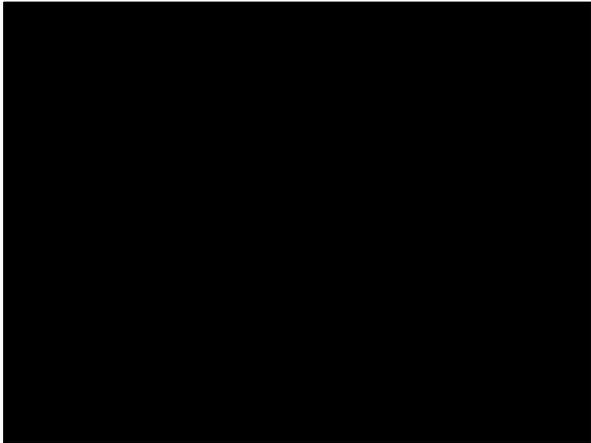
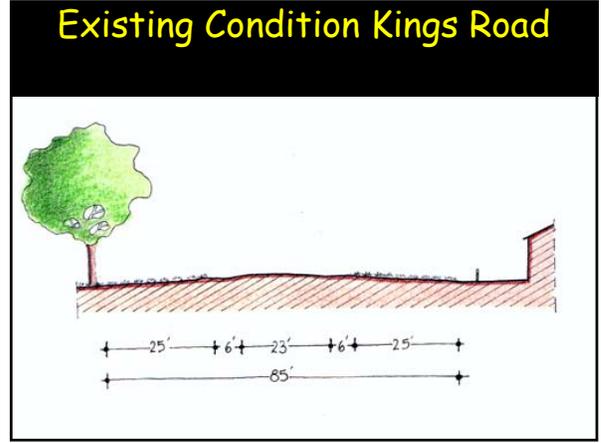
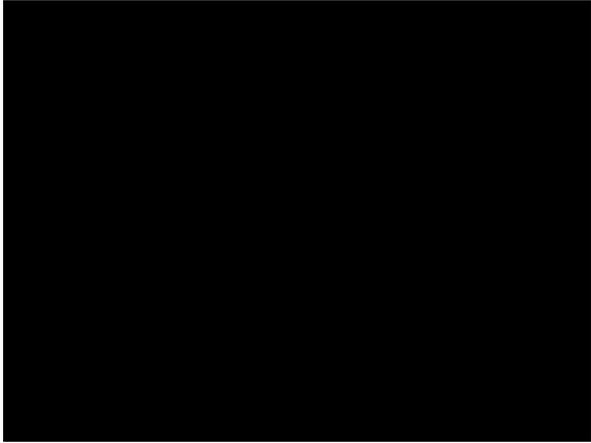
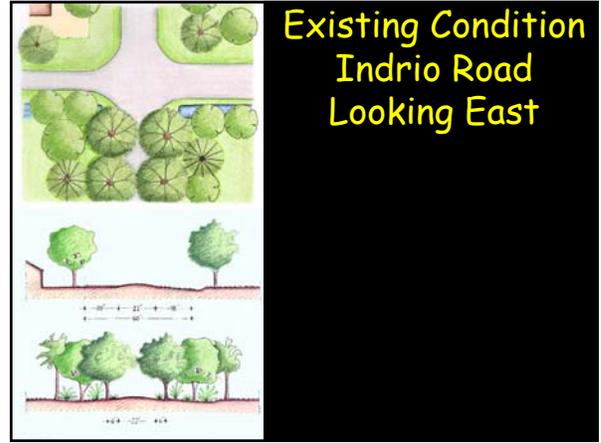
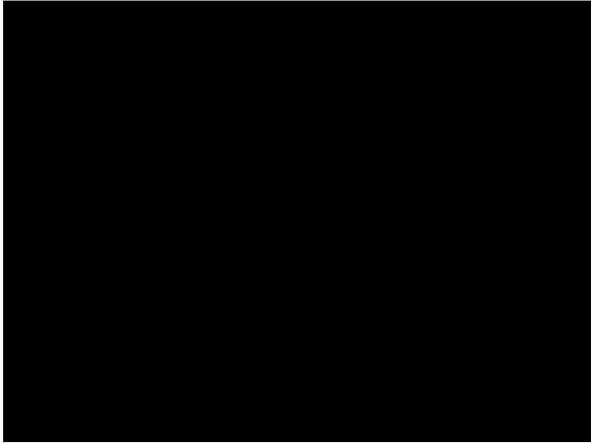
Arx Solutions In. (Patricio Navarro, Daniel Baschkier, Lucio Sanyuan, Gonzalo Navarro)

Gibbs Planning Group (Robert Gibbs)

Town Planners: Dan Cary, Shailendra Singh, Sita Singh, Jess Linn, Maria DeLeon Fleites, Steven Fett, Natasha Alfonso, Peter Quintanilla, Anthea Gianniotis

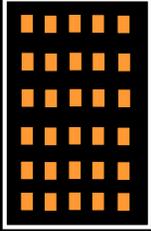
What's Next?

- Present Master Plan and Strategies during Commission Workshop
 - Refine Recommendations and Develop Final Report
 - Return (10-12 weeks) with Final Report - Final Presentation
 - Adopt the Plan as the "Vision" of the Community
 - Prioritize charrette recommendations
 - Incorporate recommendations into Comp. Plan/Zoning Amendments
- And At The Same Time..**
- Continue receiving critique and recommendations from Community

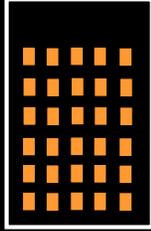


Concerns about Density

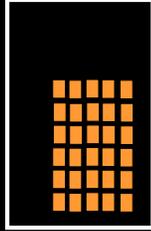
Density v. Intensity



Density= 1 du/acre
Low intensity



Density= 1 du/acre
Med. intensity



Density= 1 du/acre
High intensity