

TRADITIONAL MARKETPLACE DEVELOPMENT (TMD) WORKSHOP

July 22, 2004

Prepared
By
The Department of Planning,
Zoning & Building



shopping



working



dining



playing



BACKGROUND INFORMATION:

In 2002, the Zoning Division hired Dyett & Bhatia, Consultants, to prepare the Traditional Development Code language required by the Managed Growth Tier System. The consultant coordinated the preparation of regulations with County staff with industry input. Drafts of the code language and meeting were held with the various Citizen Task Force (CTF) subcommittees and industry for input and comments. The CTF and Land Development Regulation Commission (LDRC) found the proposed amendments consistent with the Comprehensive Plan.

In December 2003, amendments were presented to the Board of County Commissioner (BCC) as part of the 2003 MGTS Code Rewrite. The BCC directed staff to extract only the Traditional Marketplace Development (TMD) provisions from the proposed Unified Land Development Code (ULDC). Staff was directed to coordinate with the Board, affected property stakeholders and surrounding communities to review proposed code language and develop additional design standards, if necessary.

In January 2004, staff solicited preliminary plans for these projects from all eligible property owners. Three submittals were received. Staff reviewed these plans with the property owners and recommend modification to the designs to meet proposed TMD code language. The property owners submitted revised plans which are included in your backup material, see Appendix.

On June 17, 2004, staff held a Public Forum with residents and property owners in the Agricultural Reserve. At that Forum, staff presented information on the TMD concept and key elements necessary to create a TMD. Residents and property owners also reviewed three proposals for such development in the Agricultural Reserve. Included in your backup is a synopsis of input received at the meeting, see Appendix.

In July, staff met with the agents of the three proposals for the AGR-TMD to review the input from the Forum Meeting and the proposed Comprehensive Plan and ULDC provision. In general, staff and the agents are in agreement with the amendments necessary to AGR-TMD.

An important point to consider is that the proposed TMD language in the ULDC will apply to development in all tiers within the County, not just the Agricultural Reserve Tier. While the discussion at the December 4, 2003 meeting centered primarily on the Agricultural Reserve Tier TMDs, the ULDC language proposed at that time applied to TMDs in all tiers.

BOARD DIRECTION:

To assist staff in evaluating the submittals and to maintain conformity with the Comprehensive Plan and proposed ULDC code language.

Staff seeks specific direction on the following points:

A. APPLICABLE TO ALL TMDS

1. Inclusion of parking structures.
 - The TMD design is intended to be an intense, compact form of development that maximizes usable surface area. The ability to include a parking structure would allow greater flexibility in design and more efficient utilization of land.
 - **Staff recommends allowing structures up to three stories, which are adequately designed and buffered.**

B. APPLICABLE TO AGR-TMD ONLY

1. Number of TMDs per intersection in Agricultural Reserve.
 - The Comprehensive Plan does not specify how many TMDs may be permitted in the Agricultural Reserve. The only limitation is that they must be located within a quarter mile of the two eligible intersections.
 - **Staff continues to recommend that one TMD be permitted per intersection. This will allow for the proper massing and organization of uses in design.**
2. Allocation of square footage for Agricultural Reserve TMDs.
 - The Comprehensive Plan states that 750,000 square feet of commercial space may be allocated to TMDs in the Agricultural Reserve. No distribution of this square footage between the two intersections is specified.
 - **Staff recommends that the space be equally distributed between the two intersections.**
3. Application of residential component.
 - Two methods of providing residences are available in the Agricultural Reserve TMDs. The first is a Live/Work unit, which is calculated based on non-residential square footage and not residential density. The second is the underlying residential density, which is up to 1 unit per acre.
 - **Staff recommends that the residential component be a strongly encouraged element of all TMDs.**

Summary of Staff Recommendations

	Ag Reserve Tier	Urban/Suburban Tier
Residential component	Optional	Optional
Locations per intersection	1	N/A
Square footage per intersection	375,000	N/A
Parking structure	Permit	Permit

To continue the process of review and selection of sites staff recommends proceeding with submittal for the site-specific amendments to the Future Land Use Atlas in Round 05-1. The deadline for Round 05-1 is October 1, 2004. A companion rezoning application would be required at that time as well.

Staff also recommends including ULDC code language for all TMDs in the "Glitch" ordinance. This ordinance would be reviewed by the BCC in December 2004.

KEY ELEMENTS OF A TMD

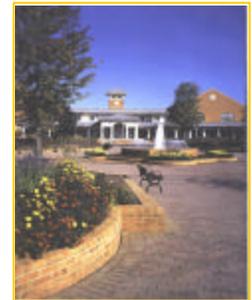
- **Block Structure**



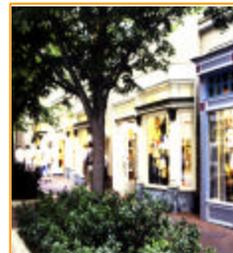
- **Walkable Block Patterns**



- **Residential, Civic and Retail Uses**



- **Appropriate Building Sizes**

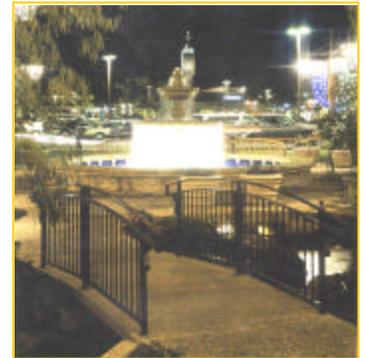


KEY ELEMENTS OF A TMD

- Convenient Parking



- Efficient Pedestrian Circulation



- Linked Plazas and Open Spaces



APPENDIX A

DESIGN PROPOSALS

PROPOSALS/USE/SQUARE FOOTAGE ALLOCATION

Proposal	Uses	Square Footage	Acreage	Proposal
Proposal 1	Retail/Office <ul style="list-style-type: none"> • Supermarket • Retail • Office Subtotal Civic <ul style="list-style-type: none"> • Civic Use Entertainment <ul style="list-style-type: none"> • Cinema Residential <ul style="list-style-type: none"> • Townhomes • Apartments Subtotal 	<ul style="list-style-type: none"> • 66,000 • 227,000 • 40,000 • 333,000 • 50,000 • 40,000 • 36 units • 100 units • 136 units 	<ul style="list-style-type: none"> • 15.6% • 53.6% • 9.5% • 78.8% • 11.8% • 9.5% 	
	TOTAL	423,000 / 136 units	100%	
Proposal 2	Retail/Office <ul style="list-style-type: none"> • Supermarket • Retail • Bank • Drug Store Entertainment <ul style="list-style-type: none"> • None Residential <ul style="list-style-type: none"> • None 	<ul style="list-style-type: none"> • 48,000 • 75,180 • 5,000 • 15,000 	<ul style="list-style-type: none"> • 33.5% • 52.5% • 3.5% • 10.5% 	
	TOTAL	143,180	100%	
Proposal 3	Retail/Office <ul style="list-style-type: none"> • Supermarket • Retail • Drug Store • Restaurant • Bank Subtotal Civic <ul style="list-style-type: none"> • Civic Use Entertainment <ul style="list-style-type: none"> • Cinema Residential <ul style="list-style-type: none"> • Townhomes 	<ul style="list-style-type: none"> • 46,200 sq ft • 79,100 sq ft • 14,200 sq ft • 12,600 sq ft • 5,000 sq ft • 157,100sq ft • 57,000 sq ft • 65,500 sq ft • 9 units 	<ul style="list-style-type: none"> • 16.5% • 28.3% • 5.1% • 4.5% • 1.8% • 56.2% • 20.4% • 23.4% 	
	TOTAL	279,600 / 9 units *1	100%	

1. Square Footage is based on revised site plan resubmitted after Forum meeting
 \zoning/coderev/2004/code revision/tmd/proposal chart

Site Area: Approximately 36.4-Acres
 Existing Zoning: AGR
 Proposed Zoning: TMD
 Existing Future Land-Use: AGR
 Proposed Future Land-Use: TMD
 Building Lot Coverage: 30%
 Floor to Area Ratio: 0.35
 Gross Floor Area: 423,000 sq. ft.
 Super Market: 66,000 sq. ft.
 Retail: 227,000 sq. ft.
 Office: 40,000 sq. ft.
 Civic Use: 50,000 sq. ft.
 Cinema: 40,000 sq. ft.
 Residential Units: 136 Units
 Townhomes: 36 Units
 Apartments: 100 Units

Parking Data:

Use:	Requirement:
Super Market: 1/200	330 spaces
Retail: 1/200	1,135 spaces
Office: 1/200	200 spaces
Civic Use: 1/200	250 spaces
Cinema (2000 seats)	667 spaces
Townhomes: 2/unit	52 spaces
Apartments: 2/unit	200 spaces
Total Parking Required: 2,110 Spaces	
Total Parking Provided: 2,220 Spaces	

Weekend-Evening 6 pm-Midnight *	Adjusted Requirement:
70 %	231
70 %	795
5 %	10
70 %	175
100 %	667
100 %	52
90 %	180
	2,110

* Shared Parking calculations & adjustments based upon the City of West Palm Beach Zoning Code.



Design 1

Boynton Town Center

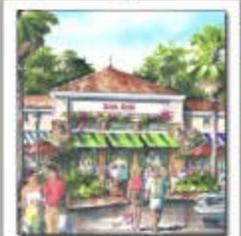
a traditional marketplace development



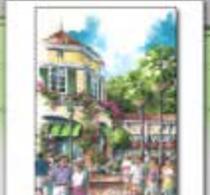
1 On Street Parking
 On-street parking is a key element of a traditional marketplace development. It provides convenient access to the street and encourages pedestrian activity. The design includes a mix of on-street parking spaces, including angled and parallel parking, to maximize efficiency and provide ample space for vehicles.



2 Human Scale Streetscape
 A human scale streetscape is essential for creating a vibrant and walkable community. The design features narrow, pedestrian-friendly streets with a mix of building heights, street-level landscaping, and public art. This approach encourages pedestrian activity and creates a sense of place and community.



3 Interior Vehicular Access
 Interior vehicular access is a critical component of a traditional marketplace development. The design includes a mix of interior parking spaces, including covered and open-air parking, to provide convenient access to the street and encourage pedestrian activity.



4 Second Level Architecture
 Second level architecture is a key element of a traditional marketplace development. The design features a mix of building heights and styles, including second-level balconies, to create a sense of place and community.



5 Central Plaza Space
 Central plaza space is a key element of a traditional marketplace development. The design features a mix of open-air and covered plaza spaces, including public art and landscaping, to create a sense of place and community.



6 Outdoor Dining
 Outdoor dining is a key element of a traditional marketplace development. The design features a mix of outdoor dining spaces, including covered and open-air dining, to create a sense of place and community.



7 Mixed Uses
 Mixed uses are a key element of a traditional marketplace development. The design features a mix of residential, commercial, and public uses, including public art and landscaping, to create a sense of place and community.

Design 2



Design 3 (Originally Submitted)

AGRICULTURAL RESERVE TRADITIONAL MARKETPLACE DEVELOPMENT PROPOSALS

AGR TMD REQUIREMENTS/SUBMITTALS					
STANDARDS	PROPOSED ULDC REQUIREMENTS FOR AGR-TMD	PROPOSAL 1	PROPOSAL 2	PROPOSAL 3	PROPOSED ULDC REQUIREMENTS FOR NON-AGR TMD
Development Standards					
Minimum Site Area	AGR - 25 ac., including preserve area.	36.4 ac. w/o preserve	38.35 ac. w/ preserve	37,812 ac. w/o preserve	10 ac.
Maximum Development Area	AGR - 40% of gross acreage	Complies	Unknown	Complies	N/A
Permitted Locations	Must have at least 200 ft. of frontage along an arterial or collector street. AGR - Within 1,320 feet of the intersections of Lyons Rd. and Boynton Beach Blvd. And Lyons Rd. and Atlantic Ave.	Complies with frontage and is at the NE Corner of Lyons Rd. and Atlantic Ave.	Complies with frontage and is at the NE Corner of Lyons Rd. and Boynton Beach Blvd.	Complies with the frontage and is at the SE Corner of Lyons Rd. and Boynton Beach Blvd.	Exurban/Rural Tiers - Within the CL designations. U/S Tier - Within the CL/CH designations. A TMD must have at least 200 ft. of frontage along an arterial or collector street.
Minimum and Maximum Total Floor Area	AGR - Min. Retail & Commercial/Civic: 175,000 sq. ft. (125,000 sq. ft. shall be office and retail space), Max. Retail & Commercial Civic: 375,000 sq. ft.	423,000 sq. ft.	143,180 sq. ft.	222,600 sq. ft.	U/S Tier - 200,000 sq. ft. w/ a minimum of 125,000 sq. ft. in 1st phase. Exurban/Rural Tiers - 125,000 sq. ft. Additional development may be phased but shall not exceed a total of 200,000 sq. ft. in Exurban and Rural Tiers.
Maximum FAR	AGR - 1.0	0.35	0.19	0.14	Minimum - U/S Tier - 0.4
Maximum Floor Area per Establishment	Exurban/Rural/AGR - 25,000 sq. ft. unless approved as a requested use (single tenants occupying more than 60,000 sq. ft. are prohibited)	Super Market occupies over 60,000 sq. ft.	Grocery Store is over 25,000 sq. ft. and would need to be approved as a requested use but all tenants are under 60,000 sq. ft.	Grocery Store is over 25,000 sq. ft. and would need to be approved as a requested use but is under 60,000 sq. ft. The Cinema will be over 60,000 sq. ft.	U/S Tier - 50,000 sq. ft. unless approved as a requested use (single tenants occupying more than 100,000 sq. ft. are prohibited). Exurban/Rural Tiers - 25,000 sq. ft. unless approved as a requested use (single tenants occupying more than 60,000 sq. ft. are prohibited)

All information listed was extrapolated from developer submittals
 Categories in which the submittal is in compliance with proposed ULDC language are shaded.

AGRICULTURAL RESERVE TRADITIONAL MARKETPLACE DEVELOPMENT PROPOSALS

AGR TMD REQUIREMENTS/SUBMITTALS				PROPOSED ULDC REQUIREMENTS FOR NON-AGR TMD
STANDARDS	PROPOSED ULDC REQUIREMENTS FOR AGR-TMD	PROPOSAL 1	PROPOSAL 2	PROPOSAL 3
Maximum Ground Floor Area per Establishment	40% of Total Ground Floor Area	No tenant occupies more than 40%.	No tenant occupies more than 40%.	No tenant occupies more than 40%.
Maximum Frontage per Establishment	120 linear ft. of frontage to a depth of 40 ft.	Grocery Store occupies more than 120 linear ft. of frontage to a depth of 40 ft.	Grocery Store occupies more than 120 linear ft. of frontage to a depth of 40 ft.	Grocery Store occupies more than 120 linear ft. of frontage to a depth of 40 ft.
Street Designations				
Mainstreets	2 2-way streets crossing perpendicularly.	2 mainstreets that are perpendicular	2 mainstreets that are perpendicular	1 angular mainstreet and 2 perpendicular connecting secondary streets proposed.
Sidewalks	Required on both sides of all streets, except alleys and side of a street abutting a preserve area in an AGR-TMD.	All streets have sidewalks on both sides of the street.	All streets have sidewalks on both sides of the street.	Sidewalks and/or pedestrian arcade provided on both sides of main and secondary street system.
Alley Access	Not allowed from a Main Street.	No alley access from a Mainstreet.	No alley access from a Mainstreet.	No alley access from Mainstreet.
Vehicular Gates	Vehicular Gates are Prohibited	No vehicular gates.	No vehicular gates.	No vehicular gates.
Uses				
Civic		Yes	No	Yes
Cinema		Yes	No	Yes
Office		Yes	Yes	Yes
Residential	Uses allowed in a TMD District are listed in Table 3.F.1.1-32, Traditional Development Permitted Use Schedule.	Yes - 136 Units (36 townhouses, 100 apartments)	No	Yes - 10 Units (10 townhouses)
Retail		Yes	Yes	Yes
				Uses allowed in a TMD District are listed in Table 3.F.1.1-32, Traditional Development Permitted Use Schedule.

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		AGR TMD REQUIREMENTS/SUBMITTALS			PROPOSED ULDC REQUIREMENTS FOR NON-AGR TMD
STANDARDS	PROPOSED ULDC REQUIREMENTS FOR AGR-TMD	PROPOSAL 1	PROPOSAL 2	PROPOSAL 3	
Building Form					
Maximum Building Height	AGR - 25 ft. and 2 stories.	Does not comply with the height limitation.	Does not comply with the height limitation.	Cinema does not comply with the height limitation.	U/S Tier - 45 ft. and 2 stories. A 3rd story is allowed if the top floor is dedicated to residential uses. Exurban/Rural Tiers - 25 ft. and 2 stories
Frontages					
Minimum Primary Frontage Percentage	60% of a Mainstreet.	Greater than 60% of frontage is Primary Frontage.	Complies	Greater than 60% of frontage is Primary Frontage.	60% of a Mainstreet.
Continuity	All building structures along Primary Frontage shall about the required sidewalk.	All buildings and structures in the Primary Frontage about the required sidewalk.	Complies	One small parking area provided off Mainstreet for tenant parking and to provide visibility to residential units and .38 acre Green Plaza.	All building structures along Primary Frontage shall about the required sidewalk.
Build to Lines - Percentage of Primary Frontage that has Arcaded Sidewalks	50%. Sidewalks must be a min. of 10 ft. in width and have a minimum height clearance of 12 ft.	Greater than 50% of the Primary Frontage has arcaded sidewalks.	Complies	Greater than 50% of the Primary Frontage has arcaded sidewalks.	50%. Sidewalks must be a min. of 10 ft. in width and have a minimum height clearance of 12 ft.
Maximum Secondary Frontage Percentage	40% of a Mainstreet.	Less than 40% of frontage is Secondary Frontage.	Complies	Intent of regulation met with pedestrian scale and use of plaza areas for defined public spaces proximate to retail, restaurant and cinema uses.	40% of a Mainstreet.

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AGRICULTURAL RESERVE TRADITIONAL MARKETPLACE DEVELOPMENT PROPOSALS

		AGR TMD REQUIREMENTS/SUBMITTALS			PROPOSED ULDC REQUIREMENTS FOR NON-AGR TMD
STANDARDS	PROPOSED ULDC REQUIREMENTS FOR AGR-TMD	PROPOSAL 1	PROPOSAL 2	PROPOSAL 3	
Parking					
On-street Parking	Required on both sides of all 2-way streets and on at least 1 side of 1-way streets, except within 25 ft. of a street intersection or alley, or ten ft. of a fire hydrant, or along arterials and planned collector streets.	Complies	Does not comply	Complies	Required on both sides of all 2-way streets and on at least 1 side of 1-way streets, except within 25 ft. of a street intersection or alley, or ten ft. of a fire hydrant, or along arterials and planned collector streets.
Parking Structure	N/A	Yes	No	Yes	N/A
Total Number of Spaces	Depends on calculations from Art.6, Parking	2,220	561	1,113	Depends on calculations from Art.6, Parking
Plazas					
Total Area of Site Dedicated to Plazas	20,000 sq. ft. Or 5% of the gross land area, whichever is greater	Proposing 7 plazas with the total area greater than 20,000 sq. ft.	33,000 + sq. ft. for central plaza	1.69 acres provided (73,616 sq. ft. w/ library plaza, 59,241 sq. ft. without library plaza). Commercial component of TMD (non civic site) is 27.18 acres (5% is 59,198 sq. ft.	20,000 sq. ft. Or 5% of the gross land area, whichever is greater

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AGRICULTURAL RESERVE TRADITIONAL MARKETPLACE DEVELOPMENT PROPOSALS

AGR TMD REQUIREMENTS/SUBMITTALS					
STANDARDS	PROPOSED ULDC REQUIREMENTS FOR AGR-TMD	PROPOSAL 1	PROPOSAL 2	PROPOSAL 3	PROPOSED ULDC REQUIREMENTS FOR NON-AGR TMD
Location	Central plaza shall be bounded on at least 3 sides and shall front a Main Street. Other plazas or squares shall be bounded by a street on at least one side.	The site plan provides a "lawn area" with a fountain and walk. It is surrounded on all sides by the round-about. The main plaza area is adjacent to the civic use building and is the terminus of Mainstreet.	Central Plaza is only bounded on 2 sides.	To maintain pedestrian scale of 4 plaza areas, no plaza has vehicular circulation on more than one side. 3 of the plazas front on the mainstreet and 1 fronts on a secondary street. The remaining plaza (.38 acres Green Plaza) is located b/w the townhome units.	Central plaza shall be bounded on at least 3 sides and shall front a Main Street. Other plazas or squares shall be bounded by a street on at least one side.
Central Plaza	Min Size - 20,000 sq. ft., Length - 200 ft., Width - 100 ft.	Plazas comply with size, length and width.	Central Plaza is over 20,000 sq. ft. in size, over 200 ft. in length and over 200 ft. in width.	Central plaza is less than 20,000 sq. ft. in size, less than 200 ft. in length, but is over 100 ft. in width.	Min Size - 20,000 sq. ft., Length - 200 ft., Width - 100 ft.
Other Plazas	Min Size - 10,000 sq. ft., Length - 100 ft., Width - 50 ft.	Plazas comply with size, length and width.	N/A	The four other plazas are greater than 10,000 sq. ft. in size, are over 100 ft. in length and are over 50 ft. in width.	Min Size - 10,000 sq. ft., Length - 100 ft., Width - 50 ft.
Building Design					
Building Transparency	All commercial ground floor facades shall be transparent glass: Primary Frontage - 75%, Secondary Frontage - 50%, Perimeter Frontage - 25%.	Complies Complies Does not Comply	Complies Complies Does not Comply	Complies Complies Does not Comply	All commercial ground floor facades shall be transparent glass: Primary Frontage - 75%, Secondary Frontage - 50%, and Perimeter Frontage - 25%.
Balconies	Balconies may project beyond build-to lines with a max. 3-foot projection and a minimum size of 24 inches.	Complies	Complies	Complies	Balconies may project beyond build-to lines with a max. 3-foot projection and a minimum size of 24 inches.

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All information listed was extrapolated from developer submittals
Categories in which the submittal is in compliance with proposed ULDC language are shaded.

APPENDIX B

AGR/TMD PUBLIC FORUM
MEETING – 06-17-04

CONSOLIDATED COMMENTS
FROM RESIDENTS &
INTERESTED PARTIES

HIGHLIGHTS OF KEY COMMENTS RELATED TO AGR-TMD FAVORED AT 6-17-04 FORUM MEETING

- Open Spaces/Plazas/Outdoor Seating and Pedestrian Friendly.
- Variety of Uses, including:
 - ◆ Restaurants
 - ◆ Cinema
 - ◆ Retail
 - ◆ Civic
- Water Elements, i.e., water retention, fountains, etc.
- Satisfies two types of shopping experiences:
 - ◆ Shoppers who visit for one particular reason (visit a particular use).
 - ◆ Shoppers who visit for multiple reasons (shopping, theater, civic uses, strolling, etc).
- General arrangement of block structure and buildings, specifically Angled Road Patterns.
- Parking Structure (If low scale & incorporate into building mass)
- Not a Strip Center