Treasure Coast Regional Planning Council

Citizen-Based Planning Efforts

• Began these Services in 1989
• Lead 93 Public Charrettes Regionally & Statewide
• Assisted with 23 Other Public Charrettes
• Services Include:
  • Regional Master Plans
  • Downtown and Neighborhood Plans
  • Corridor and Transit Plans
  • CRA Visioning and Statutory Plans
  • Form-Based Codes & Architectural Design Guidelines
  • Visioning and Mediation Forums
Council Planning Efforts (last 12 months)

- Village of Tequesta US 1 Corridor Lane Elimination and MPO Application
- West Palm Beach US 1 Corridor Plan and Lane Elimination Process
- Riviera Beach CRA Expansion Analyses
- “Heart of Palm Beach County” Multi-Jurisdictional Visioning Workshops
- Boynton Beach CRA Plan Update – Public Visioning Workshops
- Delray Beach Downtown Code and Architectural Design Guidelines
- Vero Beach Cultural Arts Village Charrette and Master Plan
- Village of North Palm Beach Charrette and Master Plan
North Palm Beach Village Master Plan

Update to Council
Friday, March 18, 2016

TREASURE COAST REGIONAL PLANNING COUNCIL
A Multi-Agency Approach ...

... that includes the Community.
Study Area

• **US 1**

• **Northlake Blvd**

• **Earman River**
  (C-17 Waterfront)

• **Redevelopment Opportunities**

The Village of North Palm Beach
Process To Date

4 Host Committee Meetings

54 Individual Interviews
  Residents
  Elected Officials
  Business Owners
  Developers
  Commercial Brokers
  Village Staff

South Florida Water Management District

Town of Lake Park

Palm Beach Gardens
Objectives of This Effort

Improve mobility, quality of life, and economic vitality of the Village

Create a Vision and Village Master Plan that illustrates strategies to achieve those objectives

Establish goals and policies to implement the Plan
What Are Some of the Things That Make The Village of North Palm Beach “Magical”?
A Fascinating History

2,600 acres that became Village of North Palm Beach were purchased by John D. MacArthur in 1954 for $5.5 Million.

Village was Incorporated in 1956.

Village is 5.8 square miles (2.2 square miles is water).

Became primary bedroom community for new employees of Pratt and Whitney which opened in 1958.

Nearly 30 miles of waterfront (natural and man-made) gave the Village its Maritime character.
A Fascinating History

1962 Aerial View Looking West from above the Barrier Island
A Fascinating History

1963 Aerial View Looking South from above the North Palm Beach Marina
A Fascinating History

1962 Aerial View Looking Towards the New Country Club and Swimming Pool
A Maritime Community

Variety of Options
Proximity to Regional Assets

15 Minutes to Downtown West Palm Beach (w/out going on I-95)
Parks and Open Spaces

Wide Range of Active and Passive Parks
Diversity in Buildings and Uses

Waterfront Multi-Family Residential
Diversity in Buildings and Uses

Single-Family Residential
Diversity in Buildings and Uses

US 1 Corridor
Country Club, Golf Course, Tennis Center, Swimming Pool

1957 Winter Club

The Evolution of an Amenity
Country Club, Golf Course, Tennis Center, Swimming Pool

1962 Country Club

The Evolution of an Amenity
Country Club, Golf Course, Tennis Center, Swimming Pool

What Amenities and Attributes are Desired for the New Country Club?

A New Chapter for the Country Club
Neighborhood Structure

- Earman River South
- Prosperity Farms West
- Prosperity Farms East
- Burns Road North
- Parker Bridge North
- The “Island” East and West

Different Areas – Different Issues and Identity
Public Outreach and Input

The Public Workshop

Village Master Plan
The Planning Process for the Saturday Workshop

An opening presentation will provide an overview of opportunities and concerns initially identified in the Village.

Participants will gather in groups around tables to record their ideas and priorities for the Village and provide input on community amenities.

Each view the community from a unique perspective and are welcomed participants.

A member from the community will present their table’s plan to the workshop, providing key direction for the plan.

Please provide your ideas on Saturday, January 30, 2016 - from 9:00 am until 3:00 pm at the The Conservatory School | North Palm Beach Cafeteria 401 Cienfuegos Drive, North Palm Beach

Refreshments and Lunch will be provided

For more information please contact

James Metzger, Assistant to the Village Manager, Village of North Palm Beach, (561) 544-3322, jmetzger@nvbfl.org

Dean P. Carole, Urban Design Director, Treasure Coast Regional Planning Council, (772) 222-4600, aclark@tcrpc.org

This important planning effort is made possible through funding provided by the Village of North Palm Beach and the Palm Beach Metropolitan Planning Organization (PBMP)
The Saturday Workshop

Saturday, January 30, 2016
The Saturday Workshop

Nearly 150 Attendees!!!
The Neighbors’ Plans

Saturday, January 30, 2016
The Neighbors’ Ideas

Saturday, January 30, 2016
Some of What We Heard…

- Provide Gateways into the Village (Northlake, Prosperity Farms)
- Improve biking facilities – US 1, Lighthouse and Anchorage Drives.
- Reduce US 1 from 6 Lanes to 4 Lanes!
- Do Not Reduce US 1 from 6 Lanes to 4 Lanes!
- Be Sure to Include Places for Ice Pops!
- Redevelop the Camelot Hotel as a New Boutique Hotel.
- Slowing down the traffic is very important.
- The Center of Town is the Country Club - it should have family-oriented programming and events
- The Clubhouse Should be Modeled After St. Andrews as a Town Center – Add More Tennis Courts – Keep The Clubhouse Accessible
- Create a “Resort District” Near the Country Club and Marina
Some of What We Heard…

• Redevlop US 1 as Mixed-Use.

• Consider the Twin Cities Mall site for Future Town Center Development.

• Do not forget the Neighborhoods West of Prosperity Farms Road.

Accommodate Future Growth BUT -
Maintain the Village Scale and Character

• Bury the power lines in the Neighborhoods.

• Create a K-12 School Program at The Conservatory School!

• Consider new development along the Earman River – New Development should enhance the waterway (mangroves, etc).

• Consider Water Taxi – Improved Aesthetics at Anchorage

Saturday, January 30, 2016
Sunday, January 31st – Friday, February 5th

In the studio at The Council Chambers
Why a Market Study?

- Understand demographic trends & real estate market conditions
- Translate *growth forecasts* into—
  - New housing
  - “Workplace” uses
  - Hotel rooms
  - Supporting services such as retail
- Ensure planning concepts are grounded in *economic/market reality*
- Guide public policies & decisions about public investment
The Basics: Demographics

• Limited growth over past 15 years: 9 people/year

• Increase in empty nesters, active adults, retirees

• Fantastic spending potentials!
  • Households spend $24,000 per year on retail

• $118 million/year in HH spending leaves the Village!

• 6,800 jobs: 1.2% of Palm Beach County
The Basics: Market Findings

• 450,000 SF in 25 “garden” buildings: small footprints, professional services
  30 – 40% Vacancies

• Diverse housing stock
  • 7,900 housing units; 1,000+ seasonal units
  • Owner-occupancy *declined* past 5 years: 58% to 54%

• Limited new Residential construction:
  • Only 22 SFD units built past 10 years
  • Village is effectively *built out* for single-family

• Strength of sales at Water Club reflects *pent-up demand*

• Strong market potential for new hotel*

  *with continued growth in area tourism & business*
Retail Analysis  2016 Supportable Retail
104,360 (sf) - $36.1 million in additional sales

<table>
<thead>
<tr>
<th>Grocery Stores</th>
<th>Apparel Stores</th>
<th>Limited-Serv. Eating Places</th>
</tr>
</thead>
<tbody>
<tr>
<td>16,530 sf</td>
<td>11,670 sf</td>
<td>9,760 sf</td>
</tr>
</tbody>
</table>

- Full-Service Restaurants 6,450sf
- Drinking Establishments 8,250sf
- General Merchandise 15,240 sf

Treasure Coast Regional Planning Council
Gibbs Planning Group

North Palm Beach, Florida
Retail Market Study
Tour of the Plan
US 1 Corridor

Parker Bridge North

Parker Bridge to Anchorage Dr. North

Anchorage Dr. North to Earman River

Distinct Segments
The DRAFT Master Plan

Interventions and Recommendations Throughout the Village
US1/Lakeshore Drive Traffic Conflicts

- Need longer turn-lane & signal timing for US1 turn lane onto Lakeshore Drive
- Improve signal coordination with bridge openings for Lakeshore Drive onto US1

→ Discussion underway with FDOT for traffic study & improvements
Parker Bridge

Now For a BIG Idea!
What is the Future of This Area?
NPB Marina/Yacht Club Drive
What is the Desired Character in The Future?
Implementing the Vision over Time
Implementing the Vision over Time
NPB Marina/Yacht Club Drive

Variety of Options
Traffic Calming

Bicycle Network and Street Sections
Lighthouse and Anchorage Drives
US 1 – Infill Redevelopment
Prosperity Farms Road
Maintaining Healthy Neighborhoods

- Increasing Number of Non-Homesteaded Residences, Especially West of Prosperity Farms Road
- Concerns Regarding Appearance, Property Maintenance & Trends

→ Explore Public/Private Programs to Reinforce Neighborhoods
  - Façade Improvements
  - Paint Up/Fix Up
  - Downpayment Assistance
Northlake Waterfront
Northlake Boulevard
Northlake Boulevard
Northlake Boulevard Corridor

Twin City Mall Site
Northlake Boulevard Corridor

Twin City Mall Site

What Would be a Desired Redevelopment?
Twin City Mall Site
Instructions to New Investors (The Code)

Zoning is Holding Back Redevelopment of US 1 Corridor

- 100’ Min. Front Setback = Asphalt
- Requires Large Lots for Mixed-Use (Agglomeration ≠ Village Character)
- Market is Too Weak for 12 du/ac & Required Vertical Mix (10% Non-Residential)
- Overly Prescriptive Uses (“Stationery stores,” “Personal Gift Shops”)
- Consider Limited Duration Zoning Incentives To Encourage Your Vision (Density, Extra Height?)

22 du/ac
Redevelopment under the Current Code

Required Setbacks Result in 35’ Wide Building (Baer’s is 70’)

Waterfront Parking

US 1

Parking Lots Line Corridor
Or, Create a “Village”

Varied Heights
Buildings Face Waterfront
Parking in the Rear
Buildings Face Corridor

Which do you prefer?
Welcome to North Palm Beach!

The Community’s Front Door
The Community’s Front Door

US 1 ~ North of Bridge
4 Lanes Divided
US 1 ~ Village Limits
6 Lanes Divided

The Community’s Front Door
Are There Opportunities to Replace Asphalt with Community Benefits – To create a “Complete Street”?

US 1 ~ South of Palmetto Dr
4 Lanes Divided

The Community’s Front Door
What are the Numbers?

US 1
North Palm Beach

**Capacity** (varies with context)
6 Lanes is 59,900 vpd
4 Lanes is 39,800 vpd

**Projected Volumes**
2040 = 22,000 – 27,000 vpd
(+/− 30,000 vpd **EXTRA** capacity)

You Have Choices!

6 Lanes
23-25,000
*Avg. Annual Daily Traffic

What are Some of the Options?
US 1
The Village Center
The Village Center
The Village Center
The Village Center
Next Steps

• Get Input and Direction From Public
• Go Back to Offices and Further Develop Ideas
• Deliver DRAFT Late Spring 2016
• Review with Staff and Host Committee
• Present to City Officials
Thank You

Village of North Palm Beach Master Plan
March 18, 2016

TREASURE COAST REGIONAL PLANNING COUNCIL