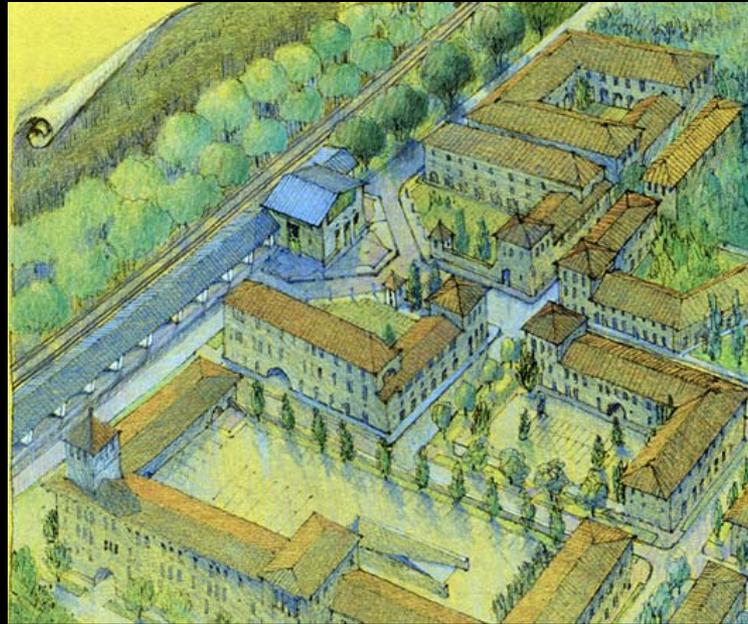


Town of Jupiter TOD – ROA
Master Plan Update

Improving Toney Penna



A Public Workshop and Webinar

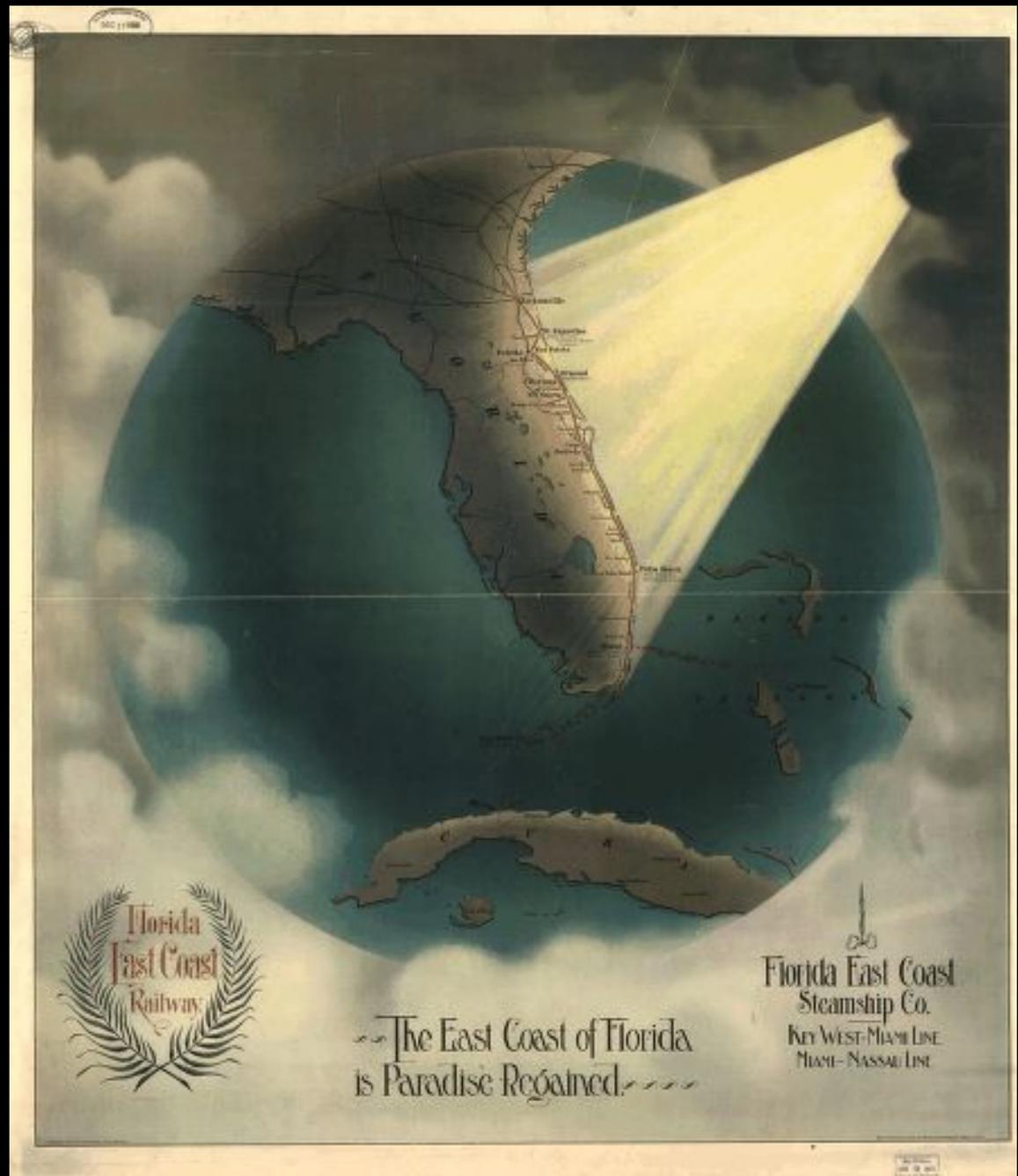
April 28, 2011

Project Overview

*The "Father" of the
Florida
East Coast
Railroad (FEC)*



Henry Flagler





Current Condition

Tri-Rail
(Miami-Mangonia Park on the CSX)

Amtrak
(Miami-Jacksonville on the CSX)

No Passenger Service
on the FEC

Jacksonville

Jacksonville

Tampa

CSX

Palm Beach

West Palm Beach

Key West

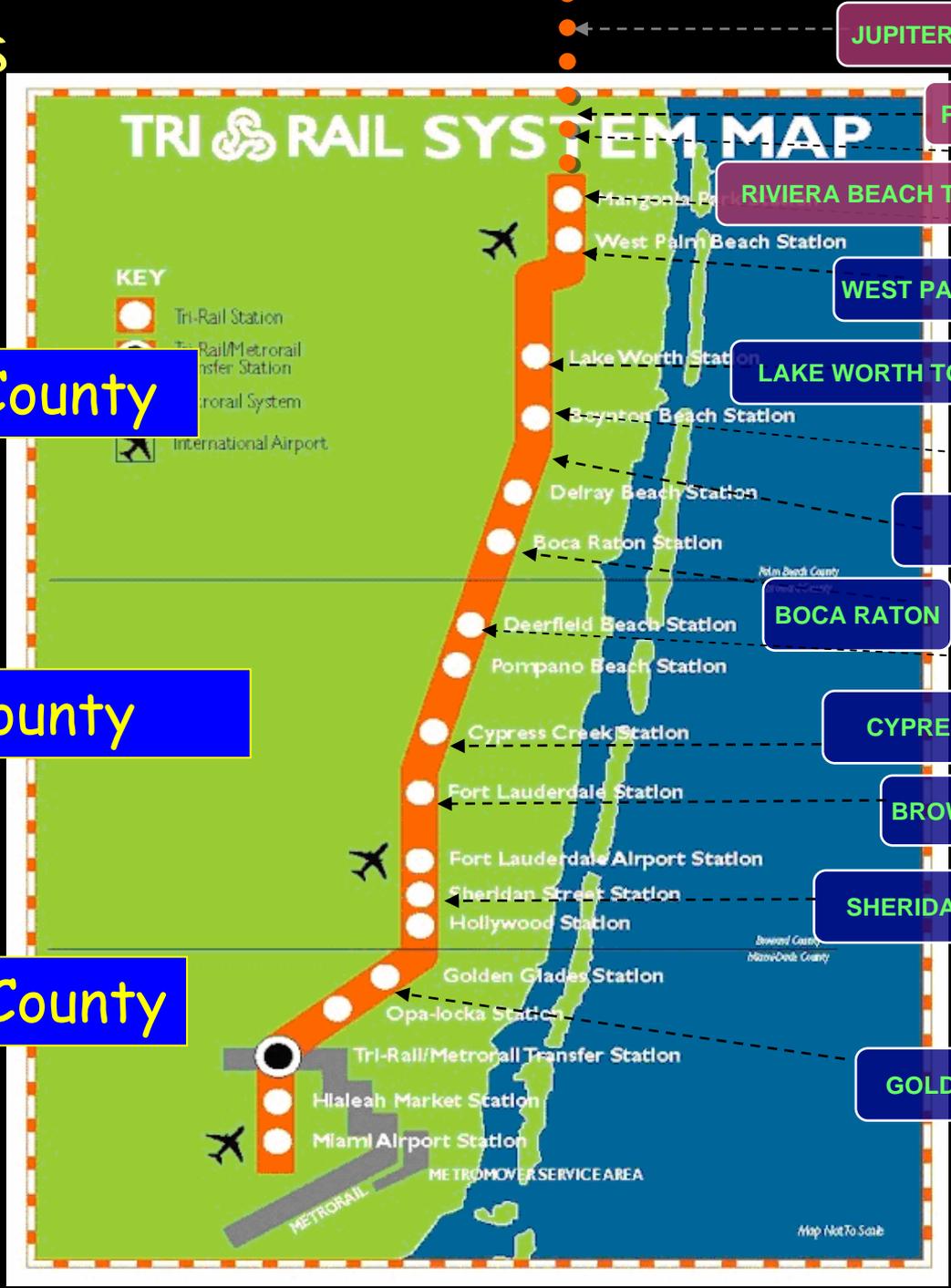
FEC

Miami

South Florida East Coast Corridor Study



Tri-Rail TODs (potentially)



Palm Beach County

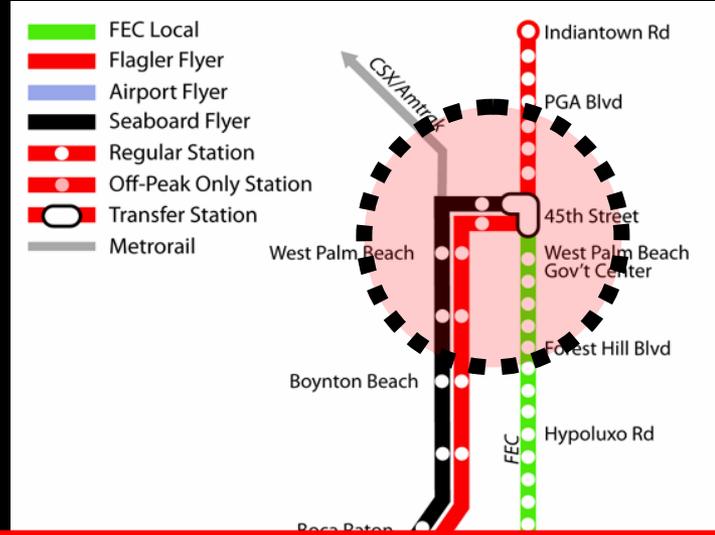
Broward County

Miami-Dade County

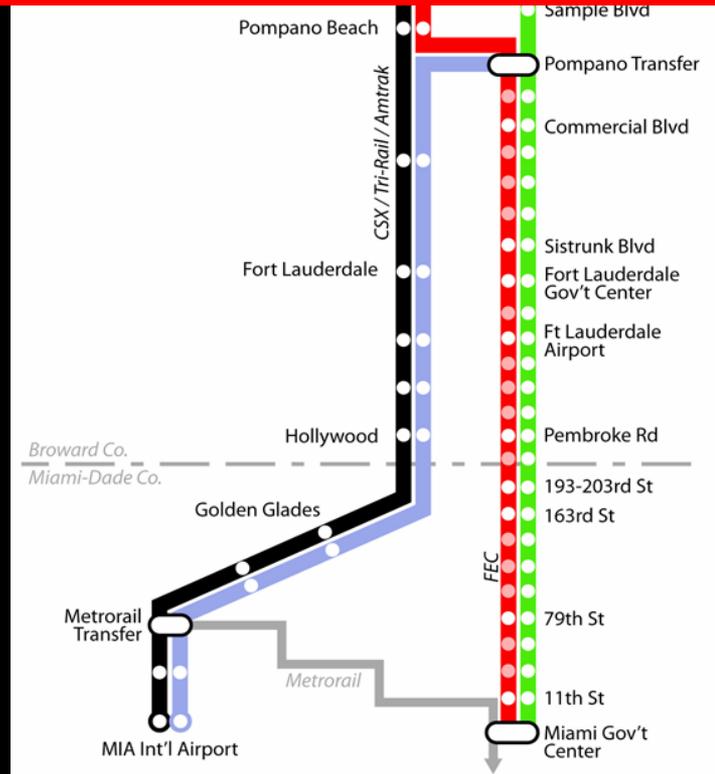
"Good fortune is what happens when opportunity meets with planning."
 -- Thomas Edison

SFECC Service Concepts

- An integrated network
 - Tri-Rail, local transit and new SFECC services working in unison
- Combination of local & express services
 - Balance travel speed with local access
- Regional services converge at downtown West Palm Beach



This is NOT High Speed Rail!



SFECC

Core Concepts

1. Restore Passenger Transit Service to FEC Corridor
(Flagler's Old Line)
2. Extend Existing Tri-Rail Service North to Jupiter *(on FEC Corridor)*

Other TOD Planning Efforts



West Palm Beach ~ TOD



Palm Beach Gardens ~ TOD



Lake Worth ~ TOD



West Palm Beach Connector



The Charrette

January 18th through January 24th 2008

How The Master Plan Was Created: Public Process



SFECC Phase 2 Findings

Fall 2010

1. Indiantown Road Station
(Local Park and Ride)
2. Toney Penna Drive Station
(Town Center Station)
3. Fred. Small / Donald Ross Road *
(University/Bio-Tech Station)



Stations for future consideration

Toney Penna Drive ~ Central Station



Tour of the Master Plan

Toney Penna Drive ~ Central Station

Integration into
Hospital and
Community

Resolution of
Toney Penna
Intersection

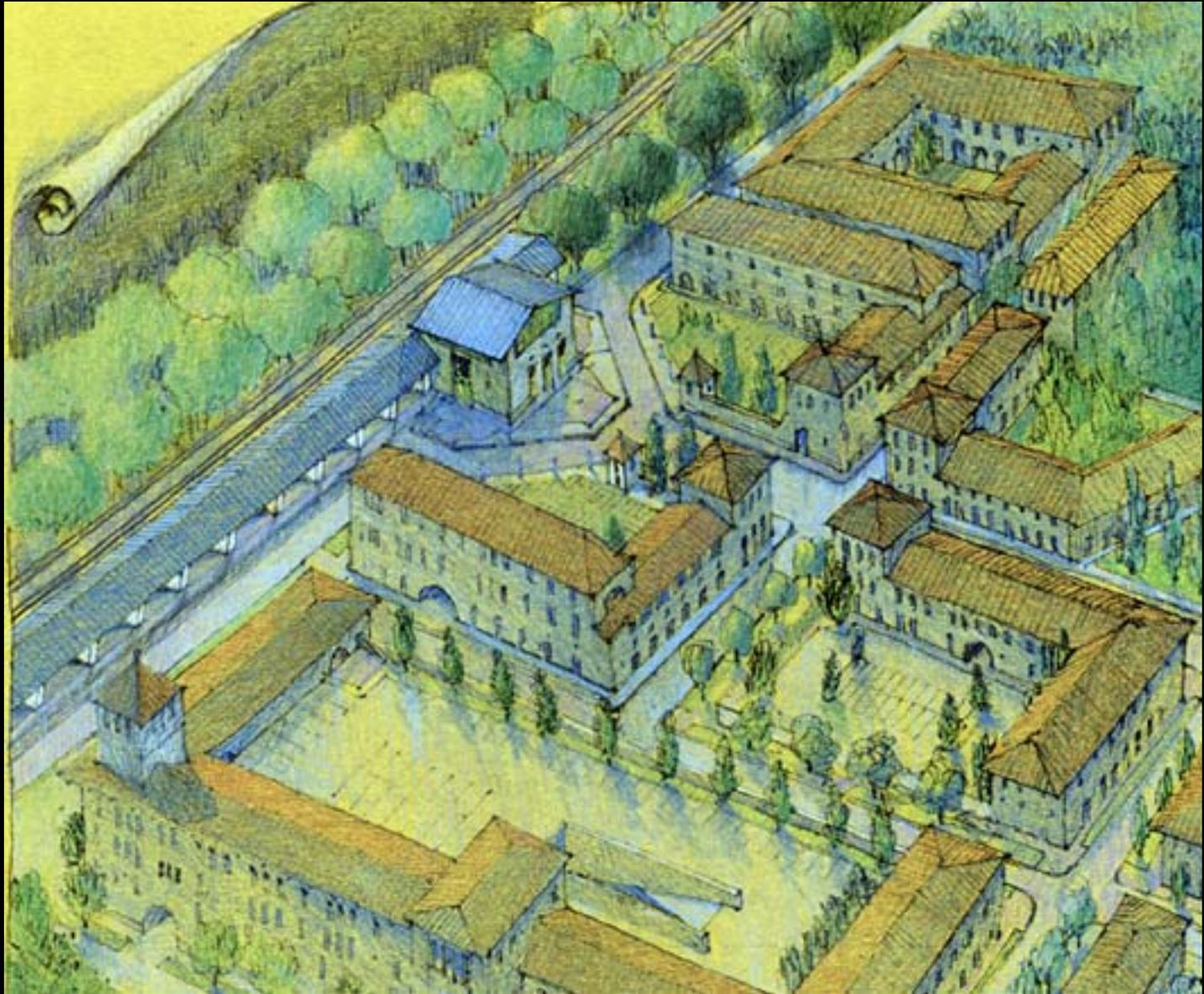
Creation of
Meaningful Public
Spaces

Significant
Redevelopment
Opportunities



Tour of the Master Plan

Toney Penna Drive ~ Central Station



Tour of the Master Plan

Toney Penna Drive ~ Central Station



Tour of the Master Plan

Toney Penna Drive ~ Central Station



Tour of the Master Plan

Since the Charrette...

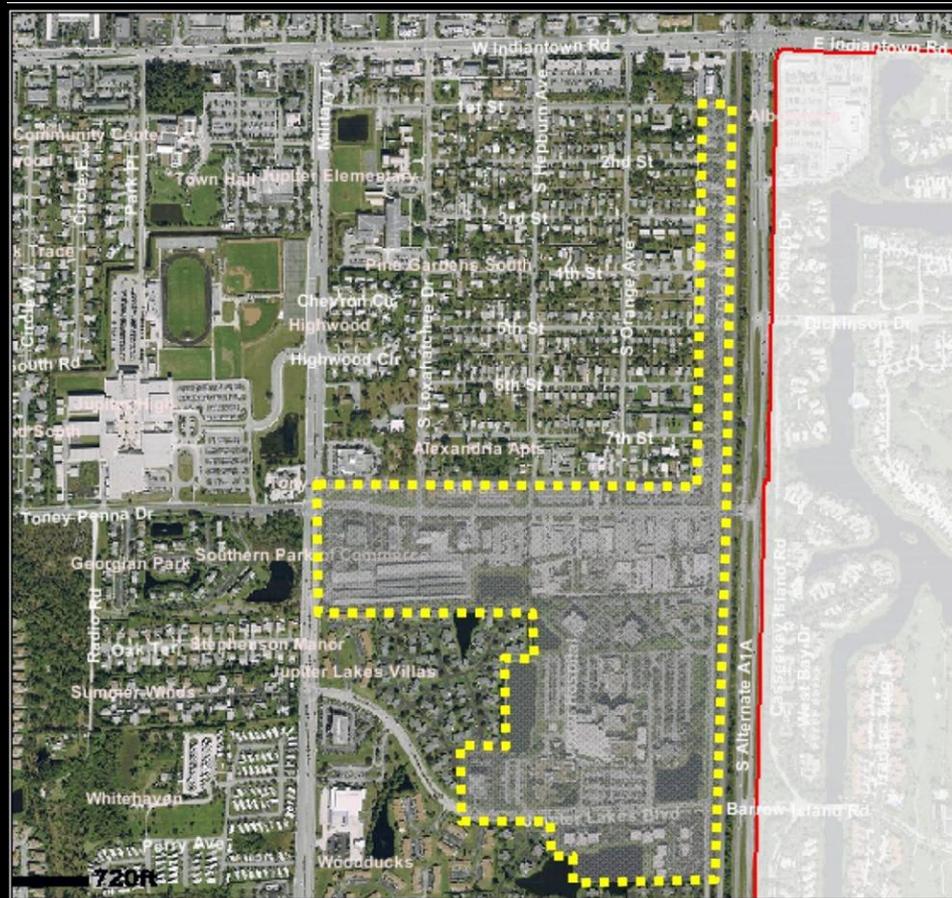
Town has already adopted a number of TOD Objectives and Policies to the Following Elements:

- Future Land Use
- Transportation
- Housing
- Conservation
- Inter-Governmental Coordination

Staff is currently working on LDR's for Infill-Redevelopment around TOD Stations;

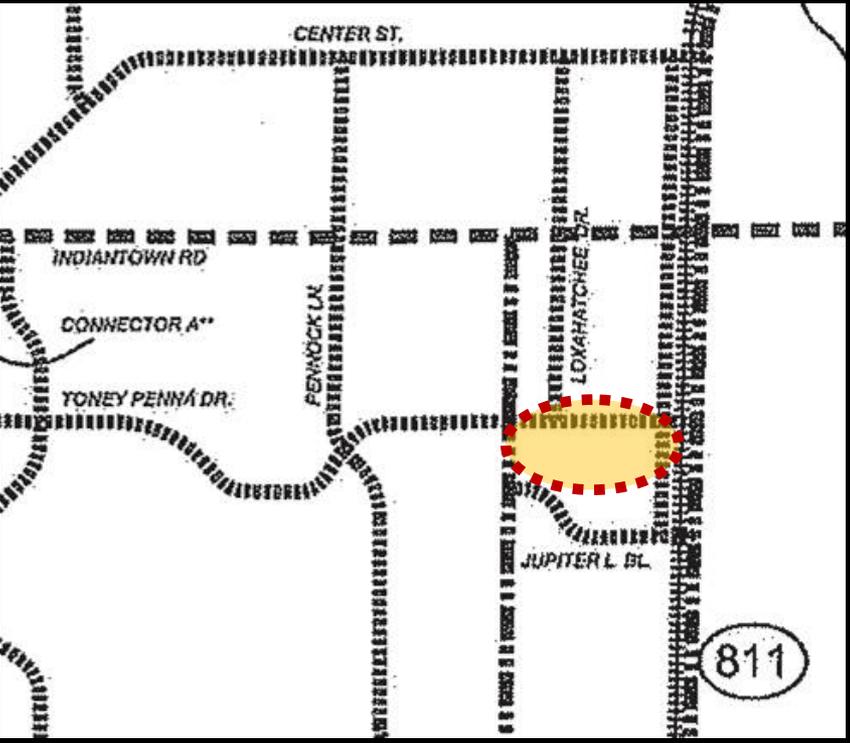
Since the Charrette...

Council Adopted the Redevelopment Overlay Areas (ROA) Ordinance which Includes the Toney Penna District:

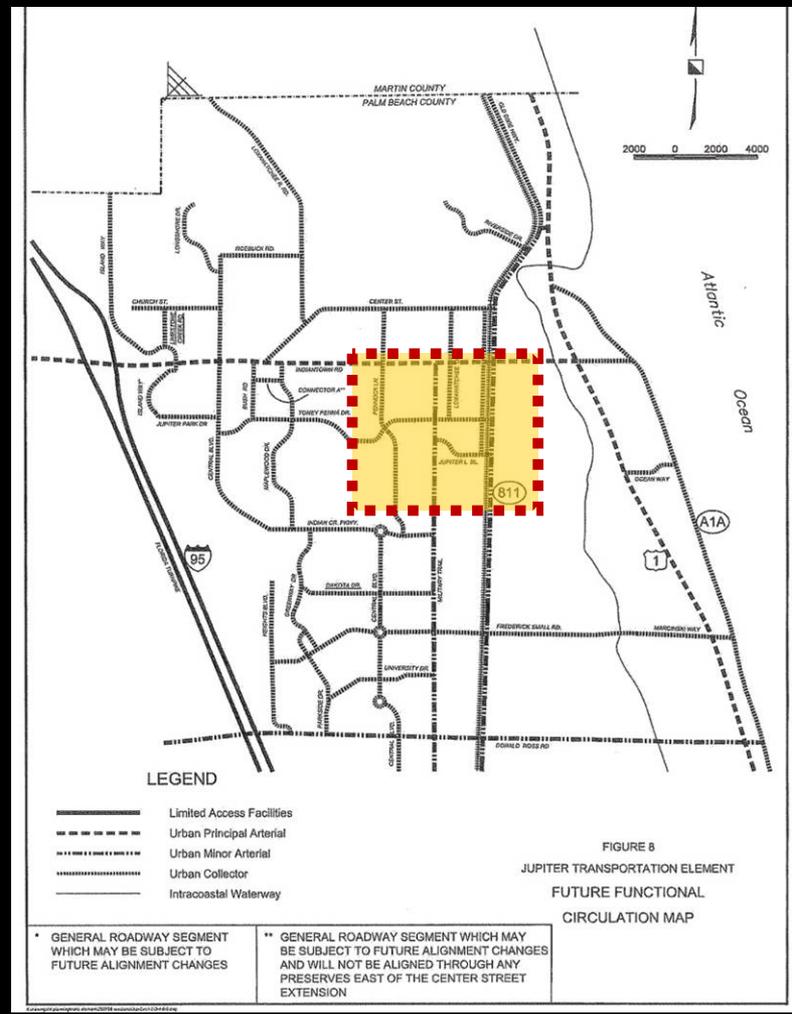


Since the Charrette...

The Town will Consider Updating a Comprehensive Plan Roadway Map:



Provide for New Road Connection(s) in Toney Penna/Hospital Area



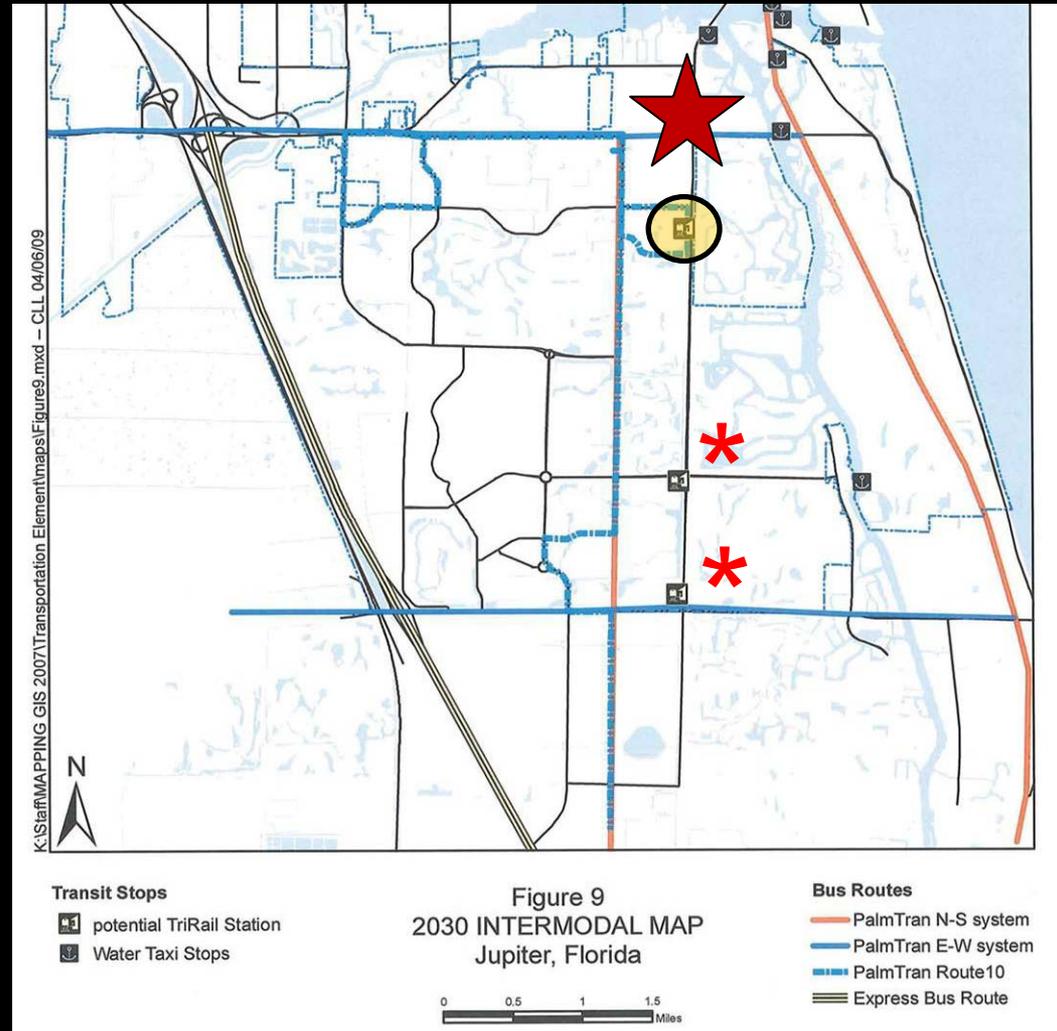
Since the Charrette...

The Town will Consider Updating the Comprehensive Plan “Intermodal Map”:

Potentially Add Indiantown Road
Station to Map

Toney Penna Station to Remain

Identify Frederick Small Road and
Donald Ross Road Stations as
Possible Future Stations



Project Overview

- It is an Interesting Time for Transit Advocates (HSR is a Future-Possible-Maybe)
- Tri-Rail Extension/SFECC Study Moving Forward
- Amtrak/FEC Project Funding is IN the State Budget (\$118 M)
- Transit Ridership up 11% in PBC (Gas Nearing \$4/gallon... again)

Updated Transit Status

Why Plan for Toney Penna?



Difficult Intersection



Highest and Best Uses?



Limited Pedestrian Connections



Lack of Infrastructure

Current Conditions

Why Plan for Toney Penna?



1996 = Updated
Florida Building
Code After
Hurricane Andrew

Age of Structures

Why Plan for Toney Penna?



- Existing, Substantial Regional Employment Center (Diversity of Jobs)
- Potential for Further Hospital and/or Medical Use Expansion
- Allow for Additional Points of Access



Jupiter Medical Center

Why Plan for Toney Penna?



- Adding (EB) Through Lane and (SB) Turn Lane
- Bid Summer 2011
- Commence Construction Fall 2011

Expansion Required per Abacoa Development Order

Current Roadway Widening Project

Why Plan for Toney Penna?

Palm Tran reports jump in bus ridership



Palm Beach Post



Getting Transit-Ready!

Preparing for Transit

This Process

November 2010 Webinar/Workshop

Conducted 30 Individual Interviews

Very Beginning of Zoning
Revision Process

Maintain Community Dialogue

Public Outreach

This Process

Some of What We've Heard So Far...

- Area Needs Improvements
- Important to Allow Existing Businesses to Remain
- No Condemnation
- Intersection at Toney Penna/ Old Dixie is Dangerous
- Local Industry Has Few Places to Go
- Find Locations for Future Industrial Expansion
- There Needs to Be a Reliable and Predictable Transition in This Area
- Would Like to See Other Uses in the Area
- Should Allow Greater Flexibility of Uses
- Not All of Toney Penna Needs to be Redeveloped

This Process

1. Is the Town Going to Use Eminent Domain or Take My Property?
2. When a Rezoning Takes Place What Will Happen to My Property?
3. What Happens If a Building is Destroyed By a Hurricane?
4. Will Any Current Uses be Disallowed?
5. As a Property Owner, How Will I Benefit From This Program?

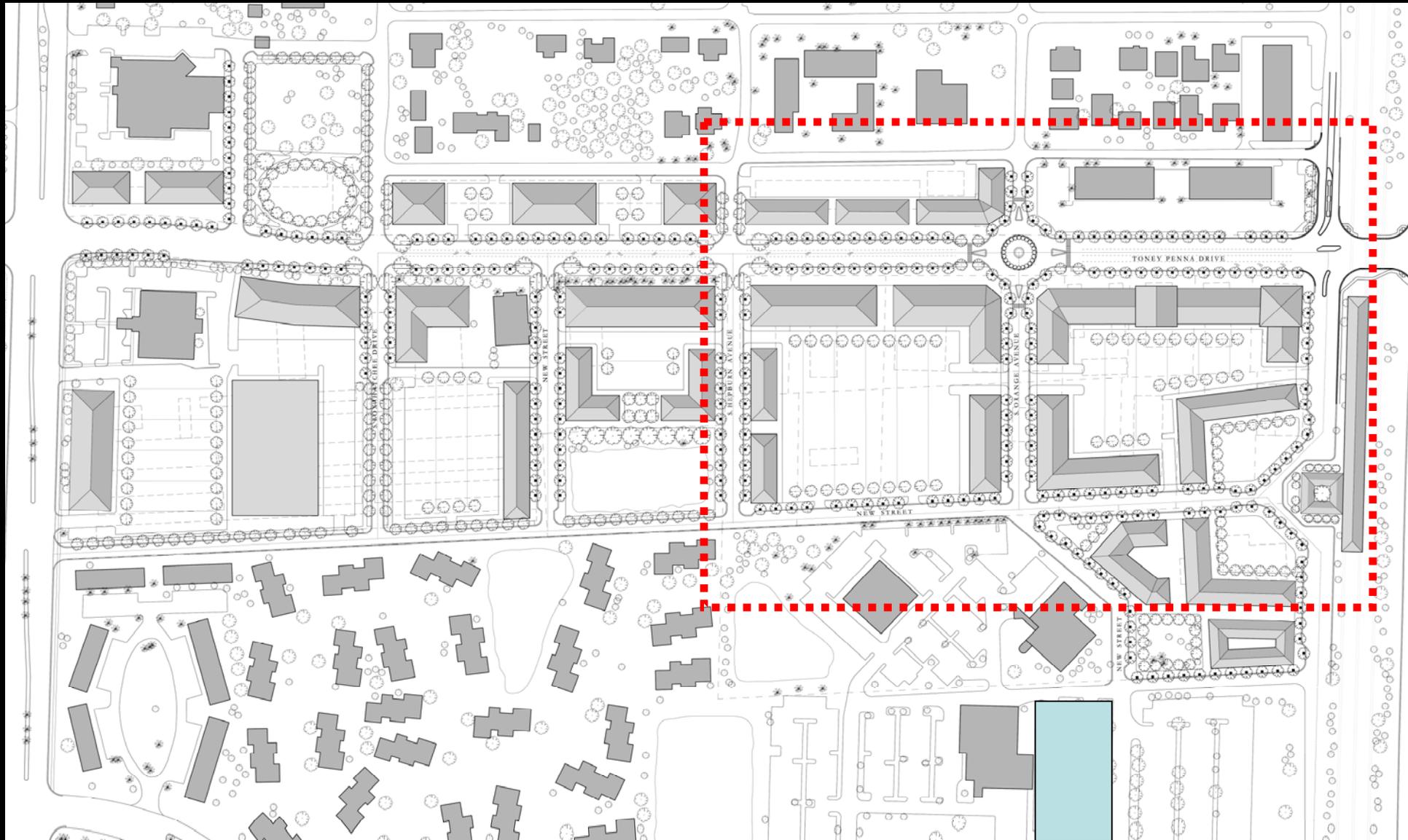
Top 5 Questions Regarding This Zoning Update

This Process



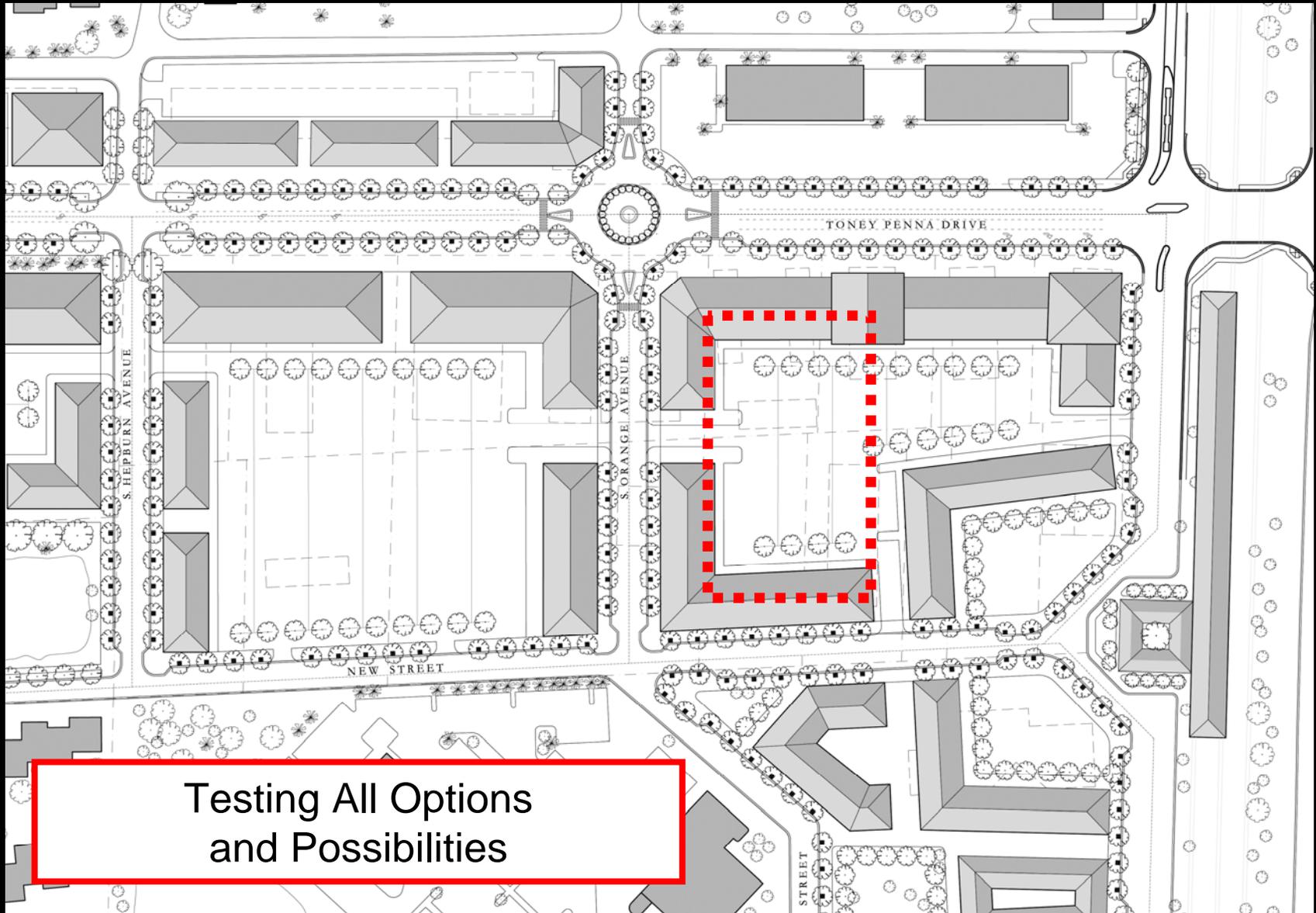
The Redevelopment Overlay Area (ROA)

This Process



Updating the Charrette Plan

This Process

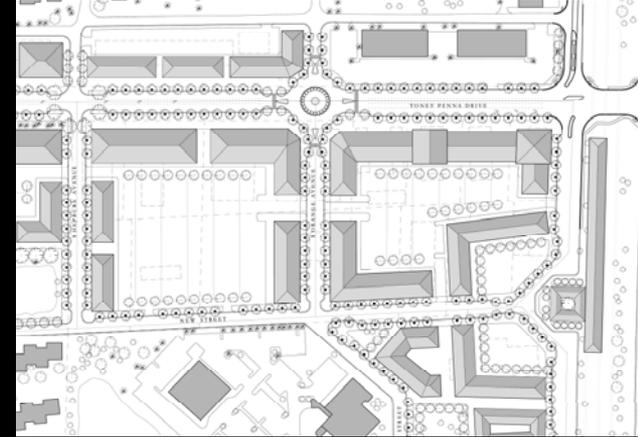


Testing All Options
and Possibilities

Updating the Charrette Plan

This Process

- Buildable Areas
- Parking (On-Street and On-Site)
- New Roadway Connections
- Sidewalk Widths
- Testing Storm Water Solutions
- New Uses
- Orange Avenue Roundabout



Preliminary Findings that will Influence the ROA Regulations

Next Steps

Create **Sector
Plan** = Land Use
(Comprehensive Plan)

Modify
**Redevelopment
Overlay Area (ROA)** = Zoning Code
(Overlay)

Draft Revisions

Next Steps

Develop Sector Plan
(Land Use Overlay in Comprehensive Plan)

Summer 2011

Draft New Zoning Regulations

Fall/Winter 2011

Planning Future Public Workshops

Fall/Winter 2011

Draft Revisions

Next Steps

Will Create Dedicated Toney Penna
ROA/Transit Web Link for Updates

Will Post All Webinar Questions
and Answers on Town Web Site

Continued Public Outreach



*Thank
You*

Martin Luther King Blvd

Questions and Answers

www.Jupiter.fl.us/planning/