

Toney Penna Transit Oriented Development (TOD)

**Town Council
Planning and Zoning Commission
Joint Workshop
April 26, 2012**



Planning for redevelopment regardless of whether the train comes or not

Toney Penna

Transit Oriented Development (TOD)



Developing a process that provides a path for redevelopment for those that want to redevelop

Why Plan for Toney Penna?



Difficult Intersection



Highest and Best Uses?



Limited Pedestrian Connections



Lack of Infrastructure

Existing Conditions

Toney Penna area: Existing conditions



Add value for properties
while not impacting
existing local
businesses



Provide incentives for
Desired redevelopment



Brief History

2006: Evaluation and Appraisal process

- Identified major issues
- Being transit ready
- Improve mobility
- Being ready for redevelopment

2008: Adopted Comprehensive Plan Goals, Objectives, and Policies to support the major issues



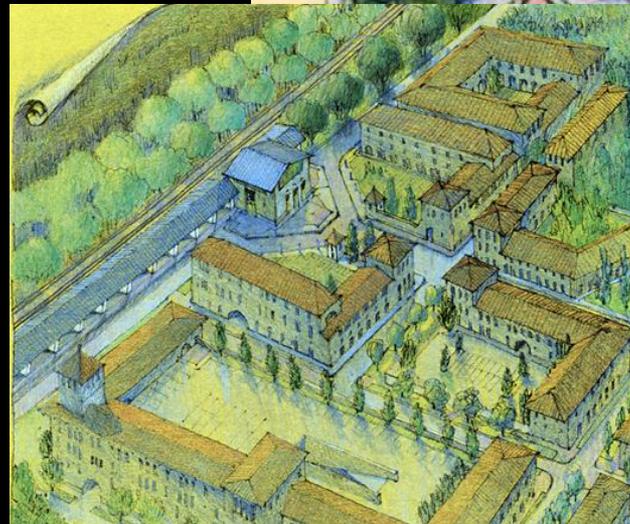
TCRPC Charrette- January 2008

Integration into
Hospital and
Community

Resolution of
Toney Penna
Intersection

Creation of
Meaningful Public
Spaces

Significant
Redevelopment
Opportunities



Toney Penna Redevelopment Overlay Area (ROA)

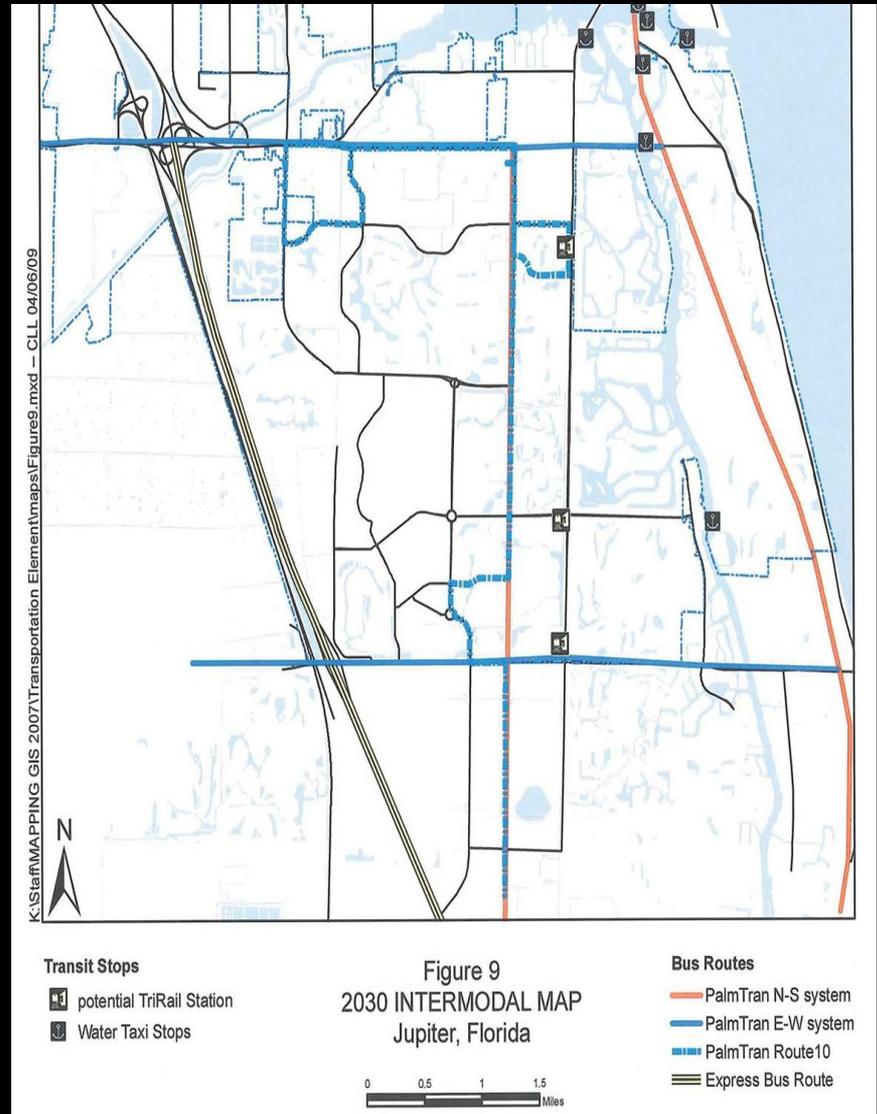
2010 Town adopted:

- Infill and redevelopment LDRs
- Toney Penna ROA
- Small scale planned unit development

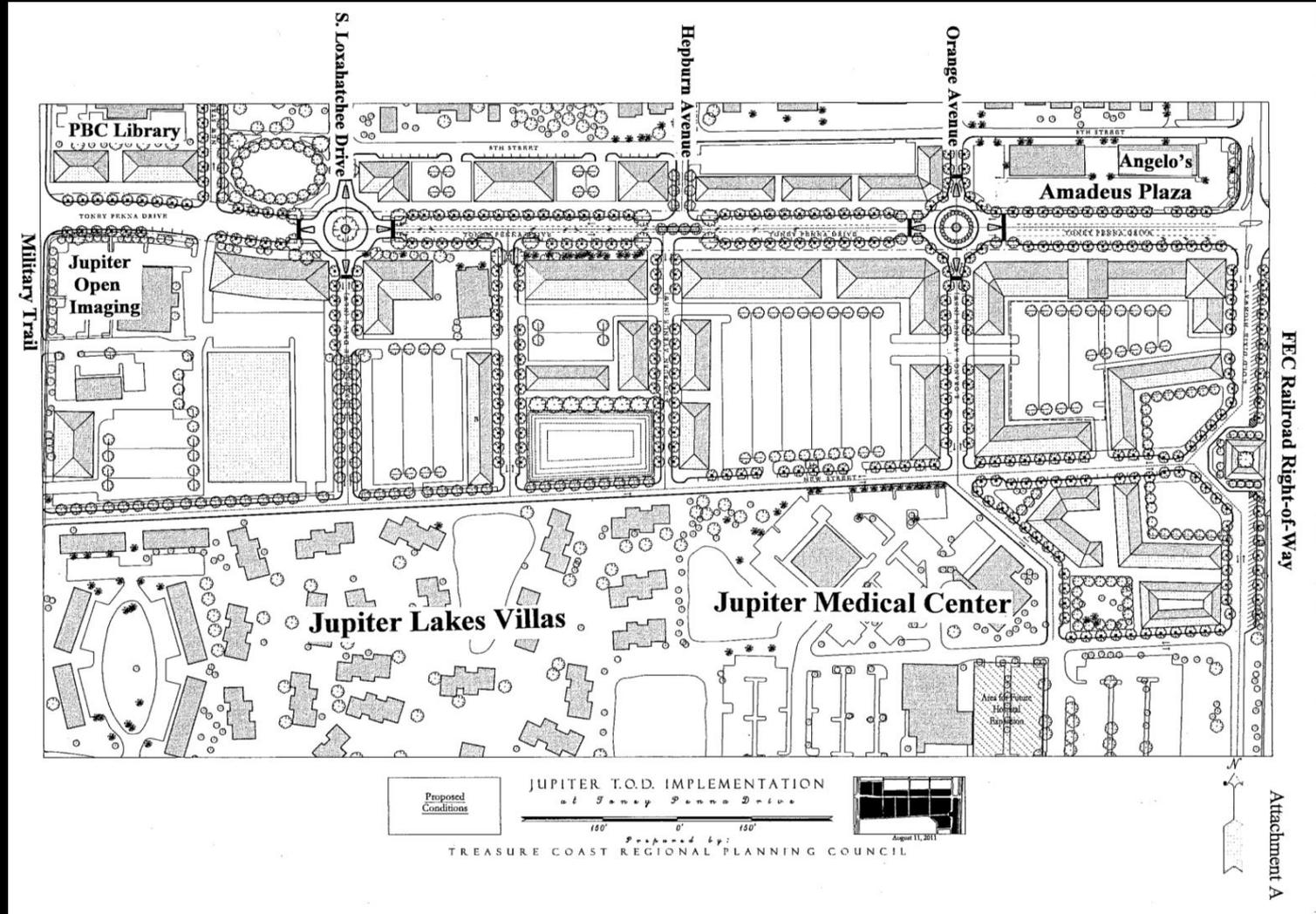


Brief History

- 2011- Comprehensive plan amendment for Station location- showed Toney Penna is a primary station if only one
- July to August 2011- Stakeholders meetings
- 2011- Toney Penna TOD master plan and public workshop
- September 2011- Planning and Zoning Commission meeting for TOD Comprehensive Plan amendments
- January 2012- Bioscience Land Protection Advisory Board
- February 2012- Toney Penna TOD stakeholders and citizen meeting



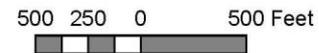
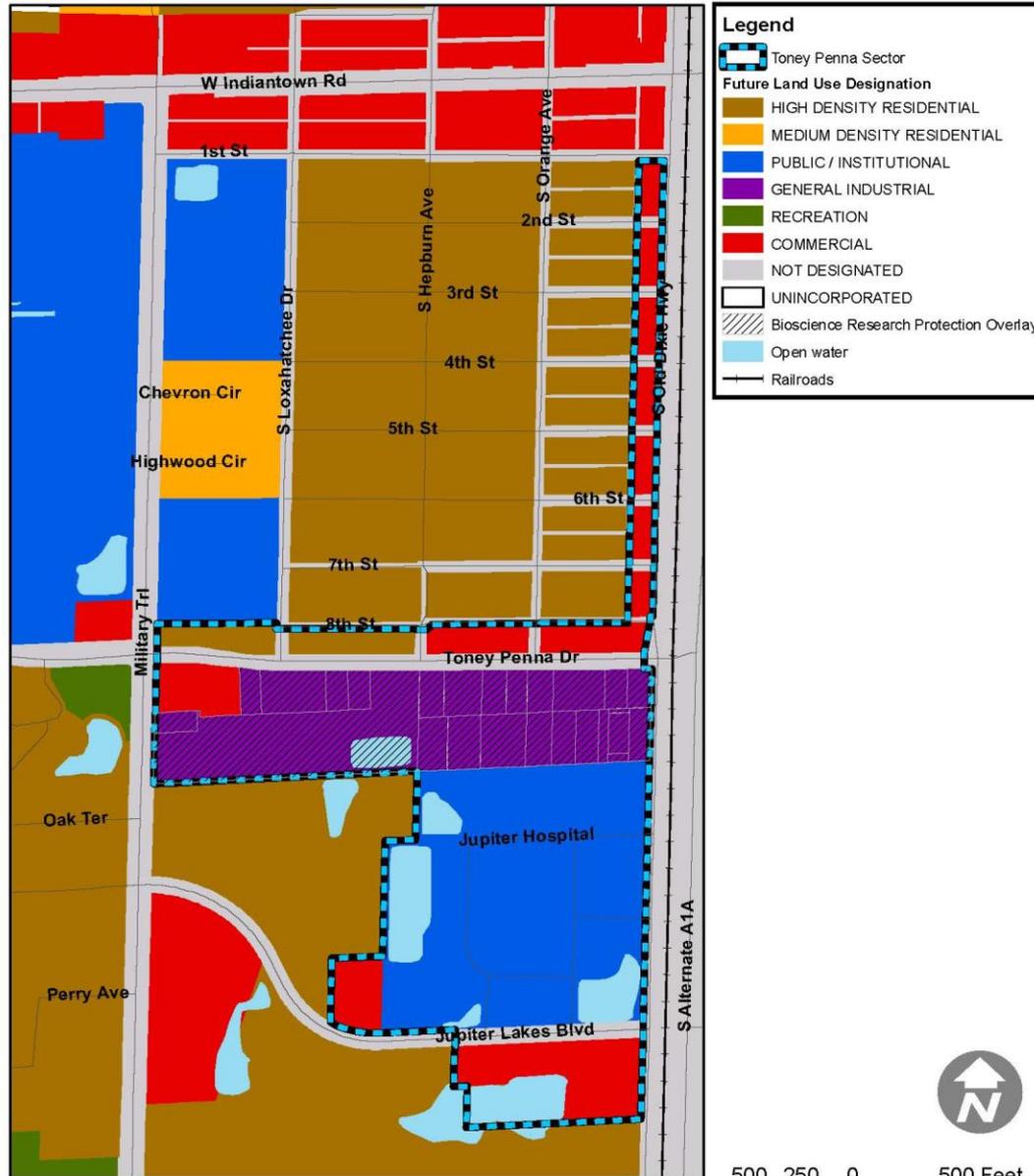
Proposed Comprehensive Plan amendments to implement Toney Penna master plan



Proposed Comprehensive Plan amendments to implement Toney Penna master plan

- Future land use element text changes
- Map amendment for identifying the Toney Penna Sector
- Transportation element amendment for future roadway network for Toney Penna redevelopment overlay area

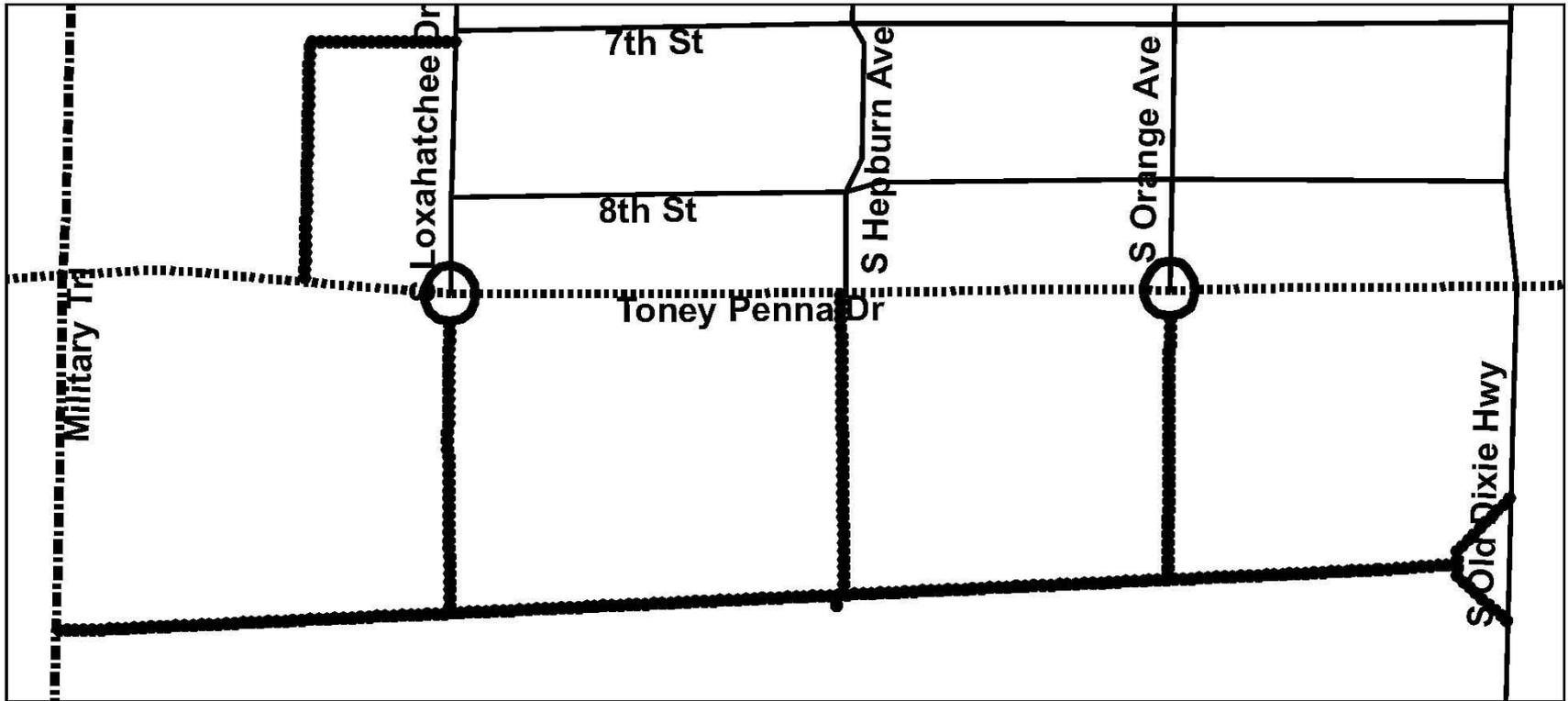
TONEY PENNA SECTOR PROPOSED FUTURE LAND USE MAP Attachment E



TOWN OF JUPITER
 PLANNING AND ZONING DEPARTMENT
 (561) 741-2532

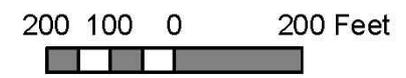
FIGURE 8A

JUPITER TRANSPORTATION ELEMENT FUTURE FUNCTIONAL CIRCULATION MAP



Legend

-  Future Local Roadways
-  Current Street Centerlines
-  Future Roundabout
-  Local Roadways
- Arterial and Collector Roadways**
-  Urban Collector
-  Urban Minor Arterial



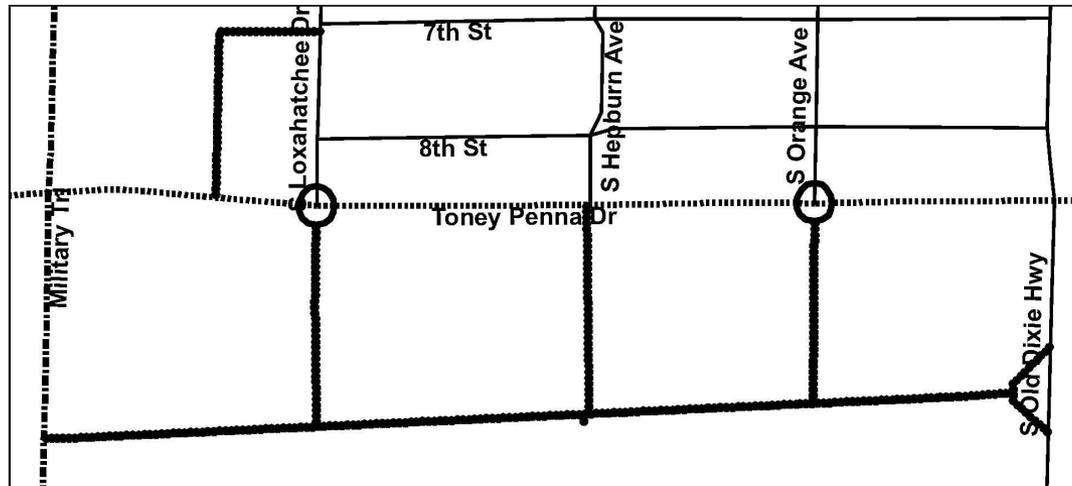
Roadway network- locations



Proposed Objective 2.4 states "... general locations for the extensions of existing roadways and the addition of new roadways and roundabouts... The actual location of the future roadways and roundabouts will be determined when redevelopment occurs. " The connections are needed to increase road capacity to accommodate anticipated redevelopment.

Roadway network - locations

FIGURE 8A
JUPITER TRANSPORTATION ELEMENT
FUTURE FUNCTIONAL CIRCULATION MAP



Legend

- Future Local Roadways
- Future Roundabout
- Current Street Centerlines
- Local Roadways
- Arterial and Collector Roadways
 - Urban Collector
 - Urban Minor Arterial



200 100 0 200 Feet

ToneyPennaTEfigure8a.mxd / PDF JupiterGIS February, 2012

Do you agree with the proposed roadway network to implement the vision of the draft Toney Penna master plan?

Do we need the Old Dixie Highway chicane for train station?

Roadway network- incentives

- Incentives for dedication of roadway easements or rights-of-way when upgrades, changes in use or redevelopment are proposed
- Incentive program (flexible regulations) discussed at previous roundtable in February 2012 and was presented at stakeholders meeting in February
- Potential grant programs:
 1. \$500,000 for Toney Pena improvements to assist with implementing roadway extension
 2. \$50,000 commercial stormwater grants per year (2012-16) 50% matching grant

Do you want staff to look into doing an MSTU for infrastructure improvements?

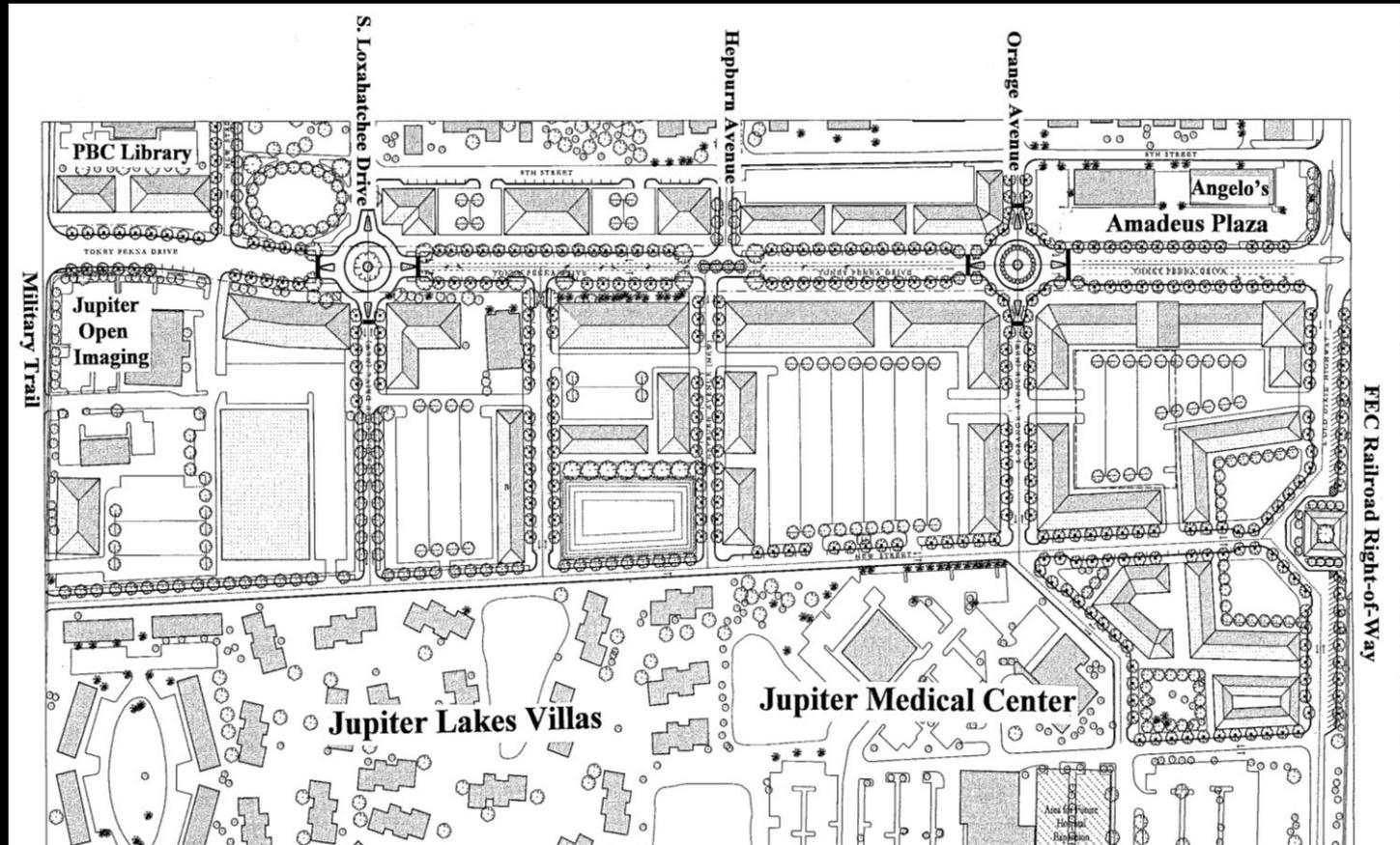
Should we look at using impact fees for construction of roads?



Roadway network- Priority roadways

Additional incentives for the dedication AND construction of roadways:

- Orange Ave and round-about
- Existing east-west dirt road
- Old Dixie chicane?
- Loxahatchee Drive
- Hepburn
- East-west road



Do you agree with the order of priority?

Roadway network- Phasing as redevelopment is proposed



Toney Penna Drive TOD Area Ownership Map

Major Agglomerations

- Public Storage Inc.
- Curtis Noble et.al.
- Brad Molter et.al.
- Garnett Williams
- Jupiter Medical Center
- New ROW

- 1) 875 Military Trail - Jupiter Professional Plaza
- 2) 430 Toney Penna Dr. - Pebworth Enterprises (David Stienhauer)
- 3) 400 Toney Penna Dr. - Newcoast Manatee LLC
- 4) 354 Toney Penna Dr. - Susan Wiley
- 5) 342 Toney Penna Dr. - Robert Duplesis
- 6) 975 Military Trail - Public Stotage Inc.
- 7) 300 Toney Penna Dr. - Condo Association
- 8) 280 Toney Penna Dr. - South Florida Collision Management
- 9) 250 Toney Penna Dr. - Curtis Noble
- 10) 160 Toney Penna Dr. - Sardihna Warehouse LLC
- 11) 150 Toney Penna Dr. Toney Penna Drive Partners (Brad Molter)
- 12) 134 Toney Penna Dr. - Academy for Child Development LLC (Brad Molter)
- 13) 124 Toney Penna Dr. - Charles Dodds
- 14) 100 Toney Penna Dr. - Samuel Benaim Trust

- 15) Garnett Williams
- 16) Garnett Williams
- 17) 150 Toney Penna Dr. - Toney Penna Dr. Partners LLC (Brad Molter)
- 18) 964 S. Old Dixie Hwy. - Toney Penna Dr. Partners LLC (Brad Molter)
- 19) 150 Toney Penna Dr. - Toney Penna Dr. Partners LLC (Brad Molter)
- 20) 960 S. Old Dixie Hwy. - Toney Penna Dr. Partners LLC (Brad Molter)
- 21) S. Old Dixie Hwy. - Toney Penna Dr. Partners LLC (Brad Molter)
- 22) Alex G. Schmidt
- 23) 900 S. Old Dixie Hwy. - Marlex Management Services (Margo Alvarez)
- 24) 935 Military Trail - Weiler Properties, Inc.
- 25) 1004 S. Old Dixie - Jupiter Medical Center
- 26) 1002 S. Old Dixie - Jupiter Medical Center
- 27) 1000 S. Old Dixie - Jupiter Medical Center

Redevelopment processes- being ready

Existing Toney Penna ROA regulations (Section 24-195) addresses:

- Maintaining nonconforming front setback
- Existing nonconforming landscape buffers and greenspace
- Building entrances (face street and be covered)
- Allows on-street parking

Existing nonconforming uses and/or structures (Article XIII of Chapter 27)

New Toney Penna zoning district



Thresholds for roadways- existing code

Dedication of roadway easements or rights-of-way:

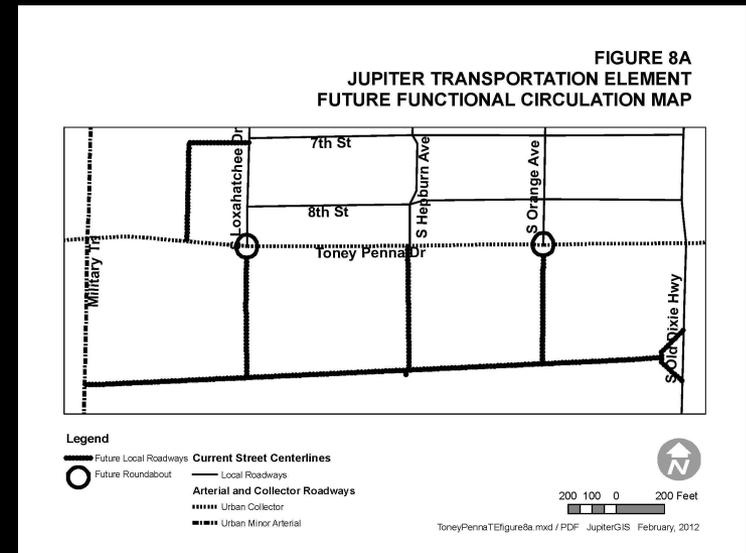
- Sec. 25-197 states “Property owners who propose to redevelop, upgrade or renovate existing property, per Sec. 27-132, that by increasing the intensity 10% or less of its existing gross floor area”

Dedication and construct the roadway:

- Properties that exceed 20% increase in intensity/density, such as complete rebuilds will need to dedicate roadway, construct and meet all code requirements of the district
- Proposed incentives should be adequate to encourage redevelopment consistent with the vision

Activities exempt from requiring dedication of easements/right-of-way or reducing nonconformities:

- Maintenance
- Damage that comes from an act of God
- Renovating that does not significantly change the appearance and does not increase intensity or density

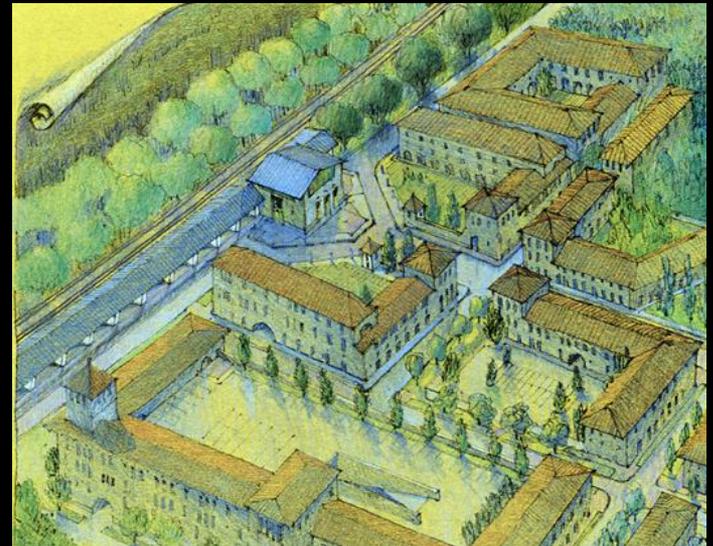


New Toney Penna TOD district - land development regulations

Regulations to implement the Toney Penna master plan: a new urbanist plan (walkable, buildings define the street, parking in rear, etc.)

If property owners want the incentives provided for in the new zoning district ...

...Property owners can choose to **VOLUNTARILY** change the land use and zoning to the new Toney Penna TOD zoning district



Proposed Toney Penna TOD district land development regulations

Proposed changes to uses in the TOD -

- Discouraging uses in Comprehensive Plan (industrial, auto repair related, outdoor storage and similar uses that would be incompatible with the mix of allowable uses);
- NOT proposing to prohibit in existing code
 - Not changing the existing code to make existing uses nonconforming
 - Proposing to prohibit these uses in new TOD zoning district but would only be prohibited if you VOLUNTARILY ELECT to change the land use and zoning for TOD
 - Creation of nonconforming uses consistent with the comprehensive plan

Do you agree with this methodology?

- Allowing unlimited office, medical office, bioscience, residential and retail.

Other uses you would suggest?

Proposed Toney Penna TOD district land development regulations

Flexible development regulations (incentives)-

- Parking- on-street parking and parking requirements
- Setbacks
- Greenspace and landscaping
- Stormwater- reduction of on-site and off-site
- Traffic

Do you generally agree with these incentives in the land development regulations?

DRAFT Toney Penna TOD district incentive program.

- (1) Purpose and intent. To provide reduced development requirements and/or increased density and/or intensity to those applicants who provide those public amenities established by this section;
- (2) Reduced development requirements for on-site stormwater, landscape, greenspace, setbacks, traffic and parking shall be awarded to those properties that voluntarily request a change in the land use and zoning to the TOD district for.
- (3) Setback reductions:

Zoning District	Street Setback	Rear Setback
Commercial TOD	50 ft.* 20	30 ft.* 20
Mixed Use (Existing I-2 zoning)	35 ft.* 20	25 ft.* 20
Medical Center TOD	50 ft.* 20	30 ft.* 20
Residential TOD		

*Existing setbacks in zoning district.

Existing Redevelopment Overlay regulations for Setbacks. Buildings with an existing nonconforming front setback may maintain the existing front setback provided that portion of the front of the building remains upon redevelopment. A waiver is required for redevelopment projects proposing additional floors above an existing nonconforming front setback, such that the intensity of the property increased.

- (4) Stormwater:
 - a. On-site stormwater
 - Reduce % on-site when part of an overall master stormwater system.
 - b. Off-site stormwater
 - Use of bioretention cells in the roadways
 - Master stormwater system in the ROW.
- (5) Landscaping
 - a. Buffer requirements
 - 1/2 of buffer requirements for the side and rear, when on-site parking lot or vehicle use are visible to the public
 - No front landscape buffer is required when a building fronts a street or easement
 - Must provide streetscape per road section (street trees/palms and shrubs and groundcover)
 - b. Interior landscape requirements
 - Reduce requirement for interior landscape islands (15 spaces)
 - Allow reductions in foundation planting but not when a build fronts a street and no landscape buffer is required

Greater reductions permitted for ROW dedication:

- Reduce landscape island requirements further by allowing at just the terminal spaces
- Reduce foundation planting requirements further when a building fronts a street; perhaps just allow street planting

* Existing Redevelopment Overlay regulations for Landscape buffers.

- (1) Buildings with an existing nonconforming front landscape buffer may maintain the existing front landscaping buffer where the property provides street trees, large palms, planters, landscape islands, and/or foundation planting are installed and maintained ;
 - (2) A street buffer may be reduced or eliminated to accommodate on-street parking approved by the Department of Planning and Zoning and provided that street trees and/or large palms, planters, landscape islands, and/or foundation plantings are installed and maintained
- (6)

Table ??? Greenspace reductions		
Subdistrict	TOD reduction	Additional reduction for ROW or road easement dedication
MXD TOD (I-2 =15%)	10%	5%
Commercial TOD (C-3=35%)	25%	15%
(C-4= 25%)	20%	15%
Medical Center TOD (MC- 20%)	15%	10%
Residential TOD (R-3= 40%)	35%	30%

*Existing Redevelopment Overlay regulations for Greenspace - Properties whose percentage of greenspace do not comply with the underlying zoning district requirements may maintain their existing nonconforming greenspace so long as the properties percentage of greenspace is 10 percent or above. Those properties having less than 10 percent greenspace shall submit a landscape plan which shall provide sufficient landscape buffers, foundation plantings and landscaping to provide shade.

- (7) Parking
 - a. Allow shared parking and off-site parking in combination
 - b. On street parking in a right-of-way dedicated by a property owner may count towards meeting the on-site parking needs of the property that dedicated.
- (8) Traffic: For those properties choosing to redevelop with the TOD zoning district, an additional traffic incentive of 5 percent or 115 percent of the level of service shall be permitted for the Town.

Undergrounding utilities ?



Existing overhead utilities occur:

- Along north side of Toney Penna Road
- Along Old Dixie Highway
- In the alley north of the east-west road parallel to the existing

Should we require undergrounding of the existing overhead as part of major redevelopment like we do in the Indiantown Road Overlay Corridor (IOZ)?

Public Comments

