



# Planning and Zoning Division

## City Advisory Board Memo

### Delray Beach Tri-Rail Coastal Link Transit-Oriented Development Master Plan Resolution No. 100-18

#### Background

In August of 2017, the City of Delray Beach (City), in collaboration with the Treasure Coast Regional Planning Council (TCRPC) and the South Florida Regional Transportation Authority (SFRTA), held a public economic development and urban design charrette to study ways to improve mobility, quality of life, and economic vitality around the planned Tri-Rail Coastal Link station in downtown Delray Beach.

The goal of the study was to propose strategies to improve transit-oriented development (TOD) conditions around the planned station to reflect the character of Delray Beach, facilitate future mobility, and support system ridership. This planning effort was also designed to advance the implementation of "Complete Streets," which is a local, regional, and national priority to improve transportation facilities using multi-modal designs to provide the best and safest accommodations for all users – motorists, cyclists, pedestrians, and transit users. The results and recommendations of the study are presented in the master plan.

The document outlines potential infrastructure improvements, including the location and potential design elements of the station. In addition, four different scenarios for the adjacent block (which is largely City-owned) were designed and financially modeled to help inform the potential program for adjacent TOD development.

#### Key Recommendations of the Plan

The City should prepare for the new transit service by constructing a station and improving the pedestrian connection/experience of the surrounding area, and then take time to prioritize the community's needs, experience the new service, and capture the full economic benefit of the new transit service prior to undertaking significant TOD redevelopment:

1. Commit to the station location identified and begin design and financial planning for the station. The City will be required to construct and maintain the station.
2. Develop detailed streetscape plans for the surrounding area to improve bicycle and pedestrian infrastructure (see pages 23-25). Improving conditions along the FEC tracks should be a top priority.
3. Finalize the overall downtown parking strategies.
4. Consider utilizing off-site parking at the Old School Square Garage to accommodate parking future development of the TOD site.
5. Create a TOD District (zoning overlay) within ½ mile of the station location to support the train service, which would accommodate:
  - a. Increased building height (except for Atlantic Avenue and historic districts)
  - b. Increased density (except for Atlantic Avenue and historic districts)
  - c. Reduced parking requirements
  - d. Required workforce housing on-site
6. Allow golf cart (Neighborhood Electric Vehicle – NEV) parking to replace a certain percentage (up to 30%) of required vehicular parking provided in surface parking lots for non-residential uses in the TOD District as a direct support of local travel.

#### Application Type:

Resolution No. 100-18, adoption of the Delray Beach Tri-Rail Coastal Link TOD Master Plan.

#### Address/Location:

Central Business District (CBD)

#### Zoning District/ Overlay:

CBD

#### Applicant:

City of Delray Beach

#### Project Planner:

Anthea Gianniotis, Principal Planner  
[Gianniotesa@mydelraybeach.com](mailto:Gianniotesa@mydelraybeach.com)

#### Review Date(s):

DDA: September 10, 2018  
PZB: September 17, 2018

#### Final Action Review Date:

City Commission: October 16, 2018

#### Attachments:

Delray Beach Tri-Rail Coastal Link TOD Master Plan

NOTE: This item is under review and is subject to changes upon further analysis based on comments made by Staff according to the City's Land Development Regulations (LDR) and other department technical reviews. Any comments or objections shall be presented to the approving body during the scheduled meeting or discussed with the project planner in advance.

**Memo Date: September 7, 2018**

#### Recommendation:

Recommend approval of Resolution No. 100-18, adopting the Delray Beach Tri-Rail Coastal Link Transit-Oriented Development Master Plan.