

HOUSING & DENSITY IN PALM BEACH COUNTY

URBAN REDEVELOPMENT AREA & PRIORITY REDEVELOPMENT AREAS

URA CASE STUDY: SOUTHPORT GROVE

URBAN REDEVELOPMENT AREA (URA)

URA MASTER PLAN & ADDENDUM, CONCEPT TO IMPLEMENTATION (2006-2011)

Urban Redevelopment Area (PRA Locations)

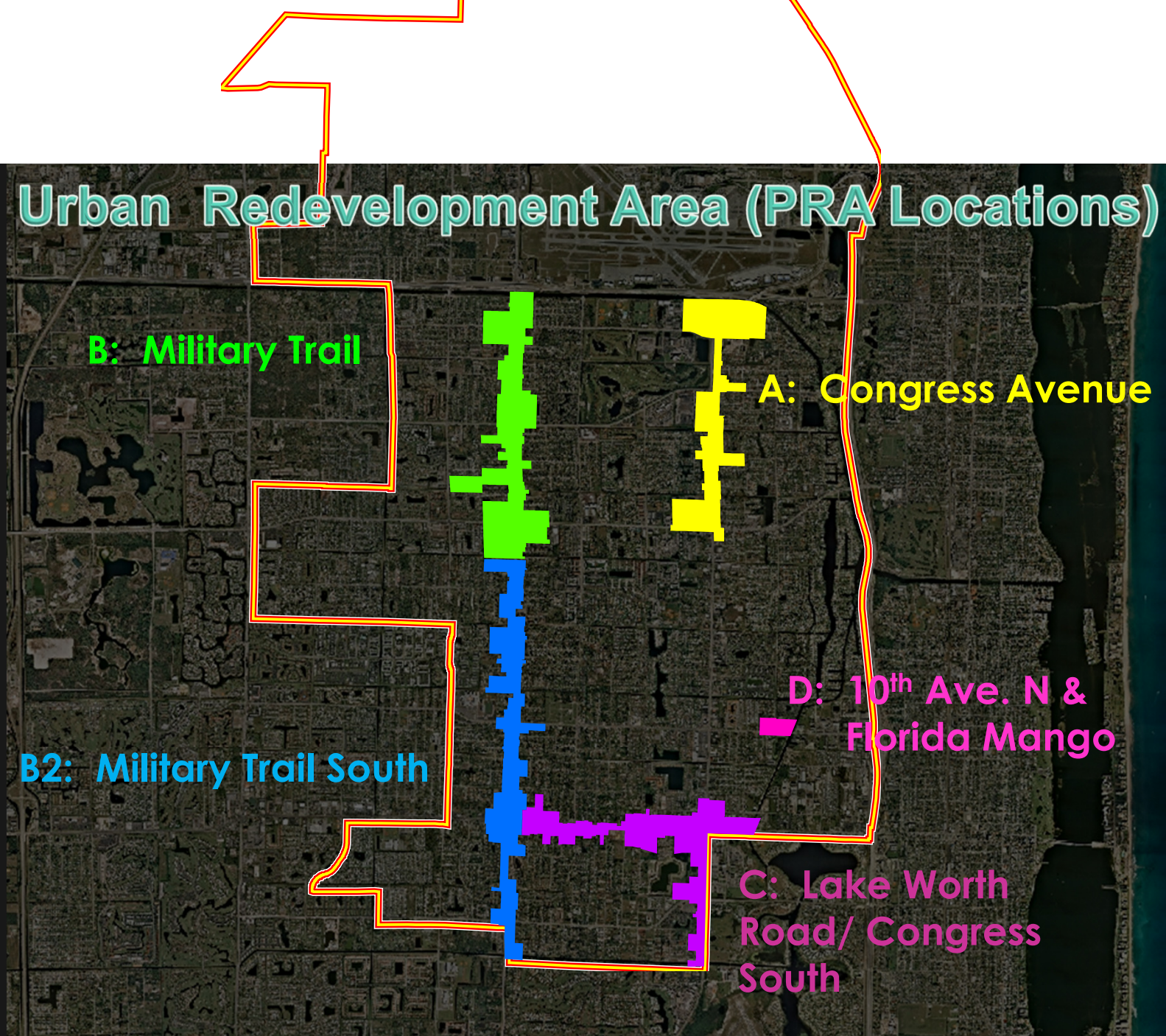
B: Military Trail

A: Congress Avenue

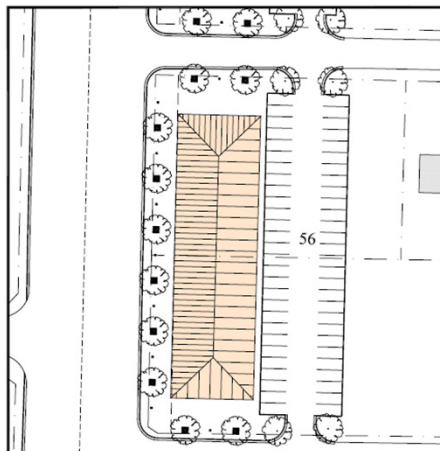
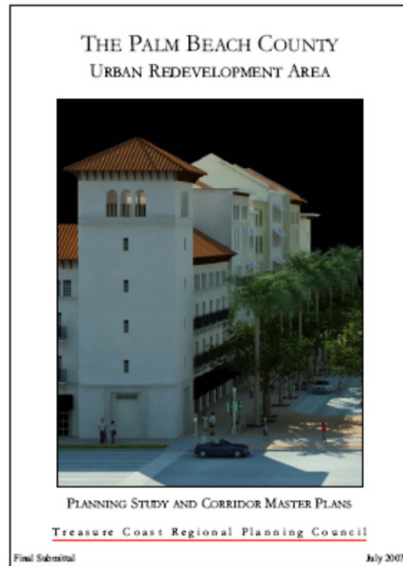
B2: Military Trail South

D: 10th Ave. N &
Florida Mango

C: Lake Worth
Road/ Congress
South



URA CONCEPTS



The drawing at left illustrates a typical in-line infill condition. In this case, three parcels have been assembled to create maximum efficiency and frontage along Military Trail. The development program includes:

- ~ 3 stories
- ~ 14,500 s.f. footprint
- ~ 14,500 s.f. non-residential uses
- ~ 25 residential units
- ~ 53 parking spaces required
- ~ 56 parking spaces provided

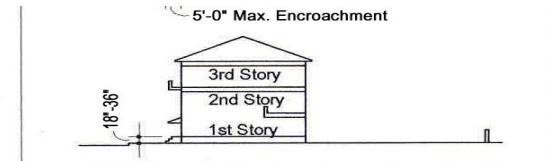


Figure 2 - Height Diagrams

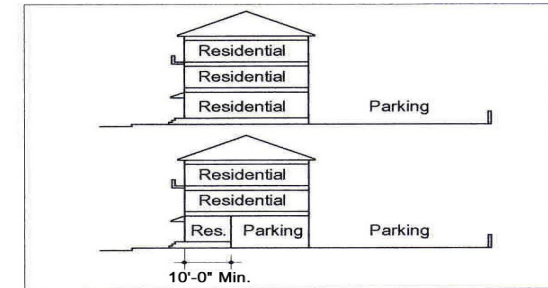
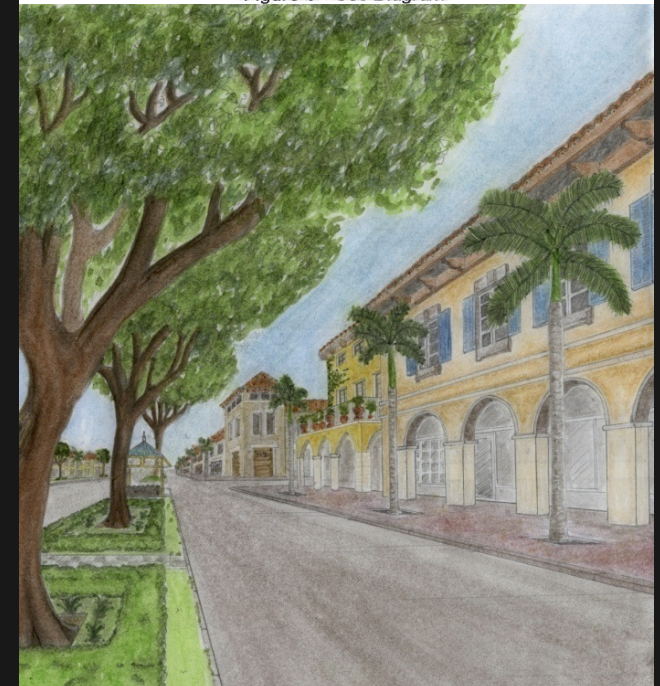


Figure 3 - Use Diagram



URA MASTER PLAN & IMPLEMENTATION

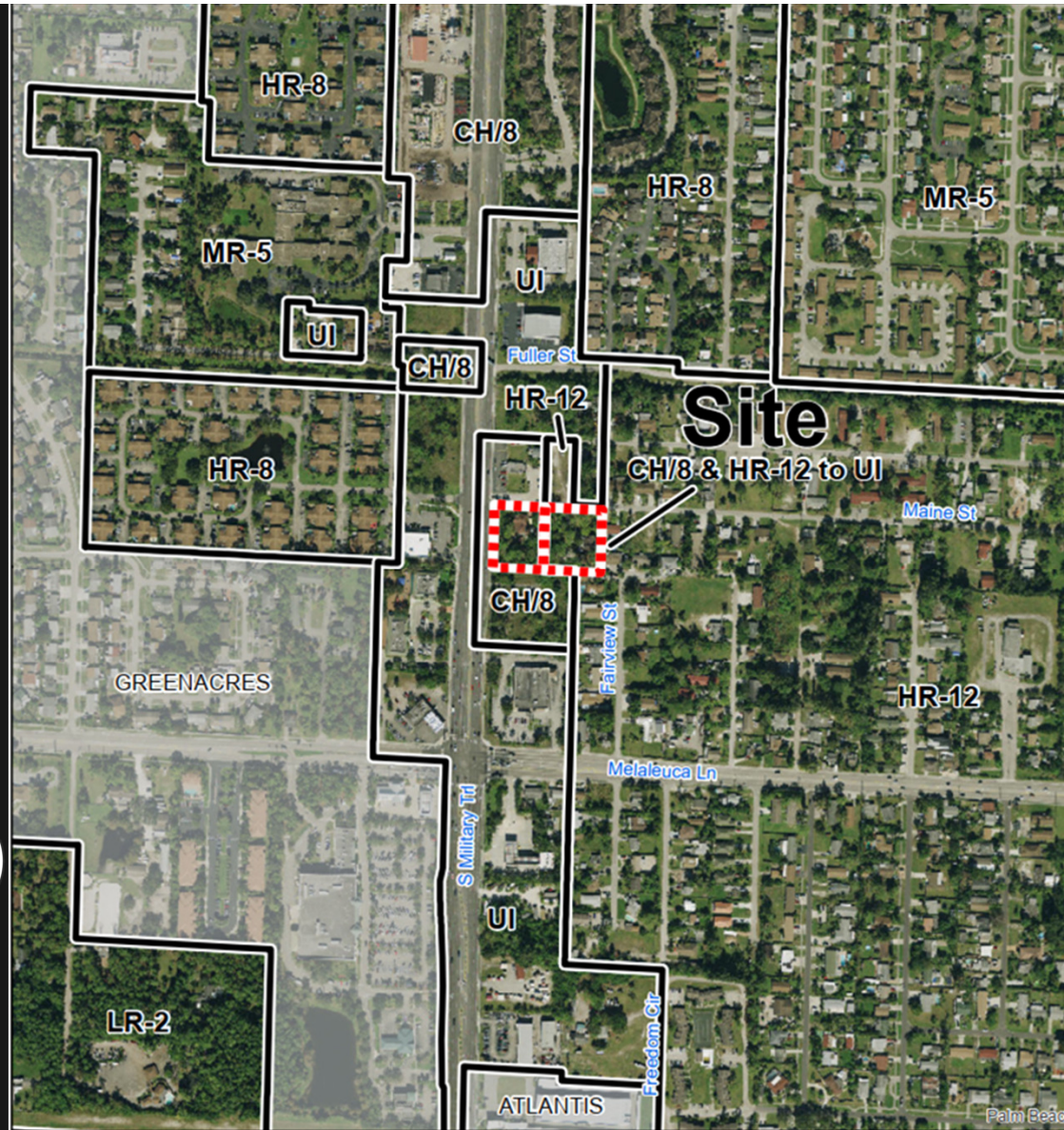
- ANTICIPATE REDEVELOPMENT: LONG TERM VISION ESTABLISHED
- EXISTING LAND USE AND ZONING ARE NOT ADEQUATE FOR REDEVELOPMENT ENVISIONED
 - 2-6+ STORY MIXED USE URBAN FORM ALONG COMMERCIAL CORRIDORS
- CREATE NEW FUTURE LAND USE(S)
- NEW “FORM-BASED CODE” FOR ZONING
- AS IMPLEMENTED:
 - 15% OF NEW UNITS PROVIDED AS WORKFORCE HOUSING
 - GREEN BUILDING INCENTIVE PROGRAM
 - COUNTY INITIATED FUTURE LAND USE & ZONING (TO FACILITATE REDEVELOPMENT)

URA CASE STUDY: SOUTHPORT GROVE

SOUTHEAST CORNER OF MILITARY TRAIL AND MAINE STREET

SUMMARY

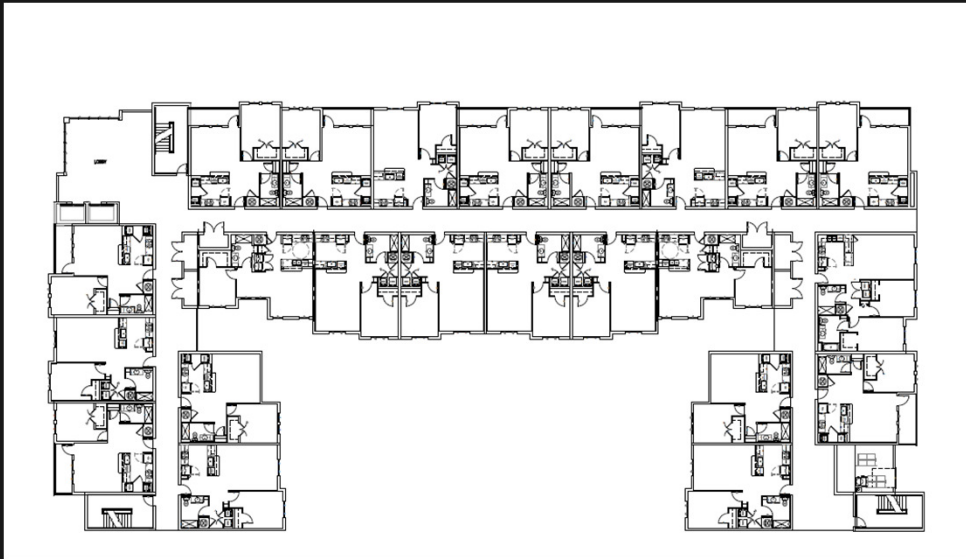
- 1.80 ACRES (2 PARCELS)
- CH-8 & HR-12 TO URBAN INFILL
- PRIOR OWNER “OPTED OUT” OF COUNTY INITIATED AMENDMENTS
- “OPT-IN” TO INCREASE POTENTIAL
 - 92 UNITS (51 UNITS/ACRE)
 - 15% UNITS WFH (14)
 - FGBC CERTIFIED (TO ACHIEVE 5-STORIES)



SOUTHPORT GROVE PLAN



SOUTHPORT GROVE



SOUTHPORT GROVE

