



20 N. Swinton Avenue  
Delray Beach, FL 33444

Agenda Item #: 10E  
February 23, 2017

~ CRA BOARD SUMMARY ~  
CITY FUNDING REQUEST – SOUTH FLORIDA TOD GRANT PROGRAM

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**Background:** The South Florida Regional Transportation Authority (SFRTA), South Florida Regional Planning Council (SFRPC) and Treasure Coast Regional Planning Council (TCRPC) are implementing the South Florida Regional Transit Oriented Development (SFTOD) Pilot Program. Funding was awarded for SFTOD through the Federal Transit Administration's (FTA) Transit-Oriented Development Planning Pilot Program, with grant-funded activities anticipated to occur between April 2017 and June 2018.

The goal is to leverage significant FTA transit investments by funding planning activities along future transit corridors. The result will be regional transit projects that will better meet the competitive criteria for federal transit funding. Activities funded will support economic development, ridership, multimodal connectivity and accessibility, increased transit access for pedestrian and bicycle traffic, and mixed use development near transit stations. The goal of all station area planning work is to create Tri-Rail Coastal Link station areas with a sustainable mix of land uses, improved access and mobility for all users, expanded economic development opportunities, and a regulatory framework ready to implement TODs.

The SFTOD grant program will fund planning activities around potential station areas that have been identified on that portion of the planned Tri-Rail Coastal Link (TRCL) corridor located on the Florida East Coast (FEC) rail corridor. The TRCL corridor runs along the FEC rail corridor from Jupiter to downtown Miami (See Exhibit "A").

**Grant:** A total of \$860,000 is available through the SFTOD Grant Program to fund eligible station area planning activities. A maximum of \$205,000 may be awarded to an individual recipient for a station area planning activity. The City is proposing to submit an application for the referenced grant, pending City Commission authorization on March 1, 2017. The grant requires a minimum 20% match, which is 20 out of 100 points in the evaluation criteria. The City has estimated the budget of \$300,000 for the station area plan and is requesting a grant in the amount of \$200,000 with CRA/City match of \$100,000. The City's request is for the CRA to provide the \$100,000 match. The grant would be utilized for a Station Area Master Plan, which would be used to guide and manage development and redevelopment activities within a station area or along a transit corridor, integrating the transit facilities and mobility improvements into the City's land use plans.

Pursuant to the Transportation Element Policy A-1.4 of the City's Comprehensive Plan, the City supports the eventual use of the FEC rail corridor for commuter travel with a station and its potential to link the City's downtown with the downtowns of other eastern cities along the corridor.

In addition, the adopted Downtown Delray Beach Master Plan states the following:

*"Delray Beach's residents had the grand vision that the City would send off and receive visitors and residents traveling by train. The possibility of restoring passenger service along this rail line is enjoying a revival. At the moment, it is no longer a question of "if" service will be restored, but "when". With this in mind, those communities prepared with plans, or better yet, an actual built station along the rail line will have the advantage of securing a rail stop for their citizens.*

*...The Master Plan's suggestion is to build a multi-modal transit station that incorporates a train station, a bus station, a local transit terminal, as well as additional parking for the downtown area.*

*With travel by car becoming less reliable and enjoyable, many citizens are looking for other transportation and commuting options. The FEC corridor offers one of the best new opportunities. The Master Plan's suggestion is to build a structure that will accommodate the needs of a future train station as well as parking needs for buses, commuters and the Central Core District..."*

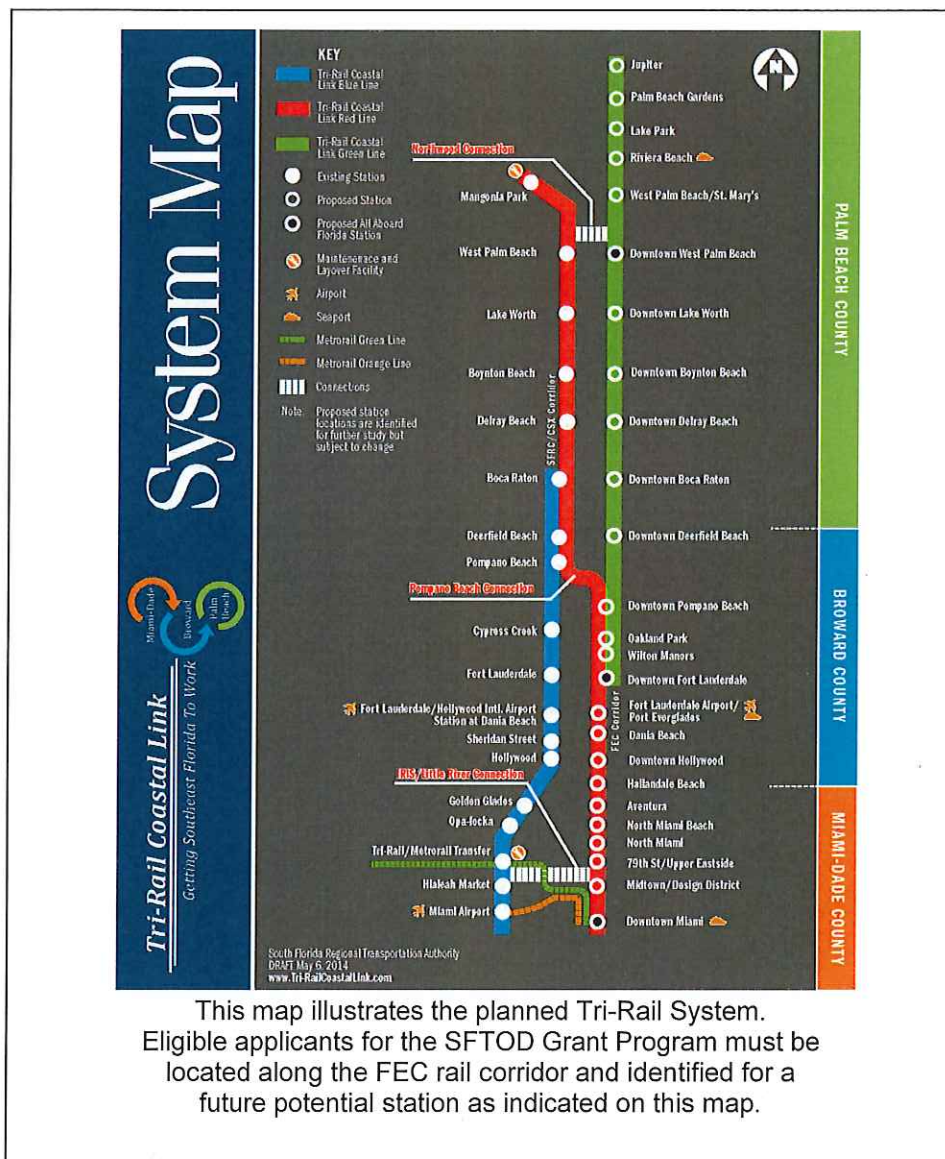
Based upon the above, the adopted Community Redevelopment Plan supports this initiative. In order to accommodate the request, the reallocation of funds will be addressed with a future budget amendment. The request will not impact previously prioritized projects and programs.

**Recommended Action:**

Approve funding for the South Florida Transit Oriented Development (SFTOD) Grant Program in an amount not to exceed \$100,000, to be included in an upcoming budget amendment.

**Submitted By:** Jeffrey A. Costello, Executive Director

# EXHIBIT "A"



This map illustrates the planned Tri-Rail System. Eligible applicants for the SFTOD Grant Program must be located along the FEC rail corridor and identified for a future potential station as indicated on this map.