

*Village of Royal Palm Beach*  
*SR-7 Commercial Corridor Study*



*Public Workshop*  
Wednesday, November 17, 2021

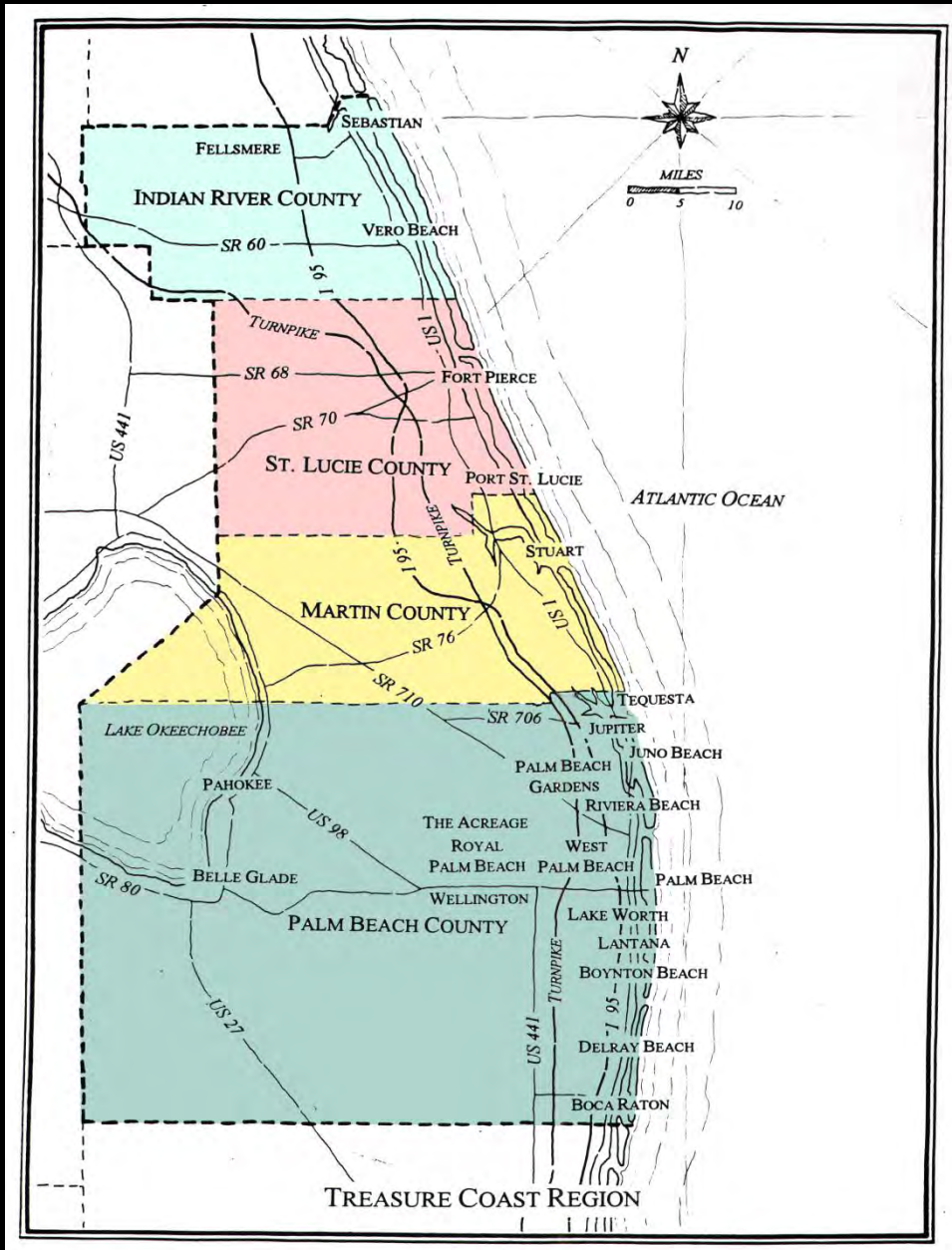
TREASURE COAST REGIONAL PLANNING COUNCIL

# *A Multi-Agency Approach ...*



*... that includes the Community.*

# Treasure Coast Regional Planning Council



## Fun Facts

- Public Agency
- One of 10 RPC's Statewide
- Four counties
- 52 Municipalities
- 2 million people
- 3,700 square miles
- Provide Technical Assistance to Local Governments

# Project Objectives

Develop a community-based vision for desirable redevelopment along the SR-7/441 Commercial Corridor;

Identify future community connections to better link the bicycle, pedestrian, parks, and blueway systems throughout the Village;

Advance “First and Last Mile” Improvements to Support Future Premium Transit on SR-7/441;

Provide Detailed Recommendations for Future Land Use and Land Development Regulations (Zoning) Modifications to Implement the Vision.

Improve the Quality of Life ~ Increase Redevelopment Opportunities



# Process To Date

Staff Meetings –Kick Off July 2021

20 Individual Interviews

Residents

Elected Officials

Board Members

Property Owners

City Staff

Palm Beach TPA

*Special Thanks To*

Mayor Fred Pinto

Vice Mayor Richard Valuntas

Councilwoman Selena Samios

Councilwoman Jan Rodusky

Councilman Jeff Hmara

Ray Liggins, Village Manager

Bradford O'Brien, P&Z Director

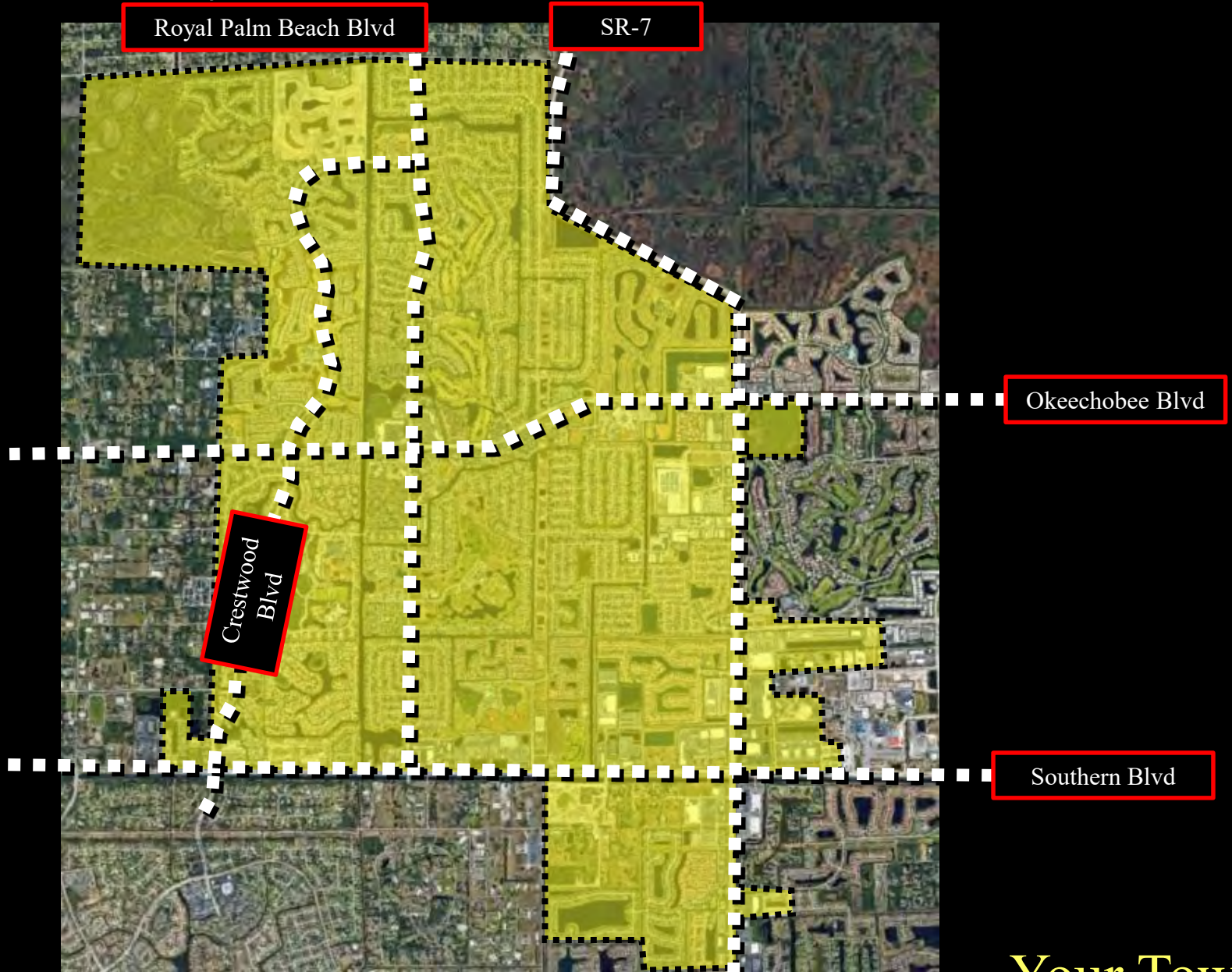
Lou Recchio, Parks and Rec Director

Chris Marsh, Village Engineer

Chris Wax, Executive Admin Assistant!!

James Rinehart, Palm Beach TPA

# Village of Royal Palm Beach



Your Town

# Why Are We Here?



Contemplate Future Redevelopment along the SR-7 Corridor

# Evolution of Planning in Palm Beach County



A Growing Trend Toward Urbansim



# Evolution of Planning in Palm Beach County



A Growing Trend Toward Urbansim

# COVID - 19

*“ Many of the Economic Trends that Were Already in Place Have Been Accelerated During the Pandemic”*

- Regional Malls are Vulnerable
- On-Line Shopping is More Prevalent than Ever
- Live/Work Balance (flexibility) is a Priority
- “The Great Resignation”
- Placemaking is Essential
- Transit-Oriented Development is Becoming More Viable and Vital

# Growing Development Pressure



**A Shift to Residential and/or Mixed-Use?**

# Three Main Components to the Project



# 1. SR-7 Commercial Corridor Analysis



**What is Appropriate Redevelopment for Royal Palm Beach?**

# 1. SR-7 Commercial Corridor Analysis



**What is Appropriate Redevelopment for Royal Palm Beach?**

# 2. Bicycle/Pedestrian/Park Connections



Identify Additional Linkages and Enhancements

# 3. "First and Last Mile" Connections



Future Improvements that Support Transit



### 3. “First and Last Mile” Connections



Future Improvements that Support Transit

# “ Building More Travel Lanes to Combat Congestion is like Loosening Your Belt to Combat Obesity”

Walter Kulash, P.E.



We are going to need all available mobility options to maintain a sustainable and livable region.

# Palm Beach TPA

## OKEECHOBEE BLVD & SR 7 MULTIMODAL CORRIDOR STUDY *CONNECTING COMMUNITIES*



### PURPOSE

The Palm Beach Transportation Planning Agency (TPA) is conducting a multimodal corridor study along Okeechobee Blvd. & SR 7 from the Mall at Wellington Green to Rosemary Square to evaluate safe, efficient and connected multimodal transportation alternatives. This planning study includes an analysis of roadways, transit, health, land use and economic development. With public input, this will guide the TPA in selecting a recommended alternative.

### STUDY CORRIDOR



# Palm Beach TPA

## CORRIDOR CHARACTERISTICS

**SAFETY**



**4,794 Crashes**  
95 were bike/pedestrian  
**16 fatalities**  
(2019-2021)

**POPULATION**



**42,000 Residents**  
56% Minority  
20% Seniors  
12% Disability

**HOUSEHOLDS**



**14,000 Residents**  
30% are low income  
45% have only 1 car  
9% have no access to a car

**JOBS**



**46,000 Jobs**  
59% are essential

Demographic Source: Rimmica.com (0.5mi radius)  
Crash Data Source: Signal Four Analytics

[PalmBeachTPA.org/Okee](http://PalmBeachTPA.org/Okee)



## STUDY TIMELINE



SR-7 / Multimodal Corridor Study





What Are Some of the Things  
That Make The  
*Village of Royal Palm Beach*  
So Special?



How To Maintain the Context of Royal Palm Beach?

# Amazing Amenities



22 Incredible and Diverse  
Community Parks

## Parks & Amenities

### **PRESERVATION PARK (83 Acres) 100 Sweet Bay Lane**

33,000 sq. ft. Recreation Center with a gymnasium, seven multi-purpose rooms and weight room. This park also contains one lighted R/C race track, one lighted skateboard park, six lighted soccer/football fields with concession, playscape, four lighted basketball courts, an off-road bike and walking trail through a twenty acre natural area.

### **WETLAND PARK (10 Acres) Crestwood Blvd. South**

Paved walking trail, park benches and boardwalk.

### **CULTURAL CENTER (8 Acres) 151 Civic Center Way**

16,500 sq. ft. building with a large Grand Ball Room, four multi-purpose banquet rooms and two kitchens. Facility is available for rentals.

### **LAKESIDE CHALLENGER PARK (4 Acres) 701 Royal Palm Beach Blvd**

A passive park with one gazebo, a fishing dock, park benches and a restroom facility.

### **CAMELLIA PARK (8 Acres) 6845 Camellia Park Drive**

Two softball fields (one lighted), six lighted tennis courts, four bocce courts, one sand volleyball court, playscape, pavilion, four racquetball courts and a restroom facility.

### **BOBBIE JO LAUTER PARK (2 Acres) 179 Sandpiper Ave**

A passive park with benches, bike racks, two picnic pavilions and playscape.

### **BOB MARCELLO BASEBALL COMPLEX (23 Acres) 100 Wildcat Way**

Eight lighted baseball fields, one lighted basketball court, two lighted tennis courts, picnic pavilion, jogging trail, two playscapes and three restroom facilities, three pavilions and concession facilities.

### **H.L. JOHNSON (9 Acres) 3701 Royal Palm Beach Blvd.**

Nature trail/exercise stations and park benches.

### **EARTHDAY PARK (2 Acres) 135 Riviera Avenue**

A passive park with large pavilion and park benches.

### **TODD A. ROBINER PARK (6 Acres) 350 Las Palmas Avenue**

Four sand volleyball courts, two basketball courts, playscape, picnic pavilion, new restroom facility with an outside shower, fishing dock and a doggie "Bark Park".

### **PIPPIN PARK (2 Acres) Pippin Lane**

Fishing dock, canoe/kayak launch, picnic pavilion, dog park, basketball court, playscape and two barbeque grills.

### **HOMEPLACE PARK (3 Acres) Grandview Circle**

Playscape, pavilion, fishing dock, basketball court, benches, dog park and open areas.

### **PENZANCE PARK (1 Acre) 10100 Penzance Lane**

Fishing dock, playscape and park benches.

### **GRANDVIEW LINEAR PARK (2 Acres) Grandview Way**

Park benches and walkway.

### **MOONLIGHT PARK (1 Acre) 1041 Moonlight Way**

Playscape, gazebo with picnic tables and park benches.

### **FERRIN MEMORIAL PARK (8 Acres) 11921 Okeechobee Blvd.**

Three lighted softball fields complex with restroom/concession facility and walking trail.

### **PINE ROAD PARK (5 Acres) 2700 Pine Road**

Paved walking path, two basketball courts, two small picnic pavilions, neighborhood dog park and open areas.

### **VETERANS PARK (5 Acres) 1036 Royal Palm Beach Blvd.**

Playscape, swings, interactive fountain, café, a market building, amphitheater, walking path, waterfall, two large picnic pavilions with grills, eight small gazebos, outdoor classroom, two restroom facilities and parking for 110.

### **LINDSAY EWING PARK (4 Acres) Linnat Lane**

Baseball field, multi-purpose field, pavilion and restroom facility.

### **VILLAGE HALL (16 Acres) 1050 Royal Palm Beach Blvd.**

Village Hall, Fire Department, Police Station, Community Development Department and walking trail.

### **COMMONS PARK (160 Acres) 11600 Poinciana Blvd.**

Features a ten acre great lawn, a fifteen acre lake, sporting center facility, banquet garden, wedding pavilion, two playscapes, interactive fountain, café, walking paths, two large picnic pavilions with grills, twenty small picnic pavilions, two volleyball courts, golf driving range, putting course, short game area, dog park and so much more!

#### **Picnic Pavilion**

Plan your child's next birthday party, family picnic or social gathering at one of our picnic pavilions in Royal Palm Beach. Reservations are accepted in person at the Royal Palm Beach Recreation Center and online at [RoyalPalmBeach.com](http://RoyalPalmBeach.com).

Parks and Watercourses



# Amazing Amenities



Parks and Watercourses

# Amazing Amenities



System of Interconnected  
Waterways



Parks and Watercourses

# Amazing Amenities



Parks and Watercourses

# Amazing Amenities



Excellent Pedestrian and Cyclist Connectivity

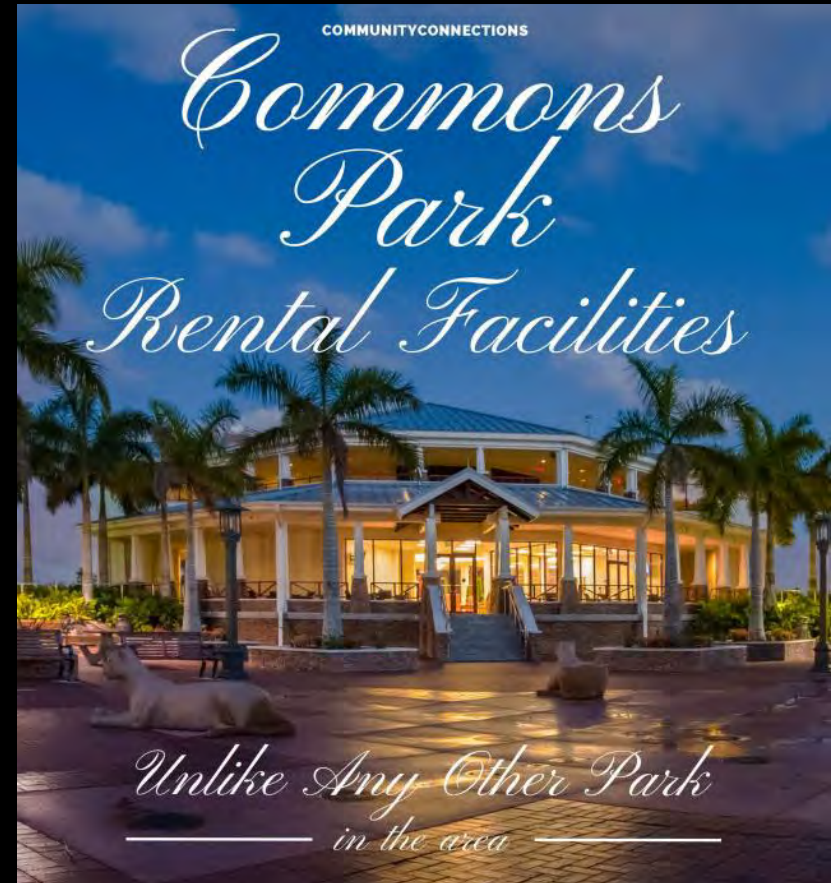
# Amazing Amenities



Beautiful Neighborhood Streets

# Amazing Amenities

## *Special Occasions* AT THE VILLAGE OF ROYAL PALM BEACH CULTURAL CENTER



COMMUNITYCONNECTIONS

## *Commons Park Rental Facilities*

*Unlike Any Other Park  
in the area*

**Cultural Facilities**

# Amazing Amenities



Civic and Public Art

# Amazing Amenities



Excellent Schools



# Amazing Amenities



## Project Timeline

Bid Opening – July 2021

Village Council Award – August 2021

Phase I Construction Begins – November 2021

Phase I Completion Date – February 2023

Phase II Completion Date – November 2023

**New Village Hall and Campus**

SR-7/US 441

*Welcome to  
The Village of Royal Palm Beach!*



*The Community's Front Door*

SR-7/US 441



Challenging Pedestrian Conditions

SR-7/US 441



The Pedestrian Experience

SR-7/US 441



Difficult Intersections

# SR-7 Corridor

SR-7



Okeechobee Blvd

Southern Blvd

# SR-7 Corridor



TARGET

Okeechobee Blvd

The Weldon Property

ALDI

Breakers West

REGAL

Counterpoint Estates

# SR-7 Corridor

SR-7



Okeechobee Blvd

Southern Blvd





Counterpoint  
Estates

Belvedere Road

Bella  
Terra

WALMART

BIG  
LOTS

ROSS

BEALLS

CHRIST  
F.C.

Southern Boulevard

# SR-7 Corridor


SR-7



Okeechobee  
Blvd

Southern  
Blvd

# SR-7 Corridor

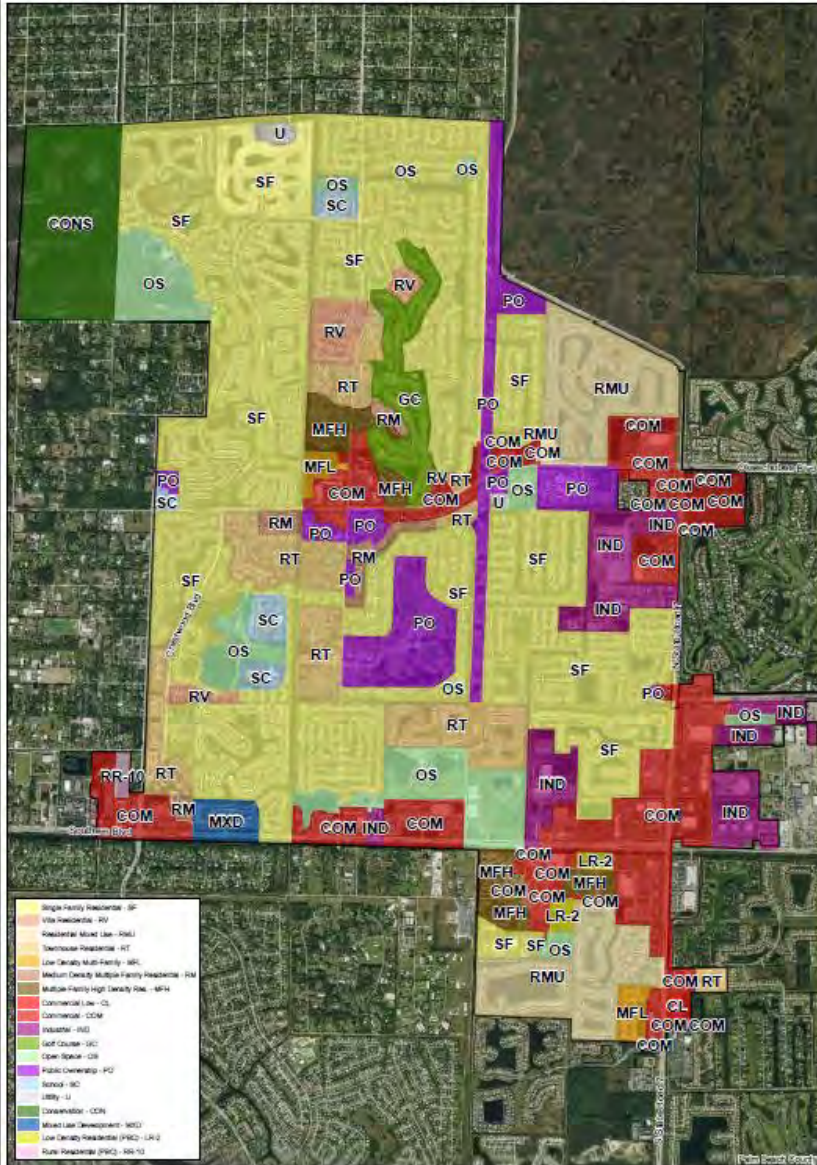
An aerial photograph of a suburban area, likely a residential development, showing a road, green spaces, and various buildings. A central text box with a red border contains the main message.

*Explore How Redevelopment  
Can Improve The Conditions of  
SR-7  
For ALL Users*

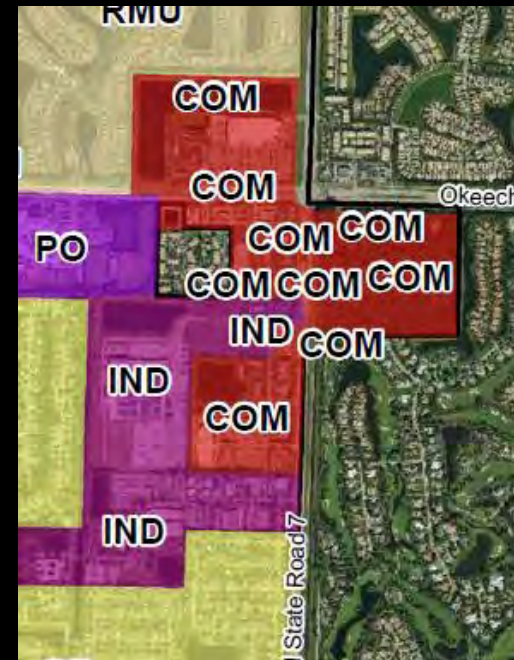
# Key Tasks



# THE VILLAGE OF ROYAL PALM BEACH, FLORIDA



FUTURE LAND USE



## Comprehensive Plan Review

**COM: COMMERCIAL F.L.U.**

### PERMITTED USES IN AREAS DESIGNATED COMMERCIAL

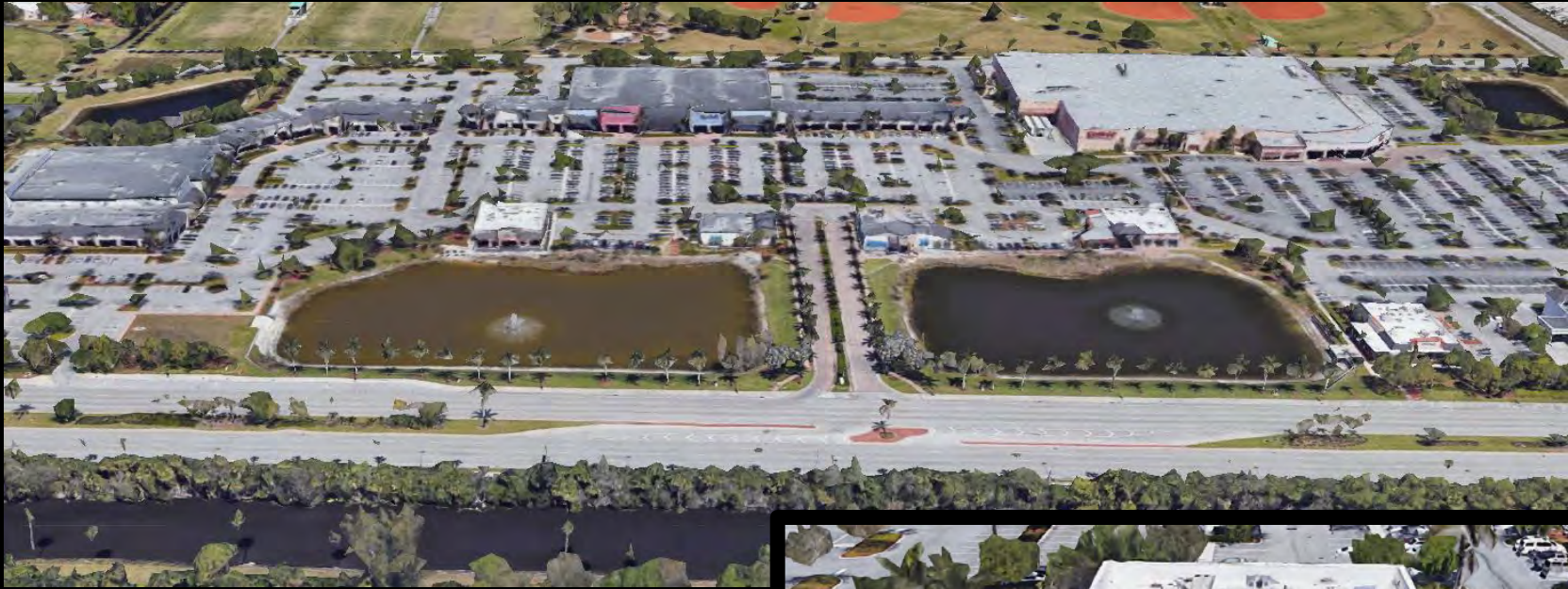
All commercial development within the Village must be designated Commercial. This designation includes retail/service and office. Convenience stores, shopping centers and office plazas must also be designated Commercial.

**Commercial** – The commercial designation for retail and service uses. The commercial district is intended to provide for well planned and environmentally compatible general and neighborhood uses and customary accessory uses.

# Regulatory Analysis



# Evaluate Other Examples



Southern Palm  
Crossing



Good Precedents for Change

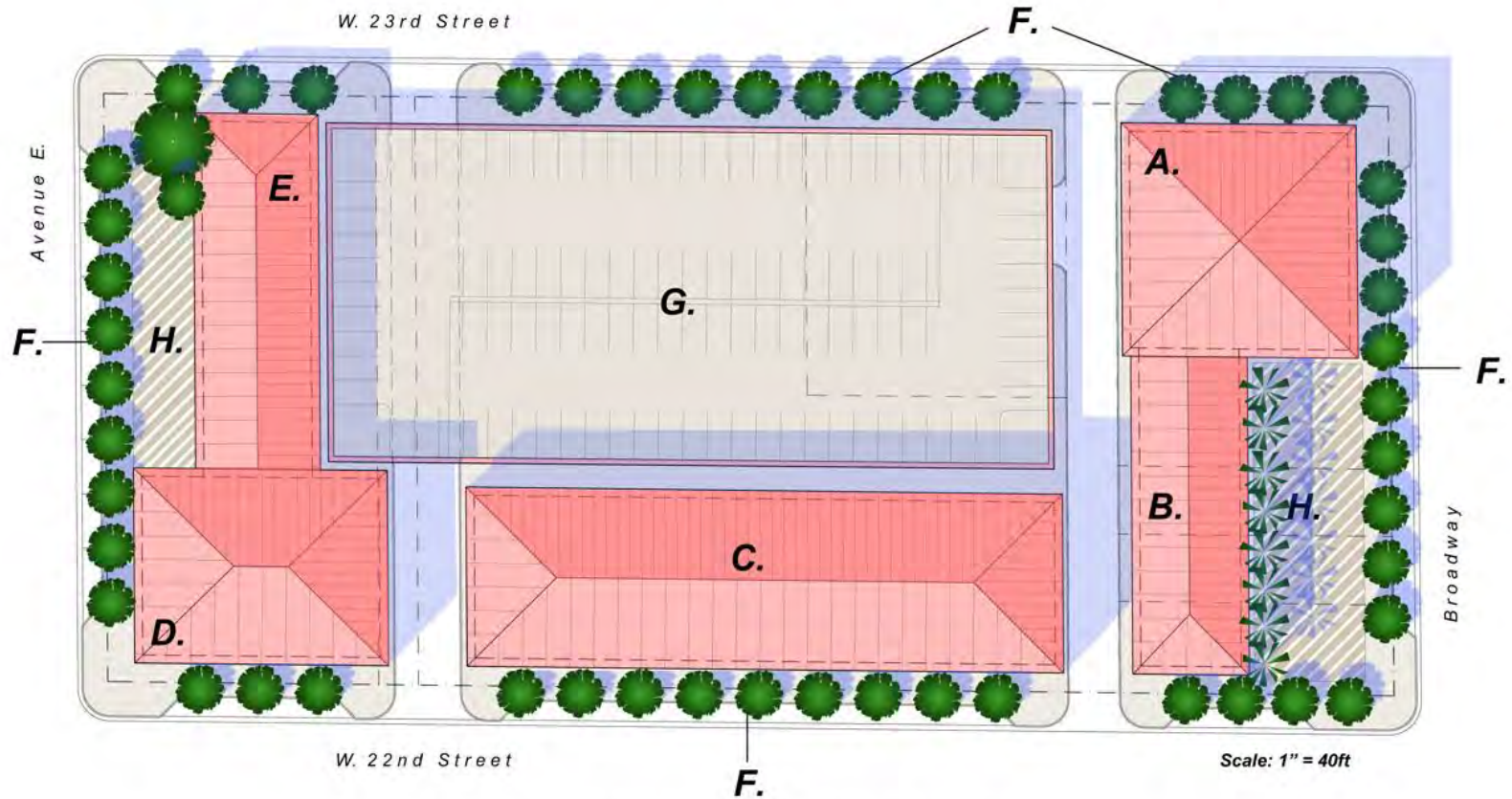
# Test Sites



Identify Potential Redevelopment Sites



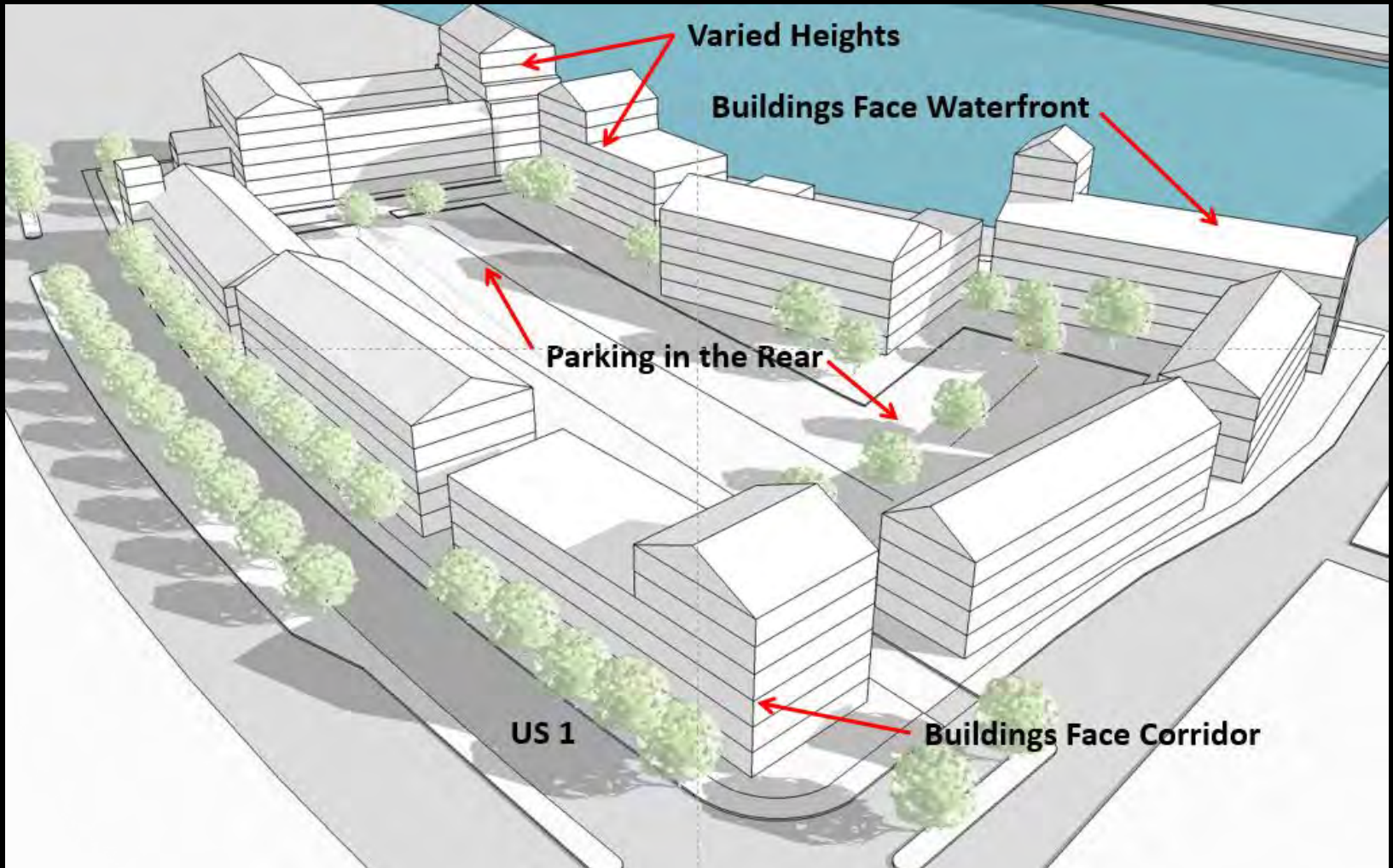
# Test Different Sites



A. OFFICE + RETAIL TOWER: 6 Stories @ 6,450 sf/floor (first four stories) + 12,900 sf (2 Stories) Public Benefit Program Square Footage = 34,800 sf. B. OFFICE + RETAIL BUILDING: 4 Stories @ 4,300 sf/floor = 17,200 sf. C. MIXED USE BUILDING: 4 Stories @ 12,800 sf/floor (first four stories) + 12,800 sf (1 Story) Public Benefit Program Square Footage = 64,200 sf. D. MIXED USE BUILDING: 3 Stories @ 5,800 sf/floor = 17,400 sf. E. MIXED USE BUILDING: 3 Stories @ 7,200 sf/floor = 21,600 sf. F. ON-STREET PARKING: 40 Spaces Total. G. PARKING GARAGE: 106 Spaces / Level (4 Levels = 424 Spaces) G. PUBLIC PLAZAS: 8,200 sf total. TOTAL SQUARE FOOTAGE: 155,200 SF. REQUIRED PARKING @ 3/1000 = 466 SPACES

How Can the Vision Be Implemented?

# Community Character



What is the Appropriate Use/Scale/Aesthetic?

# Implementation Strategies

## Frontage Standards and Details

Figure 5-9  
Storefront Frontage Type

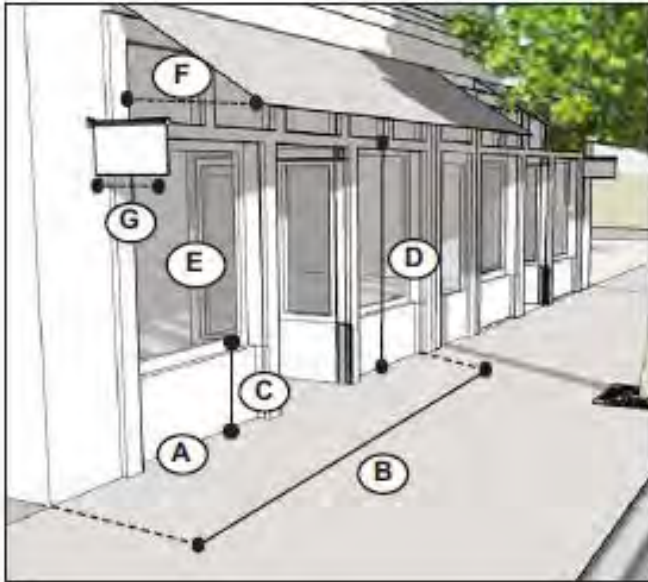


Figure 5-10  
Storefront Character Example



Storefront

Ways to Ensure the Vision?

# Bike/Ped Network Linkages



Future Enhancements and Connections

# First and Last Mile Improvements



Supporting Transit Through Good Urban Design

Tonight,  
We Want To Hear From  
You...



# What is an Appropriate Form of Redevelopment on SR-7?



# What are Some Key Missing Bicycle and Pedestrian Connections Within the Village?





# What is Missing in Royal Palm Beach that Might be Provided Through Future Redevelopment?



# What are Some Other Thoughts about Desired Improvements Within the Village and the Surrounding Commercial Corridors?



As Other Ideas Come To Mind Please  
Reach Out To Our Team With Your  
Input

**Bradford O'Brien**

Planning and Zoning Director, Village of Royal Palm Beach  
[bobrien@royalpalmbeach.com](mailto:bobrien@royalpalmbeach.com)

**Dana P. Little**

Urban Design Director, Treasure Coast Regional Planning Council  
[dlittle@tcrpc.org](mailto:dlittle@tcrpc.org)

*Thank You*



*Village of Royal Palm Beach*

Wednesday, November 17, 2021

TREASURE COAST REGIONAL PLANNING COUNCIL