Palm Beach County's HUD Community Challenge Planning Grant for the Glades Region

July 28, 2015
Glades Region Master Plan

Topics:

- Introduction
- Existing conditions
- Analysis / Recommendations
- Bridge to the Future
What it is...

The first comprehensive analysis of Glades Region issues, conditions and recommended solutions.
What it isn't

- $ for physical improvements
- A mandate for the Glades Cities
- A plan to sit on the shelf
$1.98 M awarded to Palm Beach County to create...

Community Challenge Planning Grant

Incorporating...

Community Participation through

Glades Region Master Plan
Grant Applicants were required to focus on the following livability principles:

- Housing Choices
- Transportation (roads, rail, transit)
- Public Works (Water, Sewer, Drainage)
- Community Amenities
- Coordinated Public Policies
- Economic Competitiveness
Glades Region Economic Vitality

- Increase Transportation Choices & Services
- Expand Housing Opportunities
- Growing Jobs & Economy
- Improved Quality of Life
- Enhanced Infrastructure

Introduction Existing conditions Analysis/Recommendations Bridge to the Future
Incorporating the Intermodal Logistics Center into the Plan:

Project Location:
- 850 Acres
- Up to 10 Million sq. ft. of Industrial Space and a 102 acre rail yard
Glades Region Master Plan

Study Area

USA-Glades
Acres: **25,671**
Unincorporated: **19,063**
Incorporated: **6,608**
Community Partners that Offered Key Input on Elements of the Plan
Building the Glades Region Master Plan

Step 1
Examined current existing conditions & issues

Step 2
Analyzed economy & infrastructure systems to address challenges

Step 3
Prepared recommendations/plans to enhance
- Infrastructure systems
- Economy
- Community Development

Introduction Existing conditions Analysis/Recommendations Bridge to the Future
Objective

Master Plan to serve as a guiding blueprint to enhance economic competitiveness

and address...

Introduction Existing conditions Analysis/Recommendations Bridge to the Future
Economic Challenges

- Limited Private Sector Investment
- High Unemployment / Lack of jobs
- Poverty
- Low Tax Base
Different from other plans

- Comprehensive
- Collaborative
- Achievable
Ramping up Economic Development Efforts

- Community Development Investments: $14.9 M
- Economic Development Investments: $24 M
- Infrastructure Investments: $83 M
Existing Conditions
## Existing Conditions

### Summary Demographic, Housing and Economic Profile

<table>
<thead>
<tr>
<th></th>
<th>2013</th>
<th>Belle Glade</th>
<th>Pahokee</th>
<th>South Bay</th>
<th>Unincorporated Area</th>
<th>Palm Beach County</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Economic</strong></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Average Household Income</td>
<td>$37,961</td>
<td>$38,799</td>
<td>$36,110</td>
<td>$36,326</td>
<td>$72,905</td>
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<tr>
<td>Poverty (% of Total population)</td>
<td>35%</td>
<td>27%</td>
<td>42%</td>
<td>50%</td>
<td>14%</td>
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<tr>
<td>Unemployment Rate (%)</td>
<td>19%</td>
<td>27%</td>
<td>22%</td>
<td>21%</td>
<td>9%</td>
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</table>
Public participation process was integral to plan development
Key Issues - Belle Glade / South Bay

We Must Strengthen the Weakest Link which is the Inner City to Thrive

Torry Island Tourism

Change Belle Glade – For the Betterment of the Community

Include the Community In Every Aspect of Improving the Glades Region
Key Issues - Pahokee / Canal Point

Need new restaurants and development – should really consider a hotel near the marina and downtown.

The community needs an enhanced marketing campaign starting with the logo, “The County’s Other Coast”

We must promote what we have – promote our strengths rather than focusing on our weaknesses.
Market Overview & Economic Analysis

- Understand current economic conditions
- Address the region’s economic challenges
- Guide preparation of a community-based vision & comprehensive economic development strategy
Analysis / Recommendations

Promote Spin-off Industries

Grow Target Industries

Location Opportunities

Expand Education

Develop Tourism Assets

Economic Development Strategies
Key Target Industries

- Agri-Business
- Recreation / Tourism
- Transportation / Logistics

- Infrastructure
- Location Opportunities
- Education / Workforce
- Transit

Introduction Existing conditions Analysis/Recommendations Bridge to the Future 28
Viable Locations

Belle Glade and South Bay

1. Proposed Visitor Education Center
2. Vacant Glades Correctional Institute
3. Belle Glade Business Park
4. Torry Island & Preserve
5. Proposed Intermodal Logistics Center
6. South Bay Park of Commerce
7. Prospective Town Center
Viable Locations

Pahokee and Canal Point

1. (Old) Cypress Hammock School Site
2. Abandoned Water Treatment Plant
3. Former Pahokee City Hall Site
4. Mixed-Use Site in Downtown Pahokee
5. Former Everglades Memorial Hospital
6. Pahokee Plaza Site
Belle Glade Strategies

Torry Island
- Expand eco-tourism opportunities
- Connectivity and image

Downtown Redevelopment
- Support business improvement activities
- Encourage redevelopment efforts and initiatives

Hooker Highway
- Seek funding to complete the roadway connection from Hooker Highway to the ILC.
South Bay Park of Commerce

• Seek funding for infrastructure improvements

U.S. Highway 27 Corridor

• Locations for Truck Service Plazas
• Improve hotel and food service offerings

Connections to the ILC

• Seek funding for Highway 27 and rail improvements
Pahokee Strategies

Tourism Development
- Seek funding for a tourism development marketing plan

Pahokee Marina
- Focus tourism development opportunities downtown and at the marina

Downtown Redevelopment
- Concentrate a mixed-use village center concept
- Support infill redevelopment in downtown
- Encourage specialized lodging facility
Infrastructure is critical to supporting the plan
<table>
<thead>
<tr>
<th>Water Improvements</th>
<th>Capital Cost</th>
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<tbody>
<tr>
<td>Water Treatment Plant 11</td>
<td>$12,801,000</td>
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<tr>
<td>Storage and Pumping</td>
<td>$3,225,000</td>
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<tr>
<td>Distribution System</td>
<td>$37,303,000</td>
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<tr>
<td>Total</td>
<td>$53,329,000</td>
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Total Wastewater System Improvements

$63.65 M
<table>
<thead>
<tr>
<th>Wastewater</th>
<th>Capital Cost</th>
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<tbody>
<tr>
<td>Collection System</td>
<td>$26,254,500</td>
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<tr>
<td>Transmission System</td>
<td>$2,770,000</td>
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<tr>
<td>Infiltration and Inflow</td>
<td>$9,270,000</td>
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<tr>
<td>Treatment and Disposal</td>
<td>$25,360,000</td>
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<tr>
<td><strong>Total</strong></td>
<td><strong>$63,645,500</strong></td>
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Total Drainage System Improvements

$2.15 M
<table>
<thead>
<tr>
<th>Drainage</th>
<th>Capital Cost</th>
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<tr>
<td>Area B1 – Belle Glade</td>
<td>$1,121,200</td>
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<tr>
<td>Area S1 – South Bay</td>
<td>$37,800</td>
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<tr>
<td>Area P1 - Pahokee</td>
<td>$146,000</td>
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<tr>
<td>Area S2 – South Bay</td>
<td>$715,300</td>
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<td>Area U1 - Pahokee</td>
<td>$132,800</td>
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<td><strong>Total</strong></td>
<td><strong>$2,153,100</strong></td>
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Public Transit
Annual Operating Costs $15.23M

- Improved fixed-route bus service
- Connectivity
- Customer Convenience
Roadway / Highway expansion to service ILC

Total Roadway Alignment $45.08 M
## Roadway and Rail Improvements

<table>
<thead>
<tr>
<th>Road Name</th>
<th>Estimated Repaving Costs</th>
<th>Estimated Reconstruction Costs</th>
<th>Jurisdiction</th>
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<tbody>
<tr>
<td>CR-880</td>
<td>$3,600,000</td>
<td>$102,600,000</td>
<td>Belle Glade / County</td>
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<tr>
<td>Avenue E*</td>
<td>$575,000</td>
<td>$12,900,000</td>
<td>Belle Glade</td>
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<td>Canal Street South</td>
<td>$305,000</td>
<td>$9,120,000</td>
<td>Belle Glade</td>
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<tr>
<td>Gator Blvd</td>
<td>$1,275,000</td>
<td>$37,800,000</td>
<td>Belle Glade / County</td>
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<td>Hatton Hwy</td>
<td>$375,000</td>
<td>$43,200,000</td>
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<tr>
<td>Hooker Hwy</td>
<td>$175,000</td>
<td>$5,400,000</td>
<td>County</td>
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<tr>
<td><strong>Total</strong></td>
<td><strong>$6,305,000</strong></td>
<td><strong>$211,100,000</strong></td>
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Land Planning for Growth

Coordinated policies Plan

- Land Development Guidelines
- Amendments for unincorporated area
- Flexible Regulations
- Provide Technical Assistance for Tri-City Comprehensive Plan Recommendations
Changing Perceptions

Belle Glade
Bike our trails

South Bay
Crossroads of the Glades

Visit Pahokee!

Discover Canal Point
Preserving the Past, Promoting the Future

THE GLADES REGION MASTER PLAN

A comprehensive plan for future improvements in the Glades Region to support economic prosperity, funded by the U.S. Department of Housing and Urban Development Sustainable Communities Initiative, Community Challenge Planning Grant invetory and presented through a partnership of Palm Beach County and the Treasure Coast Regional Planning Council, in collaboration with the cities of Belle Glade, Pahokee, and South Bay, and assisted by numerous community stakeholders and residents of the Glades.