



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

July 28, 2015

Glades
Region
Master
Plan

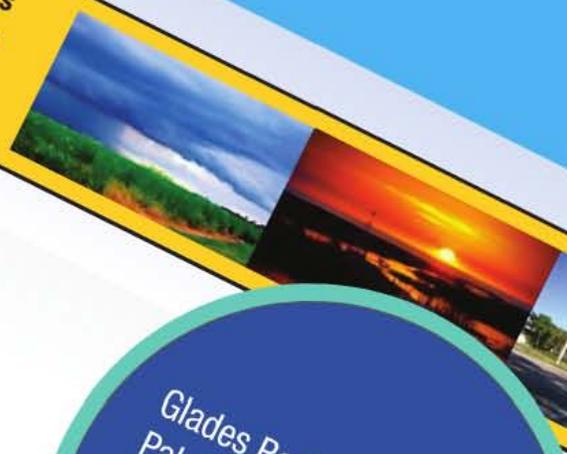


Glades Region Master Plan

Topics:

- Introduction
- Existing conditions
- Analysis /
Recommendations
- Bridge to the Future

Glades
Region
Master
Plan



Glades Region Master Plan
Palm Beach County
February 14, 2015 – FINAL
Funded by: HUD Office of Economic
Resilience



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



Introduction

Incorporating...



Community Participation

through



\$1.98 M awarded to Palm Beach County to create...



Glades Region Master Plan



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



Enhanced Infrastructure



Expand Housing Opportunities



Improved Quality of Life



Growing Jobs & Economy

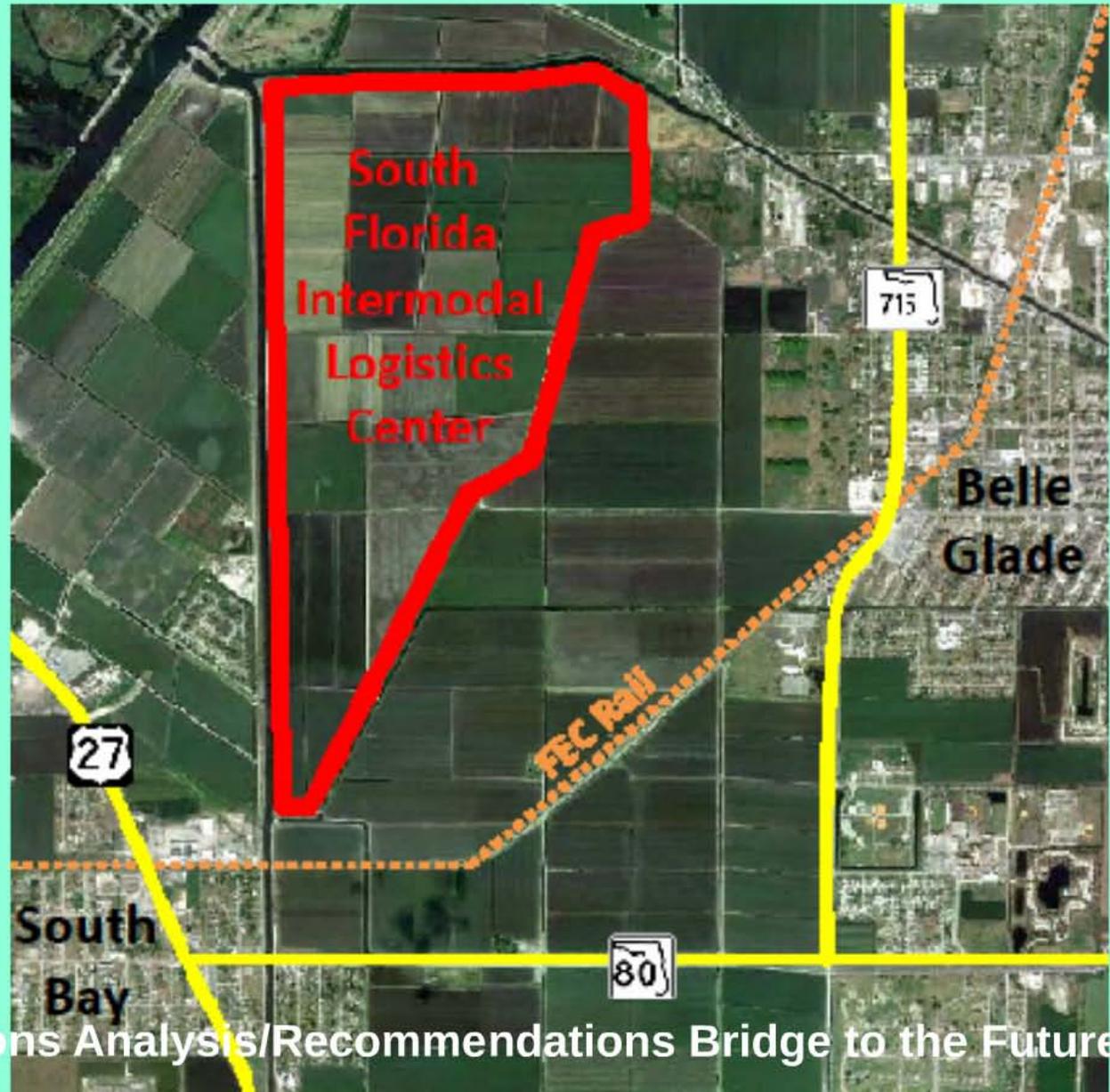


Incorporating the Intermodal Logistics Center

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

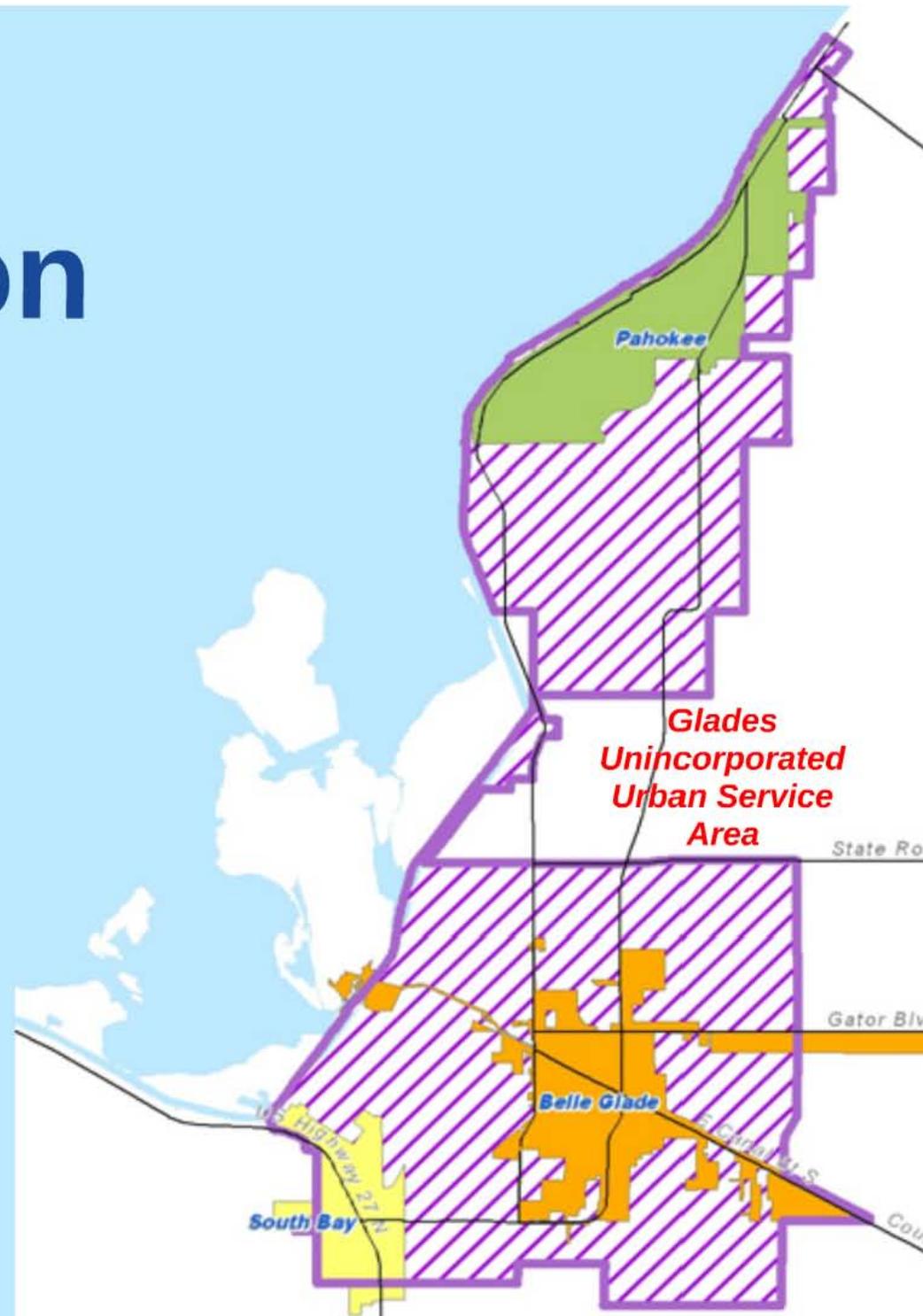
Study Area

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

Objective

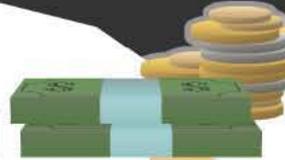
Master Plan to serve as a guiding blueprint to enhance economic competitiveness



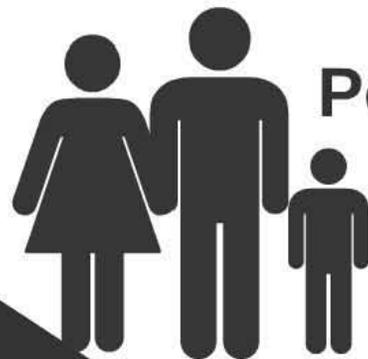
and address...

Economic Challenges

Limited
Private Sector
Investment



High
Unemployment /
Lack of jobs



Poverty

Low Tax
Base



Different from other plans

- Comprehensive
- Collaborative
- Achievable

Glades
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Ramping up Economic Development Efforts



Existing Conditions











Existing Conditions

Summary Demographic, Housing and Economic Profile					
2013	Belle Glade	Pahokee	South Bay	Unincorporated Area	Palm Beach County
Population	1,000	1,000	1,000	1,000	1,000
Households	1,000	1,000	1,000	1,000	1,000
Population Density	1.0	1.0	1.0	1.0	1.0
Median Age	35	35	35	35	35
Median Household Income	\$37,961	\$38,799	\$36,110	\$36,326	\$72,905
Poverty (% of Total population)	35%	27%	42%	50%	14%
Unemployment Rate (%)	19%	27%	22%	21%	9%

Economic					
Average Household Income	\$37,961	\$38,799	\$36,110	\$36,326	\$72,905
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Elements of the GRMP

Citizen Participation



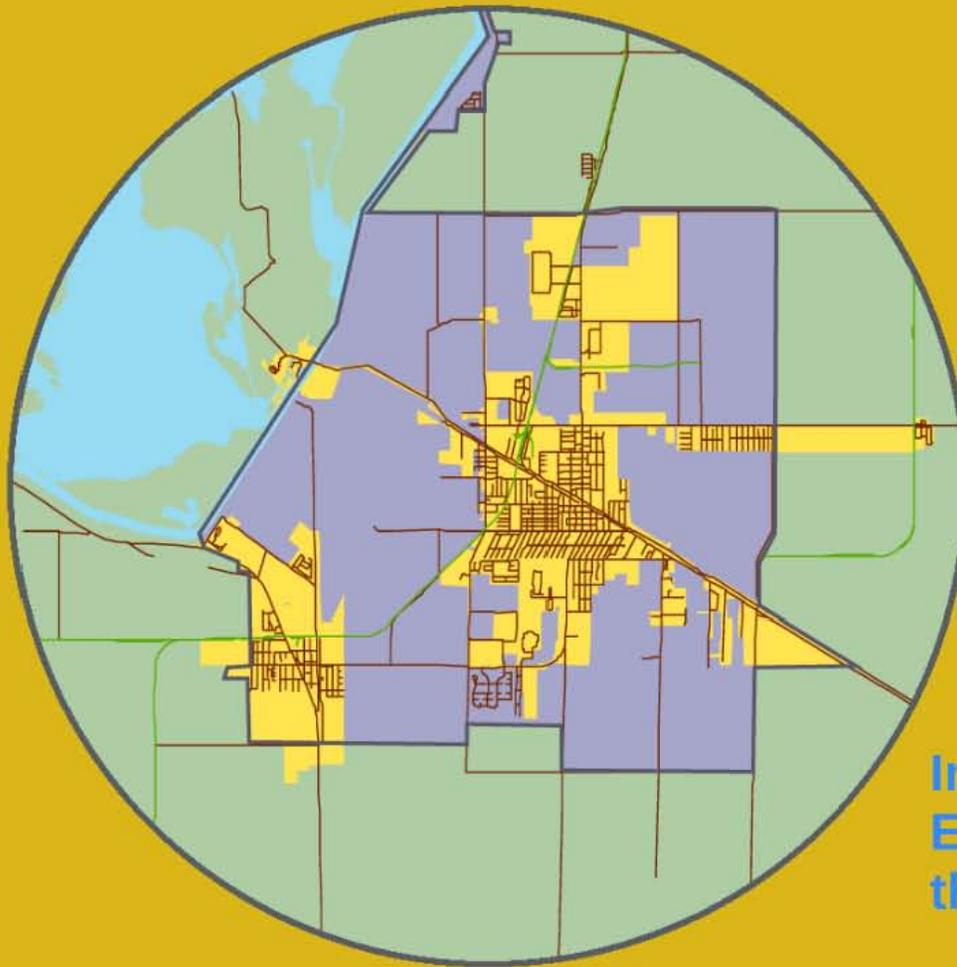


Public participation process was integral to plan development





Key Issues - Belle Glade / South Bay



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

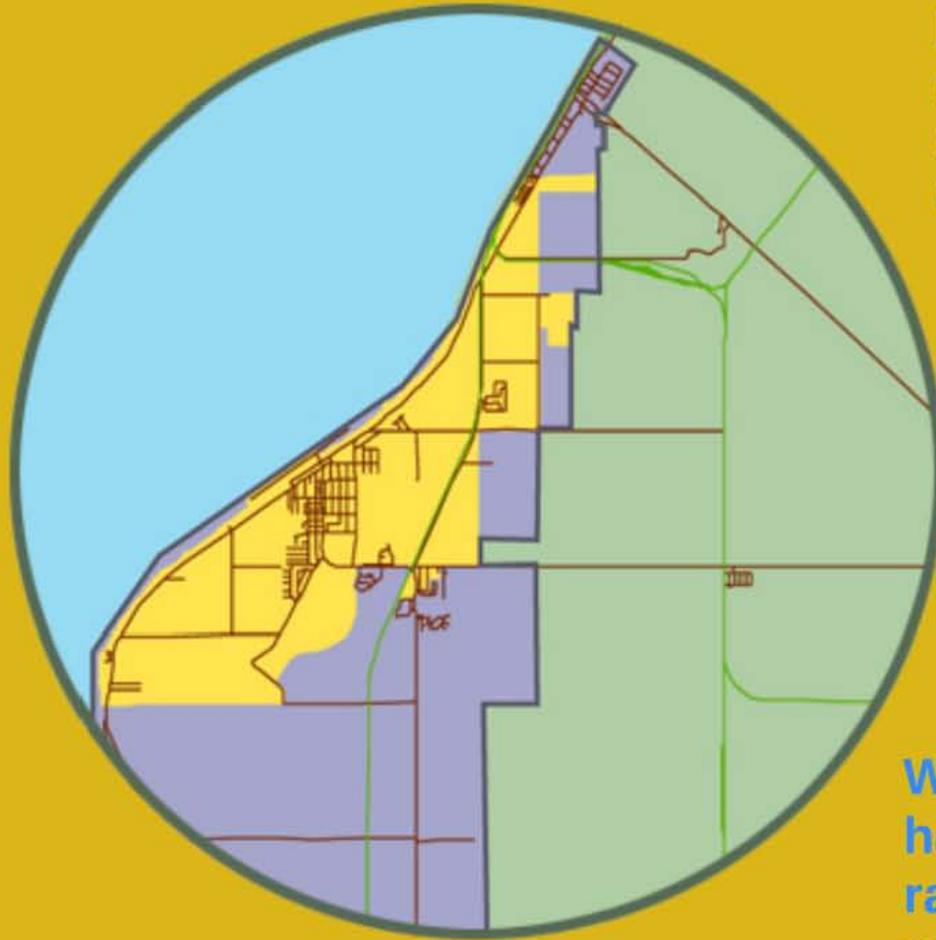
Torry Island Tourism

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



Location Opportunities



Grow Target Industries



Expand Education

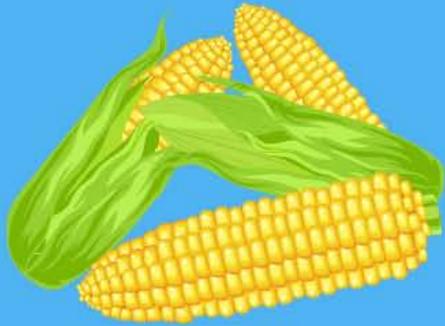


Develop Tourism Assets





Key Target Industries



Agri-
Business



Recreation /
Tourism



Transportation /
Logistics



Infrastructure



Location
Opportunities



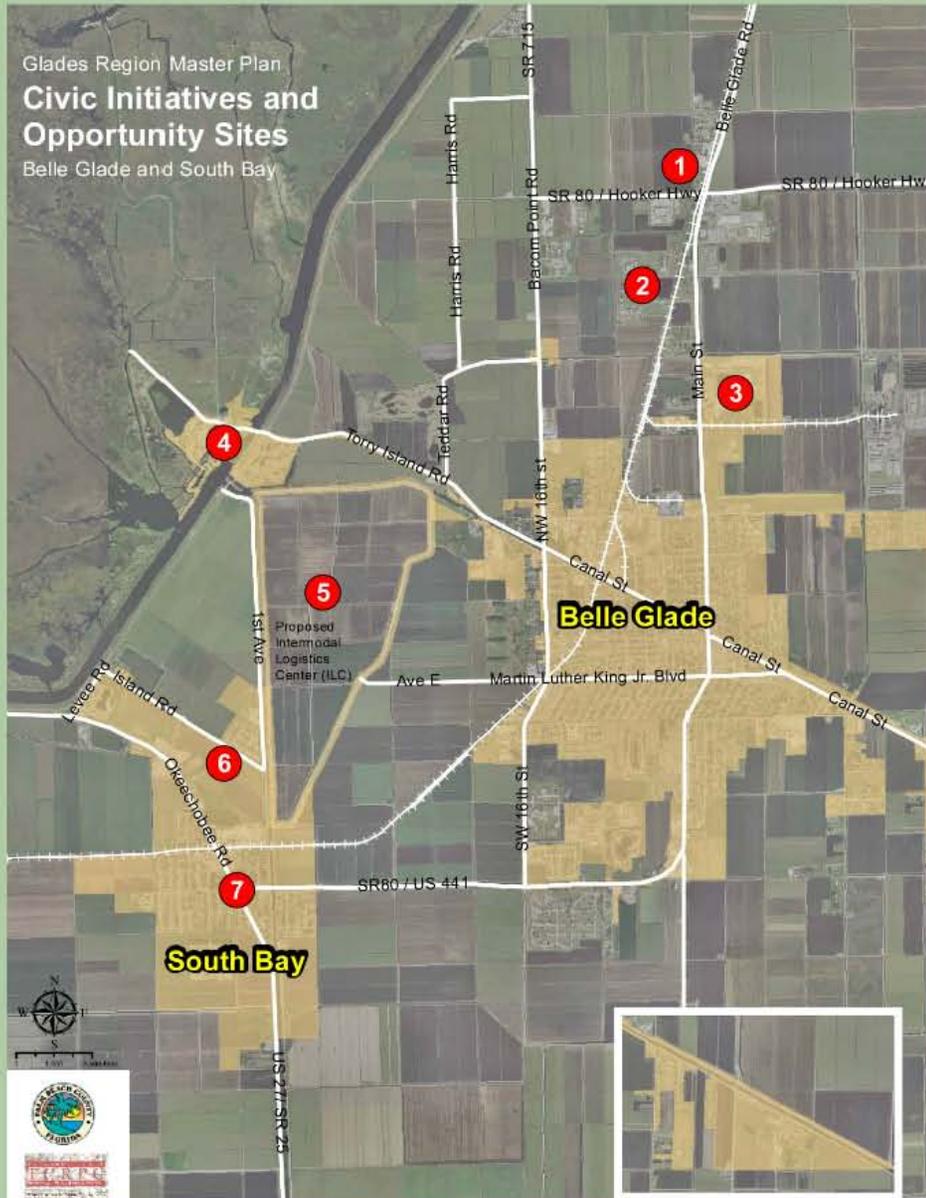
Education /
Workforce



Transit



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



Viabile 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 Strategies

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



Pahoee Strategies

Tourism Development

- Seek funding for a tourism development marketing plan

Pahoee 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





Water **\$53.33 M**



Water Improvements	Capital Cost
Water Treatment Plant 11	\$12,801,000
Storage and Pumping	\$3,225,000
Distribution System	\$37,303,000
Total	\$53,329,000



Total Wastewater System Improvements

\$63.65 M



Wastewater	Capital Cost
Collection System	\$26,254,500
Transmission System	\$2,770,000
Infiltration and Inflow	\$9,270,000
Treatment and Disposal	\$25,360,000
Total	\$63,645,500

Total Drainage System Improvements

\$2.15 M



Drainage	Capital Cost
Area B1 – Belle Glade	\$1,121,200
Area S1 – South Bay	\$37,800
Area P1 - Pahokee	\$146,000
Area S2 – South Bay	\$715,300
Area U1 - Pahokee	\$132,800
Total	\$2,153,100



West
Technical
Education
Center



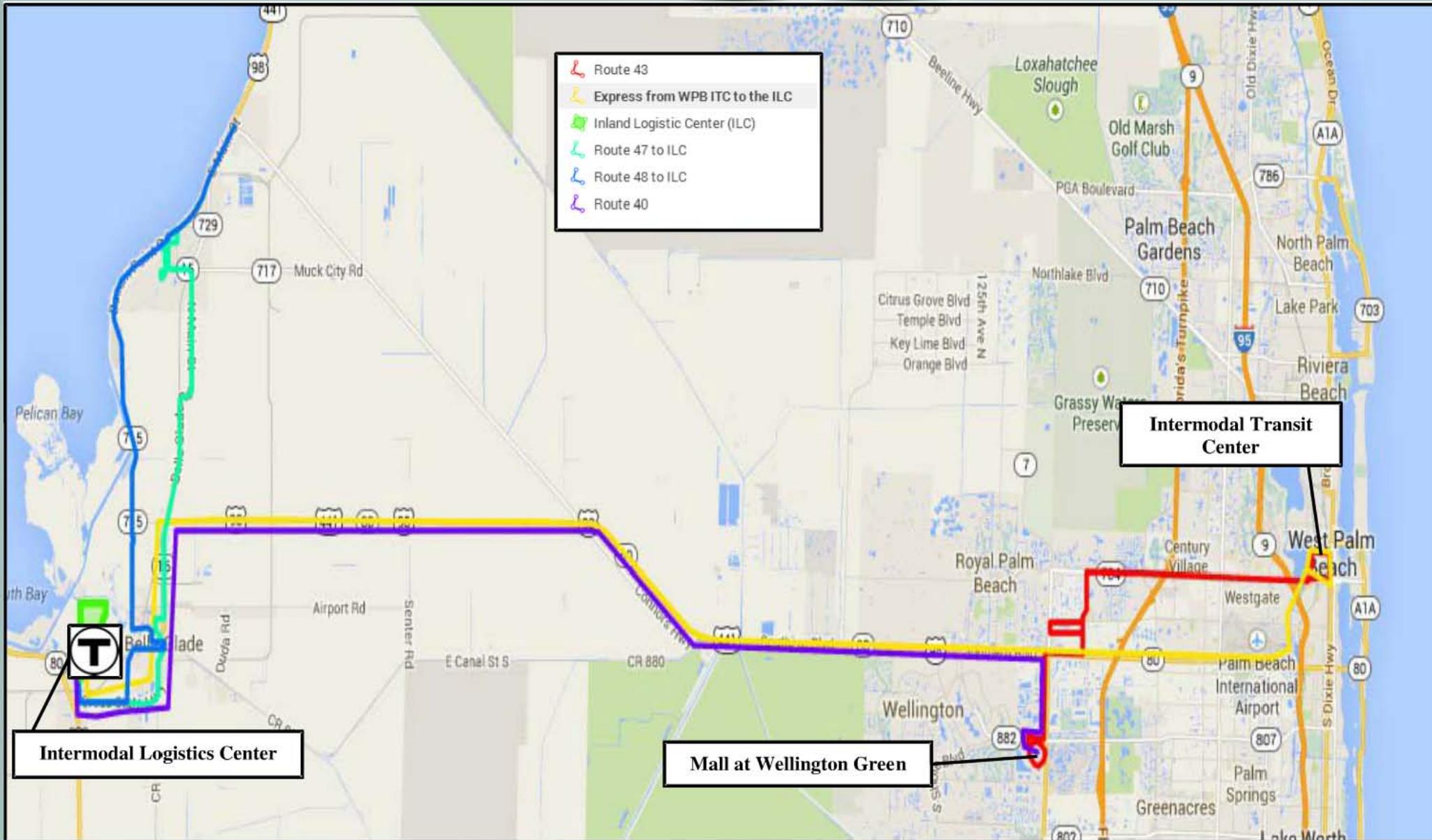
Public Transit

Annual Operating Costs **\$15.23M**

- Improved fixed-route bus service
- Connectivity
- Customer Convenience

2625

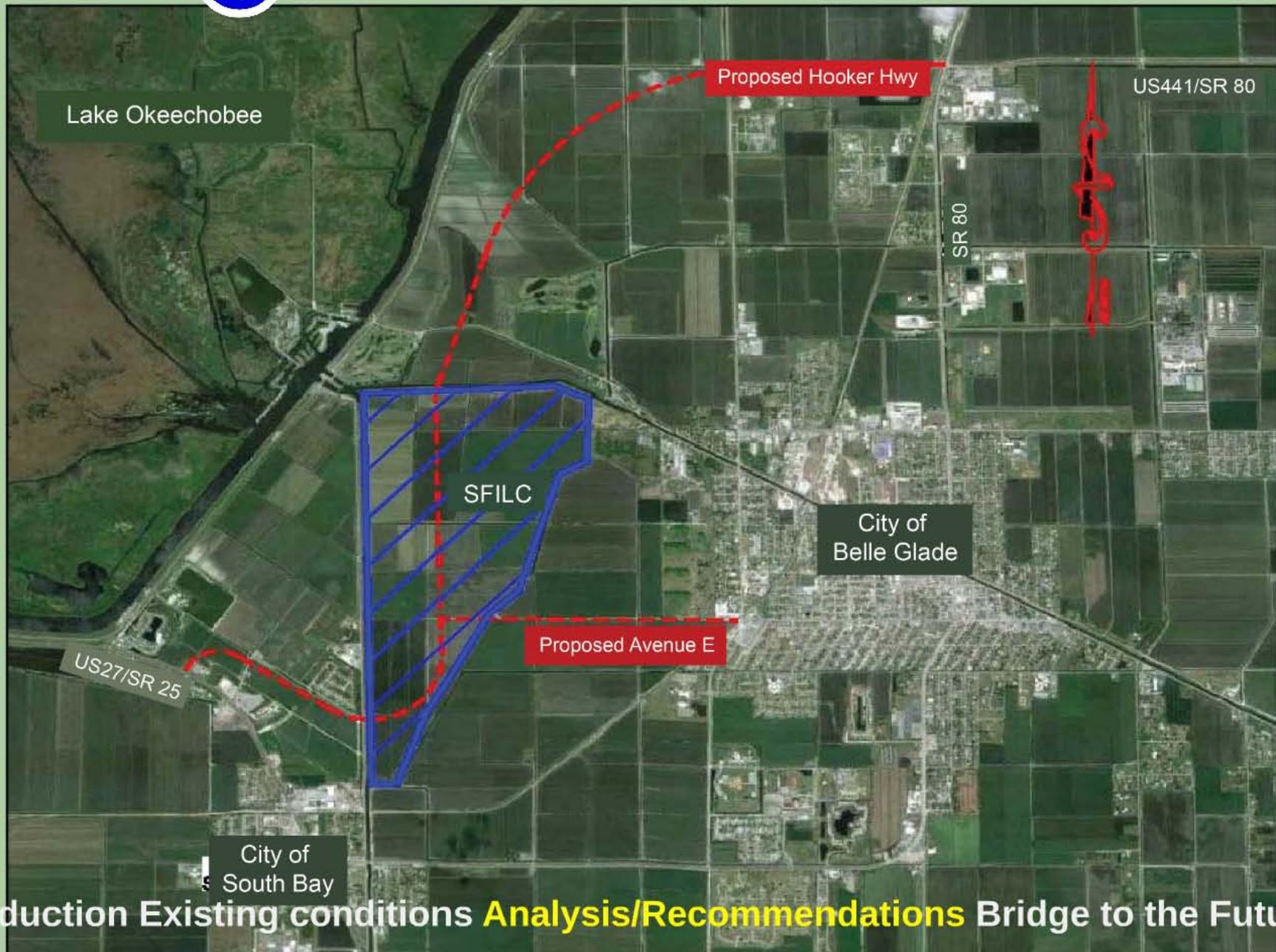
Glades Master Transit Plan



Roadway / Highway expansion to service ILC



Total Roadway Alignment **\$45.08 M**





Roadway and Rail Improvements

Road Name	Estimated Repaving Costs	Estimated Reconstruction Costs	Jurisdiction
CR-880	\$3,600,000	\$102,600,000	Belle Glade / County
Avenue E*	\$ 575,000	\$ 12,900,000	Belle Glade
Canal Street South	\$ 305,000	\$ 9,200,000	Belle Glade
Gator Blvd	\$ 1,275,000	\$ 37,800,000	Belle Glade / County
Hatton Hwy	\$ 375,000	\$ 43,200,000	County
Hooker Hwy	\$ 175,000	\$ 5,400,000	County
Total	\$ 6,305,000	\$211,100,000	



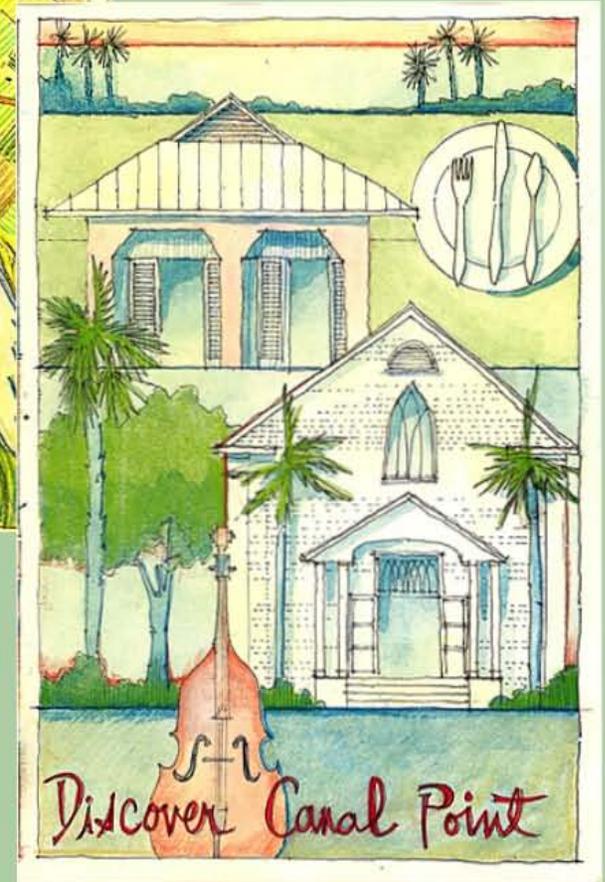
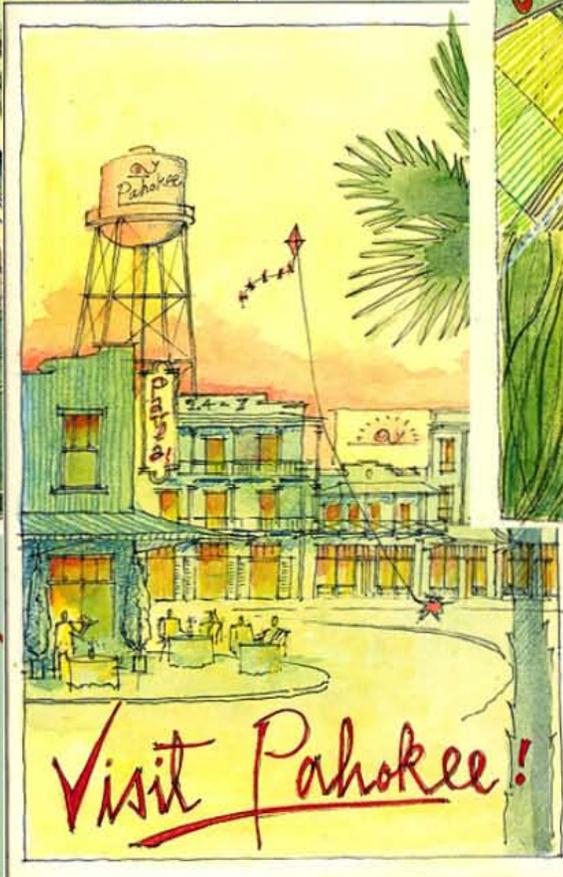
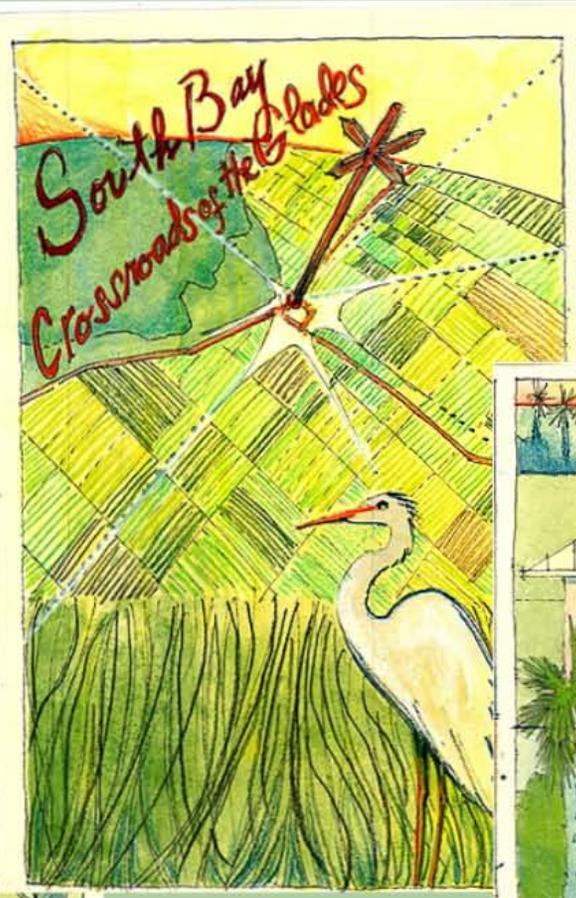
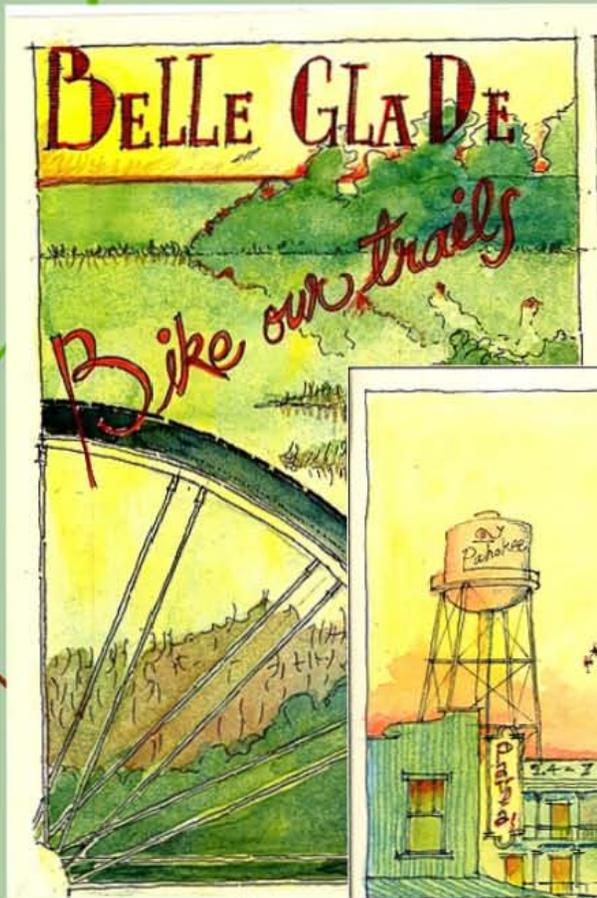
Land Planning for Growth

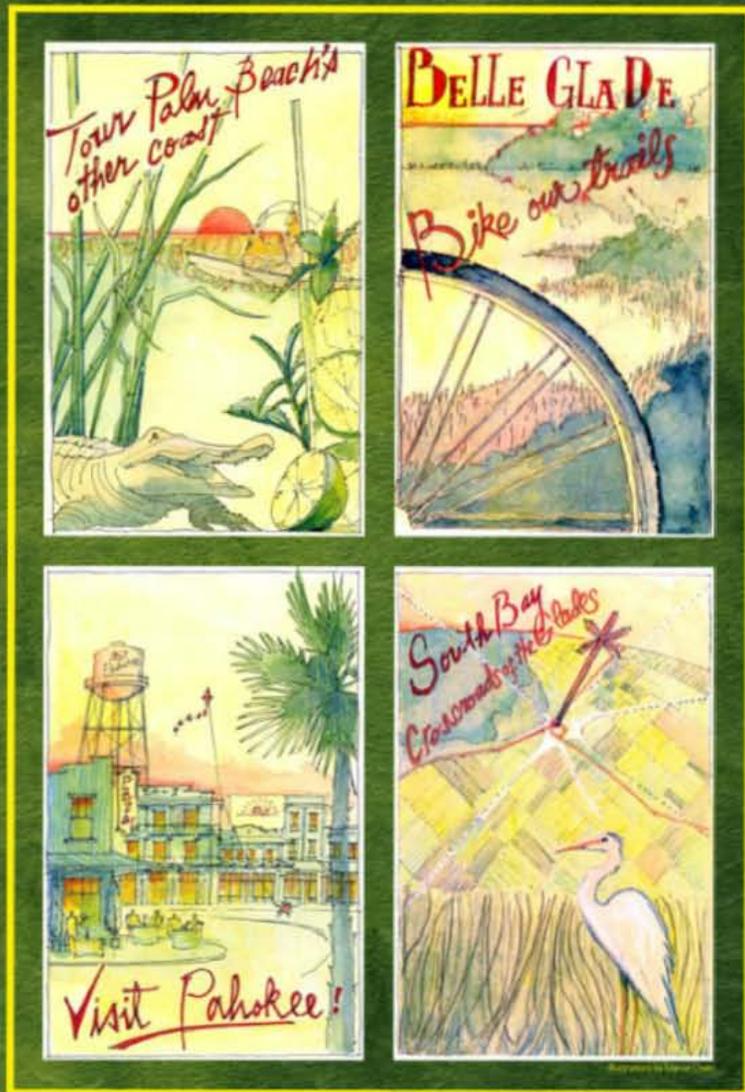
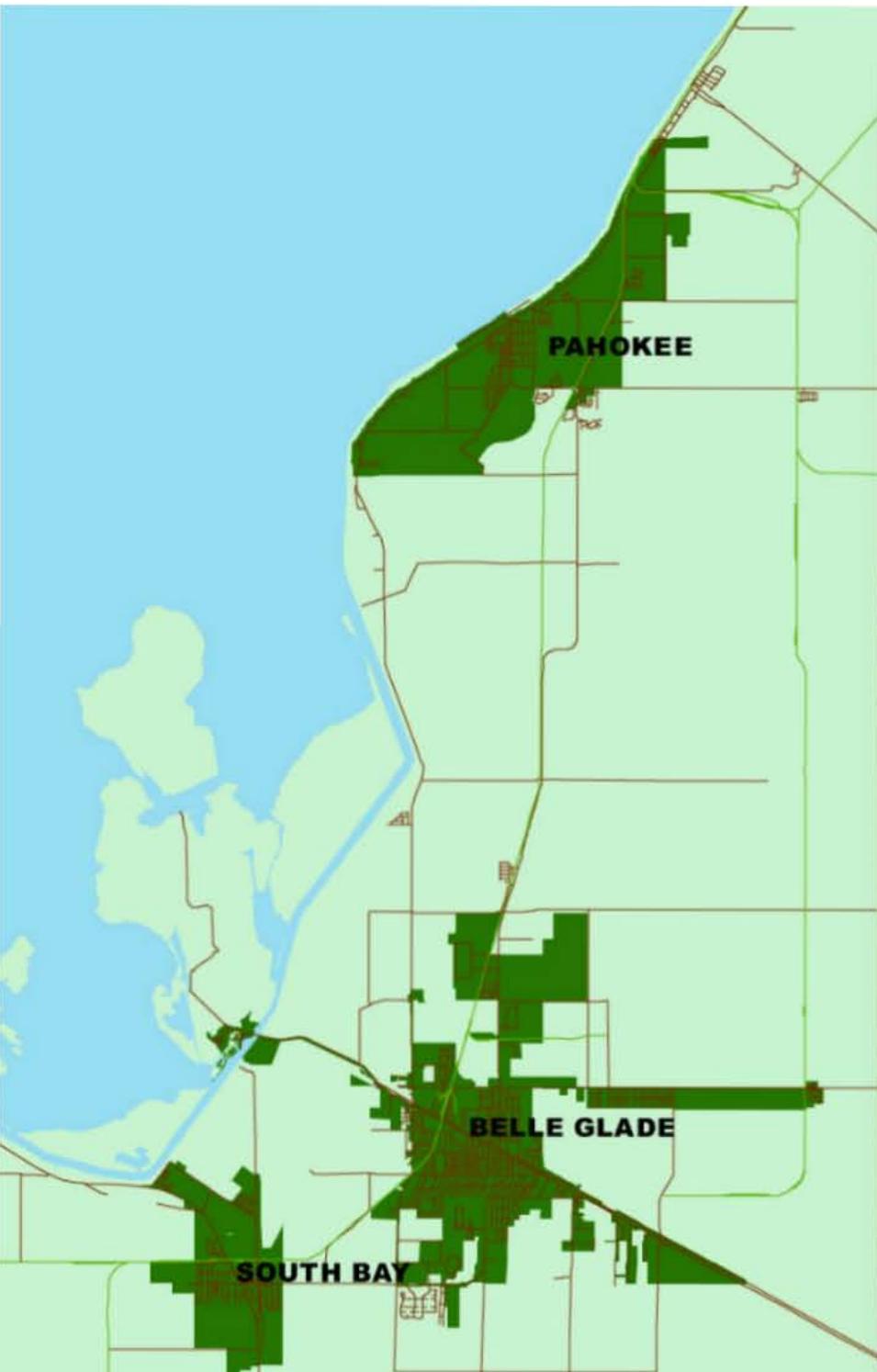
Coordinated policies Plan



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

Changing Perceptions





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 Program and prepared 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.





Bridge to the Future