

Visioning In The Glades

June 2006

Final Report

**Convened by Florida's Heartland Rural Economic
Development Initiative**

**Facilitated by the Florida Conflict Resolution
Consortium**

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INTRODUCTION

Visioning processes for communities and regions take many forms. Visions change as communities and regions change. Demographics, economic development and the political environment all contribute to a changing landscape and suggest the need to keep a vision current. Over the years, the Glades Communities have been ground zero for a myriad of visioning and planning processes. Many excellent initiatives have produced significant progress and efforts continue to improve the quality of life in the Glades. The three cities in the Glades conducted visioning processes in May and June of 2006 in order to keep their community visions current. Palm Beach County completed its visioning process for the entire county and a final report was presented to the Board of County Commissioners on May 23, 2005. This visioning process will now focus on a five-year strategic plan, which will address the challenges and issues in the Glades area. The County is also implementing a number of projects in the Glades that are a direct result of previous planning and visioning initiatives.

The purpose of this visioning initiative was to create an up-to-date snapshot of the Glades Region Vision in June 2006. In May and June 2006, community leaders formed a Glades Vision Steering Committee. They met to review information from current and previous visioning and planning efforts, take into account the current situation in the region, and provide a composite picture of the vision for the region. This visioning initiative acknowledges and builds on the visioning and planning efforts of Glades residents and leaders, the efforts of Palm Beach County, and the efforts of regional and state agencies that have worked and are working to create a sustainable Glades Region.

The Glades Vision Steering Committee members represented various perspectives in the Glades. The three cities in the Glades, Belle Glade, Pahokee, and South Bay, had representatives on the committee. Palm Beach County also had representation on the committee. Members of the Glades Vision Steering Committee:

- Oscar Alvarez, Assistant City Manager, City of Belle Glade
- Diana Barboni, Program Manager, Palm Beach Community College
- Brenda Bunting, Executive Director, Belle Glade Chamber of Commerce
- Derrek K. Moore, Finance Director, City of Belle Glade
- Lillie Latimore, City Manager, City of Pahokee
- Eric Lewis, Community Development Director, City of South Bay
- Kenneth Lutz, Belle Glade Chamber of Commerce, Glades Economic Alliance
- Angela Morlok, Principal Planner, Palm Beach Metropolitan Planning Organization
- Pam Nolan, Economic Development Specialist, Palm Beach County
- Richard Ormond, Tri Cities Regional Planner
- Beverly Robinson, Provost Belle Glade Campus, Palm Beach Community College
- Houston Tate, City Manager, City of Belle Glade

The Steering Committee meetings were held at Palm Beach Community College, Belle Glade. The meetings were convened by Lynn Topel, Florida's Heartland Rural Economic Development Initiative and facilitated by Chris Pedersen with the Florida

Conflict Resolution Consortium (FCRC), a service center at Florida State University.
The FCRC website is: <http://consensus.fsu.edu>

THE GLADES REGION

The Glades Region is the western portion of Palm Beach County that includes the cities of Belle Glade, Pahokee and South Bay and the surrounding unincorporated areas. The Glades is also referred to as the Lake Region because it is nestled at the southeast end of Lake Okeechobee. Long time residents of the area like to refer to the region as the Glades Communities.

The Glades is mostly rural. The population of the region is nearly 38,000. Poverty and long-term unemployment are huge challenges in the region. The Glades is a USDA Champion Community with some of the highest unemployment and poverty levels in the county. The communities of Belle Glade, Pahokee and South Bay are designated by the State of Florida as a Critical Rural Area of Economic Concern. Decades of community and economic development activities have targeted these communities, but their efforts have not resulted in the types or numbers of jobs necessary to bring stability and growth to the area. Job reductions in the agricultural economy and the lack of development have severely depressed the job market resulting in high rates of unemployment, low median household income and extreme poverty. (Information from Glades Business Plan)

Agriculture remains the most important industry in the area for creating jobs in primary and secondary markets. Large agricultural employers include U.S. Sugar Corporation, Sugar Cane Growers Co-op and Flo-Sun Corp. Agricultural interests are streamlining operations and taking advantage of new technologies in order to be more efficient and competitive in today's market. As a result, many of the jobs that were available to area residents are disappearing. (Information from Glades Business Plan)

Over the years, a number of visioning processes, community planning efforts and economic development initiatives have focused on the Glades. Those efforts have resulted in the completion of some important projects and a number of important plans have been produced that have helped to guide the Glades Communities. The region has benefited from these previous efforts but there is still much work that needs to be done.

THE CITIES IN THE GLADES REGION

The City of Belle Glade

The City of Belle Glade was incorporated in 1928. Belle Glade is the largest city in the area of western Palm Beach County situated on the southeastern edge of Lake Okeechobee. The agricultural area surrounding the City primarily grows a preponderance of sugar cane and winter vegetables.

The population in Belle Glade was 14,906 in 2000 (2000 US Census) and was 14,994 in 2005 (University of Florida, Bureau of Economic and Business Research). The City conducted a Visioning Process in June 2006 with a \$10,000 Grant from the Florida Department of Community Affairs.

The City of Pahokee

The City of Pahokee was incorporated in 1925. The City is the only municipality in Palm Beach County located directly on the shores of Lake Okeechobee. Pahokee was an isolated community until the construction of the Connors Highway (now US 98) in 1926 from West Palm Beach to just north of the city limits. Similar to other Glades communities, Pahokee is surrounded by agricultural concerns that grow sugar cane and other seasonal vegetables. Additionally, Pahokee's direct location on Lake Okeechobee allows boaters and anglers easy access to the Lake's bountiful amenities.

The population of Pahokee was 5985 in 2000 (2000 US Census) and was 6,277 in 2005 (University of Florida, Bureau of Economic and Business Research). The City conducted a Community Visioning Workshop in May 2006 facilitated by the Florida Conflict Resolution Consortium. The City conducted a Charette Process in 1995 and the City is planning a Visioning Process for 2006 with a \$10,000 grant from the Florida Department of Community Affairs.

The City of South Bay

The City of South Bay was incorporated in 1941. South Bay is located in an agricultural area along the southeastern edge of Lake Okeechobee, southwest of the City of Belle Glade. It is located at the intersection of two major highways: State Road 80 (east-west) and US Highway 27 (north-south).

The population of South Bay was 3,859 in 2000 (2000 US Census) and was 4,092 in 2005 (University of Florida, Bureau of Economic and Business Research). The City conducted a Visioning Process in 2005 and did an update in June 2006 with a \$10,000 grant from the Florida Department of Community Affairs.

REGIONAL VISIONING AND COMMUNITY PLANNING INITIATIVES

The following visioning and planning initiatives have been instrumental in the progress of the Glades Communities. A number of projects and plans currently underway have their origins in these initiatives.

Glades Vision-to-Action Community Development Forums

A citizen driven strategic visioning process was conducted by the Glades Community Development Corporation from 1996 to 1998 resulting in a 20 year Strategic Plan. The

process addressed the following categories of issues: business development, workforce preparation, physical infrastructure, social infrastructure, heritage preservation, and civic infrastructure. The Strategic Plan produced in this process included goals and strategies that are still in use by local governments. A report, *Acting on the Vision*, was prepared in 2001 – 2002 to report on the goals that had been implemented.

The Glades Strategic Business Development Initiative

In 2000, a comprehensive initiative was created to promote the development and rebuilding of the Glades area focusing on the types and numbers of jobs necessary to bring stability and growth to the area. This initiative was based on two unique, pending business development opportunities, the Lake Okeechobee Scenic Trail (LOST) and the Comprehensive Everglades Restoration Project (CERP). The first component of the project was the development of an overall strategy articulated in a business plan (A Regional Business Plan for the Glades) to guide the area's economic development. The second component was the enhancement of available technical assistance to facilitate business development, expansion and revitalization through the assistance of the business incubator, The EDGE Center, Inc. The third component was the enhancement of existing entrepreneurial and workforce training programs to assure local resident participation in the new business and employment opportunities resulting from the CERP and LOST programs through the assistance of Workforce Alliance.

A Regional Business Plan for the Glades

The consultants, Arrington-Marlowe, f/k/a Analytica, worked with Glades stakeholders to define mutual area wide goals, actions, responsibilities, and priority economic development efforts already initiated by the public and private sectors. The plan was completed in 2002. The plan contains a number of major recommendations that have been implemented by agencies and individuals in the Glades.

Glades Regional Economic Development Entity - The number one recommendation in the regional business plan was the establishment of a regional economic development entity governed by the economic interests of the region. In 2005, Arrington-Marlowe was engaged by the County to explore the creation of a community-based economic development organization for the Glades region. This entity was supported by Glades stakeholders to promote quality regional economic development by supporting high quality design and facilitating efficient and timely new development or redevelopment. Arrington-Marlowe will assist in the implementation and development of this organizational structure.

The Tri-Cities Economic Development Summit

Held October 4, 2005 at the Dolly Hand Cultural Arts Center in Belle Glade. Two hundred attended. Participants included residents, elected officials from the cities, county and state, business leaders and government personnel. They met to address economic conditions in the Glades, identify solutions, and determine programs that Palm Beach County, the State, and other government agencies could implement. Topics included economic development, education, area infrastructure, and community life.

The Tri-Cities League Economic Development Consensus

Following the Tri-Cities Economic Development Summit the Tri-Cities League met to prioritize the region's needs for economic development. The League developed a list of primary needs of the region. (See appendix 1.)

The Palm Beach County Economic Development Summit

A Palm Beach County Economic Development Summit was held in November 2005 in West Palm Beach. Several hundred participants came together to create their vision and identify the necessary steps in defining the County's economic future in order to establish a strong, stable and diverse local economy. Seven major categories were used by the Economic Summit planners in organizing the vision-setting conference; (1) Industries of the Mind, (2) Total Education, (3) Quality of Place, (4) Smart Growth & Transportation, (5) Agribusiness Equestrian & Food, (6) Housing and (7) International Trade, Finance and Investment. Results of the Tri-Cities Economic Development Summit held in October 2005 were presented at the Summit to specially address the needs of the Glades area near Lake Okeechobee. The 2005 Economic Summit will serve as springboard to update the County's Strategic Economic Plan, helping to guide the County for the next 10 to 15 years. (Appendix 2 has the relevant objectives arranged under the Priority Needs identified by the Tri-Cities League.)

Study to Identify Housing & Community Development Planning Area for the Community Development Block Grant (CDBG) Program 2003-2009.

The Study to Identify HCD Planning Areas for the CDBG Program (2003- 2009) is a plan which identifies Palm Beach County's jurisdiction community development needs and housing needs. The Study specifies both short-term and long-term community development objectives for addressing the identified needs. The Palm Beach County jurisdiction comprises municipalities having inter-local agreements with the County as well as the unincorporated areas of the county. The study identifies distinct geographic areas which are denoted as target areas due to them having the following characteristics, among others: a population that is predominantly low- and moderate-income, high levels of substandard housing, lack of adequate infrastructure or access to adequate infrastructure such as potable water, sanitary sewer, roads, parks etc. (Appendix 4 contains data from the study for the Cities of Belle Glade, South Bay and Pahokee. Appendix 5 contains data from the Study for unincorporated Canal Point. Canal Point data was included in this report because it is the largest unincorporated community in the Glades and it is identified as a Target Area.)

CHALLENGES FACING THE GLADES REGION

The Glades is facing a challenging future due to a broad array of factors that include population growth, development pressure, agricultural challenges, economic needs, education and health concerns, hurricane vulnerability, and environmental issues. In addition, the existing tools and funding available to the area have proven insufficient to address the challenges ahead. The quality of life in the Glades is unique and residents believe it is worth preserving. Clearly, the region is interconnected by many challenges and the region's best choice is to work together to address challenges and plan for growth to provide a healthy Glades for today and for generations to come.

Population Growth

Local governments are currently faced with decisions regarding how to respond to population pressures. The population in the Glades region had grown to nearly 38,000. The population is projected to be 38,791 in 2010 and 43,392 in 2015. These projections are taken from the Palm Beach County Population Disaggregate Model. Some experts predict greater population increases. Current population growth pressures are already challenging the carrying capacity of infrastructure, schools, recreational services, water and wastewater facilities and disposal options, water resources and natural environment.

Health Care

Like many rural regions, a surprisingly large section of the Glades population is uninsured, and access to quality health care is a challenge. There are also challenges facing the region related to managing chronic disease and health concerns stemming from water pollution, mercury, lead, and pesticides. Mental health assistance is minimal and teenage pregnancy is a serious concern.

Education

There is an ever-growing shortage of qualified teachers and administrators. A problem that contributes to the teacher shortage is a lack of adequate housing. It is difficult for school facilities to keep pace with the need and portable classrooms are used extensively. Students continue to perform below grade level. There is a need for additional vocational training and more access to post secondary education.

Housing that is Affordable

The Glades Region has a limited amount of housing that is accessible to the workforce, seniors, and underprivileged residents. In parts of the Glades, higher housing costs have created a number of working homeless who cannot afford to maintain basic housing.

Built Environment

Planning for land use, transportation, development, and services is needed. Effective comprehensive planning should be guided by a shared long-term vision for the region and local communities. The region's future built environment should be shaped by design, not by default, and this can only take place if the various sectors in the region invest in effective planning to help achieve a sustainable region. The area has an aging building

stock and infrastructure. New development is faced with the challenges associated with building in the muck soil of the area.

Economic Diversity

The economy of the Glades region is primarily based on agriculture. There is a limited amount of construction, tourism, and retail. The number of middle and high-end jobs in the Glades lags far behind the state and nation. This economy, based on lower wage jobs, is not sustainable over time and does not provide an adequate tax base for government services. Compounding the tax revenue challenge are low housing values that generate few property taxes and non-profit property ownership that maybe as high as fifty percent of all land in the three cities of the region. In addition, a disproportionate number of citizens in the three-city region are at or below the poverty level, and the rising costs of insurance and gas, coupled with a decreasing amount of usable income, is making their lives increasingly difficult.

Impacts on Agriculture

The Glades will be changing as a result of factors affecting the agricultural sector that include: global competition, hurricane damage, existing planning practices, and pressure from increasing land values and the demand for development. If the income generated from agriculture is not sufficient to sustain farming or if development offers a higher return, agricultural land will be converted to development. Piecemeal development and annexation may lead to a patchwork of sprawling urban development that requires great amounts of land to accommodate the region's growing population. There is a balancing act that must be achieved between agriculture and a growing population. Impacts from agriculture, such as smoke from sugar processing, will have an affect on a growing population.

Lake Okeechobee

A series of issues related to flood management, growth and development pressures, and natural disasters have had an impact on Lake Okeechobee and adjacent natural systems. Pollution and water levels within Lake Okeechobee have resulted in harm to fish and aquatic vegetation. Water quality standards are important as the Lake provides drinking water for the Glades. Flooding is a concern as the viability of the dike system has come into question.

Natural Systems

Land use planning, development regulations, and design standards support healthy natural systems. As growth occurs in the Glades, the single most influential factor determining whether natural systems are sustainable into the future will be the decisions made about the location and character of development. It is essential that planning, regulation, and design of development enhance the sustainability of natural systems. The limited natural areas, such as Torry Island, must be restored and maintained.

Hurricane Vulnerability

After the devastating hurricane seasons in 2004 and 2005, residents of the Glades understand that they live in an area that is subject to the impacts of major hurricanes and

their destructive consequences. Another major hurricane is likely to cause significant property and environmental damage throughout the Glades and may endanger the dikes surrounding Lake Okeechobee. Floodwaters caused by the storms can destroy property and crops. Power outages can affect the entire mainland, disrupting homes and businesses for months. There are no emergency shelters and a major portion of the population does not have transportation to flee an approaching storm.

Location

The Glades is a rural community that is separated from urban areas by large tracts of agricultural land. This “isolation” creates access challenges to the amenities and services of larger, more urban communities.

Recreation

There are very few recreational opportunities for residents of the Glades. This impacts quality of life for all age groups. Particularly, children would benefit from constructive recreational activities.

VISION STATEMENTS FOR THE GLADES REGION

The following vision statements comprise a sustainable vision for the region.

The Social Environment

The Glades Region has a strong continuum of services to respond to the health, education and social needs of children, youth, adults and the elderly. All residents of the Glades will have access to life long learning, quality healthcare, and opportunities for recreation, culture, and community activities.

The Economic Environment

The Glades Region has a diversified, sustainable economy. The region provides a variety of employment opportunities for skilled and unskilled workers. Businesses find the area attractive and vocational training has equipped a ready workforce.

The Built Environment

The Glades Region is well planned, attractive, interconnected, and safe. A wide range of housing options, including a variety of affordable housing, is available. Transportation options connect distinct viable neighborhoods and sustainable town centers.

The Natural Environment

The Glades Region has preserved, protected and maintained the natural environment for the enjoyment of current and future generations.

The Governance Environment

The Glades Region governments are inclusive, responsive, efficient, and accountable. They systematically inform citizens and have multiple avenues to gather public input.

PRIORITY GOALS FOR THE GLADES REGION

The following goals were identified as priorities for sustainability in the region.

The Social Environment

- Improve the quality of education at all levels from pre-school to the university level.
- Improve the quality of education to meet the special workforce needs of the region.
- Partner with Palm Beach County to increase and provide a wider variety of area vocational training programs at the high school and community college levels.
- Provide greater awareness of all postsecondary opportunities i.e. dual enrollment, scholarship opportunities, accelerated achievement programs, career academies, etc.
- Enhance the quality of life in the region through the improvement of health care, safety, recreation, arts, culture, and heritage.

The Economic Environment

- Support and facilitate economic development planning for business and industry in the region.
- Capture high quality job opportunities for the Glades area workforce.
- Create an effective partnership with opportunities between Glades communities and the agribusiness industries to promote growth and prosperity.
- Attract the private sector to the region

The Built Environment

- Make housing available to accommodate multiple income levels for the Glades area workforce.
- Prepare the Tri-Cities communities for economic development through regionally coordinated efforts to achieve infrastructure improvements
- Develop transit in the region
- Promote resilient communities

The Natural Environment

- Support and promote efforts to enhance Lake Okeechobee
- Use land-use regulations to recreate, restore and protect the natural environment.
- Incorporate native species in new development

The Governance Environment

- Promote public private partnerships and partnering between governmental agencies
- Include stakeholders in governmental decisions
- Maintain Tri-Cities cooperation with a regional focus
- Promote equity, fairness, and mutual benefit for all in the region

KEY PROJECTS IN THE GLADES REGION

The following projects were identified by the Steering Committee as important to the economic growth and vitality of the region. Some of the projects are in the conceptual phase, some are in planning, and some are in implementation. (A more comprehensive list of economic and community development projects can be found in appendix 3.)

SFWMD Acceler8 Projects. The South Florida Water Management District has fast-tracked eight construction projects (Acceler8) from the Comprehensive Everglades Restoration Plan, creating a significant demand for a skilled local workforce in Western Palm Beach County. Palm Beach Community College (PBCC), acting as the fiscal agent, coordinates the effort to prepare the workforce to meet the needs associated with the District's programs and projects. PBCC collaborates with various agencies and organizations serving the Glades community specifically; to recruit, prepare and train Western Palm Beach County residents with needed job skills in construction trades. PBCC has identified the training needs and a timeline for the training objectives. The training program will not only meet the needs for local District projects but will also prepare displaced workers with needed skills for continual employment especially for those in declining agricultural positions.

Inland Port. The Inland Port project is a conceptual project being promoted by the Palm Beach County Port to expand part of its warehouse and distribution facilities in the Glades. The impact of the Inland Port is that many of the business doing business with the Port will be relocating to the Glades which will have a great regional economic impact, including job opportunities, railroad transportation, emergency evacuation options and overall residential, commercial and ecotourism development to the region.

Cargo Airport. A cargo airport is a part of the Glades regional business plan. The cargo airport will be consistent with the work being done to create an inland port-industrial district in the Glades.

Industrial Parks. The Cities of Belle Glade and South Bay both have business/industrial parks. The City of Belle Glade is farther along in terms of development. The City of South Bay is in the process of selling their industrial park to a master developer. A technology park is planned adjacent to the future cargo airport.

Public Market. The County recently hired consultant, Aaron Pohl-Zaretsky, Public Market Consulting, to complete a feasibility study and business plan for the creation and development of a wholesale/retail market in the Glades area. The market will provide an outlet for farmers such as ethnic farmers, small growers, and small/specialty growers, etc, and retail opportunities. The Public Market would be a major tourist attraction for restaurants and shopping located near the Lake Okeechobee Scenic Trail with easy off-on access. The size of the market is estimated to be 60,000 sq. ft. with 300 parking spaces.

Scenic Trail. Lake Okeechobee Scenic Trail Tourism Enhancement Master Plan 2005 is a five-year plan for the development of needed tourism-related business and job opportunities for residents of the Glades communities. The plan will be funded with county, state, and partner contributions. A first step in the plan's implementation is design and construction of entryways in the downtown redevelopment areas of the Glades communities. The second step will be to link the entryways with multi-use paths connecting to the Lake Okeechobee Scenic Trail. This will make the towns more accessible to recreational trail users. The third step will be to identify and quantify the trailhead development projects with economic potential including private sector partners and funding sources. The second year will include a Heritage Corridor Designation similar to national heritage corridors along regional water bodies in other states. The plan's five-year timeframe is designed to guide completion of all needed trailheads.

Boat Lock. During the Tri-Cities Summits, the proposal for the development of a boat lock system adjacent to the City of Belle Glade Marina Compound was a primary goal. Since then, the boat lock project was approved for 1.5 million dollars for its engineering phase. This project would greatly impact the regional economic development of the tri-cities.

Restoration of US 441. Widening, resurfacing and drainage work is being completed on US 441. It is a \$15 million program that began in December 2004. Completion is expected in January 2007.

Hospitals. The Glades area plans to build a new 70-bed Regional Western County Medical Center in the next two years to replace the aging Glades General Hospital in Belle Glade. The facility will be located near the Palm Beach County Health Department on SR 80 and will serve the entire Glades. Cost for the hospital is \$52 million dollars. The Health Care District of Palm Beach County is providing \$40 million and \$12 is being sought from other sources.

Transit Parks. Conceptual planning is underway for a transit park in Belle Glade along Avenue L on 10 empty acres that includes a track in working order. The plan includes vintage rail cars and famous steam locomotive 253 on display. Also, within the park would be a transportation museum and an auditorium for events and educational programs. A maintenance rail facility on the premises would provide jobs and could become a technical training school.

Conceptual planning is underway for a transit park in South Bay. The plan is to develop a four-acre site along the north side of the tracks crossing US 27. The park would include a railroad museum in station depot that would house a collection of Florida East Coast Railroad memorabilia.

The concept includes a steam locomotive tourist train that would run between Pahokee, Belle Glade, and South Bay, and possibly further on existing tracks if a regional

endeavor is pursued. Each of the cities would have at least one stop, preferably in their transit park. The train would run on existing tracks and could stimulate economic development such as restaurants and hotels. The train could be connected to the other tourist attractions in the area such as the Heritage Trail, the Lake Okeechobee Scenic Trail and the marinas.

Joint Use Facility at West Tech and Palm Beach Community College. Palm Beach Community College and the Palm Beach County School District have agreed to enter into partnership to utilize West Technical Vocational Center to offer much needed job training to the Glades communities. Programs offered are: welding, diesel mechanics, and construction. The college plans to add plumbing, electrical, cosmetology and CDL in the future.

Regional Water Treatment Plant. A Lake Region Water Treatment Plant project is underway with total costs at an estimated \$54+ million. The plant will replace the aging plants currently serving the cities of Belle Glade, South Bay and Pahokee. It will produce the highest quality drinking water available utilizing brackish water from deep groundwater, and will eliminate the drinking water problems, particularly trihalomethanes, associated with using surface water from Lake Okeechobee.

IMPLEMENTATION

This Glades Region Vision Report provides a marker along the way as Glades residents pursue a sustainable future for themselves and their children. This vision report brings into focus what has taken place and what still needs to be done in the Glades. And much still needs to be done. It will take a concerted effort by those living and working in the Glades as well as those from outside the Glades who will come along side and offer a helping hand. In order for the Glades Communities to arise from poverty and unemployment, there must be investment and resources from outside the community and reliable leadership within the community. The expertise and resources of the private sector are needed in the Glades. Public-private partnerships will enable government and the private sector to work in concert to make the Glades an even greater place to live and work.

A community vision is best realized when everyone in the community works together. Government, businesses, civic groups, and citizen volunteers need to work together to make the vision a reality. It will take key leaders in the community to move initiatives forward. All community groups and citizens can provide a valuable contribution.

The vision report can be used by government departments as they plan and implement programs in the community. Government departments and community organizations can use the report to secure funding for initiatives that address vision priorities. Governmental agencies can partner to implement initiatives that address vision priorities. Together the Glades Communities can create a sustainable future.

Appendix 1: The Tri-Cities League Economic Development Consensus

Following the Tri-Cities Economic Development Summit the Tri-Cities League met to prioritize the region's needs for economic development. The following are the primary needs of the region as outlined in the document, *Economic Development Consensus, Tri-Cities, October 17, 2005*.

Primary Needs of the Region

- **Capture high quality job opportunities for the Glades area workforce.**
- **Improve the quality of education at all levels to meet the special workforce needs of the Lake Region.** The Tri –Cities would especially like to partner with the County to increase and provide a wider variety of area vocational training programs at the high school and community college levels.
- **Make housing available to accommodate multiple income levels for the Glades area workforce.** The Glades would like to work with the county and appropriate agencies to help streamline the process to have development in the area and to have County recognition of the Lake Region as an opportunity and part of the solution for workforce housing.
- **Prepare the Tri-Cities communities for upcoming economic development.** The region needs coordinated efforts to achieve infrastructure improvements and additions to meet the needs of a growing economy and it needs an entity funded by the County which sole purpose is to ensure that economic development happens in the area.
- **Enhance the quality of life in the Lake Region through the improvement of health care, safety, recreation, arts, culture, and heritage.** Health and safety are essential to every community and must be provided and maintained to succeed.
- **Create an effective partnership with opportunities between Glades communities and the agribusiness industries to promote growth and prosperity.** Agricultural industries have been the pioneers of these communities. The industries and the region need support and facilitation of economic development planning.

Appendix 2: The Palm Beach County Economic Development Summit

The Palm Beach Economic Development Summit was held in November 2005 in West Palm Beach. The following are objectives from the summit that apply to the Glades. The objectives are arranged under the Priority Needs identified by the Tri-Cities League.

Primary Need: Capture for the Glades area workforce high quality job opportunities

PBC Summit Objectives

- Require SFWMD to assure that the job opportunities generated by the Comprehensive Everglades Restoration Plan are available to the workforce of the Lake Region.
- Determine the potential for the Glades to capture new jobs from emerging biotechnology, marine science, telecommunications, IT and film/television industries.
- Implement vocational training to develop skilled workers for emerging industries, CERP and the trades needed for community development.

Primary Need: Prepare the Tri-Cities communities for upcoming economic development.

PBC Summit Objectives:

- The Business Development Board should make the Glades area its top priority for recruitment and relocation of businesses and designate at least one full-time staff person to ensure this. The County should fund this activity.
- Prepare the Glades for economic development including area infrastructure, job training, housing, land, and funding.
- Revitalize deteriorating neighborhoods, building and commercial corridors.
- Facilitate the annexation of lands into South Bay, Pahokee and Belle Glade.
- Fund a feasibility study for an air cargo facility to be located along U.S. 27 near the Palm Beach – Broward County line.
- Provide funding to implement the creation of the Torrey Island lock to provide recreational access to Lake Okeechobee.
- Introduce a bill entitled, “Glade Economic Development Act” to provide for a Glades Regional Plan and funding approaches to implement that plan.
- Develop a financially feasible regional plan for infrastructure including wastewater, stormwater, the completion of roadway systems and the full implementation of the Regional Potable Water System to allow for area economic development.

Primary Need: Enhance the quality of life in the Lake Region through the improvement of health care, safety, recreation, arts, culture, and heritage.

PBC Summit Objectives:

- Request the Palm Beach County Health Care Council to develop the new hospital planned for the region.
- Develop quality living environments to attract health care professionals.
- Request the Arts Council to identify the quality of life benchmarks for the special Glades area heritage and culture.

- Request the Palm Beach County Sheriff create a task force to provide a comprehensive community policing program in cooperation with the police departments of the area.
- Create a funded program to promote eco-tourism, fishing and water resource oriented recreation on Lake Okeechobee.
- Request from the U.S. Army Corps of Engineers, a detailed explanation of the safety of the Lake Okeechobee dike system and plans to enhance safety.

Primary Need: Create an effective partnership with opportunities between Glades communities and the agribusiness industries to promote growth and prosperity.

PBC Summit Objectives:

- Promote the expansion of equestrian activity in the Glades region.
- Create a large regional farmers market in the area.
- Revise zoning regulations to provide protection for farming activities.
- Study the feasibility of the agricultural businesses in the area to promote local economic development to use renewable energy, i.e. electricity and ethanol.

Primary Need: Improve the quality of education at all levels to meet the special workforce needs of the Lake Region

PBC Summit Objectives:

- Expand, create and implement area vocational training programs at the high school and college levels.
- Immediately and fully implement in all Lake Region schools the Palm Beach County School Board's Accelerated Achievement Program.
- Create a multi-level program for state action to improve all facets of education in the Glades, which shall include PBC School Board, PBCC, FAU, and the State Board of Education.
- Substantially increase the incentives for quality teachers to love and work in the Glades by adding additional pay increments and providing housing assistance.
- Add funding for accelerated high school programs in the Glades to enhance the Pahokee International Baccalaureate program or create new programs for Glades Central.

Primary Need: Make housing available to accommodate multiple income levels for the Glades area workforce.

PBC Summit Objectives:

- Have the Lake Region recognized as an opportunity and part of the solution for workforce housing, and work with the County and appropriate agencies to help streamline the process to have development in the area.
- Create a countywide bond program for affordable housing and land assembly.
- Implement inclusive housing zoning codes.
- Promote the availability of state owned land for housing and community development.
- Revise land development regulations to provide flexibility in housing types and densities.

Appendix 3: Economic Development Projects Underway in the Glades

Economic development projects that are being implemented by the Palm Beach County Economic Development Office in the Glades.

- The EDGE Center (Business Incubator) Contract \$88,000
- Glades Regional Economic Development Entity (Herb Marlowe & Larry Arrington) Consultant Contract \$25,000
- Lake Okeechobee Scenic Trail (LOST) Tourism Enhancement Master Plan. \$1,000,000 (Contract approved for Landscape Architect, Gentile, Holloway, O'Mahoney to develop entryway designs in the downtown communities and subcontractor, Vicki Silver, to work with communities in completing development of trailheads.- \$49,500 out of these funds.)
- Awarded \$924,000 from MPO for multi-use paths that lead from entryways to scenic trail.
- Glades Regional Public Market Consultant - Contract awarded to Aaron Pohl-Zaretsky, Public Market Consulting, totaling \$87,400. (County funds \$34,600, LOST Tourism Enhancement Funds \$52,800) - In process.
- Development Regions Grant Program - Contracting with the City of Belle Glade for 3 business projects \$68,900.

Additional Economic Development Projects in the Region

- An agricultural Economic Development Program coordinated by the Cooperative Extension Service is developing grants for several agricultural businesses in the Glades
- Progress has been made on the Lake Region Water Treatment Facility
- A water park recreational facility is being developed by the Palm Beach County Parks and Recreation Department
- New residential development east of Aggregates and near Belle Glade is underway
- A new hospital for the Glades region is in planning
- An assisted living facility with regional community center is in planning
- A Construction Academy is being completed by Palm Beach Community College
- The Everglades Inn has been restored
- Everglades Adventures, a eco-tourism business is underway
- Pending major construction projects: Everglades Restoration, Canal Point Dike Restoration, Florida Power and Light Plant.

Current Economic and Community Development Projects in Belle Glade

- Infrastructure improvements and business recruitment at business parks
- Old Armory Site hotel development with plans for hospitality training
- Restoration of Old Belle Glade City Hall is in planning
- Abijan Estates

Current Economic Development Projects in Pahokee

- The Pahokee Airport Master Plan is underway that will examine airport expansion and development of an airport business park with strong emphasis on cargo shipment opportunities.
- Planning is underway on the Pahokee Marina Project
- A new middle school is in planning
- The Pahokee Women's Club has been restored.
- U.S. 441 entranceways

Current Economic Development Projects in South Bay

- The South Bay Park of Commerce land purchase loan has been restructured to help facilitate long term success
- The South Bay Marine Educational Facility and Railroad Cottage is progressing

Appendix 4: Demographic Information

Study to Identify Housing & Community Development Planning Area for the Community Development Block Grant (CDBG) Program 2003-2009

CITY OF BELLE GLADE

Introduction

The City of Belle Glade was incorporated in 1928. Belle Glade is the largest city in the area of western Palm Beach County situated on the southeastern edge of Lake Okeechobee known as the Lake Region or the “Glades”. The agricultural area surrounding the City primarily grows a preponderance of sugar cane and winter vegetables.

Target Area Boundaries

The Belle Glade Target Area is approximately .26 square miles (roughly 166 acres) in size and is located in the western part of Palm Beach County within Range: 37, Township: 43, Section:31. It is bounded on the north by Northwest Avenue D; east by East Canal Street South; west by Northwest and Southwest 10th Avenues; and on the south by Martin Luther King Jr. Boulevard (also known as Southwest and Southeast Avenue E) (Map BG-1). The Target Area is located within parts of Census Tract (CT) 82.01, and includes all or part of Block Groups (BG) 2, 3, 4, 5, and 6. The Target Area is also located within parts of CT 82.02, BG 1 and CT 82.03, BG 2 (Map BG-2).

Social and Economic Characteristics

Population

Since most Target Areas boundaries do not coincide with census block group boundaries, information provided may be representative of an area greater than that of the Target Area. An analysis of 2000 Census data indicates that the total population of the Target Area was approximately 4,540, as noted in Table BG-1. The age characteristics of the population are broken down into three (3) categories as follows: 34.0% (1,543) were under eighteen (18) years of age, 58.1% (2,640) were between eighteen (18) and sixty-four (64) years old, and the remaining 7.9% (357) were age sixty-five (65) and older.

Table BG-1
City of Belle Glade Target Area
Population by Race and Hispanic Origin

Census Tract	Block Group	Total Persons	White	Black	Other	Hispanic Origin
82.01	2	963	10	789	120	44
	3	458	3	321	130	4
	4	299	0	214	81	4
	5	341	2	250	88	1
	6	845	3	679	158	5
82.02	1	551	17	304	71	159
82.03	2	1,083	273	317	55	438
AREA TOTAL		4,540	308	2,874	703	655

Race and Income

Table BG-1 provides data for population by race and Hispanic origin for the Target Area. The Target Area population was comprised of approximately 6.8% (308) white persons, 63.3% (2,874) black persons, with the remaining 15.5% (703) falling into the “other” category. In addition, 14.4% (655 persons) of the population of the Target Area was of Hispanic Origin.

Information on low-and moderate-income persons was extracted from U.S. Department of Housing and Urban Development (HUD) 2000 Census income data (at the block group level). Analysis of data outlined in Table BG-2 indicates that approximately 84.8% of the Target Area population were defined as low-and moderate-income, as compared to 41.3% for the County. The highest concentration of low- and moderate-income persons occurred in CT 82.01, BG 6 (97.8% low- and moderate-income).

Table BG-2
City of Belle Glade Target Area
Income Characteristics

Census Tract	Block Group	Total CDBG Population	Low/Mod Population	Percentage Low/Mod
82.01	2	817	970	84.2%
82.01	3	360	394	91.4%
82.01	4	243	283	85.9%
82.01	5	261	272	96%
82.01	6	806	824	97.8%
82.02	1	418	449	93.1%
82.03	2	686	1,045	65.6%
AREA TOTAL		3,591	4,237	84.8%

Note that CDBG population does not equal total population. This is because only persons in family and non-family households are potentially Low Mod. Persons in group quarters, such as college dormitories, jails, and convents, are not part of the Low Mod universe.

Employment

Information on labor force participation and unemployment rates was derived from 2000 Census data aggregated at the block group level. According to the 2000 Census, there were 1,641 people in the labor force within the Target Area. Of these people in the labor force, 1,026 (62.5 %) were male and 615 (37.5%) were female. Approximately 82.7% of all eligible persons participated in the labor force; the participation rate for eligible females was 38.3% and 61.7% for males. The unemployment rate for the area was recorded at 17.3%, higher than the County's rate of 5.0%. Men experienced higher unemployment, with unemployment for males at 18.4%, and at 15.4% for females.

Housing

Information on housing characteristics from the 2000 Census, shown on Table BG-3, indicates that the Target Area had approximately 1,867 housing units. Analysis of housing unit tenure indicates that 1,519 (81.4%) units were occupied with the remaining 348 (18.6%) units classified as vacant, compared the County occupancy rate of 85.2%. Of the total number of occupied housing units in the Target Area, 20.1% (306) were owner occupied and 79.9% (1,213) were renter occupied, compared to the County rates of 74.7% and 25.3% respectively. In addition, approximately 13.6% (207) of the total number of occupied housing units in the Target Area were overcrowded, compared to the County average of 2.5%.

In 1999, the average median owner-occupied housing value of block group comprising of Target Area was \$45,243 and the average median contract rent of block group comprising of Target Area was \$295, compared with County medians of \$135,200 and \$739, respectively.

Table BG-3
City of Belle Glade Target Area
Housing Characteristics

Census Tract	Block Group	Housing Occupancy Characteristics					Housing Unit Values	
		Total Housing Units	Owner Occupied	Renter Occupied	Vacant	Over-Crowded	Median Owner Value	Median Contract Rent
82.01	2	388	32	285	71	49	\$76,000	\$356
82.01	3	215	0	144	71	17	\$0	\$311
82.01	4	149	0	127	22	6	\$0	\$238
82.01	5	156	22	101	33	0	\$55,000	\$225
82.01	6	306	46	235	25	45	\$50,600	\$243
82.02	1	210	35	142	33	31	\$59,000	\$313
82.03	2	443	171	179	93	59	\$76,100	\$377
AREA TOTAL		1,867	306	1,213	348	207	\$45,243	\$295

Existing Conditions:

Land Use and Zoning

Among all properties comprising the Target Area that were identified in the 2003 HCD windshield survey, approximately 31.3% were single-family properties, 29.1% were multi-family properties, 19.6% were commercial/industrial properties, 4.8% were public use properties and 15.2% were vacant lots and/or parcels. Residential land use within the Target Area makes up approximately 60.4% of the total land area. A review of the City

of Belle Glade zoning codes indicates that the following zoning designations are used in the target area:

R-1	Single Family
R-2	1,2,3 Family
R-3	Multi-Family
B-1	Central Business District
B-2	Restricted Business District
B-3	Liberal Business District
P	Professional

Condition of Housing

An analysis of the condition of housing structures in the Target Area indicates that approximately 13.0% were categorized as sound, 29.9% exhibited minor deterioration, 39.2% exhibited major deterioration, and 18.0% were dilapidated. Among housing structures, 51.9% were single-family homes, and 48.1% were multi-family structures with an unspecified number of units.

A separate analysis of single-family homes indicated that approximately 23.0% were categorized as sound, 23.5% exhibited minor deterioration, 30.6% exhibited major deterioration, and 23.0% were dilapidated. Whereas 2.2% of all multi-family homes were categorized as sound, 36.8% exhibited minor deterioration, and 48.4% exhibited major deterioration, and 12.6% were dilapidated.

Needs Assessment

The presence and condition of infrastructure throughout the majority of the Target Area appears to be in fair condition. The entire Target Area is served by a public water and a public sewer system.

The City has identified the following areas that need improvement: SW 5th Street, SW 6th Street, SW Avenue A and SW Avenue B. These roadways require new storm drainage and sidewalks. The City has also identified a need for streetlights in portions of the Target Area.

The City has also identified a need to construct a tot lot for children living in the southeast portion of the Target Area and construction of a “Safe Haven Facility” for children living along SW 4th and 6th Streets in the Target Area.

CITY OF PAHOKEE

Introduction

The City of Pahokee was incorporated in 1925. The City is the only municipality in Palm Beach County located directly on the shores of Lake Okeechobee. Pahokee was an isolated community until the construction of the Connors Highway (now US 98) in 1926 from West Palm Beach to just north of the city limits. Similar to other Lake Region or “Glades” communities situated in the western area of Palm Beach County, Pahokee is surrounded by agricultural concerns, which utilize land in the area to grow sugar cane and other seasonal vegetables. Additionally, Pahokee’s direct location on Lake Okeechobee allows boaters and anglers easy access to the Lake’s bountiful amenities.

Target Area Boundaries

The Pahokee Target Area is approximately .32 square miles (roughly 205 acres) in size and is located in the northwest portion of Palm Beach County within Range: 37, Township: 42, Section(s):18 and 19. It is bounded on the north, east and south by unincorporated Palm Beach County; and on the west by Lake Okeechobee (Map PH-1). The Target Area is located in Census Tract (CT) 80.02, and includes all or part of Block Group (BG) 1 (Map PH - 2).

Social and Economic Characteristics

Population

Since most Target Areas boundaries do not coincide with census block group boundaries, information provided may be representative of an area greater than that of the Target Area. An analysis of 2000 Census data indicates that the total population of CT 80.02, BG 1 was approximately 5,360 as noted in Table PH-1. The age characteristics of the population are broken down into three (3) categories as follows: 38.3% (2,053) were under eighteen (18) years of age, 53.0% (2,840) were between eighteen (18) and sixty-four (64) years old, and the remaining 8.7% (467) were age sixty-five (65) and older.

Table PH-1
City of Pahokee Target Area
Population by Race and Hispanic Origin

Census Tract	Block Group	Total Persons	White	Black	Other	Hispanic Origin
80.02	1	5,360	602	3,478	80	1,200
AREA TOTAL		5,360	602	3,478	80	1,200

Race and Income

Table PH-1 provides data for population by race and Hispanic origin for CT 80.02, BG 1. The CT 80.02, BG 1 population was comprised of approximately 11.2% (602) white persons, 64.9% (3,478) black persons, with the remaining 1.5% (80) falling into the “other” category. In addition, 22.4% (1,200) persons of the population of CT 80.02, BG 1 was of Hispanic Origin.

Information on low-and moderate-income persons was extracted from U.S. Department of Housing and Urban Development (HUD) 2000 Census income data (at the block group level). Analysis of data outlined in Table PH-2 indicates that approximately 73.4% of CT 80.02, BG 1 population were defined as low-and moderate-income, as compared to 41.3% for the County.

Table PH-2
City of Pahokee Target Area
Income Characteristics

Census Tract	Block Group	Total CDBG Population	Low/Mod Population	Percentage Low/Mod
80.02	1	4,464	3,276	73.4%
AREA TOTAL		4,464	3,276	73.4%

Note that CDBG population does not equal total population. This is because only persons in family and non-family households are potentially Low Mod. Persons in group quarters, such as college dormitories, jails, and convents, are not part of the Low Mod universe.

Employment

Information on labor force participation and unemployment rates was derived from 2000 Census data aggregated at the block group level. According to the 2000 Census, there were 3,561 people in the labor force within CT 80.02, BG 1. Of these people in the labor force, 1,675 (47 %) were male and 1,886 (53%) were female. Approximately 57.2% of all eligible persons participated in the labor force; the participation rate for eligible females was 25.3 % and 31.9% for males. The unemployment rate for the area was recorded at 14.3%, higher than the County's rate of 5.0%. Women experienced higher unemployment, with unemployment for females at 17%, and 12.2 % for males.

Housing

Information on housing characteristics from the 2000 Census, shown on Table PH-3, indicates that CT 80.02, BG 1 had approximately 1,816 housing units. Analysis of housing unit tenure indicates that 1,610 (88.7%) units were occupied with the remaining 206 (11.3%) units classified as vacant, compared the County occupancy rate of 85.2%. Of the total number of occupied housing units in CT 80.02, BG 1, 50.5% (813) were

owner occupied and 49.5% (797) were renter occupied, compared to the County rates of 74.7% and 25.3% respectively. In addition, approximately 12.0% (193) of the total number of occupied housing units in CT 80.02, BG 1 were overcrowded, compared to the County average of 2.5%.

In 1999, the average median owner-occupied housing value of the block group comprising the Target Area was \$50,500 and the average median contract rent of the block group comprising the Target Area was \$233, compared with County medians of \$135,200 and \$739, respectively.

Table PH-3
City of Pahokee Target Area
Housing Characteristics

Census Tract	Block Group	Housing Occupancy Characteristics					Housing Unit Values	
		Total Housing Units	Owner Occupied	Renter Occupied	Vacant	Over-Crowded	Median Owner Value	Median Contract Rent
80.02	1	1,816	813	797	206	193	\$50,500	\$233
AREA TOTAL		1,816	813	797	206	193	\$50,500	\$233

Existing Conditions:

Land Use and Zoning

Among all properties comprising the Target Area that were identified in the 2003 HCD windshield survey, approximately 69.1% were single-family properties, 11.1% were multi-family properties, 9.3% were commercial/industrial properties, 2.8% were public use properties and 7.7% were vacant lots and/or parcels. Residential land use within the Target Area makes up approximately 80.1% of the total land area. A review of the City of Pahokee zoning codes indicates that the following zoning designations are used in the target area:

AG	Agriculture
SF5	Single Family Residential, Low Density
SF7	Single Family Residential, Medium Density
MF12	Multifamily Residential, Low Density
MF18	Multifamily Residential, Medium Density
GC	General Commercial
PF	Public Facilities
CORE	Commercial, Office, Residential, Entertainment

Condition of Housing

An analysis of the condition of housing structures in the Target Area indicates that approximately 22.1% were categorized as sound, 40.0% exhibited minor deterioration,

34.4% exhibited major deterioration, and 3.5% were dilapidated. Among housing structures, 86.6% were single-family homes, and 13.4% were multi-family structures with an unspecified number of units.

A separate analysis of single-family homes indicated that approximately 22.0% were categorized as sound, 38.8% exhibited minor deterioration, 35.3% exhibited major deterioration, and 4.0% were dilapidated. An analysis of multi-family homes indicated that 22.6% were categorized as sound, 48.4% exhibited minor deterioration, and 29.0% exhibited major deterioration.

Needs Assessment

The Regional Business Plan for the Glades prepared by Analytica, Inc. (December 2002) identified areas for improvement throughout the Glades area. Based on findings in the Plan, there is a need for adequate amenities and services, such as more small businesses to serve residents in the area and improvements to buildings in the area to improve the aesthetics of the community. Additionally, new home construction is limited because of the high cost to construct homes in the Glades area. Houses in the Target Area are situated on muck soils, which is prevalent throughout the Glades. Muck soils are subject to oxidation and are corrosive to steel and concrete. Therefore, the cost to construct a house in the Target Area, using special techniques, is greater than the cost to construct a similar house, using conventional applications, in the eastern portion of Palm Beach County.

Roadways in the Target Area are in fair condition. Many residential streets do not have sidewalks or curbs.

Potable water and sewer is supplied to residents of the Target Area by the City of Pahokee. CDBG funding has recently been allocated to the City to replace fire hydrants.

There is one (1) park (Martin Luther King, Jr. Park) in the Target Area which includes a community center that is also utilized by the Head Start Program of Palm Beach County.

CITY OF SOUTH BAY

Introduction

The City of South Bay was incorporated in 1941. South Bay is located in an agricultural area along the southeastern edge of Lake Okeechobee, southwest of the City of Belle Glade. It is located at the intersection of two major highways: State Road 80 (east-west) and US Highway 27 (north-south). South Bay's Target Area encompasses the same geographic area as was identified in the Study to Identify HCD Planning Areas for the Community Development Block Grant Program, 1997-2003.

Target Area Boundaries

The South Bay Target Area is approximately 0.5 square miles (roughly 198 acres) in size and is located in the western part of Palm Beach County within Range 36, Township 44, Sections 11 and 14. It is bounded on the north by Northwest 4th Street; on the east by U.S. Highway 27; on the south by Southwest 3rd Street; and on the west by properties adjacent to Southwest and Northwest 12th Avenue. (Map SB-1). The Target Area is located in Census Tract (CT) 83.02, and includes all of Block Group 1 (Map SB-2). Since most Target Area boundaries do not coincide with census block group boundaries, information provided may be representative of an area greater than that of the Target Area.

Social and Economic Characteristics

Population

An analysis of 2000 Census data indicates that the total population of CT 83.02, BG 1 was approximately 4,521, as noted in Table SB-1. The age characteristics of the population are broken down into three (3) categories as follow: 28% (1,269) were under eighteen (18) years of age, 65.5% (2960) were between eighteen (18) and sixty-four (64) years of age, and the remaining 6.5% (292) were age sixty-five (65) or older.

Table SB-1
City of South Bay Target Area
Population by Race and Hispanic Origin

Census Tract	Block Group	Total Persons	White	Black	Other	Hispanic Origin
83.02	1	4,521	638	2,753	86	1,044
AREA TOTAL		4,521	638	2,753	86	1,044

Race and Income

Table SB-1 provides data for population by race and Hispanic origin for CT 83.02, BG 1. The population of CT 83.02, BG 1 was approximately 14.1% (638) white persons and

60.9% (2,753) black persons, with the remaining 1.9% (86 persons) falling into the “other” category. In addition, 23.1% of the population (1,044 persons) was of Hispanic Origin.

Information on low-and moderate-income persons was extracted from U.S. Department of Housing and Urban Development (HUD) 2000 Census income data (at the block group level). Analysis of data outlined in Table SB-2 indicates that approximately 76.2 % of the population of CT 83.02, BG 1 was defined as low-and moderate-income, as compared to 41.3% for the County.

Table SB-2
City of South Bay Target Area
Income Characteristics

Census Tract	Block Group	Total CDBG Population	Low/Mod Population	Percentage Low/Mod
83.02	1	2,073	2,722	76.2%
AREA TOTAL		2,073	2,722	76.2%

Note that CDBG population does not equal total population. This is because only persons in family and non-family households are included in the CDBG population. Persons in group quarters, such as college dormitories, jails, and convents, are not included.

Employment

Information on labor force participation and unemployment rates was derived from 2000 Census data aggregated at the block group level. According to the 2000 Census, there were 1,264 persons in the labor force within CT 83.02, BG 1. Of these persons in the labor force, 744(58.94%) were male and 520 (41.1%) were female. Approximately 37.4% of all eligible persons participated in the labor force; the participation rate was 15.4 % for eligible females, and 22.0 % for eligible males. The unemployment rate for the area was recorded at 22.2 %, which is higher than the County's rate of 5.0%. Men experienced higher unemployment, with unemployment for males at 26.6 %, and at 16.0 % for females.

Housing

Information on housing characteristics from the 2000 Census, shown on Table SB-3, indicates that CT 83.02, BG 1 had approximately 1,194 housing units. Analysis of housing unit tenure indicates that 84.1% of units (1,004) were occupied with the remaining 15.9% of units (190) classified as vacant, compared to the County’s occupancy rate of 85.2%. Of the total number of occupied housing units in CT 83.02, BG 1, 58.9% (591) were owner occupied and 41.1% (413) were renter occupied, compared to the County rates of 74.7% and 25.3% respectively. In addition, approximately 32.8%

(329) of all occupied housing units were overcrowded, compared to the County average of 2.5%.

In 1999, the average median owner-occupied housing value within the block group comprising the Target Area was \$60,800, and the average median contract rent was \$309, compared with County medians of \$135,200 and \$739, respectively.

Table SB-3
City of South Bay Target Area
Housing Characteristics

Census Tract	Block Group	Housing Occupancy Characteristics					Housing Unit Values	
		Total Housing Units	Owner Occupied	Renter Occupied	Vacant	Over-Crowded	Median Owner Value	Median Contract Rent
83.02	1	1,194	591	413	190	193	\$60,800	\$309
AREA TOTAL		1.194	591	413	190	193	\$60,800	\$309

Existing Conditions:

Land Use and Zoning

Among all properties comprising the Target Area that were identified in HCD’s 2003 windshield survey, approximately 73.3% were single-family properties, 16.6% were multi-family properties, 2.1% were commercial/industrial properties, 3.1% were for public use, and 4.9% were vacant. Residential land use within the Target Area makes up approximately 89.9% of the total land area. A review of South Bay zoning codes indicates that the following zoning designations are used in the Target Area:

R1	Single Family District
R2	Multi Family District
R3	Multi Family District
B1	Retail/Commercial
GOV	Local Government
PU	Public Use

Condition of Housing

HCD’s 2003 windshield survey also assessed the condition of housing structures, revealing that among all housing units in the Target Area, approximately 13.6% were sound, 24.6% exhibited minor deterioration, 54.8% exhibited major deterioration, and 6.8% were dilapidated. Among all housing units, 53.0% were single-family units, and 47.0% were multi-family units.

A separate analysis of single-family units indicated that approximately 24.8% were sound, 40.2% exhibited minor deterioration, 23.6% exhibited major deterioration, and 11.4% were dilapidated. Whereas 2.1% of all multi-family units were sound, 8.4% exhibited minor deterioration, 86.3% exhibited major deterioration, and 3.2% were dilapidated.

Needs Assessment

The presence and condition of infrastructure throughout the majority of the Target Area is good. The entire Target Area is served by a public water system and a public sewer system.

The City has identified the following areas that need improvements: SW 6th, 7th, 10th, 11th and 12th Avenues. These improvements include reconstruction of the roads, reconstruction of sidewalks and the creation of proper drainage for storm water runoff.

The Target Area contains one (1) public park (Cox Park) and one (1) park operated by the Palm Beach Housing Authority. CDBG funds have been used to assist with improvements at the Cox Park basketball courts. The City has allocated CDBG funds under FY 2003-04 toward acquiring playground equipment for Cox Park.

APPENDIX 5: CANAL POINT (UNINCORPORATED)

Introduction

Canal Point is an unincorporated, agricultural area bordering Lake Okeechobee at the crossroads of U.S. 441 and U.S. 98, northeast of the City of Pahokee. Canal Point was platted in 1917 by Gilbert Watkins and Loren Simon who originally called the town Nemaha, after the county in Kansas where the two men previously lived. A post office was established in 1917 and was named Canalpoint, after its location at the point where the Palm Beach Canal meets Lake Okeechobee. Until 1925, transportation to the area was limited to small steamboats which traversed the drainage canals. In 1925, the Florida East Coast Railroad extended its rail line to Canal Point from Okeechobee City. That same year, William Connors completed the building of a private toll road from an area west of West Palm Beach to Canal Point, opening the area to truck and automobile traffic (Research Atlantica, Inc. "Canal Point Historic Preservation Plan", 1992). The area is located within County Commission District 6.

Target Area Boundaries

The Canal Point Target Area is approximately 0.16 square miles (roughly 102.4 acres) in size and is located in the northwest section of Palm Beach County within Range: 37, Township: 41, Section(s): 33 and 34. It is bounded on the north by 5th Street; on the east by Bryant Avenue and Everglades Street; on the south by the canal south of Cypress Avenue; and on the west by railroad tracks owned by the FEC Railroad (Map CP-1). The Target Area is located in Census Tract (CT) 80.01, and includes all or part of Block Group (BG) 1 (Map CP - 2). Since most Target Areas boundaries do not coincide with census block group boundaries, information provided may be representative of an area greater than that of the Target Area.

Social and Economic Characteristics

Population

An analysis of 2000 Census data indicates that the total population of CT 80.01, BG 1 was approximately 3,727, as noted in Table CP-1. The age characteristics of the population are broken down into three (3) categories as follow: 42.7% (1,592) were under eighteen (18) years of age, 51.1% (1,905) were between eighteen (18) and sixty-four (64) years of age, and the remaining 6.2% (230) were age sixty-five (65) or older.

Table CP-1
Canal Point Target Area
Population by Race and Hispanic Origin

Census Tract	Block Group	Total Persons	White	Black	Other	Hispanic Origin
80.01	1	3,727	494	2,083	132	1,018
AREA TOTAL		3,727	494	2,083	132	1,018

Race and Income

Table CP-1 provides data for population by race and Hispanic origin for CT 80.01, BG 1. The population of CT 80.01, BG 1 was approximately 13.3% (494) white persons and 55.9% (2,083) black persons, with the remaining 3.5% (132 persons) falling into the “other” category. In addition, 27.3% of the population (1,018 persons) was of Hispanic Origin.

Information on low-and moderate-income persons was extracted from U.S. Department of Housing and Urban Development (HUD) 2000 Census income data (at the block group level). Analysis of data outlined in Table CP-2 indicates that approximately 61.5% of the population of CT 80.01, BG 1 was defined as low-and moderate-income, as compared to 41.3% for the County.

Note that CDBG population does not equal total population. This is because only persons in family and non-family households are included in the CDBG population. Persons in group quarters, such as college dormitories, jails, and convents, are not included.

Table CP-2
Canal Point Target Area
Income Characteristics

Census Tract	Block Group	Total CDBG Population	Low/Mod Population	Percentage Low/Mod
80.01	1	338	550	61.5%
AREA TOTAL		338	550	61.5%

Employment

Information on labor force participation and unemployment rates was derived from 2000 Census data aggregated at the block group level. According to the 2000 Census, there were 1,243 persons in the labor force within CT 80.01, BG 1. Of these persons in the labor force, 647 (52.1%) were male and 596 (47.9%) were female. Approximately 51.5% of all eligible persons participated in the labor force; the participation rate was 24.7% for eligible females, and was 26.8% for eligible males. The unemployment rate for the area was recorded at 20.1%, higher than the County's rate of 5.0%. Men experienced higher unemployment, with unemployment for males at 10.9 %, and at 9.2% for females.

Housing

Information on housing characteristics from the 2000 Census, shown on Table CP-3, indicates that CT 80.01, BG 1 had approximately 1,242 housing units. Analysis of housing unit tenure indicates that 86.9% of units (1,079) were occupied with the remaining 13.1% of units (163) classified as vacant, compared the County occupancy rate of 85.2%. Of the total number of occupied housing units in CT 80.01, BG 1, 33.7%

(364) were owner occupied and 66.3% (715) were renter occupied, compared to the County rates of 74.7% and 25.3% respectively. In addition, approximately 17.1% (184) of all occupied housing units were overcrowded, compared to the County average of 2.5%.

In 1999, the average median owner-occupied housing value within the block group(s) comprising the Target Area was \$62,600, and the average median contract rent was \$320, compared with County medians of \$135,200 and \$739, respectively.

Table CP-3
Canal Point Target Area
Housing Characteristics

Census Tract	Block Group	Housing Occupancy Characteristics					Housing Unit Values	
		Total Housing Units	Owner Occupied	Renter Occupied	Vacant	Over-Crowded	Median Owner Value	Median Contract Rent
80.01	1	1,242	364	715	163	184	\$62,600	\$320
AREA TOTAL		1,242	364	715	163	184	\$62,600	\$320

Existing Conditions:

Land Use and Zoning

Among all properties comprising the Target Area that were identified in HCD’s 2003 windshield survey, approximately 71.1% were single-family properties, 3.3% were multi-family properties, 11.7% were commercial/industrial properties, 5.0% were for public use, and 8.9% were vacant. Residential land use within the Target Area makes up approximately INSERT% of the total land area. A review of Palm Beach County zoning codes indicates that the following zoning designations are used in the Target Area:

RM	Multi Family Residential - Medium Density
RH	Multi Family Residential - High Density
RS	Single Family Residential
PO	Public Ownership
SE	Special Use
CG	General Commercial

Condition of Housing

HCD’s 2003 windshield survey also assessed the condition of housing structures, revealing that among all housing units in the Target Area, approximately 7.4% were sound, 27.4% exhibited minor deterioration, 51.6% exhibited major deterioration, and

13.7% were dilapidated. Among all housing units, 67.4% were single-family units, and 32.6% were multi-family units.

A separate analysis of single-family units indicated that approximately 10.9% were sound, 40.6% exhibited minor deterioration, 28.1% exhibited major deterioration, and 12.5% were dilapidated. For multi-family units, 100% were found to exhibit major deterioration.

Needs Assessment

The needs information in this section was derived from the CCRT Focus Areas Study and Recommendations Report (August, 2003), and its supporting data and documents.

The Canal Point area is in need of water and sewer improvements. Recreational facilities are adequate. This area has a high incidence of crime and code violations. The residential area has an inadequate number of hydrants.