



TEXT AMENDMENT STAFF REPORT AMENDMENT ROUND 05-1

Item Name:	Urban Redevelopment Area Designation and Map Series Revisions
Elements:	Future Land Use Element and the Map Series
Item Before the Board:	<p>To hold a public hearing on proposed County Initiated amendments to the Future Land Use Element (FLUE) and Map Series Maps LU 1.1 Managed Growth Tier System (MGTS) and LU 3.1 Special Planning Areas which will:</p> <ul style="list-style-type: none">• Designate an area of unincorporated Palm Beach County identified in the Infill and Redevelopment Study as an Urban Redevelopment Area (URA);• Add new policies to facilitate and encourage infill and redevelopment in the URA;• Revise the existing Revitalization and Redevelopment Overlay (RRO) depicted on Map Series Map LU 1.1 MGTS to include only the 104 designated CCRT areas and URA boundaries; and• Revise Map Series Map LU 3.1 Special Planning Areas to include the URA, Lake Worth Park of Commerce, and the Lake Worth Road Commercial Corridor.
Meeting Date:	Final Report, August 22, 2005
Project Manager:	Etim S. Udoh, Senior Planner

MOTION: To *adopt* the proposed amendment.

- A. Planning Recommendation:** Staff recommends *approval* based on the findings and conclusions presented in this report.
- B. LPA Recommendation:** Motion to recommend *approval of staff's recommendation with a modification* passed in a unanimous vote (12-0) at the March 11, 2005 Public Hearing. There was minimal Board discussion and one public comment from Mr. Tom Lanahan, representing The City of Greenacres, who wanted to see road and drainage improvements made in the area. The Board discussion focused on roads and infrastructure improvements in the area. A modification was made in Sub-Objective 1.2.3 Revitalization and Redevelopment Overlay, by adding the word infrastructure to the sentence to address the concerns expressed. This modification is shown in Exhibit 1 of this staff report.
- C. BCC Transmittal Action:** Motion by Comm. Aaronson, seconded by Comm. Greene, to *transmit* passed in a unanimous vote (7-0) at the April 6, 2005 Public Hearing. There was minimal Board discussion and no public comment on this item.

POST TRANSMITTAL ACTION

- A. **ORC Report Findings:** None
- B. **Response to ORC Report:** None
- C. **Revisions Not Previously Reviewed:** None
- D. **BCC Adoption Action:** Motion by Comm. Aaronson, seconded by Comm. Koons, to ***adopt an ordinance*** passed in a unanimous 7-0 vote at the August 22, 2005 Public Hearing. There was minimal Board discussion and no public comment on this item.

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I. SUMMARY REPORT

A. BACKGROUND

This Staff Report involves three proposed amendments to the Future Land Use Element (FLUE) and Map Series. The **first amendment** proposes the designation of a portion of unincorporated Palm Beach County as identified and further described in the Infill and Redevelopment Study presented to and directed by the Board of County Commissioners (BCC) on February 17, 2004 as an Urban Redevelopment Area (URA). This designation is consistent with State Statute definitions in Sections 163.3164(26) for “urban redevelopment” and 163.3164(27) for “urban infill.” In addition, six (6) new policies are being proposed under Sub-Objective 1.2.3 of the Revitalization and Redevelopment Overlay (RRO) that specify actions and programs to promote infill and redevelopment in this area.

The boundaries for the URA are generally described as Community Drive to the north, Lake Worth Drainage District (LWDD) L-14 Canal to the south, Interstate Highway 1-95 to the east, and extend to some points as far west as Jog Road (Exhibit 3/pg 14). There are nine (9) municipalities within or adjacent to the URA including the City of West Palm Beach, Town of Haverhill, Cloud Lake, Town of Glen Ridge, Lake Clark Shores, Village of Palm Springs, City of Greenacres, Atlantis and City of Lake Worth. The URA has a population of 75,595 with an approximate land area of 11,467 acres of which 10,335 acres or 90.1% are built lands while 1,132 acres or 9.9% are developable vacant land (Exhibit 4/pg 15).

Recently, the Board of County Commissioners determined that redevelopment is one of its primary areas of focus. This has coincided with the Planning Division undertaking an Infill and Redevelopment Study called for in the Comprehensive Plan. On February 17, 2004 the Infill and Redevelopment Study Report was presented to the Board of County Commissioners with staff recommendations. One of the implementation strategy recommendations of the Study was to designate this central portion of unincorporated Palm Beach County as an Urban Redevelopment Area (URA). The Board approved staff recommendations by a vote of 4-0 and directed staff to proceed with the designation of the proposed area as an Urban Redevelopment Area. This amendment is in compliance with the BCC directive.

The scope of the Infill and Redevelopment Study involved, among other things, identifying all vacant and underutilized properties in the Urban/Suburban Tier of unincorporated Palm Beach County. On reviewing the unincorporated land summary data for infill areas from this study, it became apparent that one region stood out for a variety of reasons. Some areas within the Central portion of the County (Exhibit 3/pg14) show a remarkable need for infill and redevelopment initiatives. This proposed area was chosen for the URA because: 1) it contains 62 of the 104 designated Countywide Community Revitalization Team (CCRT) areas. The CCRT areas are those areas in the unincorporated county that by varying degrees are characterized by a large proportion of very low, low and moderate-income populations, and most, experience a range of problems associated with the decline of urban neighborhoods including lack of basic infrastructure components; roads and drainage in substandard conditions, lack of sidewalks; lack of streetlights; code violations; varied condition and low value of housing stock; vacant lots and underutilized land, etc.; 2) it represents an older, urbanized development pattern; 3) some areas exhibit physical deterioration of properties and poor condition of structures, and underused lands lacking crucial urban services such as sewer and drainage which called for continued redevelopment efforts; and 4) it contains existing

redevelopment initiatives such as the Westgate Community Redevelopment Area (CRA), the Lake Worth Commercial Corridor, and the unincorporated area of the Lake Worth Park of Commerce (LWPC).

The goal of the Urban Redevelopment Area is to coordinate and provide for redevelopment efforts and infrastructure improvements needed in the area. The designation of the URA and its associated policies will:

- Provide and enhance viable redevelopment opportunities to discourage further westward expansion;
- Provide a variety of housing options for persons and families of all income ranges;
- Support existing Comprehensive Plan and Managed Growth Tier System provisions for sustainable urban development;
- Fully utilize and enhance existing infrastructure facilities and services; and
- Attract new residents, businesses and services to improve the quality of life for the current population in the URA.

Furthermore, three (3) areas within the URA have been targeted for specific detailed planning. They are known as the Priority Redevelopment Areas (PRAs) and include the Military Trail Corridor, Congress Avenue Corridor and Lake Worth Corridor (More detailed information can be found in the Infill and Redevelopment Study of February 17, 2004). These areas are high intensity corridors near or adjacent to many of the designated CCRT areas. Additionally, some of these areas exhibit prime redevelopment characteristics including vacant and underutilized lands, several abandoned buildings, and commercial vacancies that could provide opportunities for infill and redevelopment. Generally, commercial properties immediately adjacent to each corridor, typify the PRA's, with other uses located further away in adjacent neighboring communities. Overall, the PRAs support a mixture of commercial and residential uses. Residential land uses lie predominantly in the most northern and southern portions of these corridors. The majority of properties fronting these corridors have a Commercial High (CH) future land use designation, with an underlying residential density of 5 to 8 dwelling units per acre. Other areas have residential future land use designations, the majority of which are medium residential densities.

Lastly, staff continues to work on relevant issues impacting redevelopment and infill in this area. Items of focus include: regulatory obstacles, drainage improvements, utility services and transportation amenities. Future workshops with the BCC are being scheduled to further discuss these items.

The **second amendment** proposes revising Map Series Map LU 1.1 Managed Growth Tier System (MGTS) to modify the existing Revitalization and Redevelopment Overlay (Exhibit 5/pg16) depicted on the map to include only the 104 designated Countywide Community Redevelopment Team (CCRT) areas and the URA.

Prior to undertaking the Infill and Redevelopment Study, the County had under taken other initiatives towards urban area redevelopment and revitalization. In 1999, as part of Amendment Round 99-1, the County, with the assistance of the CCRT, created the RRO in conjunction with the adoption of the Managed Growth Tier System (MGTS) to depict areas to focus revitalization and redevelopment efforts. The CCRT areas within the RRO were identified through two studies namely the 1992 Palm Beach County Economic Analysis Plan-Development/Lagging Regions Report and the 1997 Potential Target Areas for Future CCRT Efforts Report. The CCRT efforts involve a partnership of local residents, the County, and other interested stakeholders

committed to improving the present conditions of investment in the area, and promoting the creation of desirable and safe places to live, work, and play.

The commitment to the neighborhoods was further reinforced in 2001, when the Community Revitalization Section was created. In 2003, the section became the Office of Community Revitalization (OCR). The primary function of the OCR is to coordinate stabilization and revitalization efforts in deteriorated residential neighborhoods in unincorporated areas of the County. Based on the recommendations of the CCRT Focus Areas Study and Recommendations Report, the OCR recommended that the number of the CCRT targeted areas be expanded to a total of 104. This recommendation was accepted and adopted by the BCC. This expanded list of CCRT areas will be part of the proposed revised Revitalization and Redevelopment Overlay (Exhibit 6/pg 17).

The **third amendment** proposes to update Map Series Map LU 3.1 Special Planning Areas to include the URA, Lake Worth Park of Commerce, and the Lake Worth Road Commercial Corridor (Exhibit 8/pg19).

B. THE PROPOSED AMENDMENT

1. Amendment Intent and Summary

The first amendment proposes to designate a portion of unincorporated Palm Beach County as an Urban Redevelopment Area (URA) consistent with the State Statute definitions for urban infill and redevelopment pursuant to Sections 163.3164(26) and (27). In addition, new policies are being added to facilitate and encourage infill and redevelopment in this area.

The second amendment proposes revising the MGTS Map Series L.U. 1.1 to modify the existing Revitalization and Redevelopment Overlay (RRO) to include only the 104 designated Countywide Community Redevelopment Team (CCRT) areas, and the proposed Urban Redevelopment Area (URA). Policy 1.2.3-b of the Future Land Use Element calls for a periodic review and update of areas in unincorporated Palm Beach County identified as areas in need of assistance. The RRO is being updated to reflect areas that are targeted for comprehensive and coordinated assistance. This assistance involves a partnership with local residents, the County, and other interested stakeholders committed to improving the present conditions of investment in the area, and promoting the creation of desirable and safe places to live, work, and play.

The third amendment is more or less a housekeeping item to update Map Series Map L.U. 3.1 Special Planning Areas Map to include the proposed URA, Lake Worth Park of Commerce, and the Lake Worth Road Commercial Corridor. This amendment will make the Special Planning Areas Map (Exhibit 8/pg19) more comprehensive by including these study areas that have a revitalization or redevelopment focus.

2. Unified Land Development Code Implications

The proposed amendments will not necessitate any amendments to the County's land development regulations in the Unified Land Development Code (ULDC) at this time. A number of incentives that could be applied towards redevelopment efforts in the URA are being proposed. Some of these measures may warrant future changes to the Comprehensive Plan and subsequently to the ULDC.

C. ISSUE AND DATA/ANALYSIS SUMMARY

Complete data and analysis to support the proposed amendments are provided in Exhibit 2. No major issues have been identified. The data and analysis for the proposed URA designation are consistent with the Florida Statute definitions in Sections 163.3164 (26) and 163.3164 (27) for the definitions of “urban redevelopment “ and “urban infill” respectively. The URA is within an existing urban service area. Additionally, the proposed URA is within the County’s Urban/Suburban Tier, an area with existing and planned services. The area has an approximate land area of 11,467 acres of which 10,335 acres or 90.1% are built lands while 1,132 acres or 9.9% are developable vacant land.

D. PUBLIC AND MUNICIPAL REVIEW

1. **Intergovernmental Plan Amendment Review Committee (IPARC):** Notification of these amendments was sent to the Palm Beach County Intergovernmental Plan Amendment Review Committee (IPARC) for review on January 20, 2005. The IPARC, of which Palm Beach County is a participating member, functions as a clearing-house for plan amendments. At the time of the printing of this report, no objections to these amendments have been received.
2. **Other Notice:** At the time of printing this report, no written comments had been received from other interested groups, or members of the public. Staff received a couple of phone calls from the City of West Palm Beach, City of Greenacres, and the Village of Palm Springs inquiring about the amendment.

E. ASSESSMENT AND CONCLUSIONS

As demonstrated in the Data and Analysis Section, the proposed amendment will serve to further encourage and facilitate infill and redevelopment programs in the URA through policies in the Comprehensive Plan. Moreover, the revision of Palm Beach County’s existing Revitalization and Redevelopment Overlay on the MGTS Map provides a more accurate depiction of areas within unincorporated Palm Beach County in which there is an emphasis on redevelopment, infill and revitalization. Lastly, depiction of these areas on the Special Planning Areas Map provides for a more accurate map.

F. ALTERNATIVE ACTIONS

The following courses of action are available to the Board:

1. Recommendation of ***approval***;
2. Recommendation of ***approval with modifications***; or
3. Recommendation of ***denial***.

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II. EXHIBITS

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EXHIBIT 1

A. Future Land Use Element, Urban Redevelopment Area Designation Revisions

PROPOSED NEW POLICIES:

- To designate an area of unincorporated Palm Beach County identified in the Infill and Redevelopment Study as an Urban Redevelopment Area (URA); and
- Add six (6) new policies under Sub-Objective 1.2.3 of the Revitalization and Redevelopment Overlay (RRO) that specify actions and programs to promote infill and redevelopment in this area. The revisions are numbered below, and shown with the added text underlined.

Sub-Objective 1. 2.3 Revitalization and Redevelopment Overlay

1. The Urban Redevelopment Area (URA) – The purpose of the URA is to focus the County’s redevelopment and infill efforts by promoting economic growth, improving the present conditions of infrastructure, investment and reinvestment in the area, and discouraging urban sprawl by directing development where resources exist. The boundaries for the URA are generally described as Community Drive to the north, Lake Worth Drainage District (LWDD) L-14 Canal to the south, Interstate Highway I-95 on the east, and extend to some points as far west as Jog Road.
2. NEW Policy 1.2.3-l: Higher development intensity/density should be encouraged in the URA where appropriate.
3. New Policy 1.2.3-m: Mixed-use centers and employment centers shall be encouraged in the Urban Redevelopment Area (URA) where appropriate.
4. New Policy 1.2.3-n: Higher development intensity/density should incorporate multi-modal transportation amenities for development and redevelopment projects in the URA where appropriate.
5. New Policy 1.2.3-o: The County shall require, where feasible, inter-connectivity in the URA between complementary neighboring land uses for both vehicular and pedestrian cross access.
6. New Policy 1.2.3-p: The County shall seek and encourage workforce housing opportunities in the URA.
7. New Policy 1.2.3-q: The County shall coordinate with adjacent municipalities regarding redevelopment activities within the URA to ensure that such efforts are consistent with municipal annexation plans and redevelopment activities within the URA, as appropriate.

B. PROPOSED MAP SERIES REVISIONS:

8. a) Revise the existing RRO depicted on Map Series Map LU 1.1 MGTS to include only the 104 CCRT and the URA boundaries; and
- b) Revise Map Series Map L.U.3.1 Special Planning Areas to include the URA boundaries, Lake Worth Park of Commerce, and Lake Worth Road Commercial Corridor.

EXHIBIT 2

SUPPORT DATA AND ANALYSIS

1. Data and Analysis for the designation of the URA: This language calls for the designation of a portion of unincorporated County identified and further described in the Infill and Redevelopment Study presented to and directed by the BCC on 2/17/04 as an Urban Redevelopment Area (URA) pursuant to pertinent State Statutes. This amendment is pursuant to, and consistent with State Statute definitions in Sections 163.3164(26) and Section 163.3164(27), Florida Statutes. Section 163.3164(26) F.S. defines “urban redevelopment” as demolition and reconstruction or substantial renovation of existing buildings or infrastructure within urban infill areas or existing urban services areas. Section 163.3164(27) F.S. defines “urban infill” as the development of vacant parcels in otherwise built-up areas where public facilities such as sewer systems, roads, schools, and recreation areas are already in place and the average residential density is at least five dwelling units per acre, the average nonresidential intensity is at least a floor area ratio of 1.0 and vacant, developable land does not constitute more than 10 percent of the area.

The boundaries of the URA are generally described as Community Drive to the north, Lake Worth Drainage District (LWDD) L-14 Canal to the south, Interstate Highway I-95 on the east, and extend to some points as far west as Jog Road. The proposed URA is within the County’s Urban/Suburban Tier and the existing urban service area. The area has a population of 75,595 with an approximate area of 11,467 acres in size of which 10,335 acres or 90.1% are built lands while 1,132 acres or 9.9% are developable vacant land (Exhibit 4/pg15).

There are needs and opportunities within the URA for infill and redevelopment. Infill and redevelopment are recognized as important components and useful mechanisms for promoting and sustaining urban cores. The URA was chosen because: 1) it contains 62 of the 104 designated Countywide Community Revitalization Team (CCRT) areas. The CCRT areas are those areas in the unincorporated county that are by varying degrees characterized by a large proportion of very low, low and moderate-income populations, and most, experience a range of problems associated with the decline of urban neighborhoods including lack of basic infrastructure components; roads and drainage in substandard conditions, lack of sidewalks; lack of streetlights; code violations; varied condition and low value of housing stock; vacant lots and underutilized land etc.; 2) it represents an older, urbanized development pattern; 3) some areas exhibit physical deterioration of properties and poor condition of structures, and underused lands lacking crucial urban services such as sewer and drainage which called for continued redevelopment efforts; and 4) it contains existing redevelopment initiatives such as the Westgate Community Redevelopment Area (CRA), and unincorporated area of the Lake Worth Park of Commerce (LWPC).

Table 1: COMPARATIVE ASSESSMENT

VARIABLES	URA	COUNTY
POPULATION AGE <= 19	30%	23%
POPULATION AGE >= 65	9%	23%
UNEMPLOYMENT RATE (2000)	6.7%	5.9%
MEDIAN FAMILY INCOME	\$35,899	\$53,701
PER CAPITA INCOME	\$15,518	\$28,801
POVERTY RATE (2000)	16%	9.9%
TOTAL POPULATION	75,595	1,211,448
AREA (SQUARE MILES)	17.79	2,023

Generally, the area is distinct from other surrounding unincorporated areas of Palm Beach County in terms of its physical, economic and social dimensions as indicated above in Table 1 that provides a comparative assessment of key quality of life indicators for the URA and Unincorporated Palm Beach County. On several socio-economic measures, the characteristics of these two areas are noticeably distinct. The proposed URA residents are generally younger than those in unincorporated Palm Beach County and they have lower median income. Within this area, 30 percent of residents as compared to 23 percent of Countywide residents, are 19 years old or younger; whereas 9 percent of area residents are age 65 or above compared to Countywide total of 23 percent. Based on 2000 Census data, unemployment rate in the proposed area was slightly higher than that in the County overall at 6.7 percent to 5.9 percent respectively. The overall socio-economic standing of this area is further impacted by the rate of poverty, which stood at 16 percent in 2000, and relatively high impoverishment rate in comparison to the County's that stood at 9.9 percent.

The goal of the Urban Redevelopment Area is to coordinate and provide for redevelopment efforts and infrastructure improvements needed in the area. The designation of the URA and its associated policies will:

- Provide and enhance viable redevelopment opportunities to discourage further westward expansion;
- Provide a variety of housing options for persons and families of all income ranges;
- Support existing Comprehensive Plan and Managed Growth Tier System provisions for sustainable urban development;
- Fully utilize and enhance existing infrastructure facilities and services; and
- Attract new residents, businesses and services to improve the quality of life for current population in the URA.

2. Data and Analysis for New Policy 1.2.3-l: This policy is being added to focus redevelopment/infill initiatives within the URA and discourage them from moving to the west. Many of the lands in the URA are either underutilized or are infill parcels. The policy also encourages higher development intensity/density in the area in order to provide for a sustainable development program and support transit and other modes of transportation in the area. This policy therefore directs that available resources be channeled to redeveloping many of these lands. The CCRT actions to direct development in these areas and necessary improvements being carried out make these areas more attractive to investment and redevelopment.

3. Data and Analysis for New Policy 1.2.3-m: This policy is intended to encourage the development of mixed and multiple use projects in the area. Mixing land uses such as commercial, residential, recreational, educational, and others in neighborhoods or places that are accessible by bike and foot can create vibrant and diverse communities. Mixed land uses are critical to achieving the great places to live, work, and play that smart growth encourages. A mix of land uses also provides a more diverse and sizable population and a wider commercial base to support public transit. By encouraging a mix of uses one can decrease traffic, allow people opportunities to walk to work or store, and promote commercial development that has a residential market built into the development. Staff has identified a number of incentives that could be applied towards encouraging mixed and multiple use projects, such as density bonuses, internal trip capture allowances, and expedited development review, etc. Some of these measures may necessitate some future changes to the Comprehensive Plan, and subsequently to the Unified Land Development Code (ULDC).

4. Data and Analysis for New Policy 1.2.3-n: Promoting alternative modes of Transportation is essential for redevelopment and for the success of mixed-use developments in the area. This policy places emphasis on urban form that supports automobile, transit, bicycle, and pedestrian travel. Multi-modal transportation amenities such as sidewalks, cycle stand, bus stops, bike paths/ways, pedestrian crossing, park and ride facilities should be incorporated in development and redevelopment projects in this area. Lack of adequate transportation is one of the principal barriers preventing people from becoming gainfully employed. Transportation alternatives can help to eliminate this barrier. Sidewalks, when properly designed and maintained, provide the pedestrian with a pleasant, safe, and convenient place to walk, and mitigate traffic impacts by making the area more walk-able. Additionally, this policy will ensure a focus on road improvement programs in the URA that include bus terminals and bus stops, as well as bicycle facilities. A key to achieving a multi-modal transportation system is to insure that new additions/developments in the URA's evolving urban forms accommodate all modes of transportation.

5. Data and Analysis for New Policy 1.2.3-o: Direct connectivity between complimentary land uses will offset the unnecessary usage of thoroughfares by people who want to travel within the area. The elimination of these avoidable trips by better connectivity will lead to more efficient usage of the main thoroughfares. A key intent for this policy is to provide for better integration of land uses and transportation facilities. This policy strives to increase efforts to ensure that land uses throughout the URA are provided with a maximum opportunity to have access to pedestrian, bicycle and vehicular facilities, and that these facilities provide for accessibility to other land uses both within and outside the URA. The intent is not to restrict various amenities to the URA and they should not be restricted. Connecting employment centers with residential areas should be a priority.

6. Data and Analysis for New Policy 1.2.3-p: It is the desire of the County to provide for workforce housing in the County. Given the focus on infill and redevelopment in the URA, this policy is being proposed to reflect the County's desire to provide for a variety of workforce and affordable housing opportunities in the URA.

7. Data and Analysis for New Policy 1.2.3-q: This policy intent is to recognize the desire to strengthen the coordination between the County and the municipalities within the URA. There are nine (9) municipalities within or adjacent to the URA including the City of West Palm Beach, Town of Haverhill, Cloud Lake, Town of Glen Ridge, Lake Clark Shores, Village of Palm Springs, City of Greenacres, Atlantis and City of Lake Worth. The need for greater governmental coordination is stressed. The County will continue to work with adjacent municipalities regarding redevelopment activities within the URA to ensure that they are consistent with municipal annexation plans as appropriate.

8. Data and Analysis for Map Series Revisions:

Map LU 1.1 Managed Growth Tier System:

- a) The encouragement of commercial and residential infill and redevelopment related activity is one of the overall goals expressed in the creation of the RRO, the CCRT areas, and the proposed designation of the URA. As the proposed designation of an Urban Redevelopment Area in the central portion of Palm Beach County proceeds, and considering that the goals of the proposed URA complement those of the RRO and the CCRT Areas, it is appropriate that the boundaries of the existing RRO be revised to include the CCRT areas and the proposed URA. This proposed map series amendment addresses this revision.

Map LU 3.1 Special Planning Area:

- b) This amendment is more or less a housekeeping item to include the proposed Urban Redevelopment Area (URA), Lake Worth Park of Commerce, and the Lake Worth Road Commercial Corridor. This amendment will update the Special Planning Areas Map (Exhibit 8/pg19) and provide for a more comprehensive map depicting the County's Special Planning Areas.

EXHIBIT 3

URBAN REDEVELOPMENT AREA AERIAL MAP

EXHIBIT 4

URBAN REDEVELOPMENT AREA BUILT AND VACANT LANDS MAP

EXHIBIT 5

EXISTING REDEVELOPMENT AND REVITALIZATION OVERLAY ZONE (RRO) MAP

EXHIBIT 6

PROPOSED REDEVELOPMENT AND REVITALIZATION OVERLAY ZONE (RRO) MAP

EXHIBIT 7

COUNTYWIDE COMMUNITY REVITALIZATION TEAM AREAS (CCRT) MAP

EXHIBIT 8

SPECIAL PLANNING AREAS MAP

EXHIBIT 9

LETTERS IN SUPPORT/OPPOSITION



City of Greenacres

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Samuel J. Ferreri
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March 11, 2005

Mr. Lorenzo Aghemo, Director
Palm Beach County Planning Division
100 Australian Avenue
West Palm Beach, FL 33406

REC'D MAR 16 2005

Re: Urban Redevelopment Area

Dear Mr. Aghemo:

Please allow this letter to summarize the comments I made to the Land Use Advisory Board this morning on the County's Urban Redevelopment Area plans. We believe that the redevelopment and revitalization of central Palm Beach County is a worthwhile goal.

While the City of Greenacres looks forward to working with Palm Beach County on revitalization, we are also concerned that County initiatives not negatively impact our own redevelopment efforts, through impacts on concurrency Levels of Service for example.

We also suggest that a policy be added that the County should direct infrastructure funding into the URA to bring existing developments and facilities up to modern standards and to support the higher density and intensity called for in the other URA policies proposed. Improvements are needed in water, sewer and stormwater infrastructure. The required improvements are often extensive and present a barrier to redevelopment. Lack of sewer infrastructure, for example, often means that new projects must construct sewer transmission systems which will eventually serve a larger area in order to hook-up their project. Considering the small lot sizes and limited potential size for redevelopment projects, it can be a serious impediment for a redevelopment project to carry a larger area's sewer needs on the back of its own limited investment return potential.

Thank you for you and your staff's efforts to include the City of Greenacres in these important discussions. If you have any questions, please feel free to contact me at 642-2054.

Sincerely yours,

Thomas J. Lanahan,
Planning and Engineering Director

cc: PBC Planning / URA

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