

INFILL AND REDEVELOPMENT STUDY

PRELIMINARY REPORT AND RECOMMENDATIONS



**Board of County Commissioners
Workshop Presentation
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**Prepared by the Palm Beach County Planning Division
Planning, Zoning, and Building Department**

EXECUTIVE SUMMARY

The Infill and Redevelopment study represents Planning Staff recommendations and course of action to address one of the most important issues facing Palm Beach County. This report and presentation is the first in a series of workshops where staff will present significant policy issues regarding redevelopment to the Board of County Commissioners for direction.

The basis for this report is the requirement in the Comprehensive Plan calling for the Planning Division to conduct an Infill Study for unincorporated Palm Beach County. This study was expanded to include not only issues related to infill but of redevelopment.

This report broadly outlines our plan and recommendations for redevelopment, which is to:

1. Designate an Urban Redevelopment Area
2. Designate 3 priority redevelopment areas
3. Work with affected agencies to identify impediments to redevelopment and recommend changes, which will support redevelopment.

We have provided a description and explanation of an Urban Redevelopment Area. Generally, such a designation calls for significant public involvement and interaction and requires specific Comprehensive Plan policies to support the designation. We will present to the Board at a future date our proposed policies and implementation strategies.

This report also contains the findings of the actual Infill study. The study generally found that there are few large parcels available for development, with a majority being one acre in size or less. These results furthered our need to address infill and redevelopment together, as significant independent infill development options are limited.

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-Section 1- INTRODUCTION

As Palm Beach County approaches build-out the need to identify development options to sustain our future population growth is at hand. There are essentially two options available, allow further westward development, or look to our existing underutilized and unused urban areas. To be able to direct growth back east Palm Beach County must develop an overall strategy and provide specific incentives to support it. Currently, the Comprehensive Plan and the Unified Land Development Code (ULDC) acknowledge and provide for redevelopment and infill activity. In the case of the Comprehensive Plan, there are a number of provisions providing such incentives including, traffic concurrency relief, density bonus increases and non-residential intensity increases. Through the development of a comprehensive strategy designed to induce infill development and redevelopment, we seek to meet the Board of County Commissioners desire to prepare for the County's future.

The Board of County Commissioners has identified redevelopment as one of its primary focus areas. This has coincided with the Planning Division undertaking an infill study as required by the Comprehensive Plan. Originally, the infill study was intended to gather data and provide recommendations regarding vacant or underutilized properties in unincorporated Palm Beach County. As the study progressed it became apparent that "infill" and "redevelopment" were unavoidably linked. We felt that limiting the focus so narrowly to infill only would not adequately address all of the necessary issues.

Infill is defined in the Comprehensive Plan as "Development of vacant or abandoned parcels in otherwise built-up areas...". Redevelopment is defined as "Activities or projects in an area to eliminate and prevent the spread of slum and blight; to provide affordable housing whether for rent or sale to low and moderate income households; or to generate renewed economic activity and development". While these two terms represent different functions, they are closely related. It is for this reason that we have combined them for the purposes of this study.

This report begins the discussion and implementation of a comprehensive strategy for redevelopment in Palm Beach County. In using the term redevelopment, we are including the characteristics of infill development and our recommended strategies will address both. This workshop will be the first in a series of workshops where staff will present to the Board of County Commissioners critical policy issues needing direction. We will schedule these future meetings over the next few months. We want to give proper attention and time to the issues that the Board should be most aware of and those where significant strategic decisions are necessary.

One of the initial concerns in preparing a redevelopment strategy was developing incentives to meet our overall strategies on a Countywide basis. The results of our research found numerous examples of redevelopment at the neighborhood, special district, and municipal level. We have found only a few instances of countywide redevelopment initiatives.

Given this limitation, we chose to refine our implementation focus. As the results of the Infill study itself will show, we have documented all vacant and underutilized property in the Urban/Suburban Tier of unincorporated Palm Beach County. As we reviewed the initial data it became apparent that one region stood out for a variety of reasons. The central core of the County (Map 1) represents the essence of infill availability and redevelopment potential.

This “core” area was chosen because it:

1. Contains 62 of the 104 CCRT areas.
2. Represents an older, urbanized development pattern.
3. Contains existing redevelopment initiatives such as the Westgate CRA and Lake Worth Road initiatives.
4. Possesses in some areas an acceptable amount of urban services yet is lacking in crucial areas for continued development in many cases.

In defining an overall strategy for Palm Beach County we first looked to initiatives already in place. The Comprehensive Plan clearly provides direction encouraging growth, which is both sustainable and does not further sprawl characteristics. Based upon existing policy, we present a strategy containing overall goals as well as the recommended implementation strategies used to facilitate these goals.

(A) Overall Redevelopment Strategy

1. Provide and enhance viable development opportunities to discourage further westward expansion.
2. Provide a variety of housing options for persons and families of all income ranges.
3. Support existing Comprehensive Plan and Managed Growth Tier System efforts for sustainable urban development.
4. Fully utilize existing infrastructure facilities and services.
5. Attract new residents, businesses and services to improve the quality of life for current population in the “core” area.

(B) Implementation Strategy

1. Designate “core” area as an Urban Redevelopment Area pursuant to Florida Statute.
2. Work with relevant County staff to identify capital improvement needs for the Urban Redevelopment Area.
3. Develop pilot program areas within the Urban Redevelopment Area for specific study.
4. Enhance existing land development regulations to recognize urban development requirements.

To implement this strategy it will be necessary to involve a multitude of agencies in the execution of the plan. The following presents an outline of both the key entities involved in an overall Palm Beach County redevelopment strategy and the issues they represent.

(C) Planning

1. Create an overall strategy for redevelopment throughout the county.
2. Proceed with designating the “core” area of the Infill study as a F.S. 163 Urban Redevelopment Area (URA).
3. Allow residential land use changes in the URA.
4. Identify land uses which are inconsistent with adjacent properties and provide appropriate designations.
5. Codify a system for reducing TDR costs.
6. Codify a system for expedited approval of TDR’s.
7. Review density provisions in code and how they may be better utilized.
8. Arrange provisions in Comprehensive Plan under a cohesive redevelopment goal or objective to better identify their function. Staff is also considering through the Evaluation and Appraisal Report (EAR) process, creating a Redevelopment element.
9. Assess strategies for disposition of small isolated parcels, i.e. require aggregation of properties or allow independent development.

(D) Land Development

1. Identify regulations that may impede or restrict ability to make use of infill properties and allow for redevelopment.
2. Address issue of whether our code serves the needs of an urban area as opposed to being better suited for suburban development.
3. The need to address fundamental issues regarding deviation from current minimum standards will be a focus.
 - a. Land Development will provide examples of the larger issues i.e. ROW width and subdivision requirement.

(E) Capital Improvements

1. Capital improvements include water, sewer and stormwater disposition.
2. One of the greatest impediments is the requirement to maintain legal positive outfall for all sites. On constrained urban sites this effectively precludes development in many instances. We will present to the Board the question of whether we recommend maintaining this standard or allowing for deviations. Options and repercussions of each will be presented.
3. Provision of water and sewer service is another impediment to development in cases where they do not exist. We will be presenting information from the responsible departments which detail the costs associated in providing these services throughout the URA.

(F) Zoning

1. Identify code provisions that serve to impede infill and redevelopment efforts.
2. We do not want to relax regulations that require high quality development but we need to balance that with an overall effort to encourage redevelopment. As to where these issues conflict we will present examples to the BCC for direction.
3. Identify the predominant types of variances that have been sought in the URA.

(G) Office of Community Revitalization

1. This office will be the chief implementing agency.
2. We will assist them in seeking alternative funding sources, some of which made available through the URA designation.
3. Utilize the CCRT to further the funding efforts in designated areas and coordinate public/private development association.

(H) Traffic

1. The URA designation allows for alternative traffic concurrency options such as a TCEA. We will also consider and present for discussion other options such as CRALL designations in specific areas and amending levels of service.

(I) School Board

1. The URA designation requires coordination with the School Board on affected facilities within the boundaries of the URA.
2. We will work with the School Board to ascertain where school concurrency may not be an issue within the URA and seek to encourage development where those resources are available.

(J) Parks

1. We will need to assess what assets exist and what may be needed to meet future development.
2. The provision of recreational space and uses can be a motivating market determinant.

(K) Municipal Involvement

1. Where appropriate, continue to encourage and/or require annexation especially if someone is making use of County redevelopment incentives.
2. Meet with each City within or adjacent to the URA to review our redevelopment program and determine what plans they have in place.
3. If possible, seek to partner on redevelopment projects.

Section 2-

SUMMARY RECOMMENDATIONS

1. DESIGNATE THE CORE AREA AS AN URBAN REDEVELOPMENT AREA (p. 12).
2. DESIGNATE THE THREE IDENTIFIED PRIORITY REDEVELOPMENT AREAS FOR FURTHER STUDY AND ASSISTANCE (p. 14):
 - Area A-Military Trail Corridor,
 - Area B-Congress Avenue Corridor, and
 - Area C-Lake Worth Road Corridor.

-Section 3- REDEVELOPMENT

(A) INTRODUCTION

Geographically, Palm Beach County is the largest of the sixty-seven (67) counties in the state. The County has experienced a 2.99 percent annual growth in population over the last ten years, bringing its current population to approximately 1,211,448. By the year 2020, the population of the county is expected to increase to approximately 1,619,900. This growth pattern has and will continue to significantly impact the County in terms of finding new and creative ways to accommodate the needs of residents as well as safeguarding the natural environment. After nearly three decades of growth and development, Palm Beach County is fast approaching “build-out” and there are fewer developable areas available. The County core/older areas are experiencing deterioration, disinvestment and more vacant parcels than elsewhere. Preservation, rehabilitation and reconstruction, all components of redevelopment are needed in these core/older areas to make them amenable to residential and non-residential development. The goal of the redevelopment study is to accomplish exactly this.

Palm Beach County is running out of vacant developable residential land. It is estimated that within the next decade, the county will approach buildout with few large sizable developable parcels remaining. At the same time, many of the county’s buildings are aging, and coming to the end of their commercial viability. In fact, 38 percent of the commercial parcels in the core area were built in or before 1970, accounting for 18 percent of the total gross floor area. Old strip centers, with no landscaping and acres of unused pavement, remain long after their economic vitality has been exhausted.

Planning for redevelopment presents both opportunities and challenges. Throughout the county, land with high visibility, accessibility, and economic potential lies waiting for new uses; but the redevelopment process can be confusing, time-consuming, and expensive. There are thirty-seven (37) local jurisdictions, each with its own set of land development regulations and permitting procedures. Many of those regulations were written at a time when the county had abundant developable land, but they are difficult to implement in a built-out environment. Meanwhile, Palm Beach County faces competition from surrounding counties, where vacant land is abundant and development is perceived as being easier and cheaper.

(B) STATE PLANNING CONSIDERATIONS - URBAN INFILL AND REDEVELOPMENT

1. Economic Development as a catalyst

Economic development is the mechanism by which a local government achieves continuous improvement in the economic health and vitality of a community. Common initiatives include the creation of new and enhanced job opportunities with attendant education and training of the workforce, growth of the tax base and diversification of the economic drivers of the community.

Areas typically identified for economic growth are the urban cores of our municipalities. The Growth Management Act of Florida specifically speaks to the importance of urban infill and redevelopment. F.S. 163.2511 states:

- (a) Fiscally strong urban centers are beneficial to regional and state economies and resources, are a method for reduction of future urban sprawl, and should be promoted by state, regional, and local governments.
- (b) The health and vibrancy of the urban cores benefit their respective regions and the state; conversely, the deterioration of those urban cores negatively impacts the surrounding area and state.
- (c) In recognition of the interwoven density between the urban center, the suburbs, the region, and the state, the respective governments need to establish a framework and work in partnership with communities and the private sector to revitalize urban centers.
- (d) State urban policies should guide the state, regional agencies, local governments, and the private sector in preserving and redeveloping existing urban cores and promoting the adequate provision of infrastructure, human services, safe neighborhoods, educational facilities, and economic development to sustain these cores into the future.
- (e) Successfully revitalizing and sustaining the urban cores is dependent upon addressing, through an integrated and coordinated community effort, a range of varied components essential to a healthy urban environment, including cultural, educational, recreational, economic, transportation, and social service components.

Infill development and redevelopment are recognized as important components and useful mechanisms for promoting and sustaining urban cores. State and regional entities and local governments should provide incentives to promote urban infill and redevelopment. Existing programs and incentives should be integrated to the extent possible to promote urban infill and redevelopment and to achieve the goals of the state urban policy.

(C) TYPES OF REDEVELOPMENT

Partnered Redevelopment

Partnered redevelopment occurs when a local government or other public agency (such as the State Housing Finance Authority) and a private developer enter into an agreement to jointly provide one or more components of a development project such as land, financing, parking, structures, occupancy, management, or marketing. Partnered redevelopment most often involves formalized agreements between the parties, which may include regulations tailored to the specific project and certain incentives. This type accounts for a small portion of overall redevelopment activity, but is a significant part of the major, targeted, or “placemaking” objective for redevelopment.

Frequently, partnered redevelopment takes place within some type of a defined redevelopment district. Projects within such districts are intended to fulfill a stated public objective/purpose. Through partnering, certainty of approval and the desired end product is increased. A principal benefit of partnered redevelopment is that it frequently serves as a catalyst for other investment.

Partnered redevelopment has, however, some drawbacks. It can be cumbersome establishing a partnership with a city or agency. There may be a lengthy acceptance process. Entering into the partnership agreement opens up the project to additional public scrutiny. It also may require the developer to build what the public agency thinks is appropriate, which may not be as responsive to the market.

Independent Redevelopment

This type of redevelopment accounts for the majority of activity in the county. Independent redevelopment occurs when a party seeks to improve a site or building on a privately-owned parcel with no public funds or government assistance or incentives.

The benefits of independent redevelopment are that they may occur anywhere, in response to market opportunities. The location of the project does not depend on an agency deciding where it is needed or appropriate. Independent redevelopment does not require the developer to be selected by the county. Because any need for flexibility with development regulations may require a lengthy and uncertain approval process, this type of project is often best suited to sites that conform to the existing regulations and development pattern.

Disadvantages associated with this type of redevelopment include the fact that while all costs are paid by the private developer, the project may not fulfill any adopted public goals.

(D) REDEVELOPMENT ISSUES

A summary of redevelopment issues includes the following:

1. We Are Approaching Build-Out

As Palm Beach County approaches build-out, our future economic well-being and quality of life will increasingly depend on our ability to redevelop. This phenomenon is exhibited in a number of ways, including:

- A population growth rate of 1.9% after 2003.
- Estimate of vacant, undeveloped land in the core area of five percent or less, with much of this in small, disconnected parcels that are committed to a particular use, having been platted or otherwise planned for.
- An aging housing stock that indicates approximately 13 percent of the Unincorporated County's URA housing is 48 or more years old.
- Rapidly increasing property values and housing prices, indicative of continued high demand as compared to a relatively fixed supply of available property.

2. Redevelopment Is Both Necessary And Inevitable

Redevelopment has been defined for the purposes of this project in its broadest sense, meaning that it encompasses the preservation, revitalization, and rebuilding of our built environment. As a maturing urban county, redevelopment is both essential and inevitable. Thus, we must begin immediately to put in place definitive public policies to guide this evolutionary process. Examples of this broad range of redevelopment activity and its inevitability include:

- The neighborhood preservation and revitalization efforts underway in many of the county's communities.
- The increased attention to code enforcement and fix-up, clean-up campaigns, both formal government -sponsored and ad-hoc community group efforts.
- The singular, independent reuse and reconstruction of individual sites and buildings in response to market conditions and opportunities.
- The planned and partnered redevelopment of key corridor projects undertaken with the pro-active participation of local government and the development community.

3. Redevelopment Requires A New Vision

If the redevelopment process is to achieve its full potential, it will require consensus on identifiable public benefits and a coordinated public/private partnership designed to yield definitive improvements to our built environment. Staff has identified a redevelopment strategy that provides a vision for PBC to pursue.

- To achieve this vision requires the pursuit of two goals, described as the promotion to encourage the existence and progress of and the facilitation to help move forward and make less difficult of the redevelopment processes.
- The primary goal is to promote the rebuilding of Palm Beach County as the model urban center of Florida with a successful balance of high quality living, working, and visitor opportunities to sustain a prosperous community of over one million year around residents and about 125,000 seasonal residents.
- A corresponding goal is to facilitate through effective strategies, including comprehensive and economic development planning, coordinated market strategies, and capital improvement programs that enjoy widespread community support, the on-going redevelopment and urban revitalization of Palm Beach County.

4. Redevelopment Requires New Approaches

As we embark on a new phase of planning and development that focuses on redevelopment, it will require that we assess and revise the planning and regulatory measures that are used to guide the redevelopment process. Specific conclusions of an issues survey and analysis identified several main areas to be addressed, including the following:

- A proactive approach to redevelopment that emphasizes the preparation of specific area-wide, neighborhood, or corridor plans that clearly articulate the desired redevelopment objectives.
- A focus on neighborhood preservation that encourages existing communities, whether residential or mixed-use, to preserve and enhance their quality and value through a combination of code enforcement and reinvestment in public infrastructure.
- A concerted effort to simplify and streamline the regulatory review process, in order to standardize and shorten the timeframe for the various components of project review.
- To review existing land development standards with the objective of identifying those features unique to the redevelopment process.
- Increased emphasis on an integrated approach between those agencies and departments that influence the redevelopment process including economic development, transportation, education, and regulation.

5. Redevelopment Requires New/Expanded Tools

For redevelopment to be a positive influence on our environment and our quality of life we must utilize the full array of “tools” or measures available. The following measures have been identified as potentially helpful to the redevelopment process in selective settings:

- Public assistance with the land assembly process will be essential to the accumulation of key properties. This is needed to amass property of a sufficient size for certain types of redevelopment and to facilitate inclusion of properties that would not otherwise be available on the open market.
- Incentives that will assist in overcoming additional complexities and costs of certain types of redevelopment will be essential to their success. For example, density/intensity bonus provisions, transfer of development rights, shared public/private parking arrangements, tax and impact fee credits and like incentives, tied to legitimate public purpose and objectives, will be instrumental in encouraging redevelopment of the type and kind desired.
- Commitment to providing the requisite public infrastructure that will facilitate investment in redevelopment will be an important factor in the redevelopment process. From necessary transportation, water, sewer, and drainage facilities to the aesthetic quality of public buildings and facilities, as well as parking, streetscape, and recreation/open space, public investment in infrastructure will play a significant role in providing basic services and creating a climate within which redevelopment can prosper.

6. Redevelopment Requires A Continuing And Long-Term Commitment

Redevelopment is not a singular or one-time event, but rather a continuum of independent and partnered projects involving both private, individual, unilateral investment decisions and planned, coordinated, public participation in an on-going process. Some of the particular features of this aspect of the redevelopment process involve the following:

- Palm Beach County has developed to the mature stage today compared to the last century. The components of the redevelopment process, involving the preservation, rehabilitation and reconstruction of this process will occur throughout the twenty-first century.
- This gradual and continuing redevelopment process will require a consistent, step- by step approach. There is no one-time quick fix, but rather a need for a progressive, ongoing commitment to the purpose and means by which to promote and facilitate redevelopment to accomplish the intended result, as well as to refine the purpose and means over time.
- Redevelopment should be viewed not as an end-state, but as a means to improve the built environment consistent with public policy over an extended time frame.
- The County will experience redevelopment in stages, with the older portions of the county and those in prime locations being the most likely initial candidates.
- While redevelopment will be an on-going, extended process, we must begin now to determine the direction and develop the tools to maximize its potential to improve our quality of life.

-Section 4-

THE URBAN REDEVELOPMENT AREA

(A) WHY SELECT AN URBAN REDEVELOPMENT AREA?

Location:

The Urban Redevelopment Area is located in the east -central region of Palm Beach County (Map1), bordering 1-95 interstate Highway on the east and extending at some points as far west as Jog Road. The area is approximately 11,442 acres in size (Table 3) with a population of 75,595.

Pursuant to F.S. 163.2514 a proposed Urban Redevelopment Area must:

- A. Be located within an Urban Service Area
- B. Be established in the local Comprehensive Plan as a specific geographic area which does not contain more than 40% developable vacant land
- C. Be supported by specific policies in the Comprehensive Plan which specify actions and programs promoting urban redevelopment

(B) URBAN REDEVELOPMENT AREA DESIGNATION

The Core Area is within the County's Urban/Suburban Tier, an area with existing and planned urban services. Therefore, it meets the criteria of being "located within an urban service area." Map 1 shows the Core Area boundaries. At this time, 12 percent of the land within the Core Area boundaries is Developable and/or Underutilized land, thus not exceed 40 percent, as outlined in the criteria. Lastly, the Core Area is geographically located within the Revitalization and Redevelopment Overlay in the Future Land Use Element of the Comprehensive Plan.

Further requirements of such a designation must include evidence that sections of the proposed Urban Redevelopment Area are socio-economically disadvantaged in comparison to other areas and regions and/or is currently experiencing urban blight. The factors that show such evidence include:

- (1) The area, or one or more neighborhoods within the area, suffers from pervasive poverty, unemployment, and general distress as defined by F.S. 290.0058;
- (2) The area exhibits a proportion of properties that are substandard, overcrowded, dilapidated, vacant or abandoned, or functionally obsolete which is higher than the average for the local government;
- (3) The area includes or is adjacent to community redevelopment areas, brownfields, enterprise zones, or Main Street programs, or has been designated by the state or Federal Government as an urban redevelopment, revitalization, or infill area under

empowerment zone, enterprise community, or brownfield showcase community programs or similar programs.

In addition to the stipulations of 163.2514, F.S. 163.2511 requires that the plan also include a map depiction of the Urban Redevelopment Area as well as any existing enterprise zones, community redevelopment areas, community development corporations (CDCs) and/or brownfields located within the area.

The Core Area, otherwise known as the Urban Redevelopment Area, is the centerpiece of our plan. The area was chosen because of its distinct characteristics. The area is largely comprised of older neighborhoods subdivided long before current land development regulations. Consequently, many of the streets in the area are of substandard construction, within narrow right-of-ways on private easements with inappropriate drainage systems. There are several unpaved streets that are in need of paving and drainage improvements. Typical area characteristics include physical deterioration of properties and poor conditions of structures, vacant lots, and underused land. In addition, land uses are inconsistent, building lots are small or substandard by current measures. Housing stock varies in character, condition, and value. Housing in this area is oldie in comparison to the western portion of the Urban/Suburban Tier.

An analysis of the area's population and socio-economic conditions provides an intriguing view. The core area residents are generally younger than those in unincorporated Palm Beach County and they have lower median income. Within the Core 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 Core Area was slightly higher than 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. Generally, the area is distinct from other surrounding unincorporated areas of Palm Beach County in terms of its physical, economic and social dimensions as discussed in greater details in Section 6 entitled "Infill and Redevelopment Data Analysis" in this study. In summary, the URA area was selected because of the following reasons:

1. The URA is located within the County's Urban/Suburban Tier, an area with existing and planned services.
2. It is the County's older area that is experiencing deterioration, disinvestment and higher rates of vacancies. The primary challenge of this area is the provision of infrastructure.
3. Multiple opportunities exist for infill and redevelopment programs. A majority of the County's 104 CCRT areas lie within the URA.
4. It contains existing redevelopment initiatives such as Westgate CRA and Lake Worth Road initiatives.
5. There are vacant lots or properties scattered in good locations that may be prime candidates for infill and redevelopment.
6. There are vacant strip shopping centers in the core area.

(C) PLANNED ACTION

The designation of the Core Area as an Urban Redevelopment Area (URA) will involve:

1. A Text amendment to the Comprehensive Plan Future Land Use Element
2. A public hearing on the proposed amendment to the Future Land Use Element which will designate the Core Area as an Urban Redevelopment Area (URA).
3. Designation of the Core Area as an Urban Redevelopment Area (URA) pursuant to Section 163.3164(29), F.S.
4. Issue and Data/Analysis - The data analysis for the proposed amendment would involve meeting State requirements, pursuant to Rule 9J-5.0055(6)(a)2, F.A.C.
5. Presenting Amendment to the Board of County Commissioners (BCC) for approval.
6. Submitting text amendment to the Comprehensive Plan Future Land Use Element to the Department of Community Affairs (DCA).

(D) PRIORITY REDEVELOPMENT AREAS

1. Selection

The selection of targeted redevelopment areas will allow for the focused implementation of all our redevelopment tools. We are recommending three areas, which exhibit the characteristics needed for redevelopment. These areas are described below.

- (i) Area A -Military Trail Corridor;
- (ii) Area B -Congress Avenue Corridor;
- (iii) Area C-Lake Worth Road Corridor.

2. Boundary Descriptions

Area A- Military Trail Corridor: Is bounded on the north by Southern Boulevard, to the south by Forest Hill Boulevard, to the west by Haverhill Road, and to the east by Kirk Road (Map 2). The area has multiple critical deficiencies. In varying degrees, this area lacks water and sewer, and roads are in substandard conditions. The primary challenge in this area is the provision of multiple infrastructure improvements. The area contains three “Type A” and five “Type B” CCRT revitalization areas.

Area B - Congress Avenue Corridor: This area is bounded on the north by Southern Boulevard, to the south by Forest Hill, to the east by 1-95 interstate Highway, and to the west by Southern Congress Avenue (Map 3). Areas to the immediate north on Gun

Club Road and Forest Hill Blvd. lack basic infrastructures. The area contains two “Type A” and four of “Type B” CCRT revitalization areas. Generally, most of the infrastructures are in place in the central area but areas to the immediate north and south are in need of infrastructure improvements.

Area C: - Lake Worth Corridor: The area is bounded on the north by Lake Worth Road, to the east by Congress Avenue, to the west by South Military Trail, and to the south by 12th Avenue South (Map 4). The area contains six “Type A” CCRT revitalization areas. This Corridor, like many other strip commercial arterial roadways throughout unincorporated Palm Beach County, is characterized by building vacancies, problems with traffic access points, lack of adequate landscaping, and an overall lack of continuity in visual and physical character. In addition, the corridor is deficient in sewer infrastructure in some areas, much of the drainage system is substandard, and there is an overriding concern with crime and street level drug activity.

Existing Land Uses (Areas A, B. & C)

These corridors support a mixture of commercial uses and residential uses including mobile home parks, apartments and single- family residences. Residential land uses are predominately in the most northern and southern portions of the corridor. These corridors also contain some vacant properties, several abandoned buildings and commercial vacancies that could provide opportunities for infill and redevelopment.

The north side of Lake Worth Road is characterized by a mixture of small scale strip commercial development and a few small vacant parcels, which total approximately 5.7 acres and have an average lot size of less than an acre. In addition, there are a few small-scale multi-family and single-family units. There are heavy concentrations of commercial land uses at the corner of Lake Worth Road and Military Trail, where an Albertsons and Home Depot Centers are located, Summit Blvd. and Military Trail, Forest Hill Blvd. and Military Trail; South Congress and Gun Club Road. There are fewer concentrations of commercial uses on Congress Avenue between Lake Worth Road and 2nd Avenue North.

C. Future Land Use and Current Zoning

The majority of the 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, with the exception of the post office that has an institutional designation. Other areas along these corridors have residential future land use designations, the majority of which are medium residential densities. The current zoning districts along Lake Worth Road upwards to Southern Blvd. are predominantly Neighborhood Commercial (CN) with some areas designated as General Commercial (CG). The majority of the remaining areas along these corridors are designated Multi-family Residential-Medium Residential (RM). Institutional (INS) and Industrial (IND) are other land use plan designations found in these corridors.

What are we proposing to do in these pilot areas?

These pilot areas exhibit prime redevelopment characteristics including vacant and underutilized property. These areas are also high intensity corridors near or adjacent to many CCRT areas. Our specific approach in assessing these areas includes the following:

1. Identify specific barriers to redevelopment in these areas.
2. Compile a more detailed demographic analysis for these pilot areas
3. Assess neighborhood organizations in place.
4. Identify infrastructure components in place and those that are required.
5. Identify funding sources for redevelopment.
6. Develop targeted plans for redevelopment in these areas.
7. Identify partnership opportunities for joint or complimentary projects.
8. Identify and evaluate redevelopment potentials in these areas.

-Section 5- FINANCIAL INCENTIVES

For infill and redevelopment to be viable in Palm Beach County, private and non-profit sector actors must be given a reason(s) to invest and commit their time, resources, and technical expertise in these designated areas. Thus, the provision of financial incentives for engaging in infill and redevelopment endeavors becomes a key component for a successful Countywide strategy. What follows is a brief listing of some financial tools providing support for entities interested in development of this type. While these are not specifically provided for an Urban Redevelopment Area, the designation will assist in obtaining such funding.

1. TAKE ADVANTAGE OF URA DESIGNATION F.S. 163.2517 (1):

Local governments may provide a package of financial and government-related incentives to be utilized for new development, expansion of existing development, and/or redevelopment activities.

- ❖ Mitigation of the impacts of complying with the Concurrency requirements of F.S. 163.3180, Florida Statutes, by establishment of a Transportation Concurrency Exemption Area, F.S. 163.3180(5).
- ❖ Use of grant programs available through the Community-Based Development Organization Assistance Act (F.S. 163.455), Neighborhood Improvement Districts (F.S. 163.521), and Community Redevelopment Areas (Part III, F.S. 163.330-163.462).
- ❖ Waiver of delinquent local taxes or fees to promote the return of property to productive use.
- ❖ Expedited permitting.
- ❖ Lower transportation impact fees for development that encourages more use of public transit, pedestrian, and bicycle modes of transportation.
- ❖ Prioritization of infrastructure spending within the urban infill and redevelopment area.
- ❖ Local government absorption of developers' concurrency costs.

2. CONSIDER DESIGNATING SECTIONS OF THE URBAN REDEVELOPMENT AREA AS AN ENTERPRISE ZONE UNDER THE FLORIDA ENTERPRISE ZONE ACT F.S. 290.001:

This provision recognizes areas that display extreme and unacceptable levels of unemployment, physical deterioration, and economic disinvestments. When designated as such, state incentives become available, including:

- ❖ The Enterprise Zone Jobs Credit s. 220.181
- ❖ E.Z. Property Tax Credit s. 220.182
- ❖ Sales tax exemption for business equipment s. 212.08(5)(h)

3. IF AND WHEN FEASIBLE, DESIGNATE PORTIONS OF THE URA AS BROWNFIELD AREAS:

The federal Brownfields Redevelopment Initiative is designed to empower states, communities, and other stakeholders through financial and informational assistance, to prevent, assess, safely clean up, and reuse brownfield sites. This provides another possible avenue of support for Palm Beach County infill and redevelopment efforts.

-Section 6-

INFILL & REDEVELOPMENT DATA ANALYSIS

This section represents the results of the Infill Study required by Policy 1.2.2-c of the Comprehensive Plan. The information contained in the study provides an overview of all vacant and underutilized lands within Palm Beach County. The study focuses on lands within the Urban/Suburban Tier and, more particularly, within the area to be designated as the Urban Redevelopment Area.

Based on present information and data, it is clear that potential infill and redevelopment areas account for a small portion of the total acreage and land parcels within Unincorporated Palm Beach County. The County's Managed Growth Tiered System limits the options for development outside the Urban/Suburban Tier. This limitation is likely to encourage development activities back in the eastern half of Unincorporated Palm Beach County. Thus, engaging in creative approaches to developing relatively small and urbanized parcels of land in the East must become a priority goal among Planning staff and all relevant departments.

The entire area of Unincorporated Palm Beach County totals 1,049,249 acres (see Table 1a). Approximately 845,267 acres are lands that are specifically designated for agricultural, conservation, recreation, rights-of-way, water, and land activities or are sites owned by various government agencies for specific purposes. These areas, termed NA-Not Available (see Table 1 and 1a) are effectively off-limits to infill and redevelopment activities. Thus, 80.5% of Unincorporated Palm Beach County is presently not open to infill and redevelopment activities.

The remaining 19.5% of Unincorporated land represents 203,982 acres. This land can be further divided into 3 distinct types as seen in Table 1 below:

Table 1 - County Land Terminology and Definitions

<ul style="list-style-type: none">▪ Built-indicating built Residential or Non-Residential and Approved Developments for which the associated units are captured in the Residential Project Listing;▪ Developable-indicating Residentially or Non-Residentially designated land that is currently vacant or used for agriculture;▪ Underutilized-indicating Residentially designated land that is not subdivided where there is the potential for additional dwelling units to be built according to the Future Land Use density.

Based on information from Table 1a below, 61.3% of the 203,982 acres is designated as Built. That is, these sites already have built residential or non-residential developments on site or have formal approval for development. This leaves 32.4% or 66,185 acres designated Developable and another 6.3%, approximately 12,756 acres, Underutilized. In sum, approximately 38% out of the remaining 203,982 acres can conceivably be used for infill and redevelopment activities.

TABLE 1a

Unincorporated Land Summary-Palm Beach County				
Infill Areas	Acres	Parcels	Unbuilt DU	Built DU
Core	11,442	23,720	4,022	38,483
North	8,498	12,193	2,436	14,523
Central	31,557	33,004	10,498	54,563
South	45,021	95,239	8,772	138,128
Glades Urban	19,793	988	93,877	2,442
Rural	932,938	35,631	18,876	21,510
Type	Acres	Parcels	Unbuilt DU	Built DU
Built	125,041	175,295	271	266,530
Developable	66,185	15,996	115,235	7
NA	845,267	7,753	0	623
Underutilized	12,756	1,731	22,975	2,489

Moving from *acreage* to the *number of parcels* according to type, there are a total of 200,775 parcels in Unincorporated Palm Beach County. Of that number, 175,295 or 87% of the total number of parcels are Built (Table 1a) while another 7,753 (3.8%) are Not Available (NA). Thus, over 9 out of every 10 parcels of land in Unincorporated Palm Beach County (91%) is out-of-bounds for prospective infill and redevelopment activities.

The remaining 8.8% of land represents 17,727 parcels. Those designated Developable account for 90.2% of the remaining 17,727 parcels (approximately 15,996 parcels) while the 1,731 parcels that are designated Underutilized account for less than 10%.

The data by acreage and parcels are shown graphically in Figure 1 and Figure 2. As introduced in Table 1, Figure 1 illustrates the dominance (in terms of acreage) of land designated for specific economic and governmental uses in the County. Figure 2 illustrates that the majority of unincorporated County parcels is land already approved for residential and non-residential developments.

Figure 1 Unincorporated PBC

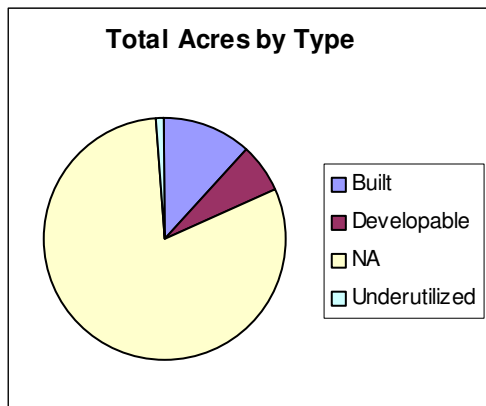
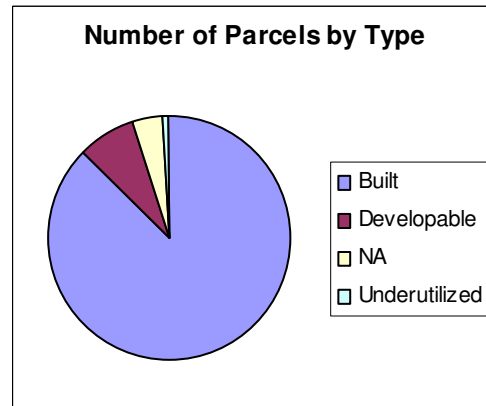


Figure 2 Unincorporated PBC



A comparative analysis of Countywide prospective Developable and Underutilized land can be obtained by further dividing the County into 5 geographic ‘sub-regions’: **RURAL; GLADES URBAN; CENTRAL (which includes the URA); SOUTH; AND NORTH.**

In terms of Countywide Developable acreage that is amenable to infill and redevelopment activities (Table 2), the Rural region has the most available land at 44,207 acres, The acreage in this region is over 3x greater than the next largest which is the Glades Urban. The Central region, which includes the URA, holds the 3rd highest available acreage at 4,147. Within the Underutilized category (Table 2a), the Rural sector again has the most acreage (6,556) while the Central region ranks second (2,485).

TABLE 2

<i>DEVELOPABLE ACREAGE in PALM BEACH COUNTY-MOST TO LEAST</i>	
RURAL	44207
GLADES URBAN	14080
CENTRAL	4147
SOUTH	2116
NORTH	667

TABLE 2a

<i>UNDERUTILIZED ACREAGE in PALM BEACH COUNTY-MOST TO LEAST</i>	
RURAL	6556
CENTRAL	2485
GLADES URBAN	1776
SOUTH	1228
NORTH	294

TABLE 2b

<i>DEVELOPABLE PARCELS in PALM BEACH COUNTY-MOST TO LEAST</i>	
RURAL	8744
CENTRAL	2750
SOUTH	1897
NORTH	806
GLADES URBAN	356

TABLE 2c

<i>UNDERUTILIZED PARCELS in PALM BEACH COUNTY-MOST TO LEAST</i>	
CENTRAL	715
SOUTH	269
NORTH	157
RURAL	145
GLADES URBAN	63

In terms of parcel number (Table 2b, Table 2c), the highest number of Developable parcels is found in the Rural region which holds 8,744 parcels, followed by the Central region with 2,750 parcels. The Central region has the most Underutilized parcels among the 5 sub-regions with 715, followed by the South-region of the County. Interestingly, while the Glades Urban region held the fewest number of potential infill and redevelopment parcels-Developed and Underutilized- in the County, it is 2nd only to the Rural Region in terms of the number of Developable acres available and 3rd in Underutilized acreage.

(A) URBAN REDEVELOPMENT AREA OVERVIEW

This section focuses on the socio-economic and demographic characteristics of the Urban Redevelopment Area and draws comparisons between it and Unincorporated Palm Beach County. From this analysis, the distinctions between the two areas can be made evident, thus, justifying the designation of this area as an Urban Redevelopment Area.

The Urban Redevelopment Area was referred to in previous sections as the core area. This area is part of the Central region which, in turn, is one of the 5 “sub-regions” that make up Unincorporated Palm Beach County for the purposes of presenting infill and redevelopment related data. The Urban Redevelopment Area is located in the east-central region of Palm Beach County (see Map 1), bordering I-95 on the East and extending at some points as far West as Jog Road. It is approximately 11,442 acres in size (see Table 3) with a population of 75,595.

As stipulated in F.S. 163.2514, there must be evidence of socio-economic blight in order for an area to be designated as an Urban Redevelopment Area. Under F.S. 163.2514:

(b) “The area, or one or more neighborhoods within the area, suffers from pervasive poverty, unemployment, and general distress as defined by F.S. 290.0058”;

(c) The area exhibits a proportion of properties that are substandard, overcrowded, dilapidated, vacant or abandoned, or functionally obsolete which is higher than the average for the local government;

(e) The area includes or is adjacent to community redevelopment areas, brownfields, enterprise zones, or Main Street programs, or has been designated by the state or Federal Government as an urban redevelopment, revitalization, or infill area under empowerment zone, enterprise community, or brownfield showcase community programs or similar programs.

In terms of defining distress, F.S. 290.0058(1) states that:

“the governing body and the department shall use data from the most current decennial census, and from information published by the Bureau of the Census and the Bureau of Labor Statistics.”

Indicators utilized may include census block data showing unemployment, impoverishment, crime, deteriorated infrastructure, and population loss rates that exceed a particular threshold, or comparative data may be used showing the relative standing of the prospective area with that of the local government and/or the State of Florida (see F.S. 163.2514(a)(b)(c)(d)(e), F.S. 290.0058(2,a,b,c)(3)(4)).

Table 3

	CORE	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 -554,082 UNINCORPORATED -657,366 INCORPORATED
AREA SIZE	11,442 ACRES	2023 SQUARE MILES

Table 3 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. To begin with, the residents of the URA are generally younger than those outside of the area and have lower median incomes. Within the URA, 30% of all residents, as compared to 23% of all County residents, are 19 years of age or younger. URA residents are also significantly less likely to be of senior age. Only 9% of area residents are age 65 or above while, Countywide, fully 23% of residents, almost 1 in every 4, fall within this demographic.

URA residents also tend to have less disposable income in comparison to County residents. Based on 2000 Census data, unemployment in the URA was slightly higher than in the County overall, 6.7% to 5.9%, respectively. In terms of family income measures, the distinctions become more significant. Median family income, for example, in the URA stood at \$35,899 while the County median was over \$50,000 at \$53,701, a difference of \$17,000+.

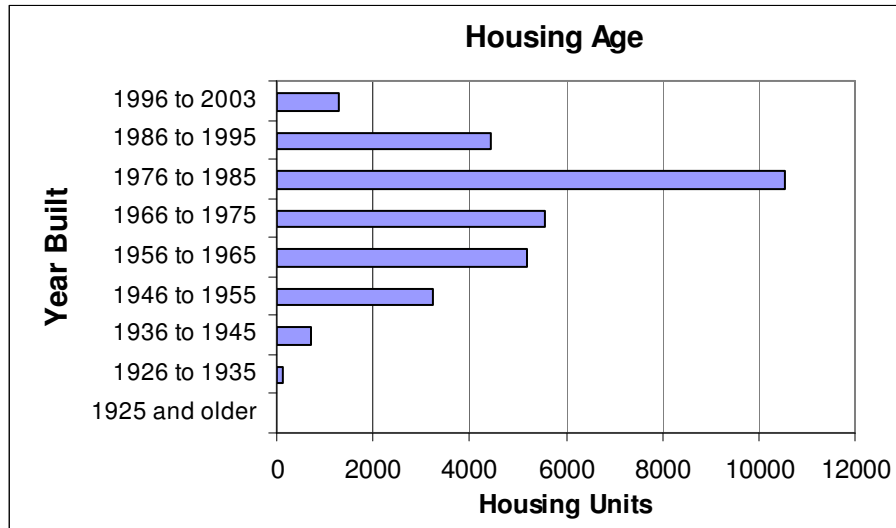
The distinctions between these two areas continued on other economic measures. Median household income for the URA stood at \$33,948 while the County median was \$11,114 higher at \$45,062. The per capita income for URA residents was a modest \$15,518 while the County's registered at \$28,801. The lower socio-economic overall standing of the URA is further reflected in the area's rate of poverty, which stood at 16% in 2000, a relatively high impoverishment rate in comparison to the County's, 9.9%.

As with many areas of disadvantaged to modest economic standing, the age of a significant portion of the housing stock of the URA is greater than 20 years. A plurality of residences, accounting for 34% of the total, was built between 1976 and 1985 (Table 4, Figure 3). Only 4% were built after 1996. In fact, over 45% of all residences in the URA were built prior to 1976, with 1 in 10 built between 1946 and 1955. Thus, of the 31,122 dwelling units in the URA, only 16,188 were built after 1976.

Table 4. URA Housing Stock

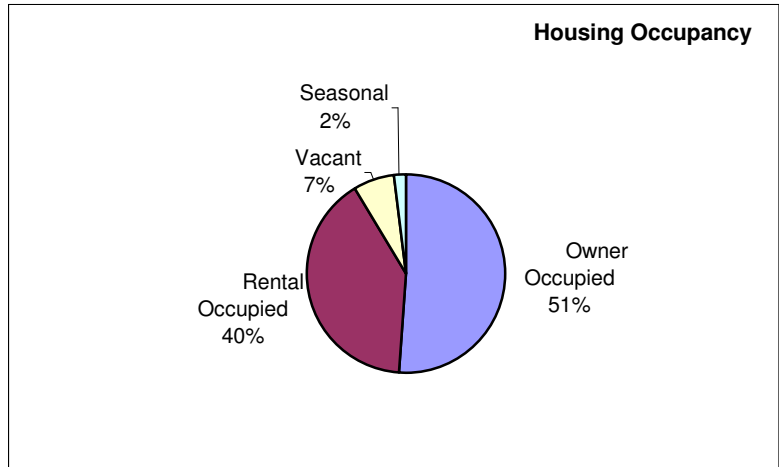
Year Built	Housing Units	%
1925 and older	16	0.1%
1926 to 1935	125	0.4%
1936 to 1945	701	2%
1946 to 1955	3229	10%
1956 to 1965	5203	17%
1966 to 1975	5570	18%
1976 to 1985	10546	34%
1986 to 1995	4458	14%
1996 to 2003	1274	4%
Total	31122	

Figure 3. URA Housing Stock



In terms of housing occupancy status, the URA reflects a somewhat surprising characteristic, considering the relatively modest income levels of most of its residents. Unlike many neighborhoods that fall within the broad socio-economic spectrum of disadvantaged to lower middle-income class neighborhoods, most residents in the URA are homeowners (Figure 4). A slight majority, 51%, resides in owner-occupied housing. Residents who live in rental developments are 40% of URA dwellers. Approximately 7% of housing developments in the URA are considered vacant.

Figure 4



(B) URBAN REDEVELOPMENT AREA LAND INVENTORY

Continuing to look at the URA, the 11,442 acres and 23,720 parcels that make up the Area is scattered with geographic sectors and corridors that allow for infill and redevelopment efforts. The specific character of these efforts, however, depends on several factors, including the size and shape of potential parcels. Tables 5 through 8 focus on land within the URA that is designated Developable or Underutilized. These areas, by definition, are amenable to infill and redevelopment.

In terms of acreage, Developable and Underutilized Land in the URA (Table 5, Table 6) accounts for 1,384 out of the 11,442 acres that make up the URA. Thus, approximately 12% of the URA can presently be utilized for infill and redevelopment. Further dividing these two designations show that there is more than 2x as much Developable land as there is Underutilized land, 968 acres and 416 acres, respectively.

Looking first at Developable land acreage (Table 5), no site exceeds 50 acres in size. Areas of 1 acre or less account for a substantial portion of Developable land in the URA. They represent 42% of the 968 acres of land in this category. Sites between 1 and 5 acres account for 37.9%; those between 5 to 10 account for 11.2%; 10 to 25 acres account for 10.4%; and those between 25 to 50 acres account for approximately 3.2%. It is fair to say that relatively few Developable parcels in the URA are of modest to large size.

A similar statement can be made regarding land of significant size designated as Underutilized land in the URA (Table 6). While there were 31 sites between 25 to 50 acres within the Developable land category, there are none of this size within the Underutilized category. There are no sites of Underutilized land over 10 acres in size.

There is, however, some distinction in acreage size between Developable and Underutilized land. While the single largest category of Developable land are parcels that are no more than 1 acre in size, within the Underutilized category, a plurality of parcels fall between 1 and 5 acres in size. Over ½, or 56%, of the 416 acres of Underutilized land is in this acreage category. Areas that are equal to or less than 1

acre in size still account for a sizable portion of the total acreage, representing 177 acres or 42.5%. Finally, 45 sites (approximately 10.2%) are between 5 and 10 acres. There are no sites that exceed this size category.

Table 5. Acreage of Developable Land **968 Acres Total**

Infill Area	<=1 acre	1 to 5	5 to 10	10 to 25	25 to 50	50 to 100
URA	408	367	109	101	31	0

Table 6. Acreage of Underutilized Land **416 Acres Total**

Infill Area	<=1 acre	1 to 5	5 to 10	10 to 25	25 to 50	50 to 100
URA	177	236	45	0	0	0

As expected, similar to the size characteristics of Developable and Underutilized acreage in the URA, parcel size is also modest (Table 7, Table 8). Of the 1,443 Developable parcels in the URA, 1,287 fall at or below 1 acre in size, representing 89.1% of all parcels in this category. Only 6 parcels are between 10 and 25 acres and only a single parcel is between 25 to 50 acres. Approximately 12.4% of the 1,443 Developable parcels, or 179, are between 1 and 5 acres in size.

In the Underutilized category, out of 382 parcels 272 are no larger than 1 acre. This represents 71.2% of all Underutilized parcels. No parcels are above 10 acres and in the next largest size category, those between 5 and 10 acres, only 6 parcels can be included. Approximately 1/3 of all parcels-a total of 127-are between 1 to 5 acres in size.

Table 7. Number of Developable Parcels **1,443 Parcels Total**

Infill Area	<=1 acre	1 to 5	5 to 10	10 to 25	25 to 50	50 to 100
URA	1,287	179	15	6	1	0

Table 8. Number of Underutilized Parcels **382 Parcels Total**

Infill Area	<=1 acre	1 to 5	5 to 10	10 to 25	25 to 50	50 to 100
URA	272	127	6	0	0	0

The Developable and Underutilized categories are further divided (see Table 9) into 5 sub-categories providing information on residential and non-residential URA land. Of the approximately 1,384 acres of land designated Developable or Underutilized, 36.4%, a plurality representing 504 acres, is Non-Residential Developable land. That is, land that is either vacant or used for agricultural purposes. Almost 3 out of every 10 acres (29.5%) is Developable-Residential land. Approximately another 3 out of 10 acres (29.8%), a total of 413 acres, are Underutilized Residential land.

In terms of the number of parcels that are included in each of these 5 categories, 851 of the URA infill and redevelopment parcels are Developable-Residential, a number that accounts for almost ½ (46.6%) of the 1825 parcels. Another 1 in every 4 parcels representing 25.9% of the total number is Developable-Non Residential. Of the remaining parcels, 381 parcels fall within the Underutilized Residential category,

which accounts for 1 in 5 parcels. The smallest categories, in terms of acreage as well as in number of parcels, are Developable-Residential lands owned by government and Developable-Residential lands with no units on site.

Table 9 RESIDENTIAL & NON-RESIDENTIAL URA LAND (% OF TOTAL)

CATEGORIES	ACRES	PARCELS
DEVELOPABLE-NON RESIDENTIAL	504 (36.4%)	473 (25.9%)
DEVELOPABLE-RESIDENTIAL-GOVT.	55 (3.9%)	116 (6.3%)
DEVELOPABLE-RESIDENTIAL	409 (29.5%)	851 (46.6%)
DEVELOPABLE-RESIDENTIAL NO UNITS	2 (--)	4 (--)
UNDERUTILIZED RESIDENTIAL	413 (29.8%)	381 (20.8%)

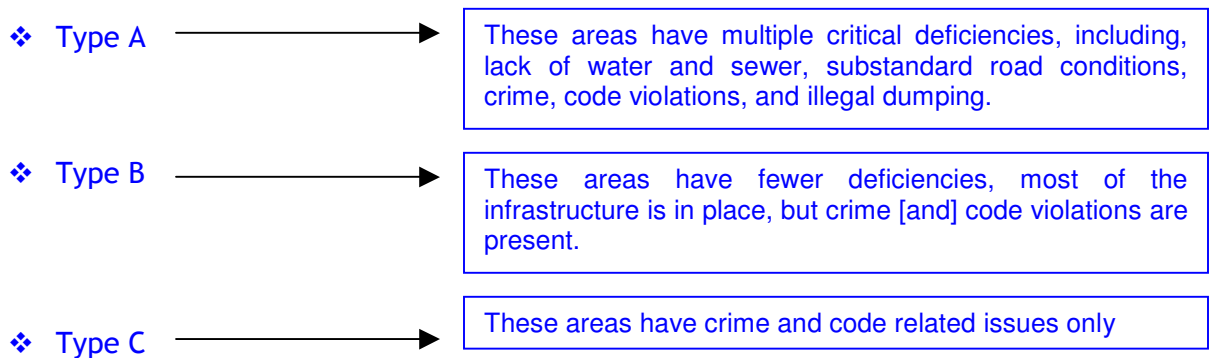
(C) CCRT AREAS WITHIN THE URA

The socio-economic and demographic characteristics of the URA make it clear that a workforce housing strategy must be a major part of any infill and redevelopment program developed by the County.

- URA residents tend to be of more modest economic means than residents Countywide.
- Housing in the URA is significantly older than housing in many areas of the County, particularly in comparison to the housing stock in the western portion of the Urban/Suburban Tier, which has an abundance of for-sale units built within the preceding 4 years.
- URA residents are generally younger than those in Unincorporated Palm Beach County.

All these variables tend to be positively associated with need and demand for workforce housing options. Residents of modest socio-economic means do not have the monetary resources, even when working full-time, to afford the average cost of a home in Palm Beach County, which now exceeds \$250,000. Younger workers and couples who have recently entered the full-time workforce have not yet created or built the economic wealth needed to invest in an average priced home in one of the more expensive counties in the State of Florida. As the relatively old housing stock continues to age, new rental and for-sale developments must be built to replenish the existing stock.

There is a considerable level of overlap between the URA and existing CCRT areas (see Map 5). The URA includes areas that have been, or currently are, the subject of significant attention from the OCR including, Westgate, and Belvedere Homes on the north end of the URA and Lake Worth West located on the southern end of the URA. The CCRT areas that fall within the URA encompass all 3 area ‘types’ as designated by the OCR. CCRT ‘types’ represent a summary assessment of the relative rehabilitation and revitalization needs of individual CCRT areas.



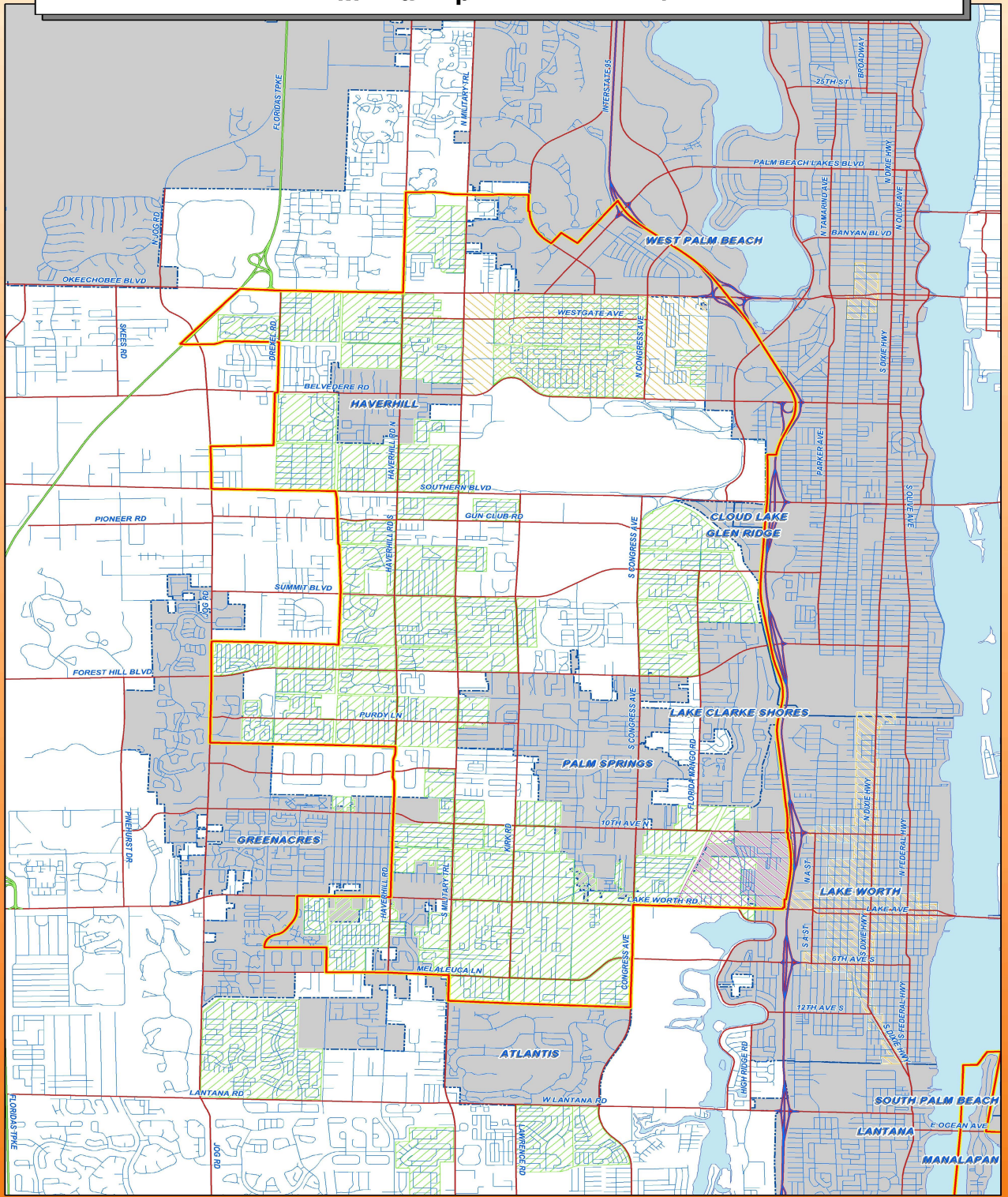
There are currently a total of existing or potential 62 CCRT areas located within the URA (Table 10). A substantial number of these areas lack major infrastructure as well as serious blight and crime conditions. Designated as TYPE A areas, these neighborhoods account for ½ of all URA-CCRT areas. Areas with fewer but still significant indicators of distress, considered TYPE B, are 35.4% of all URA-CCRT areas, a total of 22 in number. There are 9 TYPE C areas in the URA representing, comparatively, the least distressed CCRT areas. TYPE C areas account for 9 out of the 62 existing areas.

Table 10

<i>NUMBER OF CCRT AREAS IN URA = 62</i>		
TYPE A	31	50%
TYPE B	22	35.4%
TYPE C	9	14.5%

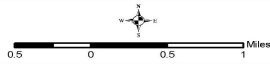
Urban Redevelopment Area

Map - 1



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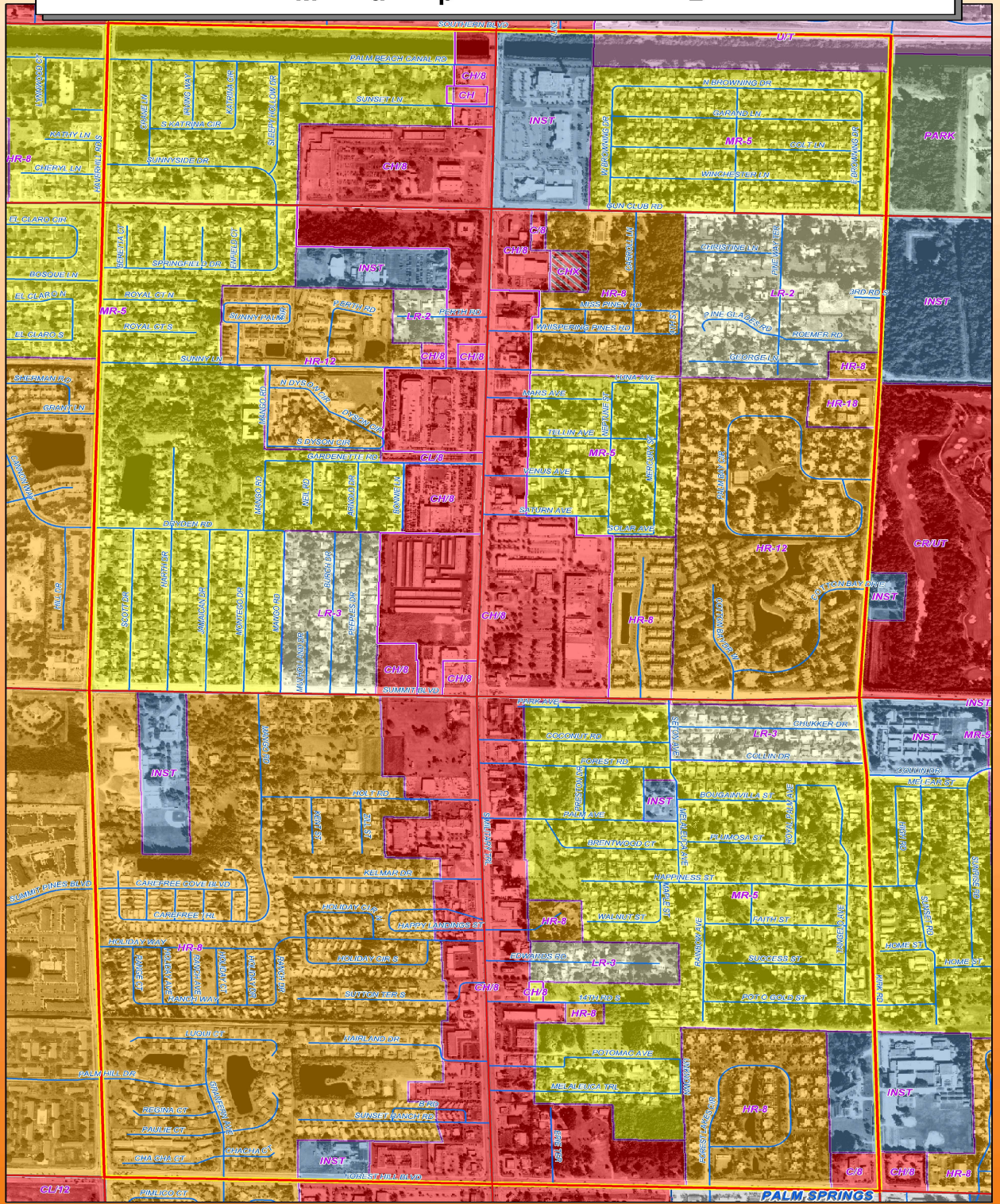
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| Monocapital | GCAT Areas | Interstate 95 |
| Water | Lake Worth Park of Commerce | Florida 77th |
| | | Secondary |
| | | Tertiary |

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 West Palm Beach, FL 33406
 Phone (561) 233-3302



P r i o r i t y A r e a A

M a p - 2



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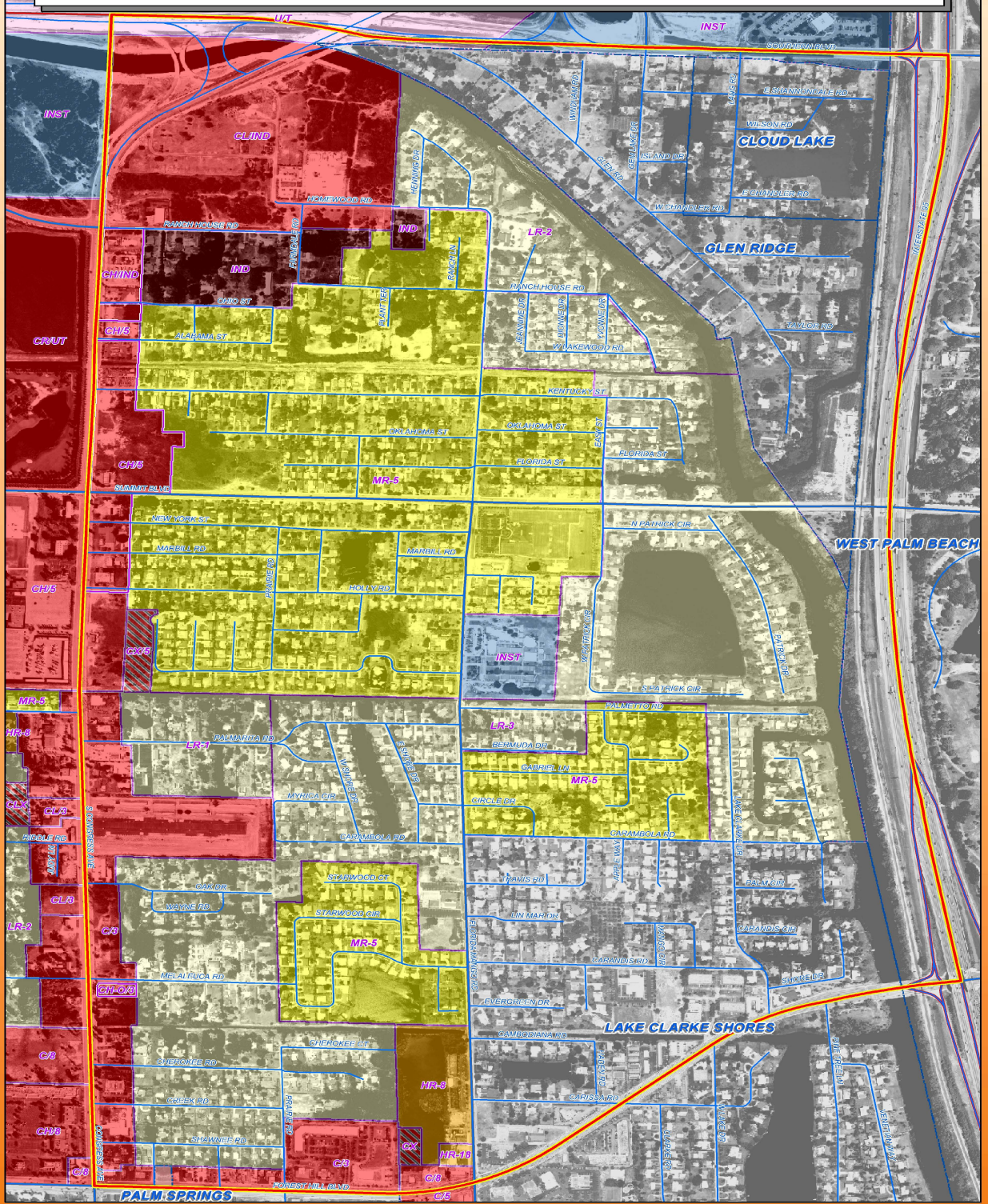
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■ Commercial w/ Cross-Hatching	■ Institutional	■ Park
■ High Residential	■ Low Residential	■ Utilities/Transportation

Planning, Zoning & Building

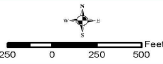
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P r i o r i t y A r e a B

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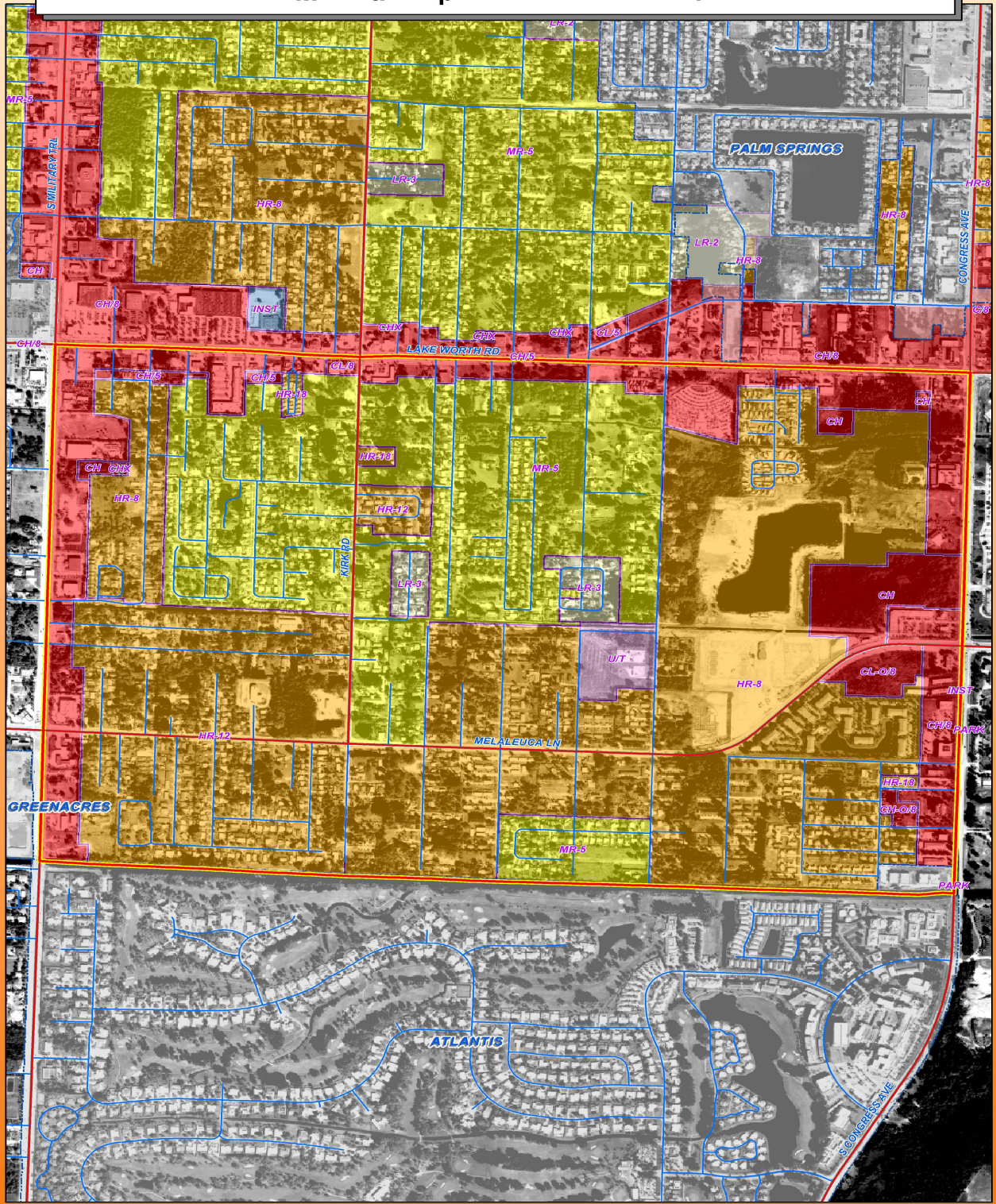
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| | Commercial | | Industrial | | Medium Residential |
| | Commercial or Cross-Hatching | | Institutional | | Park |
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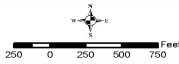
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M a p - 4



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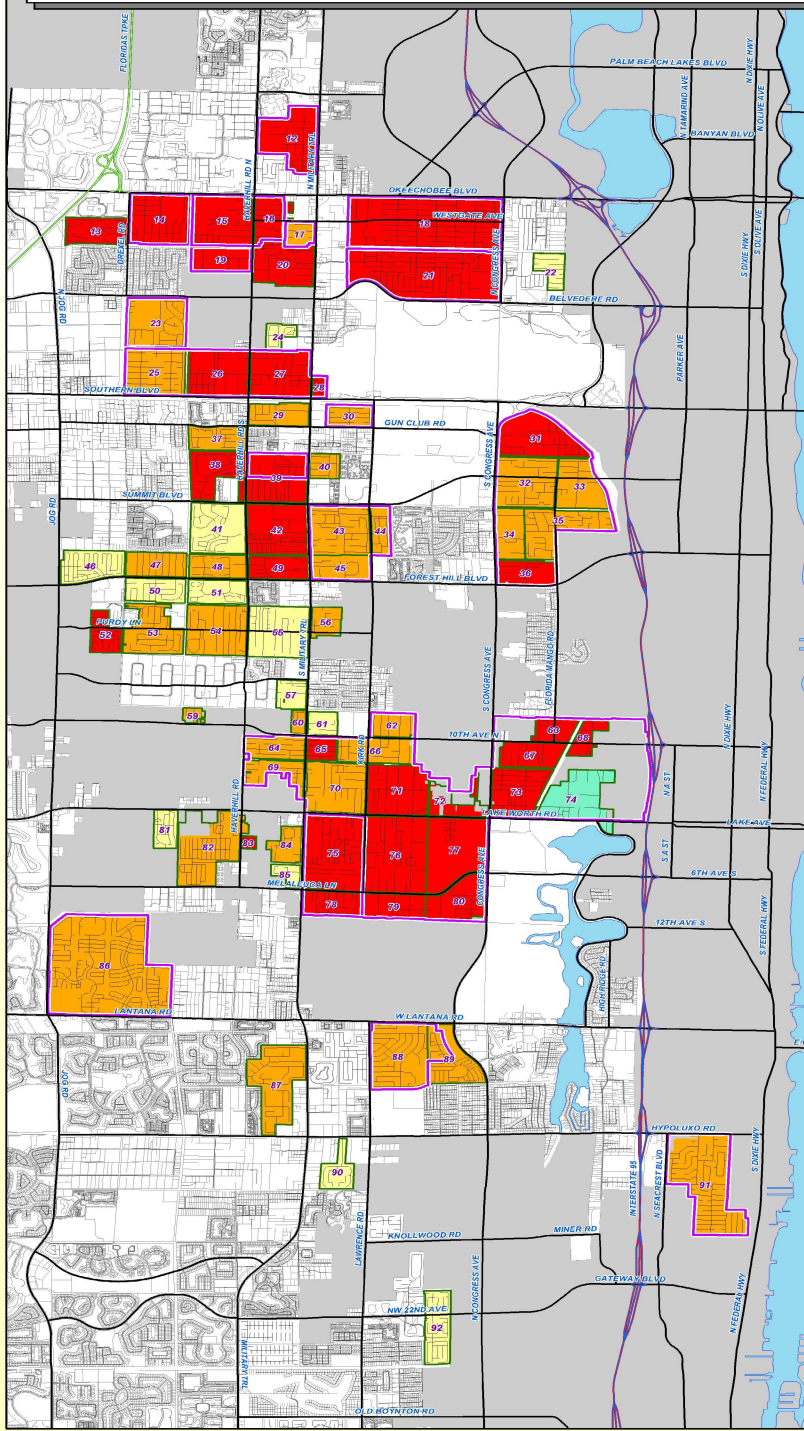
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■ Commercial w/ Cross-Hatching	■ Institutional	■ Park
■ High Residential	■ Low Residential	■ Utilities/Transportation

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CCRT Areas in the Urban Redevelopment Area

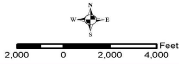
M a p - 5



- 12 Schall Circle
- 13 Meadow Brooke
- 14 Plantation Village Area
- 15 Haverhill West
- 16 Haverhill East
- 17 Myla, Myrtle, Vilma Area
- 18 Westgate
- 19 Stacey Street
- 20 Pine Ridge/Cherry Lane
- 21 Belvedere Homes
- 22 Belvedere Heights
- 23 Lake Belvedere Estates
- 24 Forrest Glen
- 25 Royal Palm Estates
- 26 Wallis Street West
- 27 Wallis Street East
- 28 Henry's Military Trail Area
- 29 Sleepy Hollow
- 30 Gun Club Estates
- 31 Ranchhouse/Homewood Area
- 32 Palm Acres Estates/Congress Meadows
- 33 Lake Patrick
- 34 Palmarita/Oak Area
- 35 Lawn Lake/Lake Mango Shores
- 36 Meadow Park
- 37 Forrest Homes
- 38 Cannongate/Southwoods
- 39 Dyson Circle/Dillman Heights
- 40 Sky Ranch Estates
- 41 Summit Pines
- 42 Holt Estates
- 43 Melaluca Ave/Pine Air West
- 44 Pine Air East
- 45 Potomac/Forrest Lake Area
- 46 Casa Del Monte Area
- 47 Forrest Hill Park
- 48 Garden Hills Area
- 49 Palm Hill Villas
- 50 Forrest Hill Village North
- 51 Abbey Park/Glen Area
- 52 Santa Catalina/Purdy Area
- 53 Forrest Hill Village South
- 54 Ranch Haven/Laura Lane Area
- 55 Southwind/Sierra Woods Area
- 56 Acaia Villas
- 57 Kelly
- 59 Jennings/10th Ave North
- 60 Broadway Drive Area
- 61 Evergreene/Grammes Area
- 62 Lakewood Gardens North
- 63 Waterside Estates
- 64 Kenwood Estates West
- 65 Kenwood Estates East
- 66 Lakewood Gardens South
- 67 Hi/Lynwood Area
- 68 Boutwell/Keast
- 69 Greenland Area
- 70 Narcissus/Gardenia
- 71 Lakewood Gardens Central
- 72 2nd Ave/Miller Area
- 73 Englewood Manor Area
- 74 Park of Commerce
- 75 Lake Worth West
- 76 Herndon Park/Coconut Rd
- 77 Serafica Road
- 78 Penn Grove/Letho Lane
- 79 Mathis St/Brooklyn Area
- 80 Congress Park/32nd Ave South
- 81 Mas Verde MH Estates
- 82 Lake Worth Village MHP/Marks Way Area
- 83 Eastview Park
- 84 Countryside Area
- 85 Holly Lake Area
- 86 Lee Crossing/Homes of Lantana
- 87 Concept Homes of Lantana
- 88 Seminole Manor
- 89 Lantana Trailer Park
- 90 Homes at Lawrence
- 91 San Castle
- 92 Sand and Sea Village MHP

Revision Date: 07/2003
 Contact: James Caprausk-Clark
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Municipalities
 Unincorporated Parcels
 Existing CCRT Areas
 Type A
 Type B
 Type C
 LWPC

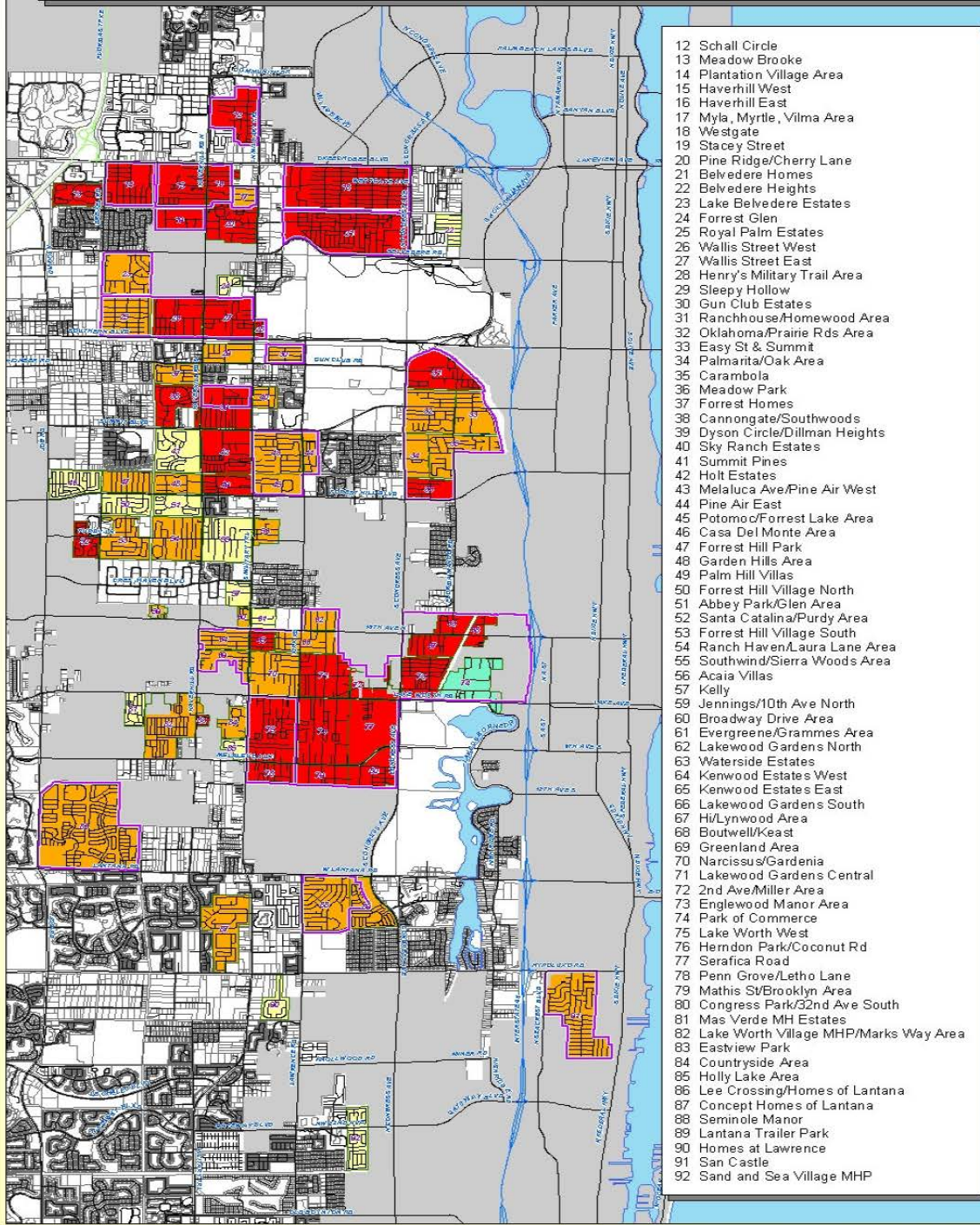


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 100 Australian Avenue
 West Palm Beach, FL 33406
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Potential CCRT Areas

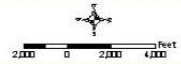
Figure 1-B: Central Palm Beach County



- 12 Schall Circle
- 13 Meadow Brooke
- 14 Plantation Village Area
- 15 Haverhill West
- 16 Haverhill East
- 17 Myla, Myrtle, Vilma Area
- 18 Westgate
- 19 Stacey Street
- 20 Pine Ridge/Cherry Lane
- 21 Belvedere Homes
- 22 Belvedere Heights
- 23 Lake Belvedere Estates
- 24 Forrest Glen
- 25 Royal Palm Estates
- 26 Wallis Street West
- 27 Wallis Street East
- 28 Henry's Military Trail Area
- 29 Sleepy Hollow
- 30 Gun Club Estates
- 31 Ranchouse/Homewood Area
- 32 Oklahoma/Prairie Rds Area
- 33 Easy St & Summit
- 34 Palmarta/Oak Area
- 35 Carambola
- 36 Meadow Park
- 37 Forrest Homes
- 38 Cannongate/Southwoods
- 39 Dyson Circle/Dillman Heights
- 40 Sky Ranch Estates
- 41 Summit Pines
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