



*Palm Beach County  
Planning, Zoning & Building Department  
2300 N Jog Rd, WPB, FL 33411*



OCTOBER 14, 2010

# **FUTURE OF THE GLADES 2011 EAR MEETING**

# Welcome & Introductions

- Introductions
- Purpose of this Meeting
- Public Feedback on comment forms

# EAR Process

- What is the Comprehensive Plan?
- What is the Evaluation and Appraisal Report (EAR)?
- Due October 2011
- BCC identified the Glades communities as one of the 5 major issues

# EAR Process

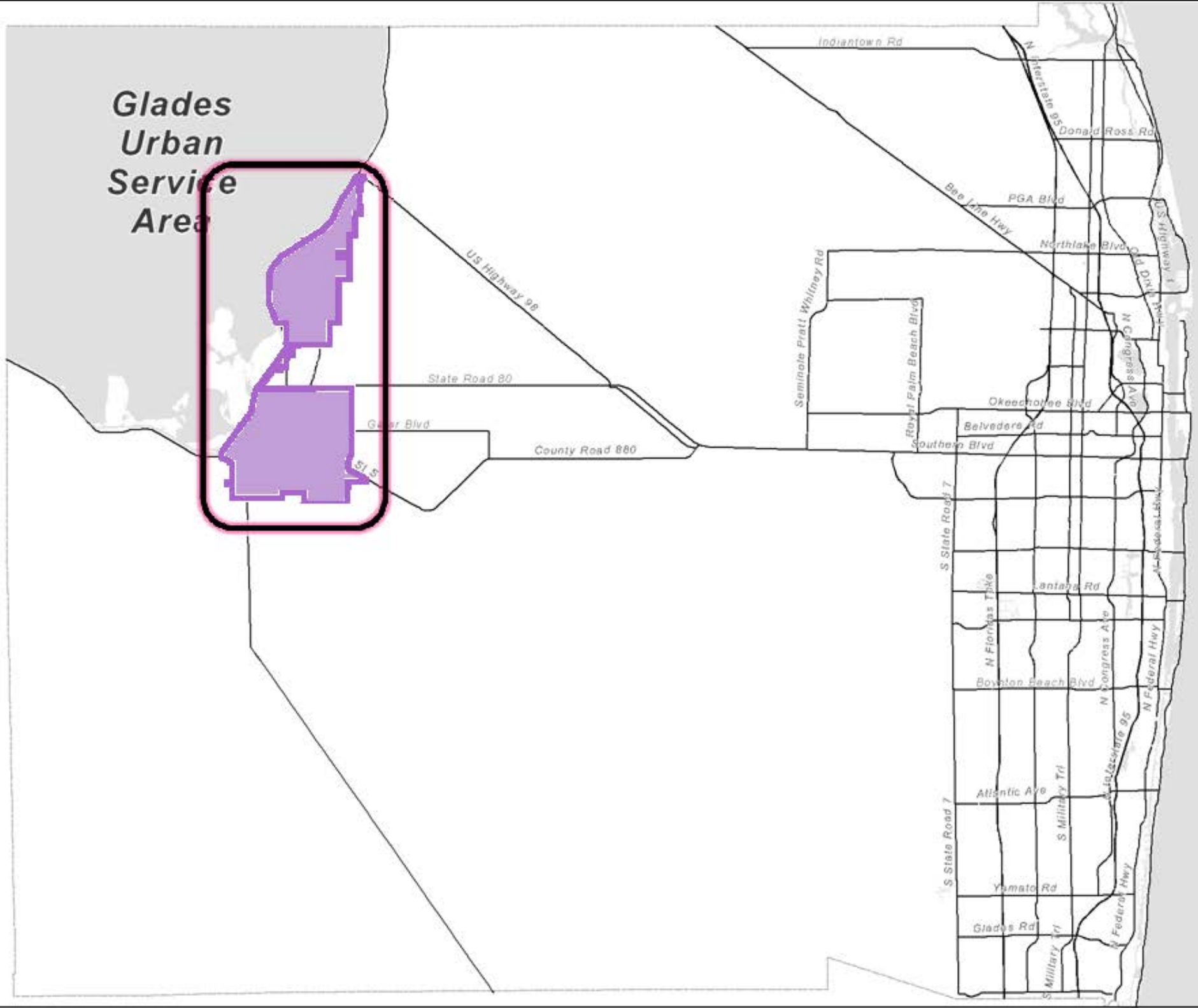
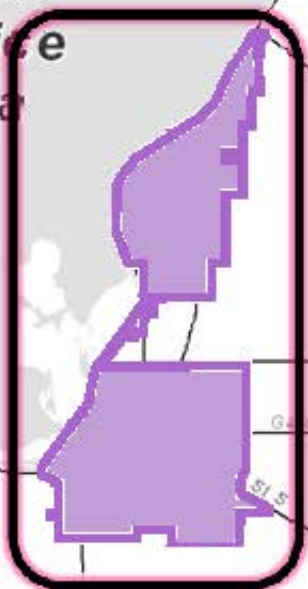
- What opportunities does the Comprehensive Plan provide?
- What are the limitations of the Comprehensive Plan?

# Glades Tier

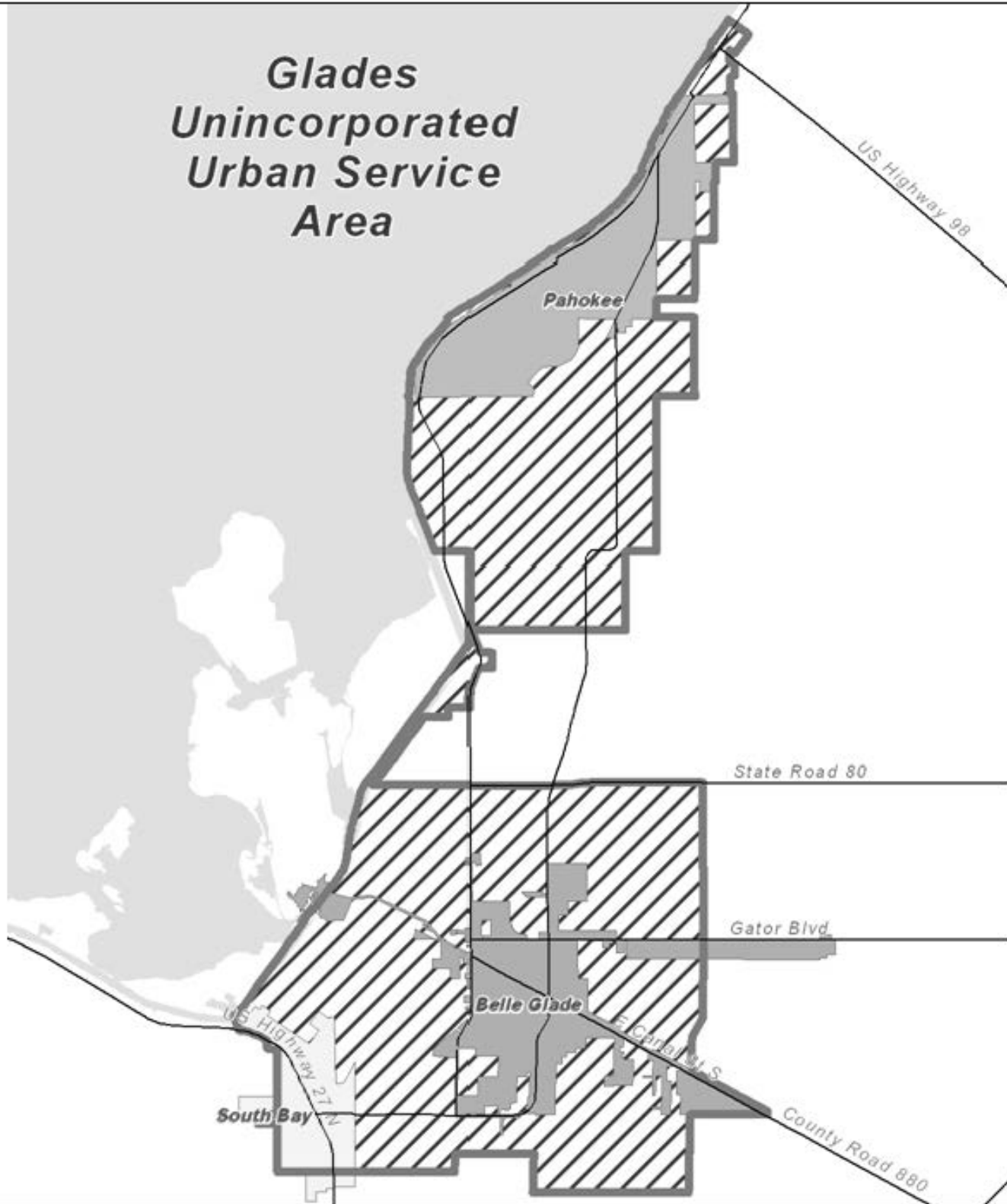
- **The Glades Tier:**
  - is generally located west of the Conservation Areas and Twenty Mile Bend; includes the Glades Communities
  - is comprised of the Glades Urban Service Area and the Agricultural Production Future Land Use
- **The Comprehensive Plan:**
  - ...designates the Glades Tier primarily for agricultural uses
  - ...acknowledges the cities planning effort
  - ...recognizes the different nature of the Glades
  - ...has policies to promote development in the Glades

**EXISTING CONDITIONS  
MAPS AND DATA**

# Glades Urban Service Area



**Glades  
Unincorporated  
Urban Service  
Area**



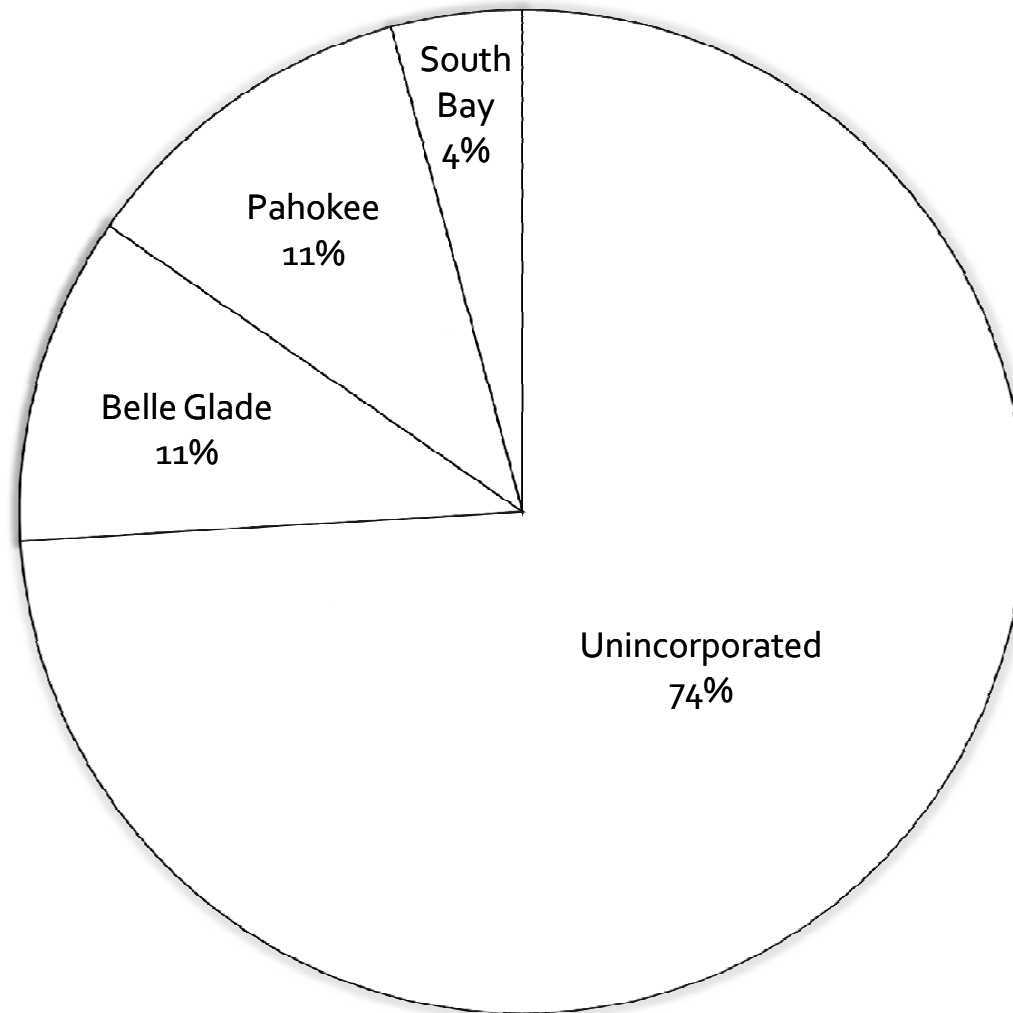


# Glades Communities - Urban Service Area Existing Conditions

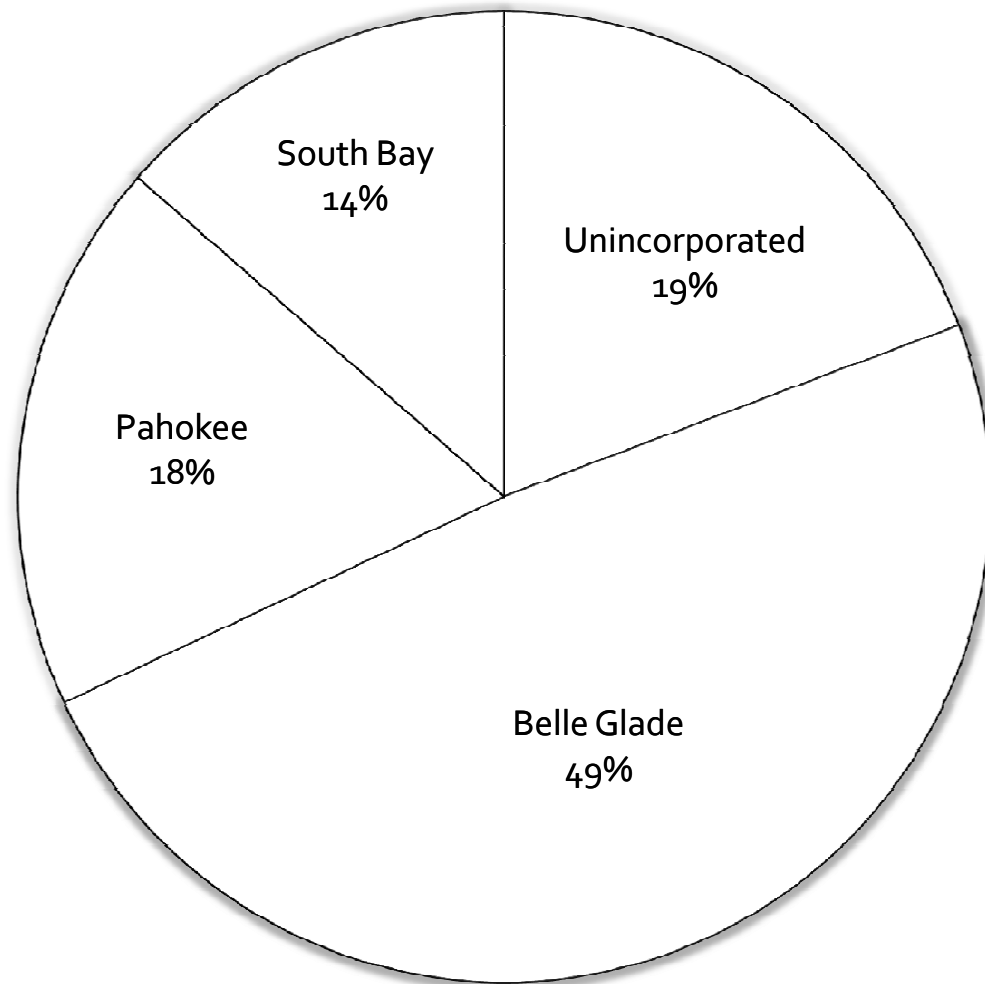
	Acres	Population*
Unincorporated	18,988.39	6,584
Belle Glade	2,708.53	16,684
Pahokee	2,861.09	6,285
South Bay	1,075.72	4,644
<b>Total</b>	<b>25,633.73</b>	<b>34,197</b>

*\*Population Projection for 2010 based on PBC Population Model 2009*

# Glades Communities Acres in the Urban Service Area



# Glades Communities Population in the Urban Service Area

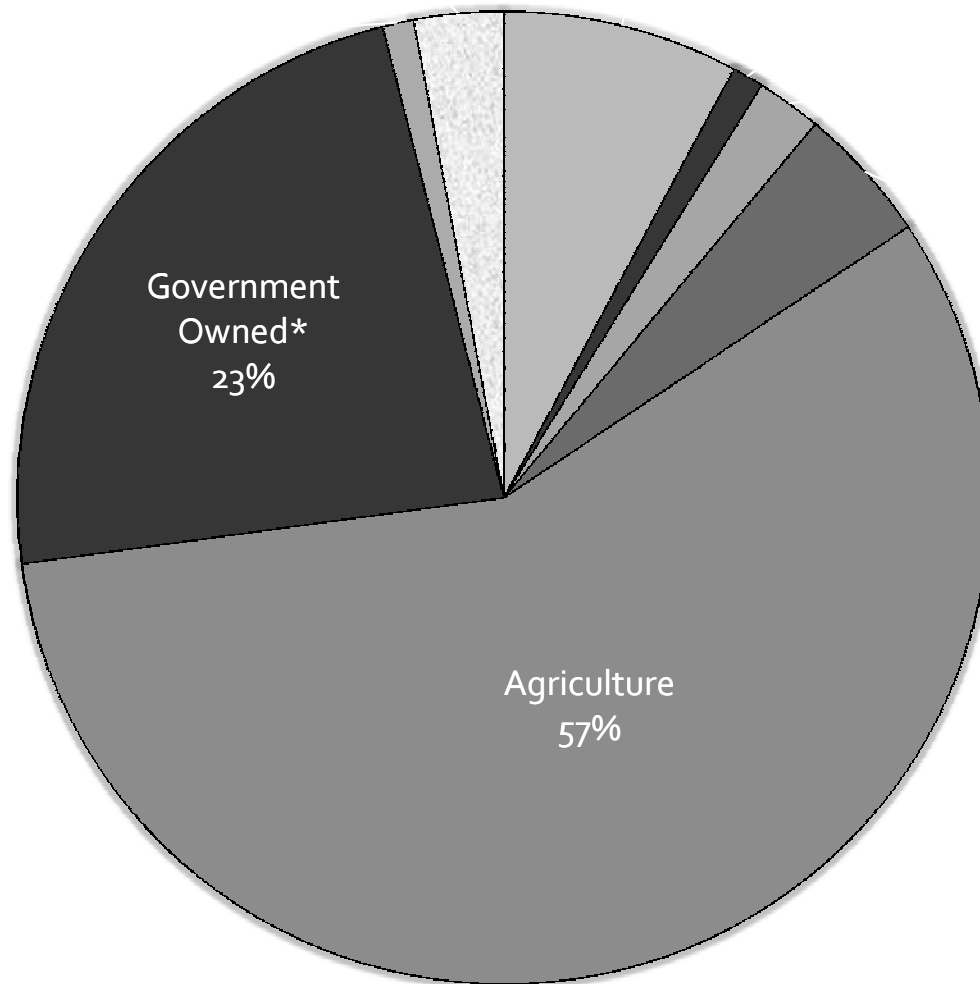


# Glades Communities - Urban Service Area

## Existing Land Uses in Acres

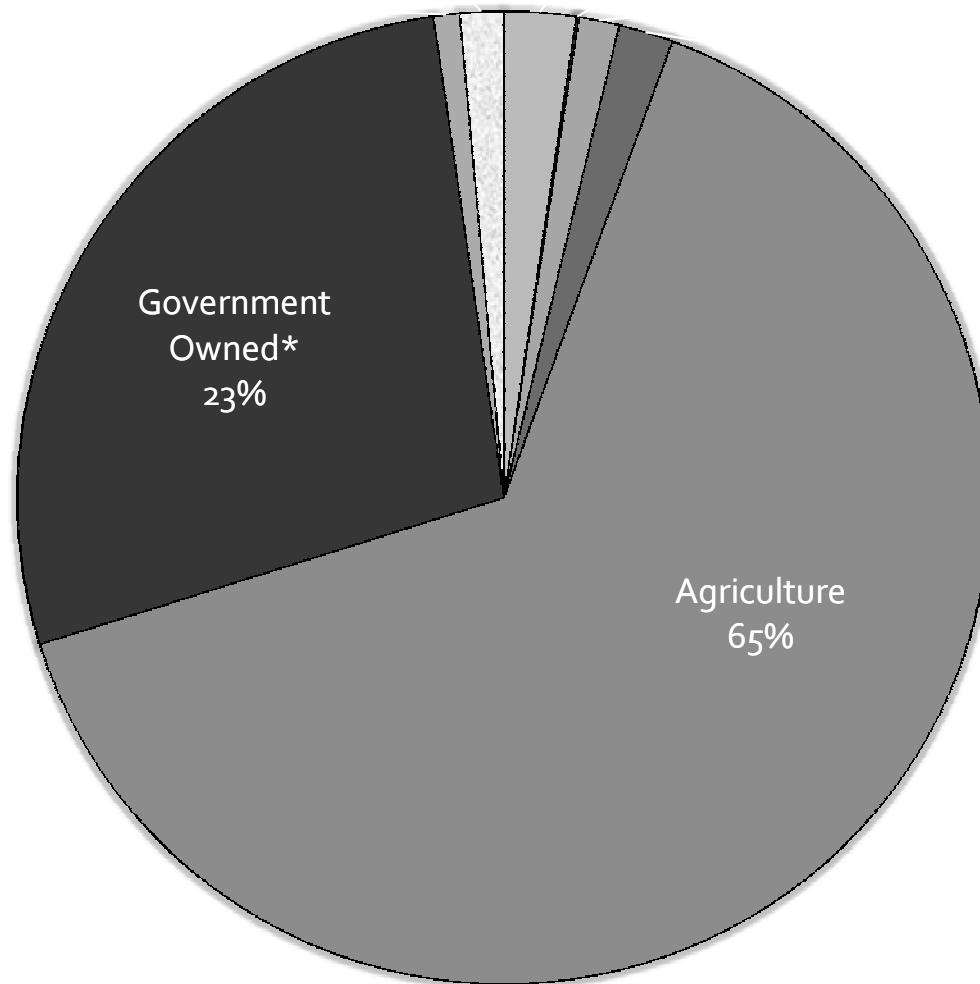
	<b>Total Glades/USA</b>	<b>Unincorporated</b>	<b>Belle Glade</b>	<b>Pahokee</b>	<b>South Bay</b>
<b>Residential</b>	<b>2,009.00</b>	452.48	968.47	406.56	181.49
<b>Commercial</b>	<b>269.10</b>	17.03	168.88	39.83	43.36
<b>Industrial</b>	<b>555.77</b>	254.66	202.88	29.36	68.87
<b>Institutional</b>	<b>1,166.43</b>	343.87	578.23	134.54	109.79
<b>Agriculture</b>	<b>14,668.35</b>	12,247.73	237.18	1,904.82	278.62
<b>Government Owned</b>	<b>5,938.66</b>	5,233.89	210.71	206.57	287.49
<b>Utilities/Transportation</b>	<b>264.53</b>	164.33	58.21	30.27	11.72
<b>Vacant</b>	<b>761.89</b>	274.40	283.97	109.14	94.38
<b>Total</b>	<b>25,633.73</b>	<b>18,988.39</b>	<b>2,708.53</b>	<b>2,861.09</b>	<b>1,075.72</b>

# Existing Land Uses – Glades Urban Service Area



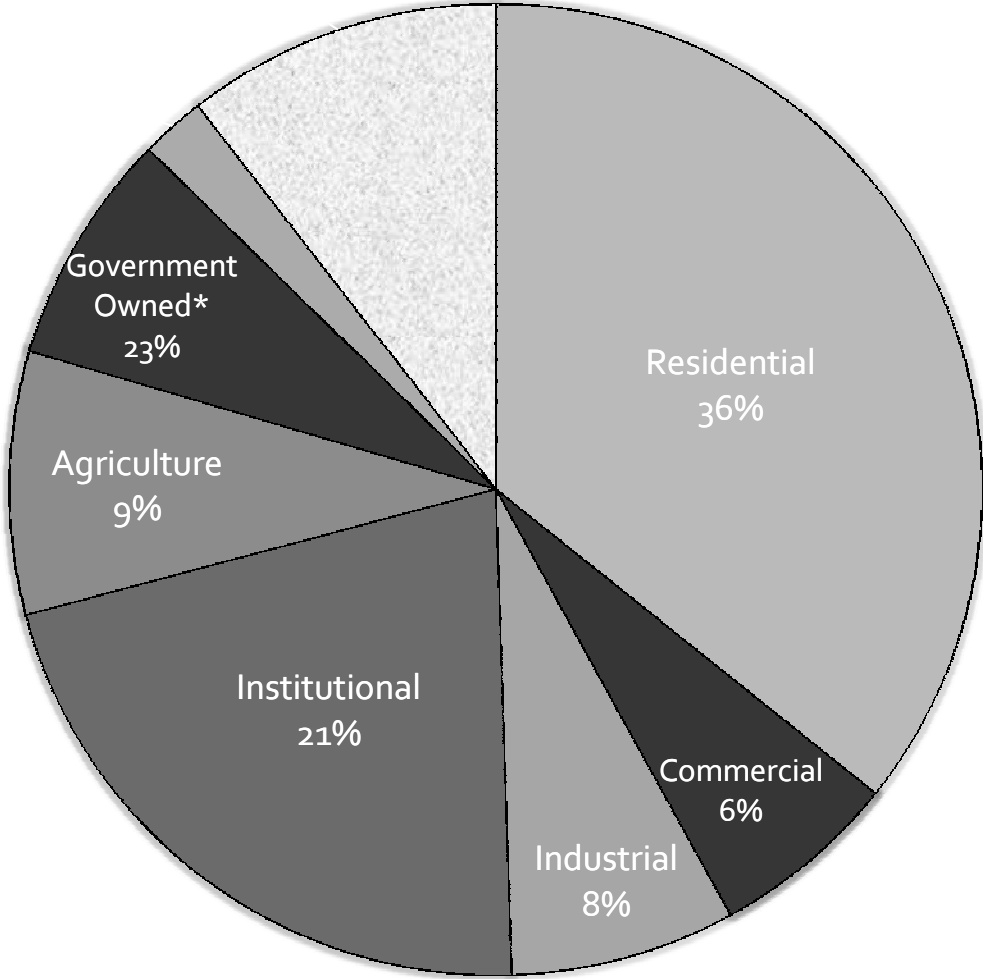
\*Government Owned includes government facilities, lands, prison, etc.

# Existing Land Uses – Unincorporated



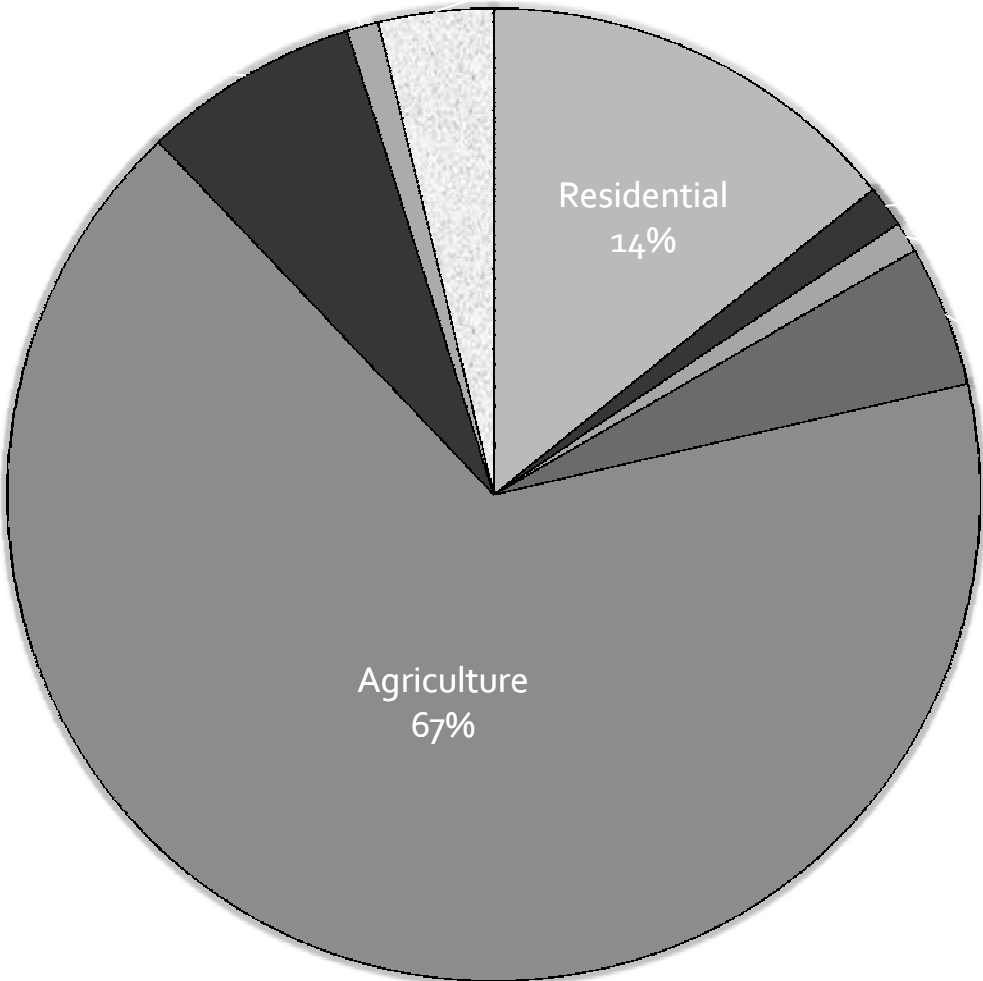
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# Existing Land Uses – Belle Glade



\*Government Owned includes government facilities, lands, prison, etc.

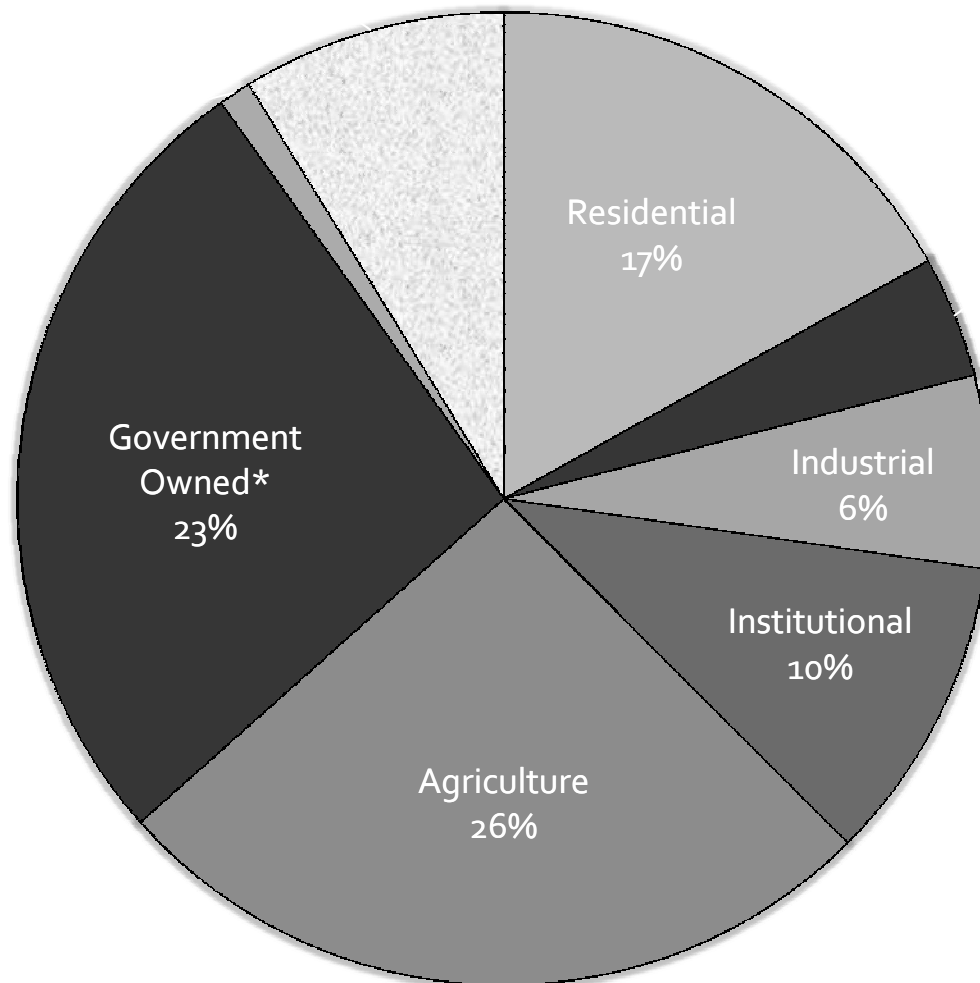
# Existing Land Uses – Pahokee



*\*Government Owned includes government facilities, lands, prison, etc.*



# Existing Land Uses – South Bay



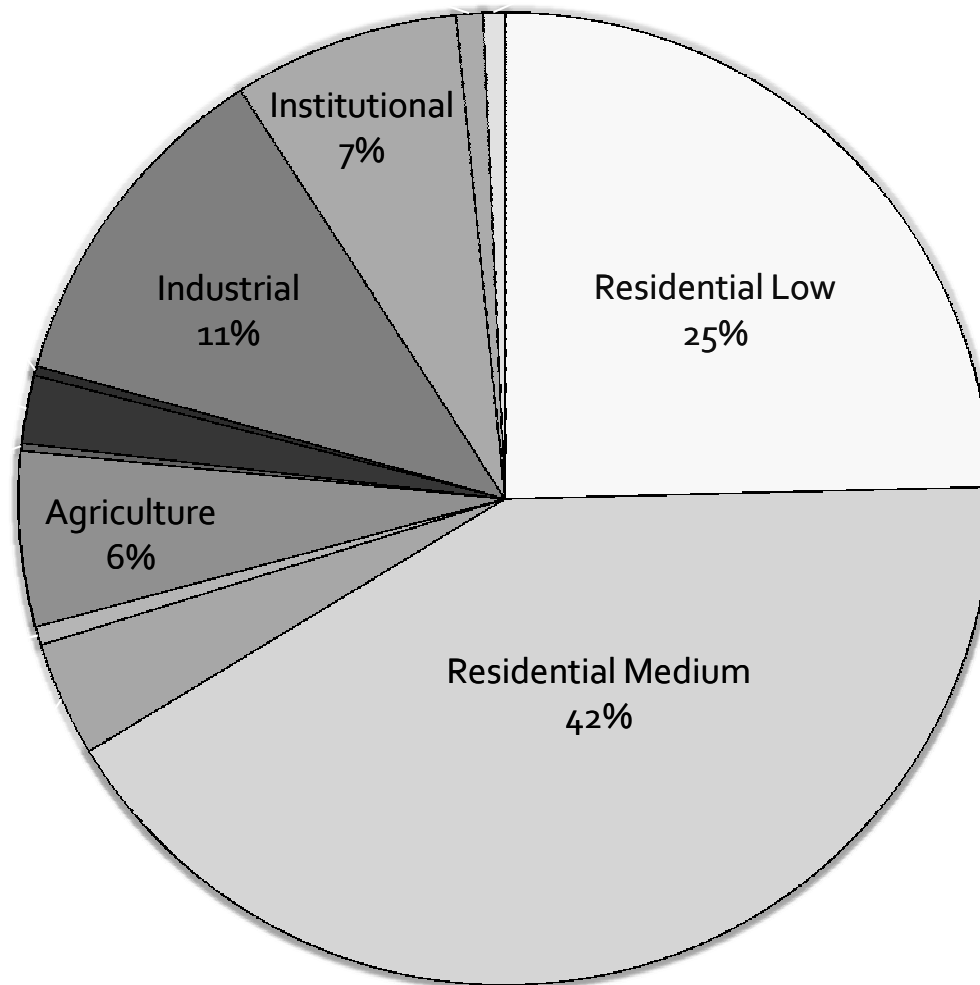
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# Glades Communities - Urban Service Area

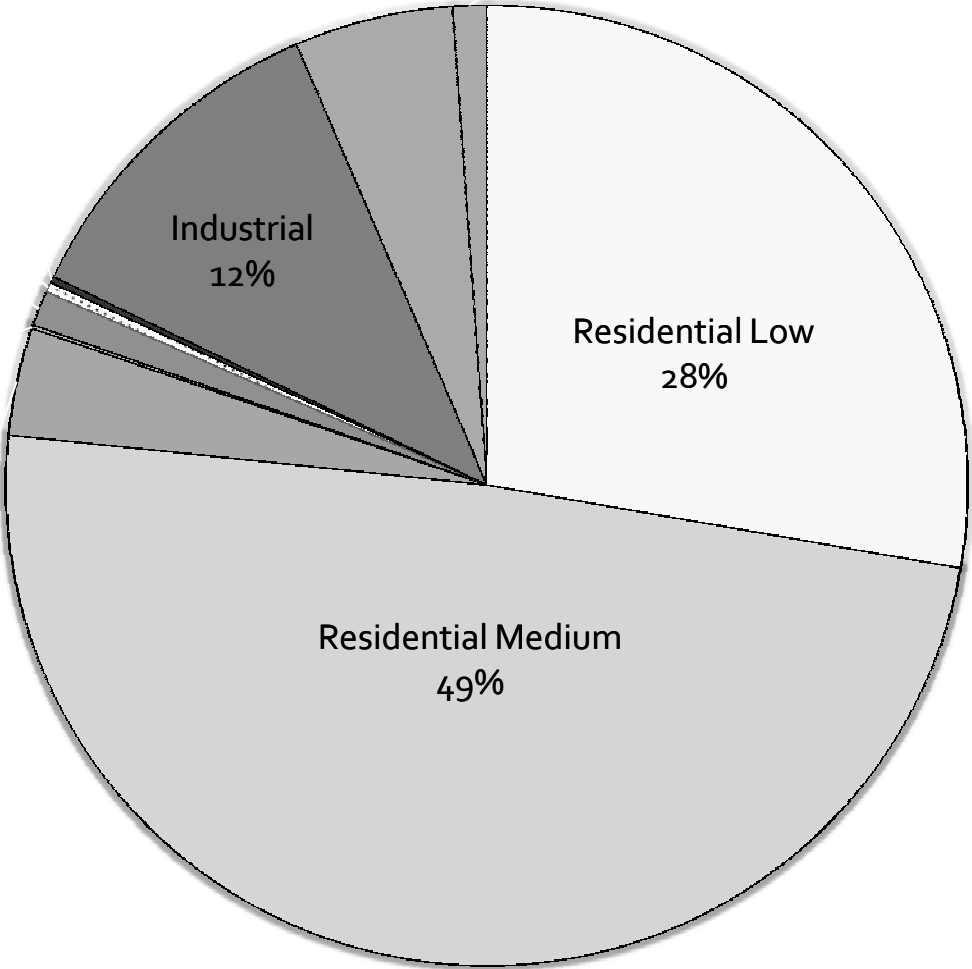
## Future Land Uses in Acres

Future Land Use	Total Glades/USA	Unincorporated	Belle Glade	Pahokee	South Bay
Residential Low	6,307.70	5,273.60		816.25	217.85
Residential Medium	10,689.93	9,281.33	1,277.77	16.22	114.61
Residential High	980.59	688.49	136.41	129.16	26.53
Recreation/Open Space	158.90	23.44	35.69	18.29	81.48
Agriculture	1,492.81	223.76		1,156.64	112.41
Conservation	64.49	64.49			
Commercial	579.01	40.02	297.91	124.43	116.65
Mixed Use	81.02			81.02	
Industrial	2,936.16	2,165.19	259.24	312.16	199.57
Institutional	1,931.84	1,012.58	575.61	206.92	136.73
Utilities/Transportation	226.87	215.49			11.38
Water	184.41		125.90		58.51
<b>Total</b>	<b>25,633.73</b>	<b>18,988.39</b>	<b>2,708.53</b>	<b>2,861.09</b>	<b>1,075.72</b>

# Future Land Uses – Glades Urban Service Area

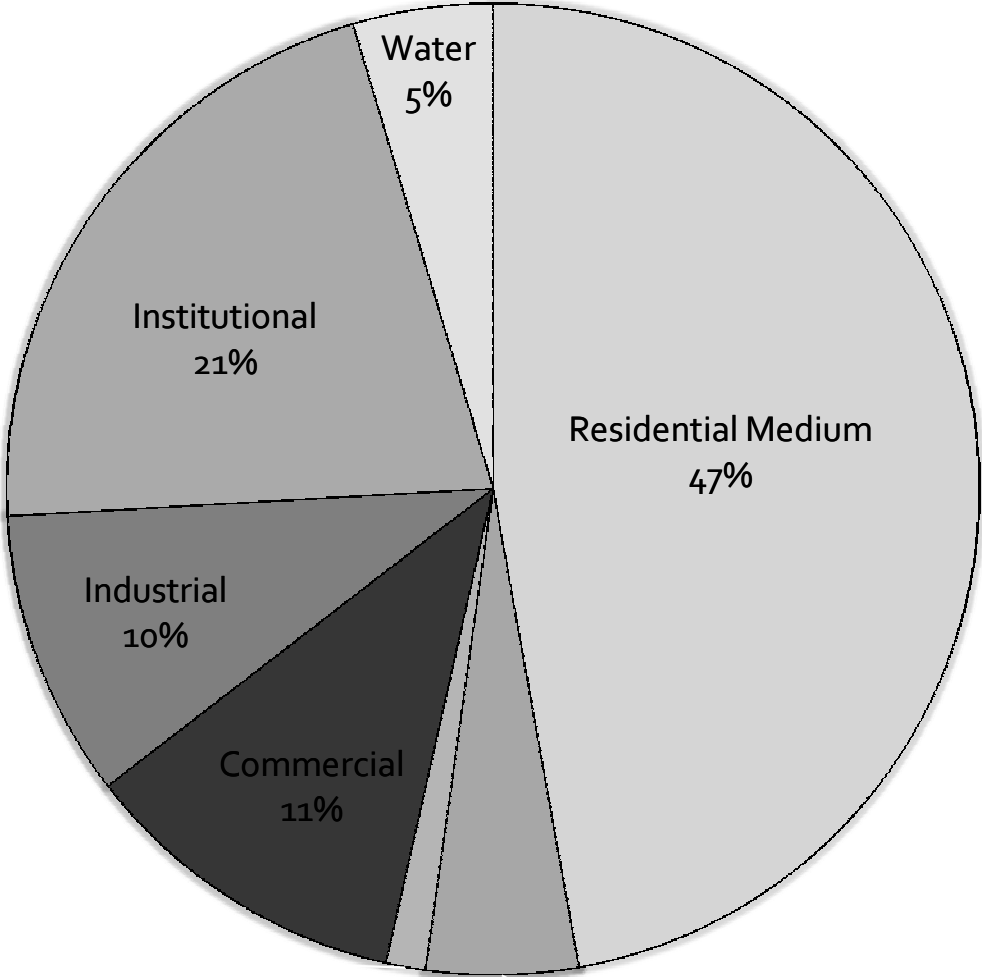


# Future Land Uses – Unincorporated



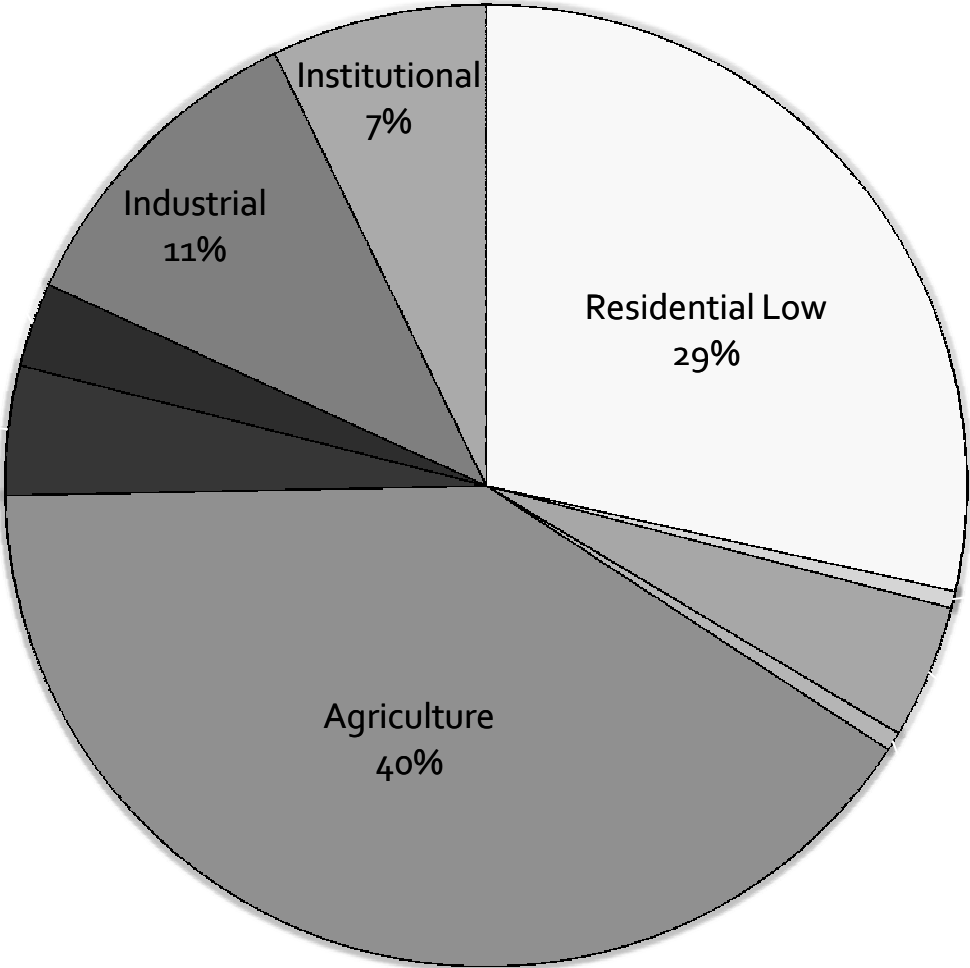
Source: PBC Planning Division Existing Land Use 2009

# Future Land Uses – Belle Glade



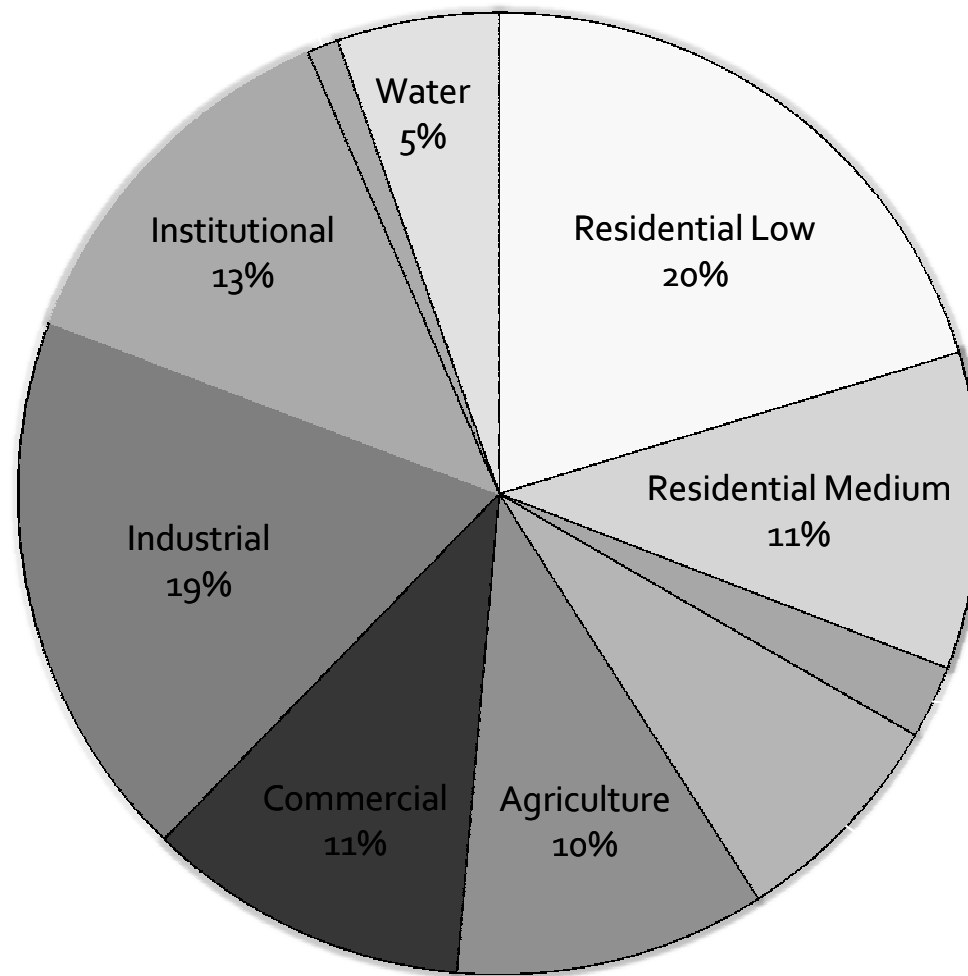
Source: PBC Planning Division Existing Land Use 2009

# Future Land Uses – Pahokee



Source: PBC Planning Division Existing Land Use 2009

# Future Land Uses – South Bay



# Glades Communities - Urban Service Area

## Developable Lands in Acres

	Total Glades/USA	Unincorporated	Belle Glade	Pahokee	South Bay
<b>Built</b>	3,939.24	1,079.42	1,883.50	583.62	392.70
<b>Un-built</b>					
Commercial Potential	220.07	11.24	110.38	37.14	61.31
Industrial Potential	1,358.61	998.48	89.62	232.24	38.27
Institutional Potential	72.46	1.62	11.31	59.27	0.26
Mixed Use Potential	15.95			15.95	
Residential Potential	12,630.51	11,500.17	356.97	601.47	171.90
<b>Total Potential</b>	<b>14,297.60</b>	<b>12,511.51</b>	<b>568.28</b>	<b>946.07</b>	<b>271.74</b>
<b>Non Buildable</b>					
Non buildable (water, row)	213.90	134.71	46.04	21.77	11.38
Agriculture	1,244.33	28.86		1,103.06	112.41
<b>Total Non-Buildable</b>	<b>1,458.23</b>	<b>163.57</b>	<b>46.04</b>	<b>1,124.83</b>	<b>123.79</b>
<b>Other - Gov't*</b>					
Districts Lands	424.11	239.46	126.14		58.51
Government Facilities	1,121.11	860.64	52.33	88.20	119.94
Government-Owned Lands	4,393.44	4,133.79	32.24	118.37	109.04
<b>Total Other</b>	<b>5,938.66</b>	<b>5,233.89</b>	<b>210.71</b>	<b>206.57</b>	<b>287.49</b>

\*Government Owned includes government facilities, lands, prison, etc.



# Glades Communities - Urban Service Area Developable Lands Summary

	<b>Total Glades/USA</b>	<b>Unincorporated</b>	<b>Belle Glade</b>	<b>Pahokee</b>	<b>South Bay</b>
<b>Built</b>	3,939.24	1,079.42	1,883.50	583.62	392.70
<b>Un-built Potential</b>	14,297.60	12,511.51	568.28	946.07	271.74
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# **EXISTING GLADES INITIATIVES**

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# Glades Initiatives

- Glades Utility Authority
- New Hospital
- LORI
- LORE Alliance
- Inland Logistics Center
- Everglades Restoration/South FL Water Management District Acquisitions

# Glades Initiatives

- **Glades Utility Authority:**

- The GUA is a partnership between Palm Beach County & the cities of Belle Glade, Pahokee & South Bay that provides a regional solution for sustainable water & wastewater infrastructure in the tri-cities area.
- The GUA's mission is to provide quality, reliable water & wastewater service to its existing customers & to support regional economic development initiatives. To date, GUA has obtained over \$15 million in federal grants for the refurbishment of basic facilities such as pipelines, pumping stations, & treatment plants.
- These projects, scheduled for completion in 2012, as well as the recently constructed Lake Region Water Treatment Plant, constitute a solid framework for the accomplishment of GUA's mission.

# Glades Initiatives



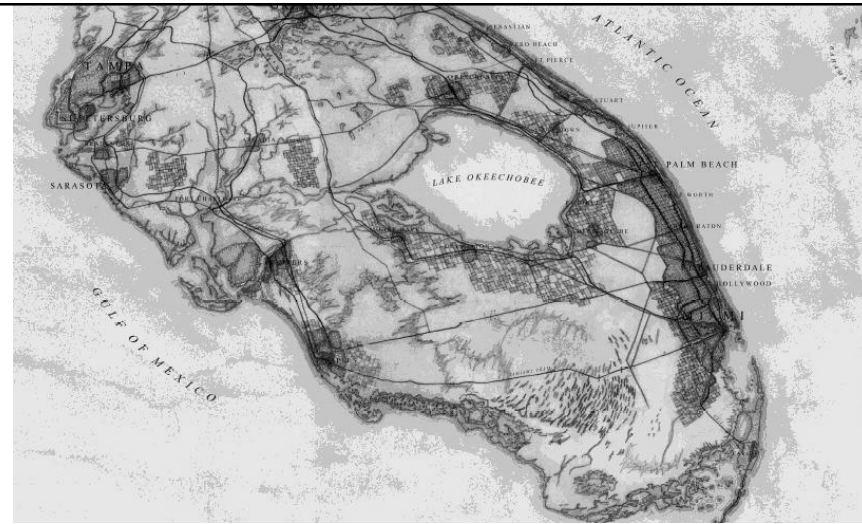
## ■ **New Hospital:**

- Center opened its doors in October 2009
- This high-quality hospital care is now more accessible for nearly 40,000 residents in the rural, agricultural communities of the Glades
- The hospital sits on a 50-acre medical campus at the intersection of State Road 80 and US 441 in Belle Glade, FL.
- Lakeside Medical Center was completed four months ahead of schedule and \$10 million dollars below budget

# Glades Initiatives

- **Lake Okeechobee Regional Initiative (LORI):**

- The LORI came into existence in 2009 to facilitate economic diversification along the southern rim of Lake Okeechobee
- The LORI aims at re-imagining the economic and social health of the communities along the southern rim of Lake Okeechobee.
- The LORI has identified areas of interest to address infrastructure, tourism and recreation, education, & agriculture.



# Glades Initiatives

- **Lake Okeechobee Regional Initiative Economic (LORE) Alliance of PBC:**

- Several economic development summits in the Glades (Belle Glade, Pahokee, South Bay and unincorporated western Palm Beach County) recommended the creation of a regional economic development organization. A Glades business plan commissioned by Palm Beach County reached the same conclusion. Two years ago, several business leaders met at the Belle Glade Chamber of Commerce and began discussing the concept of a regional economic organization, which evolved into LORE.
- The original developers of LORE reached out to other interested individuals to expand the project. There are currently 19 members of the LORE Board of Directors. While no elected officials are eligible for board membership, the city managers of Belle Glade, Pahokee and South Bay serve on the board.



# Glades Initiatives



## ■ **Inland Logistics Center:**

- An ILC is a facility that serves as an extension of the services provided at a seaside, rail, or air terminal, and can combine transportation, warehousing/distribution, supporting office, industrial, manufacturing, and assembly uses
- The Glades ILC is proposed for an 850 acre site located between S Bay and Belle Glade, owned by FC, who is proposing the project.
- The BCC has preliminarily approved the request (transmittal) for a land use change to Industrial for the 850 acre site, and the proposed change was recently reviewed by DCA. They have one objection and have proposed a condition to be added to address it, so we expect the amendment will be adopted by the BCC on Oct. 25<sup>th</sup>.
- If not challenged, would take effect about the end of the year.



# Glades Initiatives



## ▪ **Everglades Restoration South FL Water Management District (SFWMD) Acquisition:**

- Since 2008, the SFWMD began negotiations with the US Sugar Corp. to acquire land south of Lake Okeechobee for Everglades restoration
- In August 2010, the SFWMD Board approved a revised agreement to purchase approximately 26,800 acres of land from US Sugar
- The land purchased is intended for water quality and environmental restoration projects
- The agreement includes options to purchase the remaining 153,000 acres for up to 10 years
- The \$197 million deal is scheduled to close on October 12.

# Glades Initiatives

- **Glades Technical Advisory Committee (GTAC):**

- The Glades Technical Advisory Committee (GTAC) mission is to provide a regional perspective and serve in an advisory role in planning efforts affecting the Lake Region communities.
- The Palm Beach County Office of Community Revitalization is dedicated to increasing the communication and participation with Glades Communities, organizations and residents on Glades and Countywide matters through formal agreements, appointed committees, County programs and other information efforts.
- GTAC meets once a month and they are a great opportunity for residents to both bring up their concerns and for the Office of Community Revitalization to coordinate efforts with County agencies, outside organizations, and other community leaders to assist residents and communities in need.

**EXISTING COMPREHENSIVE  
PLAN POLICIES**

# Glades Tier

- The Comprehensive Plan:
  - ...designates the Glades Tier primarily for agricultural uses
  - ...acknowledges the cities planning effort
  - ...recognizes the different nature of the Glades
  - ...has policies to promote development in the Glades

# Existing County Policies: Future Land Use Element

- Objective 1.6 Glades Tier:
  - the County shall work with communities in the western areas to preserve and enhance the unique characteristics of the Glades and protect the economically viable agricultural base in this area

# Existing County Policies: Future Land Use Element

- Glades Tier:
  - Policy 1.6-d: coordination of policy development for the Glades Tier in cooperation with the cities of Belle Glade, South Bay and Pahokee and other local and regional organizations.
  - The purpose for this policy was to provide an overall plan for promoting the revitalization of the Glades area

# Existing County Policies: Future Land Use Element

- Glades Area Economic Development Overlay:
  - PBC shall use existing mechanisms or develop new strategies to assist Glades communities to promote economic diversification, cultural preservation, greenways planning, local revitalization and redevelopment and coordinated future land use planning
  - The implementation of these policies are in the Unified Land Development Code which implement the policies for the GAEDO
  - Overlay is also part of the County's Strategic Economic Development Plan

# Existing County Policies: Future Land Use Element

- Sugar Cane Growers Cooperative of FL  
Protection Area Overlay:
  - Policy 1.6.2-a: area to allow Belle Glade to build a Business Park
  - Policy 1.6.2-b: all lands in SCGCO shall be designated Industrial. Uses in and adjacent shall be compatible or complement the SCGCFL to allow future development of the sugar industry
  - These policies are implemented through the code, where there is a defined list of specific allowable uses



# Existing County Policies: Future Land Use Element

- Lake Okeechobee Scenic Trail Overlay (LOST-O):
  - Policy 1.6.3-b: shall accommodate uses such as inns, cabins, restaurants and trail outfitters (bike & boat rentals)

# Existing County Policies:

## Intergovernmental Coordination Element

- Glades Enhancement & Economic Diversification:
  - Policy 2.1-a: promote opportunities to expand types of business & jobs available
  - Policy 2.1-b: PBC OED will assist Glades by: a) providing financial/technical assistance for small business development, b) encourage use of Glades Eco Overlay Zone, c) promote benefits of the Enterprise Zones, d) coordinate with businesses, e) procure business development grants

# Existing County Policies:

## Intergovernmental Coordination Element

- Communication with Communities :
  - Policy 2.2-c: OCR coordinates the Glades Technical Advisory Committee to facilitate communication and collaboration with the Glades communities to promote Glades revitalization efforts
  - There are 3 areas considered to be Countywide Community Revitalization areas: Canal Point, Avenue L Area, Royal Palm Way

# **EAR PROCESS – NEXT STEPS**

EAR PROCESS – NEXT STEPS

# Glades Communities

- The Comp Plan addresses the following:
  - Development options
  - Annexation Planning
  - County and Municipal Coordination
  - Economic Development



**What else can be done  
through the Comprehensive Plan?**

# Summary

- Please provide your feedback on the comment forms
- For additional information, visit our website at:

[www.pbcgov.com/pzb/planning/EAR/](http://www.pbcgov.com/pzb/planning/EAR/)

- Questions?