

SUB-OBJECTIVE 1.2.3 Revitalization, Redevelopment, and Infill Overlay (RRIO)

The County shall establish incentives and make resources available, when feasible, to encourage revitalization, redevelopment, and Infill (RRI) in areas that are in need of assistance. The County shall work closely with residents, businesses, property owners, governmental agencies, and stakeholders to advance concepts and strategies that guide future revitalization, redevelopment, and infill activities in these areas

Countywide Community Revitalization Team (CCRT) Areas

The Office of Community Revitalization (OCR) is specifically responsible for developing and recommending revitalization strategies as well as providing technical and financial resources for designated neighborhoods in unincorporated Palm Beach County. The approved redevelopment strategies along with the OCR's technical and financial assistance will be utilized to institute resident-driven revitalization initiatives. These neighborhoods and other identified areas are designated through the Countywide Community Revitalization Team (CCRT) process instituted by the Board of County Commissioners in 1997. The Office of Community Revitalization is also responsible for the creation of financial incentives for neighborhood businesses to also become active partners in a community's revitalization.

Policy 1.2.3-a: The Office of Community Revitalization shall continue to coordinate delivery of appropriate resources to stabilize and revitalize neighborhoods by:

1. Identifying neighborhood and resident needs;
2. Identifying funding sources to complete infrastructure improvements;
3. Helping neighborhoods to form community improvement organizations;
4. Providing technical and financial assistance to neighborhood organizations and local businesses
5. Directing the concentration of Code Enforcement efforts; and
6. Facilitating the provision of tailored health and human services.

Policy 1.2.3-b: The Office of Community Revitalization shall periodically review and update the "Community Needs Analysis and Resource Assessment" to assist in the prioritization of funding for improvements to code enforcement, health and human services, parks and recreation facilities, transportation systems, utilities, and drainage.

Policy 1.2.3-c: The Planning, Zoning, and Building Department shall continue to target concentrated code enforcement efforts in the Revitalization, Redevelopment, and Infill Overlay to reduce the number of code violations and improve the physical condition of neighborhoods.

Policy 1.2.3-d: In support of the Community Oriented Policing Program of the Sheriff's Office, the Unified Land Development Code shall be revised to incorporate Crime Prevention Through Environmental Design (CPTED) guidelines, a community design program which is aimed at reducing

opportunities for criminal activity by increasing visibility from buildings, along streets, and in public areas.

Policy 1.2.3-e: The Revitalization, Redevelopment, and Infill (RRI) Overlay shall be designated as a potential receiving area for the Transfer of Development Rights program described under Land Use Objective 2.6. Within this overlay, TDR units may be provided from the County TDR bank at no cost or at a discounted rate.

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.

Policy 1.2.3-f: Higher development intensity/density should be encouraged in the URA where appropriate.

Policy 1.2.3-g: Mixed-use centers and employment centers shall be encouraged in the Urban Redevelopment Area (URA) where appropriate.

Policy 1.2.3-h: Higher development intensity/density should incorporate multi-modal transportation amenities for development and redevelopment projects in the URA where appropriate.

Policy 1.2.3-i: The County shall require, where feasible, inter-connectivity in the URA between complementary neighboring land uses for both vehicular and pedestrian cross access.

Policy 1.2.3-j: The County shall seek and encourage Workforce Housing opportunities in the URA.

Policy 1.2.3-k: 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.

Lake Worth Park of Commerce Urban Redevelopment Area

The purpose of the Lake Worth Park of Commerce Urban Redevelopment Area is to promote an employment center through redevelopment and economic revitalization efforts. The boundaries for the Park of Commerce are: 10th Avenue North to the north; Lake Worth Road to the south; Interstate 95 to the east; and the E-4 Canal to the west.

Policy 1.2.3-l: The Planning Division shall continue to investigate appropriate land use changes to industrial within the Lake Worth Park of Commerce to promote redevelopment and economic revitalization.

Policy 1.2.3-m: The Office of Community Revitalization shall continue to coordinate and provide assistance to the City of Lake Worth and County agencies to ensure improved infrastructure, services and access within the Lake Worth Park of Commerce.

Policy 1.2.3-n: The Office of Community Revitalization shall encourage new development proposals within the Lake Worth Park of Commerce, with emphasis on those at the north and south entrance of the Park of Commerce along Boutwell Road, to be consistent with the goal to create a quality office/industrial park, as established in the Lake Worth Park of Commerce Conceptual Plan.

Lake Worth Road Commercial Corridor Overlay (LWRCCO)

The purpose of the Lake Worth Road Commercial Corridor Overlay (LWRCCO) is to provide incentives to encourage infill development and redevelopment along Lake Worth Road, improve the neighborhood characteristics of the area, and improve the overall quality of the surrounding community. The Lake Worth Road Commercial Corridor area is located approximately one mile west of the heart of downtown Lake Worth, and is bounded on the north by 2nd Avenue, on the south by the L-12 Canal, on the east by Congress Avenue, and on the west by Military Trail.

Policy: 1.2.3-o The Office of Community Revitalization shall continue to develop and recommend financial and regulatory incentives to encourage infill and redevelopment along Lake Worth Road.

Policy 1.2.3-p The Office of Community Revitalization shall continue to work with the Planning Division and the Engineering and Water Utilities departments to formulate a design and financing strategy for the installation of storm drainage and water/waste water improvements along Lake Worth Road.