

**PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS**

1:30 PM

AGENDA ITEM SUMMARY

Meeting Date: 3/27/07

☐ Consent ☐ Regular
☒ Workshop ☐ Public Hearing

Department: Planning, Zoning & Building Department

Submitted By: Planning, Zoning & Building Department

Submitted For: Planning

I. EXECUTIVE BRIEF

Title: Presentation of the Urban Redevelopment Area (URA) draft study.

Summary: Policy 1.2.2-c of the Comprehensive Plan's FLU requires Palm Beach County to perform an infill study. Pursuant to this policy, staff presented the Infill Study to the Board of County Commissioners in 2004. In 2005 the Board amended the Comprehensive Plan to create the URA. In May of 2006 the BCC contracted with the Treasure Coast Regional Planning Council (TCRPC) to draft the master plan. The first draft presented here contains stakeholder interviews, as well as staff and community participation through a week-long charette. After the Board's direction and feedback, the study receives further input from the general public, and presentations to the community, LUAB (Land Use Advisory Board), and finally comes back to the BCC for final review. (Unincorporated/RB).

Background and Policy Issues: Palm Beach County's Urban Redevelopment Area (URA) is approximately 30 square miles and is home to some 76,000 residents. It is generally located south of Okeechobee Blvd., north of the Lake Worth Drainage District L-14 Canal, east of Jog Rd., and west of I-95. The area's grid-like network of important arterials is lined by commercial areas of various sizes and depths; the majority of the URA, however, is comprised of residential neighborhoods that consist of homes with a wide range of ages, sizes, price and quality.

The draft Master Plan contains recommendations that will foster redevelopment within the study area. Included are recommendations for area-wide stormwater management, transportation, retail, schools, land use, and zoning. Other recommendations include re-examining commercial development regulations so that commercial areas can eventually be redeveloped with mixed uses and layouts that maximize the area's potential for improved circulation and transit.

Attachments: TCRPC Master Plan for the URA
Gibbs Planning Group Retail study for the URA

Recommended by: PWM [Signature] [Signature] 3/20/07
Executive Director Date

Approved By: [Signature] 3/20/07
Deputy County Administrator Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	20 <u>07</u>	20 <u>08</u>	200 <u>9</u>	201 <u>0</u>	201 <u>1</u>
Capital Expenditures	_____	_____	_____	_____	_____
Operating Costs	<u>76,195</u>	_____	_____	_____	_____
External Revenues	_____	_____	_____	_____	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
NET FISCAL IMPACT	<u><u>76,195</u></u>	_____	_____	_____	_____
# ADDITIONAL FTE POSITIONS (Cumulative)	_____	_____	_____	_____	_____

Is Item Included In Current Budget? Yes X No
Budget Account No.: Fund 0001 Department 600 Unit 6207 Object 3401
Program

B. Recommended Sources of Funds/Summary of Fiscal Impact: Funding for this study was approved in FY2006 and brought forward to FY2007. The funded amount is \$200,000 and the fiscal impact will be a reduction to the original amount. The balance of the funds will be used as this study progresses.

C. Departmental Fiscal Review:

III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Dev. and Control Comments:

Elizabeth Blaise 3/21/07
OFMB

Contract Dev. and Control

B. Legal Sufficiency:

Assistant County Attorney

C. Other Department Review:

Department Director

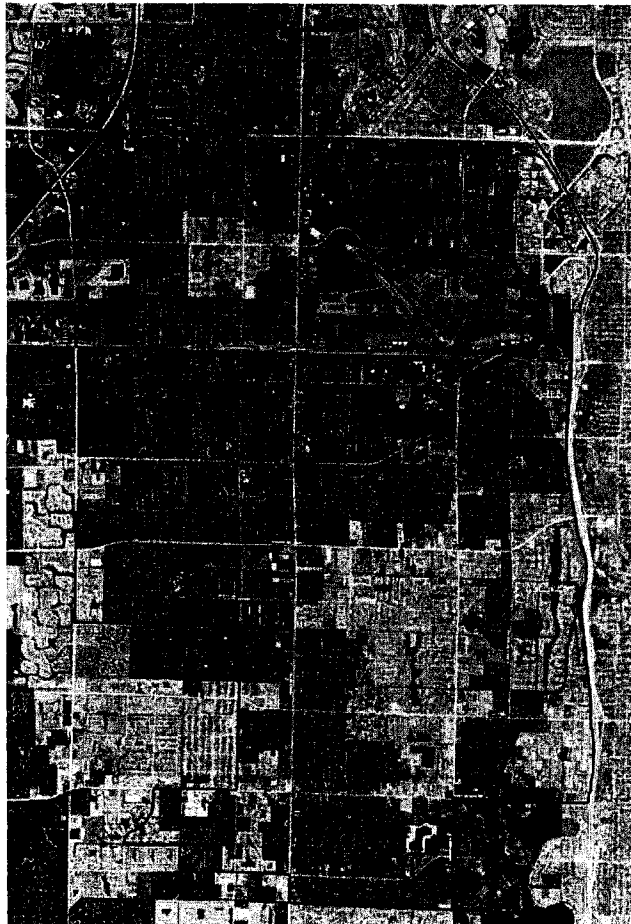
Executive Summary

DRAFT - WORK IN PROGRESS

Introduction

In recent decades, Palm Beach County has experienced remarkable growth and change. Entire communities have emerged, history has been preserved, and generations of new residents call Palm Beach County home. With this growth has come prosperity and challenges. Most planning and development energies have focused on the gradual expansion westward, leaping over the central "core" of unincorporated Palm Beach County. As such, many areas in the County, centrally located and typically underutilized, provide great opportunities for urban redevelopment.

In May 2006, the Palm Beach County Board of County Commissioners contracted with Treasure Coast Regional Planning Council to develop a URA redevelopment study and master plan.



The URA boundaries are identified above in red.

The Palm Beach County Urban Redevelopment Area (URA) study and corridor master plans are efforts to forge a vision for urban redevelopment in central Palm Beach County, to illustrate obstacles and opportunities for that redevelopment, and to provide recommendations and priorities for implementing the vision.

Established in 2005 and borne out of the county's Infill and Redevelopment Study, the URA was created to "promote infill and redevelopment" in the area.

Key Recommendations

The following are key recommendations the County should consider to engender sustainable and predictable redevelopment in the URA and the priority corridors:

1. Establish a stormwater utility program for the priority corridors
2. Create a "performance-based" TCEA for the priority corridors that rewards projects consistent with the study
3. Create a new future land use category as part of the redevelopment incentives
4. Develop a form-based code to define and implement urban development criteria for the priority corridors
5. Anticipate substantial redevelopment of existing commercial buildings and retail centers
6. Coordinate with the Palm Beach County School District to develop a new elementary school in priority corridors