

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS

Agenda Item #:

3:00 P.M.

AGENDA ITEM SUMMARY

Meeting Date: 02/26/08 Consent Regular
 Workshop Public Hearing

Department: Planning, Zoning & Building

Submitted By: Planning Division

Submitted For: Planning Division

I. EXECUTIVE BRIEF

Motion and Title: Western Communities Overlay

Summary: This workshop is to provide a status report and obtain Board direction on provisions of the proposed Overlay for the Central Western Communities. The Overlay, which would be adopted in the Comprehensive Plan as an amendment in Round 08-1, would establish parameters to guide future development in the Central Western Communities area. The Overlay would replace the Sector Plan, which was repealed in late 2007.

Background and Policy Issues

The Sector Plan was adopted in 2005 but found not in compliance by the Florida Department of Community Affairs, and subsequent discussions, additional data and analysis, and proposed changes did not resolve the State's compliance issues. Rather than defend the adopted Sector Plan in the impending administrative hearing, on November 26, 2007 the Board opted to repeal the Sector Plan. At the same time, the Board initiated a new amendment in Round 08-1, to establish an overlay in the Comprehensive Plan that could address key parameters addressed in the Sector Plan. At the time of the initiation, the Board discussed building on the best points from past planning efforts for the area, and stressed the need to provide additional opportunities for public input in the amendment process, beyond the public hearings required as part of the amendment process.

Attachments:

1. Memo from Lorenzo Aghemo, Planning Director, to Board of County Commissioners, dated 2/15/08.
2. Sector Plan Guiding Principles
3. Map of Proposed CWC Overlay Area and Potential Development Areas

Recommended by:


Executive Director

2/19/08
Date

Approved By:


Deputy County Administrator

2/21/08
Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

| Fiscal Years | <u>20 08</u> | <u>20 09</u> | <u>2010</u> | <u>2011</u> | <u>2012</u> |
|--|--------------|------------------|--------------|--------------|--------------|
| Capital Expenditures | _____ | _____ | _____ | _____ | _____ |
| Operating Costs | _____ | _____ | _____ | _____ | _____ |
| External Revenues | _____ | _____ | _____ | _____ | _____ |
| Program Income (County) | _____ | _____ | _____ | _____ | _____ |
| In-Kind Match (County) | _____ | _____ | _____ | _____ | _____ |
| NET FISCAL IMPACT | <u>_____</u> | <u>_____</u> | <u>_____</u> | <u>_____</u> | <u>_____</u> |
| # ADDITIONAL FTE POSITIONS (Cumulative) | _____ | _____ | _____ | _____ | _____ |
| Is Item Included In Current Budget? | Yes _____ | No _____ | | | |
| Budget Account No.: | Fund _____ | Department _____ | Unit _____ | Object _____ | |
| | | Program _____ | | | |

B. Recommended Sources of Funds/Summary of Fiscal Impact:

There is no fiscal impact associated with this workshop item. Fiscal impacts and funding sources for any specific Board direction resulting from this workshop would be analyzed at the time those items are brought to the Board for action.

C. Departmental Fiscal Review: *Lee D'Agostino*

III. REVIEW COMMENTS

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

Jim Doherty 2-19-08
 OFMB *CNJ/1/08* Contract Dev. and Control

B. Legal Sufficiency:

[Signature]
 Assistant County Attorney

C. Other Department Review:

 Department Director



**Department of Planning,
Zoning & Building**

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*"An Equal Opportunity
Affirmative Action Employer"*

Attachment 1

INTER-OFFICE COMMUNICATION

**DEPARTMENT OF PLANNING, ZONING AND BUILDING
PLANNING DIVISION**

TO: The Honorable Addie Greene, Chairperson, and
Members of the Palm Beach County Board of County
Commissioners

FROM: Lorenzo Aghemo
Planning Director

DATE: 2/15/2008

RE: Proposed Provisions of the CWC Overlay

Background: As directed by the Board at the initiation of the 08-1 amendment round, staff is working to create an overlay for inclusion in the Comprehensive Plan that would establish parameters for future development in the Central Western Communities area. To date, staff has prepared data and analysis, identified and assessed key issues, and gathered public comment at one community meeting and a Planning Commission workshop. A summary of key issues and staff's assessment to date is provided in **Exhibit 1** of this memorandum.

Proposed Overlay Provisions: Based on staff's assessment to date, the proposed overlay would likely include:

- 1) In map form, the specific locations appropriate for additional density and/or intensity. For traffic analysis purposes, staff has assumed two alternative densities: .2 and .8 du/acre.
- 2) Benchmark amounts of non-residential square footage for each specified site, for both short (10 year) and long range (25 year) timeframes. For traffic analysis purposes, staff has assumed non-residential land uses sufficient to address 50% of the demand for these uses at buildout. Depending on the density alternative chosen, proposed non-residential uses would total between 2.8 and 4 million square feet of commercial, office, and industrial uses; these are in addition to the 233,000 square feet of commercial uses already existing or approved in the area today. **Exhibit 2** of this memorandum provides additional detail.
- 3) In addition to density/intensity, other appropriate incentives, which may include traffic accommodations
- 4) Policy committing to periodic evaluation of progress toward the



benchmarks and adjustments in amounts and/or locations if appropriate

- 5) Policy to requiring density increases to be accompanied by non-residential uses to serve population beyond the new development (most sites)
- 6) Policy to prevent non-residential development at locations other than the specified sites, and to prohibit regional-level commercial development
- 7) Policy to require any residential development utilizing the density increases to apply development forms that cluster development, provide for open space, and accommodate regional water management features, consistent with the guiding principles.

Board Direction Sought: At the February 26th workshop, staff will provide additional detail with regard to residential density options, the potential location and amount of non-residential uses, and the traffic impacts of these various alternatives. Staff will be requesting Board direction on the density and intensity levels to be included in the Overlay, as well as on any of the other provisions outlined above.

Next Steps: Following Board direction at this workshop, staff will:

- 1) refine the traffic analysis;
- 2) meet with cities, special districts, and other interested parties regarding traffic and other anticipated impacts
- 3) incorporate open space provisions, based where possible on the provisions contained in the Sector Plan Remedial Amendment from April 2007, which were conceptually approved by the Board at that time. These provisions are provided in **Exhibit 3** of the memorandum.
- 4) receive additional input from area residents, organizations, property-owners, and other interested parties through an additional community meeting prior to Planning Commission public hearing. Currently scheduled meetings and hearings are listed in **Exhibit 4** to this memorandum.
- 5) prepare final proposal for Planning Commission Local Planning Agency Public Hearing and Board of County Commissioners Transmittal Public Hearing

Exhibit 1: Issue and Assessment Summary

| Issue | Assessment |
|---|--|
| Overlay vs. Sector | <ul style="list-style-type: none"> • Since the Overlay will not be a Sector Plan created pursuant to State Statutes, developments will not have the option utilize the 'Specific Area Plan' process instead of the Development of Regional Impact Process. • The Overlay, however, would be adopted as part of the Comprehensive Plan and would be implemented through site-specific amendments consistent with the Overlay, with the public hearings and other requirements that apply for any large-scale amendment. |
| Application of the Overlay | <ul style="list-style-type: none"> • The large properties within the Overlay would have the option of developing according to their current Future Land Use designations, (RR10 for most), or amend their FLU consistent with the Overlay. |
| Applicability to Callery Enclave | <ul style="list-style-type: none"> • Because the Overlay is not in effect as the Callery proposal is in the process, Overlay provisions do not apply. |
| Inclusion of Mecca | <ul style="list-style-type: none"> • With the Board's recent restoration of the FLU for this parcel to RR10, no change in FLU is anticipated at this time. |
| Appropriate Residential Density and Development Form | <ul style="list-style-type: none"> • Low densities are consistent with the guiding principles, including preserving rural character. • Different increases in residential units and densities have been proposed for the CWC area since the Sector Plan study began; all within the very low to low range of .1 to 1.2 units per acre. For Overlay evaluation purposes, staff is using two alternative densities, .2 and .8 du/ac. • Clustering of development density to preserve open space and allow a range of housing choice is also consistent with the guiding principles. Earlier Sector Plan proposals offer viable policy for open space and clustered development. • Density is one incentive that the overlay can offer in order to achieve other objectives, such as accommodation of sufficient non-residential uses to serve residents outside new development areas, or accommodation of desired regional water management facilities, or provision of a range of housing types |
| Non-residential uses | <ul style="list-style-type: none"> • Accommodating additional non-residential (commercial, industrial and office) is consistent with guiding principles, including promoting sustainable and livable communities, minimizing traffic impacts, and promoting economic sustainability. • Previous Sector Plan proposals identified consistent 'demand' levels but proposed a wide range of 'supply' levels • Because of the large imbalance of land uses in the CWC, and the established commuting and shopping patterns, introduction of non-residential supply should be gradual, with short and long term goals that are periodically reassessed as conditions change and objectives are achieved; increases in commercial uses should be tied to increases in industrial and office • Specific appropriate locations and amounts of each type of non-residential use should be established in the Overlay toward the short-range goals; non-residential uses in all other areas should be prohibited to protect rural character and prevent strip non-residential development along roadways. • Some development areas may be most appropriate for residential use only, others for non-residential use only, and some for a combination. |
| Traffic Issues: | <ul style="list-style-type: none"> • On-going analysis is underway to project the extent of potential future roadway congestion and to identify the improvements needed to address the future demand. • Where capacity improvements are not feasible, other mitigation strategies may be adopted as part of the Comprehensive Plan to facilitate development consistent with the Overlay. |

Exhibit 2: Summary of Non-residential Demand and Supply

The various Sector Plan proposals prepared by Wilson Miller included calculations needed non-residential uses (commercial, industrial, and office space) based on per-capita multipliers developed for the County's Commercial Needs Assessment Study. The CNAS used a household disposable income methodology for areas outside the Urban Service Boundary to account for limited spending by seasonal and tourist populations and businesses in this area. Wilson Miller further refined this multiplier to reflect the large component of home-based businesses and agricultural employment in the area that does not require office or industrial space. The 'demand' multipliers in use by Wilson Miller at the time of their final product, the Hybrid Scenario, were as follows: 39 square feet per capita for retail; 40 square feet per capita for office uses, and 17 square feet per capita for industrial uses. These adjusted multipliers were applied to the current population of the CWC Overlay, and to the projected population under three different population scenarios:

- 1) if buildout were to occur according the Future Land Use (FLU) designations currently in place
- 2) if buildout were to occur with the large parcels developing at a density of .2 du/ac
- 3) if buildout were to occur with the large parcels developing at a density of .8 du/ac

Based on these density assumptions, these scenarios yield the following total demand, in square feet:

| Scenario | Population | Commercial | Office | Industrial |
|---------------------------------|------------|------------|-----------|------------|
| Today's Population | 42,000 | 1,447,000 | 1,680,000 | 714,000 |
| Buildout per FLU | 57,000 | 2,047,000 | 2,280,000 | 969,000 |
| Buildout w/ large parcels at .2 | 61,000 | 2,207,000 | 2,440,000 | 1,037,000 |
| Buildout w/ large parcels at .8 | 84,000 | 3,127,000 | 3,360,000 | 1,428,000 |

These figures represent the supply, in square feet, that would be necessary to meet the demand created by the CWC population, if that demand were to be met entirely within the CWC. These figures are adjusted to reflect supply already in place: at present, a total of 233,000 square feet of commercial uses are existing or approved in within the proposed CWC Overlay area.

Clearly, at present very little of the demand of CWC residents for commercial services or for office and industrial uses are being satisfied in the CWC. While the guiding principles identify the imbalance of land uses as a key issue to be addressed, long established patterns of commuting to work and of condensing and linking trips are not quickly modified or reversed. While today's calculations can help identify long term goals in terms of introducing additional non-residential uses, the long timeframes involved suggest that a paced approach, with interim benchmarks and periodic reassessments, may be more appropriate. This also better recognizes that planning is a dynamic process that should respond to changing conditions and emerging opportunities, and better recognizes that the CWC Overlay is essentially an infill exercise that seeks to transition an already established area to a more desirable land sue pattern.

As an example, an ultimate goal of accommodating 50% of the identified demand could be established through policy in the overlay, with an interim goal of 25% to be achieved in a 10 year timeframe.

Accommodating 25% of the demand would require:

| Scenario | Population | Commercial | Office | Industrial |
|----------|------------|------------|---------|------------|
| Buildout | 57,000 | 511,750 | 570,000 | 242,250 |
| @.2 | 61,000 | 551,750 | 610,000 | 259,250 |
| @.8 | 84,000 | 781,750 | 840,000 | 357,000 |

And accommodating 50% of the demand would require:

| Scenario | Population | Commercial | Office | Industrial |
|----------|------------|------------|-----------|------------|
| Buildout | 57,000 | 1,023,500 | 1,140,000 | 484,500 |
| @.2 | 61,000 | 1,103,500 | 1,220,000 | 518,000 |
| @.8 | 84,000 | 1,563,500 | 1,680,000 | 714,000 |

To provide a context for comparison, the following are approximate comparisons* can be made with previous Sector Plan proposals:

| Proposal | Add'l Units on Large Parcels, beyond FLU | Total CWC Population | Proposed Commercial Supply**/ Sq. Ft. Per Capita | Proposed Office Supply/ Sq. Ft. Per Capita | Proposed Industrial Supply/ Sq. Ft. Per Capita |
|--|--|----------------------|--|--|--|
| WilsonMiller Hybrid Proposal (2004) ¹ | 3072 | 60,200 | 1,205,000 20 | 1,735,000 29 | 1,000,000 17 |
| Round 04-2 Proposal (not transmitted) ² | 1101 | 68,000 | 500,000 7 | 943,000 14 | |
| 08-1 Alternatives: ³ | | | | | |
| 25% (at .2 density) | 1293 | 61,000 | 551,750 9 | 610,000 10 | 259,250 4 |
| 50% (at .2 density) | | | 1,103,500 18 | 1,220,000 20 | 518,000 8 |
| 25% (at .8 density) | 8323 | 84,000 | 781,750 9 | 840,000 10 | 357,000 4 |
| 50% (at .8 density) | | | 1,563,500 19 | 1,680,000 20 | 714,000 9 |

*Note that exact comparisons of these figures are not possible because of changes in boundaries and various assumptions affecting the calculation:

¹ Included Mecca and PB Aggregates, but transferred units to create no net increase, and used a lower (3.1) person per household figure

² Excluded Mecca and PB Aggregates from boundaries, but assumed a 'trend' (adopted Future Land Use) base, and changed density to .2 du/acre for large parcels, which added 1100 -1200 units to large parcels, above adopted Future Land Uses

³ Excludes Mecca, Palm Beach Aggregates, and Loxahatchee Groves, but changes density for large parcels as indicated, adding units indicated

**Commercial amounts are in addition to already existing or approved projects in the boundaries.

Because of the existing large imbalance of land uses in the CWC, and the established commuting and shopping patterns, introduction of non-residential supply will necessarily be gradual, and increases in commercial uses should be tied to increases in industrial and office. This is because, based on the existing land use pattern, most commercial activity is occurring outside the CWC, and a significant portion probably in conjunction with the work trip. Increased commercial in the CWC will allow satisfaction of some portion of shopping needs, but that portion currently accommodated as part of the work trip (because it is more convenient) will still largely be satisfied outside the CWC. Thus, increased commercial should only be accommodated if accompanied by additional industrial and office uses, if the objectives of the guiding principles are to be achieved.

Exhibit 3

Open Space Provisions excerpted from the Sector Plan Remedial Amendment, April 2007

The following definition and policies outlined the basic concept of open space in the Sector Plan Remedial Amendment, which presented to the Board in April 2007 as part of the ongoing effort to resolve the State's compliance issues with the Sector Plan adopted in 2005. The Board gave conceptual approval to this approach. These policies, along with related definitions and other provisions found in the Remedial Amendment, will form the basis for the CWC Overlay open space provisions.

Policy 2.10-d: The Open Space/Trail Network shall be guided by the Conceptual Open Space/Trail Network Map, LU ##, and shall serve as a framework around which Sector Plan components must be planned and shall with the following principles to the greatest extent possible:

- o preserve the rural character of the community by offering visual relief;
- o connect neighborhoods and communities with open space;
- o provide public space for non-motorized recreation;
- o reinforce and connect equestrian activity; and
- o provide contiguous boundary and linkages with other agricultural lands or open space land.

Policy 2.10-e: The County shall pursue the Community Stewardship Concept (CSC) by creating a group or modifying an existing group's role in order to organize and promote the conservation of open space within the Central Western Communities. The CSC is envisioned to include a public/private partnership that could include the following purposes: advocate for and coordinate the conservation of open space; plan, design, develop and demarcate a greenway/trail system; maintain selected lands; manage facilities under its jurisdiction; and secure funding sources. Development of implementation strategies regarding the formation and function of the CSC shall be undertaken.

Policy 2.10.1-g: Open Space within an Rural Traditional Development shall consist of two components which serve essential, but separate, functions and are subject to the following requirements:

1. **Internal Open Space:** A minimum of 10% of the Development Area of the Rural Traditional Development shall be Internal Open Space. Internal Open Space and/or Usable Open Space uses (as defined by the Introduction and Administration Element of the Comprehensive Plan) within the Development Area shall provide benefits for the new residents and development related open space needs such as water retention, buffers, etc. pursuant to the provisions of the ULDC; and
2. **External Open Space:** A minimum of 60% of the gross acreage, less rights-of-way as shown on the Thoroughfare Identification Map, shall be dedicated as External Open Space in order to provide the following community-wide benefits:
 - Links the internal communities together and contributes to an overall open space network with neighboring communities; and
 - Provides a clear separation between the proposed new uses and the surrounding communities.
 - Development related Internal Open Space uses, including water retention and buffers, necessary for the development, shall be credited towards achieving the External Open Space requirements if these uses provide a community-wide benefit such as being accessible to the general public for recreation opportunities and/or provide environmental mitigation, enhancement and/or restoration activities as defined below:
 - o "Accessible to the general public for recreation opportunities" shall include Internal Open

Space uses which are designed to be accessible to the general public for any of the following: pedestrian and/or equestrian pathways, greenways, picnic areas, fishing, canoe or boating access, pedestrian gathering areas, passive and active recreation areas, etc.

- “Environmental mitigation, enhancement and/or restoration activities” shall include wet retention systems that provide a public purpose by enhancing biodiversity and habitat restoration and have functions and contours similar to a natural system or serve a regional purpose. The siting and location of wet retention systems shall not conflict with other open space functions and purposes.
- Internal Open Space uses completely contained within a pod and/or gated communities, and PUD recreation amenities required by the ULDC shall not be counted towards External Open Space.
- Land dedicated to the County for public parks or environmental purposes over and above minimum ULDC requirements shall be credited towards the External Open Space requirements.

Policy 2.10.1-h: The External Open Space of a Rural Traditional Development shall be subject to the following requirements:

1. The uses shall be limited to land reserved for as one or more of the following uses:
 - preservation,
 - conservation,
 - passive recreation,
 - wetlands,
 - greenway,
 - bona fide agriculture,
 - equestrian uses,
 - regional water management/CERP facilities as certified by the South Florida Water Management District,
 - water retention pursuant to Policy 2.10.1-g,
 - buffers pursuant to Policy 2.10.1-g; and
 - lands dedicated or conveyed to the County for public parks or environmental purposes in addition to that required by the ULDC pursuant to Policy Policy 2.10.1-g.
2. The location shall be designed to the greatest extent possible to:
 - Provide a clear separation between the proposed new uses and the surrounding communities.
 - Link the internal communities together and contributes to an overall open space network with neighboring communities.
 - Provide a contiguous boundary with other open space areas that include agricultural lands, regional water resource/CERP Projects, open space land, and/or greenways and trails depicted as a guide on the Conceptual Open Space/Trail Network Map, LU 10.1.

Exhibit 4

Proposed Central Western Communities Overlay Summary of Public Participation Process

As directed by the Board at the time of initiation of this amendment, staff has scheduled additional opportunities for public input in the amendment process, beyond the public hearings required as part of the amendment process.

Community Meetings: Staff has conducted one community meeting, held on January 30th. An additional community meeting, date to be determined, will be scheduled in mid-March, following this Board workshop. *Comments received at and following the January 30th Community Meeting are attached for Board Consideration.*

Planning Commission: The Planning Commission conducted a workshop on this item on February 22nd, and is scheduled to conduct its Local Planning Agency transmittal public hearing on this item on March 28th.


Additional Opportunities for Public Input: In addition, staff is responding to requests to provide additional presentations, such as at the monthly community meeting held by District Commissioner Jess Santamaria on February 20th, and at a workshop of the Indian Trail Improvement District on March 12th.

Board Public Hearings: The BCC public hearing for transmittal is scheduled for April 28th, and adoption would occur in August 2008.

All upcoming meeting dates are posted on the Planning Division website, and information prepared for each meeting is posted as it becomes available. In addition, the Planning Division maintains an electronic mailing list of interested parties that are notified as the amendment moves through the process.

Proposed Central Western Communities Overlay

Community Meeting
January 30, 2008


J. WILLIAM LANDA
Executive Director

Please provide your comments below. Copies of these comments will be included with the materials provided to the Board of County Commissioners as it considers this amendment.

- Any lands that get a higher overall density (e.g. 1 in 10ac \rightarrow 1 in 1.25ac) for a new overall number of residential units should NOT get to more (count) those units if a certain amount of acreage is zoned/sold for another use. That is, if 100 acres are zoned + sold for commercial then the overall number of residential units for the entire project gets reduced by $(100/1.25) = 80$ UNITS. This stops "DOUBLE DIPPING".
- If a landowner wants to go in high density clustered homes (town homes etc.) the lands that were vacated (units used elsewhere) must go to green space only.
- PUT MELLA BACK IN
- PUT Aguarata BACK IN (esp. Highland DUMPS).
- Give Lt TEFETH + KEEP THE TEFETH SHARP.
- ZONING + LAND USE CHANGES - SEND NOTICES TO ALL WITHIN 1,500 FT. RADII.
(300-500 FT. radius can be 2 or 3 people)!!

Proposed Central Western Communities Overlay

Community Meeting
January 30, 2008

Please provide your comments below. Copies of these comments will be included with the materials provided to the Board of County Commissioners as it considers this amendment.

other Guiding principles (additions)

- restore Vavrus, Mecca + Hungryland slough
- No More variances/re-zoning until new plan is done
- Don't build a city out here
 - self sustaining in a vacuum is not a goal!!
- Don't drain the aquifer
- No big box stores... small, local-owned businesses
- cluster development
- Do the right thing... avoid law suits
- help restore the everglades
- Do the right thing... stay out of Federal Prison
- Do what the people want - Ballot question
- ~~ARE~~
- No Massive Power Plants!
- Take into account what current population wants, not ^{future ones}
- Don't pollute the aquifer
- No New roads through Natural Areas
- No development by natural areas
- open space ≠ sidewalks, golf courses, ball parks
- 25% @ .2/acre maximum goal
- understand level of service in rural is less than city!!
- no increase in density on agricultural lands
- promote local production of fresh produce
- promote (create) public transportation (functional)

Proposed Central Western Communities Overlay

Community Meeting
January 30, 2008

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Follow the Comprehensive Plan

That is 1 per 10 Acres.

There is no WATER AVAILABLE for future development. There is

no money for Roads. There are six years of houses on the

Market Right now. So there needs

to be no new development at this

time. The Original Sector Plan

was Ruined by Bribes & Corruption.

Please Remember this when

Confronted by Nat Roberts &

Calling Judge.

Thank You

Proposed Central Western Communities Overlay

Community Meeting
January 30, 2008

Please provide your comments below. Copies of these comments will be included with the materials provided to the Board of County Commissioners as it considers this amendment.

The Agricultural Enclave language is not defined adequately.

Open Space definition should be completed and an oversight entity be established. Contiguous open space must be established and maintained.

Since the Agricultural Enclave will change population and roads impacts will the Commission be guided by the Enclave or adopt public policy to control the Enclave?

Proposed Central Western Communities Overlay

Community Meeting
January 30, 2008

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We need to go back to Wilson-Miller 2004-02

This was the last plan with public input & only changed at the last minute by County Commissioners without public input.

It was in accordance with public policy & would have been accepted by DCA.

This does not have to be done by Quipco.

Jean Stumke
3764 B Rd.

Loxahatchee Groves 33470

792-2317

Proposed Central Western Communities Overlay

Community Meeting
January 30, 2008

Please provide your comments below. Copies of these comments will be included with the materials provided to the Board of County Commissioners as it considers this amendment.

Many of us moved out here for a specific lifestyle. If large volumes of housing and commercial development are added, the lifestyle we sought could be ruined.

Additional development brings more traffic, more pollution, loss of wildlife and interferes with the dark night sky.

My tax money ~~is~~ would be used to build roads, schools & services we would not need without this development.

PLEASE limit the amount of development. No more than 1 per 5, without clustering. Developers should not be allowed to remove all the trees and disrupt the ecosystem.

Limit uses that would generate traffic

Thank you for the opportunity to

Proposed Central Western Communities Overlay

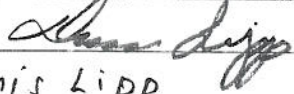
Community Meeting
January 30, 2008

Please provide your comments below. Copies of these comments will be included with the materials provided to the Board of County Commissioners as it considers this amendment.

The widening of SR80 (Southern Blvd) will have an impact on only one (1) municipality, the Town of Loxahatchee Groves. Existing commercial enterprises on SR80 egress onto a 4-lane highway with speeds in excess of 60 to 70 mph. With a 6-lane highway, patrons of these commercial sites will be in greater danger.

A suggestion for a "service road" bordering the northern side of SR80 could reduce "local traffic" on SR80. However, a service road within the border of the Town would end up with an 8-lane SR80.

The Town is in the process of developing our VISION and Comprehensive Plan. We will need input from PBC Planning on how to effectively plan our Town's commercial district along SR80. Also, the cost of any redevelopment of the existing commercial to improve public safety along this corridor will be too expensive for the Town to bear. Are there County, State, or Federal grants that PBC can help the Town obtain?


Dennis Lipp

13402 North Rd.

Loxahatchee Groves, FL

(561) 793-6013

Proposed Central Western Communities Overlay

Community Meeting
January 30, 2008

Please provide your comments below. Copies of these comments will be included with the materials provided to the Board of County Commissioners as it considers this amendment.

The goal of this plan in my opinion should be to protect as much open space, & land preserves as possible. Any new development should reflect the current life styles, large lots, agriculture/residential uses. There are plenty of neighborhoods that are 200 lot line, paved roads, street light types.

The central western communities are unique & special. We trust the commissioners to honor their promise to help keep our lifestyles special.

So many of the current commercial property out here is empty. The need for more is not there!!

The need for more cookie cutter retail, ~~birth~~ neighborhoods in this area of the county is not here.

So much growth has been allowed without any plan that the infrastructure is non-existent.

Before homes & workspace can be planned the roads & infrastructure needs to be in place.

East-West roadways should be #1.

Gene Anderson

Proposed Central Western Communities Overlay

Community Meeting
January 30, 2008

2

Please provide your comments below. Copies of these comments will be included with the materials provided to the Board of County Commissioners as it considers this amendment.

THE ONLY RESIDENTIAL DEVELOPMENT, (IF ANY) SHOULD BE CONFORMING TO CURRENT ZONING - 1 per 1.25 acre. PALM BEACH COUNTY HAS A GLUT OF HOUSING AVAILABLE NOW, AND THE MARKET FOR NEW HOUSING IS DECLINING, NOT GROWING. AFFORDABLE HOUSING IS NEEDED IN PBC, BUT THIS AREA IS NOT SET UP FOR THAT SINCE THERE ARE FEW SERVICES/TRANSPORTATION POSSIBILITIES. THE VAST MAJORITY OF RESIDENTS (CURRENT ACRES) ENJOY THE CURRENT LIFESTYLE AND NOT LOOKING FOR DEVELOPMENT NOT WITHIN OUR CURRENT ZONING VARIANCES.

IF ANYTHING SHOULD BE DEVELOPED, LOOK FOR A LARGE MANUFACTURER, SUCH AS TOYOTA TO OFFER GOOD PAYING JOBS. JOBS, GOOD JOBS, IS WHAT THIS AREA NEEDS, NOT UPSCALE HOUSING. (OR RENEWABLE ENERGY DEVELOPMENT)

YOU KNOW, WE ARE NOT PUT ON THIS EARTH TO "REAL ESTATE" DEVELOP EVERY PIECE OF LAND. AND WE DON'T NEED MORE "SERVICE" TYPES OF BUSINESSES. WE NEED TO MAKE SOMETHING THAT AMERICANS NEED TO BUY - THAT IS THE ONLY WAY TO SUSTAIN THE ECONOMY.

PLEASE QUIT BEING "DEVELOPMENT" POLITICIANS AND BECOME THE PUBLIC SERVANTS YOU HAVE BEEN ELECTED AS.

THANK YOU.



DAVID LOY
16144 83RD PLACE N.
LOXAHATCHEE, FL 33470

Proposed Central Western Communities Overlay

Community Meeting
January 30, 3008

Please provide your comments below. Copies of these comments will be included with the materials provided to the Board of County Commissioners as it considers this amendment.

HOLD A NON BINDING VOTE OF
THE PEOPLE IN THE WESTERN COMMUNITIES
OF WHAT THEY WANT THIER AREA TO
LOOK LIKE IN THE FUTURE- THIS IS
VERY DOABLE - ~~WHAT~~ ^{WHY} ARE THE COUNTY
COMMISSIONIERS SCARED TO KNOW WHAT THE
PEOPLE WANT !

Rec 2/4/08

Proposed Central Western Communities Overlay

Nancy Gribble
1525 Gallop Drive
Loxahatchee FL 33470

Community Meeting
January 30, 2008

793-4573

Please provide your comments below. Copies of these comments will be included with the materials provided to the Board of County Commissioners as it considers this amendment.

- ① The Proposed Overlay Short Term & Long Term Objectives that indicate densities of .2 & .8 are confusing to the exact numbers that will be at build-out, either non-residential or residential. The numbers only account for 50%. What about the rest of the unused 50% land areas?
- ② Do the 25% and 50% projections ~~include~~ include Callery's proposed non-residential?
- ③ The minimum land requirement to be included in the Sector Plan or Overlay area must be 1000 acres.
- ④ What is Planning Staff's definition of strip development? What policies will be or are in place to prohibit strip development in the defined Sector Plan / Overlay area? The UDC language is not adequate for this area.
- ⑤ What is the definition of Open Space? I suggest a minimum of 60%. There must be no exemptions to meeting Open Space requirements for ANY land defined in the Sector Plan / Overlay Area.
- ⑥ Specific Design Guidelines must be written for non-residential uses. The language must be specific and reflect the rural character of this area. I request at a minimum the Design Guidelines of the 2004-2 Sector Plan document. The non-residential must be appropriately sited with significant and appropriate buffering.

Proposed Central Western Communities Overlay

Community Meeting
January 30, 2008

Please provide your comments below. Copies of these comments will be included with the materials provided to the Board of County Commissioners as it considers this amendment.

- ⑦ There should be NO exemption to Traffic Policy 3.5.d within the Sector Plan / Overlay area. There should be no CRALLS.
- ⑧ Will traffic limitations define densities and intensities? If more roads will be required who will bear the cost?
- ⑨ Will there be policies to address stormwater, sewage and ~~water~~ regional water resources for each landowner in the Sector Plan / Overlay? Will the landowner be required to pay the cost and to provide water resources?
- ⑩ How is an Overlay defined under FL State Statute? ~~What~~ Are Specific Area Plans required under an Overlay? Does the DCA require an annual Monitoring Report for an Overlay? How are development orders issued within an Overlay?
- ⑪ What Circumstances/conditions will enable a landowner to opt out an Overlay? Is there a DCA authorized administrative hearing or judicial proceeding for a landowner that violates the 'Overlay'?
- ⑫ Adopt a Sector Plan - not an Overlay!
Nancy Struble

Dennis C. Lipp
MEMO

To: Maria Bello
From: Dennis Lipp
Date: January 31, 2008
RE: Central Western Communities (CWC) Guiding Principles

Dear Maria,

Thank you for your presentation on the CWC overlay map plans. I would like to offer some suggestions regarding the "Guiding Principles" that you spoke about.

The 8 CWC Guiding Principles:

1. "Preserve Rural Character and Conserve Open Space"
 - a. Words, unlike pictures, have several meanings. "RURAL" can conjure up a host of images. What does *rural character* mean? Or is *rural* an image that you would know when you see it? We need a clear definition of RURAL CHARACTER.
 - i. Rural Character may include the following elements:
 1. Tree-lined streets
 2. Farmlands
 3. Woodlands
 4. Clean air and water
 5. Undeveloped open spaces
 6. Natural lakes and shorelines
 7. Outdoor recreational opportunities
 - a. Water sports
 - b. Horseback riding
 - c. Fishing
 - d. Nature walks
 8. Small communities
 - ii. Clustering of home sites into "small communities" with lakes/shoreline and non-polluting water sport opportunities.
 - iii. Cluster an equestrian community around a public stable with a network of trails and a covered arena for community equestrian events.
 - b. This *Guiding Principle* suggests that we should "*support agriculture*". I live in a community with BONAFIED AG. Florida law protects bonafied agriculture with the "Right to Farm Act". This law permits the owner to clear cut their property in order to pursue a farming enterprise. The Town of Loxahatchee Groves supports agriculture and is the home of a large portion of Palm Beach County's commercial nurseries. Do these guiding principles envision row crops and large-scale commercial nurseries? Or has the cost of acreage that would support farming too high? If the experience of the owners of Callery Judge Groves is any indication, the answer is yes. Therefore, I question the need to have "*support agriculture*" in this *Guiding Principle*.

- c. Open Space sounds like a good thing, but how is it defined? Are *open spaces* fields of grass and trees? Or are *open spaces* golf courses, or game fields, or polo grounds? I recall a meeting at the Vista Center where a group of concerned citizens and developers tried to define OPEN SPACE. I suggest that we use the word UNDEVELOPED before OPEN SPACE so that there is no confusion.
2. "Promote Sustainable and Livable Communities"
- a. The need for developers and property owners to make a profit and the desire of neighborhood leaders and public servants to have a desirable community MUST NOT be conflicting goals.
 - b. "Sustainable" and "Livable" are community planner buzzwords that most "everyday" people don't comprehend. We need better definitions and descriptions for communities with "rural character" in the CWC.
 - i. Some communities in the CWC will be clustered and some won't.
 - ii. Communities that are clustered could have undeveloped open space as well as planned open spaces like golf courses or parks.
 - iii. Key elements of "clustered communities" may include:
 - 1. Walk ability
 - 2. Front porches
 - 3. Backyards for kids and gardens
 - 4. Cul-de-sacs
 - 5. Neighborhood serving commercial
 - a. "Town-Square" like stores
 - b. Shops that don't compete with BIG BOX super-centers
 - iv. Key elements of "rural communities" might include:
 - 1. Large lots
 - a. 2.5 acre minimum
 - b. 5 acre maximum
 - 2. Narrow, tree-lined roads
 - 3. Unpaved or stabilized with OGEM roads
 - 4. Agriculture may be a double edged sword:
 - a. Aviculture is permitted by right in AG-RES
 - i. Large tropical birds are very raucous
 - ii. Noise levels can not be regulated
 - iii. The Right to Farm Act supercedes County/Local ordinances
 - b. Commercial stables require a DRO
 - c. Private stables are permitted
 - d. Commercial nurseries require a DRO
 - 5. Lakes with shoreline and large enough for some water sports
 - a. Fishing
 - b. Pollutant free water craft
 - i. Electric boats
 - ii. Sail boats

3. "Promote Environmental Sustainability"
 - a. The provisions in this principle are highly laudable.
 - b. NOTE:
 - i. Last night (1-30-08), as I made a left hand turn from Seminole Pratt into the parking lot of Seminole Ridge High School, an otter was making its way from the drainage ditch on the northern edge of the driveway to the continuation of the drainage ditch to the south.
 - ii. We had groups of otter in the canals in Loxahatchee Groves, but I've not seen any in years.
 - c. This guideline states: "Create continuous and connected wildlife corridors and encourage land restoration to more natural environments."
 - d. We must find a means to protect our endangered wildlife.
4. "Manage Water Resources"
 - a. OK
5. "Provide Adequate Service and Facilities"
 - a. OK
6. "Minimize Traffic Impacts"
 - a. At last night's meeting (1-30-08) the speaker from GL Homes mentioned two Bills dealing with developers and roads.
 - b. I did not get the Bill numbers and therefore have I'm not able to comment.
 - c. However, if what the representative from GL is correct, where will the funds come from to build the basic roads to handle the anticipated influx of new residents?
 - d. Conditions for new development:
 - i. The completion of the 4-laning of Seminole Pratt from Sycamore to SR80
 - ii. The completion of Roebuck Rd. (or at least the acquisition of the right-of-way)
7. "Promote Economic Sustainability"
 - a. The "long-term sustainability of agriculture" applies to the EAA not to the CWC overlay map. (Right?)
 - b. The term "equestrian activities" needs clarification:
 - i. Horse farms
 - ii. Private stables
 - iii. Commercial stables
 - iv. Community covered arena
 - v. Bridal trail network
 - c. Does this guideline refer to an employment center?
 - i. If so, use the term, EMPLOYMENT CENTER
 - ii. Can the County's business planning board convince a biotech company to build in the CWC overlay area?
 - iii. Retail does not meet the standard of an employment center.
 - iv. Property that is zoned Industrial has the potential to provide places for meaningful employment. Careers that pay considerably higher salaries than minimum wage jobs in the retail sector.
 - v. This guiding principle will be one of the most difficult to achieve.

8. "Promote Fiscal Sustainability"
 - a. OK

I am excited about the CWC overlay map project. If I can be of any assistance, please call.

Best regards,

A handwritten signature in cursive script that reads "Dennis C. Lipp".

Dennis C. Lipp

Dennis C. Lipp / 13402 N. Rd. / Loxahatchee Groves, FL 33470
(561) 793-6013 Cell (561) 596-6357
d_lipp@comcast.net

Received 3/05/08

Proposed Central Western Communities Overlay

Community Meeting
January 30, 2008

Please provide your comments below. Copies of these comments will be included with the materials provided to the Board of County Commissioners as it considers this amendment.

1. I would like Maps and Scripps included in the plan
 - provide a basis on continuity of Guiding Principles to all acreland.
 - a "fall back" land plan if developments should not move forward as anticipated

2. Ensure that all components adhere to guiding principles

3. Clearly define vision and stick to it.

i.e.: discussion of rural use - retaining rural identity.

Rural means you travel for services - If you bring services into the defined "rural area" it is not rural.

All communities do not need all things surrounding municipalities should be "complementary" offering the services, which conform to their development plan and zoning, but allowing a less dense neighbor.

Thank you for considering these positions.

320 WILD ACRES OF ANIMALS, RIDES, GAMES AND THRILLS



February 13, 2008

Lorenzo Aghemo, Director of Planning
Palm Beach County Planning Department
2300 N. Jog Road
West Palm Beach, FL 33411

RECEIVED

FEB 13 2008

PLANNING DIVISION

Re: Central Western Communities Overlay

Dear Lorenzo,

Pursuant to the staff's request for comments at the recent community meeting at Seminole Ridge High school, we have prepared this letter to provide Lion Country Safari's input on the proposed Central Western Communities Overlay. Please include these comments in your package of materials presented to the Board of County Commissioners.

At the beginning of the meeting, Commissioner Santamaria commented on how long he and other members of the western communities have lived there. Well, Lion Country Safari has been a responsible neighbor, employer and major County attraction for residents and visitors for over 40 years, certainly longer than most existing residents of the area. And it is our goal to be here many years into the future. The Comprehensive Plan in its earliest formation always recognized Lion Country's unique use as evidenced by its designation as Major Commercial/Recreation.

Lion Country Safari has been an active participant in the Sector Plan since its inception and has worked with the Planning Department and participated at all BCC meetings regarding this issue.

While we understand that the currently proposed overlay is not the same as the Sector Plan, it is an evolution of that plan, and the essential foundations of the plan, as they relate to Lion Country, should be carried forward.

We note the following previous BCC actions:

1. At a February 17th 2004 Board of County Commissioners workshop the Board directed staff to evaluate the removal of the then proposed 900 acre minimum requirement for the rural cluster development option. This directive was done specifically to include Lion Country Safari in the plan. The Lion Country Safari property is approximately 640 acres.
2. At an April 5th 2004 BCC Public Hearing the Board directed staff to further evaluate the removal of the 900 acre minimum requirement for the rural cluster development option.
3. On Wednesday April 6th, 2005 the Board of County Commissioners approved the Sector Plan for transmittal to the DCA. This version reflected the removal of the 900 acre minimum and replaced it with a 600 acre minimum specifically referencing this minimum criteria to commercial recreation animal parks.

Lion Country Safari, Inc. Fla., 2003 Lion Country Safari Road, Loxahatchee, Florida 33470-3977
Lion Country (561) 793-1084 FAX (561) 793-9603 Campground (561) 793-9797
lioncountrysefari.com

A leader in conservation and preservation since 1967

4. The transmitted Sector Plan also specifically included language that the "Lion Country tract may be permitted to count existing facilities under operation at the time of the adoption of this RTD toward the External Open Space requirement..." (Transmittal to DCA April 6th, 2005 and Sector Plan Settlement agreement April 18th 2007).

Based upon this past history and directions of the Board of County Commissioners, our requests regarding the overlay are:

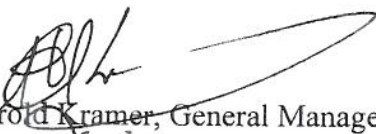
1. Major landowners, including Lion Country Safari, be treated equitably and be permitted to develop under uniform and consistent guidelines.
2. The Overlay should continue recognition of the unique amenity Lion Country Safari brings to Palm Beach County, and given that much of Lion Country Safari is open space, the Lion Country attraction should count as open space and satisfy the open space requirements of the Overlay.

Finally, we support the proposed timeframe for the development and adoption of the overlay. Delay increases costs to all concerned and increases the incentive for the landowners to seek land use changes outside the guidelines of the overlay.

As always, our intent is to be a good neighbor and work with the Planning Department and the Board of County Commissioners in moving forward with the overlay. If you have any questions or if we can be of any further assistance please let us know.

Truly,

Lion Country Safari, Inc. - Florida


Harold Kramer, General Manager

cc. Commissioner Jess Santamaria
Barbara Alterman, Executive Director, Planning, Zoning, & Building
Maria Bello, Senior Planner ✓

Attachment 2

Sector Plan Guiding Principles

1. Preserve Rural Character and Conserve Open Space: Respect the rural and semi-rural character of the area in the type of uses allowed, their allocation and their design. Devise strategies that retain and enhance important rural values and assets, reduce threats to sustained rural character, preserve significant land in open space, support agricultural and equestrian activities, and minimize wide, high volume roads. Create a Linked Open Space System consisting of ecological, conservation and recreational greenways and providing connectivity.

2. Promote Sustainable and Livable Communities: Design communities with a strong sense of place through the application of Best Development Practices. Encourage new development within mixed use centers and expand the range of housing choice by type and affordability. Complement residential development with appropriately scaled non-residential development and integrate public uses into community design. Maximize accessibility for daily needs including shopping, work, recreation and public uses and services.

3. Promote Environmental Sustainability: Preserve, conserve and enhance the natural environment within the area and the surrounding region with particular emphasis on the CWC's relationship with the Everglades Restoration Program and the Loxahatchee Greenways Project. Minimize pollutant loadings into surface and subsurface waters. Create continuous and connected wildlife corridors and encourage land restoration to more natural environments. Retain options for regional water storage and management facilities.

4. Manage Water Resources: Effectively manage stormwater to reduce flood hazards while maintaining water quality and the hydrologic balance of the region. Require new development to fully mitigate stormwater impacts. Protect the quality and sufficiency of the water resources within the project area from adverse impacts with wastewater disposal.

5. Provide Adequate Services and Facilities: Link development decisions to the availability and demand for services. Coordinate school needs with planning and development decisions. Integrate schools, libraries and community centers as key components of community design. Enhance public safety by maintaining effective fire protection, law enforcement, emergency response, and medical services. Provide park and recreational facilities to serve a broad range of age and interest.

6. Minimize Traffic Impacts: Address the existing transportation imbalance by the reallocation of non-residential land uses and employment opportunities to reduce vehicle miles traveled.

7. Promote Economic Sustainability: Establish an environment for the long-term sustainability of agriculture, equestrian activities, home-based business, and commercial and service activities that support the area. Improve the balance of jobs to labor force.

8. Promote Fiscal Sustainability: Balance revenues generated within the community to the infrastructure and services needs of the community to the extent possible.

Attachment 3

Map of Proposed CWC Overlay Area and Potential Development Areas

