

**PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS**

Meeting Date: January 25, 2011[] **Consent** [] **Regular**
[x] **Workshop** [] **Public Hearing**

Submitted by: Planning, Zoning, and Building Department

Submitted for: Planning Division

Title: Comprehensive Plan 2011 Evaluation and Appraisal Report (EAR) Update

Summary: This workshop is to update the BCC on the status of the EAR, the State-mandated periodic review and update of the County's Comprehensive Plan currently underway. As part of the EAR, the County identified several major issues through a BCC workshop in October 2009 and a public Scoping Meeting in September 2010. Public input on these major issues has been obtained through a series of public meetings conducted in October-December 2010. At this workshop, staff will present an issue summary, report on public input received, and outline approaches to address each of the identified issues:

- Future of the Glades Communities
- Demonstration of Need
- Strengthening the Managed Growth Tier System
- General Planning to Local Planning
- Meeting New State Requirements

Background and Policy Issues: The EAR process is intended to assess the successes and shortcomings of the current adopted Comprehensive Plan, identify changed conditions, and generally prepare the Comprehensive Plan for the next long range planning period. In addition to the major issues component, the EAR will include a brief assessment of each Element of the Comprehensive Plan prepared in conjunction with the affected implementing departments, and several specific topics mandated by State statutes. The draft EAR as a whole, including these additional components, will be presented to the Board in workshop in late spring 2011. The EAR for Palm Beach County is required to be adopted by October 1, 2011, and subsequent amendments to revise the Plan pursuant to the EAR findings are required to be adopted in the 18 months following EAR adoption.

EAR Major Issues Workshop Report

Recommended by:

Executive Director

Date _____

Approved by:

Deputy County Administrator

Date _____

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	20 <u>10</u>	20 <u>11</u>	20 <u>12</u>	20 <u>13</u>	20 <u>14</u>
Capital Expenditures	_____	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
External Revenues	_____	_____	_____	_____	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
NET FISCAL IMPACT	=====	<u>*</u>	=====	=====	=====
No. ADDITIONAL FTE POSITIONS (Cumulative)	_____	_____	_____	_____	_____

Is Item Included In Current Budget? Yes _____ No _____

Budget Account No.: Fund _____ Department _____ Unit _____
Object _____ Reporting Category _____

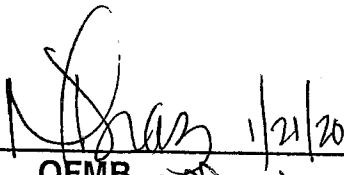
B. Recommended Sources of Funds/Summary of Fiscal Impact: *B9C*

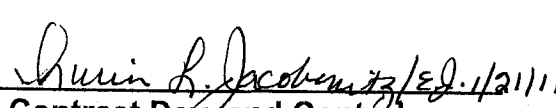
* There is no fiscal impact associated with this workshop item. Fiscal impacts and funding sources for any specific Board direction resulting from this workshop would be analyzed at the time those items are brought to the Board for action.

C. Departmental Fiscal Review: _____

III. REVIEW COMMENTS

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


OFMB
1/21/2011
1-19-11


Contract Dev. and Control
1/21/11

B. Legal Sufficiency:


Assistant County Attorney

C. Other Department Review:

 Department Director

**Board of County Commissioners Workshop Report
2011 Evaluation and Appraisal Report Update**

**Attachment
Public Comments Received**

As part of the Major Issues component of the 2011 Evaluation and Appraisal Report process for the Comprehensive Plan, the Planning Division conducted a public Issues Scoping meeting and a series of public meetings on each of the identified Major Issues. In addition, in response to interest expressed, staff conducted an informational meeting on the County's population projection methodology. Comments received at each meeting are attached, arranged by meeting date and topic. *(In several cases, enclosures were provided with comments; because of their length, these are not included herein but are available for viewing at the Planning Division)*

Ear Scoping Meeting

September 20, 2010

The following table contains the comments provided by participants who chose to submit comments at the Scoping Meeting, and comments received following the meeting. Meeting participants were asked to identify the Major Issue for Palm Beach County, and any additional issues that should be recognized and addressed in the course of the EAR. The final column identifies the component of the EAR process where the comments will be considered.

Public Speaker	Representing	Major Issue Comment	Additional Comments	Assigned to:
Dr. Arthur Anderson	City of South Bay	Coordination of the diverse interests in land and economic development for the unselfish long term benefit of all.	Development of an interactive model for the Glades area that integrates land use, employment, economic diversification, and education/training.	Major Issue: Future of the Glades
Gerald Bank	Lake Worth Coalition, Inc.	Traffic - Can County staff develop a model that is more easily understood by non-engineers? I know it's not easy to project traffic impacts by new proposed developments, but there has to be some way that it can be measured that can be understood.	Include neighborhood plans in the Comprehensive Plan if they include a master plan covering the area covered in the plan. Only allow discounts on TDR's if the developer agrees to all the conditions included in the Neighborhood Plan.	Major Issue: General to Local Planning Element Assessment: Transportation
Seth Behn	Self	Focusing Density while maintaining a pro-business/pro-job environment.	Alternative transportation in light of future energy constraints. Reduced energy expenses for residents and businesses.	Major Issues: Strengthening MGTS, Meeting New State Requirements
Jim Bell	City of Boca Raton	Promoting sustainable development within all tiers by continuing to maintain the Urban Service Boundary and allow for infill development by relaxing TPS standards in built areas.	Loss of agricultural lands.	Major Issues: Meeting New State Requirements, Strengthening MGTS; Future of the Glades. Element Assessment: Transportation
Rod Braun	SFWMD	<i>The SFWMD will submit written comments under separate cover.</i>		

Public Speaker	Representing	Major Issue Comment	Additional Comments	Assigned to:
Katharine Bucca	Village of Palm Springs	<ul style="list-style-type: none"> • Annexations. • Traffic Concurrency 		<p>Major Issue: General to Local Planning</p> <p>Element Assessments: Transportation; Intergovernmental Coordination</p>
Rebecca Caldwell	self (Building Division)	<ul style="list-style-type: none"> • The combination of smaller, individually owned properties to provide parcels capable of supporting viable "eastward ho" redevelopment. Without having a methodology to promote the combination of small parcels, any efforts at redevelopment is stifled, if not impossible due to the parcel size. • Need for transportation hubs and better public transit routes from Palm Tran east and west - credit road impact, etc. 	<ul style="list-style-type: none"> • Need to encourage more mid-level employment opportunities through "clean" business to shift economy from low paying service industry jobs and unsustainable construction jobs. • Limited water use for irrigation, promoting alternative systems that use less water through water additives. 	<p>Major Issues: Strengthening MGTS; Meeting New Requirements</p> <p>Element Assessment: Land Use</p>
Patricia Curry	self	Over-development, loss of environmentally sensitive land, including wetlands. Too many comp plan changes and tier changes where need/justification is not met.	Lack of infrastructure/traffic, excess taxation resulting from over-development, devaluation of existing homes/buildings/commercial, shrinking population	Major Issue: Demonstration of Need
Kristine de Haseth	Florida Coalition for Preservation	<ul style="list-style-type: none"> • Lack of designation of CHHAs as a separate Tier. • Loop holes that allow increased density and building heights in CHHA County pockets. • Limited public involvement in early stages. 		<p>Major Issues: Strengthening MGTS; General to Local Planning</p> <p>Element Assessments: Coastal Management</p>
Rosa Durando	Audubon of Everglades	<ul style="list-style-type: none"> • Water, Water, Water. Sea level rise, salt water intrusion. Insufficient potable water supply (a function of \$). • No production of a product other than agriculture and tourism: Everglades and beaches & weather. • Abandonment of road concurrency. • Support CERP. Forget EAA rock mining and Inland Logistics Center. 	Pollution of surface and ground water, EPA, NP DES are facts of life.	<p>Major Issues: Future of the Glades; Meeting New Requirements</p> <p>Element Assessments: Utility, Conservation, Transportation</p>

Public Speaker	Representing	Major Issue Comment	Additional Comments	Assigned to:
Sal Faso	North County Neighborhood Coalition	<ul style="list-style-type: none"> Residential and commercial growth planned with appropriate infrastructure (water, roads, beauty). Engaging residents early in the planning process. 	<ul style="list-style-type: none"> Requiring developers and elected officials to engage residential communities directly beyond the 'five hundred foot' notice. 	Major Issue: General to Local Planning
Dodi Glas	Gentile Holloway O'Mahoney	"True Sustainability" - low impact development and development policies and regulations to promote it. Also, as relates to water supply planning and renewable resources. That is how sustainability relates including how it varies from new urbanism. Renewable energy and economic development. Transportation beyond roads and cars.	Water use, engineering standards and impacts of those standards on sustainability goals. Coordination with ULDC efforts.	Major Issue: Meeting New Requirements
Jennifer Goff	Fish and Wildlife Conservation Commission	Responsible growth - how to ensure appropriate planning so development is compatible with surrounding land uses, that conservation lands are maintained where appropriate, that agricultural and rural communities are maintained, and that a corridor of buffered conservation lands is protected through the County.	I'm curious as to the status of the "Greenways and Linked Open Space System". Would it be possible to look at the location of acquired lands (ESL Program) in relation to the "Linked Open Space Map"? I think this fits into the "Future of the Glades" issue when considering how it will be developed - physically and economically. We will be providing a letter with suggested changes/ additions / questions concerning the conservation, coastal management and rec/open space elements. Please contact me with questions, if any.	Major Issues: Strengthening MGTS; Future of the Glades Element Assessments: Conservation; Coastal Management; Recreation and Open Space
Jane Graham	Audubon of Florida	<ul style="list-style-type: none"> Water Policy usage & supply. Promoting sustainable use and policy of water. Development requires certain allocations/permitting of water and this must be balanced with conservation quality. Need to reduce water usage. Protect resources. Quality - working with SFWMD in regards to storm water treatment areas. 	Coastal development and impacts on environment. Sea level rise saltwater intrusions impacts on coasts - planning for these changes in the future. Water usage in landscaping	Major Issues: Future of the Glades; Meeting New Requirements Element Assessments: Utility

Public Speaker	Representing	Major Issue Comment	Additional Comments	Assigned to:
		<ul style="list-style-type: none"> Everglades Restoration – Protecting EAA from increased development and promoting water storage areas – regulating non-agricultural usage of EAA 		
Roswell Harrington	Self/Canal Point	Growth and controlling development in the Glades area. Balancing the need for development, the need to protect the environment and recognizing the unique nature social and economic of the Glades Area. Incorporating the entire area in the process. Infrastructure and transportation are the Glades primary needs.	Allowing for growth. Recognizing the need to change the zoning and land use code in older developed areas to bring it in line with what exists. Encouraging the use of manufactured housing to meet housing needs.	Major Issue: Future of the Glades
Larry Hymowitz	FDOT	<ul style="list-style-type: none"> Limited mobility due to right-of-way constraints, lack of funding incompatible land uses to support transit, and insufficient access for alternative transportation choices (lack of sidewalks, hike lanes, bus shelters, etc.) Associated issues include: performance/objective-based concurrency, inadequate r/w thoroughfare map, strategic intermodal system (SIS) monitoring and mobility planning, infill strategies vs. western growth. 	Freight and goods movement in association with inland logistics center and need to preserve capacity on the SIS. Climate change	Major Issue: Meeting New Requirements Element Assessment: Transportation
Bob Kraus	PBC Environmental Resources Management	There should be an element or policies addressing sustainability, need for sustainable use of the County's resources, including energy use, water conservation, and sustainable development.		Major Issue: Meeting New Requirements
Mark A. Kutney	City of Belle Glade	<ul style="list-style-type: none"> Manage Growth Tier System associated with Future of the Glades (2 issues). Protection of Ag while providing for economic development. Potential consequences for Determination of need issues 	<ul style="list-style-type: none"> Negative implications should Amendment 4 pass. Water Supply issues. Impacts of over-regulation 	Major Issues: Future of the Glades; Strengthening MGTS; Demonstration of Need Element Assessments: Utility; Land Use

Public Speaker	Representing	Major Issue Comment	Additional Comments	Assigned to:
Eric Malkin	COBWRA	<ul style="list-style-type: none"> • Preservation of Ag Reserve. • More integration with municipalities. • More local control (neighborhood plans) 	More integration with municipalities.	<p>Major Issues: Strengthening MGTS; General to Local Planning</p> <p>Element Assessment: Intergovernmental Coordination</p>
Drew Martin	Sierra Club	Loss of natural upland and native species, loss of wetlands. Overuse of water resources. We need to stop development from moving west and return to eastern. When we overdevelop we put stress on our natural systems. We need an urban development boundary. We need to include Everglades restoration as part of our comprehensive plan. We need to protect the Ag Reserve. We need to protect Ag lands. We need to stop development from moving west. State Road 7 should be a boundary and development should be encouraged east. Development west of SR7 is energy inefficient. We need to preserve natural areas for aquifer resources. We need to project the demonstration of need. If there are high vacancies we should hold back on new housing to protect the market from over supply.	We need to do more to protect our native species. These species bring in tourist dollars. We need to avoid more coastal development in coastal high hazard areas. We need to respect the coastal development boundary. We need to NOT approve projects like the Inland Port that are outside of the Urban Boundaries. We need to protect the Agricultural Reserve. Agriculture is an important component of our economy and needs to be preserved. Rock mining is devastating to our surface water and should be prevented in the comprehensive plan. No new rock mines.	<p>Major Issues: Strengthening MGTS; Demonstration of Need; Future of the Glades</p> <p>Element Assessment: Coastal Management</p>
Hanna Matras	City of Boynton Beach	Foreclosures - deterioration of neighborhoods - unemployment. Any way for planners to address it?		Major Issue: Future of the Glades
Eric McClellan	PBC Facilities Development and Operations	Economic growth and diversification within the limits of existing urban areas.	<ul style="list-style-type: none"> • Adaptive reuse of existing development. • Unintended consequences of traffic concurrency/TPS. • Effect of revenue reduction of LOS attainability. • Protection of natural resources. 	<p>Major Issues: Strengthening MGTS; Meeting New Requirements</p> <p>Element Assessments: Transportation; Conservation</p>

Public Speaker	Representing	Major Issue Comment	Additional Comments	Assigned to:
Neil Merin	self	<ul style="list-style-type: none"> • Use managed growth to solve social and environmental issues, i.e. dense affordable housing, TOD, etc. • Modify ULDC to save energy, reduce parking, energy saving design, relax design criteria to encourage new ideas 	<ul style="list-style-type: none"> • Reusable energy initiatives • Geographic assignment of county planners to be familiar with local desires. • Relax demonstration of need on commercial to stop protecting non-efficient or obsolete properties monopoly. 	Major Issues: Strengthening MGTS; Demonstration of Need; Meeting New Requirements; General to Local Planning
Huntley Miller	Workforce Alliance	<ul style="list-style-type: none"> • Water - availability/Portability/Usage/Management Zoning, ability for commercial and economic development infrastructure - upgrade - efficiency - replacement. • Balance environment with development. • Ways to incorporate new buildings/maintenance practices. 	<ul style="list-style-type: none"> • Urban/Municipality and County cooperation. • Jobs/Workforce training 	Element Assessments: Utility; Land Use (Economic objective), Intergovernmental Coordination
Friederike Mittner	PBC Historic Resources Review Board; City of West Palm Beach		Historical Resources/Archeology. Historic Preservation, County Board Role/Process, Coordination with municipalities, CLG Status and requirements, sustainable/economic stimulus	Element Assessment: Historic Preservation
Cynthia H. Plockelman	Audubon Society of the Everglades; PBC Chapter Florida Native Plant Society	<ul style="list-style-type: none"> • Maintaining the Urban Development Boundary- Care scrutiny of all new development plans. A) Integrity of Agricultural Areas of PBC as such. B) Prevent intrusions into the agricultural reserve/bond issue. C) Preventing intrusions into the conservation lands. D) Cessation of permits for rock mining in the EAA. E) Overall plan for EAA-Long overdue. • Redevelopment within established urban areas- work with cities/towns. • WQ & Q reuse - work with troubled/deficient towns/utilities. 	Maintenance of open highways; no charges to use highways. No more airports or Airport expansion. No more water guzzling golf courses, go for local agreements opening up local facilities. Maintenance of parks, recreation, beaches - open space that includes cultural resources. Assist state/SFWMD on everglades restoration.	Major Issues: Strengthening MGTS; Future of the Glades Element Assessments: Utility; Conservation; Transportation; Recreation & Open Space

Public Speaker	Representing	Major Issue/Comment	Additional Comments	Assigned to:
		<ul style="list-style-type: none"> Air Quality issues power plant reuse/expansion, and fanning & burning, pesticides. 		
David Rafaidus	PBC Community Services		Provision and location of social services (Human & Health Services) throughout County based on need and population	Element Assessment: Health and Human Services
Kevin Ratterree	G.L. Homes of Florida	Retention of agriculture is based on factors outside of Comprehensive Plan... NAFTA, U.S.D.A. Food Safety, proposed DEP/EPA Nutrient Loading Criteria, to name a few. Simply saying it's a goal does not address the long term viability of this industry in our County. The issue is can it be sustained, and if not, what happens?		Major Issue: Strengthening MGTS
Andrew Riddle	FDOT-District 4	The County plays an important role in transportation planning. Will the EAR evaluate transportation planning efforts and identify barriers of creating an integrated multi-modal transportation system; connecting the plan's transportation land use and housing elements? The Department would like to participate in the bi-weekly meetings and provide assistance and SIS LOS data. We also encourage a 2035 planning horizon consistent with the 2035 LRTP.	Compatibility with other plans (e.g. 2035 LRTP, Transit Development Plan, I-95 Mobility Planning effort (started in Broward, etc.)	Major Issues: Meeting New Requirements Element Assessment: Transportation
Stella Rossi	Coalition for Wilderness Islands	<ul style="list-style-type: none"> #1 Overdevelopment!!!! Hold Urban Service line on development. Everglades Restoration vital. Need comprehensive study of EAA before rock mining EPA standards on pollutants must be met. Water supply for the Future. Mandatory Recycling should be adopted - also some states have "composting" ordinances. Destruction of wetlands. Demonstration of need for development.		Major Issues: Strengthening MGTS; Future of the Glades; Demonstration of Need Element Assessment: Utilities

Public Speaker	Representing	Major Issue Comment	Additional Comments	Assigned to:
Geoff Sluggett	Sluggett & Assoc.	Need to look at incentives for creating economic development opportunities. Look at giving credits for "reverse commuting" and trip capture.		Element Assessment: Transportation
Lois Taylor	Jupiter Farms Residents, Inc.		Development criteria and related code in the Rural Tier should be further reviewed and defined. Preserve diversity, input from local residents, proposed development changes to really be compatible.	Major Issues: General to Local Planning; Strengthening MGTS
Carol Thompson	PBC Economic Development Office	<ul style="list-style-type: none"> Land Use Balance (Residential / non-residential). Proximity to one another. Energy efficiency as it related to issue 1 above. Reduce CO2 emissions and build to LEED standards, etc., including low-impact development practices, such as water reUse for sprinklers, pools and the like. 		Major Issues: Demonstration of Need; Meeting new Requirements
Julia Trevarthen	City of Boca Raton	The preliminary list is a good start but it doesn't address an issue of critical concern to the eastern communities that are looking at the majority of their change from infill and redevelopment. That issue is finding the next generation of TPS. There needs to be more sophisticated strategies for nearly built-out areas where ROW is either not available or prohibitively expensive. I would be willing to work with County staff on this issue.		Major Issue: Strengthening MGTS Element Assessment: Transportation
Andrea Troutman	Pinder Troutman Consulting	Job Creation and Diversification	Limited ability to continue to widen roadway facilities, use of multi-modal levels of service could be used to encourages alternate mode use rather than roadway widening. Could be used to address energy efficiency issues. Corridor Plans	Element Assessment: Land Use (Economic objective); Transportation
Angela Usher	School District of PBC	Economic Stability		Element Assessment: Land Use(Economic objective)

Public Speaker	Representing	Major Issue Comment	Additional Comments	Assigned to:
Bill Whiteford	Team Plan, Inc	<ul style="list-style-type: none"> • No economic development plan. • No URA infrastructure plan. • Create an Energy Element consistent with HB697. 	<ul style="list-style-type: none"> • Too much detail in Plan - put details in ULDC (Plan is too code-like). • Over regulation: Land use + Tier System = redundancy and overkill, keep it simple, apply the KISS principle; try combining land use categories. • County should pursue "Green Local Government" Designation by the FGPC. 	<p>Major Issues: Meeting new Requirements; Strengthening MGTS</p> <p>Element Assessments: Land Use (Economic objective)</p>
Art Wittman	self	<p>Meeting needs of aging Baby Boom population. There are 83 million BBs in the US currently aged 45-65. As this cohort ages, there will be needs for convenient relatively transportation; health care needs, etc.; Numbers of retirees to Florida and PB County will increase and comprise a greater percentage of the population mix (meaning needs were unmet when Baby Boomers were born e.g. Not enough day care, diapers, kindergarten teachers, etc.)</p>		<p>Element Assessment: Health and Human Services</p>
Anonymous		<ul style="list-style-type: none"> • Changing demographics (economic, ethnic, age). • Storm water management for development infill. • Creation of clean industries, jobs. • Mining, waste management, environmental issues. • Coordination of municipal and county services to reduce costs and increase efficiency. • Address increasing water needs and conservation. 	<ul style="list-style-type: none"> • Creation of greenways, designated bike lanes. • Encourage greenmarkets, community gardens, food co-ops. • County to assist Glades communities to access grant dollars. • Encourage transit and marine villages (incentives). 	<p>Major Issues: Future of the Glades; Meeting New Requirements</p> <p>Element Assessments: Health and Human Services; Utility; Land Use (Economic objective); Intergovernmental Coordination; Recreation and Open Space; Transportation</p>
Terry Hess (received 9/21)	Treasure Coast Regional Planning Council	<p>I don't know what is meant by "strengthening" the Managed Growth Tier System. You may want to first determine if the System has been effective in doing what it was designed to do. If so, does the Tier System help you address your</p>	<p>Finally, although I'm not surprised to see that the provision of affordable/workforce housing is not listed as a major issue, I hope that the decline in median housing values has not led us to conclude that our problems are</p>	<p>Major issues: Strengthening MGTS; General to Local planning</p> <p>Element Assessments: Housing</p>

Public Speaker	Representing	Major Issue Comment	Additional Comments	Assigned to:
		<p>other issues such as local planning and the future of the Glades. Has the combining of the Urban and Suburban Tiers into one had any effect, positive or negative?</p> <ul style="list-style-type: none"> • I like the idea about shifting to local solutions; although the County will still have to address major systems/issues due to its size. Unique conditions call for unique solutions; so more projects/programs like the URA are in order. 	<p>solved. The PBC housing stock remains unaffordable to a great number of residents; including many of those who have jobs in the lower paying industries which seem to be generating the majority of new jobs. I think that we need to continue to look for opportunities to promote/require a range of housing types; especially smaller units that are truly affordable. Although I've heard all the arguments about developers not wanting to build smaller units or not being able to build them cost effectively, I continue to believe that if we reduce unnecessary regulatory barriers (or just "get out of the way"), we will get a better mix of housing types, sizes and afford abilities.</p>	
Mike Jones (received 9/22)	Economic Council of Palm Beach County	<p>The major issue facing Palm Beach County is diversifying the local economy to stimulate more activity and create jobs. Other competing regions have previously identified a shared vision statement and common goals for members of the public and private sectors to promote greater cooperation and collaboration within their community. These competing regions have also developed indicators and measures based upon the key economic drivers or pillars which will drive the transformation of the State's economy to be more innovative, high skilled and knowledge based. Relating the aspirations and needs of Palm Beach County to a statewide framework will allow local leaders to speak a common language and better communicate with other decision makers.</p>		Element Assessment: Land Use Element (Economic Objective)

Public Speaker	Representing	Major Issue Comment	Additional Comments	Assigned to:
Joanne Davis (received 9/23/10)	1000 Friends of Florida	<ul style="list-style-type: none"> • Ag Reserve – get rid of institutional as an allowable use. Generally tighten up the plan. • EAA – seek to address mining and other incompatible uses. We still think there should be a comprehensive plan for the EAA to determine if and where things other than restoration or agriculture can go. • Urban Development Boundary – maintain and strengthen current tier system and create a line beyond which development increases do not go. • Non-conforming uses – Currently, the county doesn't allow the repair or renovation over 50% of the value of a business on those which are not built to current code. That means that if you have a viable business that was built in, say the '60s, and a hurricane rips the roof off, you can't fix it if the work costs more than 50% of the property value. You would have to start over and build to code. Many older businesses can NEVER meet code and do their normal business. So, a successful business serving a particular area or niche would have to move and/or start over. There are vestiges of "Old Florida" that should be protected/restored. • Urban agriculture – should be allowed and encouraged. Need to develop language in the plan. Develop language that encourages community gardens. • Green/sustainable building practices – provide incentives, etc. • Low impact development – add language to specify new development requirements for LID. 		<p>Major Issues: Strengthening MGTS; Future of the Glades; Meeting New Requirements</p> <p>Element Assessments: Land Use; Historic Preservation; Conservation; Coastal Management; Intergovernmental Coordination; Utilities</p>

Public Speaker	Representing	Major Issue Comment	Additional Comments	Assigned to:
		<ul style="list-style-type: none"> • Historic Florida – strengthen language that protects historically valuable areas, artifacts, and buildings. • Wetlands – attempt to add wetland protection/restoration language that is higher than state minimum standards. • Coastal High Hazard Construction area - consider making it harder to overdevelop the coast/barrier islands. Set limits for height, density, etc. Address inconsistencies with unincorporated coastal pockets. • Consider building relationships with municipalities to make infill and redevelopment more attractive to developers than Greenfield development. Easier traffic performance, variable impact fees, credit for superior restoration projects to increase native habitat and other incentive based improvements can be added. Tighter rules could be adopted for Greenfields. Address climate change, sea level rise, etc. HB 697 • Work more closely with SFWMD in determining water supply and water quality needs and availability. 		
Robert Currie, FAIA (received 9/24/10)		It seems logical that policies to reduce west expansion and reduce densities to save farmland, wetlands and minimize urban sprawl are proper concepts, however stopping all growth and redevelopment are a recipe for stagnation and deterioration. Therefore incentives in the existing core should be put in place i.e. additional	In planning terms, little value is given for the aesthetic consequences as relates to enhancing livability and quality of life. The design guidelines provide little value to the creation of well designed buildings. They should be eliminated except for issues such as it relates to scale (context) and setbacks	<p>Major Issues: Strengthening MGTS; General to Local Planning;</p> <p>Element Assessment: Land Use</p>

Public Speaker	Representing	Major Issue Comment	Additional Comments	Assigned to:
		densities, and perhaps heights, strategies for mass transit and for environmental and conservation design.	which can be a part of the planning process. Creativity and aesthetics should be the domain of the architect who is trained in this endeavor.	

Palm Beach County EAR Major Issue Bi-Weekly Meeting - Public Comments

Future of the Glades

Thursday, October 14, 2010

The following table contains the written comments provided by participants at and immediately following the meeting.

Name	Representing	Major Issue Comment
Harrington, Roswell	Resident of Pahokee	Conversation Element: In an accompanying document, titled ' Response to Herbert Hoover Rehabilitation, Martin and Palm Beach Counties, Florida, Draft Supplemental Environmental Impact Statement (SEIS) Reach 1A Landside Rehabilitation. I discuss several issues: Unique Farmlands, Species of Special Concern, Unique habitats and the loss of the green way connector. Please review this document.
Harrington, Roswell	Resident of Pahokee	Historic Preservation Element: Of all the most significant and undervalued resources of this county, our historic, particularly those of an archeological nature of some of the most unique and have the most potential for economic development. Mr. Davenport's finds in the Lake were covered as far away as 'Pravda'. Big Mound City is one of the biggest sites in the Southeastern US and most of the residents of the county have no knowledge of it. Surely we could do better.
Harrington, Roswell	Resident of Pahokee	Housing Element: As a manger of a mobile home community, I constantly asked by people for rental units. But when efforts are made to discuss increasing this supply of housing, no agency wants to discuss it I can supply a 3 bedroom 2 bathroom Windstorm 3 rated manufactured home to an individual for \$20,00 in less than 2 months. It would cost 5 times that and take 3 years by using conventional construction methods. I refer you to an attached report: Why Advocates Need to Rethink Manufactured Housing. At present no agency wants to discuss this option.
Harrington, Roswell	Future of the Glades	Intergovernmental Coordination Element: If there is any element that affects the Glades Region more it is this one. This is the only region of the county that requires permission from multiple federal, state and county agencies to make basic use of our resources. This does not include all of the helpful non-profit agencies who either want to drown us or deny our existence. As a result no one talks to any one and nothing gets done A Case in Point, (Canal Point that it is). There is a storm drainage system in place at the intersection of SR 700 and SR 15 (Everglades Ave and Main Street) in Canal Point. When it does not work, the entire intersection floods. The system drains into a ditch that is half privately held and the rest is owned by the FDOT. This ditch drains into a ditch that is on public lands but no agency claims it. From there it flows into a ditch owned by the Pelican Lake Water Control District thru a holding pond and into the Palm Beach Canal. Last year, a farmer renting the land next to the public owned ditch, put a water control device into the ditch which is intended to prevent the free flow of water and could flood the intersection. When brought to their attention, every agency (including the county ones) saw the problem, acknowledge it and no one wanted to own the ditch. The obstruction remains in the ditch waiting for the next torrential rain.

Name	Representing	Major Issue Comment
Harrington, Roswell	Resident of Pahokee	<p>Fire Rescue Element: The current land use plan states: The Glades Regional MSTU, which covers the area west of 20-Mile Bend, is not addressed by this element of the Comprehensive Plan. The ability to adequately provide these and other essential services in an efficient and cost-effective manner will become a major challenge facing the County as it moves into the 1990s and 21st Century. From this perspective, the ability to adequately plan and provide these necessary services is of paramount importance. There are multiple issues regarding the adequate provision of Fire Rescue services to the area: lack of adequate water supply, location of new stations. Of the many problems facing this area only the issues regarding addressing is being dealt with. This whole topic needs to be addressed.</p>
Harrington, Roswell	Resident of Pahokee	<p>Glades Area Economic Overlay: While full of well meaning phrases, I have personally tried to use this overlay and none of the staff in Planning, Zoning or in Code Enforcement do not understand how to implement it. There needs to be better definition of the mechanisms and strategies that are to be implemented. Lake Okeechobee Scenic Trail Overlay: The definition of the limits of the trail overlay north of Canal Point needs to be changed from Conner's Highway to SR 15.</p> <p>Transportation Element: 1) Although the current plan recognizes the significance of the East Cost Corridor and the Tri-Rail service, it neglects to explore the linkages between the East and West Coast of Florida. Increasing and improving these links, are economically necessary. As has been proven by the Belle Glade - Clewiston bus route there is a need for this link. There is an enormous implication for the economic impact in both job access and tourism dollars by expanding this link. 2) The Glades and the Lake Area were initially served by both passenger and freight service from the 1920 thru the 1940's. This met many needs: economic, job access and increased tourism. When the nation turned to cars this service was dropped. Redevelopment of this service around the lake could provide part of the economic stimulus the area needs. As the primary user of this line , USSC, is cutting back, such usage might be welcomed.</p>

Name	Representing	Major Issue Comment
Harrington, Roswell	Resident of Pahokee	<p>Before tackling the task of developing a workable land use plan for the Glades Region, one must first have a rough grasp of the history of the area. Briefly the area has a vast resource of both pre-Columbian and Seminole artifacts and sites as Mr. Davenport's recent efforts have uncovered. The largest site being Big Mound City which figured significantly in both groups. The first nonnative developments started in the 1870's, with the first developments occurring on the islands; Rita Kramer and Torrey Islands. The next series of developments occurred both in the north along the Lake Okeechobee Ridge and to the south as the swamp and lake receded due to the drainage from the new canals. By the early 1900's the villages of Sand Cut, New Town to the north, Lake Harbor to the west and Okeelanta to the south were well on their way. They were followed by the communities of Shawno and Glades Crest in the east, Deem City to the South, Little Bare Beach to the west and Nemaha (which became Canal Point to the North). By the 1940's with the growth of Pahokee, Belle Glade and South Bay, the entire region had a population of over 60,000 and over 20 small distinct hamlets, villages towns and cities and numerous platted developments. By the mid 60's with the changing social and economic climate, most of the villages and farm communities had consolidated to the region around the lake with some sparse settlements still existing in some of the mere distant communities. The current population of the region is now only some 30,000</p> <p>Re: Imposition of a zoning overlay on Canal Point; Nemaha, Canal Point sub 1, Canal Point Sub 2 and Long Beach Colony plats. The community of Canal Point consists of four platted developments which were created long before the current land use plan was created. The core development of Canal Point, Nemaha, was platted in 1910, followed by Long Beach Colony to the north and Canal Point sub 1 and sub 2 to the east. The original lots in Nemaha, which are mimicked in Canal Point 1 and 2, are 25 feet wide and 100 feet deep with a 10 foot alley behind the lots. As noted on page 103 of the FLUE, Canal Point is a rural community with urban densities. All of this is also reflected in the Existing, Future Land Use and Zoning maps of the community. Unfortunately it is not reflected in the code which requires mandatory setbacks from roads and alleys, which in the commercial and industrial districts as well as the residential ones makes any development prohibitively expensive if not impossible. This code must be modified to recognize the existing structures so that any new development will fit in.</p>
Hatton, Roger	RC Hatton Farms	<p>The Pahokee/Canal Point Urban Use Plan includes only a very small portion of land north of the C-50 (Palm Beach Canal) whereas north of that border there are presently many lots with houses presently on them with vacant platted lots adjoining the highway US441. This area of which I am noting extends about 2 miles north of the north border on the plan. For instance, I own 400 acres that was platted in the early 20th century for residential lots. This is part of a large plat that adjoins 441. On essence the plan needs to recognize that this area mentioned would be the natural area for future residential growth, new highways and new water and sewer that would or could be affordably extended.</p>
Larson, Alexandria	herself	<p>This EAR Report should be focusing on saving what's left. This county has totally ignored the fact that fresh water will not be available for any future growth. Right now this county wants to totally ignore the 1972 Clean Water Act. Lake Okeechobee is a toilet. PBCWUD has admitted in public that their water would not pass the nutrient standards and we the EPA have not addressed the bigger problem MERCURY. In Carl Hiaaser article dated 10/10/10 he described planners as chimpanzees on LSD. We are not addressing the true problems of Florida as a whole. Due to economic challenges we are facing for the next 10 years. We have plenty of time to sit back and read due true planning & clean up.</p>
Lipp, Dennis	BCC District 6	<p>Commissioner Santamaria is working with Belle Glade, County Parks & Rec, Shannon LaRocque and TCRPC to complete the Belle Glade Marina and transform Torry Island into a RESORT Destination. This should "fit" under the GAEDO</p>

Demonstration of Need

Major Issue Meeting

October 22, 2010

The following table contains the comments provided by participants who chose to submit written comments at the Demonstration of Need Major Issue Meeting, and any comments received immediately following the meeting. Meeting participants were asked to provide comment on the goals and objectives which may merit approval of additional density.

Name	Representing	Comment
Robert Diffenderfer	self	<p>There should be a separate meeting to discuss the population and population disaggregation issues as they affect the premise of this meeting, i.e., that there is adequate numerical capacity to accommodate projected population. That discussion needs to be open and transparent, as the assumptions in that dramatically affect the analysis.</p> <p>Density changes should be allowed to occur to deal with curing sprawl, for infill, and redevelopment, to accommodate economic development and diversification objectives, educational objectives, to allow for sufficient diversification to facilitate more efficient, economically viable transportation improvements, and other capital facilities efficiencies</p> <p>The historic growth patterns of the County will also dictate where changes are entertained (not all of the growth will go to the Glades)</p> <p>Facilities deficiencies (concurrency) dictate what parcels are available</p> <p>Diversity of housing types and affordable housing</p>
Drew Martin	Sierra Club	<p>We need to take account of foreclosure. It also appears that commercial is being overbuilt. What if population drops?</p> <p>The County appears to be constantly overbuilding. I agree that there is no need for new building. Our needs also include a clean environment with pristine water quality. We also need to protect native species and open space.</p> <p>Jobs should not drive need. The role of the Comprehensive Plan is to work with need, not to build housing we don't need that remains vacant. I support the recommendations made by staff. I like the sustainability principles. I believe that water is a significant constraint. People today want to live in a green environment. They want to see native trees and clean water bodies. We need to take into account the restoration of the Everglades and we need to preserve and set aside certain areas.</p> <p>The new nutrient standards will require greater amount of land for storm treatment. We need to set aside areas that we do not build in because we need to protect them for future generations. We need to focus on the sustainability principles and make them the key focus of our determination of need.</p>
Cliff Hertz	Florida Crystals	<p>1. What was the methodology used to calculate the unincorporated area allocation of population projection versus the municipal allocation of population projection? Can we obtain a copy of the back-up?</p>

Name	Representing	Comment
		<p>2. What was the methodology for determining what constraints LDRs or other factors that may inhibit unincorporated areas from fully developing or redeveloping to the maximum density or intensity of the LUP, including but not limited to, impacts of traffic concurrency and SIS Road LOS? Can we get a copy?</p> <p>3. We understand that the BEBR projections are straight line projections. Will the County take into account the fact that the last 2 or 3 years have been the worst economy since the great depression which skews the projections?</p> <p>4. We note the preliminary use of 125% of population projections based upon an "informal indication" from DCA. Will the County consider higher amounts in view of the cyclical nature of Florida Real Estate and the straight line approach of BEBR?</p> <p>5. In terms of needs, has or will the County take into account geographic sub-areas and historical marked absorption and location trends/development patterns in those areas for future growth based upon these factors?</p> <p>6. Have the factors in Section 163, Florida Statutes and 9-J5 to be used in connection with a land use analysis been factored in? Has the County included in this analysis the concepts contained in DCA's draft role such as "Planned Density or Intensity" or "Anticipated Growth"?</p> <p>7. Has consideration been given to lengthening the planning horizon?</p> <p>8. Is the current exercise ripe before DCA Rulemaking is complete as it appears that certain components may be a moving target?</p>
Katherine Murray	self	<p>Thank you for including public participation in the EAR process!</p> <p>Key issues to explore w/ Demonstration of Need:</p> <ul style="list-style-type: none"> • Baseline data-combine state #s w/ county "ground-truthing" and census; including projects approved but not built • Ensure growth occurs in appropriate tiers-and within existing USB, not Exurban and Rural • Tie Increase-if demonstrated with Transportation requirements-i.e., if need is evident-is there infrastructure to support it? Or should infrastructure (roads, public transportation) be constructed/implemented first? • Define demonstration of need for each Tier • Water availability should be key factor too!
Huntley Miller	Workforce Alliance	<p>Balancing Density—Adding to Subtracting</p> <p>Business/Commercial Expansion—Hubs</p> <p>Water</p> <p>Competing agencies—Federal, State, County (other counties and municipalities)</p> <p>Environmental</p> <p>Need to attract jobs—workforce housing</p> <p>CRA/Urban Renewal</p> <p>Population Projections/Unit usage changes</p> <p>Incorporated vs. Unincorporated Plans</p>
Kristine de Haseth	Florida Coalition for Preservation	<p>County and State policy mandate moving population away from the CHHA's and reducing density in these areas. Therefore, we would like to see clear language in the EAR/Comp Plan that excludes these areas from any special considerations or criteria that would merit additional</p>

Name	Representing	Comment
		density.
Jennifer Morton		<ul style="list-style-type: none"> • Increase density on residential projects that utilize green building standards or meet the LEED Neighborhood Design • Increase density to allow for workforce housing • Increase density around employment centers • Density is perceived as bad (more so by BCC and residents). However, density increases should be allowed for good projects. These projects may include high density, townhouse and ZLL w/ lots of amenities.
Rick Warner		Separate meeting on population needs
Larry Johnson	PBC Water Utilities Department	The population of unincorporated County needs to be adjusted based on actual number of units built, as well as projections. PBCWUD has data on Nos. units actually served.

Palm Beach County EAR Major Issue Bi-Weekly Meeting - Public Comments

Managed Growth Tier System

Friday, November 05, 2010

The following table contains the written comments provided by participants at and immediately following the meeting.

Name	Representing	Major Issue Comment
de Haseth, Kristine	Florida Coalition for Preservation	? Today = Option to be considered. Definition of Coastal Urban/Suburban Tier is too broad. The lands in this tier are very diverse. I understand that the CP allows for geographically specific area plans & agreements but I encourage you to consider creating subsets of the tier. In particular, create a new tier to protect environmentally sensitive lands in true coastal area and barrier islands. I recognize there is not a lot of open developable land in these areas but redevelopment and maintaining density in these areas is critical.
Diffenderfer, Robert	Lewis, Longman, and Walker, P.A.	Comments provided by letter.
Durando, Rosa	Audubon Society of the Everglades	Salvage a potentially great idea: a study on the carrying capacity of the county (land). Water quality is a problem. Water quantity is and will be much more of a problem. Not to mention the carbon foot print. On a survey in '89 what the greatest thing about P. B. Co. : DIVERSITY!!
Larson, Alexandria		The Managed Growth Tier System should not be changed. We need as much Rural Land as possible. If Big Sugar wants to stop growing sugar than we can plant HEMP. Our country needs to be self sufficient as we were in the 50's and 60's. Our economy is destroyed and will never recover until we once again take responsibility for ourselves. No more tier changes and with 100,000 homes on the market we do not need to build another home for at least 10 years. Eastward Ho!!! No more mining!!
Martin, Drew	Sierra Club	We need to maintain the current tier system. We need to maintain our exurban areas. We need to maintain the Ag Reserve and the open lands west of State Road 7. We need to have low density areas where residents can have larger properties. We need to keep our larger population in our current high density areas. Local food production will be a concern in the future. We should not continue to build on Ag Land. We have a commitment towards restoration of the everglades, our uplands, and our wetlands. We have a commitment to our native species. We should be protecting scrub jay, snail kite, sea turtles and other animals.
Susco, Barbara	Self	"Gov't managed societies end in environmental degradation, misuse of resources, greater division of economic classes and hopelessness for the Gov't - Dependent poor" Quote from: SUSTAINABLE DEVELOPMENT OR SUSTAINABLE FREEDOM. By Freedom 21 (Henry Lamb)



Reply To: West Palm Beach

December 22, 2010

Ms. Lisa Amara
Palm Beach County
Planning and Zoning Department
2300 North Jog Road
Second Floor
West Palm Beach, FL 33411

Re: 2011 EAR Review-Managed Growth Tier System

Dear Lisa:

This is a follow-up from my comments at the November 5, 2010 EAR Workshop on the Managed Growth Tier System. As I observed, I believe the tier boundary is incorrect as it relates to the platted, densely populated area of the Acreage. By any objective measure, that area is urban and should be identified as such in the comprehensive plan. The comprehensive plan identified the Exurban Tier as those platted, vested residential subdivisions of 1.25 acre lot size, i.e., the Acreage and Palm Beach Country Estates. While it might be viewed differently in an undeveloped state, the maximum development potential of the area, which you are required to consider for planning purposes, is at an urban density. I have attached a copy of the Florida DCA Technical Memorandum Volume 4, Number 4 which contains a table on page 5, identifying suggested densities and populations to distinguish urban from rural. Exurban is identified as a population density of 201 to 500 persons per square mile. That would fit an area of 1 unit/5 acres. The build-out density of the Acreage at 1 unit/1.25 acres, which is fast approaching, is between 1001 and 2000 persons per square mile, or, in other words, medium density urban. The nominal future land use category and zoning for the Acreage, RR 2.5, is essentially meaningless. The plan recognizes that the pattern of 1.25 acre lots is vested. That pattern encompasses an area of approximately 33 square miles and includes some 17,000± lots. There is virtually nothing left which could develop at RR 2.5 density. I am sure the planning division could tell you as a percentage how much of the Acreage could develop at RR 2.5 density

Helping Shape Florida's Future®

BRADENTON
1001 Third Avenue West
Suite 670
Bradenton, Florida 34205

p | 941-708-4040 • f | 941-708-4024

JACKSONVILLE
245 Riverside Avenue
Suite 150
Jacksonville, Florida 32202

p | 904-353-6410 • f | 904-353-7619

TALLAHASSEE
2600 Centennial Place
Suite 100
Tallahassee, Florida 32308

p | 850-222-5702 • f | 850-224-9242

WEST PALM BEACH
515 North Flagler Drive
Suite 1500
West Palm Beach, Florida 33401

p | 561-640-0820 • f | 561-640-8202
EAR Comments - 22

www.llw-law.com

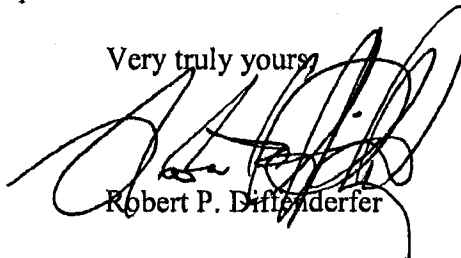
Ms. Lisa Amara
December 22, 2010
Page 2

but I imagine it would be less than 5%. In sum, the RR 2.5 land use is a fiction as to the Exurban Tier and suggests a reality that does not and can never exist.

The Exurban Tier designation is contradicted by the facts on the ground. More than five years ago now, the County's planning director testified under oath that he did not characterize the Acreage as being a rural subdivision. At that same time, in connection with the Scripps/Mecca litigation, the former DCA planner engaged by the County (Robert Pennock) to testify on the County's behalf in the Scripps administrative litigation said of the Acreage area: "This is an urban area. This is not a rural area." Excerpts from the final order and transcript of that hearing are attached. Since that time, even more of the Acreage has developed and the County has invested more than \$100 million in water and sewer infrastructure in the area as well as additional transportation infrastructure. Simply put, the Exurban Tier designation is archaic, does not reflect the reality on the ground and cannot be supported by the best available data and analysis. There is widespread recognition that this area represents the worst of urban sprawl, with a vast area of single use, low density residential, no adequate balance or mix of land uses and extremely inefficient delivery of services.

The problems in this area are urban problems and the sooner the County comes to grips with that issue the sooner they can be addressed. The EAR should recognize in the plan what already exists on the ground and include this area in the Urban Tier. This is not changing the area; it is simply recognizing what already exists and conforming the boundary. There is no need to encourage the preservation of urban sprawl.

Very truly yours,



Robert P. Diffenderfer

RPD/lb

Enclosures

cc: Maria Bello (w/enclosures)
Patrick Rutter (w/enclosures)
Lorenzo Aghemo (w/enclosures)

Palm Beach County EAR Major Issue Bi-Weekly Meeting - Public Comments

General to Local Planning

Friday, November 19, 2010

The following table contains the written comments provided by participants at and immediately following the meeting.

Name	Representing	Major Issue Comment
Capp, Cara	Clean Water Action	Clean Water Action and its members know the importance of long-term regional planning. Palm Beach County's 2011 EAR process should produce meaningful amendments to the Comprehensive Plan, as well as create the strong vision for a sustainable Palm Beach County that future generations will be proud to call home. Clean Water Action feels the only way to develop a truly inclusive vision for the plan is by actively engaging citizens and creating a decision-making process that offers meaningful stakeholder participation. By reaching out to homeowner associations, community clubs, local business owners, parent-teachers associations, and other organizations, we can ensure that the true voices of Palm Beach County's residents are heard. We must ensure that residents have the opportunity to provide insight on issues such as adaptation to sea level rise impacts, facilitating Everglades Restoration, preservation of agricultural lands to ensure a local food supply, and creation of a workable transit system that will free us from the confines of our current car-dominated roadways. Clean Water Action urges this Board of Commissioners to meaningfully engage residents throughout the EAR process.
Curry, Patricia	Self	Provide better notice and increase distance for notice to residents who will be affected by development. Listen to residents who do not want the development. Ensure environmental needs are being met. Use Channel 20 to advise the public of upcoming meetings. Hold educational programming in the process. Hold meetings in the evening!! Provide longer periods of time for public speaking, including allowing presentations by residents. Hold meetings in communities where development is requested. Respect existing land uses and quality of life issues. Act as though the opinions of the public matter, even if you don't believe they matter.
de Haseth, Kristine	Florida Coalition for Presentation	There needs to be notification of development projects that do not fall under the "formed" review process. Notification needs to be broader than 500 ft. surrounding and earlier in the process.
Durando, Rosa	ASE	More on site postings large enough to be visible to drivers. Evening meetings: (BCC, LUAB, LDRAB) More than 3 mins. @ public comment. No return of presenter that denigrates or refutes public comment after spoken with no return for public. BCC extend courtesy of personal discussion prior to public L.U.P. changes or proposals.
Faso, Sal	IBIS Golf & CC - North County Neighborhood Coalition	1. Comment on "Community (resident) & PBC Planning Org. North County Neighborhood Coalition (NCNC) represents 8 established communities. NCNC will be a 617 Chapter Organization. Our mission statement reads similar to COWBRA. 2. How will PBC Planning address cross-municipalities planning issues? Our houses are in one municipality yet we live across multiple, therefore traffic, safety, environmental issues affect all of us as are tied throughout PBC. 3. Community leaders should contact PBC Planners as appropriate for key contact information. 4. Applicants to change Comp Plan should contact community leaders to address to 500' legal notice.

Name	Representing	Major Issue Comment
Gates, Kay	Sierra Club	Thanks for listening. Will be interesting if any change happens. If DCA disappears where will the fall back stop/brakes be?
Hertz, Cliff		Make it a violation of ethics ordinance for any party (not just applicants and lobbyists) to intentionally or with a reckless disregard for the truth make misrepresentations to any board or board member.
Lowe, Betty	Village of Palm Springs	More municipal input. Adjacent municipalities whose future annexation area includes the subject property/area should be notified early in the planning process and encouraged to actively participate. Meetings should be held with a collaborative and cooperative spirit not a preconceived outcome/result.
Martin, Drew	Sierra Club	Very concerned that citizens are often not notified far enough in advance so that they can be actively involved. Meetings during the day are difficult to get to for working people. The Planning process needs to meet the goals of environmental protection of neighborhoods. There are computer interests among neighborhood.
Mittner, Friederike	City of WPB/PBC HRRB	Bring project of PBC HRRB earlier in process so that modifications can be made to bring project in compliance. Involve municipal CLG (Certified Local Government) in project planning early on for modifications impacting historic resource or site. Historic preservation, Early involvement by HRRB & CLG in project planning, Legitimate review/approval process (not just rubberstamp)
Morton, Jennifer	Land Design South	Need to get rid of the criteria to show the inappropriateness of the current land use. Policy 3.5.D
Plockelman, Cynthia	Audubon Soc of the Everglades, PBC Chapter	Involve environmental groups and related agencies. Require comments SFWMD W. Res. & Water Supply - Wetlands preservation & wetlands recharge critical - spread info far and wide. - Affects local economies/whole County when they level natural areas & wetlands - which harms PBCounty's whole economy - Protect critical water related environmental: natural areas - affects water supply & water recharge; water quality critical; water issues & biodiversity relate to the whole County's health & welfare - not just a few acres! Water is an issue in the land development scenario.
Ryan, Paula	Planning Commission	As you move forward on determining solutions for special areas and neighborhoods you must utilize the limitations of "Sunshine Law" and impact of the ethics ordinance. If small groups become the voice for a large area you are going to have to consider the impact of what it will take to work in the Sunshine - will we have multiple layers of non-professionals making decisions about their community that will result in land use changes and environmental impacts.
Susco, Barbara	self	More residents should be noticed beyond the 300' to 500' presently used so the affected can participate early in the process. "Sustainable Communities" are the result of top-down Gov't Management of local communities so that all the counties have the same elements, goals, etc brought about by the American Planning Asso. Their ideas work in certain areas but we don't want cookie-cutter communities. That's why local input by the citizens is so important. I don't think our plans should include international building codes that bring our rights and freedom in conflict with the community! Keep control local by the people (not NGO's)!

Palm Beach County EAR Major Issue Bi-Weekly Meeting - Public Comments

Meeting New State Requirements

Friday, December 03, 2010

The following table contains the written comments provided by participants at and immediately following the meeting.

Name	Representing	Major Issue Comment
Bell, Jim	City of Boca Raton	The placement of employment centers near residential development would help to reduce greenhouse gases. The City of Boca is actively trying to encourage this with our recent comp plan update. The county could support this effort by relaxing or modifying concurrency requirements in urban areas. For instance the coastal concurrency exemption program could be modified/expanded to include mixed use development and certain types of infill in addition to residential.
Durando, Rosa	ASE	Recent connection with worst offenders: Dade & Broward. Connection chosen was Treasure Coast! Carrying capacity of land. Water supply: Contamination of water supply. Land collapse on depletion of Florida Aquifer. No expansion of more urban areas. Support Agr. Prod & env. Prtoction CERP. Increase in heavy metal contaminations (Cu, Hg, Pb) Real trees, not saftisfied with palms. Increase in utilities cost and insurance costs. Public transportation well & good but COST!!! Who bears cost of "incentivize"? Rock mining, logistic center, roads COST and water needs!!!
Hertz, Cliff	Self	Reduce GHG by incentivizing employment centers within and on the edge of residential development in "suburban areas". Result will be shorter auto trips, promote public transportation and reduce future infrastructure costs for roadway. Will also promote future communter rail.
Larson, Alexandria	self	Stop building. Saying that building on Southern & Seminole Pratt will help the people of Belle Glade 35 miles west is ridiculous when the drive is so far. Staff needs to step back and really look at pollution. If we really cared about greenhouse gases then we would not have built a WCEC with 12 million tons of new greenhouse gases. We would not have okayed 20,000 acres of rock mining which will pollute our water. This was a continued the stupidity of Dade Co. which was shut downon July 13, 2007 by a federal judge. Why do we continue to zone ourselves into NO water or no clean air? Stop the TDRs and expedited permitting. Stop letting builders run this county. Eastward ho was our mantra and should be the contined mantra. The 1989 Comp Plan needs to be brought back to 2003 every code needs to be put back to pre scripps and pre criminal commissioners arrest. Every vote that was voted on by the majority of crooked commissioners should be rescinded. Thank you
Martin, Patrick	Lake Worth Drainage District	High Density - Studies? Tighter footprints - creates more hostility? Flood protection - vs - climate change. Water supply appears to be driven by energy , conservation green house emissions. So if tree farms are good are we going to be more friendly toward approval. Water use may be an issue. Water quality redevelopment.
Miller, Huntley	Workforce Alliance	Need for charging stations for cars. Solar power stations. Coordination/integrationof cities and county's plans and other counties workforce transportation - eg from Tri-Rail to Businesses & homes. Balance development vs Agriculture. Oak Tree. Coordination with other agencies eg SFWMD, regional planing councils. Water supply & flood potential. Utility destination, Alternative agricultural chemicals and water use and trash/solid waste.

Name	Representing	Major Issue Comment
Susco, Barbara	self	Submitted document titled: The Coordination Mandate, Bringing Control Back Home. Also submitted booklet titled: Understanding Sustainable Development - Agenda 21 - A Guide for Public Officials

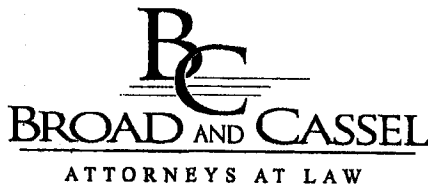
Palm Beach County EAR Major Issue Bi-Weekly Meeting - Public Comments

Population Sub-Topic

Friday, December 10, 2010

The following table contains the written comments provided by participants at and immediately following the meeting.

Name	Representing	Major Issue Comment
Durando, Rosa	ASE	Housing does not pay for itself. Full-cost accounting: The cost of potable water, landfills, property insurance, roadways and maintenance, and obviously schools, libraries, parks, inc. maintenance, etc. Define "buildable" land, "vacant" land. Parameters of declaring "urban service area". At least allude to potable water shortage - all the science we know is acknowledge to still be captive to the weather!!! L.O. Is heading to a low point and drought can't as prediction. At least allude to possibility of sea level rise and potential cost to coastal residences.
Hertz, Clifford	Broad and Cassel	Comments provided by letter.
Martin, Drew	Sierra Club	We believe that Palm Beach County's population will remain stable or begin to fall. We see several factors contributing to the drop or leveling off of population. First, global warming may cause more severe storms. Large storms tend to push people to leave Florida because of property loss and higher home owner's insurance on the opposing side of global climate change may cause extreme drought that will also make our area less likely to attract new residents because these dry periods will damage native plants and make our environment less inviting. The second cause of loss of population is the drop in income and increased unemployment. This will lead to people having less money to retire and move to our area to retire. This in combination with the loss of economic opportunity will discourage people from coming to Florida for work. Therefore, we support your synopsis that the new for housing will not increase.
Wittman, Art	PBC School District	Births in Palm Beach County dropped (declined) in 2008, compared to previous years; also in 2009 and into 2010; prior to 2008, births have increased almost every year for the past 15-20 years; K-12 public school enrollment is forecast to decline by 2015 due primarily to the lower births in 2008-2010; the low birth trends are tied to the bad economy. It is unclear how long the declining births per year will continue, but probably until 2012-2013 and possibly beyond. Ten year public school population is projected to be lower than current or 5 year out. Twenty year p.s. enrollment is estimated to rebound from 10 year enrollment (increase).



ONE NORTH CLEMATIS STREET
SUITE 500
WEST PALM BEACH, FL 33401
TELEPHONE: 561.832.3300
FACSIMILE: 561.655.1109
WWW.BROADANDCASSEL.COM

CLIFFORD I. HERTZ, P.A.
DIRECT FACSIMILE: (561) 650-1123
EMAIL: CHERTZ@BROADANDCASSEL.COM

December 10, 2010

Lorenzo Aghemo
Planning Director
Palm Beach County Planning, Zoning &
Building
2300 Jog Road
West Palm Beach, FL 3411

Re: Population Projections and Needs Analysis

Dear Lorenzo:

Thank you for the work you are doing in the EAR development process and for agreeing to conduct a meeting directed to the population issue. This issue is actually quite complex and is fundamental to an accurate projection of need. After a review of the information distributed at the October 22, 2010 workshop on demonstration of need, I have to question the statement.

Thus, there is more than adequate population capacity to accommodate the projected population through 2030, and there is no need to increase density on the basis of accommodating projected population through the planning period.

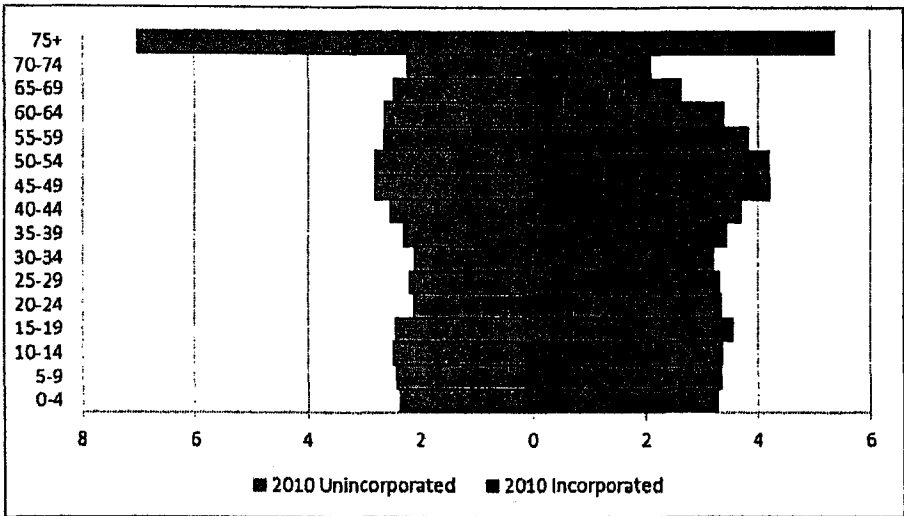
Based on our review of the information you have provided and our own preliminary analysis, we do not agree with this assertion. Below are some of our initial comments.

1. At the outset it must be noted that the documents provided on the question of need, and the analysis supporting the above statement, are not in fact a "need" analysis but are rather a "supply" analysis. The approach the County has taken is simply to match the population to available inventory of units. The County appears to assume, simply, that once the "available" units are filled the County will be at "build out" and that future population will go someplace else. Nothing about that approach actually calculates "the amount of land needed to accommodate the project population" (9J-5.005(2)(c)) by land use category or by gross acreage, as required.

We are cognizant of the fact that the County had a needs analysis prepared in the proper fashion in connection with the effort to make comprehensive plan changes to accommodate Scripps. That analysis was done by Robert Pennock, who is now with the Department and one of the foremost authorities on the subject. Why has the County not prepared a true needs analysis in that fashion in connection with the EAR process?

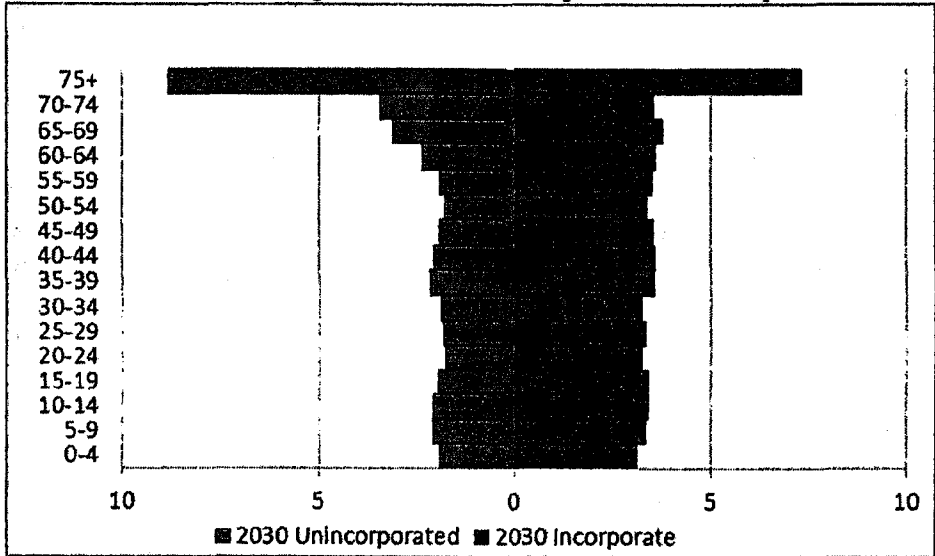
- b. By 2030 nearly 50% of the population in the Unincorporated County will be 55 + older. This is up from nearly 40% today.
- c. By 2030 nearly 37% of the population in the incorporated area will be 55 + older. Up from 31% today.
- d. The pph for the 55+ age cohort is 1.78.

2010 Age Distribution Comparison Unincorporated - Incorporated



Comment: 55+ population is 31% Incorporated population and 40% Unincorporated population which is a 9% difference.
 Source: Shimberg Center

2030 Age Distribution Comparison Unincorporated - Incorporated



Comment: 55+ population Incorporated and incorporated area today is 37% while in the unincorporated area it has increased to 50% from 40% in 2010.
 Source: Shimberg Center

In other words, the 55+ population will require approximately 360,000 of the County's dwelling units in 2030. The County has made a simplistic assertion that pph for every unit in the county will rise to 2.48 based upon a comparison to Broward County. There is absolutely no discussion of the actual predicted "graying effect" on household size in the county. The County further assumes the high pph for the entire County population and not just for the future population increment. This assumption is unsupported.

4. The approach used to accommodate population does not include a number of very important variables. As observed above, it is critical to include a market factor to have a diverse, healthy housing market. That has not been done. That is also necessary to assume a supply of workforce and affordable housing. A factor of 25% has always been used as a safe harbor by the Department, and factors higher than that have been accepted. That factor ought at least be applied to the future population increment and there are valid reasons to apply it to the totality of the population. If the County is going to assume that all of the households in the County convert to higher pph then the entirety of the population is assumed to be in the market.

There is a more than a negligible seasonal component to population in Palm Beach County. The BEBR population figures do not include seasonal residents or tourists. The units engaged by this population, while existing, are not available and cannot be counted as such. Accordingly, the inventory of available units needs to be reduced to recognize the seasonal population. The assumption that seasonal units will decrease as a percentage as the land supply decreases is unsupported in the documents, not accounted for in the BEBR data and flatly contrary to the experience in Palm Beach County.

5. As noted in the first point above, the law requires a calculation of the amount of land needed to accommodate projected population. This calculation needs to consider all of the land uses needed by the population, including commercial, office, retail, industrial, institutional and residential by type. There must be some discrimination among residential based on type and market. An available unit in Palm Beach will not satisfy a demand for middle income or affordable housing. A unit in the Glades exists in a different market than coastal Palm Beach County and cannot be counted to satisfy demand in the east. The information provided does not provide the necessary finer-grained level of analysis necessary to be professionally acceptable.
6. DCA states that a professionally accepted method includes a minimum 25% allocation/market ratio that is based on the demand and supply of land uses at particular densities. The county had a small market factor until 2001 but stopped after, apparently they couldn't meet the criteria. What market factor will you be using in the upcoming EAR? What population will the market factor be applied to?
7. DCA states that a professionally accepted method includes a vacancy rate. Historically PBCO has assumed a 0% vacancy rate. What vacancy rate will you be using for the 2030 planning horizon in the upcoming EAR?
8. Rule 9J-5 allows use of the BEBR medium range projections. However, the County can use the high range if it chooses, with justification. Given our current recession and

correspondingly low population forecasts why doesn't the County elect to use the BEBR high range? The mid range historically under-projects actual population. The County assumes to prefer to project a recessionary future.

9. Will the county be undertaking a commercial and industrial needs analysis? If so, when will the data be available for that needs analysis?
10. The theoretical maximum of units allowed by the FLUM is historically never achieved. The supply portion of the analysis does not account for loss of land/density caused by other policies of the comprehensive plan.

The County has chosen to measure based on the maximum density as allowed by the land use category, per the Future Land Use Map. There are few, if any, communities in the county, or state where the maximum density is achieved across the board. Does the county plan to analyze the average density that has been achieved? An actual need analysis which yields an actual per capita factor for land consumption takes this consideration into account and reflects what is actually happening in the jurisdiction.


The County housing and land markets function across municipal borders and prices and infrastructure operate throughout the entire geographical area.

11. The County has a Transfer of Development Rights Bank, has the County conducted an analysis to determine if there is sufficient acreage to make full use of the transferable density? Will these transfers create other conflicts?
12. After review of the November update of the 2010 Population Allocation Model we noticed that the shift share table of projected population between the incorporated and municipal area and related discussion was removed. Why was this section removed? Have/will you be developing a new shift share table?
13. In the 2009 Population Allocation Model (Aug. 1, 2009) population growth was split 40/60, with 60% of population going to incorporated areas and 40% to the unincorporated areas. That is, approximately 200,000 more people are projected to be added to the cities by 2030 and only 61,000 people are projected to be added to the unincorporated areas. Does the county no longer support the 40/60 shift share split?

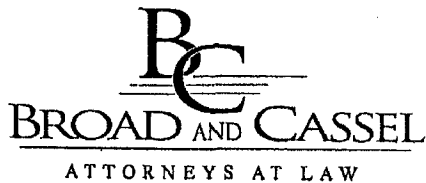
Lorenzo, these are the issues which were most obvious to us in the relatively brief period of time we have had to review the underlying data. We will continue our review of the data and any changes to it and will supplement this letter as appropriate.

Sincerely,

BROAD AND CASSEL



Clifford Hertz



ONE NORTH CLEMATIS STREET
SUITE 500
WEST PALM BEACH, FL 33401
TELEPHONE: 561.832.3300
FACSIMILE: 561.655.1109
WWW.BROADANDCASSEL.COM

CLIFFORD I. HERTZ, P.A.
DIRECT FACSIMILE: 561.650.1123
EMAIL: CHERTZ@BROADANDCASSEL.COM

January 12, 2011

Mr. Lorenzo Aghemo
Dept. of Planning Zoning & Building
2300 North Jog Road
West Palm Beach, FL 33411-2741

Re: EAR Process

Dear Lorenzo:

This letter is a follow-up to my letter of December 10, 2010 regarding population projections and needs analysis as part of the County's EAR process. After the workshop on December 10, 2010 directed to population projections, there are a number of observations to be made.

First, we appreciate the staff acknowledging in their December 10, 2010 presentation that the work which has been done is not in fact a need analysis, but is rather a supply analysis. As I stated in my letter of December 10, 2010 we do not understand how the County concluded that there is more than adequate capacity to accommodate projected population through 2030 when the County has not engaged in a needs analysis. As early as October 2009, at the County Commission Workshop in anticipation of the EAR effort, need was identified as a major issue the BCC directed to be addressed. That concern was carried forward into the identification of need as a major issue at the September 2010 Scoping Meeting, and it seems clear that issue remains. A needs analysis is the foundation from which other planning efforts must proceed. As you are aware, Section 163.3191(2) Florida Statutes contains the required contents of an EAR report and includes, among other things, consideration of population growth and changes in land area, the extent of vacant and developing land, the location of development in relation to anticipated development and the coordination of a comprehensive plan with public school facilities. In order to successfully conclude these analyses an accurate needs analysis must be developed. The BCC has so directed staff and State law requires it. There also appears to be certain assumptions regarding the municipalities in the County as to their willingness and ability to accommodate growth which do not seem verified.

Staff prepared a developable lands map for the October 22, 2010 workshop. That map appears to have only included the unincorporated area. It identified parcels which were available to accommodate additional residential density. Solely identifying developable lands does not deal with the issue of the rate at which those lands would be used. For example, if a significant fraction of your developable land are small, isolated, or in a category which has historically low absorption rates it is not realistic to say that they are available to accommodate projected population. A proper needs analysis would examine the rate of demand for land by land use

Mr. Lorenzo Aghemo
January 12, 2011
Page 2

category to better correlate to population growth. I believe it would be very helpful for the County to supply a Countywide developable lands map. It appears from your unincorporated area map that there are relatively few large parcels remaining and that most of the available developable lands are in scattered smaller ownerships.

There are also various numbers-specific issues relative to the population methodology which have not yet been addressed. The more technical aspects of the population projection I raised in my earlier letter such as market factor, pph, vacancy, seasonality and other distributional effects of an aging population have yet to be addressed. The County must have expended a significant amount of time drilling down on every available parcel and every TAZ in the County and appears to have very robust database and graphics capability, but on a gross scale it appears to us that there is not enough land or enough units to accommodate projected population. By leaving these issues unaddressed, it seems Staff is not truly addressing the direction of the BCC or of the law. If one does not proceed from a sound technical foundation, all of the EAR results are potentially flawed.

I note in reviewing the materials on-line under the December 17, 2010 EAR major issues wrap-up, that the notion of carrying capacity has resurfaced. An attempt to employ that concept in the Keys failed and the conclusion of the National Academy of Sciences, upon reviewing the effort, was that decisions concerning human population are inherently economic and policy decisions rather than scientific. There is no objective formula based upon some natural factors which tells you what the human population of the County should or will be. In other words, the population which will or should exist in a County cannot be measured in scientific terms like how much water will run through a pipe. Equating the current availability of capacity to accommodate projected population with the "carrying capacity" of the County, based simply upon how many units are available today is not planning but seems more of a reporting type function. It is not accurate to say that once the County has filled all of the existing units based upon the existing Comprehensive Plan that it is full and has reached its "carrying capacity" and/or to say that the County is full like a tank of gas. The County can certainly make the policy decisions to encourage redevelopment, increase density, relocate densities, or any of a number of other actions to accommodate population.

We look forward to seeing these issues addressed as this effort moves forward.

Sincerely,

BROAD AND CASSEL



Clifford Hertz

CIH:mds



2011 Evaluation and Appraisal Report Board of County Commissioners Workshop Report January 25, 2011

I. Introduction

This report is provided for the January 25th Workshop of the Board of County Commissioners on the 2011 Evaluation and Appraisal Report (EAR) Process for the Comprehensive Plan. The purpose of the workshop is to update the Board on one key component of the EAR, the major issues.

Purpose of the EAR

The EAR is an opportunity to assess the current Comprehensive Plan, its successes and shortcomings, and changes in conditions and requirements, and to update the Plan for the next planning period, expected to be through 2025.

Timeframe

The EAR is required by State statute to be completed every 7 years. The last EAR for Palm Beach County was completed in 2004; the next EAR is due to be adopted by October 1, 2011.

Components

There are three key components to the EAR: the assessment of the individual elements of the Comprehensive Plan, the evaluation of several specific topics prescribed in the statute, and the assessment of the major issues identified by the local government.

Major Issues Identification

The major issues are the few items that have the potential to substantially affect the community and the Plan into the next planning period. The major issues are intended to be the focus of the EAR. Major issues typically involve more than one element of the Plan, and represent an obstacle experienced by the community or a challenge anticipated for the next planning period.

Issue Identification Process

The major issues for the 2011 EAR were first discussed in workshop with the Board in October 2009, and an Issue Scoping meeting was held with the public, agencies and local governments in September 2010. Many comments were received at the Issue Scoping meeting regarding the major issues, as well as other topics to be addressed in the individual element assessments; these comments are provided in an attachment to this report. The major issues for the 2011 EAR are:

- Future of the Glades Communities
- Demonstration of Need
- Strengthening the Managed Growth Tier System
- Moving from General to Local Planning
- Meeting New State Requirements

Public Input

Between October and December 2010, a series of bi-weekly meetings was conducted by the Planning Division to obtain public input on each of the major issues. All of the written comments received are also provided in an attachment to this report.

II. Background

Major issues are essentially obstacles encountered in implementing the Comprehensive Plan or anticipated for the next planning period. To provide a context for the examination of the identified major issues, below is an overview of the County's Comprehensive Plan and changes in conditions since the last EAR for the Plan in 2004.

Overview of the County's Comprehensive Plan

The County's current Comprehensive Plan was adopted in 1989, in response to the 1985 Growth Management Act. The 1989 Plan was largely based on the first land use plan adopted for unincorporated Palm Beach County in 1972, which was expected to ultimately support a population of about 3 million people. That land use plan in turn evolved from an earlier zoning code, which included densities that would have resulted in 6-9 million residents if built out.

The first Comprehensive Plan was adopted in 1980, and established the Urban Service Area concept to ensure efficient service delivery. The 1989 Plan carried forward the development pattern set by the earlier plans, and strengthened the Urban Service Area concept, but scaled back some residential densities, particularly at the highest density levels such as HR 18 (High Residential 18 du/acre). In 1999, the Managed Growth Tier System was added, establishing 5 geographically specific tiers intended to preserve and enhance the character of each area. The 1989 Plan has continued to be implemented largely as adopted, with minimal changes to net density since adoption. Presently, the unincorporated area addressed by the Plan would accommodate approximately 1,024,000 people at build-out. Of these, approximately 80% (about 820,000) would be east of the Glades Tier, and the balance in Glades Urban Service Area surrounding the Glades communities.

Changed Conditions

Major issues often arise from changed condition which the Plan did not anticipate or was not well equipped to address. At the time of the last EAR in 2004, both the County and the nation were experiencing an economic boom; a number of significant changes in conditions have occurred since the last EAR:

- Residential permit activity in 2009 was about 10% of levels 5 years ago.
- Median value of existing single family homes peaked at about \$390,000 dollars in 2005, but has fallen to about \$245,000, roughly the 2003 median.
- At the time of the last EAR, approximately 25,000 residents were moving into the County each year this trend was projected to continue indefinitely into the future. Since that time, annual population growth has dropped significantly, with annual estimates reflecting a loss of population in each of the last 3 years.
- Population projections have also fallen, with the current projection for 2030 being 1.5 million residents countywide, approximately 300,000 less than the 2004 prediction for 2030.

Overview of Major Issues

Provided below is a discussion of each of the major issues, including a description of the issue, a summary of public comments received, and possible approaches to address each issue. Many of the approaches outlined are interrelated and complementary, and some represent modifications and improvements to existing policies and programs. All are intended to better address current conditions and identified shortcomings, and assist in delivering the quality of life desired by residents, and furthering the County Directions articulated in the Plan.

Issue 1: Future of the Glades Communities

Description of the Issue

The Board of County Commissioners directed staff to investigate ways of assisting the Glades Region, particularly with regards to concerns such as economic development, employment options and housing opportunities. When this item was initially identified as a major issue for the EAR, it included review of both the Urban Service Area and the Everglades Agricultural Area (EAA) portion. Subsequently, issues within the EAA are currently being addressed. Therefore this major issue solely focuses on the lands within the Glades Urban Service Area.

The Urban Service Area of the Glades Tier includes three municipalities and significant acres of unincorporated land. The total population in the region is approximately 34,000 people. The unincorporated lands include approximately 6,500 residents today but can accommodate upwards of 80,000 homes given the densities and vacant land available in private ownership. Many local, regional and state facilities have located in the Urban Service Area near or within the cities, including state penitentiaries, government offices, the Belle Glade regional hospital, two local airports and regional water supply facilities.

Since the last EAR, interest in this region and uses has increased. Large scale restoration projects have been started or approved, including the purchase of US Sugar lands for Everglades' restoration. Finally, an inland logistics center (ILC) in the region was approved. Additional efforts to address economic issues for the Glades communities have been undertaken over many years.

Within the context of the EAR, the County is limited in the range of options that can be provided to address economic problems and lack of job opportunities. Additionally, the comprehensive plan only applies to the unincorporated area of the Glades Urban Service Area. The County's Comprehensive Plan does contain a number of policies relating to coordination with the municipalities and other entities. These policies will be a focus of review to see how they can be strengthened and better implemented.

According to the Bureau of Economic and Business Research (BEBR), population in the Glades area has been mostly level with a slight decline between 2000 through 2010, while the rest of the County has seen an increase in population. The median age of workers in the Glades area is much lower than the median age of the rest of the county, providing for a much younger work force. Additionally, the median person-per-household is higher than the rest of the County.

Glades Region Population

	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
Total	25,633.73	34,197

*Population Projection for 2010 based on PBC Population Model 2009

Glades Region Overview

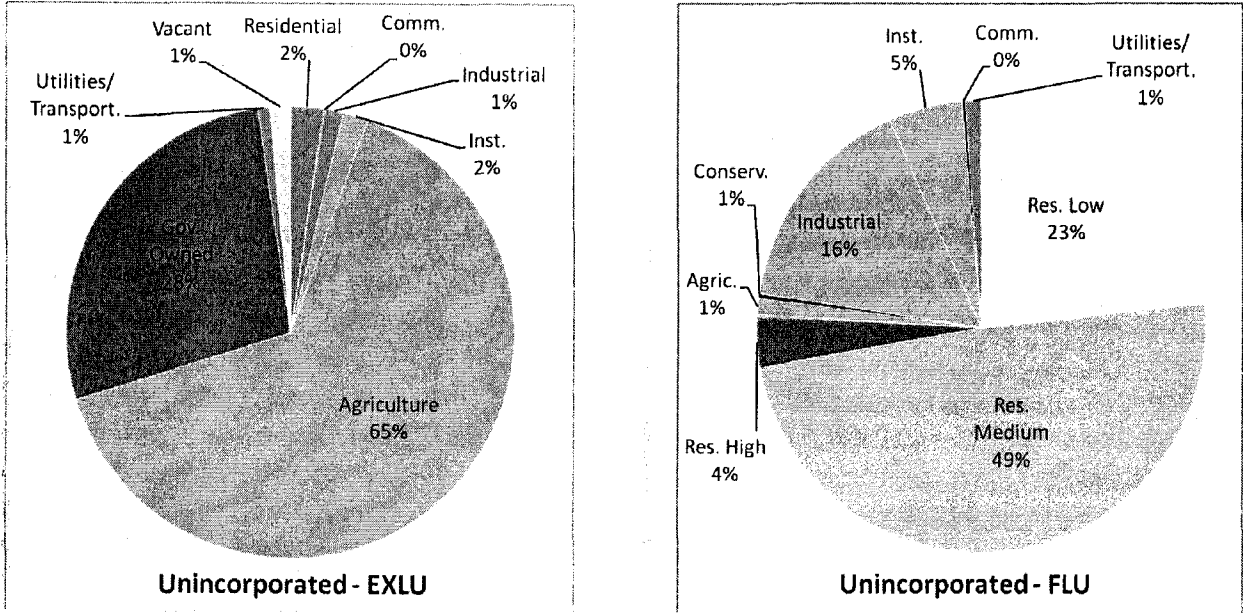
	Belle Glade	Pahokee	South Bay	Countywide
Median Age ¹	29.9	26.1	32.2	43.0
Median Household Income ¹	\$22,715	\$26,731	\$23,558	\$54,301
Total Units ¹	5,374	1,936	935	636,938
Homes Built Before 1990 ¹	4,290	1,440	723	367,509
% Homes built before 1990 ¹	80%	74%	77%	58%
Homes Built 1990-2000 ¹	589	249	92	106,666
% Homes Built 1990-2000 ¹	11%	13%	10%	17%
Unemployment Rates ²	27.2%	28.8%	43.0%	11.5%

¹Source: U.S. Census Bureau, Summary File 1 (SF 1) and Summary File 3 (SF 3) 2007

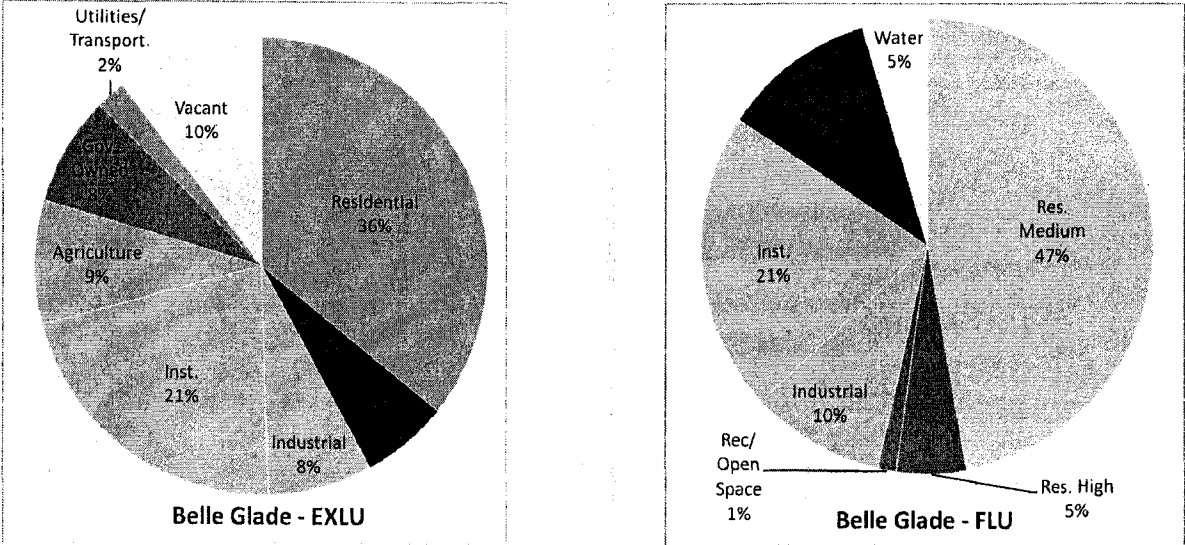
²Source: FL Agency for Workforce Innovation Labor Market Statistics, 12/09; Workforce Alliance; PBC Economic Dev. Office

Based on data from 2009 obtained from the State of Florida Agency for Workforce Innovation, an estimate of unemployed persons in the Glades area is 3,733. The charts below depict the existing land use (how the land is being used currently) and future land uses (how the land is able to develop) as designated in each local government's comprehensive plan. Existing land uses (EXLU) are heavily tilted towards agriculture, institutional and government uses. In most cases, the future land use (FLU) pie charts do not appear to represent a balance of land uses. While the County's EAR cannot control the land uses of the municipalities, opportunities to coordinate planning efforts can be explored.

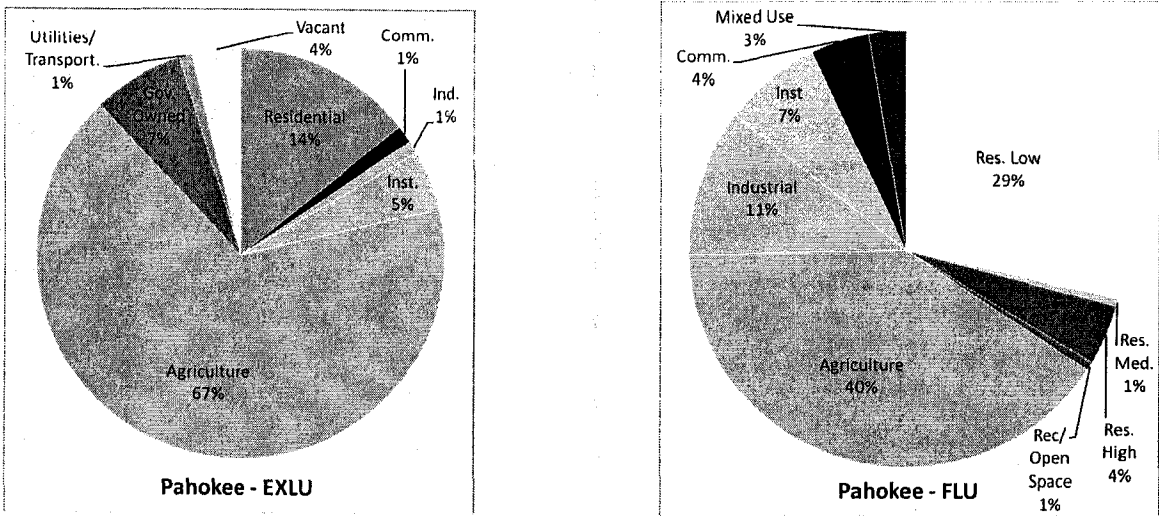
UNINCORPORATED AREA



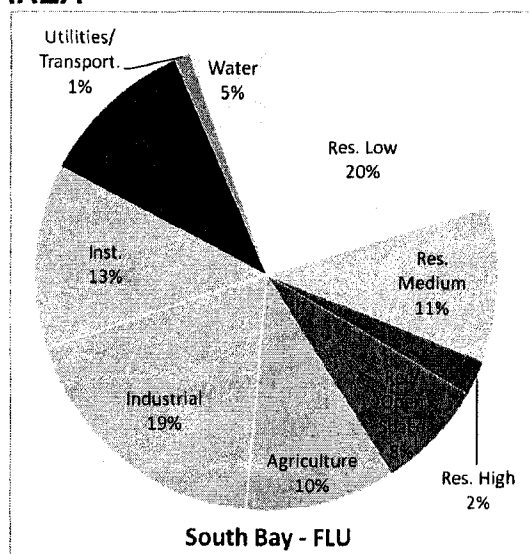
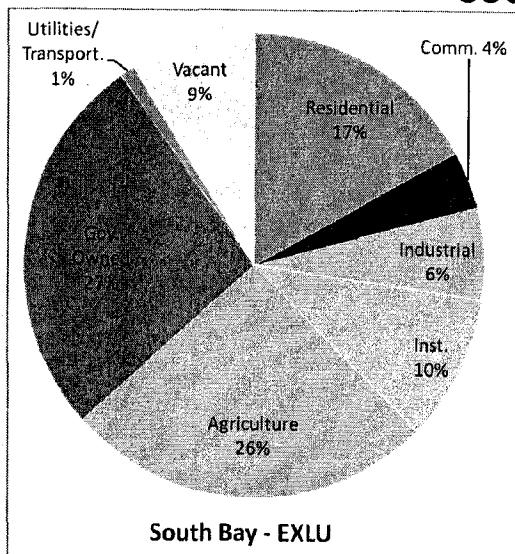
BELLE GLADE



PAHOKEE



SOUTH BAY AREA



Summary of Public Input

- Comments received from the public at the October 14th Major Issue meeting:
 - Enhance Economic development and jobs
 - Focus on improving the Glades Economic Development Overlay
 - Allow for more flexibility in uses in the Glades Urban Service Area
 - Identify development potential of lands
 - Address local community issues: Canal Point
 - Improve quality of existing housing and/or future housing
 - Explore linkages between the east and west coast of FL
- Comments from city staff:
 - Assist with identifying 'shovel-ready' properties
 - Assist with coordination with local and state governments
 - Pursue an open dialogue regarding annexation efforts

Possible Approaches

- Provide Technical Assistance to the Glades Communities to allow the communities to utilize the County's technical staff to provide updated information.
- Provide localized neighborhood planning assistance to unincorporated areas such as Canal Point.
- Review Glades Area Economic Development Overlay and regulatory practices.
- Provide planning services over the next three years that contribute to the development of a "Sustainable Community" in areas of transportation planning, affordable housing planning, neighborhood planning, and citizen participation. This includes providing services in planning, research, data gathering, data analysis, software support, GIS support, data mining, community meetings, and preparation of documents. (As part of the Sustainable Communities Initiative Grant.)
- Assist in the creation of a master plan for the Glades Region utilizing the proposed Inland Logistics Center as a prime economic generator coordinating amongst multiple County agencies, numerous outside agencies and three municipalities in the study region. Assist and guide in the development of the plan with a focus on considering challenges of economic competitiveness, revitalization, and access to opportunity. Using the Sustainable Communities Initiative Grant, participate in all relevant meetings, preparation of necessary maps and data and evaluating the proposed plan for consistency and/or necessary changes to the County's Comprehensive Plan and Unified Land Development Code.

Issue 2: Demonstration of Need

Description of the Issue

The "Demonstration of Need" issue was first identified as a potential Major Issue for the County's EAR in 2009, when a Marion County plan amendment to increase density was found not in compliance by the State because, in part, the local government failed to demonstrate a need for the proposed additional units. Local governments are required to base the Comprehensive Plan and subsequent amendments on analysis of several factors; these include the amount of land needed to accommodate the projected population, as well as other factors such as the availability of facilities and services and the need for redevelopment.

This was viewed as a potential major issue for Palm Beach County because the County's adopted Future Land Use (FLU) Map has capacity available to accommodate projected population for some time. Preliminary analysis for the EAR indicates that the future land use map for unincorporated Palm Beach County has a unit capacity of approximately 418,000, based on the adopted future land use designations. Of these, approximately 337,000 units are located east of the Glades Tier, and the balance in the unincorporated Glades Urban Service Area. At an average person per household figure of 2.45, the total unincorporated area could accommodate a total of 1,024,122 people at build-out. Comparing the unincorporated portion of projected population for 2030 (672,785), with the estimated population capacity for unincorporated Palm Beach County east of the Glades Tier, there is sufficient capacity to accommodate the total projected unincorporated population through 2030. Including the capacity of the unincorporated area in Glades Urban Service Area, there is more than adequate population capacity to accommodate the projected population well beyond 2030 (approximately 1.024 million total).

The specific concern for Palm Beach County was whether, given these data, the County might be precluded from approving any additional density even though the proposed number, type or location of the proposed units might be beneficial in meeting other objectives.

A review of the planning requirements as well as guidance provided by the Department of Community Affairs (DCA) suggested that the answer was "no," provided that the proposed density increase was clearly to further a community objective articulated in the plan. Population projections are one of several factors to be considered, in the context of the community's long term goals and objectives. Thus, the issue to be addressed in the EAR became to ensure that the appropriate objectives were identified and stated in the Plan. This is an appropriate analysis to conduct at any time an amendment to the adopted plan is contemplated. Current Comprehensive Plan amendment review procedures generally require an analysis of consistency with Plan policies, but the Plan lacks a clear statement of the threshold objectives that must be furthered in order to justify a departure from the adopted plan in the form of a density increase.

(Following the Marion County case, the DCA began to draft a rule to provide formal guidance to local governments, but this effort has been abandoned.)

Summary of Public Input

Comments received from the public at the October 22nd Major Issue meeting:

In general, two types of comments were received.

One set of comments identified specific objectives that should be furthered in order to justify the approval of additional density. These included: to address sprawl, and to accommodate or facilitate infill and redevelopment, economic development and diversification, employment centers, efficient and viable transportation, capital

improvement efficiencies, educational objectives, green building, and affordable/workforce housing.

Some additional related comments were also provided:

- Some objectives such as Coastal High Hazard Areas Protection merit an approach of no additional density increases.
- Need for any additional development should be assessed by Tier rather than for the unincorporated area as a whole
- Needs analysis should be conducted by acreage needed for each type of land use, for both residential uses and non-residential uses

A second set of comments received at and following the meeting address how staff calculates the available capacity and projects future growth. These comments focus on when the build-out of the adopted Plan would occur (the accuracy of calculations of available capacity and/or the projected future growth), and what State requirements obligate the County to do as build-out of the adopted Plan approaches.

Each local government adopts future land use patterns for its jurisdiction based on a vision and set of objectives, which are updated periodically to address changed conditions and shortcomings. As the build-out of a local government's future land use plan approaches, important policy questions are raised. A local government approaching build-out of its adopted land use plan will need to determine whether community objectives at that time are best met by adhering to the adopted plan, or whether those community objectives are best furthered by revisiting the adopted plan and potentially amending the adopted vision, possibly in a manner that could accommodate additional population.

Addressing such a policy question will require the consideration of many factors, including the nature of the local economy at the time, the ability to provide the necessary infrastructure, and the impacts on natural resources. It is staff's assessment that this policy question is appropriately addressed in an EAR, but that given the amount of available capacity associated with the adopted unincorporated future land use map (through at least 2030), the number of built, vacant units available Countywide (a 10 year supply), and current economic conditions and uncertainty, it would be premature and speculative to address this question in the 2011 EAR.

Possible Approaches

- Clearly identify in the Plan those objectives which must be furthered to justify increased density, to be applied to any proposed Plan amendment exceeding a specified size threshold to be determined by the Board. Objectives could include existing plan objectives, such as the provision of affordable housing, as well as new objectives such as those that may be adopted to address energy-efficiency requirements.

Issue 3: Strengthening the Managed Growth Tier System

Description of the Issue

The intent of this Major Issue is to identify the successes and shortcomings of the Managed Growth Tier System (MGTS) to determine whether modifications are necessary to prepare the County for the next Planning period. The Tier System, the County's primary growth management strategy, was adopted in 1999 through the establishment of 5 geographically specific tiers. The fundamental premise is that the Tiers represent distinct regions based on characteristics and lifestyle, and regulations vary by Tier in order to manage growth in a manner that fosters the intent of each Tier and the County's Directions as a whole. The County based the Tier System on the Urban Service Area (USA) concept of the 1980 and 1989 Comprehensive Plans, but changed the approach. In the prior Plans, the USA was considered an urban expansion line, and provisions were in place to contain urban services and urban density within the boundary, while providing justification mechanisms for when it may be appropriate to move the line westward and expand the urbanized area. The Managed Growth Tier System changed that philosophy to one that promoted the maintenance of character and lifestyle of each Tier.

The Tier System regulations, intended to maintain status quo and protect the character of land within each Tier, have largely succeeded in keeping most of the unincorporated land use pattern the same since 1999. However, provisions intended to protect character may inadvertently hinder the overall purpose of the individual Tiers, as discussed below.

- **Urban Suburban Tier:** The Tier System promotes the efficient use of land within the Urban/Suburban Tier and encourages redevelopment and infill. The majority of the County's land development regulations were designed in the early 90's, when there was a great number of very tracts of land available for development in the Urban/Suburban Tier. Today, the land remaining for development has been reduced to much smaller sites that are surrounded by an existing development pattern. This change has resulted in two issues to consider:
 - The County's development regulations may be dated and not offer the flexibility to promote infill development within the remaining lands. Efficient development within the Urban/Suburban Tier up to the maximum density allowed by the FLU designation is often hindered by the requirement that maximum densities can only be achieved if a project is developed as a planned development. Many of the sites remaining for development are too small to meet the planned development requirements, and cannot achieve the maximum density allowed, creating inefficient use of land. Greater flexibility with these regulations would foster infill development in a more energy efficient land use patterns, as explored in the 'Meeting New Requirements' Major Issue.
 - The remaining lands are often surrounded by existing residents, and despite the variability of regulations for each Tier, the Plan cannot anticipate every unique circumstance that these lands may be presented with during the development review process. Further, since these sites are surrounded by existing neighborhoods and communities, proposed changes to future land uses and/or zoning can impact existing residents, prompting the need for additional local involvement as discussed in the "Shifting from General to Local Planning Solutions" Major Issue.
- **Rural and Exurban Tiers:** The identification of individual Tiers has largely succeeded in identifying distinct, geographically cohesive areas with the exception of the Rural and Exurban Tiers. These Tiers are intertwined, extending through the central portion of the County from the Broward County line intermittently through to the Martin County line. The Comprehensive Plan provisions for these Tiers are identical with the exception of density. The

maximum density for the Rural Tier is Rural Residential, one unit per 5 acres (RR-5) outside the Agricultural Enclave. The Exurban Tier is designated Rural Residential, one unit per 2.5 acres (RR-2.5), although the antiquated subdivisions with this designation actually have a platted density that is twice that (1 unit per 1.25 acres average).

The provisions for the Rural and Exurban Tiers are designed to maintain the low residential density character by limiting the ability for increases in density and by limiting non-residential development to low intensity commercial at limited locations. These restrictions have succeeded in protecting the character of these Tiers, but may hinder the preservation of the area in the long term. Whereas the Urban/Suburban Tier allows a range of densities, the maximum density allowed on most of the land within the Exurban and Rural Tiers is the generally designation adopted on the Future Land Use Atlas. The only means to increase development potential is through a change to a non-residential use and/or through a Tier change. The County allows Future Land Use Atlas amendments and Tier changes to be requested up to two times per year. Either of these types of changes can severely impact the neighborhoods as they can represent a significant shift in the land use pattern.

The Rural and Exurban Tiers comprise of four unique sub areas. While these areas may share some common characteristics, they are geographically separated from each other and have unique characteristics and issues that may warrant individual consideration in the Plan, as discussed below:

- **Heritage Farms/Homeland:** This portion of the Rural Tier is bounded by the Urban/Suburban Tier to the east, Wellington's equestrian and agricultural lands to the north, and the Agricultural Reserve to the south. The unique climate that results in the Agricultural Reserve being ideal for agriculture (the location of the gulfstream and the proximity to the wetlands to the west) applies to this area, making it ideal for agricultural preservation.
- **Jupiter Farms/Palm Beach Country Estates Area:** The Jupiter Farms area is located within the Rural Tier and predominately large lot residential development intermixed with agriculture, equestrian uses and environmentally sensitive lands. Palm Beach Country Estates is in the Exurban Tier and exclusively subdivided residential land. Similar to the CWC, much of the land in Jupiter Farms has a density of 1 unit per 1.25 acres, yet the future land use designation is one unit per 10 acres (RR-10). Unlike the CWC, this area does not contain expansive tracts of land, but there are larger sites located along Indiantown Road. Since these sites cannot be subdivided to a residential density that is similar to adjacent residences, they are often the target of rezoning requests for uses that may be out of character with the area.
- **Lox Road Area:** This area, approximately half of which was recently transferred to Broward County, is exclusively part of the Rural Tier. The remaining land is owned by South Florida Water Management District, and unlike the other portions of the Rural Tier, does not include any residents.
- **Central Western Communities (CWC):** The CWC area is unique in that the land area is nearly equally split between antiquated residential subdivisions and large agricultural tracts that are thousands of acres in size. This area is isolated from the urbanized portions of the County by the Villages of Wellington and Royal Palm Beach, and the Town of Loxahatchee Groves, and the Water Catchment Area. The area also includes the Agricultural Enclave, an area approved for a mix of uses at the overall density of the surrounding Acreage neighborhood. County services extend throughout this area, including parks, fire-rescue stations, sheriff sub-stations, paved roadways, schools, and in some instances water and sewer lines, are dispersed throughout these Tiers.

The original Tier System provisions attempted to proactively plan for changes in land use in CWC balance land uses by providing additional non-residential and residential opportunities. The Tier System recognized that the largest tracts of residentially designated land east of the Glades Tier are the agricultural lands in the CWC and should be addressed to direct future growth in this area into a sustainable form to while protecting the surrounding communities. This concept of establishing these areas as "Future Planning Areas" evolved into the Sector Plan Concept by the time the Tier System was adopted; however, a Sector Plan was never implemented. This opportunity to direct growth into a more sustainable pattern currently can only be achieved through a Tier change.

- **Agricultural Reserve:** The Plan's provisions within the Agricultural Reserve Tier are designed to foster agricultural and environmental preservation through planned development options that allow development clustered onto 20-40% a portion of a project's land area. The Tier was the subject of a 100 million dollar bond issued to preserve lands for agriculture in perpetuity. However, as residents are moving into these planned developments, ensuring that compatibility is maintained between residents and commercial agricultural operations will be essential to continue the long term preservation of agriculture. In addition, the impacts of the approval of the hospital in the Ag Reserve, and recent pressures for institutional lands uses, could warrant additional consideration in the Plan.
- **Glades Tier:** The Glades Tier accounts for approximately half the County's land area, and 80% of unincorporated County. As discussed in the "Future of the Glades" Major Issue, the County's Future Land Use Atlas identifies vast acreages of land in the unincorporated Glades Tier Urban Service Area as available for residential development (approximately 80,000 un-built dwelling units on over 11,000 acres), while designating over 460,000 acres for Agricultural Production outside the Urban Service Area, also known as the Everglades Agricultural Area (EAA). The majority of the EAA is designated exclusively for commercial agriculture with the Agricultural Production future land use, although additional mining and everglades restoration efforts area also allowed. The County's Plan has succeeded in preventing development from encroaching into the EAA, which represent a major component of the County's economy.
- **Tier Boundary Changes:** The original language for the Tier System intended to keep the Tier boundaries largely intact by limiting changes to only those identified at time of each EAR and implemented through an EAR based amendment. However, the current Plan allows Tier changes to be submitted up to two times per year. Individual Tier changes can undermine the premise of the entire system and is more aligned with the 'urban expansion' concept of the prior Plans. Offering greater flexibility within the individual Tiers rather than prompting Tier changes for additional development opportunities, would foster the overall goals and objectives of the Tier System provided that these opportunities are linked with fulfillment of specific Tier objectives and incorporate public involvement.

Summary of Public Input

Comments received from the public at and following the November 5th Major Issue meeting:

- Protect sensitive coastal lands within the Urban/Suburban Tier
- Protect diversity and character in Exurban & Rural Tiers
- Recognize residential development pattern & need for services
- Preserve Agriculture and Environment
 - Protect Agricultural Production and Ag Reserve lands
 - Economic benefits of each: Self sufficiency - Tourism
 - Bind Open space preservation by 3rd party agreements
- Greater land use flexibility within Tiers
 - Promote energy efficiency

- Provide economic incentives for infill
- Maintain Tier boundaries
 - Explore a carrying capacity analysis – water supply
 - Consider an Urban Development Boundary

Possible Approaches

The Tier System have largely succeeded in directing the County's growth in a manner that furthers the vision and intent of the County and within the Tiers, and are generally adequate through the next planning period to support the development pattern established by the Future Land Use Atlas. However, the County could further direct growth through exploring some of the following approaches.

- **Urban Suburban Tier.** Expand the concept of promoting eastward development.
 - Increase flexibility within development regulations.
 - Encourage intensification within specific nodes or centers to achieve objectives such as and land use balancing and energy efficiency, as required by the State.
- **Rural and Exurban Tiers.** Expand the concept of protecting rural and exurban residential lands.
 - Explore the concept of creating plans or overlays for subdivided neighborhoods which maintain character by requiring additional steps during future land use amendments and rezoning, which can include additional public involvement and/or other strategies.
 - Examine service delivery provisions within the Rural and Exurban Tier neighborhoods to consider recognizing that these neighborhoods receive certain services on a limited basis, but are not anticipated to receive the full complement of urban services throughout.
 - Explore defining sub-areas within these Tiers based on the four geographic distinctions and establishing varying policies for each area, including, but not limited to:
 - Within Heritage Farms, consider mechanisms to further protect the agricultural lands from urban encroachment.
 - Within the Central Western Communities, consider strategies to proactively balance land uses and allow density increases through a land use amendment, TDRs, WHP, and/or Traditional Town Development options, subject to specific objectives identified through public involvement or consider revisiting the Future Planning Area concept.
- **Glades Tier.** Expand the concept of encouraging development of the Glades Communities while protecting agriculture.
 - Recognize the adopted development potential of the Glades Urban Service Area (80,000 dwelling units on over 11,000 acres) and plan its development.
- **Tier System Overall.** Strengthen the Tier system by ensuring that the provisions in place further the intent of each Tier and the Tier System.
 - Explore whether additional mechanisms to further manage growth are appropriate for the County, such as establishing an Urban Development Boundary, further restricting the ability for private Tier changes, and/or examining water supply as a limitation for future growth.

Issue 4: Shifting from General Planning to Local Solutions

Description of the Issue

The vast majority of unincorporated Palm Beach County in the Urban/Suburban, Rural and Exurban Tiers is largely developed, with a limited amount of land remaining for development. Each remaining undeveloped parcel is essentially infill as it is surrounded by existing residents and property owners. No matter how small in size a parcel may be, the impacts of a site may be of great concern to the surrounding residents, as seen in several proposed small scale amendments over the past several years. In many cases, other jurisdictions residents may also be affected.

The Comprehensive Plan and the Unified Land Development Code have numerous requirements and criteria intended to protect adjacent residents and provide opportunities for public input. However, these general requirements cannot fully address the uniqueness and characteristics of each neighborhood or local planning area. In addition, opportunities for public comment are usually well after a project is conceived and the approval process is underway. The County's Community and Neighborhood Planning program is one tool used to both foster community involvement and to resolve issues between local residents and property owners of developable or re-developable lands.

This situation is an opportunity to proactively plan for potential future development of key undeveloped parcels at specific local areas, to retrofit older suburbs, promote or set the basis for potential additional neighborhood plans, and to improve public participation and involvement for all these local planning initiatives. Local planning initiatives are a way to be more responsive to residents and can also provide more predictability for developers & property owners.

The land within the Urban/Suburban Tier is largely developed and includes the bulk of the municipalities as well as several special planning areas like the Revitalization, Redevelopment, and Infill Overlay (RRIO) & Urban Redevelopment Area. Opportunities for development in this area are no longer on large tracts of land. However, development regulations in the Comprehensive Plan apply to entire Tiers and are not geographically specific within those Tiers. As development occurs in these areas, there are simply more people in the vicinity of new development. As a result, local planning efforts like corridor plans or plans for future development nodes can be a solution to address concerns of adjacent property owners and residents and enhance predictability for developers.

In the Urban/Suburban Tier east of the Glades Tier, there are three general sub-areas:

- **South County** - West Boca, West Delray, and West Boynton. These areas are all bounded by municipalities to the east and by the Loxahatchee Wildlife Refuge or the Ag Reserve to the west, and are predominately developed with planned developments in a suburban development pattern. The majority of vacant lands are located on smaller parcels and spread out throughout these suburban areas. The largest area of land (approx. 200 acres) is still in agriculture and is located north of Glades Road and east of S.R. 7. Currently there is an on-going corridor master planning process for the S.R.7 Corridor in South County.
- **Central County** - This portion of the County is extremely diverse and spans from Lantana Road to 45th Street and from roughly I-95 to west of State Road 7. Residential development ranges from urban to rural densities, from post WWII subdivisions to 21st Century planned developments. Non residential also ranges from intense industrial development, to strip commercial development dating back to the 1950s, to suburban commercial plazas, and includes two airports. Approximately half of the acreage is within the RRIO. Recent local planning efforts in this area include the Urban Redevelopment Area Master Plan and related Comprehensive Plan and ULDC modifications to implement the master plan. Also, this area of the County included the development of the West Lake

Worth Road corridor neighborhood plan, which moved forward in conjunction with several Future Land Use Atlas amendments for the same properties.

- **North County** - This portion of the unincorporated Urban Suburban Tier is a series of smaller pockets surrounded by municipalities that extend from 45th Street to the Martin County Line. These lands include several County parks and public facilities, subdivisions, planned developments, and CCRT Areas. Developable lands are scattered in these unincorporated small pockets and many vacant properties are directly adjacent not only to existing unincorporated residents, but to municipalities as well.

Public Involvement in Local Planning: Currently the ULDC and the Comprehensive Plan provide several opportunities for public involvement in the current development review process. Although staff encourages developers and property owners to meet with neighbors as early as possible, the formal requirements of the development review process require notice to affected residents at the time of the public hearing. At this time, developers and property owners have spent considerable time and resources producing a development proposal and significant change maybe costly. Palm Beach County has many active community groups including the Delray Alliance, Coalition of Boynton West Residential Association and others. Developers and property owners will often contact these community groups earlier in the development review process because of their level of involvement in the public process and organization. However, there are hundreds of other neighborhoods in Palm Beach County and only five existing neighborhood plans. Throughout the EAR process, many residents have expressed the desire for the current development review process to be more accessible to residents; and, to offer more assistance to communities interested in organizing and developing local or neighborhood plans.

Summary of Public Input

Comments received from the public at the November 19th Major Issue meeting:

Public input can be grouped into three general categories:

Notice & Public Involvement:

- Give more advanced notice of proposed changes
- Use Channel 20 to advertise meetings,
- Make sure there is adequate and large signage.
- Public meetings should be held in the evening to allow greater participation.
- Involve local governments for projects in their annexation areas or in the development review process regarding modifications impacting historic resources.
- Understand sunshine law applicability regarding public meetings and local planning efforts.

Technical Assistance:

- Interest in a contact for local planning and neighborhood planning efforts by residents.
- Interest in the EAR Glades Issue meeting in technical assistance in planning efforts in their communities.
- Environmental and water concerns are important issues and should be addressed through education and outreach.

Local Planning:

- Crossing jurisdictional boundaries in neighborhood and local plans is important because of service provision and infrastructure issues.
- There was interest from residents and neighborhood groups in how to pursue neighborhood or local plans for their areas.
- Involve municipalities in local plans in their annexation areas.

- Stormwater, water supply and environmental issues are critical to consider in the local planning process.

Possible Approaches

Notice & Participation Enhancements to Existing Process:

- Earlier notification or consultation of residents in the vicinity of a project
- Identify new approaches to involve working with residents through the use of technology or evening meetings.
- Look into property notice signage that is more easily visible from the road for site in the amendment or development review process.
- Identify ways to use technology like Channel 20, Twitter and the County's webpage to share information on proposed projects.

Revisions to Existing Neighborhood Planning Approach:

- Update existing plans with interested groups
- Provide assistance to communities and neighborhoods:
- Ensure updated reference materials for neighborhood groups interesting in organizing are easily available to these groups.
- Assign specific staff to provide technical assistance to local communities and neighborhoods interested in local planning.
- Lead or direct the Neighborhood Planning Process as directed by the BCC.

Prioritizing Local Planning Initiatives:

- Actively identify potential development & redevelopment nodes and corridors and engage residents and property owners to develop plans to guide future development.
 - Types of Plans:
 - ◆ Potential Future Development Nodes
 - ◆ Corridor Land Use Plans
 - ◆ BCC Directed Special Projects
 - ◆ Neighborhood Plans
 - ◆ Interlocal Planning Efforts
 - Interlocal Service Boundary Agreements
 - Joint Planning Studies & Agreements
- Considerations in Prioritizing Local Plans:
 - Develop a plan initiation process.
 - Identify appropriate level of review by County Departments, municipalities & residents.
 - Consider staff involvement and funding of different plan types.
 - Establish public participation & analysis requirements for each type of plan
 - Consider if design components may be desired for some local planning processes.

Issue 5: Meeting New State Requirements

Description of the Issue

In 2008, the State enacted a new law (Laws of Florida Chapter 2008-191; a.k.a. HB 697), amending the Growth Management Act, which requires local governments to revise the basis of their Comprehensive Plans, to add policy language that accounts for energy efficiency and conservation. The Future Land Use Element is now also required to be based upon "energy efficient land use patterns." It also requires these patterns to account for electric power generation and transmission systems. The Traffic Circulation/Transportation element(s) must address reduction in greenhouse gas (GHG) emissions in the transportation sector. Also the Housing and Conservation elements are required to address factors that affect energy conservation. The Florida Department of Community Affairs (DCA) has indicated that all EAR-based amendments need to reflect these new statutory requirements.

The US Department of Energy's Energy Information Administration indicates that of the total energy consumption in the US, that 32% is consumed by Industry, 29% is used by the Transportation sector, and the remaining 39% goes to operating our existing buildings. The reduction of energy consumption through construction and retrofit of existing buildings so that make better use of available energy, and by placing the uses necessary for daily life in closer proximity to neighborhoods (reduction in Vehicle Miles Traveled (VMT)), offer significant reductions in energy consumption in both the building and transportation sectors.

The Palm Beach County Green Task Force on Environmental Sustainability and Conservation Report (July 2009), included recommendations to incentivize and include certain incentives to encourage and promote use of "green building technologies.

Several years ago, the County completed the Strategic Economic Development Plan. A significant component was to direct the county to pursue sustainable initiatives, which not only included fiscal sustainability and infrastructure investments, but also linked transportation and land use issues.

More recently, the County jointly participated with Miami-Dade, Monroe and Broward Counties in the South Florida Regional Climate Change Compact. Among other commitments, the County will jointly work on Climate Action Plan with the other participants. This could include studies to determine a baseline of existing GHG emissions, strategies for GHG reductions in the built environment and transportation sectors as well as land use.

In March 2010, the BCC directed Environmental Resources Management to begin pursuing a Florida Green Local Government Certification for Palm Beach County. Several of the requirements for this would need to be implemented in the Comprehensive Plan and would be complementary to the new additions to the Florida Statutes.

Summary of Public Input

Comments received from the public at the December 3rd Major Issue meeting:

- Locate employment centers near existing residential development, and offer traffic concurrency exemptions (as incentives) that reward mixed-use and other infill types compatible with existing residential areas.
- Conduct a carrying capacity study.
- Coordinate with regional programs/efforts/entities so not to work at cross-purposes.
- Examine water supply as a limiting factor for future development.
- Curb the westward expansion/encroachment of urban development on rural/agricultural lands; balance development with agricultural needs; return to Eastward Ho!

- Approach sustainable initiatives cautiously, ensuring that any approaches are locally derived, not top-down impositions.

In addition to the above written comments, at the scoping meeting and previous bi-weekly meetings on the EAR, written public input relevant to this major issue was given and is summarized as follows:

- Use of alternate modes of transportation, including multi-modal levels of service, to promote energy efficiency. Should be organized around transportation hubs.
- End/reduce restrictions on TPS in urban areas, continue efforts to infill and redevelop the eastern/coastal portion of the county.
- Incentivize economic development and clean/green business opportunities.
- Examine locally produced food, community gardens, co-ops, and relevant green markets.
- Pursuing a "green local government" designation.
- Addressing sustainability in the use of resources, energy, conservation of water, and development patterns.
- Achieve "true sustainability"
- Implement low impact development standards
- Tie water supply/availability to development, restrict overuse of water
- Preserve agricultural land, conservation areas, and open spaces through an urban development boundary.
- Water quality & quantity issues. Limit water used for irrigation.
- Plan for future conditions due to climate change, sea-level rise, and salt water intrusion.
- Develop infill policies that favor/allow small parcels to combine lots.
- Promote/require range of housing types for affordability; reduce the regulatory oversight for projects that "do the right thing."

Possible Approaches

Adopt Goals and Objectives that reflect the stipulated provisions of the statute and that are further clarified in specific Policies for implementation:

As required by the statute:

- Add policy language that requires new residential units to be energy efficient, and use renewable energy resources.
- Add new policy language that requires the County to adopt language in all FLUA amendments to assess greenhouse gas emissions and energy efficiency in land use patterns.

To further the requirements of the statute:

- Adopt strategies to retrofit existing/established commercial nodes in the County that incorporate mixed-uses (including residential, employment, and institutional uses), and allow for transit oriented development in the Urban/Suburban Tier, which help reduce GHG emissions and VMT.
- Adopt strategies that could allow for large undeveloped parcels in the Rural/Exurban Tiers the potential to develop consistent with the character of the Tier, based on performance criteria, and that do not contribute to urban sprawl.

Consistent with the South Florida Regional Climate Change Compact:

- Add new policy language that requires the County to establish greenhouse gas/energy efficiency & conservation education program(s) and tools for outreach, advocacy and ongoing information exchange.
- Add policy language requiring the County to work cooperatively with other governments/entities in the region on issues of energy efficiency and conservation.
- Add new policy language that addresses site design criteria as they pertain to energy conservation/efficiency, including concepts such as increased use of native plants/reduced need for irrigation, "low impact development" characteristics, reuse of stormwater on site, etc.
- Add policy language requiring the County to create an "energy efficiency checklist" to allow decision-makers to evaluate the benefits/impacts a development proposal may have.