

WEST LAKE WORTH ROAD NEIGHBORHOOD PLAN COMMUNITY MEETING

Thursday, May 21, 2009
7:00 PM
Woodlands Middle School

Agenda

- I. Introduction & History of the Lake Worth Road Coalition
Jerry Banks, LWRC President *(7:00 to 7:10)*
- II. Palm Beach County Neighborhood Planning
Bryan Davis, PBC Principal Planner/Urban Designer *(7:10 to 7:20)*
- III. Design Guidelines and Master Plan
Bob Bentz, Land Design South *(7:20 to 7:50)*
- IV. Neighborhood Plan Goals, Objectives, and Policies
Laure Hristov, Cedar Creek *(8:00 to 8:10)*
- V. Work Program & Open Discussion
Lisa Amara, PBC Senior Planner *(8:10 to 8:45)*
- VI. Wrap up – What's Next
Jerry Banks, LWRC President *(8:45 to 9:00)*
- VII. Adjournment

West Lake Worth Road Neighborhood Plan

Draft Work Program

- **Early 2009 - Preliminary Planning Efforts**
 - Identify players - Coalition Representatives, HOAs, Property Owners
 - Identify Preliminary Identified Issues, Goals and Objectives
 - Prepare initial drafts - Neighborhood Plan, Design Guidelines, Optional Master Plan
- **May 21, 7 pm - Coalition Hosts Initial Community Meeting**
 - Resident notification and publish materials on web
 - At meeting, Identify issues and possible solutions/Solicit input and comments
 - Provide sign in sheet and record minutes
 - Official Study Group forms
- **May – July - Study Group Meetings**
 - 9:30 am, PBC Planning, Vista Center, 2300 No. Jog Road, *tentatively 5/27, 6/17, 7/8*
 - Meetings are open to property owners, residents, and neighboring communities
 - Formalize issues, analysis, and recommendations in written drafts
 - Revise drafts and publish on web
- **Early June - Planning Division Distributes Drafts for Departmental Review**
 - Planning hosts meeting between County Departments and Study Group if needed.
- **July 15, 9:30 am – Board of County Commissioners Transmittal Public Hearing**
 - Update the Board with progress; LW/Lyons NE Commercial amendment
 - 6th Floor Chambers, Governmental Center, 301 No. Olive Ave, WPB
- **July 16, 7 pm - Study Group Hosts Second Community Meeting**
 - Present final versions of documents and solicit input and comments
 - Provide sign in sheet and record minutes, revise documents according to input
- **August 25, 9:30 am – Plan Presented to Board of County Commissioners**
 - Adoption Public Hearing for LW Commercial and Residential amendments
 - Neighborhood Plan presented for acceptance and further direction
- **September onward - Implementation**
 - Proceed with Comprehensive Plan and/or ULDC Amendments
 - November/December – BCC Adoption Public Hearing for LW/Lyons NE Commercial

Lake Worth Road Coalition
West Lake Worth Road Corridor
Community Meeting
May 21, 2009

Community Input

1. Need for a right turn lane on Lake Worth Road into Lake Worth Road Commercial development (Panattoni).
2. What does 7 d.u./ac. look like?
3. What is workforce?
4. What is the timeline for improvements of Lyons Road?
5. How much does a Workforce Housing unit cost?
6. All the residents live too close (within 2 miles) to the schools, so there is no bus service for students and traffic is horrible in the morning.
7. What is the timing of Lyons Road connection to the north?
8. Is there a market for this growth (short term analysis)?
9. What are the densities of the existing neighborhoods?
10. Is there consideration of lower densities?
11. With the density caps, what can be built?
12. Aesthetic comparison to PGA.
13. Would like a 65,000 sq. ft. limitation for single tenant.
14. Master plan gives us control.
15. What is the status of the challenge to the approved commercial (Lake Worth Road Commercial aka Panattoni)?
16. Neighborhood Plan is strength in numbers.
17. How do we get involved to get the master plan approved?
18. Parks and Open Space are needed in the master plan.

19. We need to consider the downside of the commercial market.
20. The planning effort needs to include of current needs of the community (i.e. traffic, Ranchettes).
21. Silver Glen at Citrus Isles (Bent Creek) wants/needs to be included in the planning efforts.
22. There needs to be traffic signal synchronization along Lake Worth Road.

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Attendance: Representatives from Lake Worth Road Coalition (LWRC), Palm Beach County (PBC), Land Design South (LDS), Chuck Suits (aide to Commissioner Santamaria), Commissioner Vana, and approximately 110 residents

- **Jerry Banks (LWRC):** gave the history and introduced the Lake Worth Road Coalition (LWRC), stating the following:
 - LWRC is a non-for-profit organization and consists of 7 residential communities and was created as a result of the residents objection to the development of Lake Worth Road Commercial (Panattoni);
 - During the approval of the Lake Worth Road Commercial project the LWRC was informed of the County's text amendment to allow new commercial development at mid-block locations;
 - LWRC met with Commissioner Santamaria regarding their concerns and objection to the Lake Worth Road Commercial property; Commissioner Santamaria provided them with a letter from Bob Bentz (LDS) which recommended the County prepare an overlay for this area;
 - At the December 3, 2008 adoption hearing for the Lake Worth Road Commercial (Panattoni) property, Commissioner Koons directed the LWRC to work with LDS and PBC Staff in preparing a Neighborhood Plan for this area because PBC Staff did not have the time nor the resources to prepare a Neighborhood Plan for this area;
 - LWRC with the help of PBC and LDS have developed a draft master plan, design guidelines and neighborhood plan for the area; these drafts still need to go through departmental review at PBC;

- **Bryan Davis (PBC):** gave an introduction and overview of the Palm Beach County Comprehensive Plan, stating the following:
 - PBC is required to have a Comprehensive Plan, which contains several (15) different elements that relate to the future development of the County;
 - For the purposes of the West Lake Worth Road Corridor plan we are dealing with just one (1) element, the Future Land Use Element;
 - Within the Future Land Use Element uses and densities for land are identified on a "bubble plan";
 - A Comprehensive Plan Amendment is an amendment to this element for a specific parcel of land that requests a different use and/or density for that specific parcel;
 - The Comprehensive Plan is the big picture, while Zoning is the little picture;
 - For the purposes of the West Lake Worth Road Corridor Plan, three (3) elements have been drafted:
 1. Design Guidelines: establish development requirements
 2. Master Plan: identify land use and transportation circulation
 3. Neighborhood Plan : Establish vision goals and objectives

- **Bob Bentz (LDS):** presented the draft Design Guidelines and Master Plan, stating the following:
 - West Lake Worth Road Corridor consists of +/- 3 sq. miles;

- 7 Communities were part of the original LWRC, however the coalition would encourage involvement from the other 2 communities within the corridor;
 - Bob identified the uses existing within the Corridor;
 - Bob identified the undeveloped land within the Corridor;
 - The undeveloped area (formerly known as the Gulfstream Polo properties) is the largest undeveloped track of land within the Urban/Suburban Tier of Palm Beach County;
 - There are a lot (approx. 30) different property owners within this area;
 - Currently there are no roadway systems, no parks, no pedestrian/bicycle paths;
 - The goal of the Neighborhood Plan is to remain within 10% of the existing density;
 - Transportation Planning:
 - The Board of County Commissioners voted to add Polo Club Road to the PBC Thoroughfare plan;
 - Goal is to make sure roads look good (add minor roadways, include buffers, pedestrian/bicycle paths);
 - Provide alternative ways to access properties and reduce traffic on the existing overburdened roadways such as Lyons Road and Lake Worth Road;
 - PGA Corridor is a good example of what this area could look like;
 - Require that future development provide large buffers along Lake Worth Road and Lyons Road.
 - Key principals of the master plan are the identification of a key transportation network, identify Future Land Use designations, establish buffers, and provide interconnectivity between uses;;
 - The master plan provided a transition from the high intensity Lake Worth Road to lower intensity uses to the south by placing more intense uses closer to Lake Worth Road transiting to less intense uses away from Lake Worth Road;
 - The plan shall also ensure that the proposed uses are consistent with what currently exists;
 - Master Plan also proposes to cluster civic uses;
 - Design Guidelines regulates signage, which shall have a common theme (more applicable to commercial uses);
 - Design Guidelines regulates Architectural Styles, which shall consist of either Florida Caribbean or Mediterranean theme (more applicable to commercial uses);
 - Design Guidelines regulates streetscape, which shall provide pedestrian friendly areas along Lake Wroth Road and Lyons Road and internal to the corridor.
- **Larue Hristov (LWRC):** presented the draft Neighborhood Plan and stated the following:
 - **GOAL #1: Maintain & Improve Area's Quality of Life**
 - Plan for traffic & connectivity
 - Accommodate traffic by wider roads & additional traffic lights
 - Combine parks & recreation areas
 - Maintain water conservation & environmental concerns
 - **GOAL #2: Determine Future Land Uses that are compatible with Corridor**
 - Inventory & assess vacant tracts for potential uses
 - Limit commercial activity
 - Prevent additional strip commercial
 - Properly place commercial nodes not to compete with regional centers
 - Limit amount of residential units allowed per acre

- Prohibit Industrial development
- Objectives:
 - Land Use - determine proper mix of land uses for the area by:
 - Determine location, amount & intensity of commercial uses
 - Combine land use strategies with mass transit needs
 - Placement of residential density & non-residential intensities to reduce traffic
 - Approve Master Plan
 - Maintain current suburban look
 - Determine transportation network and connectivity
 - Consider impact of growth on schools & traffic
 - Traffic & Connectivity:
 - Expedite widening of Lyons Road from Lantana to Lake Worth Road
 - Install traffic lights at intersection of Lake Worth Rd and Blanchette Trail Rd
 - Increase connectivity to collector roads
 - Improve linkages within & between developments for biking/walking
 - Incorporate pathways/bikeways into canal easements
 - Parks & Environment:
 - Co-locate parks in multi-use developments
 - Protect natural vegetation & sensitive preserve areas
 - Preserve water aquifer quality
- **Lisa Amara (PBC):** discussed the Work Program and presented the following:
 - This is the first of two community meetings;
 - Study groups will be held for the next 2 months at the PBC Vista Center offices, everyone is invited to come;
 - Please check the website, it will be updated with any changes and the schedule of future meetings as there will not likely be another mail-out notice;
 - The second community meeting will be held in July;
 - PBC staff will update the Board of County Commissioners on July 15, 2009 and August 25, 2009 on the progress of the Neighborhood Plan;
 - Following the first community meeting, the planning documents will undergo PBC Departmental review.
- **Open Discussion:** the following comments/questions/concerns were made by the residents/community:
 - There needs to be a right turn lane into the Lake Worth Road Commercial (Panattoni) site or traffic will be backed up for miles along Lake Worth Road.
 - Response: that request will be reviewed during department review and during the zoning of the site.
 - What does 7 units per acre look like?
 - Response: larger townhomes
 - What about Workforce Housing? How much does a Workforce housing home sell for?
 - Response: a workforce housing home is a home that must be sold at a certain price to a person that makes within 60% - 150% of the Area Medium Income (AMI).
 - There needs to be a right turn lane onto Blanchette Road.
 - Traffic is a major issue and we need to expedite the widening of Lyons Road and would like a timeline for the construction of Lyons Road.

- Response: LWRC is suggesting that the impact fees from the various developments within the Corridor go to widening Lyons Road;
- The widening of Lyons Road needs to be a priority, particularly before Panattoni is built.
- What is the price for a Workforce Housing unit?
- All of the residential neighborhoods within the Corridor are located within 2 miles of a school so buses are not provided by the school district, so everyone must drive their kids to school everyday, and traffic is horrible in the morning.
- Will Lyons Road connect to the north of Lake Worth Road?
 - Response: The connection of Lyons Road north of Lake Worth Road is constrained in the County's Comprehensive Plan until traffic on SR7 exceeds a certain amount. That can be added to this process provided that the project includes participation from Palm Beach Ranchettes.
- The Shell gas station has closed and there are several other commercial developments that have closed or are abandoned, who is responsible for this and why do we want more commercial?
 - Response: each comprehensive plan amendment is required to demonstrate the need for the proposed use and the County future land use maps show the use in the year 2025, so we have to plan for the future;
- When will Lake Worth Road Commercial (Panattoni) be built?
 - Response: the amendment has been appealed and the rezoning process takes some time, so it may take up to 2 years;
- What if everything went smooth, when would Lake Worth Road Commercial (Panattoni) be built?
 - Response: 2 years
- What are the densities of the existing neighborhoods?
 - Response: they are all different, they range from LR-1 to MR-5 on the land use map; however new developments can be built out at higher densities (up to 4.6 units per acre) by utilizing the County's density bonus programs.
- The densities proposed on the master plan are much more intense than the existing densities. Will the owners consider more 3 units per acre and less 7 units per acre in the Corridor?
- People travel all the way from Boynton Beach Blvd to Lake Worth Road to get on the Turnpike because it saves them \$.90.
- Along Lake Worth Road there are 9 residential communities, how many are there along PGA? Point is that this is a residential area and you are putting commercial where the residents do not want it.
- What is the typical square footage for a Publix?
 - Response: 55,000 to 65,000 sf
- Concerns regarding size for a single tenant.
- During the approval for the Lake Worth Road Commercial (Panattoni) property, the Planning Board did not find sufficient demonstration of need for the project.
- Where do we go and who do we contact to appeal the amendments.
- What happens if someone wants to change the Master Plan?
 - Response: Come to the Study Group Meetings.
- What do we do if we support it?
 - Response: Come to the Study Group Meetings.
- If the Master Plan goes to the Board of County Commissioners, how do we support it?
 - Response: Attend the BCC meeting.
- We would like community parks within corridor.

- Agrees to the master plan and thinks there should be a master plan for this area. In the past the BCC has ignored the Master Plan.
- There is a fear in the commercial real estate community that there will be a lot of vacant space and the tax base will go down.
- It is important to have a plan in place.
- Need to consider the market in the neighborhood study.
- Who is going to pay if the tenants don't come back?
- Did you consider what is lacking in the area when preparing the plan?
- Need to consider traffic issues in study plan.
- Some of our problems have to do with the BCC and if our plan will be adhered to.
- We must face reality that Lake Worth Road Commercial (Panattoni) is approved, the Master Plan is fantastic and I hope that BCC will approve it as it is.
- The maps presented do not have the correct title for Silver Glen at Citrus Isles subdivision, not Bent Creek.
- Silver Glen at Citrus Isles wants to be included in the LWRC and in the remainder of the planning process;
 - Response: Jerry will get with their President.
- Traffic is really bad in the morning, this needs to be addressed;
- Lake Worth Road is state owned and FDOT has control over it. Please invite FDOT to the future LWRC planning meetings.
 - Response: Master Plan will need to go through the County's Departmental Review Process.
- Request that the traffic signals interconnect along Lake Worth Road (so all lights are synchronized to change together).