

Lake Worth Road Coalition
West Lake Worth Road Corridor
Study Group Meeting
May 27, 2009

Attendance: Lisa Amara (PBC), Jorge Perez (PBC), Leslie Murrell (LDS), Bob Bentz (LDS), Jay Romfh (Gulfstream Polo/Lyons Road Residential), Bob Bollia (Lake Worth Road Coalition), Juan Ortega (LDS), Scott Rodriguez (PBC), Autumn Sorrow (PBC), Jerry Banks (Lake Worth Road Coalition), Nick Uhren (PBC), Manny Payton (resident of Cypress Woods)

Lisa Amara (PBC) led meeting

- Agendas will be created for the remainder of the study group meetings and minutes will be taken for all meetings;
- PBC will start departmental review of the Neighborhood Plan, Master Plan and Design Guidelines with an anticipated finish date of June 17, 2009;
- PBC will not send out another post card to residents notifying of upcoming community meetings, the website will be kept up to date with meeting dates and times and the Master Plan will be posted on the web;
- Lisa Amara recommends possibly requesting a MLU or TTD land use designation for the Gulfstream Polo properties, LDS will look into this;
- Lake Worth Road Coalition would prefer that the undeveloped land within the Corridor be submitted for a land use amendment at one time;

Nick Uhren (PBC) discussed traffic

- Board of County Commissioners added Polo Club Road to the PBC Thoroughfare Right-of-Way Identification Map (TIM) as a collector road (80') and is scheduled for the June 26th, 2009 Planning Commission hearing;
- Polo Club Road was added to the TIM in order to allow the ultimate development of the Gulfstream Polo properties;
- Nick Uhren also stated that if roads are not on the TIM map it is impossible to force property owners to dedicate land for the road;
- There may be property owner notification for the dedication of land for Polo Club Road;
- Juan Ortega (LDS) is working on a traffic study for the corridor area;
- Juan Ortega is still waiting for Paul Larsen to make a final decision regarding the methodology for the study;
- Juan Ortega is calculating each parcel individually at maximum development potential identified in the Master Plan and/or utilizing the approved square footage for each parcel;
- Juan Ortega is forced to make an assumption on the land that is undeveloped;
- Juan Ortega will send both Lisa Amara and Nick Uhren the information he is gathering so Lisa can send it out as part of the departmental review;
- Manny Payton (resident of Cypress Woods) is concerned about how congested Lyons Road currently is and would like to know when expansion is planned for that right-of-way;
- Manny Payton also mentioned that traffic on Blanchette is also an issue that needs to be addressed;
- Manny Payton also wanted to know if right turn lanes would be provided for Lake Worth Road Commercial (Panattoni);
- Nick Uhren responded to Mr. Payton's questions with the following:
 - The intersection of Lake Worth Road and Lyons road is okay; PBC Engineering Department has already added early phases of expanding Lyons Road to four (4)

lanes. The policy in the Comprehensive Plan restricting the expansion of Lyons Road is being removed from the Plan to allow the expansion of Lyons Road.

- Each project must meet the County's Level of Service standard or it will not be approved.
- If the Lake Worth Road Commercial (Panattoni) site only has access onto Lake Worth Road then they will be required to provide a right turn lane.
- Manny Payton stated that if we have traffic issues resolved then the Corridor plan will gain the support from the community;
- Nick Uhren stated that once the Level of Service standards fail on State Road 441, which it is close to doing, then Lyons Road can be expanded to the north;
- PBC Engineering will look to see if traffic will work and the number of lanes required to make the traffic meet the level of service standards for the County;
- LDS really needs answers from Paul Larsen so that the traffic study can be conducted for this area and we can get the traffic questions answered;
- Lisa Amara will add Paul Larsen to the list for Departmental Review;
- Manny Payton had concerns about how the school impacts tie into peak hour trips since there are so many schools located within the Corridor. Nick Uhren responded that the County tries to work with the School Board when planning for a school but sometimes that doesn't happen so school traffic can become a major issue;
- Currently there are no sidewalks along Lyons Road, which make it difficult for students to walk/bicycle to school;
- Once Lyons Road is widened traffic signals will be added;
- The widening of Lyons Road is a priority;
- Impact fees from new developments are required to be spent within the Impact Fee Zone, identified by the County; it is a political decision if the fees from the developments within the Corridor are spent on these roadways;
- Juan Ortega is looking at long term effects of existing and proposed development;
- Individual developments approvals look at short term to accommodate additional trips for each development;
- Timing of roadway improvements is addressed during construction;
- Lyons Road is the only remaining road that needs to be widened, Lake Worth Road is at its maximum size (120');
- Extension of Lyons Road to the North is not and should not be part of the Coalition's effort, as the Ranchettes are opposed and it is outside of the Corridor's boundaries;
- Traffic counts for commercial centers look at # of employees/# of residents/uses/etc.;
- Commercial intensity that was approved for the Lake Worth Road Commercial (Panattoni) and Lake Worth/Lyons Road Commercial are unrealistic but would need to be restricted as part of a condition of approval to allow those numbers to be amended in the traffic analysis;
- Manny Payton had concerns about the additional commercial at the northeast corner of Lake Worth Road and Lyons Road, since there is already so much commercial approved along Lake Worth Road;
- Palm Beach County has been looking at revising the commercial designations to just one designation inside the Urban/Suburban Tier;
- Lake Worth Road Coalition wants to limit the maximum tenant to 65,000 sq. ft.;
- If the Neighborhood Planning documents do not get adopted the Coalition and/or residents will have to fight each amendment individually;
- Concurrent with the PBC departmental review of the Neighborhood Plan, Design Guidelines and Master Plan, items in the documents may change because the requirements of the County may not agree with the Plan;

- Lake Worth Road Coalition is concerned about the caps on residential;
- Lisa Amara will send the plan to the legal department to review the legality of the caps on the residential units;

Next Meeting: June 16, 2009 at 9:30 am at PBC Vista Center offices