

**Lake Worth Road Coalition**  
**West Lake Worth Road Corridor**  
**Study Group Meeting**  
*June 17, 2009*

**Attendance:** Lisa Amara (PBC), Bryce Van Horn (PBC), Bob Banks (PBC), Allan Ennis (PBC), Leslie Murrell (LDS), Brian Terry (LDS), Jay Romfh (Gulfstream Polo/Lyons Road Residential), Bob Bollia (Lake Worth Road Coalition), Juan Ortega (LDS), Autumn Sorrow (PBC), Jerry Banks (Lake Worth Road Coalition), Manny Payton (resident of Cypress Woods), Jill Gregory (PBC Fire Dept); George Sica (Resident), Joe Gregory, Frank Goldsmith, Laure Hristov (Lake Worth Road Coalition)

**Lisa Amara (PBC) led meeting**

- Design Guidelines will ideally be incorporated into the PBC Unified Land Development Code;
- LDS and County Engineering Staff have met and determined the study area and methodology for the traffic study, LDS will begin the traffic study which should be complete in 2-3 weeks (best case scenario);
- LDS is working with the owners of the Lake Worth/Turnpike Commercial amendment in an attempt to restrict the square footage of the site to a more attainable amount;
- The master plan caps the residential density which would prohibit the use of the voluntary density bonus programs and is inconsistent with the intention of the PBC Comprehensive Plan;
- Bob Banks explained the Burt Harris Act, which vests existing uses and allows a property to have the right to attain the same density as the properties surrounding it
- Ms. Garvey has been notified and has not attended any meetings so it is difficult to plan for her wishes when she has not been part of the planning process;
- Palm Beach County is re-visiting the WFH program as it relates to the TDR program;
- PBC Planning Staff would like to not see the caps on the residential densities, and would rather the properties be developed at the existing densities with the use of the voluntary density programs;
- Bob Banks has concerns that the Master Plan undermines the PBC voluntary density bonus programs and may require the County to revisit the policies in the Comprehensive Plan;
- The reason the Master Plan caps the densities and transitions the densities is because the Coalition does not want to have the area developed like Andalusia was planned;
- Conditions of Approval can also be assigned to individual developments during the approval process;
- Net density caps was also brought up, instead of gross density caps;
- Lake Worth Road is shown on the County's thoroughfare plan as four (4) lanes;
- Lyons Road will be widened when the existing and projected (approved) densities exceed capacity (approximately 8 years);
- The Pannatoni site is required to consider approved (un-built) densities during traffic concurrency (rezoning);
- The traffic study that is being prepared for the Master Plan area will look at the impacts of the exiting densities and the proposed densities;
- The traffic study that is being prepared for the Master Plan will also look at the extension of Lyons Road;

- The extension of Lyons Road to the north (by the Ranchettes) is restricted by the Comprehensive Plan, which states that Lyons Road cannot be extended north until SR 7 exceeds capacity;
- Lyons Road would have to cross two (2) canals in order to extend further north to Forest Hill Blvd;
- PBC Engineering Department and LDS are looking to the Coalition for more direction regarding the proposed land uses and densities to include in the traffic study;
- Residents would like the traffic study to also look at the impacts from the schools and the Turnpike; the traffic study that is being completed for the Master Plan cannot look at those impacts but the traffic study that will be prepared for currency will require that;
- The addition of Polo Club Road as a collector road to the County's Thoroughfare Map is part of this round of amendments and is scheduled for the June 26, 2009 Planning Commission hearing;
- A light at Blanchette is a major concern and needs to be addressed;
- The traffic study will be modeled with a traffic light at Blanchette;
- The traffic lights along Lake Worth Road need to be interconnected to avoid major traffic congestion;
- Jill Gregory (PBC Fire Dept) stated that the Fire Department is going to retain the site they currently own along Lyons Road but has no plans at this time to construct a fire station;
- Neighbors are concerned about the traffic if a fire station is constructed at that location;
- The Parks Department did not attend the study group and it would be nice if they could attend the next meeting;
- The Coalition would really like a neighborhood park in this corridor;
- An option to reduce the traffic along Lyons Road is that Tropical Estates could voluntarily restrict some of the access roads onto Lyons Road;
- The Master Plan/Neighborhood Plan may also want to encourage interconnectivity on the two parcels located on Lyons Road, just east of State Road 7.

**Next Meeting: July 1, 2009 at 9:30 at the PBC Vista Center offices**