

**Lake Worth Road Coalition**  
**West Lake Worth Road Corridor**  
**Study Group Meeting**  
**DRAFT Minutes - July 1, 2009**

**Attendance:** Lisa Amara (PBC), Bryce Van Horn (PBC), Tim Granowitz (PBC Parks), Leslie Murrell (LDS), Jay Romfh (Gulfstream Polo/Lyons Road Residential), Sheldon Rubin (Gulfstream Polo/Lyons Road Residential), Bob Bollia (Lake Worth Road Coalition), Juan Ortega (LDS), Jerry Banks (Lake Worth Road Coalition), Manuel Payon (resident of Cypress Woods), George Sica (Resident), Laure Hristov (Lake Worth Road Coalition), Ginny Hack (resident), Richard Bogatin (resident)

**Lisa Amara (PBC) led meeting**

- LDS completed the traffic analysis based on the maximum intensity and submitted it to PBC for review yesterday, June 30, 2009. LDS is in the process of scheduling a meeting with the PBC Engineering Department to review the analysis and the assumptions made; Lisa Amara and Jerry Bank will also be invited to attend that meeting;
- Richard Bogatin (resident) would like to maintain and incorporate the exit from Cypress Lake Estates onto Lyons Road in the Master Plan and also in the traffic analysis;
- Richard Bogatin (resident) would also like the widening of Lyons Road to 4 lanes to be expedited;
- Richard Bogatin (resident) would like the intensities/densities depicted on the master plan to be reduced, specifically the HR-8, capped at 7;
- Richard Bogatin (resident) was under the impression that Land Design South was employed by the Coalition, which LDS is actually employed by the developers;
- Richard Bogatin (resident) is concerned that the Coalition is not aware of what they are agreeing to;
- Jerry Bank explained to Richard Bogatin the background of the Coalition and how and why it was formed and that Commissioner Koons asked that Land Design South assist the Coalition in their neighborhood planning efforts. The Coalition has met with LDS and designed the master plan and determined the densities;
- Richard Bogatin pointed out that under the County's current code, developers are able to increase density through the bonus density programs;
- Lisa Amara pointed out that the Lake Worth Commercial (Panattoni) property was challenged and the trial date is set for August (possibly the 18th);
- Richard Bogatin stated that there is a sunset rule in Florida that everyone is required to follow;

- Manuel Payon (resident) stated that he also was not sure on who LDS was represented at the community meetings;
- Manuel Payon (resident) would also like to know why there is such a rush to complete the Master Plan – Lisa Amara pointed out that there are 2 amendments in process that are scheduled for adoption in August and the Board asked that the Neighborhood Plan be complete prior to the adoption of those amendments;
- Lisa Amara pointed out that all that matters in the end is the voice of the residents and the community need to be the driving force of the neighborhood plan/master plan/design guidelines;
- Lisa Amara stated that the community needs to be cohesive in their support/against the plans;
- Lisa Amara stated that there really are not any issues with the Design Guidelines or Neighborhood Plan, just the Master Plan seems to be an issue;
- The addition of Polo Club Road to the County’s Thoroughfare Map was recommended for approval by the Planning Commission last Friday, June 26, 2009, and is scheduled for the Board of County Commissioners on July 15, 2009;
- The issue of net vs gross density was discussed; however it can bring upon unanticipated restrictions on properties and limit the flexibility for mixed housing types
- Richard Bogatin expressed concerns that the County has no way of capping densities/intensities at the Land Use stage; Lisa Amara confirmed that the limits are placed as conditions of approval on the ordinance approving the land use and that the density caps proposed on the Master Plan would only apply to proposed Future Land Use Atlas amendments to these densities, rather than projects that pursued the County’s TDR or Workforce Housing density bonus programs through the rezoning process;
- Palm Beach County cannot require landowners to follow the master plan, owners are still able to get the density permitted by the existing land use designations;
- Lisa Amara stated that the County may be developing a new way to solicit community input and support by allow the community to vote on community plans or through some other means that has yet to be determined and would be discussed at the 7/8 meeting;
- Tim Granowitz (PBC Parks) stated that there is a PBC park located to the south of the Coalition boundaries and PBC has no intention and no fund for more parks in that area;
- Tim stated that individual developers that are required to provide a recreation and civic site for each development can cluster those to provide for larger parks;
- PBC Parks likes for parks to be clustered near schools; a great site for a larger park would be next to the proposed school;
- Tim stated that impact fees can only be used for district parks (40-ac or larger)
- Laure Hristov stated that it is exhausting for the Coalition to fight each amendment individually and that the neighborhood planning efforts provides boundaries and restrictions for development;

- Manuel pointed out that the proposed commercial sites seem to be okay with everyone, however he addressed the commercial property located at the northeast corner of Lake Worth Road and Lyons Road and would like the northern portion of that property to be preserved;
- Manuel stated and Lisa confirmed, that the Master Plan also restricts the conversion of the institutional uses along Lake Worth Road to become commercial;
- Ginny stated that her neighborhood has concerns about the MR-5 that is on the master plan near the corner of SR 441 and Lake Worth Road and would like that to be decreased to LR-3; Jerry Bank confirmed that the Coalition would change that;
- Ginny also stated that her neighborhood would like the neighborhood plans to allow for an easement for her neighborhood to have access off of Lake Worth Road at the existing light;
- Richard suggested that the residents of Sherbrooke Lakes POA/HOA and the Palm Beach Ranchettes be involved and invited to participate in the planning as they are directly adjacent and will be impacted by the proposed densities.
- Richard suggested that, in addition to a mailing the HOA's, that the automated resident telephone/notice technology should be used to inform its residents of the 7/14 meeting.
- Richard pointed out that at the 5/21 Community Meeting, it was widely perceived that Land Design South was hired by and was representing the Coalition.
- Richard requested that the densities of the surrounding existing developments be provided at the next meeting with aerials of developments built at 5 and 8 units per acre so that the Study Group can see examples of these densities.
- Richard disagreed that 7 units per acre was acceptable on the Lake Worth/Lyons Residential amendment site, and stated that the area that abuts the proposed commercial did support a higher density, but did not require that the entire tract be allotted that density.
- County staff pointed out that staff recommended denial of that amendment, and that the basis for that amendment was the approval of the Panattoni amendment to commercial.
- Richard stated that by supporting these densities the Developer is obtaining a large savings and receiving additional density without participating in several County programs which provide for workforce housing in exchange for density increases. These savings will allow the developer to develop its properties with lower priced multi-family and or zero lot line homes throughout the entire tract. The Community would be better served by the developer participating in the bonus programs.
- Richard raised concerns that based on the proposed densities the traffic impacts may exceed the capacity of the surrounding roads, and may be too high.

**Next Meeting: July 8 2009 at 9:30 at the PBC Vista Center offices**