

Lake Worth Road Coalition
West Lake Worth Road Corridor
Study Group Meeting
July 22, 2009

Attendance: Lisa Amara (PBC), Bryce Van Horn (PBC), Leslie Murrell (LDS), Bob Bentz (LDS), Bob Bollia (Lake Worth Road Coalition), Juan Ortega (LDS), Jerry Bank (Lake Worth Road Coalition), Manuel Payon (resident of Cypress Woods), Nick Uhren (PBC), Allen Ennis (PBC), Barbara Alterman(PBC), Scott Rodriguez (PBC); Patrick Rutter (PBC); Jay Rumfh (property owner)

- Design Guidelines have been revised and once the coalition reviews them, Jerry Bank will send them to Lisa Amara;
- Lisa Amara added more information to the Neighborhood Plan;
- Once all the neighborhood planning documents have been updated, Lisa Amara will post the revised design guidelines and neighborhood plan and meeting minutes on the website;
- The adoption hearing for the amendments and the review of the master plan is scheduled for August 25, 2009;
- The next study group is scheduled for August 19, 2009;

Traffic Analysis

- Alan Ennis stated that the traffic analysis is a work in progress and the model is difficult to use for this study, which is why the analysis is taking so long;
- Alan Ennis is not sure the model will work and may need to revert to another method;
- PBC is using the model because it is used by the County for long range planning;
- Developers are required to use the model for Land Use changes and traffic concurrency (for Zoning changes) uses a different model;
- The final traffic report will show the entire area as if the entire area was developed as one project;
- The number one concern of the residents is traffic;
- The residents are also concerned about the amount of traffic caused by the schools;
- The number two concern of the residents is the density;
- Alan Ennis stated that the traffic model will not give the answers most of the residents are concerned about (as they stated in the community meeting) the residents seem to be concerned about very specific issues that are not covered in a model;
- Coalition stated that there is no more room to widen Lyons Road because there are houses located on either side of the road, so the model needs to make sure that the road will not need to be widened any more;
- The traffic analysis is trying to determine if there is enough capacity to serve the densities proposed by the master plan and if there is not, to determine where it does not work;
- The PBC Thoroughfare Identification Map (TIM) identifies the ultimate right-of-ways within PBC;
- Lake Worth Road is currently at its ultimate right-of-way;
- PBC does not want to allow Future Land Uses that require roads to be built-out larger than is possible (or identified on the TIM);
- PBC would not close any of the Tropical Estates streets, if Lyons Road was 4 lanes then medians would most likely be installed;
- Richard Bogatin asked if it would be possible to line the proposed road located south of Cedar Creek Ranch with Silver Glen at Citrus Isles – it is not because the church would have to dedicate the right of way;

- The proposed drop off for the high school is off Polo Club Road so traffic would stay off Lyons Road;
- PBC is currently reviewing the proposed condition for the Lake Worth/Lyons Road Residential amendment to install the road, as it may be a rezoning condition and if the roadway is not on the County's TIM map then the County cannot require them to dedicate the roadway;
- Coalition would like Panattoni to pay for half of the road;
- PBC Board of County Commissioners would be more inclined to require the roadway if it was shown on the master plan;
- Bob Bentz stated that if the density was reduced to MR-5 on that property, then the road may not be feasible since it is so expensive;
- Need to ensure that Patricia Garvey has access to her property – it was a condition in the Andalusia approval to ensure access to her property;
- Bob Bentz stated that all the parcels within the corridor will be required to under three (3) different traffic reviews: 1) Master Plan Analysis 2) Long Range Analysis (required as part of a Land Use Amendment 3) Concurrency (required as part of a Zoning amendment);
- PBC standards state that Lyons Road is not currently over capacity;
- All projects that submit for a land use amendment must also perform a cumulative analysis;
- Workforce Housing units are allowed a “hall pass” from the traffic standards;
- Master Plan Traffic analysis does not differentiate workforce units from market rate units, it counts all units;
- Coalition would like a stop light at Polo Club Road and Lyons Road, but it must meet warrant standards;
- Coalition would like MR-5 instead of HR-8 in the Master Plan;
- Ranchettes is currently discussing paving and drainage among their neighborhood;
- Lisa Amara stated that if Lyons Road is going to be extended north of Lake Worth Road then the Ranchettes will need to be brought into the Coalition;
- Jerry Bank stated that he invited 2 people from the Ranchettes to join the coalition but no one ever got back to him;
- PBC has a restriction on the connection of Lyons Road to the north in the Comprehensive Plan;
- Nick Uhren stated that the traffic analysis takes into account what is on the TIM and if the TIM shows Lyons Road connecting then the traffic analysis will assume that it connects, the traffic analysis also takes into consideration if Lyons Road was not connected;
- At the transmittal hearing the board was concerned about the community support and also traffic;
- Bob Bentz asked the County and the Coalition what we are going to ask the Board to do with the neighborhood plan, design guidelines and master plan;
- Lisa Amara stated that neighborhood plans typically become outdated and are used more of a recommendation;
- Bob Bollia stated that the Coalition does not want this to become a recommendation they want this to have more weight than just a neighborhood plan;
- One possibility is that these documents become part of the Comprehensive Plan and Unified Land Development Code;
- The Design Guidelines would need to be re-written in order to become part of the Unified Land Development Code;
- PBC recommended that the master plan could be depicted as text in the Comprehensive Plan;

Workforce Housing

- Prices for workforce housing units in PBC range from \$164,000 to \$304,000 and are targeted to people who make 60% - 150% of the Area Median Income as determined by HUD;

- The Unified Land Development Code requires that the workforce housing units must equally distribute the houses in each category, however a developer can have more of the lower prices units;
- Recently the Board of County Commissioners asked the staff to re-establish the price points, the price points are as follows:

AMI	Old Price Points	New Price Points
60%-80%	\$164k	\$123k
80%-100%	\$189k	\$171k
100%-120%	\$240k	\$220k
120%-150%	\$304k	\$276k

- The Board is able to revise the Workforce Housing price points any time, it does not need to be adopted;
- All Workforce Housing units require a 25 year deed restriction if they are rental or for sale;
- The County allows both rental and for sale workforce housing units;
- It was the County's original intention with the Workforce Housing program that developers would disperse the units throughout the development but developers objected to this because of the HOA fee differences between workforce housing units and market rate units;
- PBC will not allow the design guidelines to allow only for sale units;
- The Workforce Housing program requires that renters and owners qualify based on the AMI;
- PBC Comprehensive Plan requires that density bonuses are used for increases in density, however the BCC may approve the Master Plan even though it goes against the Code;
- PBC cannot require developers to disperse the WFH units;
- Builders may build similar units for WFH but they do not have to be the exact same;
- May want to consider only allow certain housing types in the design guidelines instead of prohibiting rental units;
- There is currently no method to address buying deed restricted WFH units verse market rate units;
- PBC allows a developer to build WFH units off site if the average price of a market rate unit in the development is 200% of above the AMI;
- Developers did not want to keep replacing units which is why the County put a 25 year deed restriction on units;
- Resident stated that Workforce Housing requirements only work in areas that are completely built out;
- Barbara Alterman stated that the County is almost built out and that this is one of the last remaining large tracts of land that is undeveloped in PBC;
- Manny asked if the County would be interested in purchasing this land; Barbara Alterman stated that it was unlikely;
- Barbara Alterman stated that there are 2 ways the County allows an increase in density, the first is the WFH program which are free density bonus if you provide workforce housing units and the second is the Transfer of Development Rights program which is above and beyond the workforce housing program and allows you to purchase additional units (\$50,000 for a market rate unit and \$1 for a workforce housing unit) and 50% of the TDR units must be workforce housing units;
- Manny asked the County to formulate the calculation for the density bonus programs;
- PBC also stated that the workforce housing program is designed to take a broader approach and look into the future since it takes at least 2 years to secure approval on a project before the buildings get started;

What's Next

- In the next month the design guidelines, master plan and neighborhood plan need to be finalized;
- Staff needs to determine what their recommendation to the BCC will be in regards to the master plan, design guidelines and neighborhood plan;
- Need to show community support (letters, residents at hearing)
- Bob Bentz expressed that he has concerns about what we are going to ask the Board to do with the Neighborhood planning documents – Lisa Amara stated that we don't necessarily need to know for the next hearing, we could ask the Board to initiate the neighborhood planning efforts and it could become part of the 10-1 round of amendments.

Next Meeting: Study Group Meeting – August 19,, 2009 at 9:30 am at the PBC Vista Center offices (planning department)