

**ATTACHMENT I  
PALM BEACH COUNTY EAR 2003-2006  
MAJOR EAR ISSUES  
Issue Statement**

<b>ISSUE # 1</b>	<b>ABILITY OF THE MANAGED GROWTH TIER SYSTEM AND FUTURE LAND USES TO ACCOMMODATE FUTURE POPULATION AND DEVELOPMENT ACTIVITIES</b>
<b>ISSUE STATEMENT AND BACKGROUND</b>	
<p>In 1999, Palm Beach County adopted the Managed Growth Tier System (MGTS), which is intended to guide the location, type, intensity and form of various types of development patterns consistent with the characteristics of each Tier. This system was adopted with the purpose of ensuring the development and maintenance of sustainable communities by applying smart growth practices that protect the County's natural resources; prevent urban sprawl so that land, facilities and services are used most efficiently; and, provide for the appropriate distribution and arrangement of land uses.</p> <p>The Tier System established that the bulk of the population growth would occur within the Urban/Suburban Tier. Over the next 10-15 years it is anticipated that the remaining vacant land within this tier will become depleted through development activities.</p> <p>This issue deals with the ability of the County to accommodate future population growth and development activities through the MGTS, while maintaining sustainable communities, protecting natural resources, rural areas and agricultural lands, and preventing urban sprawl.</p>	
<b>ACTIVITIES THAT NEED TO BE EXPLORED TO ADDRESS THIS ISSUE INCLUDE:</b>	
<ul style="list-style-type: none"> <li>▪ Encourage the concentration of population growth in the Urban/Suburban Tier and within the cities by promoting redevelopment, revitalization and infill development where appropriate, which allows for increased residential densities and more efficient development patterns consistent with the goals of the Managed Growth Tier System;</li> <li>▪ Consider whether the Urban/Suburban Tier and the Urban Service Area Boundary (with increased densities and efficient land use patterns) could be modified or updated.</li> <li>▪ Prepare an assessment of the Tier System including a review of the Tier boundaries, considering the separation of the Glades Tier into the Urban Glades Tier and the Everglades Tier (the EAA &amp; conservation areas), the possible creation of a Conservation Tier, and the review and update of the Revitalization and Redevelopment Overlay, including the possible conversion of this overlay into a new Tier. Evaluate the implementation of the Tier System by County agencies.</li> <li>▪ Study potential for increasing residential densities within the Urban/Suburban Tier and promotion of mixed-use and infill development within the Urban/Suburban Tier to continue the concentration of population growth within its boundaries.</li> <li>▪ Assess Impacts on the provision of services. The selection of development and growth management alternatives will have an impact on the availability of land for the location of services (schools, parks, etc.); and will also have an impact on water supply, transportation and other services for the projected growth.</li> <li>▪ The impact of more intense development within the Urban Service Area Boundary could be mitigated with the use of alternative development patterns to reduce impacts on traffic, collocate services with developments, etc.</li> </ul>	

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<b>ISSUE # 2</b>	<b>EFFECTIVENESS OF THE COUNTY'S INFILL DEVELOPMENT AND REDEVELOPMENT INITIATIVES AND COMPREHENSIVE PLAN POLICIES</b>
<b>ISSUE STATEMENT AND BACKGROUND</b>	
<p>Infill development and redevelopment can help promote several of the goals and development objectives contained in the Comprehensive Plan and the Tier System. Infill projects can provide housing opportunities to accommodate projected growth, encourage community revitalization, and help reduce urban sprawl. While the Comprehensive Plan and ULDC include language that supports infill development and redevelopment, there is no comprehensive framework or countywide strategy in place to promote quality infill development or to establish priorities and programs that promote targeted infill development and redevelopment. Obstacles to infill and redevelopment include site and area constraints, the lack of adequate infrastructure and cost to provide, upgrade or improve existing infrastructure, the time and costs associated with processing infill projects, excessive regulatory requirements, and community opposition to infill projects.</p>	
<b>ACTIVITIES THAT NEED TO BE EXPLORED TO ADDRESS THIS ISSUE INCLUDE:</b>	
<ul style="list-style-type: none"> <li>▪ Factors which will promote infill include removing regulatory obstacles, creating more flexible development standards, providing improvements to infrastructure, reducing or waiving development fees, establishing differential /tiered impact fees, providing public financial assistance and engaging community to address concerns in order to gain greater acceptance and support for infill development.</li> <li>▪ Review Plan's policies in order to provide the basis for a coordinated effort. Infill and redevelopment are mentioned or addressed in different elements and policies in the Comprehensive Plan but are not cohesive. They include: neighborhood plans, infill study, redevelopment and revitalization overlay within the Tier system, the Countywide Community Revitalization Team (CCRT) initiatives and scattered provisions in other elements of the Plan.</li> <li>▪ Develop specific strategies to remove and/or help address the existing obstacles to infill before urban redevelopment and reversal of blight can be achieved on a meaningful scale.</li> <li>▪ Assess the impact on existing infrastructure and transportation systems when developing and implementing mixed-use projects in cities and older areas of the County.</li> <li>▪ Consider increasing densities, intensities and building heights in infill redevelopment areas, along with major capital improvements to promote investment on areas targeted for infill and redevelopment.</li> <li>▪ Many infill areas are located within municipalities. Therefore, working with municipalities through interlocal agreements and other joint activities will be needed to make this effort more effective</li> <li>▪ Consider strategies to allow renters to become homeowners or to stay in the area in order to avoid displacement and to maintain and improve the social fabric of existing neighborhoods. Planning for these areas should include the creation of public places as neighborhood epicenters.</li> </ul>	

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<b>ISSUE # 3</b>	<b>EFFECT OF DEVELOPMENT TRENDS AND POLICIES IN THE PLAN ON THE AVAILABILITY OF HOUSING OPTIONS FOR MODERATE AND LOW INCOME FAMILIES AND THE COUNTY'S WORKFORCE.</b>
<b>ISSUE STATEMENT AND BACKGROUND</b>	
<p>Due to the proximity of buildout in the County and continued population growth and development pressures, the scarcity of undeveloped land has resulted in higher land values, which are reflected in the final cost of residential units offered in the market. Recent studies of the residential market in the County indicate that the median price of new and old homes is close to \$250,000. According to the same study, the family income required to obtain approval of a mortgage for this amount is \$85,000/Year. A continuation of this trend will have a significant impact for low and moderate-income families that might not be able to afford new or used homes in the future.</p>	
<b>ACTIVITIES THAT NEED TO BE EXPLORED TO ADDRESS THIS ISSUE INCLUDE:</b>	
<ul style="list-style-type: none"> <li>▪ Adopt objectives and policies in the Comprehensive Plan, and provide incentives to promote development of workforce housing for people whose incomes are 150% of the County median, and also housing units that could be afforded by moderate, low and very low-income families, young people and new couples.</li> <li>▪ Concentration of affordable housing and starter homes may be allowed in certain areas to keep the character and social fabric of existing neighborhoods.</li> <li>▪ The negative connotation of affordable housing needs to be reconsidered. Emphasize the placement of affordable housing with quality construction in diverse existing and new neighborhoods.</li> <li>▪ Develop strategies to drive the market place to provide affordable housing anywhere.</li> <li>▪ Link mass transit and multimodal transportation systems to the design of workforce and affordable housing developments.</li> </ul>	

**PALM BEACH COUNTY EAR 2003-2006**  
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<b>ISSUE # 4</b>	<b>EVALUATE THE IMPACTS OF DEVELOPMENT ON NATURAL RESOURCES, AGRICULTURAL LAND AND RURAL AREAS</b>
<b>ISSUE STATEMENT AND BACKGROUND</b>	
<p>As the County reaches buildout, additional pressures are placed on natural resources within the developable areas and also on adjacent areas with sensitive lands and other resources, rural areas located in central western and northern County, and prime agricultural lands in the Agricultural Reserve (Ag Reserve) and the Everglades Agricultural Area (EAA).</p> <p>This issue deals with the ability of the County's programs, initiatives and Plan policies to continue preserving agricultural and rural lands and environmentally sensitive areas. It also deals with the fiscal feasibility of maintaining this level of protection.</p>	
<b>ACTIVITIES THAT NEED TO BE EXPLORED TO ADDRESS THIS ISSUE INCLUDE:</b>	
<ul style="list-style-type: none"> <li>▪ Preservation of agricultural lands. The most important agricultural lands are located in the Ag Reserve, central-western County, and the Everglades Agricultural Area (EAA). An evaluation of the effectiveness of policies and programs for the preservation of the Ag Reserve must be considered. A focus of this exercise must also be directed to the preservation of agricultural activities and expansion of conservation programs in the EAA.</li> <li>▪ Preservation of rural lands. Rural lands include other important areas of the County with specific goals, objectives and policies in the Plan that reflect the desire of area residents to preserve and maintain the rural character and lifestyle of these areas. An evaluation of the effectiveness of related policies and programs must be considered during the EAR.</li> <li>▪ Impacts of development on Everglades and other restoration initiatives. The northern Everglades, Lake Okeechobee, the Lake Worth Lagoon and the Loxahatchee River and Slough are some of the areas in need of restoration and preservation, which are located within Palm Beach County. Likewise, several projects implementing the Comprehensive Everglades Restoration Plan (CERP), the Everglades Construction Program and other restoration initiatives have components and programs also located within the County. The impacts of development initiatives and Plan policies on these projects need to be considered during the EAR. Many of these restoration facilities and programs have been designed considering current future land use designations in the Comprehensive Plan and current demographic projections. Any changes in future land use or demographic assumptions for the County may have an impact on these initiatives and must be seriously considered during the EAR.</li> <li>▪ Impacts of development on Water Resources and Water Supply. Water resources in South Florida and the County are limited and must satisfy the needs of our natural ecosystems, agriculture and urban users. Current development and land use patterns may have an impact on available water resources to satisfy the competing needs of major human consumers and the environment. Linking land use and water supply planning is a first step to address this situation. Palm Beach County recently completed a Pilot Project implementing this new State requirement.</li> <li>▪ Deterioration of surface water quality and limited availability of water for environmental restoration purposes. To assess the effectiveness of current Plan policies in preventing negative impacts of stormwater runoff to surface water bodies, whether sufficient water qualities are available for protection and restoration of wetlands and critical surface water bodies, and whether current policies and programs for water storage are adequate to serve community needs related to natural resource protection.</li> </ul>	

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<b>ISSUE # 5</b>	<b>ASSESSMENT OF TRANSPORTATION PLANNING PROGRAMS AND COMPREHENSIVE PLAN POLICIES TO ADDRESS THE IMPACTS OF URBAN GROWTH.</b>
<b>ISSUE STATEMENT AND BACKGROUND</b>	
<p>Due in part to the County's high rate of growth and existing development patterns, the lack of viable alternative transportation modes, and the lack of programs to optimize the efficiency of the existing transportation network, the County's roadway network is being strained. Traffic projections indicate that even with a number of proposed road extensions and widenings, traffic congestion in the County will increase. Additional strategies to deal with traffic congestion and increase mobility, beyond road "improvements" may need to be evaluated. These may include: the enhancement of alternative modes of travel in addition to the automobile; development of incentives to encourage land use patterns that will shorten or eliminate automobile trips; creation of programs that will seek to develop existing Transportation System Management (TSM) and Transportation Demand Management (TDM) programs, and; the improvement of connections between developments and between roads.</p>	
<b>ACTIVITIES THAT NEED TO BE EXPLORED TO ADDRESS THIS ISSUE INCLUDE:</b>	
<ul style="list-style-type: none"> <li>▪ Enhancement of alternative transportation modes. To alleviate future traffic congestion and increasing demands to the road network, consider implementing an interconnected multimodal transportation system and promoting mixed-use developments located in and around major transportation nodes.</li> <li>▪ Encourage land use patterns that will shorten or eliminate automobile trips. In order to make alternative transportation modes viable in Palm Beach County, the existing low-density and automobile oriented land use patterns will need to be modified and replaced with higher density mixed-use development that will: a) shorten existing automobile trips, b) shift trips from the automobile to other modes and/or c) eliminate vehicular trips altogether. As the County reaches buildout, opportunities for mixed use and transit-oriented developments may have to be the result of redevelopment opportunities in selected corridors and nodes. Differential road Levels of Service (LOS) or traffic concurrency exception areas could be used as incentives to achieve some of these types of developments.</li> <li>▪ Consideration of interconnectivity alternatives. Revisit interconnectivity alternatives to alleviate traffic congestion and reduce daily trips. Alternatives may include interconnectivity between commercial sites, between commercial and residential developments, and between residential developments.</li> <li>▪ Develop Transportation System Management (TSM) and Transportation Demand Management (TDM) programs. The County should promote programs that optimize the efficiency of the existing transportation network through TSM measures and programs that reduce the demand for roadway network at all times or at least during peak hours through the use of TDM measures.</li> </ul>	

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<b>ISSUE # 6</b>	<b>IMPROVE INTERGOVERNMENTAL COORDINATION BETWEEN THE COUNTY AND OTHER LOCAL GOVERNMENTS AND GOVERNMENTAL ENTITIES.</b>
<b>ISSUE STATEMENT AND BACKGROUND</b>	
<p>Many of the issues facing Palm Beach County today and in the foreseeable future will require a higher level of Intergovernmental Coordination.</p> <p>Infill, revitalization and redevelopment projects usually occur within municipalities and need a framework to better fulfill their objectives. Commuters from neighboring counties may affect transportation policies within the county and vice versa. Some agencies may need to purchase land for projects within areas controlled by municipalities and could use procedures to facilitate the use of these lands. Annexations within the county would profit with the timely cooperation between County and Municipal Governments.</p>	
<b>ACTIVITIES THAT NEED TO BE EXPLORED TO ADDRESS THIS ISSUE INCLUDE:</b>	
<ul style="list-style-type: none"> <li>▪ Increase coordination with adjacent local governments on land use planning for future growth, including coordination on infill development and redevelopment.</li> <li>▪ Analysis and corrections to duplication and/or deficits of service delivery.</li> <li>▪ Coordinated approaches to common issues such as transportation planning, school concurrency and other education-related issues.</li> <li>▪ Establishment of joint planning areas to address issues for future annexation areas between the County and adjacent municipalities.</li> </ul>	

**PALM BEACH COUNTY EAR 2003-2006  
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Public Comments**

**ISSUE 1**  
**Future Growth and the Tier System**  
**PUBLIC COMMENTS AND INPUT**

**1. Input & Comments received at Forum with Implementing Agencies held on May 16, 2003**

- There is need to address the location of employment centers as part of the analysis of future population projections and the tier system, mostly for the analysis of potential future development areas, including the Sector Plan area. Designation of potential employment centers need to have a higher priority in the EAR review. (Such as business parks, industrial parks, etc.) This could be an important issue to be raised during the EAR process. **Staff Recommendation:** Incorporate in the analysis of this issue, as part of the assessment of the Tier System policies, and the Sector Plan. Also, address as part of the EAR review of the Economic Element.
- The acquisition or purchase of land for the provision of essential services has been made difficult because of the current scarcity of land in the County. Agencies providing infrastructure such as Solid Waste Management, schools, fire rescue stations and parks have been forced to buy and demolish existing properties or use eminent domain more often, in order to assemble properties with sufficient size to locate and build their facilities and services. **Staff Recommendation:** Address with the basic data & analysis EAR requirements.
- Population growth is having an impact on the use of existing facilities or recreation locations such as ocean, lakes and canals. This tend to make these locations more crowded, and increase the need for additional improvements like boat ramps, more policing and enforcement of speed laws for water bodies. **Staff Recommendation:** Address with basic data & analysis EAR requirements and with the review of the Recreation and Open space Element.
- Some recreation activities are in danger of being forced out. (Swamp buggies, hunting, etc.) . **Staff Recommendation:** Address with the review of the Recreation and Open space Element.
- The use of restoration and water management facilities for recreation purposes and public access on a limited basis, when possible is encouraged. **Staff Recommendation:** Address with the EAR review of the Recreation and Open Space and the Conservation elements.
- Long-range population projections and allocations should be revisited every 5-10 years, as proposed by the SFWMD and the Army Corps. **Staff Recommendation:** Incorporate in the analysis of this issue. Also, address with the basic data & analysis EAR requirements, which include population projections.

**2. Input & Comments received at LUAB Workshop held on June 13, 2003.**

- Regarding staff's suggested alternative of considering revisiting the Glades Tier with the possibility of creating a Glades Urban Tier and an Everglades Tier, board members indicated that it needs to be done with a comprehensive approach, and that it would be beneficial for the Glades communities to have a Glades Urban Tier separated from the Everglades Tier in order to tailor policies specific for each area. Also, that the social fabric of the Glades communities should be maintained. **Staff Recommendation:** Incorporate in the analysis of the Effectiveness of the Tier System.

**3. Input & Comments received at Informal Scoping Meeting held on July 10, 2003.**

- Regarding the new requirement to link water supply and land use planning to accommodate planned future growth, this requirement needs to be addressed by each local government within their service areas and must be coordinated with the County. The County must also address this requirement for those unincorporated areas serviced by special districts, since special districts are not required to comply with this mandate. **Staff Recommendation:** Address as part of Issue # 6 related to increased intergovernmental coordination. Also address with amendments to establish the link between land use and water supply.
- More flexible design regulations must be incorporated into the Unified Land Development Code (ULDC) to facilitate the implementation of land use policies calling for alternative development patterns like transit oriented developments, mixed use projects and others. Current codes limit or make very

difficult the approval of such type of projects. This should be considered when dealing with areas that are at the edges of the Urban/Suburban Tier, and for the implementation of rural development patterns for rural areas beyond this border. Palm-Tran Recommendation: Incentives or credits should be offered to developers who build higher density mixed-use developments that are transit oriented. The incentives should be greatest in the eastern core of the county where mass transit is most effective. **Staff Recommendation:** Incorporate into the analysis of this issue and consider during the approval of EAR-based amendments and related potential ULDC amendments.

**4. Input & Comments received at Board of County Commissioners' Workshop held on August 26, 2003.**

- There may be a need to change densities in certain areas of the County, where appropriate, to plan for future growth. **Staff Recommendation:** Incorporate into the analysis of this issue and issues two and three.
- A directed effort to show visual examples of what the Commission envisions future development with increased densities could look like should be presented to show what is expected in those areas. **Staff Recommendation:** Incorporate into the analysis of this issue and consider during the approval of EAR-based amendments and related potential ULDC amendments.

## ISSUE 2

### Assessment of Infill and Redevelopment Policies in the Plan PUBLIC COMMENTS AND INPUT

#### 1. Input & Comments received at Forum with Implementing Agencies held on May 16, 2003

- The implementation of mixed uses in cities and older areas of the County need to assess the impacts on existing infrastructure, this could be a problem because of the pressure it may put on an already saturated infrastructure and a possibly overburdened transportation system. A balance needs to be struck between infill redevelopment and the desire for residents to move to the suburbs. **Staff Recommendation:** Address with the assessment of the Tier System policies and incorporate into the Infill and Redevelopment Study.

#### 2. Input & Comments received at LUAB Workshop held on June 13, 2003

- The Westgate CRA strategy was highlighted as an example of what infill and redevelopment initiatives could be. Included was the concept of sharply increasing densities, intensities and building heights; major capital improvements to promote investments in these areas, including drainage improvements when needed and availability of mass transit and open spaces. Palm-Tran recommendation: Transit oriented designs should be encouraged, especially in affordable housing developments and community redevelopment areas where low and middle income residents are more likely to use mass transit. **Staff Recommendation:** Include these concepts in the assessment of this issue.
- Many infill areas are located within municipalities. Therefore, working with municipalities through interlocal agreements and other joint activities will be needed to make this effort more effective. **Staff Recommendation:** There are also many infill areas and potential redevelopment areas in older sections and suburbs within unincorporated Palm Beach County. Coordination with appropriate municipalities will be incorporated as part of the analysis and recommendations of this issue.
- Consider strategies to allow renters to become homeowners or to stay in the area in order to avoid displacement. Planning for these areas should include the creation of public places as epicenters for existing neighborhoods. Consider actions to maintain and improve the social fabric of existing neighborhoods. **Staff Recommendation:** Incorporate these concepts in the analysis of this issue.
- This issue should be considered as a major issue. **Staff Recommendation:** This topic was originally within Issue # 1 and because of its importance was originally considered as a sub-issue of Issue # 1. This appeared to have created confusion as to the importance of this topic. Staff accepted the suggestion to upgrade this and other sub-issues to the status of major issues. (See modified heading above)

#### 3. Input & Comments received at Informal Scoping Meeting held on July 10, 2003.

- Intergovernmental Coordination should be encouraged to assist in the successful implementation of infill and redevelopment not only in the cities but in the county also. **Staff Recommendation:** Incorporate into the analysis of this issue and Issue # 6 related to increased intergovernmental coordination.

#### 4. Input & Comments received at Board of County Commissioners' Workshop held on August 26, 2003.

- The County needs to be more specific with the changes to the Comprehensive Plan that will be required to assist infill and redevelopment areas to improve the quality of life in those neighborhoods. **Staff Recommendation:** Incorporate into the analysis of this issue and issue number three.
- Consideration should be given to the Military Trail Corridor as a focus for infill and redevelopment projects. **Staff Recommendation:** Incorporate into the analysis of this issue.
- Increases in density would be acceptable if consideration was given to compatible uses with surrounding areas. **Staff Recommendation:** Incorporate into the analysis of this issue and issues one and three.

**ISSUE 3**  
**Plan policies, development trends and affordable housing**  
**PUBLIC COMMENTS AND INPUT**

**1. Input & Comments received at LUAB Workshop held on June 13, 2003**

- Several members spoke in favor of the allowing concentrating affordable housing and starter homes in certain areas to keep the character of the neighborhood. The negative connotation of affordable housing needs to be removed. Placement of affordable housing in neighborhoods and quality construction need to be emphasized. Drive market place to have affordable housing anywhere. **Staff Recommendation:** Incorporate these concepts in the analysis of this issue.
- Low and moderate-income housing differ from workforce housing. More resources are needed for workforce housing developments for people whose incomes are 150% of the County median, who do not generally qualify for housing purchase assistance, like working couples, young working people and others. **Staff Recommendation:** Incorporate these concepts in the analysis of this issue.
- Improvement of transportation systems is a key component of successful affordable and workforce housing developments. Consideration of traveling distances before final approval of a project. **Staff Recommendation:** Incorporate these concepts into the analysis of this issue.
- This issue should be considered as a major issue. **Staff Recommendation:** This topic was originally within Issue # 1 and because of its importance was originally considered as a sub-issue of Issue # 1. This appeared to have created confusion as to the importance of this topic. Staff accepted the suggestion to upgrade this and other sub-issues to the status of major issues. (See modified heading above)

**2. Input & Comments received at Informal Scoping Meeting held on July 10, 2003.**

- Incentives should be incorporated into affordable housing policies to facilitate a variety of housing options in the plans of developers, including the use of better architectural standards and site design for this kind of projects. **Staff Recommendation:** Incorporate in the analysis of this issue.

**2. Input & Comments received at Board of County Commissioner's Workshop held on August 26, 2003.**

- Processes to implement workforce and affordable housing initiatives and programs must include enhanced coordination with other agencies to ensure the success of these initiatives. **Staff Recommendation:** Incorporate in the analysis of this issue and the EAR of the Housing, Economic and Intergovernmental Coordination Elements.
- Agencies that are involved in the development of affordable housing in the County should be referenced in any future changes to the Comprehensive Plan so that they are included in the process. **Staff Recommendation:** Incorporate in the analysis of this issue.

**ISSUE 4**  
**Impact of Urban Growth on natural, agricultural and rural areas**  
**PUBLIC COMMENTS AND INPUT**

**1. Input & Comments received at Forum with Implementing Agencies held on May 16, 2003**

- The concept to balance the needs of urban, natural and agricultural and rural areas developed as part of the Strategy for the Restoration of the South Florida Ecosystem, needs to be considered for the assessment of this issue. **Staff Comment:** The principles for the restoration of the South Florida Ecosystem have already been incorporated into the Conservation Element of the Comprehensive Plan, and have been endorsed by the BCC in a resolution supporting the Conceptual Plan for the Restoration of the South Florida Ecosystem, through the former Governor's Commission for a Sustainable South Florida. The application of this concept in the assessment of this issue will be given priority.
- A study needs to be made to assess the impact of growth on Coral Reefs and the effects on the environment of the increase in boating traffic resulting from population growth. **Staff Recommendation:** Incorporate in the analysis of this issue. Also, address as part of the analysis of the Coastal Management and Recreation & Open Space elements.
- There is a need to link open spaces, greenways, bike paths, parks, etc. Intergovernmental coordination is needed to utilize areas to the fullest without damage to the environment. **Staff Recommendation:** Incorporate in the analysis of this issue. Also, address as part of the analysis of the Land Use and Recreation & Open Space elements.
- The recent Right to Farm Act needs to be researched to assist farming interests in maintaining an agricultural interest in the County. **Staff Recommendation:** Address as part of the analysis for this issue. Also, address as part of the EAR analysis of the Land Use element.

**2. Input & Comments received at LUAB Workshop held on June 13, 2003.**

- The County's Environmental Resources Department (ERM) should look at balancing the interests of increased access and accommodating population growth on the one hand and natural resources protection and public safety on the other. **Staff Recommendation:** Incorporate in the analysis of this issue. Also, address as part of the analysis of the Conservation Element.
- Restrictions need to be implemented to protect natural areas from the overuse of boaters and other public uses that may destroy natural resources. **Staff Recommendation:** Incorporate in the analysis of this issue. Also, address as part of the analysis of the Coastal Management and Recreation & Open Space elements.
- Consideration needs to be given to the economic aspect of utilizing natural areas. Eco-tourism and the marine industry have a significant impact on the economy of Palm Beach County. **Staff Recommendation:** Incorporate in the analysis of this issue. Also, address as part of the analysis of the Economic and Conservation elements.

**3. Input & Comments received at Informal Scoping Meeting held on July 10, 2003.**

- The use of Conservation land use designations should be encouraged when the County or other agencies purchase sensitive lands. **Staff Recommendation:** Consider during the EAR analysis of the Conservation and Land Use elements.

**4. Input & Comments received from Palm Beach County Environmental Resources Management.**

- Issue #1 includes a discussion of the effectiveness of the Managed Growth Tier System. It would seem that the discussion of this issue could address the effects of development on agricultural lands and rural areas, two of the three subjects of Issue #4. **Staff Recommendation:** Ag lands, rural areas and areas dedicated to conservation and preservation of natural resources are part of the County's open space that might be impacted by future development. Planning considers that they need to be addressed as part of this issue.

- The majority of the five issues identified to date seem overly broad in nature. Issue #4, for example, contemplates an evaluation of the impacts of development on natural resources, agricultural land areas and rural areas. In ERM's opinion, this topic covers way too much ground and fails to identify the issues associated with development and growth that are affecting our county. They would recommend that this issue be deleted and replaced by one or more specific, focused issues. **Staff Recommendation:** The proposed EAR issues and their background analysis have been the result of several public input forums and reflect topics that have been the concern and have been discussed by the BCC, the LUAB, the TPS Committee and other forums during the last few years. This and other items will be kept as main issues of the EAR.
- It was recommended that a new issue (replacing Issue #4) be added. The suggested issue title could be: "Deterioration of Surface Water Quality and Limited Availability for Environmental Restoration Purposes". **Staff Recommendation:** This title and its framework or explanation have been incorporated as one of the topics that needs to be addressed as part of the analysis of EAR Issue # 4.

**5. Input & Comments received at Board of County Commissioner's Workshop held on August 26, 2003.**

- The same priority should be given to the issues in the Lake Okeechobee area as well as the issues involved in the Lake Worth Lagoon. **Staff Recommendation:** Incorporate in the analysis of this issue. Also, address as part of the analysis of the Economic and Conservation elements.
- One Commissioner requested that the County give priority to finding ways to assist in the fight against AIDS. **Staff Recommendation:** This will be included in the EAR review of the Health and Human Services Element of the Comprehensive Plan.

**ISSUE 5**  
**Transportation planning and impacts of urban growth**  
**PUBLIC COMMENTS AND INPUT**

**1. Input & Comments received at Forum with Implementing Agencies held on May 16, 2003**

- The implementation of transit-oriented developments is more likely to happen in the coastal cities. This may require coordination with municipalities. Palm-Tran recommendation: Transit oriented developments should be encouraged and coordinated with all coastal cities in the eastern urban core where mass transit is most effective. **Staff Recommendation:** Incorporate in the analysis of this issue, and in the assessment of the Land Use, Transportation and Intergovernmental Coordination Elements.
- Mixed mixed-use development policies are more efficient when planned with consideration for regional needs and infrastructure. **Staff Recommendation:** Incorporate in the analysis of this issue, and in the assessment of the Land Use and Transportation Elements.
- A change in density and development patterns is not always a good tradeoff if the reduction in traffic is exceeded by the change in density. **Staff Recommendation:** Incorporate in the analysis of this issue and Issue #1. Also address in the analysis of the Land Use and Transportation Elements.
- Mass transportation needs to be provided to the areas where people live and work. Palm-Tran recommendation: An existing land use assessment should be conducted to identify the strongest concentrations of employment centers and transit attractors where mass transit should be provided. **Staff Recommendation:** Incorporate in the analysis of this issue and the assessment of the Transportation Element.
- Increased densities close to transit hubs should consider heavy subsidies to make them work, according to the experience of other cities and counties that have implemented these types of strategies. Palm-Tran recommendation: Incentives or parking space credits should be offered to developers who build higher density mixed-use developments that are transit oriented. Mixed-use developments should be located near major transit hubs such as the intermodal train/bus depot in West Palm Beach. The mixed-use developments should have a pedestrian-oriented design to enhance the interconnectivity between the alternate modes of transportation. **Staff Recommendation:** Incorporate in the analysis of this issue and Issue #1. Also address in the analysis of the Land Use and Transportation Elements.
- Cooperation is needed between municipalities and the County to institute viable transit nodes. Palm-Tran recommendation: Efforts are underway to secure interlocal agreements between Palm Tran and municipalities adjacent to transit lines for shelters, benches, bus bays, and other transit infrastructure. **Staff Recommendation:** Incorporate in the analysis of this issue and the assessment of the Transportation Element.
- More consideration needs to be given to public access to natural areas, lakes and other water bodies when feasible. There is a lack of boat ramp access in the County. **Staff Recommendation:** Address with the analysis of the Recreation & Open Space, Transportation and Land Use elements.
- Sites for "Park and Ride" areas should be located for future use involving mass transit. . Palm-Tran recommendation: Park and Ride areas for mass transit should be identified and operated on a regional scale as part of the new Tri-County Regional Transportation Authority. **Staff Recommendation:** Incorporate in the analysis of this issue and the EAR assessment of the Transportation Element.
- Plans should be made for locating future transportation systems in advance of projected population areas to minimize the impact on the citizenry after densities have developed. **Staff Recommendation:** Incorporate in the analysis of this issue and the EAR assessment of the Transportation Element.

## 2. Input & Comments received at LUAB Workshop held on June 13, 2003

- An Intermodal system of transportation (i.e. light rail, a fleet of small vans, park and ride areas, etc) should be encouraged. This system should focus on developing a hub and spoke type of transportation discipline. **Staff Recommendation:** Incorporate in the analysis of this issue and the EAR assessment of the Transportation Element.
- Buses as a mass transit solution for the county have not and are not working to efficiently reduce roadway trips. The County should consider the implementation of a light -rail system. Car traffic is hard to beat. We must get serious and make a decision to address our transportation issues. Palm-Tran recommendation: Ridership on Palm Tran buses has increased by 13% over fiscal year 2002 figures. Palm Tran carried 6,306,317 passengers in fiscal year 2002. In 2003, Palm Tran is averaging over 23,000 passengers on weekdays. This represents 23,000 less single-occupant car trips on the road in one weekday. **Staff Recommendation:** Incorporate in the analysis of this issue and the EAR assessment of the Transportation Element.
- A more regional system of transportation (i.e. an east-west, tri-county, regional mass transit system) is needed. Traffic issues affect those traveling north to and from PBC (Martin County), not just those traveling south (Broward and Miami-Dade counties. We need to support the efforts of municipalities to coordinate transportation issues for long distance transportation (for instance-St. Lucie to Palm Beach County). Palm-Tran recommendation: Regional mass transit issues are being identified and addressed as a function of the new Tri-County Regional Transportation Authority. **Staff Recommendation:** Incorporate in the analysis of this issue and the EAR of the Transportation Element.

## 3. Input & Comments received at Informal Scoping Meeting held on July 10, 2003.

- It was noted that representatives from the tourism industry and the boating industry have brought up the importance of the need for additional boat ramps around the county to address the increase in boating activities in the County. **Staff Recommendation:** Incorporate in the analysis of this issue and the EAR of the Transportation Element.
- Travel choices should be promoted to make sure that people are not dependent on vehicles. **Staff Recommendation:** Incorporate in the analysis of this issue and the EAR review of the Transportation Element.
- Regional transportation planning needs to include Martin and St. Lucie County along with Broward and Dade Counties when considering the impact on Palm Beach County roads. **Staff Recommendation:** Incorporate in the analysis of this issue and the near of the Transportation Element.

**ISSUE 6**  
**Improved Intergovernmental Coordination**  
**PUBLIC COMMENTS AND INPUT**

**1. Input & comments received at Informal Scoping Meeting held on July 10, 2003.**

- Many of the areas that will be utilized for infill and revitalization will be located in municipalities and an increased level of intergovernmental coordination will be required to bring about a fair and equitable distribution of projects in these areas. **Staff Recommendation:** Incorporate to the analysis of this issue.
- Transportation planning for future road development will need better intergovernmental planning to sufficiently handle trips generated by population projections that are expected to be significant. **Staff Recommendation:** Incorporate to the analysis of this issue.
- These and other critical issues for the County will need improved intergovernmental coordination in order to make them a reality. Several members of regional agencies and representatives of the League of Cities suggested that this topic area were considered as a main issue of this EAR. **Staff Recommendation:** Create a new issue dealing with the need to increase intergovernmental coordination in the County. (See Revised Title above)

**2. Input & comments received at Board of County Commissioner's Workshop held on August 26, 2003.**

- Processes to implement workforce and affordable housing initiatives and programs must include enhanced coordination with other agencies to ensure the success of these initiatives. **Staff Recommendation:** Incorporate in the analysis of this issue and the EAR of the Intergovernmental Coordination Element.

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