

Ear Scoping Meeting

September 20, 2010

The following table contains the comments provided by participants who chose to submit comments at the Scoping Meeting, and comments received following the meeting. Meeting participants were asked to identify the Major Issue for Palm Beach County, and any additional issues that should be recognized and addressed in the course of the EAR. The final column identifies the component of the EAR process where the comments will be considered.

Public Speaker	Representing	Major Issue Comment	Additional Comments	Assigned to:
Dr. Arthur Anderson	City of South Bay	Coordination of the diverse interests in land and economic development for the unselfish long term benefit of all.	Development of an interactive model for the Glades area that integrates land use, employment, economic diversification, and education/training.	Major Issue: Future of the Glades
Gerald Bank	Lake Worth Coalition, Inc.	Traffic - Can County staff develop a model that is more easily understood by non-engineers? I know it's not easy to project traffic impacts by new proposed developments, but there has to be some way that it can be measured that can be understood.	Include neighborhood plans in the Comprehensive Plan if they include a master plan covering the area covered in the plan. Only allow discounts on TDR's if the developer agrees to all the conditions included in the Neighborhood Plan.	Major Issue: General to Local Planning Element Assessment: Transportation
Seth Behn	Self	Focusing Density while maintaining a pro-business/pro-job environment.	Alternative transportation in light of future energy constraints. Reduced energy expenses for residents and businesses.	Major Issues: Strengthening MGTS, Meeting New State Requirements
Jim Bell	City of Boca Raton	Promoting sustainable development within all tiers by continuing to maintain the Urban Service Boundary and allow for infill development by relaxing TPS standards in built areas.	Loss of agricultural lands.	Major Issues: Meeting New State Requirements, Strengthening MGTS; Future of the Glades. Element Assessment: Transportation
Rod Braun	SFWMD	<i>The SFWMD will submit written comments under separate cover.</i>		--

Public Speaker	Representing	Major Issue Comment	Additional Comments	Assigned to:
Katharine Bucca	Village of Palm Springs	<ul style="list-style-type: none"> • Annexations. • Traffic Concurrency 		<p>Major Issue: General to Local Planning</p> <p>Element Assessments: Transportation; Intergovernmental Coordination</p>
Rebecca Caldwell	self (Building Division)	<ul style="list-style-type: none"> • The combination of smaller, individually owned properties to provide parcels capable of supporting viable "eastward ho" redevelopment. Without having a methodology to promote the combination of small parcels, any efforts at redevelopment is stifled, if not impossible due to the parcel size. • Need for transportation hubs and better public transit routes from Palm Tran east and west - credit road impact, etc. 	<ul style="list-style-type: none"> • Need to encourage more mid-level employment opportunities through "clean" business to shift economy from low paying service industry jobs and unsustainable construction jobs. • Limited water use for irrigation, promoting alternative systems that use less water through water additives. 	<p>Major Issues: Strengthening MGTS; Meeting New Requirements</p> <p>Element Assessment: Land Use</p>
Patricia Curry	self	Over-development, loss of environmentally sensitive land, including wetlands. Too many comp plan changes and tier changes where need/justification is not met.	Lack of infrastructure/traffic, excess taxation resulting from over-development, devaluation of existing homes/buildings/commercial, shrinking population	Major Issue: Demonstration of Need
Kristine de Haseth	Florida Coalition for Preservation	<ul style="list-style-type: none"> • Lack of designation of CHHAs as a separate Tier. • Loop holes that allow increased density and building heights in CHHA County pockets. • Limited public involvement in early stages. 		<p>Major Issues: Strengthening MGTS; General to Local Planning</p> <p>Element Assessments: Coastal Management</p>
Rosa Durando	Audubon of Everglades	<ul style="list-style-type: none"> • Water, Water, Water. Sea level rise, salt water intrusion. Insufficient potable water supply (a function of \$). • No production of a product other than agriculture and tourism: Everglades and beaches & weather. • Abandonment of road concurrency. • Support CERP. Forget EAA rock mining and Inland Logistics Center. 	Pollution of surface and ground water, EPA, NPDES are facts of life.	<p>Major Issues: Future of the Glades; Meeting New Requirements</p> <p>Element Assessments: Utility, Conservation, Transportation</p>

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Sal Faso	North County Neighborhood Coalition	<ul style="list-style-type: none"> Residential and commercial growth planned with appropriate infrastructure (water, roads, beauty). Engaging residents early in the planning process. 	<ul style="list-style-type: none"> Requiring developers and elected officials to engage residential communities directly beyond the 'five hundred foot' notice. 	Major Issue: General to Local Planning
Dodi Glas	Gentile Holloway O'Mahoney	"True Sustainability" - low impact development and development policies and regulations to promote it. Also, as relates to water supply planning and renewable resources. That is how sustainability relates including how it varies from new urbanism. Renewable energy and economic development. Transportation beyond roads and cars.	Water use, engineering standards and impacts of those standards on sustainability goals. Coordination with ULDC efforts.	Major Issue: Meeting New Requirements
Jennifer Goff	Fish and Wildlife Conservation Commission	Responsible growth - how to ensure appropriate planning so development is compatible with surrounding land uses, that conservation lands are maintained where appropriate, that agricultural and rural communities are maintained, and that a corridor of buffered conservation lands is protected through the County.	I'm curious as to the status of the "Greenways and Linked Open Space System". Would it be possible to look at the location of acquired lands (ESL Program) in relation to the "Linked Open Space Map"? I think this fits into the "Future of the Glades" issue when considering how it will be developed - physically and economically. We will be providing a letter with suggested changes/ additions / questions concerning the conservation, coastal management and rec/open space elements. Please contact me with questions, if any.	Major Issues: Strengthening MGTS; Future of the Glades Element Assessments: Conservation; Coastal Management; Recreation and Open Space
Jane Graham	Audubon of Florida	<ul style="list-style-type: none"> Water Policy usage & supply. Promoting sustainable use and policy of water. Development requires certain allocations/permitting of water and this must be balanced with conservation quality. Need to reduce water usage. Protect resources. Quality - working with SFWMD in regards to storm water treatment areas. 	Coastal development and impacts on environment. Sea level rise saltwater intrusions impacts on coasts - planning for these changes in the future. Water usage in landscaping	Major Issues: Future of the Glades; Meeting New Requirements Element Assessments: Utility

Public Speaker	Representing	Major Issue Comment	Additional Comments	Assigned to:
		<ul style="list-style-type: none"> • Everglades Restoration – Protecting EAA from increased development and promoting water storage areas – regulating non-agricultural usage of EAA 		
Roswell Harrington	Self/Canal Point	Growth and controlling development in the Glades area. Balancing the need for development, the need to protect the environment and recognizing the unique nature social and economic of the Glades Area. Incorporating the entire area in the process. Infrastructure and transportation are the Glades primary needs.	Allowing for growth. Recognizing the need to change the zoning and land use code in older developed areas to bring it in line with what exists. Encouraging the use of manufactured housing to meet housing needs.	Major Issue: Future of the Glades
Larry Hymowitz	FDOT	<ul style="list-style-type: none"> • Limited mobility due to right-of-way constraints, lack of funding incompatible land uses to support transit, and insufficient access for alternative transportation choices (lack of sidewalks, hike lanes, bus shelters, etc.) • Associated issues include: performance/objective-based concurrency, inadequate r/w thoroughfare map, strategic intermodal system (SIS) monitoring and mobility planning, infill strategies vs. western growth. 	Freight and goods movement in association with inland logistics center and need to preserve capacity on the SIS. Climate change	Major Issue: Meeting New Requirements Element Assessment: Transportation
Bob Kraus	PBC Environmental Resources Management	There should be an element or policies addressing sustainability, need for sustainable use of the County's resources, including energy use, water conservation, and sustainable development.		Major Issue: Meeting New Requirements
Mark A. Kutney	City of Belle Glade	<ul style="list-style-type: none"> • Manage Growth Tier System associated with Future of the Glades (2 issues). • Protection of Ag while providing for economic development. • Potential consequences for Determination of need issues 	<ul style="list-style-type: none"> • Negative implications should Amendment 4 pass. • Water Supply issues. • Impacts of over-regulation 	Major Issues: Future of the Glades; Strengthening MGTS; Demonstration of Need Element Assessments: Utility; Land Use

Public Speaker	Representing	Major Issue Comment	Additional Comments	Assigned to:
Eric Malkin	COBWRA	<ul style="list-style-type: none"> • Preservation of Ag Reserve. • More integration with municipalities. • More local control (neighborhood plans) 	More integration with municipalities.	<p>Major Issues: Strengthening MGTS; General to Local Planning</p> <p>Element Assessment: Intergovernmental Coordination</p>
Drew Martin	Sierra Club	Loss of natural upland and native species, loss of wetlands. Overuse of water resources. We need to stop development from moving west and return to eastern. When we overdevelop we put stress on our natural systems. We need an urban development boundary. We need to include Everglades restoration as part of our comprehensive plan. We need to protect the Ag Reserve. We need to protect Ag lands. We need to stop development from moving west. State Road 7 should be a boundary and development should be encouraged east. Development west of SR7 is energy inefficient. We need to preserve natural areas for aquifer resources. We need to project the demonstration of need. If there are high vacancies we should hold back on new housing to protect the market from over supply.	We need to do more to protect our native species. These species bring in tourist dollars. We need to avoid more coastal development in coastal high hazard areas. We need to respect the coastal development boundary. We need to NOT approve projects like the Inland Port that are outside of the Urban Boundaries. We need to protect the Agricultural Reserve. Agriculture is an important component of our economy and needs to be preserved. Rock mining is devastating to our surface water and should be prevented in the comprehensive plan. No new rock mines.	<p>Major Issues: Strengthening MGTS; Demonstration of Need; Future of the Glades</p> <p>Element Assessment: Coastal Management</p>
Hanna Matras	City of Boynton Beach	Foreclosures - deterioration of neighborhoods - unemployment. Any way for planners to address it?		Major Issue: Future of the Glades
Eric McClellan	PBC Facilities Development and Operations	Economic growth and diversification within the limits of existing urban areas.	<ul style="list-style-type: none"> • Adaptive reuse of existing development. • Unintended consequences of traffic concurrency/TPS. • Effect of revenue reduction of LOS attainability. • Protection of natural resources. 	<p>Major Issues: Strengthening MGTS; Meeting New Requirements</p> <p>Element Assessments: Transportation; Conservation</p>

Public Speaker	Representing	Major Issue Comment	Additional Comments	Assigned to:
			<ul style="list-style-type: none"> • Reusable energy initiatives 	
Neil Merin	self	<ul style="list-style-type: none"> • Use managed growth to solve social and environmental issues, i.e. dense affordable housing, TOD, etc. • Modify ULDC to save energy, reduce parking, energy saving design, relax design criteria to encourage new ideas 	<ul style="list-style-type: none"> • Geographic assignment of county planners to be familiar with local desires. • Relax demonstration of need on commercial to stop protecting non-efficient or obsolete properties monopoly. 	Major Issues: Strengthening MGTS; Demonstration of Need; Meeting New Requirements; General to Local Planning
Huntley Miller	Workforce Alliance	<ul style="list-style-type: none"> • Water - availability/Portability/Usage/Management Zoning, ability for commercial and economic development infrastructure - upgrade - efficiency - replacement. • Balance environment with development. • Ways to incorporate new buildings/maintenance practices. 	<ul style="list-style-type: none"> • Urban/Municipality and County cooperation. • Jobs/Workforce training 	Element Assessments: Utility; Land Use (Economic objective), Intergovernmental Coordination
Friederike Mittner	PBC Historic Resources Review Board; City of West Palm Beach		Historical Resources/Archeology. Historic Preservation, County Board Role/Process, Coordination with municipalities, CLG Status and requirements, sustainable/economic stimulus	Element Assessment: Historic Preservation
Cynthia H. Plockelman	Audubon Society of the Everglades; PBC Chapter Florida Native Plant Society	<ul style="list-style-type: none"> • Maintaining the Urban Development Boundary- Care scrutiny of all new development plans. A) Integrity of Agricultural Areas of PBC as such. B) Prevent intrusions into the agricultural reserve/bond issue. C) Preventing intrusions into the conservation lands. D) Cessation of permits for rock mining in the EAA. E) Overall plan for EAA-Long overdue. • Redevelopment within established urban areas- work with cities/towns. • WQ & Q reuse - work with troubled/deficient towns/utilities. 	Maintenance of open highways; no charges to use highways. No more airports or Airport expansion. No more water guzzling golf courses, go for local agreements opening up local facilities. Maintenance of parks, recreation, beaches - open space that includes cultural resources. Assist state/SFWMD on everglades restoration.	Major Issues: Strengthening MGTS; Future of the Glades Element Assessments: Utility; Conservation; Transportation; Recreation & Open Space

Public Speaker	Representing	Major Issue Comment	Additional Comments	Assigned to:
		<ul style="list-style-type: none"> • Air Quality issues power plant reuse/expansion, and faming & burning, pesticides. 		
David Rafaidus	PBC Community Services		Provision and location of social services (Human & Health Services) throughout County based on need and population	Element Assessment: Health and Human Services
Kevin Ratterree	G.L. Homes of Florida	Retention of agriculture is based on factors outside of Comprehensive Plan... NAFTA, U.S.D.A. Food Safety, proposed DEP/EPA Nutrient Loading Criteria, to name a few. Simply saying it's a goal does not address the long term viability of this industry in our County. The issue is can it be sustained, and if not, what happens?		Major Issue: Strengthening MGTS
Andrew Riddle	FDOT-District 4	The County plays an important role in transportation planning. Will the EAR evaluate transportation planning efforts and identify barriers of creating an integrated multi-modal transportation system; connecting the plan's transportation land use and housing elements? The Department would like to participate in the bi-weekly meetings and provide assistance and SIS LOS data. We also encourage a 2035 planning horizon consistent with the 2035 LRTP.	Compatibility with other plans (e.g. 2035 LRTP, Transit Development Plan, I-95 Mobility Planning effort (started in Broward, etc.)	Major Issues: Meeting New Requirements Element Assessment: Transportation
Stella Rossi	Coalition for Wilderness Islands	<ul style="list-style-type: none"> • #1 Overdevelopment!!!! • Hold Urban Service line on development. • Everglades Restoration vital. Need comprehensive study of EAA before rock mining EPA standards on pollutants must be met. • Water supply for the Future. • Mandatory Recycling should be adopted - also some states have "composting" ordinances. Destruction of wetlands. Demonstration of need for development. 		Major Issues: Strengthening MGTS; Future of the Glades; Demonstration of Need Element Assessment: Utilities

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Geoff Sluggett	Sluggett & Assoc.	Need to look at incentives for creating economic development opportunities. Look at giving credits for "reverse commuting" and trip capture.		Element Assessment: Transportation
Lois Taylor	Jupiter Farms Residents, Inc.		Development criteria and related code in the Rural Tier should be further reviewed and defined. Preserve diversity, input from local residents, proposed development changes to really be compatible.	Major Issues: General to Local Planning; Strengthening MGTS
Carol Thompson	PBC Economic Development Office	<ul style="list-style-type: none"> • Land Use Balance (Residential / non-residential). Proximity to one another. • Energy efficiency as it related to issue 1 above. Reduce CO2 emissions and build to LEED standards, etc., including low-impact development practices, such as water reUse for sprinklers, pools and the like. 		Major Issues: Demonstration of Need; Meeting new Requirements
Julia Trevarthen	City of Boca Raton	The preliminary list is a good start but it doesn't address an issue of critical concern to the eastern communities that are looking at the majority of their change from infill and redevelopment. That issue is finding the next generation of TPS. There needs to be more sophisticated strategies for nearly built-out areas where ROW is either not available or prohibitively expensive. I would be willing to work with County staff on this issue.		Major Issue: Strengthening MGTS Element Assessment: Transportation
Andrea Troutman	Pinder Troutman Consulting	Job Creation and Diversification	Limited ability to continue to widen roadway facilities, use of multi-modal levels of service could be used to encourages alternate mode use rather than roadway widening. Could be used to address energy efficiency issues. Corridor Plans	Element Assessment: Land Use (Economic objective); Transportation
Angela Usher	School District of PBC	Economic Stability		Element Assessment: Land Use(Economic objective)

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Bill Whiteford	Team Plan, Inc	<ul style="list-style-type: none"> • No economic development plan. • No URA infrastructure plan. • Create an Energy Element consistent with HB697. 	<ul style="list-style-type: none"> • Too much detail in Plan - put details in ULDC (Plan is too code-like). • Over regulation: Land use + Tier System = redundancy and overkill, keep it simple, apply the KISS principle; try combining land use categories. • County should pursue "Green Local Government" Designation by the FGPC. 	<p>Major Issues: Meeting new Requirements; Strengthening MGTS</p> <p>Element Assessments: Land Use (Economic objective)</p>
Art Wittman	self	<p>Meeting needs of aging Baby Boom population. There are 83 million BBs in the US currently aged 45-65. As this cohort ages, there will be needs for convenient relatively transportation; health care needs, etc.; Numbers of retirees to Florida and PB County will increase and comprise a greater percentage of the population mix (meaning needs were unmet when Baby Boomers were born e.g. Not enough day care, diapers, kindergarten teachers, etc.)</p>		<p>Element Assessment: Health and Human Services</p>
Anonymous	--	<ul style="list-style-type: none"> • Changing demographics (economic, ethnic, age). • Storm water management for development infill. • Creation of clean industries, jobs. • Mining, waste management, environmental issues. • Coordination of municipal and county services to reduce costs and increase efficiency. • Address increasing water needs and conservation. 	<ul style="list-style-type: none"> • Creation of greenways, designated bike lanes. • Encourage greenmarkets, community gardens, food co-ops. • County to assist Glades communities to access grant dollars. • Encourage transit and marine villages (incentives). 	<p>Major Issues: Future of the Glades; Meeting New Requirements</p> <p>Element Assessments: Health and Human Services; Utility; Land Use (Economic objective); Intergovernmental Coordination; Recreation and Open Space; Transportation</p>
Terry Hess (received 9/21)	Treasure Coast Regional Planning Council	<ul style="list-style-type: none"> • I don't know what is meant by "strengthening" the Managed Growth Tier System. You may want to first determine if the System has been effective in doing what it was designed to do. If so, does the Tier System help you address your 	<p>Finally, although I'm not surprised to see that the provision of affordable/workforce housing is not listed as a major issue, I hope that the decline in median housing values has not led us to conclude that our problems are</p>	<p>Major issues: Strengthening MGTS; General to Local planning</p> <p>Element Assessments: Housing</p>

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		<p>other issues such as local planning and the future of the Glades. Has the combining of the Urban and Suburban Tiers into one had any effect, positive or negative?</p> <ul style="list-style-type: none"> • I like the idea about shifting to local solutions; although the County will still have to address major systems/issues due to its size. Unique conditions call for unique solutions; so more projects/programs like the URA are in order. 	<p>solved. The PBC housing stock remains unaffordable to a great number of residents; including many of those who have jobs in the lower paying industries which seem to be generating the majority of new jobs. I think that we need to continue to look for opportunities to promote/require a range of housing types; especially smaller units that are truly affordable. Although I've heard all the arguments about developers not wanting to build smaller units or not being able to build them cost effectively, I continue to believe that if we reduce unnecessary regulatory barriers (or just "get out of the way"), we will get a better mix of housing types, sizes and afford abilities.</p>	
<p>Mike Jones (received 9/22)</p>	<p>Economic Council of Palm Beach County</p>	<p>The major issue facing Palm Beach County is diversifying the local economy to stimulate more activity and create jobs. Other competing regions have previously identified a shared vision statement and common goals for members of the public and private sectors to promote greater cooperation and collaboration within their community. These competing regions have also developed indicators and measures based upon the key economic drivers or pillars which will drive the transformation of the State's economy to be more innovative, high skilled and knowledge based. Relating the aspirations and needs of Palm Beach County to a statewide framework will allow local leaders to speak a common language and better communicate with other decision makers.</p>		<p>Element Assessment: Land Use Element (Economic Objective)</p>

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Joanne Davis (received 9/23/10)	1000 Friends of Florida	<ul style="list-style-type: none"> • Ag Reserve – get rid of institutional as an allowable use. Generally tighten up the plan. • EAA – seek to address mining and other incompatible uses. We still think there should be a comprehensive plan for the EAA to determine if and where things other than restoration or agriculture can go. • Urban Development Boundary – maintain and strengthen current tier system and create a line beyond which development increases do not go. • Non-conforming uses – Currently, the county doesn't allow the repair or renovation over 50% of the value of a business on those which are not built to current code. That means that if you have a viable business that was built in, say the '60s, and a hurricane rips the roof off, you can't fix it if the work costs more than 50% of the property value. You would have to start over and build to code. Many older businesses can NEVER meet code and do their normal business. So, a successful business serving a particular area or niche would have to move and/or start over. There are vestiges of "Old Florida" that should be protected/restored. • Urban agriculture – should be allowed and encouraged. Need to develop language in the plan. Develop language that encourages community gardens. • Green/sustainable building practices – provide incentives, etc. • Low impact development – add language to specify new development requirements for LID. 		<p>Major Issues: Strengthening MGTS; Future of the Glades; Meeting New Requirements</p> <p>Element Assessments: Land Use; Historic Preservation; Conservation; Coastal Management; Intergovernmental Coordination; Utilities</p>

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		<ul style="list-style-type: none"> • Historic Florida – strengthen language that protects historically valuable areas, artifacts, and buildings. • Wetlands – attempt to add wetland protection/restoration language that is higher than state minimum standards. • Coastal High Hazard Construction area - consider making it harder to overdevelop the coast/barrier islands. Set limits for height, density, etc. Address inconsistencies with unincorporated coastal pockets. • Consider building relationships with municipalities to make infill and redevelopment more attractive to developers than Greenfield development. Easier traffic performance, variable impact fees, credit for superior restoration projects to increase native habitat and other incentive based improvements can be added. Tighter rules could be adopted for Greenfields. Address climate change, sea level rise, etc. HB 697 • Work more closely with SFWMD in determining water supply and water quality needs and availability. 		
Robert Currie, FAIA (received 9/24/10)		It seems logical that policies to reduce west expansion and reduce densities to save farmland, wetlands and minimize urban sprawl are proper concepts, however stopping all growth and redevelopment are a recipe for stagnation and deterioration. Therefore incentives in the existing core should be put in place i.e. additional	In planning terms, little value is given for the aesthetic consequences as relates to enhancing livability and quality of life. The design guidelines provide little value to the creation of well designed buildings. They should be eliminated except for issues such as it relates to scale (context) and setbacks	Major Issues: Strengthening MGTS; General to Local Planning; Element Assessment: Land Use

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		densities, and perhaps heights, strategies for mass transit and for environmental and conservation design.	which can be a part of the planning process. Creativity and aesthetics should be the domain of the architect who is trained in this endeavor.	