

Palm Beach County
Evaluation and
Appraisal Report
2011





Scoping Meeting Overview

- **Background**

- **EAR Process**
- **Comp Plan**

- **Major Issues**

- **Preliminary List**
- **Additional Potential Issues**

- **Wrap-up**

- **Data Resources**
- **Questions**





Major Components of the EAR

**Major
Issues
and their
Impacts**

**Individual
Element
Assessments**

**Specific
EAR
Topics**

Evaluation and Appraisal Report



Following the Scoping Meeting

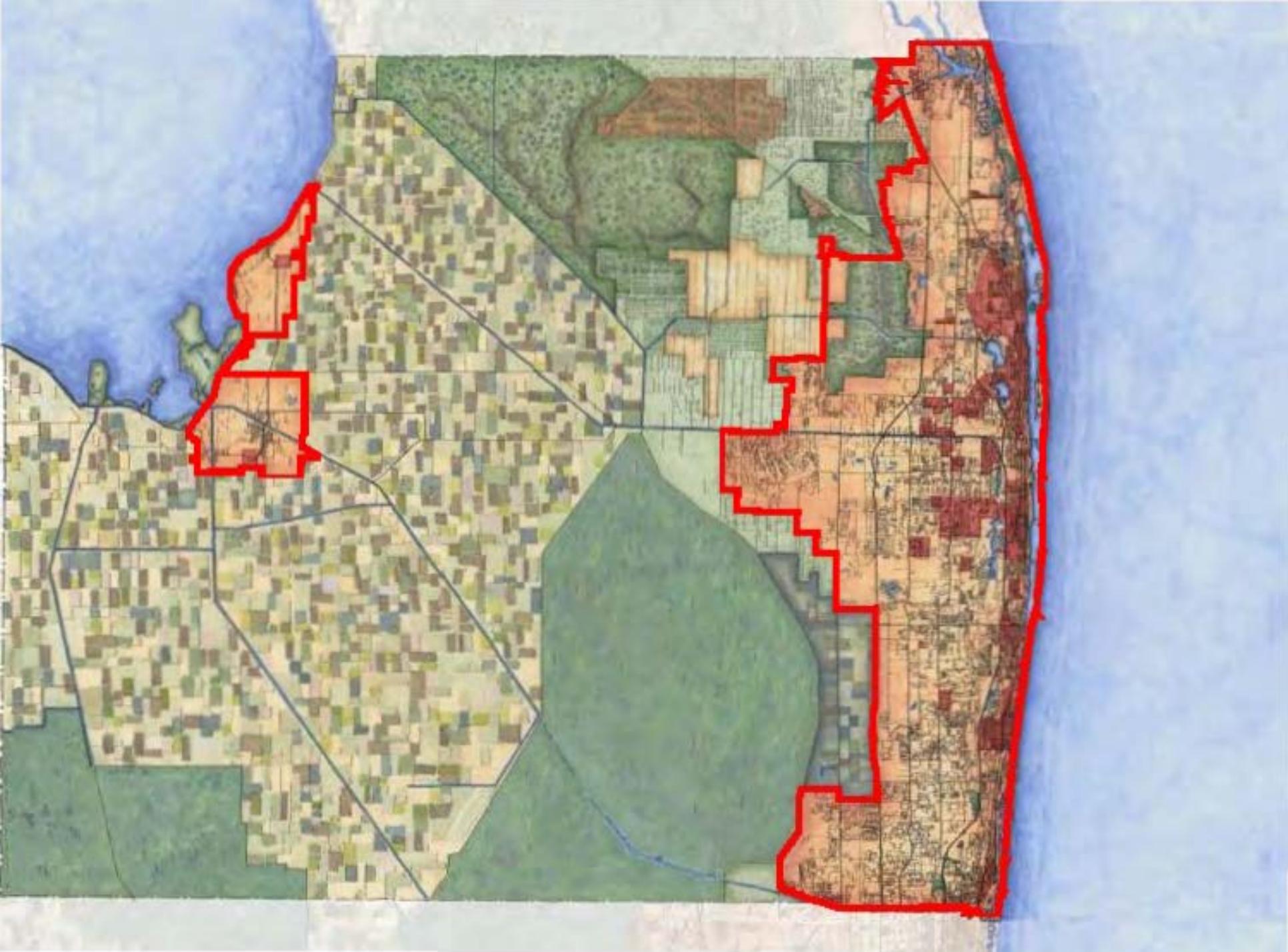
- **Finalize List of Major Issues**
- **Conduct Issue Meetings**
 - Data and analysis
 - Alternatives
 - Public Input
- **BCC Workshop for Direction**



The Comprehensive Plan

- **15 Elements**
 - 10 required
- **Adopted in 1989**
 - Reflected patterns from '72 and '80 plans
- **Urban Service Area Concept**
 - Efficient service delivery
 - Preserve quality of life



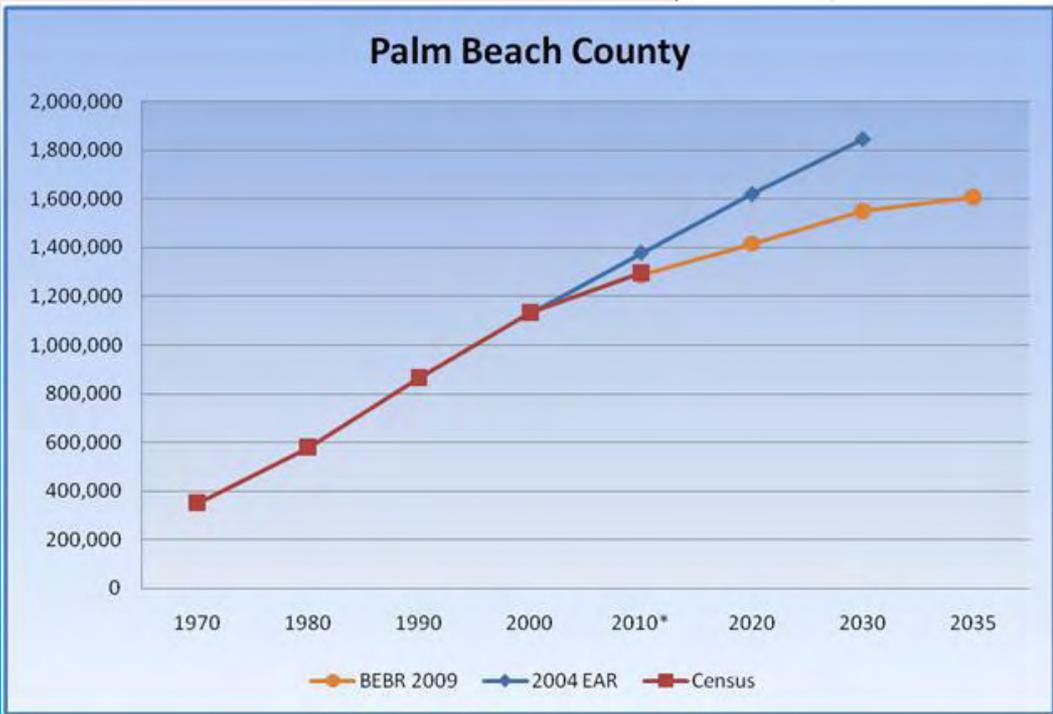




Median Value Existing Single-family Home:

In 2004: \$300 k

In 2010: \$245 k



2030 BEBR Population Projections

In 2004: 1.91 M

In 2010: 1.55 M

Potential Major Issues





Demonstration of Need

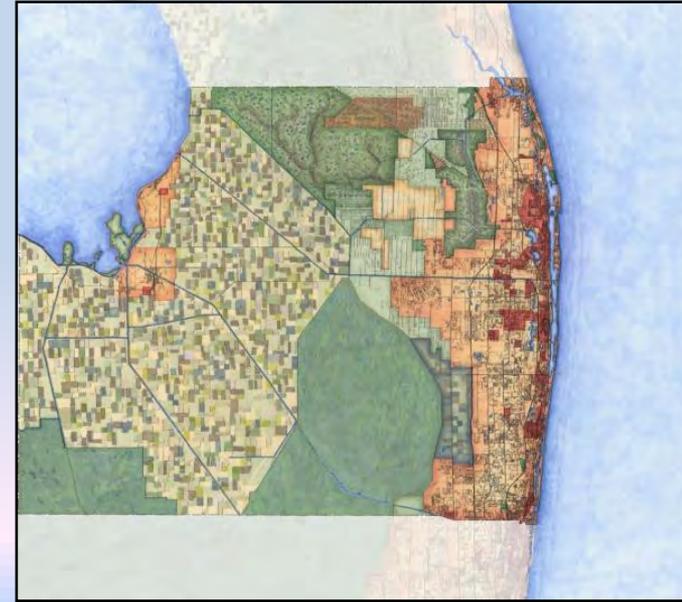
- **State Rule 9J-5.006(2) – Future Land Use based on:**
 - Availability of facilities and services
 - Character of undeveloped lands / Need for redevelopment
 - Amount of land needed to accommodate population
- **State revising rule**
 - Accommodate anticipated growth considering goals & objectives
- **Latest BEBR Projections**
 - Adequate supply through 2030 and beyond
- **Which Plan goals merit approval of additional density?**



Strengthening Managed Growth

- **Managed Growth Tier System**

- 5 Tiers Established (1999)
- Maintain Character of Tiers
- Optional Mixed-Use Districts



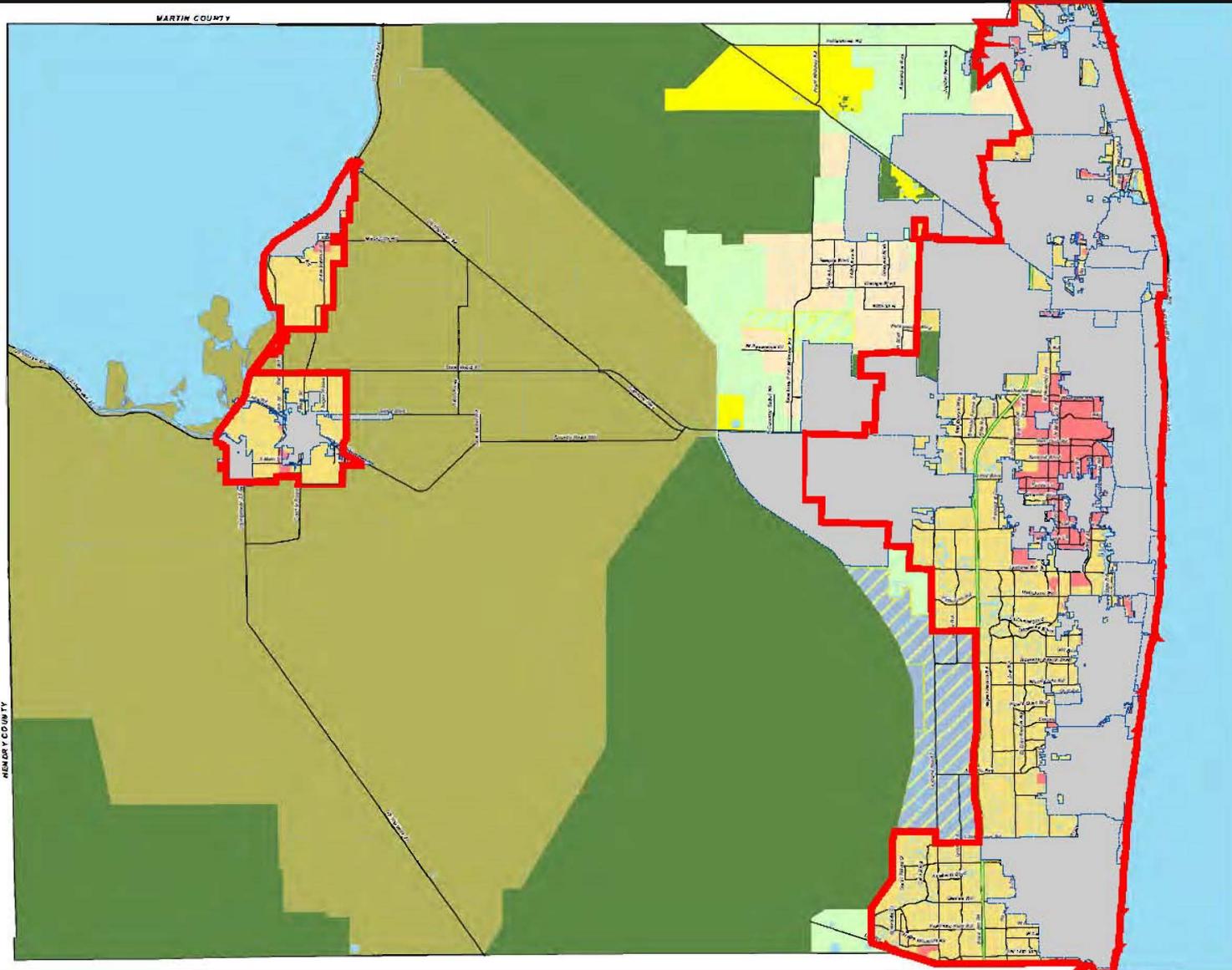
- **Regulations vs. Pro-active Strategies**

- Protect rural/exurban lifestyle
- Incentivize infill & redevelopment in U/S Tier
- Preserve Agriculture
- Protect Environmentally Sensitive Lands



- **How will the County protect the character of areas and enhance sustainability?**

Managed Growth Tier System Map



MAP LU 3.1 MANAGED GROWTH TIER SYSTEM

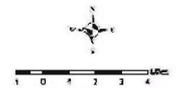
- Urban/Suburban Tier
- Exurban Tier
- Rural Tier
- Agricultural Reserve Tier
- Grades Tier
- United Technologies Area Overlay/
North PBC General Aviation Airport/
Grades Area Protection Overlay
Limited Urban Service Area
- Revitalization & Redevelopment
Infill Overlay
- Conservation
- Urban Service Area Boundary

Administrative Notes:
 The official boundaries of each LUSA are located on Service Area Map, LU 3.1. The boundaries of the Calley Judge-Groves and Ag Reserve LUSAs are depicted on this map for informational purposes only.

SOURCES:
 PBC Planning Division
 PBC Dept. of Environmental Resources Management
 South Florida Water Management District
 Intergovernmental Plan Amendment Review Committee
 LAM Amended in Round 07-10A by Ord. 2007-034



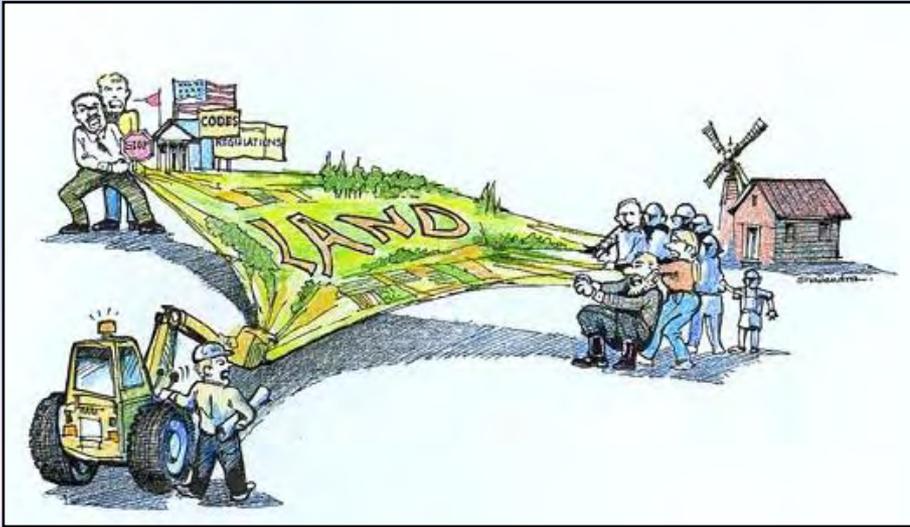
**PALM BEACH COUNTY
 COMPREHENSIVE PLAN
 MAP SERIES**



Planning Date: 01/20/2008
 Planning Period: 10 Year (revised 10 Year)
 Contact: PBC Planning Dept.



New Requirements for Energy Efficiency



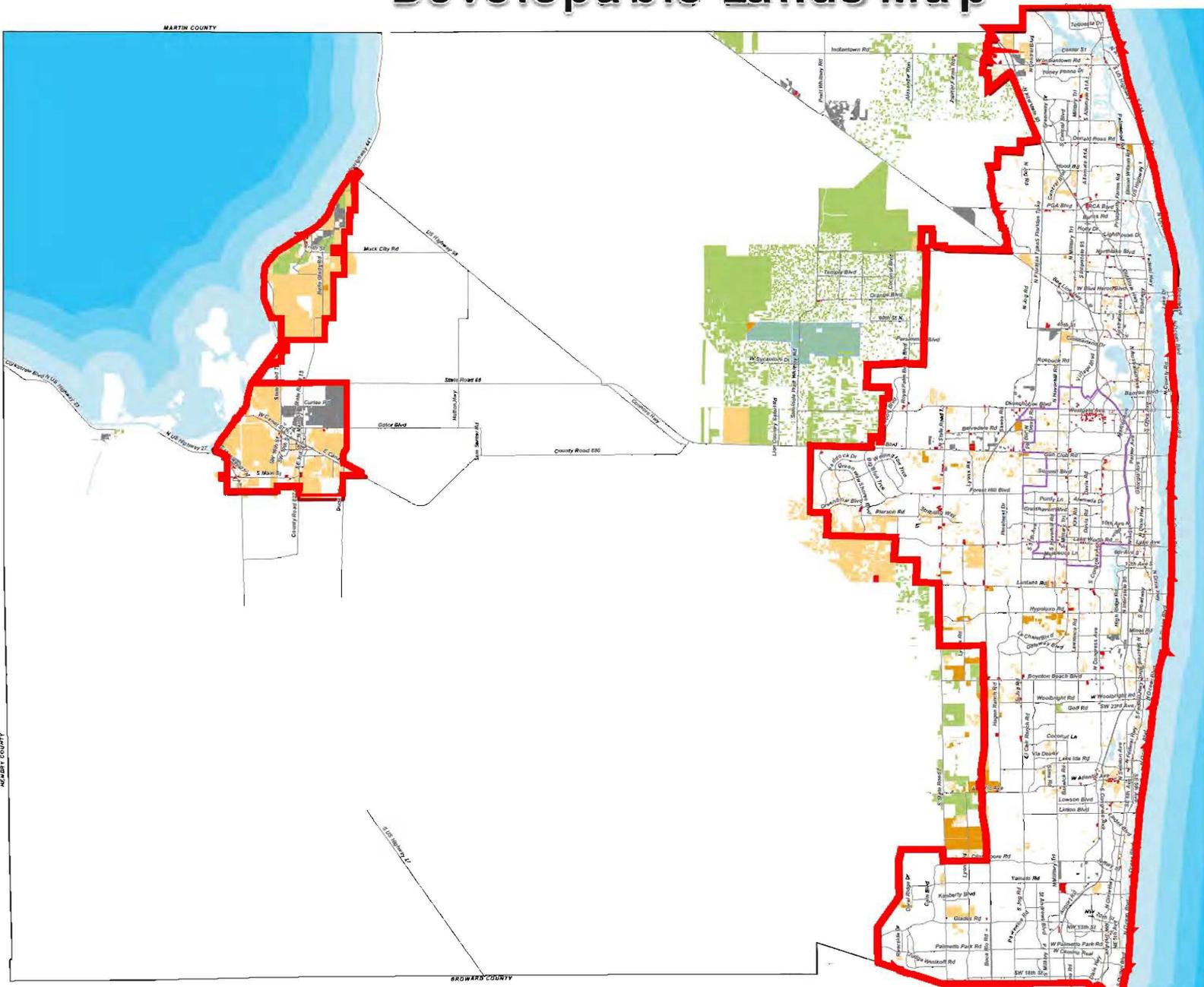
- **HB 697**
 - Promote energy efficient land use patterns
 - Reduce transportation-related Greenhouse Gas (GHG) emissions
 - Reduce energy expenses for residents and businesses
- **What strategies will the County employ to meet these requirements?**

Developable Lands Map

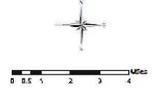
Palm Beach County Developable Lands Map

DRAFT

-  Urban Service Area Boundary
-  Urban Redevelopment Area
-  Ag Enclave
- Developable Land Potential**
-  Commercial
-  Industrial
-  Urban & Municipal Residential
-  Rural Residential & Agriculture
-  Approved Unbuilt Projects



PALM BEACH COUNTY
COMPREHENSIVE PLAN
MAP SERIES





General to Local Planning

- **Land Use and Development Regulations**
 - Generalized by Tier, address Ag. lands converting to suburban
 - Formulated when more land available for development
- **Developable land within established pattern**
 - Surrounded by neighbors - Urban, Suburban & Rural Infill
- **Public Involvement**
 - Existing opportunities are near end of the process
 - Five existing Neighborhood plans - Hundreds of Neighborhoods
 - Active/vocal community groups – Delray Alliance, COBWRA, & others
- **How can the County best enhance public participation in the land development process?**



Future of the Glades

•The Glades

- EAA, Conservation & Cities

•Since 2004 EAR

- Everglades restoration
- Mine approvals
- ILC proposal
- Continued economic development efforts



•Status of Activities/Issues

- ILC approved in Glades communities
- Restoration purchase decision
- Mining concerns addressed

•Focus shifts to Glades Communities





Glades Communities

- **Glades Communities require**
 - Viable development options
 - Annexation Planning
 - County and Municipal Coordination



- **What Comprehensive Plan changes are required?**



Public Comment

Process:

- Complete Issue Form
- Comment at Podium if desired (focus on major issues)
- Submit Issue Form to staff

Preliminary List of Issues:

- Demonstration of Need
- Strengthening Managed Growth
- New Energy Requirements
- General to Local Planning
- Future of the Glades

*“Major Issues” are
...those few things with
the potential to
significantly affect the
community in the next
planning period...*

Thank you for participating!



Scoping Meeting Wrap-Up

- **Shared Data Resources**
- **Additional Opportunities for Participation**
- **Questions**