

**Future of the Glades
Major Issue Meeting
October 14, 2010**

The following table contains the comments provided by participants who chose to submit written comments at the Future of the Glades Major Issue Meeting, and any comments received immediately following the meeting. Meeting participants were asked to provide comment on the goals and objectives which may merit approval of additional density.

Name	Representing	Major Issue Comment
Harrington, Roswell	Resident of Pahokee	Conversation Element: In an accompanying document, titled ' Response to Herbert Hoover Rehabilitation, Martin and Palm Beach Counties, Florida, Draft Supplemental Environmental Impact Statement (SEIS) Reach 1A Landside Rehabilitation. I discuss several issues: Unique Farmlands, Species of Special Concern, Unique habitats and the loss of the green way connector. Please review this document.
Harrington, Roswell	Resident of Pahokee	Historic Preservation Element: Of all the most significant and undervalued resources of this county, our historic, particularly those of an archeological nature of some of the most unique and have the most potential for economic development. Mr. Davenport's finds in the Lake were covered as far away as 'Pravda'. Big Mound City is one of the biggest sites in the Southeastern US and most of the residents of the county have no knowledge of it. Surely we could do better.
Harrington, Roswell	Resident of Pahokee	Housing Element: As a manager of a mobile home community, I constantly asked by people for rental units. But when efforts are made to discuss increasing this supply of housing, no agency wants to discuss it I can supply a 3 bedroom 2 bathroom Windstorm 3 rated manufactured home to an individual for \$20,00 in less than 2 months. It would cost 5 times that and take 3 years by using conventional construction methods. I refer you to an attached report: Why Advocates Need to Rethink Manufactured Housing. At present no agency wants to discuss this option.
Harrington, Roswell	Future of the Glades	Intergovernmental Coordination Element: If there is any element that affects the Glades Region more it is this one. This is the only region of the county that requires permission from multiple federal, state and county agencies to make basic use of our resources. This does not include all of the helpful non-profit agencies who either want to drown us or deny our existence. As a result no one talks to any one and nothing gets done A Case in Point, (Canal Point that it is). There is a storm drainage system in place at the intersection of SR 700 and SR 15 (Everglades Ave and Main Street) in Canal Point. When it does not work, the entire intersection floods. The system drains into a ditch that is half privately held and the rest is owned by the FDOT. This ditch drains into a ditch that is on public lands but no agency claims it. From there it flows into a ditch owned by the Pelican Lake Water Control District thru a holding pond and into the Palm Beach Canal. Last year, a farmer renting the land next to the public owned ditch, put a water control device into the ditch which is intended to prevent the free flow of water and could flood the intersection. When brought to their attention, every agency (including the county ones) saw the problem, acknowledge it and no one wanted to own the ditch. The obstruction remains in the ditch waiting for the next torrential rain.

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Harrington, Roswell	Resident of Pahokee	<p>Fire Rescue Element: The current land use plan states: The Glades Regional MSTU, which covers the area west of 20-Mile Bend, is not addressed by this element of the Comprehensive Plan. The ability to adequately provide these and other essential services in an efficient and cost-effective manner will become a major challenge facing the County as it moves into the 1990s and 21st Century. From this perspective, the ability to adequately plan and provide these necessary services is of paramount importance. There are multiple issues regarding the adequate provision of Fire Rescue services to the area: lack of adequate water supply, location of new stations. Of the many problems facing this area only the issues regarding addressing is being dealt with. This whole topic needs to be addressed.</p>
Harrington, Roswell	Resident of Pahokee	<p>Glades Area Economic Overlay: While full of well meaning phrases, I have personally tried to use this overlay and none of the staff in Planning, Zoning or in Code Enforcement do not understand how to implement it. There needs to be better definition of the mechanisms and strategies that are to be implemented. Lake Okeechobee Scenic Trail Overlay: The definition of the limits of the trail overlay north of Canal Point needs to be changed from Conner's Highway to SR 15.</p> <p>Transportation Element: 1) Although the current plan recognizes the significance of the East Cost Corridor and the Tri-Rail service, it neglects to explore the linkages between the East and West Coast of Florida. Increasing and improving these links, are economically necessary. As has been proven by the Belle Glade - Clewiston bus route there is a need for this link. There is an enormous implication for the economic impact in both job access and tourism dollars by expanding this link. 2) The Glades and the Lake Area were initially served by both passenger and freight service from the 1920 thru the 1940's. This met many needs: economic, job access and increased tourism. When the nation turned to cars this service was dropped. Redevelopment of this service around the lake could provide part of the economic stimulus the area needs. As the primary user of this line , USSC, is cutting back, such usage might be welcomed.</p>

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Harrington, Roswell	Resident of Pahokee	<p>Before tackling the task of developing a workable land use plan for the Glades Region, one must first have a rough grasp of the history of the area. Briefly the area has a vast resource of both pre-Columbian and Seminole artifacts and sites as Mr. Davenport's recent efforts have uncovered. The largest site being Big Mound City which figured significantly in both groups. The first nonnative developments started in the 1870's, with the first developments occurring on the islands; Rita Kramer and Torrey Islands. The next series of developments occurred both in the north along the Lake Okeechobee Ridge and to the south as the swamp and lake receded due to the drainage from the new canals. By the early 1900's the villages of Sand Cut, New Town to the north, Lake Harbor to the west and Okeelanta to the south were well on their way. They were followed by he communities of Shawno and Glades Crest in the east, Deem City to the South, Little Bare Beach to the west and Nemaha (which became Canal Point to the North). By the 1940's with the growth of Pahokee, Belle Glade and South Bay, the entire region had a population of over 60,000 and over 20 small distinct hamlets, villages towns and cities and numerous platted developments. By the mid 60's with the changing social and economic climate, most of the villages and farm communities had consolidated to the region around the lake with some sparse settlements still existing in some of the mere distant communities. The current population of the region is now only some 30,000</p> <p>Re: Imposition of a zoning overlay on Canal Point; Nemaha, Canal Point sub 1, Canal Point Sub 2 and Long Beach Colony plats. The community of Canal Point consists of four platted developments which were created long before the current land use plan was created. The core development of Canal Point, Nemaha, was platted in 1910, followed by Long Beach Colony to the north and Canal Point sub 1 and sub 2 to the east. The original lots in Nemaha, which are mimicked in Canal Point 1 and 2, are 25 feet wide and 100 feet deep with a 10 foot alley behind the lots. As noted on page 103 of the FLUE, Canal Point is a rural community with urban densities. All of this is also reflected in the Existing, Future Land Use and Zoning maps of the community. Unfortunately it is not reflected in the code which requires mandatory setbacks from roads and alleys, which in the commercial and industrial districts as well as the residential ones makes any development prohibitively expensive if not impossible. This code must be modified to recognize the existing structures so that any new development will fit in.</p>
Hatton, Roger	RC Hatton Farms	<p>The Pahokee/Canal Point Urban Use Plan includes only a very small portion of land north of the C-50 (Palm Beach Canal) whereas north of that border there are presently many lots with houses presently on them with vacant platted lots adjoining the highway US441. This area of which I am noting extends about 2 miles north of the north border on the plan. For instance, I own 400 acres that was platted in the early 20th century for residential lots. This is part of a large plat that adjoins 441. On essence the plan needs to recognize that this area mentioned would be the natural area for future residential growth, new highways and new water and sewer that would or could be affordably extended.</p>
Larson, Alexandria	herself	<p>This EAR Report should be focusing on saving what's left. This county has totally ignored the fact that fresh water will not be available for any future growth. Right now this county wants to totally ignore the 1972 Clean Water Act. Lake Okeechobee is a toilet. PBCWUD has admitted in pubic that their water would not pass the nutrient standards and we the EPA have not addressed the bigger problem MERCURY. In Carl Hiaaser article dated 10/10/10 he described planners as chimpanzees on LSD. We are not addressing the true problems of Florida as a whole. Due to economic challenges we are facing for the next 10 years. We have plenty of time to sit back and read due true planning & clean up.</p>
Lipp, Dennis	BCC District 6	<p>Commissioner Santamaria is working with Belle Glade, County Parks & Rec, Shannon LaRocque and TCRPC to complete the Belle Glade Marina and transform Torry Island into a RESORT Destination. This should "fit" under the GAEDO</p>