

PUBLIC PARTICIPATION SUMMARY

In accordance with Section 163.3191 (2)(j) Florida States (F.S.), Palm Beach County is required to submit a summary of the public participation program and activities undertaken during the preparation of the EAR (see **Table 5.1** for list of EAR public meetings). The following narrative outlines the significant events that have occurred in conjunction with the development of major issues and preparation of this report.

Community input was instrumental for identifying the major issues to be addressed in the EAR and for the preparation and review of the EAR report. Outreach and public participation was also achieved through a Web site created for the County's EAR process. The site contains links to all EAR documents, public meetings and workshops, the County's EAR e-newsletter, the South Florida Water Management District (SFWMD) EAR Web site, the Department of Community Affairs (DCA)'s EAR Web site, and other related Web links. The EAR Web site is located at: <http://www.pbcgov.com/pzb/planning/ear/ear.htm>

Extensive lists of internal and external stakeholders were prepared to include public and private sector groups and individuals, planning and other professional consultants, community activists, neighborhood groups and diverse interest groups traditionally involved and active in planning and growth management issues in Palm Beach County and South Florida. (See **Table 5.4** for lists of stakeholders)

A. MEETINGS AND ACTIVITIES TO DEFINE THE MAIN EAR ISSUES

The following narrative outlines the significant events that have occurred in conjunction with the development of major issues and preparation of this report.

a. In-house meetings:

In-house meetings were conducted before scheduling public participation activities. These included:

An EAR Kickoff Meeting on 3/3/03 that included staff that would be involved in the day-to-day preparation of the EAR. Staff and management attending the session were informed on the new requirements for the EAR and the differences with the previous EAR process. Planners were assigned specific responsibilities and duties for preparing the different components of the EAR. Participants also discussed and agreed on the different steps of the EAR process using DCA's guidelines and suggested timeframes.

The next meeting was held on 3/25/03. This was a Brainstorming Meeting of Element Planners and other planners involved in the EAR. The planners suggested ideas as to which issues should be incorporated into the EAR. Staff also discussed and prepared background and analyses to frame each of the issues and agreed on a basic format to present the EAR Issues in subsequent meetings.

Planning staff held another Brainstorming Meeting on 4/8/03 to consolidate and refine the list of issues and framework and analyses that were brought up on 3/25/03.

b. Implementing agencies meeting:

This meeting was held on 5/16/03. The meeting involved representatives from multiple local, regional or state agencies that implement policies in the Comprehensive Plan (see **Table 5.3** for Implementing agency list). They were informed about the new EAR process and the differences with the previous EAR. Planning staff also presented the draft list of proposed issues and received input from attending agencies to fine-tune the description and definition of issues. A summary of public comments of this meeting is included in **Table 5.2** under May 16, 2003.

c. Public Workshops:

The following advertised public workshops and meetings were held in preparation of the list of issues and scope of work for the EAR:

The first public workshop was the Land Use Advisory Board (LUAB) Workshop held on June 13, 2003. A list of public comments is included in **Table 5.2** under June 13, 2003.

The next meeting was the Informal Scoping Meeting facilitated by the DCA with participation of municipal, regional and state representatives and other stakeholders held on July 10, 2003. Participants discussed the issues, and drafted an initial scope of work for the completion of all new EAR requirements. A list of comments is included in **Table 5.2** under July 10, 2003.

The Board of County Commissioners (BCC) EAR Workshop was held on August 26, 2003 and comments are listed in **Table 5.2** under August 26, 2003. The BCC basically endorsed the issues identified by staff and the stakeholders, allowing staff to continue with the process.

The Formal Scoping Meeting was held on September 12, 2003. This meeting reiterated the Issues formulated by the previous in-house meetings and public input meetings and the wishes voiced by the BCC. The result of this process resulted in a Letter of Understanding and Scope of EAR Work sent to the State Department of Community Affairs on September 22, 2003 (see Letter of Understanding in Correspondence Section).

B. PUBLIC MEETINGS AND WORKSHOPS ADDRESSING THE EAR REPORT

Once a consensus was reached and a letter of understanding was approved, County staff dedicated the following several months to complete the EAR analysis and prepare a draft EAR report. The following meetings were scheduled to elicit input from the public and public boards on the draft EAR Report.

a. IMPLEMENTING AGENCY-This meeting was held with representatives from various agencies that implement policies in the Comprehensive Plan on May 25, 2004. Attendance at this meeting was 34 persons. Comments are listed in **Table 5.3** under May 25, 2004.

b. EXTERNAL STAKEHOLDERS-This meeting was held on June 15, 2004 with various members of the public that had attended previous meetings or had contacted the County regarding the EAR. Attendance at this meeting was 49 persons representing key private sector, non-profit, special interest and diverse civic groups. Comments are listed in **Table 5.3** under June 15, 2004

c. PUBLIC WORKSHOPS (see **Table 5.1** for schedule)

1. **LUAB-** This meeting was held on August 13, 2004. Comments are listed in **Table 5.3** under August 13, 2004.
2. **BCC-** This meeting was held on August 24, 2004. Comments are listed in **Table 5.3** under August 24, 2004.

d. PUBLIC HEARINGS (see **Table 5.1** for schedule)

1. **LPA Adoption-** This meeting was held on September 20, 2004. Board action and comments are listed in Table 5.3 under September 20, 2004.
2. **BCC Adoption-** This meeting was held on October 19, 2004. Board action and comments are listed in Table 5.3 under BCC Adoption Hearing, October 19, 2004.

List of EAR Public Meetings

Table 5.1

Meeting Type	Date	Time	Location
LUAB Workshop on Issues & Scope of Work	6/13/03	9 AM – Noon	4 th Floor Conference Room, PZ&B, 100 Australian Avenue, WPB. Fl., WPB. Fl.
Informal Scope Preparation Meeting	7/10/03	1:00 - 4:30 PM	Clayton Hutcheson Pavilion, 531 N. Military Trail
BCC Workshop on Issues and Scope of Work	8/26/03	9:30 - 10:30 AM	Government Center, 6 th Floor, 301 N. Olive Avenue, WPB. Fl., WPB. Fl.
Formal Scope Preparation Meeting	9/12/03	2:00 – 3:30 PM	4 th Floor Conference Room, PZ&B, 100 Australian Avenue, WPB. Fl., WPB. Fl.
LUAB Public Workshop on EAR Report	8/13/04	9 AM - Noon	4 th Floor Conference Room, PZ&B, 100 Australian Avenue, WPB. Fl., WPB. Fl.
BCC Public Workshop on EAR Report	8/24/04	9:30 - Noon	Government Center, 6 th Floor, 301 N. Olive Avenue, WPB. Fl., WPB. Fl.
LPA EAR Adoption Hearing	9/20/04	9 AM - Noon	4 th Floor Conference Room, PZ&B, 100 Australian Avenue, WPB. Fl., WPB. Fl.
BCC EAR Adoption Hearing	10/19/04	9:30 - Noon	Government Center, 6 th Floor, 301 N. Olive Avenue, WPB. Fl., WPB. Fl.

TABLE 5.2
Palm Beach County EAR 2003-2006
Major Issues
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 Comment:** 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 Comment:** 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 Comment:** 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 Comment:** 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 Comment:** 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 Comment:** 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 Comment:** 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 Comment:** 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 Comment:** 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 Comment:** 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 Comment:** 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 Comment:** 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 Comment:** 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 Comment:** 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 Comment:** Incorporate these concepts in the analysis of this issue.
- This issue should be considered as a major issue. **Staff Comment:** 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**

Comment: 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 Comment:** Incorporate into the analysis of this issue and Issue # 3.
- Consideration should be given to the Military Trail Corridor as a focus for infill and redevelopment projects. **Staff Comment:** Incorporate into the analysis of this issue.
- Increases in density would be acceptable if consideration was given to compatible uses with surrounding areas. **Staff Comment:** 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 Comment:** 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 Comment:** 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 Comment:** Incorporate these concepts into the analysis of this issue.
- This issue should be considered as a major issue. **Staff Comment:** 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 Comment:** Incorporate in the analysis of this issue.

3. 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 Comment:** 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 Comment:** 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 Comment:** 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 Comment:** 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 Comment:** 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 Comment:** 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 Comment:** 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 Comment:** 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 Comment:** 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 Comment:** 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 Comment:** This title and its framework

or explanation have been incorporated as one of the topics that need 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.

- 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.

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 Comment:** 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 Comment:** 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 Comment:** 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 Comment:** 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 Comment:** 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 Comment:** 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 Comment:** 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 Comment:** 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 Comment:** 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 Comment:** 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 Comment:** 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 Comment:** 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 Comment:** 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 Comment:** 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 Comment:** 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 Comment:** 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 Comment:** 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 Comment:** 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 Comment:** Incorporate in the analysis of this issue and the EAR of the Intergovernmental Coordination Element.

TABLE 5.3
Palm Beach County EAR 2003-2006
EAR Report
Public Comments

BCC ADOPTION HEARING, October 19, 2004

EAR Report

BOARD DISCUSSION AND PUBLIC COMMENTS

Board discussion and public comment focused on the EAR report's recommendations for the Everglades Agricultural Area (EAA). Representatives of the Sugar Industry, the private sector and environmental groups provided public comments.

1. Board Discussion

- The Board expressed concerns about the effect of the report on potential development in the Everglades Agricultural Area (EAA). Staff indicated the EAR recommendation of conducting an area-wide assessment of the EAA coincided with recent direction by the Board to study the EAA. Staff underscored that the EAR does not change the Comprehensive Plan it just provides recommendations; changes will be carried out the following year after adoption of the EAR.

2. Sugar Industry Comments

- A representative of Florida Crystals and US Sugar, the two largest private landowners in the EAA, indicated his client's opposition to the recommendations restricting the EAA to Everglades restoration and agriculture. The recommendation was made without participation of his clients who, according to the representative, never were invited to participate in the EAR. The recommendations for the EAA clash with plans his clients have for future alternative uses of their lands in the EAA, including potential urban developments. The sugar groups requested that all recommendations for the EAA were dropped and not adopted with the EAR. The proposed recommendations were biased and presumed an outcome that did not include urban development. **Board and Staff Comment:** The Board asked staff about inviting the sugar growers to the EAR. Staff responded they were invited along with over 200 people. However, staff received no reply to the invitation. Other growers accepted the invitation and did participate in the EAR. Regarding the recommendation, staff reiterated the EAR does not make any change to the Comprehensive Plan and the recommended area-wide assessment of the EAA will incorporate all stakeholders in that area.

3. Other Private Sector Comments

- A representative of the Economic Council of Palm Beach County filed a letter for the record with his comments. The Economic Council had similar comments to those of the sugar landowners. He highlighted that the Glades economies and natural systems affect multiple counties and that CERP is also of major significance. He suggested conducting a larger study of the EAA on at least a regional or statewide basis. Mr. Jones indicated that other comments he had

provided at previous public forums addressing infill, redevelopment, increased densities and transit-oriented development were incorporated into the EAR report to his satisfaction. **Board and Staff Comment:** Both the BCC and the EAR report agree on the need to conduct a regional study of the EAA.

- A representative of other private interests indicated that although the EAR calls for a study of the EAA, it presumes the outcome to be only for Everglades restoration and agriculture. Also called for deletion of the language. **Board & Staff Comment:** After some discussion, the Board and staff proposed to delete portions of the language suggesting a possible outcome of the study.

4. Environmental Groups Comments

- A representative from Audubon of the Everglades supported the EAR recommendations and suggested an honest study of the EAA. **Board & Staff Comment:** No comments were made.
- Another person, representing the Sierra Club also commended the EAR report but opposed recommendations exempting Scripps from Comprehensive Plan policies. The Sierra Club has requested the BCC to declare a moratorium on development in the EAA until the CERP plan is finished. **Board & Staff Comment:** The Board clarified they have received the moratorium request but no action was taken by the BCC on that request.

Adoption and Additional Board Discussion: After the public comment portion of the hearing the Board directed staff to include the 3 municipalities in the Glades area in the group of stakeholders for the EAA regional study. The motion to adopt the Evaluation and Appraisal Report (EAR) included deletion of the offensive language from the EAR recommendations and was adopted in a 5-1 vote, with Commissioner Masilotti absent and Commissioner Marcus dissenting due to the deletion of the EAA language.

ISSUE 1

Future Growth and the Tier System

PUBLIC COMMENTS AND INPUT

1. Input & Comments received at Meeting with External Stakeholders held on June 15, 2004

- Suggestion was made that there may be a need to change some of the Objectives and Policies supporting the Managed Growth Tier System (MGTS) to support future development. **Staff Comment:** the EAR report is recommending revisiting the MGTS in order to address changed conditions in certain areas of the County. Changes are already being processed to address the location of TSRI in the County.
- A comment highlighting the need to strengthen the link between transportation to land use planning; indicating that the number one problem for doing business in South Florida is the inability of moving people, goods, and services across county boundaries in an efficient way; and stating that there has to be a clear recognition that any future land development or land use planning effort need to futuristically address the traffic problems that we are encountering now, which

are bound to get worse. **Staff Comment:** The County and the MPO are in the process to address these issues.

- There needs to be recognition for mixed uses of land. Affirmative incentives should be incorporated into regulations and plans to encourage and entice new development that allows mixed-use development. **Staff Comment:** this is consistent with strategy recommended in EAR report to make a more efficient use of available land in the eastern part of the County.
- A comment that the Managed Growth Tier System (MGTS) is not working, has not rendered the expected benefits and should be eliminated. **Staff Comment:** Staff disagrees with this assessment. The MGTS continues to be a valid growth management tool. The MGTS can be adjusted to address changing conditions as done with other land use planning tools like the Comprehensive Plan or the Code. If the tools are not responding to changed conditions they are normally adjusted not discarded. Adjustments to the MGTS, the Plan or the Code are frequently made through amendments to address those changing conditions, as allowed by Florida Laws.

2. Input & Comments received at the LPA hearing held on September 20, 2004

- The Board suggested staff to emphasize and make clear in the conclusions and recommendations for Issue 1 that potential revisions to the Tier system indicated in the EAR do not mean a wholesale modification of the system to allow for more intense development everywhere. They are meant to address specific changes in conditions that meet existing criteria in the Plan for Tier re-designation or boundary changes. **Staff Comment:** LPA comments will be presented to the BCC at the October 19th Adoption Hearing.

ISSUE 2

Assessment of Infill and Redevelopment Policies in the Plan

PUBLIC COMMENTS AND INPUT

1. Input & Comments received at Meeting with Implementing Agencies held on May 25, 2004

- An expedited permitting process was suggested for revitalization and redevelopment, especially within infill areas and the proposed Urban Redevelopment Area (URA). **Staff Comment:** This is part of the recommendations for the Infill & Redevelopment Study, which are part of the EAR.

2. Input & Comments received at Meeting with External Stakeholders held on June 15, 2004

- Suggestion was made to hold sessions to bring together representatives of the League of Cities, Regional Transportation Authority, the Regional Planning Council as well as members of the public, to help bring out ideas addressing future urban development, including increasing allowable densities in the eastern area of the county. **Staff Comment:** This would be considered as part of the ongoing infill and redevelopment program.

3. Input & Comments received at the LUAB Workshop held on August 13, 2004

- Discussion focused on traffic as it relates to redevelopment areas including the potential for transit-oriented development. **Staff Comment:** The infill and redevelopment study and the EAR are recommending a Traffic Concurrency Exception Area (TCEA) for the Urban Redevelopment Area (URA).

ISSUE 3

Plan policies, development trends and affordable housing

PUBLIC COMMENTS AND INPUT

1. Input & Comments received at Meeting with External Stakeholders held on June 15, 2004

- Lack of affordable housing has lost the county recruits for small businesses in the past. Suggestion was made to require affordable housing in areas of annexation and municipal codes. Affordable housing sales should be required for a minimum of one-two year owner occupied. **Staff Comment:** addressed in the EAR recommendations. The voluntary Workforce Housing program is expected to be adopted by the end of August of 2004.
- Affordable housing is vital for the County's economy. The single most expensive component of housing is land. Increasing density would reduce land costs per housing unit, thus allowing for the availability of affordable housing where needed. Mass transit must be enhanced and reorganized to allow people movement to the work place. **Staff Comment:** addressed in the EAR recommendations. The voluntary Workforce Housing program is expected to be adopted by the end of August of 2004.

2. Input & Comments received at the LUAB Workshop held on August 13, 2004

- The Board stated the current lack of affordable and workforce housing was a complex problem that could not be solved by policies in the Plan alone. Board members discussed alternatives and examples from other regions and suggested to convene a forum of all parties to address the problem. **Staff Comment:** Board comments have been incorporated in the EAR recommendations.

3. Input & Comments received at the BCC Workshop held on August 24, 2004

- The Board of County Commissioners directed staff at the BCC Workshop on the EAR to look at all potential incentives to make easier for developers to build affordable and workforce housing developments; recommended staff to bring the Voluntary Workforce Housing Program after one year of implementation to consider making the program mandatory; the BCC and private interest groups agreed that a concerted public/private effort at the regional level, including other counties and local governments is needed to properly address this situation. The Board also urged staff to move from the adoption of policies to the implementation of specific projects and to consider areas in the Glades Communities as targets to build affordable and workforce housing

developments. **Staff Comment:** Board comments have been incorporated in the EAR recommendations.

ISSUE 4

Impact of Urban Growth on natural, agricultural and rural areas

PUBLIC COMMENTS AND INPUT

1. Input & Comments received at Meeting with External Stakeholders held on June 15, 2004

- Suggestion was made to preserve the rural nature and architecture of the rural areas of the county. **Staff Comment:** the proposed Sector Plan and other policies in the Plan and the Code are addressing or will address this needs.
- A statement that agricultural land will be difficult to preserve if is not cost effective for the property owners and the agricultural industry; the County needs to become realistic about agricultural lands. **Staff Comment:** A global analysis is suggesting that food shortages may become critical in the near future and areas like the EAA may become a precious commodity for the production of food for future generations. New type of crops and crops more consistent with the restoration of the Everglades could make agricultural areas more viable. Other areas of the EAA might be better converted to preservation in order to enhance the restoration of the Everglades. The EAR recommends to perform an area-wide comprehensive evaluation/needs analysis of the entire EAA as well as reviewing the appropriateness of this area to support everglades restoration efforts.

ISSUE 5

Transportation planning and impacts of urban growth

PUBLIC COMMENTS AND INPUT

1. Input & Comments received at Meeting with Implementing Agencies held on May 25, 2004

- It was suggested that a system of interconnectivity between parcels to form a trail system for passive recreation that relied on a Comp Plan policy that would motivate Homeowners Associations to institute these amenities. **Staff Comment:** The issue of interconnectivity has been addressed in recent amendments to the land use element.
- Conflicts between gated communities and the concept of interconnectivity were voiced with a suggestion of requiring additional entrances and red lights. **Staff Comment:** The issue of interconnectivity has been addressed in recent amendments to the land use element.
- More consideration for bike lanes should incorporated into the Comprehensive Plan. **Staff Comment:** The Palm Beach MPO 1996 Long Range Bikeway Facilities Corridor Plan represents the overall bicycle facilities plan for Palm Beach County. The Plan includes corridors for on-road bicycle lanes and off-road pathways. The MPO Bikeway Plan serves as the basis for the bicycle component of the 2025 Cost Feasible Plan.

2. Input & Comments received at Meeting with External Stakeholders held on June 15, 2004

- Comment was made again to enhance links of land use and transportation planning; recognize that Palm Beach County is at the point to encourage transit oriented development in some unincorporated areas; with transportation plans for connecting bus and rail to the rest of the region. **Staff Comment:** Addressed in the recommendations for this issue and in the Comprehensive Plan.
- It was suggested that a map showing future plans for bus, rail, pedestrian and water routes should be created. **Staff Comment:** MPO's plan incorporates most of these maps.
- There should be readily available schedules for affordable public transportation between the western portions of the County and West Palm Beach and/or North Palm Beach County. **Staff Comment:** The MPO's currently adopted 2025 Cost Feasible Plan sufficiently addresses enhancement of alternative transportation modes and consists of a comprehensive highway, transit, bicycle, and pedestrian transportation system.

4. Input & Comments received at the LUAB Workshop held on August 13, 2004

- Board members discussed the issue of increasing densities and the concept that density per se is not the solution, but increased densities as part of master planned mix-use projects. **Staff Comment:** Board comments have been incorporated in the EAR recommendations.

ISSUE 6

Improved Intergovernmental Coordination PUBLIC COMMENTS AND INPUT

1. Input & comments received at Meeting with External Stakeholders held on June 15, 2004

- A suggestion was made to include elected officials of the different governing bodies and members of private business organizations the review committees that are involved in the Intergovernmental Coordination process so that serious consideration will be given to their recommendations. There is not effective communication at the decision-making level. **Staff Comment:** the County is currently considering these topics.
- There is still lack of coordination and the need for the County and the municipalities to work together and cooperate to become more competitive and to be able to generate future jobs and continued growth. **Staff Comment:** the County is currently considering these topics.
- Communities frequently find that municipal governments are better service providers. County resources should be used to upgrade unincorporated areas that lie adjacent to municipalities and making areas attractive for municipalities to annex. **Staff Comment:** the County already has an annexation policy addressing these situations.

**ECONOMIC ELEMENT
PUBLIC COMMENTS AND INPUT**

1. Input & Comments received at the LPA hearing held on September 20, 2004

- At the hearing, the Board requested additional specificity addressing problems the equestrian industry is facing. The Board also requested that the marine industry should be further specified, as both encounter declining availability of land. **Staff Comment:** LPA comments will be presented to the BCC at the October 19th Adoption Hearing.

**Table 5.4
IMPLEMENTING AGENCY EAR CONTACT LIST BY ELEMENT
(Internal Stakeholders)**

ELEMENT	PLANNER	IMPLEMENTING AGENCIES	CONTACT PERSON	PHONE #	E-MAIL ADDRESS
Capital Improvement	Bruce Thomson	Planning	Bruce Thomson	233-5333 Fax 233-5365	Bthomson@co.palm-beach.fl.us
		OFMB	Richard Roberts, Director	355-2580 (or 355-4626) Fax 355-2109	rroberts@co.palm-beach.fl.us
			Joseph (Joe) Bergeron, Asst. Budget Director	355-2385 Fax 355-2109	jbergero@co.palm-beach.fl.us
		Engineering & Public Works	Omelio Fernandez Roadway Production	684-4152 Fax 684-4166	ofernand@co.palm-beach.fl.us
		Airports Dept.	Jerry Allen, Director Planning and Development Division	471-7423 Fax 471-7427	jallen@pbia.org
		Engineering & Public Works	Dan Weisberg, Director Traffic Division	684-4031 Fax 478-5770	dweisberg@co.palm-beach.fl.us
		Environmental Resource Mgmt.	Bob Kraus, Environ. Program Supv. Resources Protection Division	233-2476 Fax 233-2414	bkraus@co.palm-beach.fl.us
		Facilities Dev. & Operations Dept.	Melanie Borkowski, Manager Facilities Compliance	233-0257 Fax 233-0206	mborkows@co.palm-beach.fl.us
		Fire Rescue	Kathy Owens Special Projects Coord.	616-7020 Fax 233-0033	kowens@co.palm-beach.fl.us
		Library	Jerry Brownlee, Director	233-2799 Fax 233-2622	jbrownle@co.palm-beach.fl.us
		Parks & Recreation	Dennis Eshleman, Director	966-6685 Fax 966-6600	deshlema@co.palm-beach.fl.us

ELEMENT	PLANNER	IMPLEMENTING AGENCIES	CONTACT PERSON	PHONE #	E-MAIL ADDRESS
			Tim Granowitz Principal Planner	966-6651 Fax 963-6719	tgranowi@co.palm-beach.fl.us
		Water Utilities	Leisha Pica	641-3448 Fax 641-3447	lpica@co.palm-beach.fl.us
		Palm Tran	Perry Maull, Executive Director	841-4210 Fax 841-4291	pmaull@co.palm-beach.fl.us
		Cooperative Extension Service	Clayton Hutcheson, Director	233-1712/233-1711 Fax 233-1768	chutches@co.palm-beach.fl.us
			A.A. Kirstein	233-1792 Fax 233-1768	akirstei@co.palm-beach.fl.us
		Zoning	Robert Buscemi, Principal Planner	233-5342 Fax 233- 5165	Rbuscemi@co.palm-beach.fl.us
		County Attorney	Robert (Bob) Banks Asst. County Attorney	355-4393 Fax 355-4398	rbanks@co.palm-beach.fl.us
		School Dist. Of Palm Beach County	Angela Usher, Manager Intergovernmental Relations	434-8800 Fax 434-8187	usher@mail.palbeach.k12.fl.us
		OFMB	John Long, Debt Manager	355-2733 Fax 355-2109	jlong@co.palm-beach.fl.us
Willie Swoope Impact Fee Coord.	233-5014 Fax 355-2109		wswoope@co.palm-beach.fl.us		
Coastal Management	Lisa Schickedanz	Planning	Lisa Schickedanz	233-5339 Fax 233-5365	lschicke@co.palm-beach.fl.us
		Environmental Resources Management	Bob Kraus, Environ. Program Supv. Resources Protection Division	233-2476 Fax 233-2414	bkraus@co.palm-beach.fl.us
			Daniel Bates, Environ. Program Supv. Environ. Enhancement & Restor. Div.	233-2434 Fax 233-2414	dbates@co.palm-beach.fl.us

ELEMENT	PLANNER	IMPLEMENTING AGENCIES	CONTACT PERSON	PHONE #	E-MAIL ADDRESS
		Sheriff's Department	Capt. Alan Fuhrman Planning & Research	688-3282 Fax 688-3728	fuhrmana@pbso.org
		Public Safety Department, Recovery & Mitigation	Sheridan (Butch) Truesdale, Economic Development	712-6325 Fax 712-6464	Struesdale@co.palm-beach.fl.us
			Helene Wetherington Assistant Director Emergency Management Division	712-6320 Fax 712-6464	Pbcgov.com/pubsafety/eoc
Conservation	Michael Howe	Planning	Michael Howe	233-5361 Fax 233-5365	mhowe@co.palm-beach.fl.us
		Environmental Resources Management	Bob Kraus, Environ. Program Supv. Resources Protection Division	233-2476 Fax 23-2414	bkraus@co.palm-beach.fl.us
			David Gillings, Environ. Program Supv. Natural Resources Stewardship Div.	233-2477 Fax 233-2414	dgilling@co.palm-beach.fl.us
			Jon Van Arnam, Deputy Director	233-2545 Fax 233-2414	jvanarna@co.palm-beach.fl.us
			Kathleen Brennan Senior Environmental Analyst	233-2451 Fax 233-2414	Kbrennan@co.palm-beach.fl.us
			Paul Davis	233-2509 Fax 233-2414	pdavis@co.palm-beach.fl.us
		Metropolitan Planning Organization	Raphael Clemente Coordinator-Bridge/ Pedestrian/ Greenways	684-4163 Fax 233-5664	raclemen@co.palm-beach.fl.us
PZ&B Planning Division	Denise Malone, Principal Planner	233-5326 233-5365	dcmalone@co.palm-beach.fl.us		
	Erin Fitzhugh Planner II	233-5263 Fax 233-5365	efitzhug@co.palm-beach.fl.us		

ELEMENT	PLANNER	IMPLEMENTING AGENCIES	CONTACT PERSON	PHONE #	E-MAIL ADDRESS
Economics	Maggie Smith Betty Yiu	Planning	Maggie Smith	233-5358 Fax 233-5365	msmith@co.palm-beach.fl.us
			Betty Yiu	233-5329 Fax 233-5365	byiu@co.palm-beach.fl.us
		Cooperative Extension Services	Clayton Hutcheson, Director	233-1712/233-1711 Fax 233-1768	chutches@co.palm-beach.fl.us
		Office of Economic Development	Pam Nolan Economic Development Specialist	355-6835 Fax 355-6017	pnolan@co.palm-beach.fl.us
		Office of Small/Minority/ Women Business Assistance	Hazel Oxendine, Director	616-6840 Fax 616-6850	hoxendin@co.palm-beach.fl.us
		Housing and Community Development	Elena Escovar, Principal Planner	233-3621 Fax 233-3651	eescavor@co.palm-beach.fl.us
			Linda Jeter, Sr. Planner	233-3627 Fax 233-3651	ljeter@co.palm-beach.fl.us
		Office of Financial Management and Budget	Willie Swoope, Impact Fee Coordinator	233-5014 Fax 233-5167	wswoope@co.palm-beach.fl.us
		Business Development Board	Larry Pelton, President	835-1008 Fax 835-1160	www.larry.pelton@bdb.org
		Workforce Alliance	Cathy Noel	841-0221 Fax 841-0280	cnoel@pbcworks.com
Fire Rescue	Erin Fitzhugh, Planner II	Planning	Erin Fitzhugh, Planner II	233-5263 Fax 233-5365	efitzhug@co.palm-beach.fl.us
		Fire Rescue	Kathy Owens Special Projects Specialist	616-7020 Fax 233-0033	kowens@co.palm-beach.fl.us
Future Land Use	John Rupertus	Planning	John Rupertus	233-5315 Fax 233-5365	jrupertu@co.palm-beach.fl.us

ELEMENT	PLANNER	IMPLEMENTING AGENCIES	CONTACT PERSON	PHONE #	E-MAIL ADDRESS
			Alex Hansen, Senior Planner Long Range Section	233-5364 Fax 233-5365	ahansen@co.palm-beach.fl.us
			Susan Miller Principal Planner Current Section	233-5328 Fax 233-5365	samiller@co.palm-beach.fl.us
			Jim Bell, Sr. Planner	233-5331 Fax 233-5365	jbelle@co.palm-beach.fl.us
		Zoning	Robert Buscemi, Sr. Planner	233-5342 Fax 233-5165	rbuscemi@co.palm-beach.fl.us
		Glades Tech Advis Committee	Vicki Silver	746-1465	vsilveraicp@yahoo.com
		IPARC	Anna Yeskey	434-2575 Fax 434-4513	amyeskey@bellsouth.net
Health & Human Services	Audley Reid	Planning	Audley Reid	233-5567 Fax 233-5365	areid@co.palm-beach.fl.us
		Community Services	David Rafaidus, Sr. Planner	355-4705 Fax 355-3863	drafaidu@co.palm-beach.fl.us
		Florida Health Dept.	Dr. Jean Malecki, Director	355-3120 Fax 355-3165	jeanmaleck@doh.state.fl.us
Historic Preservation	Gus Goya	Planning	Gus Goya	233-5593 Fax 233-5365	ggoya@co.palm-beach.fl.us
Housing	Etim Udoh	Planning	Etim Udoh	233-5313 Fax 233-5365	eudoh@co.palm-beach.fl.us
		PBC Housing & Comm. Development	Remar Harvin, Executive Director	233-5303 Fax 233-5365	rharvin@co.palm-beach.fl.us
			Elena Escovar, Principal Planner	233-3660 Fax 233-3651	eescovar@co.palm-beach.fl.us
		Office of Community Revitalization	Edward Lowery, Manager	233-5303 Fax 233-5365	elowery@co.palm-beach.fl.us

ELEMENT	PLANNER	IMPLEMENTING AGENCIES	CONTACT PERSON	PHONE #	E-MAIL ADDRESS
		PBC Commission on Affordable Housing	Keturah Joseph, Manager	233-3660 Fax 233-3651	kjoseph@co.palm-beach.fl.us
		PBC Housing Finance Authority	Earl Mixon, Manager	355-4780 Fax 355-3663	emixon@co.palm-beach.fl.us
Intergovernmental Coordination	James Gammack-Clark	Planning	James-Gammack-Clark	233-5327 Fax 2335365	jgammack@co.palm-beach.fl.us
			Lisa Lowe, Principal Planner Data Section	233-5334 Fax 233-5365	llowe@co.palm-beach.fl.us
Introduction & Administration	Tonya Deal	N/A	N/A	N/A	N/A
Library Services	John Rupertus	Planning	John Rupertus	233-5315 Fax 233-5365	jrupertu@co.palm-beach.fl.us
		Library Dept.	Jerry Brownlee, Director	233-2799 Fax 233-2644	jbrownle@co.palm-beach.fl.us
			Lois Wiley, Administrative Assistant	233-2723 Fax 233-2644	Lwiley@co.palm-beach.fl.us
Public School Facilities	Bruce Thomson	Planning	Bruce Thomson	233-5333 Fax 233-5365	bthomson@co.palm-beach.fl.us
		PBC School District	Kris Garrison, Director Planning Department	434-2080 Fax 434-8187	garrison@mail.palmbeach.k12.fl.us
			Angela Usher, Coordinator Government Relations	434-8800 Fax 434-8187	usher@mail.palmbeach.k12.fl.us
		IPARC	Bill Morris, Chair (Planning Director-Royal Palm Beach)	790-5100 Fax 790-5174	bmorris@royalpalmbeach.com
		PBC	Lenny Berger Assistant County Attorney	355-2542 Fax 355-4398	lberger@co.palm-beach.fl.us
Recreation & Open Space	Ed Fernandez	Planning	Ed Fernandez	233-5360 Fax 233-5365	efernand@co.palm-beach.fl.us

ELEMENT	PLANNER	IMPLEMENTING AGENCIES	CONTACT PERSON	PHONE #	E-MAIL ADDRESS
		Parks & Recreation	Dennis Eshleman, Director	966-6685 Fax 966-6600	deshlema@co.palm-beach.fl.us
			Tim Granowitz Principal Planner	966-6651 Fax 966-6600	tgranowi@co.palm-beach.fl.us
			Jean Mathews Planner II	966-6652 Fax 963-6747	jmatthew@co.palm-beach.fl.us
Transportation	Khurshid Mohyuddin	Planning	Khurshid Mohyuddin	233-5351 Fax 233-5365	kmohyudd@co.palm-beach.fl.us
			Gus Goya, Planner I	233-5593	ggoya@co.palm-beach.fl.us
			Vinod Sandanasamy, Planner II	233-5337	vsandana@co.palm-beach.fl.us
		Palm Tram	Fred Stubbs	841-4222	fstubbs@co.palm-beach.fl.us
		Airports	Jerry Allen	471-7423	jallen@pbia.org
		Engineering & Public Works	Omelio Fernandez, Division Director Roadway Production	684-4152 Fax 684-4166	ofernand@co.palm-beach.fl.us
			Dan Weisberg, Director Traffic Division	684-4030 Fax 478-5770	dweisber@co.palm-beach.fl.us
		Metropolitan Planning Organization	David Karwaski	684-4170 Fax 233-5664	dkarwask@co.palm-beach.fl.us
		Port of Palm Beach	Tom Lundeen	842-4201 Fax 842-4240	lundeen@portofpalmbeach.com
		FL.Health Dept.	Erica Whitfield	540-1300 Fax 540-5657	Erica_whitfield@doh.state.fl.us
TCRPC	Michael Busha	772-221-4060 Fax 772-221-4067	mbusha@TCRPC.org		
FDOT	Larry Hymowitz	954-777-4663 Fax 954-677-7892	larry_hymowitz@dot.state.fl.us		
Utility	Isaac Hoyos	Planning	Isaac Hoyos	233-5347 Fax 233-5365	ihoyos@co.palm-beach.fl.us

ELEMENT	PLANNER	IMPLEMENTING AGENCIES	CONTACT PERSON	PHONE #	E-MAIL ADDRESS
		Water & Wastewater (PBC Utilities)	Gary Dernlan, Director	493-6001 Fax 493-6008	gdernlan@pbcwater.com
			Fred Rapach Policy & Program Coordinator	641-3452 Fax 641-3472	frapach@co.palm-beach.fl.us
		Water & Wastewater (SFWMD) Stormwater Mgmt. (SFWMD)	Palmer Mason, Esq.	602-2328	pmason@sfwmd.gov
			Henry Bittaker	682-6792 Fax 682-6010	hbittak@sfwmd.gov
			P.K. Sharma	682-6779 Fax 682-6010	psharma@sfwmd.gov
		Stormwater Mgmt. (Land Development)	Dave Cuffe	684-4089 Fax 684-4123	dcuffe@co.palm-beach.fl.us
			Ken Todd	355-4600 Fax 355-3982	ktodd@co.palm-beach.fl.us
		Solid Waste Management	Marc Brunner, Director Planning & Environmental Programs	640-4000 Fax 683-4067	mcbruner@swa.org
		Water Utilities	Leisha Pica	641-3448 Fax 641-3447	lpica@co.palm-beach.fl.us
		Administration			Barbara Alterman
Verdenia Baker	355-2738 Fax 355-3819				vbaker@co.palm-beach.fl.us
Jean Creamer	355-2740 Fax 355-3982				jcreamer@co.palm-beach.fl.us
Bevin Beaudet	355-2428				bbeaudet@co.palm-beach.fl.us
Planning			Lorenzo Aghemo	233-5373 Fax 233-5365	laghemo@co.palm-beach.fl.us
Office of Community Revitalization			Ruth Moguillansky	233-5376 Fax 233-5365	rmoguill@co.palm-beach.fl.us
Zoning			Ron Sullivan	233-5214 Fax 233-5165	rsulliva@co.palm-beach.fl.us

ELEMENT	PLANNER	IMPLEMENTING AGENCIES	CONTACT PERSON	PHONE #	E-MAIL ADDRESS
			Barbara Pinkston-Taylor	233-5232 Fax 233-5165	bpinksto@co.palm-beach.fl.us
			Maryann Kwok	233-5036 Fax 233-5165	mkwok@co.palm-beach.fl.us
County Attorney			Michael Jones	355-4393 Fax 355-4398	mjones@co.palm-beach.fl.us
			Bob Banks	355-4393	rbanks@co.palm-beach.fl.us
Property Appraiser's Office			Allen Zech	355-2646 Fax 355-3963	azech@co.palm-beach.fl.us

**Table 5.5
Part A
EXTERNAL STAKEHOLDER E-MAIL LIST**

Interested Parties	Contact Person	Phone #	E-Mail Address
The Center for Technology Enterprise and Development, Inc.	Seabron A. Smith	265-3790 Ext. 202	Seabron1@bellsouth.net
Business Loan Fund	John Brown	838-9027	Jbbrown01@aol.com
Swab, Twitty & Hanser	Paul M. Twitty	832-5599	ptwitty@sth-arch.com
Sunshine Meadow Equestrian Village	Dick Bowman	495-1455	richardbowman@bellsouth.net
Land Development Services	W. Richard Staudinger	515-6500	rstaudin@ch2m.com
PB Treasure Coast AFL/CIO	Richard Slaymaker	833-2461	wldxtrky2@aol.com
City of West Palm Beach	Commissioner Bill Moss	659-8024	wmoss@wpb.org
Northwood University Florida Campus	David Luhrsen	478-5533	luhrsen@northwood.edu
Rybovich Spencer	William Yeargin	844-8101	wey@rybovich.com
Farm Credit of SF, ACA	Donald Rice	965-9001	donr@farmcreditsfl.com
Farm Credit of SF, VP-Comm&Market	Lyn Cacella	515-0930	Lcacella@farmcreditsfl.com
PBC Film & TV Commission	Chuck Eldred	233-1000	celdred@pbfilm.com
PBC Health Department	Selva Selvendran	355-3136 Ext. 1143	selva_selvandran@doh.state.fl.us
PBC Resource Center, Inc.	Paul Skyers	863-0895	p_skiers@pbrc.org
Urban League of PB County Inc.	Patrick J. Franklin	833-3736	franklin@Ulpbc.org
Port of Palm Beach District	Rafael F. Rondon	471-8675	rrondon@bellsouth.net
Glades Communities Representative	Ed Donnor	996-6329	knyal@aol.com
Workforce Alliance, Inc.	Kathryn Schmidt	841-0223	kschmidt@pbcworks.com
NPB Water District	O'Neal Barton	624-7830	oneal@npbcid.org

Interested Parties	Contact Person	Phone #	E-Mail Address
Carlton Fields, P.A.	Gary Brandenburg, Esq.	659-7070	gbrandenburg@carltonfields.com
Winston Lee & Associates	Joni Brinkman	684-4670	joniwla@aol.com
Solid Waste Authority	Marc Brunner	640-4000	mcbruner@swa.org
Centex Homes-Lnd Ent. Proj. Mgr.	Aimee Craig-Carlson	536-1025	acraigcarlson@centexhomes.com
-----	Jack Dodd		doddj@doacs.state.fl.us
-----	Yvonne Douglas		ypdouglas@yahoo.com
So. Ind. River Water Control District	Gale English	747-0550	English@sirwcd.org
Jupiter Inlet District	Mike Girella	746-2223	jupiterinl@aol.com
Department of Environ. Protection	Robert Hall	904-488-2427	Bob.hall@dep.state.fl.us
-----	Steve Lau		Steve.lau@few.state.fl.us
Tourist Development Council, Exec Dir	Charles Lehmann	233-3130	clehmann@co.palm-beach.fl.us
Port of Palm Beach	Tom Lundeen	842-4240	lundeen@portofpalmbeach.com
Planning-Royal Palm Beach	Bill Morris	790-5100	bmorris@royalpalmbeach.com
Indian Trail Water Control District	Ed Opper	793-0874	eopper@indiantrail.com
Business Development Board	Larry Pelton	835-1008	larry.pelton@bdb.org
Seminole Improvement District	Nat Roberts	793-1676	nroberts@cjgrove.com
-----	M. Richard Sapir	844-3600	mrs@fcohenlaw.com
Lox. Groves Water Control District	Clete Saunier	793-0884	saunier@lgwcd.org
South Florida Water Management Dist.	P.K. Sharma	682-6779	psharma@sfwmd.org
Lake Worth Drainage District	Bill Winters	737-3835	Billwinters@LWDD.net
Lox. River Environ. Control District	Clinton Yerkes	747-5700	clint@loxahatcheeriver.org
Economic Council of Palm Beach Cty.	Mike Jones	684-1551	mjones@economiccouncilpbc.org

Interested Parties	Contact Person	Phone #	E-Mail Address
Realtors Assoc. of the Palm Beaches	Jennifer Butler	585-4544 Ext. 20	jbutler@rapb.com
Chamber of Commerce of the P/Bs	Dennis Grady	833-3711-232	dgrady@palmbeaches.org
Greater Boca Raton Chamber of Commerce	Mike Arts	395-4433 Ext. 223	mja@bocaratonchamber.com
Northern Palm Beach Chamber of Commerce	Casey Steinbacher	694-2300 Ext. 12	casey@npbchamber.com
Gold Coast Builders Association	Rick Asnani	732-5959 Ext. 5	rick@gcbaonline.com
Greater Delray Chamber of Commerce	William Wood	279-1380 Ext. 14	bwood@delraybeach.com
Florida East Coast Chapter of the Associated General Contractors	Brian Kelley	833-3609 Ext. 100	brian@agcfla.com
Marine Industry Association	Alison Pruitt	832-8444	mia@marinepbc.org
Community & Economic Development Council of South Florida, Inc.	Skeet Jernigan	566-6679	cedcofsfla@aol.com
The Greater Boynton Beach Chamber of Commerce	Diana H. Johnson	732-9501	diana@boyntonbeach.org
Jupiter Tequesta Juno Beach Chamber of Commerce	Louise Murtuagh	746-7111 Ext. 12	President@Jupiterfl.org
Palms West Chamber of Commerce	Vivian Palmer	790-6200	Vivian@palmswest.com
Greater Lake Worth Chamber of Commerce	Tom Ramiccio	582-4401	tramiccio@aol.com
Palm Beach County Medical Society	Tena Wiles	433-3955	pbcms@bellsouth.net
South Florida Hospital & Healthcare	Linda Quick	964-1660	iquick@sfhha.com
Pahokee Chamber of Commerce	David Goodlett	833-7500	cdgoodlett@aol.com
Palm Beach County Hotel & Motel	David Semadeni	882-9813	amcal@webname.com
World Trade Center Palm Beach	Al Zucaro	712-1443	azucaro@wtcpalmbeach.com
Palm Beach Chamber of Commerce	Laurel Baker	655-3282	laurel@palmbeachchamber.com
South Florida Regional Planning Council	Allyn L. Childress	954-905-4416	achildress@sfrpc.com

Interested Parties	Contact Person	Phone #	E-Mail Address
Corbett & White Law Firm	John Corbett	586-7116	John_Corbott@bellsouth.net
South Florida Ecosystem Restoration Task Force	Linda Friar	305-348-1665	Lfriar@sfrestore.org
Frank Pallen	Frank Pallen	655-0620	palen@caldwellpacetti.com
Tourist Development Council	Carol Meneely	233-3131	cmeneely@palmbeachfl.com
Business Development Board	Larry Pelton, President	835-1008	larry.pelton@bdb.org
Business Development Board	Gary Hines	835-1008	ghines@bdb.org
Economic Council	Mike Jones	684-1551	Mjones@EconomicCouncilPBC.org
Workforce Alliance	Cathy Noel	841-0221	cnoel@pbcworks.com
Basehart Consulting, Inc.	Bob Basehart	833-3114	Baseplan@aol.com
Kilday & Associates, Inc.	Kerry Kilday	689-5522	Kerry@Kildayinc.com
Charles Putman & Associates	Charles Putman	561-994-6411	chasputman@aol.com
Miller Land Planning Consultants, Inc.	Bradley D. Miller	561-272-0082	Bradley@mlpc.net
Gee & Jenson	Audrey Huggins	515-6500	ahuggins@ch2m.com
HPT Consultants, Inc.	H.P. Thompkins, Jr. (Press)	561-997-0955	Press@hptcon.com
Beril Kruger and Associates	Beril Kruger	561-265-4983	Bkruger@bellsouth.net
Anna Cottrell & Associates	Anna Cottrell	832-4600	AnnaC@cottrellplanners.com
GL Homes	Kevin Ratteree	954-753-1730 ext. 240	Kevin.Ratteree@GLHomes.com
Rudden McClosky Smith Schuster & Russell, PA	Kim Glas	838-4515	Kim.Glascastro@Ruden.com
Gentile, Holloway, O'Mahoney	George G. Gentile	575-9557	george@landscape-architects.com
Carlton Fields Ward Et Al	Joseph J. Verdone	259-7070	jverdone@carltonfields.com
Kimley-Horn & Associates	Tom Yonge	772-562-7981	Tom.yonge@kimley-horn.com
Unruh consulting, Inc.	Hugo P. Unruh	835-8505	Hugo@unruhconsulting.com

Interested Parties	Contact Person	Phone #	E-Mail Address
Haile Shaw Pfafenberger	Gary Brandenburg	627-8100	gbrandenburg@hsplaw.com
Land Research Management, Inc.	Kevin McGinley	686-2481	lrm@bellsouth.net
Women's Chamber of Commerce	Karen Meyer	627-1810	Karenm@repassociates.com
Wellington Chamber of Commerce	Maureen Budjinski	792-6525	Maureen@wellingtonchamber.com
Belle Glade Chamber of Commerce	Brenda Bunting	561-996-2745	bgchamber@aol.com
Hispanic Chamber of Commerce	Charlie Dunn	632-3241	Charlie@sorentertainment.com
Grter Lantana Chamber of Commerce	Ron Washam	719-9539	Woodshop25@aol.com
Indian Trail Water Improvement District	Penny Riccio	793-0874 Fax 793-3716 H 792-1186	
League of Cities	James Titcomb	355-4484	www.league of cities.org
South Florida Regional Planning Council	Richard Ogburn	954-985-4416	rogburn@sfrpc.com
1000 Friends of Florida	JoAnne Davis	582-8128	capercat@bellsouth.net
Acreage Landowners' Association	Carol Francis	795-2948	esunrise@bellsouth.net
Coalition of Boynton Beach West Residential Association	Sandy Greenberg	364-7113	Sandy9633@adelphia.net
Sanders Planning Group, P.A.	Sanders Planning Group, P.A.	954-491-8890	Landplan@bellsouth.net
Yeckes Trache Architects	Stephan Yeckes	626-0402	Yex44@aol.com
A.T. Design	Tim Marshall	881-7280	tim@atdesigns.net
Boose, Casey, Ciklin, et al	Alan Ciklin, Esq.	832-5900	aciklin@boosecasey.com
F. Martin Perry & Associates, P.A.	Martin Perry	721-3300 Ext. 102	fmperry@perrytaylorlaw.com
Moyle, Flanigan, Katz, Fitzgerald & Sheehan	Chuck Millar	822-0333	cmillar@moylelaw.com
Gaeta Development	Scott Colton	627-1900	scolton@gaetadevelopment.com

Interested Parties	Contact Person	Phone #	E-Mail Address
-----	Sara Lockhart	386-446-3201	sarajlochart@bellsouth.net
Winston Lee & Associates	Winston Lee	689-4670	wlee@wlaine.ent
Urban Design Studio	Russ Scott	366-1100	rscott@udsonline.com
-----	Marda Zimring	392-2256	marda@bellsouth.net
CCL Consultants	Wayne Zufelt	954-974-2200	wzufelt@ccl-pompano.com
Calvin, Giordano & Associates, Inc.	Jamie Gentile	684-6161	jgentile@calvin-giordano.com
PBC School District	Otelia Dubose	434-8508	dubose@palmbeach.k12.fl.us
WCI Communities, Inc	Ed Stacker, Esq.	954-759-8956	estacker@akerman.com
Weiss and Handler, PA	Henry Handler, Esq.	734-8008	hbh@weissandhandlerpa.com
Levy Kneen	Eleanor Halperin, Esq.	478-4722	ehalperin@levykneen.com
Boose, Casey, Ciklin, Lubitz	Bill Boose	832-5900	wboose@boosecasey.com
-----	Chip Carlson	433-0172 Fax 433-0874	Richard.chip.Carlson@usa.net
Treasure Coast Regional Planning Council Transportation Specialist	Terry Hess Fred Schwartz	772-221-4060 840-0786	thess@tcrpc.org Fred.Schwartz@kimley-horn.com
Caldwell & Pacetti	Mary Viator	655-0620	Caldwellpacetti.com
Urban Design Studio	Scott Mosolf	366-1100	smosolf@udsonline.com
Lewis, Longman & Walker, P.A.	Francine Shay	640-0820	fshay@llw-law.com
SFWMD	Michael Voich	682-6754	mvoich@sfwmd.gov
Lox Groves LOA	Rita Miller	793-5920	Nicknackfarm@aol.com
Fox Trail	Nancy Gribble	820-8466	ngribble@rinker.com
Mecca Farms	Gary Smigiel	968-3605	gsmfi@aol.com
Indian Trail Groves, Inc.	Chuck Walsey	793-3553-14	citrabiz@aol.com

Interested Parties	Contact Person	Phone #	E-Mail Address
Palm Beach Aggregates	Enrique Tomeu	346-8575 Fax 650-7320	eatomeu@siboneycc.com
Loxahatchee River District	Richard C. Dent	747-5700	rick@loxahatcheeriver.org
Environmental & Land Use Law Center, Inc.	Lisa Interlandi	653-0040 Fax 653-0041	lisa@elulc.org
District Administrator Loxahatchee Groves Water Control District	Clete Saunier, P.E.	793-0884 Fax 795-6157	saunier@lgwcd.org
Workforce Alliance Executive Aide	MaryAnn Burnham	841-0223	mburnham@pbcalliance.com
Florida Crystals Corp	Gaston Cantens	655-6303	Gaston_cantens@bergersingerman.com
Florida Crystals Corp	Samuel E. Poole	954-525-9900 954-377-0405	spoole@bergersingerman.com
Sugar Cane Growers Coop.	David Goodlett	833-7500	cdgoodlett@aol.com
Sugar Cane Growers Coop.	Jeff Ward	966-5556	jjward@fcgc.org
U. S. Sugar Corporation	R. Coker	863-902-2210	rcoker@ussugar.com

**Table 5.4
Part B**

ADDITIONAL EXTERNAL STAKEHOLDERS WITH REGULAR MAIL LIST

John Bennett, President
Progressive Residents of
Delray (PROD)
137 Seabreeze
Delray Beach, FL 33483

Dagmar Brahs
Economic Council of P.B.C
1555 Palm Beach Lakes Blvd.
Suite 400
West Palm Beach, FL 33401

Milton Brenner
West Boca Community
Council
10935 Boca Woods Lane
Boca Raton, FL 33428

Nancy Cardone
Jupiter Farms Representative
11115 154th Road, North
Jupiter Farms
Jupiter, FL 33478

David Carpenter
David Carpenter & Assoc.
5650 Corporate Way
West Palm Beach, FL 33407

Coalition of Boynton West
Residential Assoc.
6655 O'Hara Avenue
Boynton Beach, FL 33437

Keith Colombo
2319 Palm Deer Drive
Loxahatchee, FL 33470

Jamie Furgang
Audubon of Florida
444 Brickell Avenue, Suite 850
Miami, FL 33131-2405

Bob Denis
Department of Community Affairs
2555 Shumord Oak Blvd
Tallahassee, FL 32399-2100

Kurt Erban, President
Hanover Horse Farm
3037 Buck Ridge Trail
Loxahatchee, FL 33470

Steve Hamilton
19121 Green Grove Court
Loxahatchee, FL 33470

William Louda
1300 East Road
Loxahatchee, FL 33470

Fran Reish
West Boca Civic Association
8936 Warwick Drive
Boca Raton, FL 33433

Mr. Somone (Rick) Riccobono
President
Santa Rosa Groves LOA
1355 W. Palmetto Park Road
Boca Raton, FL 33486

Tom Scott
433 Plaza Real, Suite 339
Boca Raton, FL 33432

Michael Sinclair, Dr., President
Fox Trail Property Owner's Assoc.
1216 Arabian Drive
Loxahatchee, FL 33470

Dairell Snapp
Dairell J. Snapp Realty
1036 US 1, Suite 126
North Palm Beach, FL 33408

Lee Starkey
Lee Starkey Group
11214 Marjoram Drive
Palm Beach Gardens, FL 33418

Western Communities
Representative
Mayfair Builders, Inc.
16030 E. Downers Drive
Loxahatchee, FL 33470

Linda Wirtz
Equestrian Activities Bus. Dev. Board
222 Lakeview Avenue – Suite 1200
West Palm Beach, FL 33401

Dwight R. Graydon
P .O. Box 896
Belle Glade, FL 33430

Penny Riccio
12795 71st Place No.
West Palm Beach, FL 33412

Lynn McCullough
700 Old Dixie Highway
Suite 203
Lake Park, FL 33403

John B. Nugent
P.O.Box 407
Loxahatchee, FL 33470

James J. O'Brien
Winston Trails Development Corp.
6101 Winston Trails Blvd.
Lake Worth, FL 33463

Charles F. Schoech
324 Royal Palm Way
Suite 300
Palm Beach, FL 33480

Clark Tullos
Johnson-Prewitt & Associates
850 West Ventura Avenue
P.O.Box 1029
Clewiston, FL 33440

Lawrence D. Worth
350 West Arroyo Avenue
Clewiston, FL 33440

Dr. Ester E. Berry
Glades Communities
Representative
210 S.W. 12 Avenue
South Bay, FL 33493

Daniel Martell
2101 Corporate Drive
Boynton Beach, FL 33426

Bert Mehl, President
Alliance of Delray Residential
Assoc.
P.O. Box 6591
Delray Beach, FL 33482

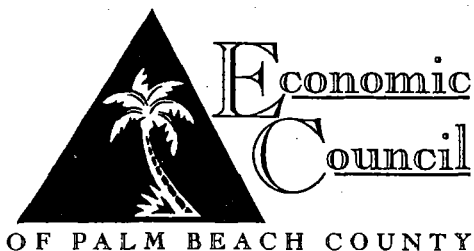
Steven Mickley
6078 Heather Street
Jupiter, FL 33458

Lewell Hughes
Director of Real Estate
USSC
111 Ponce DeLeon Avenue
Clewiston, FL 33440

Malcolm Wade
Senior Vice Pres. of Sugar Operations
USSC
111 Ponce DeLeon Avenue
Clewiston, FL 33440

Robert E. Coker
Sr. Vice Pres. Public Affairs
USSC
111 Ponce DeLeon Avenue
Clewiston, FL 33440

EAR CORRESPONDENCE



October 18, 2004

The Honorable Karen Marcus
The Honorable Jeff Koons
The Honorable Warren Newell
The Honorable Mary McCarty
The Honorable Burt Aaronson
The Honorable Tony Masilotti
The Honorable Addie Greene

Hand Delivered

Dear Commissioners,

The following comments are presented on behalf of the Board of Directors of the Economic Council in response to the Evaluation and Appraisal Report dated September 28, 2004.

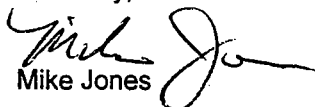
Unfortunately the intervening hurricanes have prevented many members of the business community from devoting adequate time to study and comment on this important document numbering over 250 pages length. Nor does time allow extensive remarks on every aspect of this important planning document, but we believe it is very important to the future of Palm Beach County what goes on in the EAA.

The vast majority of land within the County is located within the Glades Rural Tier. Countywide, agriculture and conservation lands account for the bulk (70-80%) of the acreage notwithstanding the increasing demand for other uses. The Report correctly expresses concerns with the rapid increase in costs of homes and the dire shortage of attainable workforce housing options which is a major Economic Council concern. Staff has concluded that there is enough supply of vacant, undeveloped land east of the EAA to handle the projected population growth in the County until 2025 but does call for the re-designation of certain areas in the Glades municipalities for possible alternative uses. The Report also notes limited amounts of industrial land suitable for development necessitate updating the County's economic objectives through a possible future visioning process.

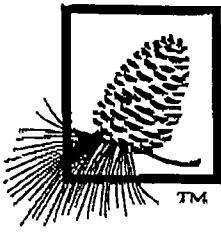
The EAR denotes the EAA as an area of regional, state and national importance to be preserved for agricultural use "if possible". The Report further states: "Some analysts even give the EAA global significance in the face of food shortages in several parts of the world." (Chapter 2, page 5) Certainly the CERP process is of major significance. We also note the Glades economies and natural systems affect multiple counties. We, therefore, respectfully suggest that the EAA needs to be studied on at least a regional or statewide basis. We respectfully suggest that a larger study should be an open public process that promotes a positive business climate and should allow some flexibility to respond to changing needs that may occur within the next 25 years.

We remain interested in having the opportunity to participate in future discussions of this and other provisions of the EAR.

Sincerely,


Mike Jones

1



LEWIS, LONGMAN & WALKER, P.A.

ATTORNEYS AT LAW

"Helping Shape Florida's Future"®

ROBERT P. DIFFENDERFER, ESQUIRE
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Suite 1000
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Contact Person: F. Ulics

TELECOPY COVER SHEET

Date:	<u>October 18, 2004</u>	Client/Matter No.	1954-001	Pages:	<u>3</u>
				(No. of pages including coversheet)	
To:	Barbara Alterman, Esq., Palm Beach County Planning, Zoning and Building	Telecopy Number:		(561) 233-5212	
	Verdenia Baker, Deputy County Administrator	Telecopy Number:		(561) 355-3982	
	Lorenzo Aghemo, Planning Director	Telecopy Number:		(561) 233-5365	
	Robert P. Banks, Esq., Assistant County Attorney	Telecopy Number:		(561) 355-4398	
	Susan Miller, Principal Planner	Telecopy Number:		(561) 233-5365	
Subject:	<u>Palm Beach County Comprehensive Plan EAR</u>				

Message:

THE INFORMATION CONTAINED IN THIS TELECOPY MESSAGE IS ATTORNEY/CLIENT PRIVILEGED AND CONFIDENTIAL INFORMATION INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR ENTITY NAMED ABOVE. IF THE READER OF THIS MESSAGE IS NOT THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION, DISTRIBUTION OR COPYING OF THIS COMMUNICATION IS STRICTLY PROHIBITED. IF YOU HAVE RECEIVED THIS COMMUNICATION IN ERROR, PLEASE IMMEDIATELY NOTIFY US BY TELEPHONE, AND RETURN THE ORIGINAL MESSAGE TO US AT THE ABOVE-ADDRESS VIA THE POSTAL SERVICE. THANK YOU.

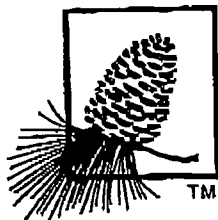
If problems with transmission occur, please call: F. Ulics

Bradenton
(941) 708-4040
Fax: (941) 708-4024

Jacksonville
(904) 737-2020
Fax: (904) 737-3221

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West Palm Beach
(561) 640-0820
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LEWIS, LONGMAN & WALKER, P.A.

ATTORNEYS AT LAW

*HELPING SHAPE
FLORIDA'S FUTURE®*

www.llw-law.com

Reply To: West Palm Beach

October 18, 2004

VIA FACSIMILE

Barbara Alterman, Esquire
Palm Beach County
Planning, Zoning and Building
100 Australian Avenue, 4th Floor
West Palm Beach, FL 33406

Re: Palm Beach County Comprehensive Plan EAR

Dear Barbara:

As you well know, accurate data is the hallmark of good planning. It is for this reason that comprehensive plans, and their various elements, must be based upon the best available data appropriate to the element. Palm Beach County's proposed EAR is deficient in that it is not based upon the best available data, or the most current.

One of the first requirements of an EAR is that it updates the plan related to population growth and changes in land area, including annexation, since the adoption of the original plan or the most recent update amendments. The proposed EAR is not using the most current data. The population data used in the EAR is not the most current data available from the Bureau of Economic and Business Research (BEBR). The data used is based upon the 2002 population forecasts. BEBR has since published revised forecasts and projections based upon 2003 information, and this data has been available since February, 2004. It is not clear why the most current data is not being used by Palm Beach County and the EAR is misleading to the extent that it implies that the most current data is being used. The difference is material. The 2003 data available from BEBR shows an increase of approximately 63,200 people over the 2002 projection. The projections for the period through 2030 show a total County population of 1,908,500 based upon the 2003 information. There is no discussion in the EAR of why the most current data is not included. This simple fact alone translates into a shortfall of almost 23,000 housing units using the 2025 projection and almost 26,500 units using the 2030 projection.

The impact of this is important. Following the sufficiency determination on the EAR, a local government is to address comprehensive plan changes to the items identified in the EAR. If

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Bradenton, FL 34205
(941) 708-4040
Fax: (941) 708-4024

Jacksonville
9428 Baymeadows Road
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Fax: (904) 737-3221

Tallahassee
Post Office Box 10788 (32302)
125 South Gadsden Street
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(850) 222-5702
Fax: (850) 224-9242

West Palm Beach
1700 Palm Beach Lakes Blvd.
Suite 1000
West Palm Beach, FL 33401
(561) 640-0820
Fax: (561) 640-8202

October 18, 2004

Page 2

the EAR is based upon outdated, faulty data, then any comprehensive plan changes based upon such data cannot be in compliance.

The flawed population approach highlights another issue which is central to the EAR. The EAR identifies as a significant problem the affordability of housing in Palm Beach County. The population methodology discussed in the EAR is fundamentally in conflict with any solution to that problem. The methodology assumes that only the existing land use inventory will be utilized (to the unrealistic point of zero vacancy rate) through the period of record without regard to the actual current BEBR projections. This approach demands scarcity in land use availability, and you can only expect affordability to decrease as a result.

These comments are submitted on behalf of Nat Roberts, Callery-Judge Grove, LP and Seminole Improvement District. Please include these comments as part of the transmittal package for the EAR to the Department of Community Affairs. If you have any questions or if I may be of any assistance, please don't hesitate to call me.

Very truly yours,



Robert P. Diffenderfer

RPD/fmu

c: Nathaniel Roberts, General Manager, Callery-Judge Groves, L.P.
Terry E. Lewis, Esq., Lewis, Longman & Walker, P.A.
Board of County Commissioners, via facsimile
Michael Busha, Treasure Coast Regional Planning Council
Ken Metcalf, Department of Community Affairs
Charles Gauthier, Department of Community Affairs
Verdenia Baker, Deputy County Administrator, via facsimile
Lorenzo Aghemo, Planning Director, via facsimile
Robert P. Banks, Esq., Assistant County Attorney, via facsimile
Susan Miller, Principal Planner, via facsimile
Denver J. Stutler, Jr., Chief of Staff, Executive Office of the Governor
Chris Flack, Executive Office of the Governor
Thaddeus Cohen, Secretary, Department of Community Affairs
Heidi Hughes, Esq., Department of Community Affairs
David Jordan, Esq., Department of Community Affairs



**Department of Planning,
Zoning & Building**

100 Australian Avenue

West Palm Beach, FL 33406

(561) 233-5000

Planning Division 233-5300

Zoning Division 233-5200

Building Division 233-5100

Code Enforcement 233-5500

Contractors Certification 233-5525

Administration Office 233-5005

Executive Office 233-5003

www.pbcgov.com/pzb



**Palm Beach County
Board of County
Commissioners**

Karen T. Marcus, Chair

Tony Masilotti, Vice Chairman

Jeff Koons

Warren H. Newell

Mary McCarty

Burt Aaronson

Addie L. Greene

County Administrator

Robert Weisman

*"An Equal Opportunity
Affirmative Action Employer"*

September 28, 2004

Kenneth Metcalf
Florida Department of Community Affairs
Division of Community Planning
Bureau of Local Planning
2555 Shumard Oak Boulevard
Tallahassee, FL 32399-2100

Re: Palm Beach County Evaluation and Appraisal Report Adoption and
submittal to the DCA for sufficiency review.

Dear Mr. Metcalf:

Due to recent events following Hurricane Jeanne, today's BCC public hearing to adopt the EAR was cancelled. As a result the County will not be able to meet the submittal deadline of October 1, 2004.

The BCC adoption public hearing has been re-scheduled to October 19th, 2004, which is the closest available public hearing date. This letter is to request the County be exempt from any penalty derived from not meeting the official submittal deadline, due to this unforeseen natural disaster.

Please contact Mr. Isaac Hoyos at 561-233-5347 should you have any questions or should additional information be required.

Sincerely,

Lorenzo Agnemo
Planning Director

cc: Honorable Karen T. Marcus, Chair, and Board of County Commissioners
Verdenia Baker, Deputy County Administrator
Barbara Alterman Esq., Executive Director, PZ&B
Terry Hess, Planning Director, Treasure Coast Regional Planning Council
Henry Bittaker, PBC Intergovernmental Liaison, SFWMD

SUPPLEMENTAL ORDER (Hurricane Jeanne)

In accordance with the authority vested in me as State Coordinating Officer by virtue of Executive Order 04-217, I hereby determine that a substantial number of local governments in counties affected by Hurricanes Charley, Frances, Ivan and Jeanne have been hindered in the adoption of local comprehensive plan amendments, evaluation and appraisal reports and land development regulations because personnel and resources have been diverted to respond to these emergencies. I therefore determine that literal compliance with the deadlines and time frames for the consideration and adoption of local comprehensive plan amendments and land development regulations established by Part II of Chapter 163, Florida Statutes, will impede the ability of local governments accomplish their essential functions. Therefore, the following requirements are hereby suspended under the authority of Executive Order 04-217:

1. In Brevard, Charlotte, Collier, DeSoto, Dixie, Duval, Flagler, Glades, Hardee, Hendry, Highlands, Indian River, Lake, Lee, Levy, Manatee, Monroe, Okeechobee, Orange, Osceola, Pasco, Polk, St. Johns, Sarasota, Seminole and Volusia Counties, and for each municipality located within such counties, any deadline or time frame in Sections 163.3184, 163.3187(3), 163.3191 or 163.3202, Florida Statutes, or Chapter 9J-11, Florida Administrative Code, for the proposal or adoption by a local government of local comprehensive plan amendments, evaluation and appraisal reports and land development regulations, which expires between August 10, 2004 and October 8, 2004, is hereby extended to October 22, 2004.

2. In Alachua, Baker, Bradford, Broward, Calhoun, Clay, Citrus, Columbia, Gadsden, Gilchrist, Hamilton, Hernando, Hillsborough, Jefferson, Lafayette, Leon, Liberty, Madison, Marion, Martin, Miami-Dade, Nassau, Palm Beach, Pinellas, Putnam, St. Lucie, Sumter, Suwannee, Taylor, Union and Wakulla Counties, and for each municipality located within such counties any deadline or time frame in Sections 163.3184, 163.3187(3), 163.3191 or 163.3202, Florida Statutes, or Chapter 9J-11, Florida Administrative Code, for the proposal or adoption by a local government of local comprehensive plan amendments, evaluation and appraisal reports and land development regulations, which expires between September 1, 2004 and October 8, 2004, is hereby extended to October 22, 2004.

3. In Bay, Calhoun, Dixie, Escambia, Franklin, Gadsden, Gulf, Holmes, Jackson, Jefferson, Leon, Levy, Liberty, Okaloosa, Santa Rosa, Taylor, Wakulla, Walton, and Washington Counties, and for each municipality located within such counties any deadline or time frame in Sections 163.3184, 163.3187(3), 163.3191 or 163.3202, Florida Statutes, or Chapter 9J-11, Florida Administrative Code, for the proposal or adoption by a local government of local comprehensive plan amendments, evaluation and appraisal reports and land development regulations, which expires between September 13, 2004 and October 21, 2004, is hereby extended to October 22, 2004.

October 8, 2004

Approved:

Mike DeLorenzo for Craig Fugate
State Coordinating Officer

James Richmond
Legal Counsel

EM Tracker No. _____



**Department of Planning,
Zoning & Building**

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West Palm Beach, FL 33406

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Zoning Division 233-5200

Building Division 233-5100

Code Enforcement 233-5500

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*"An Equal Opportunity
Affirmative Action Employer"*

September 22, 2003

Kenneth Metcalf
Florida Department of Community Affairs
Division of Community Planning
Bureau of Local Planning
2555 Shumard Oak Boulevard
Tallahassee, FL 32399-2100

Re: Letter of Understanding for the Palm Beach County Evaluation and Appraisal Report.

Dear Mr. Metcalf:

On July 10, 2003, Palm Beach County conducted an Informal Scoping Meeting with members of state, regional and county agencies, local municipalities, and the public as part of our process to identify major county issues. Subsequently, we received additional input from two County agencies, private sector representatives and the Intergovernmental Plan Amendment Review Committee (IPARC). The enhanced list of issues was then taken on August 20, 2003 for a Workshop of the Palm Beach County Board of County Commissioners, where the Board endorsed the issues as presented by staff.

These issues, as agreed to in the Final Scoping Meeting of September 12, 2003, and the attached Scope of Work, which incorporates the topics required in Section 163.3191 (2) Florida Statutes, will form the basis of Palm Beach County's 2004 Evaluation and Appraisal Report of the County's Comprehensive Plan.

Palm Beach County has already taken steps to address some of these issues or aspects of them, such as the decision to prepare its own population projections, which is related to the first issue; the recent creation and funding of a new Office of Community Revitalization reporting directly to the County Administrator, which is related to issues two and three; the preparation of a Carrying Capacity Analysis to identify the capacity of the County's natural and man-made resources to withstand the impacts of future growth, and the joint effort with the South Florida Water Management District (SFWMD) to develop procedures to assess the impacts of proposed developments on the Comprehensive Everglades Restoration Plan (CERP), both related to issue number four; and the ongoing activity of the Traffic Performance Standards Steering Committee (TPS Committee), which is related to issue number five. The results or status of these initiatives and other ongoing related projects will be incorporated into the EAR product.



The County recently completed a pilot project under contract with the DCA to address the new requirement to link land use and water supply planning. The contract deliverables including a 20-year Water Supply Work program and related Comprehensive Plan amendments will be adopted with the County's EAR, as required by Florida statutes.

Finally, Palm Beach County and the municipalities of Palm Beach County are exempt from the new requirements related to school planning coordination as result of having in place a School Concurrency Program. An update and status of this program at the time of the EAR will also be part of the EAR product.

Palm Beach County proposes that the major issues detailed in the attached Major Issues Chart (Attachment I) and the Scope of EAR Work (Attachment II) presented herein form the basis for the Letter of Understanding between the Department of Community Affairs and Palm Beach County regarding the content and extent of the County's Evaluation and Appraisal Report. Please contact Mr. Isaac Hoyos at 561-233-5347 should you have any questions or should additional information be required.

Sincerely,

Lorenzo Aghemo
Planning Director

cc: Honorable Karen T. Marcus, Chair, and Board of County Commissioners
Verdenia Baker, Deputy County Administrator
Barbara Alterman Esq., Executive Director, PZ&B
Terry Hess, Planning Director, Treasure Coast Regional Planning Council
Henry Bittaker, PBC Intergovernmental Liaison, SFWMD

Enclosures

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September 22, 2003



STATE OF FLORIDA

DEPARTMENT OF COMMUNITY AFFAIRS

"Dedicated to making Florida a better place to call home"

JEB BUSH
Governor

COLLEEN CASTILLE
Secretary

December 10, 2003

Mr. Lorenzo Aghemo
Planning Director, Palm Beach County
100 Australian Avenue
West Palm Beach, Florida 33406

Dear Mr. Aghemo:

The Department has reviewed your letter, dated September 22, 2003, which outlines the scope of work for the County's preparation of the Evaluation and Appraisal Report (EAR). The Department agrees to the proposed scope of issues as set forth in the attachment to your letter, and this letter serves as our confirmation of our letter of understanding.

In regard to the County's recent request for an extension of the time period for adoption of the EAR, please note that the Department does not have statutory authority to extend the due date for the EAR. Section 163.3191(10), F.S., authorizes the Department to grant up to a six-month extension for EAR-based amendments, but does not authorize extensions of the EAR due date. Pursuant to Section 163.3187(6)(a), if the County were unable to adopt the EAR by the published due date, then the County would be precluded from adopting plan amendments until such time as the EAR is adopted and submitted to the Department for sufficiency review. However, Section 163.3187(6)(a), F.S., also refers to paragraph (1)(b) and expressly exempts land use amendments related to Developments of Regional Impact (DRI) from this prohibition. Therefore, the County would be able to adopt DRI-related plan amendments even if the EAR were to be late.

We understand that the Scripps project will likely have significant impact on your planning resources during the upcoming year and may result in an understandable delay in adopting the EAR by the due date. Please note that Section 163.3191(11), F.S., provides that the Administration Commission may impose sanctions on any local government that fails to adopt an EAR. This paragraph charges the Department with determining whether valid planning reasons exist for the delay, and it authorizes the Department to initiate such proceedings as deemed necessary. While we recognize the County's commitment to complete the EAR, we would like to document the reasons for the delay should that situation occur. Therefore, if the County reaches a point during its planning process that such a delay becomes inevitable, we request that the County provide a short letter that documents the reasons for the expected delay and sets forth a schedule for adoption. This would allow the Department to document the reason for the delay and to reach assurance that the EAR will proceed in a reasonably timely manner.

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Mr. Aghemo
December 10, 2003
Page Two

We greatly appreciate the cooperation and effort of your staff in working with us to implement a successful scoping process. We look forward to continued success as the County proceeds in preparing the EAR. If you or your staff has any questions or if we may be of further assistance as you proceed with the EAR work, you may contact Roger Wilburn, Richard Post or me at (850) 487-4545.

Sincerely,



Kenneth Metcalf, AICP
Regional Planning Administrator