



## MAP AMENDMENT STAFF REPORT 04-EXPEDITED REVIEW PROCESS (ERP) AMENDMENT

<b>Item Name:</b>	<b>Palm Beach County Scientific Community Overlay (Mecca) TIM and 2020 Map Amendments – 8.5 Million Scenario</b>
<b>Element:</b>	Map Series
<b>Item Before the Board:</b>	To hold a public hearing on a proposed amendment to: <ul style="list-style-type: none"><li>• Add roadway link with a 260-foot right-of way for PGA Boulevard from Seminole Pratt-Whitney Road to Beeline Highway on the Thoroughfare Right-of-Way Identification Map (Figure TE-14.1).</li><li>• Add roadway link with a 160-foot right-of way for Coconut Boulevard from PGA Boulevard to Northlake Boulevard on the Thoroughfare Right-of-Way Identification Map (Figure TE-14.1).</li><li>• Add roadway link of PGA Boulevard from Seminole Pratt-Whitney Road to <u>East Mecca Road</u> <del>Beeline Highway</del> on the 2020 Roadway System by Number of Lanes Map (Figure TE 1.1) as 6 lanes.</li><li>• <u>Add roadway link of PGA Boulevard from East Mecca Road to Beeline Highway on the 2020 Roadway System by Number of Lanes Map (Figure TE 1.1) as 4 lanes.</u></li><li>• Add roadway link of Coconut Boulevard from PGA Boulevard to Northlake Boulevard on the 2020 Roadway System by Number of Lanes Map (Figure TE 1.1) as 2 lanes.</li><li>• <del>Increase the laneage for PGA Boulevard from Beeline Highway to Ryder Cup Boulevard on the 2020 Roadway System By Number of Lanes Map (Figure TE 1.1) from 4 to 6 lanes.</del></li><li>• Increase the laneage for Northlake Boulevard from 140<sup>th</sup> Avenue to Coconut Boulevard on the 2020 Roadway System By Number of Lanes Map (Figure TE 1.1) from 4 to 6 lanes.</li><li>• Increase the laneage for Seminole Pratt-Whitney Road from Indiantown Road to Beeline Highway on the 2020 Roadway System by Number of Lanes Map (Figure TE 1.1) from 4 to 6 lanes.</li><li>• Increase the laneage for Seminole Pratt-Whitney Road from PGA Boulevard to Orange Boulevard on the 2020 Roadway System by Number of Lanes Map (Figure TE 1.1) from 4 to 6 lanes.</li></ul>
<b>Meeting Date:</b>	<b>Final Report</b> , Adopted October 13, 2004
<b>Project Manager:</b>	Gustavo A. Goya, Planner I
<b>MOTION:</b> To <i>adopt</i> the proposed amendment.	

- A. Planning Recommendation:** Staff recommends **approval** based on the findings and conclusions presented in this report.

- B. **LPA Recommendation:** *Approval* (7-1, with Ms. Murray dissenting). The minimal board discussion focused on the right-of-way width of the PGA segment. No members of the public spoke. The board approved of staff's recommendation without modification.
- C. **BCC Transmittal Action:** Motion by Commissioner Koons, seconded by Commissioner Masilotti, to *transmit* passed in a 6-0 vote (with Commissioner Aaronson absent) at the June 28, 2004 Public Hearing. There was minimal Board discussion. Representatives from the Audubon Society and the Florida Wildlife Fund spoke in opposition to this amendment while a local property owners' association, one private homeowner (Ronald Dieck), and 1,000 Friends of Florida submitted letters in opposition to this amendment.

### POST TRANSMITTAL ACTION

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- A. **ORC Report Findings:** None
- B. **Response to ORC Report:** None
- C. **Revisions Not Previously Reviewed:** None
- D. **BCC Adoption Action:** Motion by Commissioner Koons, seconded by Commissioner McCarty, to *adopt an ordinance* passed in a 6-1 (with Commissioner Masilotti dissenting) vote at the October 13, 2004 Public Hearing. There was minimal Board discussion on this item. Several representatives from concerned environmental groups, including Audubon Society, Sierra Club, and 1,000 Friends of Florida spoke in opposition to this proposed amendment. Several residents of Loxahatchee Groves, the Acreage, and Jupiter Farms also spoke in opposition to this amendment. One representative of adjacent Vavrus property spoke in favor of the amendment.

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# I. SUMMARY REPORT

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## A. BACKGROUND

On October 8, 2003, The Scripps Research Institute (TSRI) based in La Jolla, California, announced plans to open a major East Coast science center in Palm Beach County, Florida focusing on biomedical research, technology development, and drug design. Founded in 1924, TSRI, through cutting-edge research, has created in La Jolla a biotechnology cluster that includes its own research facilities, other research facilities such as the Salk Institute and the Burnham Institute, and nearly five hundred biotech companies.

Desirous of creating a similar knowledge-based economy in Florida through the creation of a unique international biomedical research institute with the economic multiplier created in such a research cluster, Governor Jeb Bush approached TSRI. After visiting and reviewing several locations throughout the State, TSRI chose Palm Beach County for its new East Coast location. Within Palm Beach County, several sites were assessed to accommodate not only the new Scripps Florida facility, but to also allow sufficient area for the expected new biotech research centers and related businesses and residential needs that are expected to follow TSRI to this location. Adequate land area was also needed for the support facilities including commercial services, educational facilities, civic uses, and residential development to accommodate the workforce. The Mecca site meets these needs.

As part of the development of the Palm Beach County Scientific Community Overlay (Mecca), new roadway links of PGA Boulevard and Coconut Boulevard are required pursuant to the DRI analysis. The expansion of segments of PGA Boulevard, Northlake Boulevard and Seminole Pratt-Whitney Road from 4 lanes to 6 lanes on the 2020 Map is another requirement of the DRI.

## B. THE PROPOSED AMENDMENT

### 1. Amendment Intent and Summary

This proposed amendment will revise the Map Series of the Comprehensive Plan by adding the segment of PGA Boulevard from Seminole Pratt-Whitney Road to Beeline Highway with 260 feet of right-of-way in the TIM Map and as a 4 and 6-lane facility in the 2020 Map. The 260 feet of right-of-way provides for the potential for a transit corridor. This proposed amendment will revise the Map Series of the Comprehensive Plan by adding the segment of Coconut Boulevard from PGA Boulevard to Northlake Boulevard with 160 feet of right-of-way in the TIM Map and as a 2-lane facility in the 2020 Map. This proposed amendment will revise the Map Series of the Comprehensive Plan by increasing the number of lanes from 4 to 6 in the 2020 Map for ~~PGA Boulevard from Beeline Highway to Ryder Cup Boulevard~~, Northlake Boulevard from 140<sup>th</sup> Avenue to Coconut Boulevard, Seminole Pratt-Whitney from Indiantown Road to the Beeline Highway and from PGA Boulevard to Orange Boulevard.

The specific proposed revisions, and a map depicting the roadway segments affected by the amendment, are reflected in Exhibit 1, which will become the exhibit of the adopted ordinance.

## 2. Unified Land Development Code Implications

This proposed amendment will not result in a subsequent amendment to the County's land development regulations in the Unified Land Development Code (ULDC).

## C. ISSUE AND DATA/ANALYSIS SUMMARY

This amendment was initiated as part of the development of the Mecca property. The proposed additional right-of-way and laneages will provide alternate access to the proposed developments. Complete data and analysis to support the proposed changes are provided in Exhibit 2.

## D. PUBLIC AND MUNICIPAL REVIEW

**Intergovernmental Plan Amendment Review Committee (IPARC):** Notification of this amendment was sent to the Palm Beach County Intergovernmental Plan Amendment Review Committee (IPARC) for review. IPARC, of which Palm Beach County is a participating member, functions as a clearing-house for plan amendments. At the time of the printing of this report, no objections to the amendment had been received.

## E. ASSESSMENT AND CONCLUSIONS

Based on the data and analysis, the following assessments and conclusions can be made:

- The proposed amendment is consistent with the Comprehensive Plan policies regarding maintenance of the TIM and the 2020 Roadway Network Map.
- The proposed amendment does not create any intergovernmental conflicts at this time.

## F. ALTERNATIVE ACTIONS

The following courses of action are available to the Board:

1. Recommendation of ***approval***;
2. Recommendation of ***approval with modifications***; or
3. Recommendation of ***denial***.

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## II. EXHIBITS

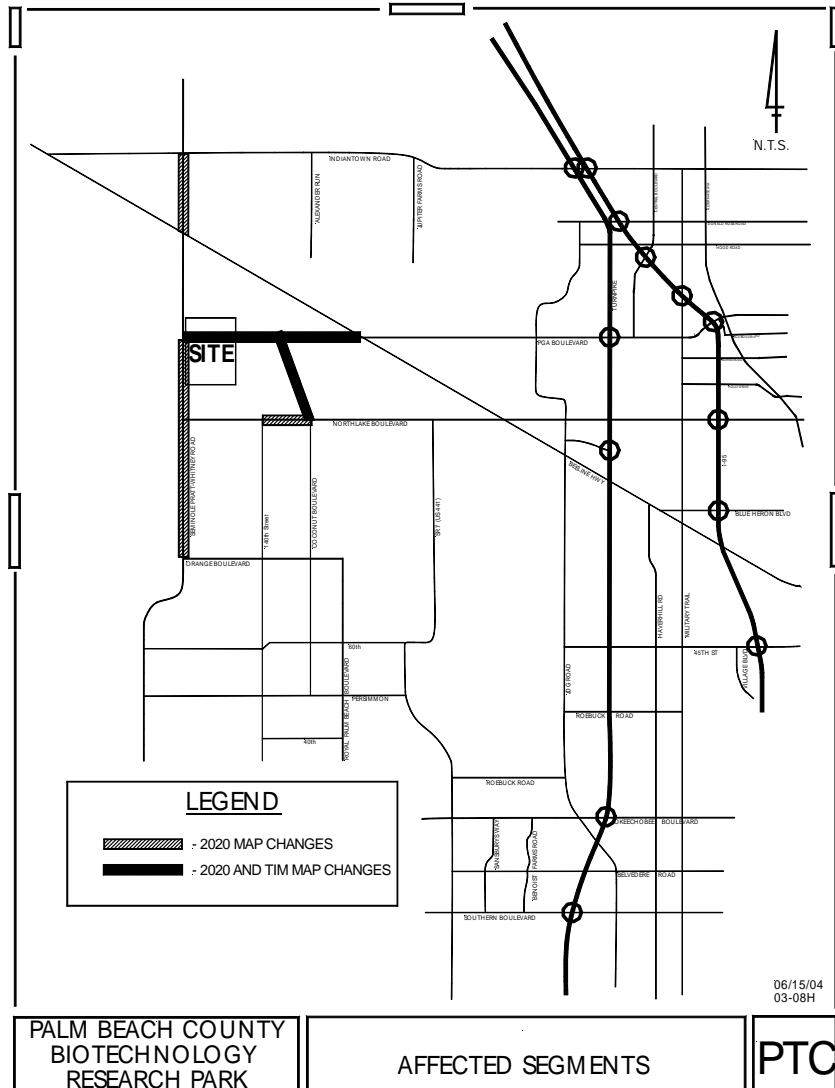
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# EXHIBIT 1

## A. Thoroughfare Right-of-Way Identification Map (Figure TE 14.1) and 2020 Roadway System Map (Figure TE 1.1), Mecca TIM and 2020 Amendment

**REVISIONS:** Add the PGA Boulevard segment from Seminole Pratt-Whitney Road to the Beeline Highway East Mecca Road as 260' ROW on the TIM and as 6 lanes on the 2020 Roadway Map. Add the PGA Boulevard segment from East Mecca Road to the Beeline Highway as 260' ROW on the TIM and as 4 lanes on the 2020 Roadway Map. Add the Coconut Boulevard segment from PGA Boulevard to Northlake Boulevard as 160' ROW on the TIM and as 2 lanes on the 2020 Roadway Map. ~~Change the PGA Boulevard segment from Beeline Highway to Ryder Cup Boulevard from 4 lanes to 6 lanes on the 2020 Roadway Map.~~ Change the Northlake Boulevard segment from 140<sup>th</sup> Avenue to Coconut Boulevard from 4 lanes to 6 lanes on the 2020 Roadway Map. Change the Seminole Pratt-Whitney Road segment from Indiantown Road to Beeline Highway and PGA Boulevard to Orange Boulevard from 4 lanes to 6 lanes on the 2020 Roadway Map.



## EXHIBIT 2

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### SUPPORT DATA AND ANALYSIS

#### A. Consistency with the Comprehensive Plan

The following objective and policies from the Transportation Element are relevant to the proposed amendment:

**Objective 1.4 Roadway System** - The County shall provide for identification and acquisition of existing and future roadway rights-of-way consistent with the adopted Thoroughfare Right-Of-Way Identification Map (TIM) and shall address certain specific corridors in the transportation planning process in Palm Beach County.

**Policy 1.4-a:** The County shall continue to construct the traffic circulation network consistent with the County's adopted Thoroughfare Right-Of-Way Identification Map (TIM).

**Policy 1.4-b:** The County shall identify transportation corridors by using the Thoroughfare Right-Of-Way Identification Map (TIM).

**Staff Analysis/Comment:** Most of the provisions relating to the Thoroughfare Right-Of-Way Identification Map (TIM) in the Transportation Element address the addition and protection of rights-of-way within the County. The proposed amendment is intended to add segments consistent with the need identified for the transportation analysis for Mecca.

#### B. ULDC Review Criteria and Analysis

The Unified Land Development Code (ULDC) establishes requirements regarding applications for any proposed modification or elimination of an adopted link or intersection on the Thoroughfare Right-of-Way Identification Map, and requires that a **twelve** criteria analysis be made for the change. The criteria are contained in ULDC Article 12. Section 15(l) K. Subsection 5(c), and are considered in determining whether a segment's lanes, proposed geometrics, a major intersection's proposed geometrics or the right-of-way width adopted in the Plan should be amended or eliminated. The criteria analyzed below are included in the ULDC.

##### 1. Whether improvements are proposed to the Link or Major Intersection under consideration.

**Staff Analysis/Comment:** No improvements to the PGA Boulevard segment or Coconut Boulevard segment are proposed. The Northlake Boulevard segment is currently under construction as 4 lanes. The Seminole Pratt-Whitney Rd segment from Northlake Boulevard to the Beeline Highway is currently programmed in Fiscal Years (FY) 2004, 2005 and 2008 for design, right-of-way and mitigation for a total of \$8,000,000. The Seminole Pratt-Whitney Road segment from north of Orange Boulevard to Northlake Boulevard to Orange Boulevard is currently programmed in FY 2004 and 2005 for design, right-of-way and mitigation for a total of \$1,300,000 and for construction to be

widened from 2 to 4 lanes in FY 2007 for \$4,400,000.

2. **Whether improvements are proposed to reliever Links or Major Intersections and the extent that such a reliever would impact traffic on the Link under consideration.**

**Staff Analysis/Comment:** The PGA Boulevard extension will act as a reliever for Northlake Boulevard. The Coconut Boulevard extension will act as a reliever for Seminole Pratt-Whitney Road and Beeline Highway.

3. **The physical characteristics of the property adjacent to the Link or Major Intersection under consideration.**

**Staff Analysis/Comment:** The PGA Boulevard and Coconut Boulevard segments run through the Mecca property that is currently under review for development. East of the sites on PGA Boulevard is Conservation Land and the North County Airport. For the PGA Boulevard segment east of the Beeline Highway, Residential and Conservation Land is adjacent to this segment. For the Northlake Boulevard segment Rural Residential is along this segment.– For Seminole Pratt-Whitney Road north of the Beeline Highway, The Pal-Mar Natural Area is on both sides with the Palm Beach Park of Commerce DRI on the east side. For Seminole Pratt-Whitney Road south of PGA Boulevard, there is Conservation Land and Rural Residential along these segments.

4. **The character of the area businesses or neighborhoods adjacent to the Link or Major Intersection under consideration, and the extent of impact on such.**

**Staff Analysis/Comment:** The PGA Boulevard and Coconut Boulevard segments run through the Mecca property that is currently under review for development. The North County Airport is located along the PGA Boulevard corridor.

5. **The projected cost of adding additional capacity to the Link or Major Intersection, or reliever facilities and the amount of capacity that would be added.**

**Staff Analysis/Comment:** Preliminary cost estimates for the roadway link improvements are included in the Application for Development Approval (ADA) of the Palm Beach County Scientific Community Overlay DRI for the Mecca site, which includes improvements to the affected links of Seminole Pratt-Whitney Road, Northlake Boulevard, PGA Boulevard and Coconut Boulevard. Additional cost details will be completed through the DRI process.

6. **The existing and projected volume-to-capacity of the Link and the surrounding Major Thoroughfares before and after the proposed modification.**

**Staff Analysis/Comment:** The projected 2030 traffic volumes for the amendment links and the surrounding Major Thoroughfares are shown on the attached tables.

7. **The projected revenue for improving the Major Thoroughfare system and the likely priority of various improvements to the Major Thoroughfare system.**

**Staff Analysis/Comment:** As part of the first phase of the development of Mecca, the extension of Seminole Pratt-Whitney Road north of Northlake Boulevard to the Beeline



Highway and PGA Boulevard from Seminole Pratt-Whitney Road to the Beeline Highway is proposed. The Coconut Boulevard extension north of PGA Boulevard is shown in the second phases. In addition, the extension of SR 7 from Okeechobee Boulevard to Northlake Boulevard is also proposed consistent with the 2020 Map.

**8. Environmental character and the extent of impact on such.**

**Staff Analysis/Comment:** All required environmental mitigation associated with the construction of Seminole Pratt-Whitney Road, PGA Boulevard, Northlake Boulevard, and Coconut Boulevard will be done as part of the permitting process.

**9. Historical significance and the extent of impact on such.**

**Staff Analysis/Comment:** There is no impact anticipated.

**10. Aesthetics and the extent of impact on such.**

**Staff Analysis/Comment:** There is no impact anticipated.

**11. Amount of existing right of way, and cost to obtain additional right of way.**

**Staff Analysis/Comment:** It is anticipated that the right-of-way for PGA Boulevard and Coconut Boulevard will be dedicated to the County.

**12. Impact on the provision of other public facilities.**

**Staff Analysis/Comment:** There is no impact anticipated.

# EXHIBIT 3

## LETTERS IN SUPPORT/OPPOSITION



June 26, 2004

The Honorable Karen Marcus, Chair  
Palm Beach County Board of Commissioners  
301 N. Olive Avenue  
West Palm Beach, FL 33401

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*Executive Director*

RE: Plan Amendment Comment for 2004- ERP Package, Item 3.C.2, **Palm Beach County Scientific Community Overlay (Mecca) and Gardens Scientific and Technology Community (Vavrus North)-TIM and 2020 Map Amendments**

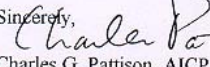
Dear Commissioner Marcus:

1000 Friends of Florida asks that these comments be made part of our record for the June 28 commission meeting which will consider this and other Scripps Project comprehensive plan amendments. As a statewide non-profit, 501(c)(3) growth management organization, with a large percentage of our membership in Palm Beach County, we are most interested in seeing that this project is thoroughly examined before any decision to transmit it for state review is made.

1000 Friends understands that these amendments are presented to modify the 2020 Roadway System and Thoroughfare Identification Map(s) to accommodate the proposed Scientific Community Overlay (SCO) and the proposed City of Palm Beach Gardens Science and Technology Community Projects. As we have previously commented on the SCO, and the related changes to Policy 3.5-d, Mecca Farms EDC, and the associated CRAALS designations, we offer no additional comments.

However, this amendment demonstrates once again that the site in question requires substantial changes to plan policies and maps to accommodate it. The hundreds of millions of dollars on roadway improvements, and the resulting impacts to existing rural areas, are primary indicators that this amendment, and the others noted above, are in conflict with the Urban Sprawl Rule found in 9J-5.0055, F.A.C.

The cumulative effect then, of this and the other amendments, leads us to conclude that the county is best served in seeking another site that is more compatible with current plan policies, reduces infrastructure costs, and minimizes community impacts. We ask that this amendment not be transmitted at this time. Thanking you for your time and considerations, I am

Sincerely,  
  
Charles G. Pattison, AICP  
Executive Director

cc: Commission Members  
Mike Busha, TCRPC  
Val Hubbard, DCA  
Ray Eubanks, DCA

000 FRIENDS OF FLORIDA  
Post Office Box 5948  
Tallahassee, Florida  
32314-5948  
Telephone: (850) 222-6277  
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PGA PROPERTY OWNERS ASSOCIATION, INC.

Shoppes On The Green  
7100 Fairway Drive, Suite 29  
Palm Beach Gardens, Florida 33418

TELEPHONE  
(561) 627-2800 June 27, 2004

FACSIMILE  
(561) 622-6324

Palm Beach County  
Board of County Commissioners  
301 N. Olive Avenue, 6<sup>th</sup> Floor  
West Palm Beach, FL

RE: PGA Blvd widening east of Beeline Highway

Good Morning Commissioners:

Thank you for your time. I am Allen Lavin, President of PGA Property Owners Association and I am here on behalf of the approximately 10,000 voting residents of PGA National.

We are asking the County Commissioners to consider our residents' objection to any widening of PGA Blvd on the south side of its present alignment, whether now or in the future. The road is presently too close to our HOMES and widening it as planned will, in most cases bring it within fifteen feet of back yards and, in some instances, bring it up to the resident's property line. Aside from noise concerns, we are concerned with the health and safety of our residents having a road this close to our homes.

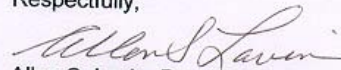
I have provided copies of correspondence sent to both Gerry O'Reilly at the Department of Transportation and to Mayor Jablin at the City of Palm Beach Gardens. Our position as defined in these letters has not changed.

If Scripps is ever built at its proposed location, we feel the future Beeline Highway Turnpike interchange will alleviate a lot of the east/west traffic that you may feel would otherwise use PGA Blvd between Beeline and the Turnpike at PGA Blvd.

We urge the Commissioners to consider the affect of widening this road, not only from noise and proximity to homes, but from a health and safety concern having the road this close to our homes.

Thank you again for your time and consideration.

Respectfully,

  
Allen S. Lavin, President  
Board of Governors  
PGA Property Owners Association, Inc.

/dl

PGA PROPERTY OWNERS ASSOCIATION, INC.

Shoppes On The Green  
7100 Fairway Drive, Suite 29  
Palm Beach Gardens, Florida 33418

TELEPHONE  
(561) 627-2800

April 29, 2004

FACSIMILE  
(561) 622-6324

The Honorable Eric Jablin  
Mayor, City of Palm Beach Gardens  
10500 N. Military Trail  
Palm Beach Gardens, FL 33410

Dear Mr. Mayor:

My name is Allen Lavin. I am the President of the PGA Property Owners Association. As you know, our Association represents the more than 10,000 residents of PGA National.

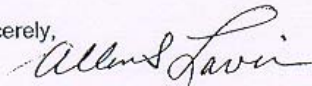
Although we have already been in communication on this issue, I respectfully request this letter be read into the minutes of the next City Council Meeting to officially ask the Council for their help. Our Community is greatly disturbed by recent DOT and Palm Beach County conversations about the possible expansion of PGA Boulevard to six lanes between our Community and Mirasol. As I am sure you all realize, if that roadway is expanded by two more lanes to the south along PGA National, it will destroy our northern buffer, placing the roadway directly adjacent to many of our backyards.

We in PGA National implore you to use all of the City's authority and influence to achieve the following:

1. Have DOT authorize the completion of the current City-approved expansion to four lanes, with both of the new lanes being to the north of the existing roadway (with all drainage to be to the north, per the City plan);
2. If a later expansion to six lanes is necessary, have DOT require that, at most, one lane be constructed south of the present roadway; and
3. Due to the expected impact of Scripps-related traffic on PGA Boulevard, have DOT provide an aesthetically pleasing and landscaped, safety, security, and sound wall, to standards in keeping with PGA National's present appearance along the roadway (with the wall and landscaping to be completed prior to any development west of Beeline Highway).

Thank you for your support and assistance to our Community.

Sincerely,



Allen Lavin, President  
Board of Governors  
PGA Property Owners Association, Inc.  
AL/jn  
cc: City Council

PGA PROPERTY OWNERS ASSOCIATION, INC.

Shoppes On The Green  
7100 Fairway Drive, Suite 29  
Palm Beach Gardens, Florida 33418

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June 3, 2004

FACSIMILE  
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Mr. Gerry O'Reilly, PE  
Director of Transportation Development  
Florida Department of Transportation  
3400 W. Commercial Blvd.  
Ft. Lauderdale, FL 33309-3421

RE: PGA Boulevard Expansion

Dear Mr. O'Reilly:

Please accept this letter as our specific objection to any southerly widening of PGA Blvd past the present roadway alignment.

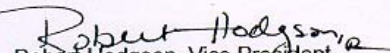
As a follow up to Mr. Webb's May 17, 2004 correspondence to Marlwood Estates HOA and a meeting held at the City of Palm Beach Gardens on May 25, 2004 we understand that there are plans to immediately widen PGA Blvd two lanes to the north and we have no opposition to this widening.

Based on the aforementioned meeting with the City of Palm Beach Gardens, we now also understand that there are plans to widen to the south and that modifications to Mock Roos plans (drawing 42-42-03-52) dated January, 2003 have been made and possibly approved. We would like it noted that we are opposed to any southerly widening, now or in the future, where the widening will be directly behind PGA National residences or within 500 feet of same. Please see the enclosed copy of PGA Property Owners Association's letter to Mayor Jablin dated April 29, 2004.

If future widening on the south side of PGA Blvd is absolutely unavoidable, our requests in the enclosed letter stand.

Thank you for your consideration and continued cooperation and assistance.

Sincerely,

  
Robert Hodgson, Vice President  
Board of Governors  
PGA Property Owners Association

RH/dl - Enclosure

Cc (w/enc): Howard Webb, PE, FDOT  
Clark Turberville, PE District Permits Engineer  
The Honorable Jeffrey H. Atwater, Florida State Senator  
The Honorable Chairwoman, Karen Marcus, PB Co Commissioner, District 1  
The Honorable Eric Jablin, Mayor, City of PB Gardens  
Mr. Ron Ferris, City Manager, City of PB Gardens  
Dan Clark, PE, City of PB Gardens  
Craig Perna, Project Director, Mirasol  
Sean T. Williams, PE, Mock Roos

June 28, 2004

Greetings Commissioners:

I am Ron Dieck of 7 Dunbar Road, Palm Beach Gardens. My home backs up to PGA Blvd. I am here this morning to speak against the widening of PGA Blvd. from four to six lanes, to speak in favor of a policy that requires any widening being done to the north of the current roadway, and, to speak in favor of basic measures of mediation for homeowners along PGA Blvd. that will be adversely affected by any widening.

Concerning the changing of the plan to widen PGA Blvd. to six lanes instead of the change to widen it to four lanes, I speak against that. Other roads within the north county area should be able to handle the traffic from the Scripps development. In addition, widening PGA Blvd. to six lanes, as it is now planned, would severely erode the buffer that now exists between that road and the home owners in the PGA National development that live along that roadway. This would have a major and deleterious effect on the quality of life of those home owners.

Concerning the placement of any additional PGA Blvd. lanes, I speak in favor of requiring all such additional lanes to be north of the current roadway. There is ample room there and little room between the current roadway and the back yards of home owners on the south side of the roadway. If the "right of way" is insufficient to place all additional lanes to the north of the current roadway, additional land should be sought through the process of "eminent domain." Has this ever been considered?

Concerning the construction of a safety, security and sound protection wall for the residents of PGA National who live adjacent to PGA Blvd., I speak very strongly in favor of the county funding and constructing that wall. It should be built before any expansion of PGA Blvd. is started. I am aware that the county does not usually construct such a wall to protect its citizens but this is a special, unique case for the following reasons:

1. The plan for PGA Blvd. is being changed from the condition under which those homeowners purchased their homes. Significant measures of mediation are required when the county changes road plans in such a fashion that is seriously erodes the quality of life of its citizens that live along such a roadway. Much more is needed than what we have now: a low earthen berm, a chain link fence and a hedge.
2. The county has pledged between \$200M and \$700M (depending on the accounting practices) to support Scripps' move here. Protecting its current, tax paying citizens should be a higher priority, especially when the cost is well under 1% of the largess now being extended to Scripps.

The bottom lines are: don't expand PGA Blvd. to six lanes, in expansion is necessary, require all expansion to be north of the current roadway, and, fund and build a wall to protect your citizens, before any PGA Blvd. expansion.

Thank you for you time this morning.

Ronald H. Dieck  
7 Dunbar Road  
Palm Beach Gardens, FL 33418-6816  
627-1321  
rondieck@aol.com

Approved + [Signature]

Catherine Dwore  
13105 Silver Fox Trail  
Palm Beach Gardens, FL 33418  
561.624.9032

October 12, 2004

The Honorable Karen Marcus, Chair  
Palm Beach County Board of County Commissioners  
301 N. Olive Avenue – 12<sup>th</sup> Floor  
West Palm Beach, FL 33401

RE: Scripps Comprehensive Plan Amendments:  
Scientific Community Overlay  
FLUE Policy 3.5-d Modification – Scientific Community Overlay (Mecca Project)  
Mecca Farms EDC  
Research Park Accessory Multi-Use Site  
Palm Beach County Scientific Community Overlay (Mecca) CRALLS  
Palm Beach County Scientific Community Overlay (Mecca) TIM and 2020 Map Amendments

Dear Commissioner Marcus:

As a property owner in Caloosa, a rural residential subdivision in Northern unincorporated Palm Beach County, I believe that my community will be substantially affected by the above-referenced Comprehensive Plan amendments designed to facilitate the siting of the Scripps Biotechnology Park on the Mecca Farms site. I am writing to object to these amendments because I believe they are inconsistent with the County’s adopted Comprehensive Plan as well as State and Regional planning requirements.

I further believe that the urban sprawl that will result from these amendments will adversely impact the quiet rural character of my community. The provision of infrastructure such as water and sewer lines to the Mecca site will not only spur the high-density development of adjacent parcels, but has the potential to attract additional uses incompatible with the rural equestrian character of our community.

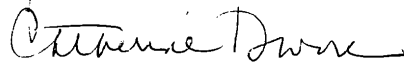
I also believe that I will be affected by the traffic congestion that will result from these amendments. Even though most of the local roadway system will need to be expanded to accommodate the trips generated by the Biotechnology Park, these roads will still be operating over capacity with a CRALLS designation. It will no longer be possible us to take a ‘quick trip to town for groceries’, and leaving the

community to enjoy adjacent natural areas on horseback will be so unsafe as to be out of the question.

Finally, the impact of these amendments on adjacent open spaces should be assessed. The voters of Palm Beach County twice voted to approve bond issues for the acquisition and preservation of conservation lands. Not only will the proposed Comprehensive Plan amendments have the effect of creating a city at the edge of conservation areas and wildlife corridors, the use of twenty-eight acres of conservation area as an 'Accessory Multi-Use Site' (utility substation) constitutes a precedent and invites similarly incompatible uses in other preserves.

Because of these concerns I believe that residents of Palm Beach County would be far better served by an effort to direct the Scripps Biotechnology Park further east. I urge the Commission not to adopt the proposed Comprehensive Plan amendments, and I request that this letter be made a part of the record for each of the Scripps related plan amendments under consideration at this time.

Respectfully submitted,



Catherine Dwore



8940 Oldham Way  
West Palm Beach, Florida 33412  
October 4, 2004

The Honorable Karen Marcus, Chair  
Palm Beach County Board of Commissioners  
301 N. Olive Avenue  
West Palm Beach, FL 33401

RE: Scripps Comprehensive Plan Amendments -- 2004- ERP Package, Items 2.A.1 – 2.A.6 Scientific Community Overlay, FLUE Policy 3.5-d Modification – Scientific Community Overlay (Mecca Project); Mecca Farms EDC; Research Park Accessory Multi-Use Site; Palm Beach County Scientific Community Overlay (Mecca) CRALLS; Palm Beach County Scientific Community Overlay (Mecca) TIM and 2020 Map Amendments

Dear Commissioner Marcus:

Please include these comments as part of the record for each of the Scripps related plan amendments being adopted.

Two years ago my family made an investment by purchasing property in the new Divosta community of Carleton Oaks on Northlake Boulevard.

The motivation for purchasing a home here as opposed to the other Divosta community under construction at the time located in Palm Beach Gardens was to enjoy the rural aspect of the surrounding area.

Imagine my surprise four months ago when I actually took occupancy of this home to find the plan to site the Scripps Biotech Park smack in the middle of farmland. Part of my decision to leave my home of 50 years on Long Island was disgust with the manipulation of the laws of the land to accommodate business and greedy developers at the expense of our environment. On the surface it appeared as if the planning and zoning laws in Palm Beach County were more carefully considered and environmentally friendly.

Four years ago lobsters disappeared from the Long Island Sound along with an entire industry. I just read in a local paper that Oysters were disappearing from the Loxahatchee River due to increased salination of those waters. Doesn't anyone get it????

You recently spoke at one of our Homeowner's association meetings to explain the plans for Mecca and the Vavrus Ranch. At the time I had just become familiar with the situation by reading our local papers. Without understanding any of the underlying technical ramifications my gut told me that this was just sprawl under the guise of the politically motivated lure of bringing jobs into the county. I asked you questions about the suitability of the site versus other sites that seemed to have much of the needed infrastructure already in place. Thank you for taking the time to explain the events leading up to this decision.

Since then I have made it my business to more thoroughly understand the actual ramifications of what was being considered. I now know that my initial gut reaction was right on target ergo this letter to you concerning the plan amendments under consideration.

I . d

0096-977-196

10/10/04

As a resident of Palm Beach County and who lives near Mecca Farms I will be substantially affected by siting of the Scripps Biotech Park on that location. I am writing to object to the adoption of the 2004 ERP Scripps Related Plan Amendments referenced above because I believe they are inconsistent with the State and Regional planning requirements and Palm Beach County's Comprehensive Plan.

I believe the proposed amendments will result in urban sprawl, traffic congestion, and will hurt our community character. A primary indicator of urban sprawl is development that disproportionately increases the cost in time, money, and energy, of providing and maintaining facilities and services. Another indicator is allowing significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas. Because of the distance of the Mecca Farms location for existing urban areas, it will cost hundreds of millions of dollars to provide infrastructure to the site, resulting in land uses that are incompatible with and which fail to protect the surrounding rural area.

The Amendments also seek to exempt the County from statewide traffic concurrency requirements, resulting in virtually all local roadways being expanded but remaining overcapacity with a constrained roadway (CRALLS) designation. Such an exemption is not authorized by state law and will result in significant congestion of multiple roadways, further undermining the existing rural character of our community. Has anyone from the Board of Commissioners driven down Northlake Boulevard after the recent hurricanes? Only one light was out and brought traffic to a standstill on this road which is still in a primarily rural community. The thought of a small city at the eastern end of it is incomprehensible.

It is also important to note that the impacts of this project, and related development on surrounding natural areas have not been cumulatively analyzed. Mecca Farms and adjacent Vavrus Ranch are surrounded by tens of thousands of acres of conservation lands, much of which was acquired with **Palm Beach County taxpayer dollars** for permanent preservation. The effects of building a new city the size of West Palm Beach directly adjacent to these conservation lands has the very likely potential to harm these areas in terms of their ability to provide habitat and support a healthy ecosystem, and these impacts, particularly when considered in conjunction with the development of Vavrus Ranch, have not been fully analyzed.

I am also concerned about the proposed amendment to convert conservation land in the Corbett Wildlife Management Area to an accessory multi-use site for the Biotech Park. Using conservation land for non-conservation purposes will result in a loss of open space, will impact sensitive wetland habitats, and has the potential to impact listed species.

I would also adopt and incorporate by reference the September 30<sup>th</sup> comments by 1000 Friends of Florida which explain in greater detail the problems of each of the proposed amendments.

Based on these concerns, I believe the County should not adopt the proposed plan amendments and should redirect its efforts to securing an alternate location for this project.

Sincerely,



Pamela Bates

October 4, 2004

The Honorable Karen Marcus, Chair  
Palm Beach County Board of Commissioners  
301 N. Olive Avenue  
West Palm Beach, FL 33401

RE: Scripps Comprehensive Plan Amendments -- 2004- ERP Package, Items 2.A.1 – 2.A.6 Scientific Community Overlay, FLUE Policy 3.5-d Modification – Scientific Community Overlay (Mecca Project); Mecca Farms EDC; Research Park Accessory Multi-Use Site; Palm Beach County Scientific Community Overlay (Mecca) CRALLS; Palm Beach County Scientific Community Overlay (Mecca) TIM and 2020 Map Amendments

Dear Commissioner Marcus:

Please include these comments as part of the record for each of the Scripps related plan amendments being adopted.

I am a resident of Palm Beach County and live near Mecca Farms and will be substantially affected by siting of the Scripps Biotech Park on that location. I am writing to object to the adoption of the 2004 ERP Scripps Related Plan Amendments referenced above because I believe they are inconsistent with the State and Regional planning requirements and Palm Beach County's Comprehensive Plan.

I believe the proposed amendments will result in urban sprawl, traffic congestion, and will hurt our community character. A primary indicator of urban sprawl is an amendment that disproportionately increases the cost in time, money, and energy, of providing and maintaining facilities and services. Another indicator is allowing significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas. Because of the distance of the Mecca Farms location for existing urban areas, it will cost hundreds of millions of dollars to provide infrastructure to the site, resulting in land uses that are incompatible with and which fail to protect the surrounding rural area.

Mecca farms is next to over 80,000 acres of natural areas, 20,000 acres of low density rural residential neighborhoods and threatens the lifestyle of both. Horse paths are not compatible with six and eight lane roads which are at CRALL designations. With high density town centers and industrial uses as well as with hazardous waste products that are kept secret from a community dependent on private wells for drinking water and wants to keep its wells without the expense of treated city water.

The Amendments also seek to exempt the County from statewide traffic concurrency requirements, resulting in virtually all local roadways being expanded but remaining overcapacity with a constrained roadway (CRALLS) designation. Such an exemption is not authorized by state law and will result in significant congestion of multiple roadways, further undermining the existing rural character of our community.

It is also important to note that the impacts of this project, and related development on

surrounding natural areas have not been cumulatively analyzed. Mecca Farms and adjacent Vavrus Ranch are surrounded by tens of thousands of acres of conservation lands, much of which was acquired with Palm Beach County taxpayer dollars for permanent preservation. The effects of building a new city the size of West Palm Beach directly adjacent to these conservation lands has the very likely potential to harm these areas in terms of their ability to provide habitat and support a healthy ecosystem, and these impacts, particularly when considered in conjunction with the development of Vavrus Ranch, have not been fully analyzed.

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I would also adopt and incorporate by reference the September 30<sup>th</sup> comments by 1000 Friends of Florida which explain in greater detail the problems of each of the proposed amendments.

Based on these concerns, I believe the County should not adopt the proposed plan amendments and should redirect its efforts to securing an alternate location for this project.

Sincerely,



Maria Wise Miller  
16086 E. Stallion Dr.  
Loxahatchee, FL 33470



**FOWLER WHITE  
BOGGS BANKER**

ATTORNEYS AT LAW

ESTABLISHED 1943

THOMAS G. PELHAM  
DIRECT DIAL: (850) 681-0411  
TPELHAM@FOWLERWHITE.COM

September 28, 2004

**BY FACSIMILE(561) 233-5365  
and U.S. MAIL**

Mr. Lorenzo Aghemo  
Planning Director  
Palm Beach County Planning Department  
100 Australian Avenue, 5th Floor  
West Palm Beach, FL 33460

Re: All Proposed Comprehensive Plan Amendments for the Mecca Farms  
Property/Palm Beach County Biotechnology Research Park Project in  
Round 04-ERP, Including LGA 2004-00045, LGA 2004-00046,  
and All Related Textual Amendments

Dear Mr. Aghemo:

This law firm represents Tech Village Partners II, L.L.C., a Florida limited liability company ("Company") which has its principal office in Palm Beach County, Florida. The Company is the developer of the proposed Gardens Scientific Village project in the City of Palm Beach Gardens.

The above-referenced comprehensive plan amendments are related to the proposed Palm Beach County Biotechnology Research Park to be operated by the Scripps Research Institute. The Company's proposed project in the City of Palm Beach Gardens is related to and will be affected by the County's Biotechnology Research Park project. Our client believes that the proposed Scripps project will have a positive impact on Palm Beach County and on the proposed Gardens Scientific Village project in Palm Beach Gardens. Accordingly, the Company strongly supports the above-referenced comprehensive plan amendments and urges the County to adopt them.

**FOWLER WHITE BOGGS BANKER P.A.**

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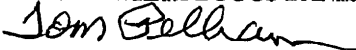
Lorenzo Aghemo  
Planning Director  
September 28, 2004  
Page 2

This letter is being submitted to Palm Beach County for the purpose of perfecting the Company's standing, pursuant to Section 163.3184(1)(a), Florida Statutes, to participate in any future proceeding to determine the compliance of the above-referenced comprehensive plan amendments with state law. I hereby request that this letter be made a part of the record of the County's adoption proceedings for the above-referenced amendments.

Thank you for your attention to this request.

Sincerely yours,

FOWLER WHITE BOGGS BANKER P.A.



Thomas G. Pelham

TGP/dg/9040139

cc: Members of the Palm Beach County Board  
Of County Commissioners - Via Facsimile

#1652160v1

FOWLER WHITE BOGGS BANKER P.A.

TAMPA • ST. PETERSBURG • FORT MYERS • TALLAHASSEE • ORLANDO • NAPLES • WEST PALM BEACH • BONITA SPRINGS • JACKSONVILLE



September 30, 2004

The Honorable Karen Marcus, Chair  
 Palm Beach County Board of Commissioners  
 301 N. Olive Avenue  
 West Palm Beach, FL 33401

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*Executive Director*

RE: Plan Amendment Comment for 2004- ERP Package, Item 2.A.6, Palm Beach County Scientific Community Overlay (Mecca) TIM and 2020 Map Amendments

Dear Commissioner Marcus:


1000 Friends of Florida asks that these comments be made part of our record for the October 5, 2004, commission meeting which will consider this and other Scripps Project comprehensive plan amendments. As a statewide non-profit, 501(c)(3) growth management organization, with a large percentage of our membership in Palm Beach County, we are most interested in seeing that this project is consistent with state and local planning requirements. We have reviewed the amendment package, including the staff report and the DCA ORC report, and continue to believe that this amendment is not consistent with those minimum requirements.

1000 Friends understands that these amendments are presented to modify the 2020 Roadway System and Thoroughfare Identification Map(s) to accommodate the proposed Scientific Community Overlay (SCO) Project. As we have previously commented on the SCO, and the related changes to Policy 3.5-d, Mecca Farms EDC, and the associated CRAALS designations, we offer no additional comments. We do disagree vigorously with the staff assertion that this technique protects the rural character of the area. In fact, we feel this is simply a convenient vehicle for not accepting the cost and expense of building the kinds of roads the Scripps Project requires while at the same time providing a false argument that concurrency requirements are also being met.

However, this amendment demonstrates once again that the site in question requires substantial changes to plan policies and maps to accommodate it. The hundreds of millions of dollars on roadway improvements, and the resulting impacts to existing rural areas, are primary indicators that this amendment, and the others noted above, are in conflict with the Urban Sprawl Rule found in 9J-5.0055, F.A.C.

The cumulative effect then, of this and the other amendments, leads us to conclude that the county is best served in selecting another site that is more compatible with current plan policies, reduces infrastructure costs, and minimizes community impacts. We remain convinced that either of two alternative sites identified in the county's letter of August 18, 2004, to the Scripps Board, would not only resolve these issues but would also be consistent with current planning requirements. We ask that this amendment not be adopted at this time. Thanking you for your time and considerations, I am

Sincerely,

  
 Charles G. Pattison, AICP  
 Executive Director

cc: Commission Members  
 Mike Busha, TCRPC  
 Val Hubbard, DCA  
 Ray Eubanks, DCA

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