Atlantis, Greenacres, and Palm Beach County

Joint Planning Charrette

Work In Progress
Treasure Coast Regional Planning Council
Friday June 18, 2004

The Study Area
How The Master Plan Was Created:
Opening Presentation

Saturday June 12th, 10:00am to 11:00pm

How The Master Plan Was Created:
Public Process

Saturday June 12th, 11:00am to 3:00pm
The Citizens’ Plans
What We Heard...

- Maintain the Equestrian, Rural Character of the Area
- Light at the Western entry to Atlantis to be fully Signalized
- Canal 14 Road should be accessible to the Public and Fire Rescue
- There should be more Neighborhood “Pocket” Parks
- Any new Development must be in keeping with what is Existing
- New Development should at least have some Single Family Housing
- There needs to be More East-West Connections between Haverhill and Military
- Strategies must be Developed to Mitigate Haverhill Road and School Congestion
- Haverhill Bridge needs to be Rebuilt (especially if Haverhill is to be Widened)
- Concerns about Greenacres Fire Rescue having direct Access to Atlantis
- Great concerns about Growing Densities in the Area
- Concerns about the County Transfer of Development Rights (TDR) Program
- Interest in having Retail on Haverhill at Lantana as a Destination Shopping Area
- Consider Connecting East Nash to Military
- Pursue the Voluntary Reduction of Allowable Densities in the Area
- New Developments should be more dense at the Edges, lower Densities towards the Neighborhood
- Establish More Defendable Design/Density Criteria for future Developments

How The Master Plan Was Created:
Public Process

Saturday June 12th Through Friday June 18th
The Citizens’ Master plan

Key Considerations

- The Current Condition
  - Zoning ~ Future Land Uses ~ Transfer of Development Rights (TDRs)

- Strategies for Predictability

- The “Belmonts”
  - Belmont at Greenacres ~ Belmont at Haverhill

- A Tour of the Plan
  - The S.W. Quadrant
  - The S.E. Quadrant
  - The N.E. Quadrant
  - The N.W. Quadrant

- Other Considerations

- Summary of Recommendations
**Zoning: Your Rural Character**

- **AR**: Agriculture/Residential
  - Between 1 and 3 units to the acre (du/ac)

- **RT**: Residential Transition

- **RS**: Residential S.F.

- **RE**: Residential Estate

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**Quantitative Analysis of Residential Units**

- **Existing Units**: +/- 349
  (not including Kokomo)
Future Land Use: Your Rural Character

- MR 5: Med.Residential 5/a
- LR 3: Low Residential 3/a
- LR 2: Low Residential 2/a
- LR 1: Low Residential 1/a
- INST: Institutional
- CL/5: Low Comm. 5/a

The Current Condition

Future Land Use: What The Future Holds

LR1, LR2, LR3, MR5 Between 1 and 5 units to the acre (du/ac)

Quantitative Analysis of Residential Units
Existing Units: +/- 349 (not including Kokomo)
Future Land Use Potential: 1720
The Current Condition

However,

More Scrutiny should be Given to the Project Receiving the TDR’s

Is the project truly contributing to the Neighborhood?
TDR's: What The Future Holds

LR1, LR2, LR 3 plus up to 3 additional units to the acre. Results in up to 8 units to the acre for new developments.

Quantitative Analysis of Residential Units
Existing Units: +/- 349 (not including Kokomo)
Future Land Use Potential: 1720
TDR Potential: 2590

It's not a DENSITY problem alone, it's a PLANNING problem.

Strategies For Predictability

- Option #1: Do Nothing ~ The “W.P.H.” Scenario
  - WAIT
  - PRAY
  - HOPE

No way to predict or contain growth

Your Options
Strategies For Predictability

• Option #2: “Down-Zone” Yourselves
  • Future Land Use Change
    • Requires Neighborhood Consensus
    • Could be County or Resident “Initiated”
    • Will Immediately Clarify who is “Committed”

Strategies For Predictability

• Option #3: Develop “Internal” TDR’s
  • Move it from Here to There
    • Work with County on “Overlay-Type” program
    • Must be Very Clearly Defined Sending/Receiving Sites
    • Remember, the Density must go Somewhere!
Strategies For Predictability

• Option #4: “Conditional” Annexation
  • Incorporation on YOUR Terms
  • Identify Your Issues
  • Weigh the Options
  • Considering Annexation
  Is NOT Committing to annexation

Your Options

A Tour of the Plan

The Belmont Projects
The “Belmonts”
Belmont at Greenacres

- AR: Agriculture/Residential
- Re-Zoned to P.U.D.
- MR-5 F.L.U. (5du/acre)
- 22.29 Acres
- 150 Townhouse (MF) Units
  - (39 per County T.D.R. Program)
- Primary Entrances

Current Status:
- BCC Approval
- Final Site Plan Approval Required
  (Conditions of Approval)

The Current Plan

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Achieves:
- Multiple Means of Ingress/Egress
- Final Site Plan Approval Required
  (Conditions of Approval)

The Counter Plan
The “Belmonts”
Belmont at Haverhill

- AR: Agriculture/Residential
- Re-Zoned to P.U.D.
- MR-5 F.L.U. (5du/acre)
- 24.86 Acres
- 134 Townhouse Units
  - (Originally 160 units)
  - (10 per County TDR Program)
- Primary Entrance
- Current Status:
  - BCC Approval
  - Final Site Plan Approval Required
    (Conditions of Approval)
  - Currently being Re-designed

The Counter Plan
The Citizens’ Master Plan

A Tour of the Plan

The Citizens’ Master Plan
A Tour of the Plan

The South-West Quadrant

A Tour of the Plan

Haverhill Road ~ Expansion to 4 Lanes
A Tour of the Plan

Haverhill Road ~ Expansion to 4 Lanes

A Commercial Node at Haverhill and Lantana
A Tour of the Plan

The Master plan

Lantana Rd.
L 14 Canal
Cadillac
Haverhill Rd.
Congress Avenue

The South-East Quadrant
A Tour of the Plan

Belmont at Haverhill ~ Alternate Plan

A Tour of the Plan

Kokomo
A Tour of the Plan

Strategies for Connections

A Tour of the Plan

Kokomo
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Relief for Lantana Road
A Tour of the Plan

The Citizens’ Master Plan

Lantana Rd.
L 14 Canal
Cadillac
Haverhill Rd.
Congress Avenue

The North-East Quadrant

A Tour of the Plan

The North-East Quadrant
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Nautica at Haverhill

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Nautica at Haverhill
A Tour of the Plan

The East - West Connector Street

A Critical Connection Between Haverhill and Military
A Critical Connection Between Haverhill and Military

The L-14 Connection (looking east)
A Tour of the Plan

Military and Atlantis Western Entry (looking west)
A Tour of the Plan

The North-West Quadrant

The L-14 Recreational Access (looking west)
Other Considerations

Announcing Arrival: Military Tr. Bridge

Other Considerations

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Other Considerations

Announcing Arrival: Haverhill Bridge

Other Considerations

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Announcing Arrival: Haverhill Bridge

Summary of Recommendations

- Follow the "Belmonts" ~ Identify Attractive Alternatives... Just in Case!
- Get Organized ~ Establish a Critical Path to Stability
  - F.L.U., TDRs, Annexation, Something
- Use a "Citizens' Group" etc. to stay Organized (Unified voice at the BCC)
- Use this Plan to Articulate Acceptable Patterns and Methods of Development (is a 65' Buffer Better than a new Neighbor on a ¼ acre lot?)
- Bond together with the County and Greenacres to sell these ideas to the School District and L.W.D.D. ~ It is Crucial that the East-West Connections be made at the Schools!!!
Summary of Recommendations (cont.)

- Follow the Plan through the Approval Process ~ Let Your Commissioners Hear Your Support
- Use the already existing Charrette Steering Committee to initiate the Formal Review and Support of the Plan
- Stay Positive ~ This is a Huge 1st Step and People are Listening!

What’s Next?

- Refine Recommendations and Develop Final Report
- Give Final Presentation (10-12 weeks)
- Adopt the Plan as the “Vision” of the Community
- Prioritize charrette recommendations
- Incorporate recommendations into Comp. Plan/Zoning Amendments

And At The Same Time...

- Continue receiving critique and recommendations from Community
Thank You

QUESTIONS/COMMENTS
This presentation will be available On-Line @ WWW.TCRPC.ORG

The Team

Treasure Coast Regional Planning Council
A+S Architects & Planners (Derrick Smith, Principal)
ARX Solutions, Architects
Town Planners: Dan Cary, Shailendra Singh, Sita Singh, María DeLeón Fleites, Steven Fett
Parks & Open Space

Zoning: Your Rural Character

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The Counter Plan

Lantana Rd.
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The Counter Plan

Other Considerations

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Announcing Arrival: Haverhill Bridge
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