

From: ltdedishn <ltdedishn@aol.com>

To: LtdEdishn <LtdEdishn@aol.com>

Subject: Fwd: Approved but unbuilt residential and non residential

Date: Sun, Sep 7, 2014 8:29 pm

Attachments: Final_2014_UnitAssessment.pdf (3988K)

-----Original Message-----

From: Johnnie Easton <JEaston@pbcgov.org>

To: ltdedishn <ltdedishn@aol.com>

Sent: Thu, Jul 24, 2014 1:20 pm

Subject: FW: Approved but unbuilt residential and non residential

Patricia,

Hopefully this will give you the information you requested. If not, please let us know.

Thank you.

Johnnie R. Easton
Senior Administrative Assistant
Palm Beach County District Six
Commissioner Jess R. Santamaria
Tel (561) 355-6300
Fax (561) 355-4366
Email: jeaston@pbcgov.org

From: Patricia Behn

Sent: Wednesday, July 23, 2014 5:02 PM

To: Johnnie Easton

Cc: Verdenia Baker; Rebecca Caldwell; Patrick Rutter; Lorenzo Aghemo; Lisa Amara A.; Betty Yiu

Subject: RE: Approved but unbuilt residential and non residential

Good Afternoon Johnnie,

Regarding Commissioner Santamaria's request for residential and non-residential data, Lorenzo asked that I provide you with the following information.

Regarding residential units, attached is the latest Unit Assessment which was provided to the BCC on February 10, 2014. The next update to this data will be available by February 2015. Updated data is not available until the completion of the annual update of the Residential Projects Data base. The Planning Division updates the residential projects through significant intergovernmental coordination with the cities and other County departments. The Approved Unbuilt units are found on Table 6 page 11 of the attached assessment and includes the Countywide figure by Tier and separates the data into Unincorporated and Incorporated units.

Regarding Non-Residential data, the Planning Division does not maintain square footage of approved industrial, retail nor professional office uses nor an estimated future need. However, we can provide acres for un-built and built industrial and commercial (office & retail combined) Future Land Uses for the unincorporated county.

Regarding the population questions, the County's Population data does not extend to 2040.

- o The current population projections through 2035 is 1,678,000, as noted on page 8 of the link to the County's Population Allocation Model:

http://www.pbcgov.com/pzb/planning/population/MODELDOC_2013.pdf

- o As noted in Chapter 1 on page 29 of the draft 2011 Evaluation and Appraisal Report below, the projected demand was less than the un-built residential units at the time the document was prepared.

http://www.pbcgov.com/pzb/planning/luab/2011/april/EAR_Report.pdf

We hope that this provides you with sufficient information. Please let me know if you have any other question.

Patricia Behn
Principal Planner, Intergovernmental Section
Palm Beach County Planning Division
2300 N. Jog Rd. | West Palm Beach, FL 33411
Phone: 561-233-5332 | Fax: 561-233-5365
<http://www.pbcgov.com/pzb/planning/intergovt.htm>

From: Lorenzo Aghemo
Sent: Wednesday, July 23, 2014 3:54 PM
To: Lisa Amara A.; Patricia Behn
Subject: FW: Approved but unbuilt residential and non residential

From: Jess Santamaria
Sent: Wednesday, July 23, 2014 3:25 PM
To: Lorenzo Aghemo
Subject: FW: Approved but unbuilt residential and non residential

Just a reminder... boss needs this info as soon as you can get it.

Thanks!

Johnnie R. Easton
Senior Administrative Assistant
Palm Beach County District Six
Commissioner Jess R. Santamaria
Tel (561) 355-6300
Fax (561) 355-4366
Email: jeaston@pbcgov.org

From: Jess Santamaria
Sent: Tuesday, July 22, 2014 1:13 PM
To: Lorenzo Aghemo
Subject: Approved but unbuilt residential and non residential

Lorenzo,

Over the past year I have requested a summary of the various residential (units) and non residential (square feet) that have been approved by the Palm Beach County Board of County Commissioners but still remain unbuilt.

You have given me several updates in 2013-2014 -- please give me your latest updated summary as of today, July 22,

2014.

Thank you for your usual attention.

Jess R. Santamaria

Begin forwarded message:

From: <ltdedishn@aol.com>

Date: July 21, 2014 at 10:01:41 PM EDT

To: <jsanatama@co.palm-beach.fl.us>

Cc: <JEaston@pbcgov.org>

Subject: Development Approved and Meeting Future Population Estimates

Commissioner Santamaria:

Last year I had an email exchange with PBC Planning where they indicated that there was already sufficient residential development approved in the county that could be built, yet remained unbuilt that would meet BEBR estimated population growth for Palm Beach County until the year 2040. Since that time, there has been additional development approved in the County (including in the municipalities).

At the Planning Commission Meeting two weeks ago, someone from the Planning Staff indicated there was millions of square feet of approved industrial land in the county that also remained unbuilt, including some 1 million square feet at the North County airport.

About two weeks ago, the Palm Beach Post offered an article with statement suggesting that Palm Beach County was "over-retailed" meaning there was too much already built and too much supply without enough demand.

I wondered if it is possible to have Planning Staff address the following questions:

1. How much residential development is already approved in number of units that remains unbuilt.
2. Based on BEBR population estimates through the year 2040, how many units would need to be built and does the already approved residential meet or surpass that number.
3. How much square footage of industrial is approved and remains unbuilt in the County, where is it located, and what is the estimated future need for industrial based on population estimates.
4. The same question as #3, except instead of industrial substitute retail.
5. The same question as #3, except instead of industrial substitute professional office.

If you could assist in gaining answers to these questions, it would be most appreciated.

Thank you.

Patricia D. Curry

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