



**PALM BEACH COUNTY
LAND USE ADVISORY BOARD
(LOCAL PLANNING AGENCY)**

MINUTES OF THE DECEMBER 8, 2000 MEETING

On December 8, 2000, at 9:00 a.m., the Palm Beach County Land Use Advisory Board (LUAB) met in the fourth floor hearing room, 100 Australian Avenue, West Palm Beach, Florida, for their regular meeting.

1. CALL TO ORDER

A. Roll Call

Vice Chairman Barry Haberman called the meeting to order at 9:05 a.m. Recording Secretary Ann Himick called the roll.

Members Present

Judy Daversa
Rosa Durando
Bob Eisenberg
Carol Francis
Sandra Greenberg
Barry Haberman
John Jorgensen
Neil Merin
Bill Stueber
Michael Weiner

Members Present - 10

Planning Staff Present

Maria Bello, Principal Planner
Kathy Girard, Principal Planner
Alan Gordon, Principal Planner
Denise Malone, Senior Planner
Ruth Moguillansky, Senior Planner
Matthew Zern, Planner II
Ann Himick, Recording Secretary

Other Staff Present

Robert Banks, Assistant County Attorney

Others Present - See files.

Members Absent

Bill Hall, excused
Murray Kalish
John Martin
Alberta McCarthy, excused
Katharine Murray, excused

Members Absent - 5

Ms. Daversa moved to give an excused absence for today, December 8, 2000, to Ms. McCarthy, Ms. Murray, and Mr. Hall. Ms. Greenberg seconded the motion, which passed unanimously.

B. Pledge of Allegiance

C. Remarks of the Chair

Vice Chairman Barry Haberman stated, that after discussing the recommended schedule for items in Plan Amendment Round 01-1 with Chairman Bill Hall, he would like to urge the Board to consider the necessity of each item and if each item really needed to be workshopped.

D. Proof of Publication

E. Public Comments (not related to items of the agenda)

F. Consideration of Minutes - November 17, 2000

Ms. Daversa moved to approve the minutes of November 17, 2000. The motion was seconded by Ms. Greenberg, and passed unanimously.

2. DIRECTOR COMMENTS

Principal Planner Kathy Girard introduced Senior Planner Susan Miller as the new Amendment Coordinator.

3. PUBLIC HEARING - SMALL SCALE AMENDMENT

A. 00-SCA 78 COM 2, Matt's Auto

The item before the Board was to hold a public hearing on a proposed amendment to the future Land Use Atlas (FLUA) to change the future land use designation for a 0.56 acre (portion of a 0.96 acre parcel) from High Residential, 8 units per acre (HR-8) to Commercial High (CH).

Project Manager Matt Zern gave a presentation on this item. He stated that this site is located approximately 150 feet south of Lake Worth Road, and approximately 350 feet west of Congress Avenue. He said that the subject site is located within an unincorporated area of the County, just west of the City of Lake Worth. The site is adjacent to the south side of the "Lake Worth Road Corridor". This corridor has been experiencing disinvestment, and is now the focus of redevelopment/revitalization efforts. The applicant is requesting the CH future land use designation in order to rezone the parcel to the CG zoning district, to build an auto service station. Mr. Zern stated that the primary considerations surrounding this proposed amendment are justification, demonstration of need, and compatibility. Staff received one phone call in support of this proposal. Staff recommended approval of the proposed amendment.

Agent Kevin McGinley, Land Research Management, Inc., gave a presentation on this item. He stated that the current character and future development potential of the area in the vicinity of the subject property is distinctly influenced by existing commercial development, commercial FLUA designations, and previous zoning approvals along Lake Worth Road and Congress Avenue. He said that the Lake Worth Corridor is the "Gate Way" into the city.

Ms. Daversa moved to recommend approval of the proposed amendment. The motion was seconded by Mr. Jorgensen, and passed unanimously.

4. UPDATES AND COMMENTS

A. Board Members

B. Staff

1. Amendment Round 01-1 Calendar (tentative)

Principal Planner Maria Bello stated that the schedule associated with the 01-1 Amendment Round is very full and will likely require several long meetings in order to complete. She suggested that the Board adjust their calendars accordingly.

Board discussion followed and concluded with the Board requesting that staff add an item to the next agenda regarding Workshop Policy.

2. Sector Planning Update

Denise Malone introduced new Principal Planner Alan Gordon and stated that he is getting very much involved in the Sector Plan.

Ms. Malone presented an update on the Sector Plan. She commented on the Community Workshop, which was held on November 18, 2000. She stated that about 70 people were in attendance, it went well, and staff received some good feed-back.

Ms. Malone also presented a status update on the Peer Review Session which was held on November 16, 2000. It was very interesting and staff received good feed-back from the Peer participants.

Ms. Malone noted that on December 11, 2000 there will be a Technical Data meeting.

3. LUAB Members Term of Office

5. ADJOURNMENT

The LUAB meeting adjourned at 10.05 a.m.

This signature is to attest that the undersigned is the Secretary, or a designated nominee, of the Land Use Advisory Board and that the information provided herein is the true and correct Minutes for the December 8, 2000, meeting of the Land Use Advisory Board of Palm Beach County, approved this _____ day of _____, 2000.

Frank M. Duke, AICP
Planning Director

Recorded tapes of all Land Use Advisory Board meetings are kept on file in the Palm Beach County Planning Division office.