

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

MINUTES OF THE JANUARY 11, 2002 MEETING

On January 11, 2002, 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

Chairman Bill Hall called the meeting to order at 9:05 a.m. Recording Secretary Ann Himick called the roll.

Members Present

Judy Daversa
Bob Eisenberg
Carol Francis
Sandra Greenberg
Barry Haberman
Bill Hall
John Jorgensen
Murray Kalish
Dennis Koehler
Neil Merin
Katharine Murray
Michael Weiner

Members Present - 12

Members Absent

Andrew DeGraffenreidt
Alberta McCarthy

Members Absent – 2

Planning Staff Present

Maria Bello, Principal Planner
Kathy Girard, Principal Planner
Khurshid Mohyuddin, Senior Planner
David Goodman, Senior Planner
Michael Howe, Planner II
Michael Owens, Planner II
Ann Himick, Recording Secretary

Other Staff Present

Robert Banks, Assistant County Attorney
Dan Weisberg, Traffic Division

Others Present - See files.

Ms. Murray moved to give an excused absence for January 25, 2002, to Mr. Weiner. Ms. Francis seconded the motion, which passed unanimously.

- B. Pledge of Allegiance
- C. Remarks of the Chair

Chairman Bill Hall notified the Board that Bill Stueber had moved to Martin County and would no longer be a member of the LUAB.

Mr. Hall noted that Planning Director Frank Duke was out of town, looking into new opportunities in North Carolina.

- D. Proof of Publication (only if needed)
- E. Public Comments (not related to items of the agenda)
- F. Consideration of Minutes – December 7, 2001

Ms. Greenberg moved to approve the minutes of December 7, 2001. The motion was seconded by Ms. Murray, and passed unanimously.

2. DIRECTOR COMMENTS

3. PLANNING ITEMS – AMENDMENT ROUND 02-1 WORKSHOP

A. General CRALLS

The item before the Board was to hold a workshop on a proposed amendment to the Transportation Element (TE) that would establish appropriateness criteria and mitigation measures for a CRALLS designation.

Project Manager Khurshid Mohyuddin gave a presentation on this item. He stated that the PGA CRALLS amendment settlement agreement, which the Board of County Commissioners (BCC) adopted on November 29, 2001, requires the County to adopt mitigation measures in Amendment Round 02-1, which could be used to address ways to improve mobility in corridors affected by any future CRALLS. He stated that the BCC directed staff to obtain input from the Traffic Performance Standard (TPS) Committee regarding measures to mitigate the impacts of a CRALLS designation. Mr. Mohyuddin noted that the issue was also raised as a priority at the Northern Palm Beach County Traffic Summit in March of 2001. The Traffic Summit participants also suggested that the County should develop absolute criteria regarding the appropriateness of all future CRALLS. Issues involved with this amendment include determining which mitigating measures should be incorporated into the amendment, whether a minimum number of measures must be achieved in order for a CRALLS to proceed, or whether a specific minimum level of mitigation should be achieved through the use of mitigation measures.

Board comments included discussion regarding traffic calming, alternate modes of transportation like bike lanes, sidewalks and crosswalks, enhancement of roadways, mass transit lanes, set-asides for light rail, traffic circles and well designed round-a-bouts, road rage, canal easement for drainage purposes, using TPS as a measure of concurrency, and connectivity.

It was suggested that the language on page 2 of the staff report, under *Land Use/Site Planning Measure*, that reads, "Limit site uses to traffic sensitive uses" be stricken. It was also suggested that on page 2 of the staff report, under *Connectivity*, the following language be added: "Consider use of traffic calming measures".

LUAB member Neil Merin provided the Board with facts of interest from the University of Florida Bureau of Economic & Business Research (BEBR), based on the 1990 census, and asked that they be reflected in the record.

Land and Population

BEBR projects that the population of Dade, Broward and Palm Beach County will expand by 2.2 million people between now and 2020. Of those, 1.2 million people are expected to be added to Miami/Dade

County, mostly through migration and birth rate increase; 475,000 people are expected to be added to Broward County; and 615,000 people are expected to be added to Palm Beach County. Excluding agricultural and environmental land, 150,000 acres of vacant developable land remain in Dade County, 50,000 acres remain in Broward County, and 600,000 acres remain in Palm Beach County.

Land Consumption/Reuse

In 1953 the Urban (density) use in the three county area was 1.6 households per acre. That included all the land necessary for support, roads, water, etc. In 1973 we had increased the efficiency to 2.7 households per acre. By 1995 the level of urban use, or density, per acre overall for the three county area dropped to 2.3 households per acre.

Mr. Merin said that the problem with TPS and dealing with the use of CRALLS is that we will tend to create more sprawl and lower densities in land usage and therefore eat up more of our acreage in land, unless we find ways to deal with traffic performance standards other than lowering densities.

B. Westgate CRA-TCEA

The item before the Board was to hold a workshop on a proposed amendment to the TE that would designate the Westgate-Belvedere Homes Community Redevelopment Area (Westgate CRA) as a Transportation Concurrency Exception Area (TCEA).

Project Manager Khurshid Mohyuddin gave a presentation on this item. He said that Commissioner Roberts requested this amendment. He stated that the intent of the amendment is to designate Westgate CRA as a TCEA in order to allow development and redevelopment of properties located within the Westgate CRA.

The Board expressed support of this amendment.

C. Mixed Use Projects

The item before the Board was to hold a workshop on a proposed amendment to the Future Land Use Element that would allow residential uses within commercial land use categories for mixed and multiple use projects.

Project Manager David Goodman gave a presentation on this item. He stated this amendment is a result of direction given to staff by the BCC at an August hearing to discuss the Northern Palm Beach County Traffic Summit, where mixed-use development was identified as a potential way of addressing some of the County's traffic issues. Mr. Goodman said that the Comprehensive Plan

already encourages these development patterns and additional incentives for mixed and multiple use projects will need to be incorporated into applicable zoning categories, many of which are currently being developed. Staff did identify one policy in the Future Land Use Element (FLUE), FLUE Policy 2.2.2-f, which could be modified to further encourage multiple and mixed-use projects.

During Board discussion concerns were expressed regarding drainage and concurrency. The Board expressed support for the use of Transfer of Development Rights (TDRs) and agreed that this would be an excellent planning tool when used in appropriate locations. The Board also asked staff to address the policy regarding the removal of non-utilized land uses, since it appeared contrary to encouraging mixed used.

D. Interconnectivity

The item before the Board was to hold a workshop on a proposed amendment to the Transportation and Future Land Use Elements that would expand criteria, clarify intent, and implement the North County Traffic Forum recommendations.

Project Manager Michael Owens gave a presentation on this item. He stated that this amendment is a result of direction given to staff from the BCC at an August workshop meeting. The BCC directed that criteria for requiring interconnectivity should be developed to strengthen the existing provisions of the Plan that encourage interconnectivity but do not require it. The proposed policy revisions are intended to facilitate vehicular and non-vehicular access between uses and to help reduce trip demands on the major thoroughfares, which is a growing problem in this county.

Skeet Jernigan, President of the Community & Economic Development Council of South Florida, expressed his concerns and opposition to interconnectivity from one residential community to another residential community, particularly gated communities.

During Board discussion concern was expressed regarding requiring interconnectivity with existing development. However, the Board indicated that requiring interconnectivity for new development, with appropriate controls, would be appropriate, as well between commercial. The Board suggested that staff look into open space to set aside for trails and greenways.

E. Inclusionary Zoning

The item before the Board was to hold a Workshop on a proposed amendment to the Housing Element that would establish a requirement that all new residential development provide a minimum percentage of affordable housing units.

Project Manager Michael Howe gave a presentation on this item. He said that this amendment was initiated by the BCC following a presentation on Smart Growth initiatives by Mr. Ed McMahon of the Conservation Fund, in which he discussed the concept as a means to meet affordable housing needs and to disperse the needed housing in order to avoid concentrations. Mr. Howe said that this amendment would establish a requirement for inclusionary zoning. He stated that there are four major reasons for using inclusionary zoning programs in a community: 1) to provide affordable housing opportunities to meet identified need with limited public expenditures; 2) to create economically diverse communities; 3) to reduce impacts of over-concentrated areas of affordable housing; and 4) to allow for housing near dispersed employment opportunities. Mr. Howe noted that an inclusionary zoning program operates under a number of parameters that are set by the governing body in order to meet the needs of the jurisdiction. These include: 1) specific percentage; 2) threshold development size; 3) program implementation area; 4) rental/ownership unit type; 5) unit household income levels; 6) affordability quarantees/resale controls; 7) physical specifications for the units; 8) residency requirement; and 9) mitigation options.

During Board discussion concern was expressed regarding feasibility, monitoring unit resales and social engineering. The Board agreed that this is not a good idea and suggested instead providing incentives for developers of affordable housing.

4. UPDATES AND COMMENTS

- A. Board Members
- B. Staff

- 1. Plan Amendment Update

Principal Planner Kathy Girard provided the Board with a brief update on the Lantana/High Ridge Road amendment. She said that they withdrew before being heard by the BCC.

5. ADJOURNMENT

The LUAB meeting adjourned at 11.27 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 January 11, 2002, meeting of the Land Use Advisory Board of Palm Beach County, approved this _____ day of _____, 2002.

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.

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