

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

MINUTES OF THE OCTOBER 26, 2007 MEETING

On October 26 2007, at 9:00 a.m., the Palm Beach County Land Use Advisory Board (LUAB) met in the 1st floor Hearing Room in the Vista Center, 2300 North Jog Road, West Palm Beach, Florida.

I. CALL TO ORDER

A. Roll Call

Chair Judy Daversa called the meeting to order at 9:00 a.m. Recording Secretary Alisa Hallberg called the roll.

Members Present

Judy Daversa
Harvey Arnold
Michael Weiner
Katharine Murray
Dennis Koehler
Dennis Lipp
Sandra Greenberg
Larry Zalkin
Neil Merin
Jerry Greenfield

Members Present – 10

Members Absent

Jeff Perlman

Members Absent – 1

Planning Staff Present

Lorenzo Aghemo, Planning Director
Patrick Rutter, Chief Planner
Isaac Hoyos, Principal Planner
Bryan Davis, Principal Planner
Erin Fitzhugh, Senior Planner
Jorge Perez, Senior Urban Designer
David Wiloch, Planner II
Jamie Marcus, Planner II
Kathleen Chang, Planner II
Nate Marx, Planner I
Ed Fernandez, Planner II
Alisa Hallberg, Recording Secretary

Other Staff Present

Bob Banks, Assistant County Attorney

B. Pledge of Allegiance

C. Proof of Publication (only if needed)

On file.

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

E. Consideration of Minutes

Ms. Daversa postponed the consideration of the minutes until the next LUAB meeting.

II. COMMENTS BY THE CHAIR

Ms. Daversa stated to the Board that Bill Hall's term expired and will not be reappointed so he is no longer part of the Land Use Advisory Board.

III. PUBLIC HEARING – SMALL SCALE AMENDMENT ROUND 07-d

A. Privately Initiated Site Specific Amendments

1. Northlake/Roan Commercial (SCA 2007-041)

Dennis Koehler filed a conflict of interest form and will be absent during the vote of this amendment.

Stephanie Gregory, Planner I gave a brief presentation before the Board. Ms. Gregory stated the item before the Board was a small-scale amendment 2007-041, known as Northlake/Roan. The applicant is requesting a land use change from High Residential, 12 units per acre (HR-12) to Commercial High in order to develop an extended stay hotel.

Overall, the proposed amendment changing the future land use from High Residential 12 units per acre (HR-12) to Commercial High (CH) meets all public facility requirements for a land use amendment and is not considered urban sprawl as defined by 9J-5.006(5)(g) of the Florida Administrative Code. In addition, the subject parcel is compatible with adjacent future land uses; however, it is inconsistent with Policy 3.5-d of the County's Comprehensive Plan. Therefore, the following condition is necessary for the amendment to be consistent:

1. The subject site of SCA 2007-0041 shall be limited to a maximum of 62,500 square feet of commercial use.

As such, staff recommends **approval with a condition** of the applicant's request.

Jeff Brophy, Land Design South stated the subject site is located on the northeast corner 300ft north of Roan Lane and Northlake Blvd, 3.06 acres with two parcels. Parcel A is a vacant piece of land and parcel B is owned by the church. Both parcels are HR-12. There is a condition of approval for 62,500 sq ft; Land Design South is proposing a 43,000 sq ft hotel with 121 rooms. Mr. Brophy stated they meet the long-term transportation plan for the condition of approval. The subject site will be limited to a maximum of 62,500 sq ft of commercial use.

Ms. Daversa opened the meeting for public comments.

Comment cards and/or letters and pictures against and in favor of the amendment that requested be read into the record instead of presenting oral comments were read at the meeting and filed in the Palm Beach County Planning Division record.

Comment cards and/or letters and pictures in favor of the amendment that requested be read into the record instead of presenting oral comments were read at the meeting and filed in record with the Palm Beach County Planning Division.

Board discussion focused primarily on the fact they are a land use advisory board and the decision they make is based upon Palm Beach County and what is involved in terms of the Comprehensive Plan. The Board shared concern about the land use changing from High Residential 12 units per acre to Commercial High.

Ms. Greenberg moved to recommend staff's recommendation for approval with a condition of 46,652 square foot maximum. Mr. Zalkin seconded the motion, passing 5-4, with Ms. Daversa, Ms. Murray, Mr. Greenfield and Dennis Lipp dissenting.

IV. AMENDMENT INITIATION REVIEW

A. Review of Proposed 08-1 Text and County Initiated Amendments

The following proposed general text and map series amendments were voted unanimously as future workshop items:

URA Priority FLU Amendment
Large Scale Non-Residential Policy and Design Guidelines Modifications
Housing Data Update
SR7 EDC Overlay
Central Western Communities Overlay
De Minimis CRALLS Update - Not a workshop item but requested a staff presentation
Boca Raton MMTD
Indiantown Road Corridor Master Plan

V. UPDATES AND COMMENTS

A. Board Member

1. Annual Organizational Meeting
 - i. Election of Chair and Vice Chair

Ms. Greenberg moved to nominate Ms. Daversa for Chair. Mr. Greenfield seconded the motion, which passed unanimously.

Mr. Greenfield moved to nominate Ms. Greenberg for Vice Chair. Mr. Wiener seconded the motion, which passed unanimously.

- ii. Establishment of Calendar for 2008

The Board approved the calendar dates for 2008.

- iii. LUAB Annual Report to BCC

Mr. Merin moved to recommend approval of the LUAB Annual Report. Mr. Greenfield seconded the motion, which passed unanimously.

B. Staff

VI. ADJOURN

The LUAB meeting adjourned at 11:30 a.m.

This signature is to attest that the undersigned is the Secretary, or a designated nominee, of the Land Use October 26, 2007, meeting of the Land Use Advisory Board of Palm Beach County, approved this _____ day of _____, 2007.

Lorenzo Aghemo
Planning Director

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