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**INFILL/REDEVELOPMENT (IR) SUBCOMMITTEE PROJECT UPDATE
WITH INTERESTED PARTIES (IR/IP)
A SUBCOMMITTEE OF THE LAND DEVELOPMENT REGULATION ADVISORY BOARD (LDRAB)
MINUTES OF THE JUNE 10, 2009 MEETING**

PREPARED BY EILEEN PLATTS, ZONING SECRETARY

On Wednesday, June 10, 2009 at 2:00 p.m. the Infill/Redevelopment Project update with Interested Parties met in the First Floor Conference Room (VC-1E-60), at 2300 North Jog Road, West Palm Beach, Florida.

A. CALL TO ORDER

The meeting began at 2:05 p.m.

Zoning Staff Present:

Maryann Kwok (Zoning)
William Cross (Zoning)
Eileen Platts (Zoning)

Other Staff:

Edward Nessenthaler (Planning)
Ruth Moguillansky-DeRose (OCR)
Audley Reid (OCR)

Interested Parties:

William Whiteford – Team Plan Inc.
Julian Bryan – Julian Bryan & Assoc.
Dodi Glas – Gentile, Holloway,
O'Mahoney & Assoc.
Kelley H. Armitage – ZC/Alternate

B. DECEMBER 10, 2008 INTERESTED PARTIES MEETING MINUTES – (EXHIBIT A)

The December 10, 2008 Interested Parties Meeting Minutes were distributed to the attendees for review.

C. FOLLOW-UP TO MARCH 24, 2009 BCC WORKSHOP

Bill Cross welcomed everyone to the meeting and explained that this meeting is to update the public on the March 24th BCC Infill Redevelopment Overlay Project (IR-O) Workshop and the progress that the Infill Redevelopment Subcommittee has made since the last Interested Parties Meeting. He then provided a brief summary of the Workshop Presentation. He stated that all Commercial parcels in Unincorporated Palm Beach County that are in the Urban Suburban Tier will be eligible to use the IR-O, with exception to the areas that have Inter-local Agreements with the County. Maryann Kwok clarified that what staff is trying to accomplish with the IR-O is to make a safer environment for pedestrians, require the buildings to be placed closer to the streets, and the parking areas to the rear of the buildings to give a more urban look to the commercial corridors. Bill Cross stated that the Board of County Commissioners wanted a discussion on the Approval Processes for the IR-O at this meeting and discussed some of the options. Maryann Kwok stated that for the IR-O staff is trying to get most of the applications to go directly through the DRO approval process, if the project has a previous approval with BCC conditions of approval, then it would be required to go to Public Hearing. William Whiteford asked if the IR-O code will be truthed before being placed in the code or if it is just going to go straight in the ULDC.

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Maryann Kwok indicated that the IR-O code will be reviewed by Staff, the Infill Redevelopment Subcommittee and be truthed prior to going for adoption.

D. ARTICLE 1.F NON-CONFORMITIES UPDATE

Maryann Kwok explained that the original reason for amending this article was to address Damage Repair on Non-conformities after Hurricane Wilma hit. The other reason was to establish some incentives for IR-O projects. However, while reviewing this Article, staff noticed there are discrepancies between the Comprehensive Plan and ULDC in terms of the allowable percentage for improvements for Non-conformities. In addition, staff wants to provide further clarification between a Major Non-conformity and a Minor Non-conformity. The other goal for amendments to Art. 1 is to establish some links between Art. 1.E and Art. 1.F.

E. OPEN DISCUSSION

Dodi Glas, Kelly Armitage, Julian Bryan, and William Whiteford requested to be notified when the next Infill Redevelopment Subcommittee meeting takes place, they would like to attend.

F. ADJOURNMENT

The Infill/Redevelopment Project Update with Interested Parties meeting ended at 4:05 p.m.

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