



**INFILL/REDEVELOPMENT SUBCOMMITTEE
A SUBCOMMITTEE OF THE LAND DEVELOPMENT REGULATION ADVISORY BOARD (LDRAB)
MINUTES OF THE AUGUST 5, 2009 SUBCOMMITTEE MEETING**

PREPARED BY EILEEN PLATTS, ZONING SECRETARY

On Wednesday, August 5, 2009 at 2:00 p.m. the Infill/Redevelopment Subcommittee met in the Second Floor Conference Room (VC-2E-12), at 2300 North Jog Road, West Palm Beach, Florida.

A. CALL TO ORDER

1) Roll Call

Maryann Kwok, Chief Planner of Zoning called the meeting to order at 2:04 p.m., Eileen Platts, Zoning Secretary, called the roll.

Members Present - 7

Wendy Tuma – Chair
Joni Brinkman – Vice Chair
David Carpenter – LDRAB/BCC Dist. 2
Jim Knight – LDRAB/BCC Dist. 4
Ron Last – LDRAB/FES
Ray Puzzitiello – LDRAB/GCBA
Bradley Miller – Planner

Zoning Staff Present:

Maryann Kwok
William Cross
Eileen Platts

Other Staff:

Joanne Koerner – Land Development
Bryan Davis – Planning
Edward Nessenthaler – Planning
Stephanie Gregory – Planning
Rebecca Caldwell – Building
Allan Ennis – Traffic

Members Absent - 12

Joanne Davis – LDRAB/BCC Dist. 1
Barbara Katz – LDRAB/BCC Dist. 3
Jeff Brophy – ASLA
Jose' Jaramillo – LDRAB/AIA
Edward Wronsky – AIA
Katharine Murray – LUAB
Steven Dewhurst – LDRAB/AGCA
Wes Blackman – LDRAB/PBC Plan Cong.
Ken Tuma – Engineer
Chris Roog – Gold Coast Builders Assoc.
Nancy Lodise – Interested Citizen
Rick Gonzalez – Architect

Other:

Dodi Glas – GHO
Thuy Shutt – WCRA
Dana Little – TCRPC

2) Amendment & Motion to Adopt Agenda

Wendy Tuma asked if anyone had any Amendments to the Agenda. Jim Knight made the motion to adopt the August 5, 2009 Agenda, Ray Puzzitiello seconded the motion. The motion passed unanimously (7-0).

3) Adoption of June 3, 2009 Minutes – (EXHIBIT A)

Wendy Tuma asked if anyone had any Amendments to the June 3, 2009 Minutes. There were no amendments. Joni Brinkman made the motion to adopt the June 3, 2009 Minutes, Jim Knight seconded the motion. The motion passed unanimously (7-0).

B. REVIEW OF IRO DRAFT – (EXHIBIT B)

Maryann Kwok explained to the Subcommittee Members that the first hour of this meeting is going to focus on the IRO code; and the second hour will focus solely on the URA. She then suggested that the IRO code be reviewed page by page and that Staff will answer any questions they may have throughout the review.

Section 1 of the IRO Draft

Much discussion was on **goal 5**, which talks about promoting opportunities for walking, cycling and mass transit. Focus was on Palm Tran, how they need to expand their facility to accommodate more bikes and other larger items such as surfboards etc. (additional bike racks and overhead bins), how inefficient the bus shelters are (hot and steamy) and are not designed for the South Florida climate. Staff will invite Gerry Gawaldo from the Traffic Division to respond to Members ideas/questions.

How to use this code page 1

Maryann Kwok advised the Members that Jon MacGillis requested that the “How to use this code” page remain in the code, at least for the first phase of this project, and that it will be moved back to the back of the code as an Appendix. She also stated that Staff has started drafting flow charts that will be used as handouts for applicants so they know what the process is and to assist them in pre-application meetings.

Section 2 Applicability page 2

Subcommittee has questions on the Overlays, how the IRO could apply to sites which are in an Overlay already.

They also said it should state PRA and not the URA since only the PRA code has been drafted. Zoning staff agreed to that change.

Bryan Davis also said the PRA Phase 2 encompassed LWRCCO; and that overlay will need to be eliminated.

FLU designations pages 2-3

Discussion ensued amongst Staff and Members on FLU designations and Zoning Districts. Bill Cross explained that the IR could be an overlay *or* a Zoning District. He then explained that any Zoning District could be consistent with any Commercial FLU designation with a use that is lesser than the parcel’s FLU, i.e. if you have a CL-O with CL-O FLU designation, the site shall be regulated by using the FLU.

Pre-application Conference page 3

MMK explained the concept of the Pre-application Conference (PAC), and indicated that it is proposed for the LCC, and provides intent of PAC. The Subcommittee likes the idea.

Transect Zones Page 4

Subcommittee Members questioned the transects and the difference between the Floating Regulating Plan (FRP) and the Site Specific Regulating Plan (SSRP). Bill Cross explained that the FRP is really on the surrounding context of the subject site and the overall built environment, whereas the SSRP shows the Transect Zones. He also indicated that if a project has to go through BCC then only a “bubble” plan has to be presented to BCC, no details at this stage. The Subcommittee Members stated that the County used to do use this process (showing only bubble plan to BCC) but over the years the plan got more complicated due to more details required to be shown at BCC. Wendy Tuma suggested that Staff bring some graphic examples to the next meeting. Staff agreed and will do research to have them for the next meeting.

Bill Cross then went on to explain the Core, general, edge and open space.

Table IRO TZ Standards page 4

The Members questioned the 2-acre lot size, and asked why do staff need to regulate size since the CG requirement is only 1 acre? The Members provided these ideas on the acreage: site is a legal lot of record; and keeps to minimum size of the zoning district. Maryann Kwok indicated that the LCC allows/gives the Zoning Director (ZD) the authority to waive certain deviations, and that is why the PAC is mandatory. She stated that there will be standards that the ZD can use and determine whether the waivers can be granted. Engineering staff indicated there is a glitch in this table, i.e. to allow it on local commercial street, currently it states NA, should be “allowed”.

A lot of discussions focused on the Notes of this table:

Note 1 - should be reworded to state...abutting by arterials, collectors, and commercial or industrial parcels ~~up to a depth of 300 ft. from the property line~~. The Members do not want the 300 feet included in the note, Bill explained there may be long narrow parcels that are less than 300 feet.

FLU Consistency, density and intensity (FAR) page 5

Subcommittee asked why only density may be transferred from one portion of the project and NOT intensity. TCRPC indicated there is way too many safeguards in density and intensity/use, and defeats the purpose of FBC, let the form dictate the use, and address compatibility. Bill and Bryan tried to explain the current code language/policy 2.2.2-f.6. If you are partially built, and applicant contemplates in a retrofit, how is intensity/density being handled? Bryan indicated the 100% of intensity/density could be used and provided an example - if 70% of the FAR is proposed, then the remainder of the 30% for residential, and that is what that formula means a = 100 percent – U. Bill provided a quick summary of the rest of code, and asked IR subcommittee to provide written or email comments.

At 3:15pm, Wendy Tuma recommended that the IRO portion be stopped, and asked to proceed on with the URA.

URA portion started at 3:25pm.

C. URA UPDATES

Bryan Davis began by stating that the Priority Redevelopment Area (PRA) is an Overlay and will be placed in Art. 3.B Overlays of the ULDC. He went on to explain that the idea of this Overlay is that if you do what the permitted uses are you get to come through on a staff level, and go through the DRO without having to go through Public Hearing process. If the use is not permitted the application will have to go through the Public Hearing Process. Discussion ensued among Planning staff and Members on the workability of the set backs and frontage roads and how it's going to be accomplished being a piecemeal project. Barbara Alterman reminded the Members that this is not a project that will be completed in a week or a month this is an ongoing project. Results may not be seen for years yet but we have to start the groundwork now or the vision will never happen. Bryan Davis requested the Members to advise him or his staff on any input they may have on the URA code.

D. ULDC AMENDMENT ROUND 2009-02 SCHEDULE

1. August 26, 2009 LDRAB: URA Amendments
2. September 23, 2009 LDRAB: LCC Amendments
3. October 21, 2009 LDRAB: IRO Amendments
4. BCC Request for Permission to Advertise – December 3, 2009

E. NEXT MEETING TOPICS

Wendy recommended the following dates to continue with both code discussions:

URA subcommittee meeting – August 19 (to be scheduled)
First LDRAB – August 26 (scheduled)
Second LDRAB – Sept 23 (to be added on)

IR Subcommittee meeting – Sept 2 (scheduled)
2nd IR Subcommittee meeting – Sept 16 (to be scheduled)
First LDRAB – October 21 (scheduled)

F. ADJOURNMENT

Wendy Tuma asked if there was a motion to adjourn the meeting, Joni Brinkman made the motion to adjourn, and Jim Knight seconded the motion. The motion passed unanimously (7-0).

The Infill/Redevelopment Subcommittee meeting adjourned at 4:10pm.