



**INFILL/REDEVELOPMENT SUBCOMMITTEE  
A SUBCOMMITTEE OF THE LAND DEVELOPMENT REGULATION ADVISORY BOARD (LDRAB)  
MINUTES OF THE AUGUST 19, 2009 SUBCOMMITTEE MEETING  
SPECIAL MEETING TO REVIEW THE DRAFT URA CODE**

**PREPARED BY BUFFY SULLIVAN, PLANNING SECRETARY**

On Wednesday, August 19, 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**

Wendy Tuma, Chairperson called the meeting to order at 2:10 p.m., Eileen Platts, Zoning Secretary, called the roll.

**Members Present – 3**

Wendy Tuma – Chair  
Joni Brinkman – Vice Chair  
Jeff Brophy – ASLA

**Zoning Staff Present:**

Maryann Kwok  
William Cross  
Eileen Platts

**Other Staff:**

Joanne Koerner – Land Development  
Edward Nessenthaler – Planning  
Eric McClellan – FDCO  
Rebecca Caldwell – Building  
Bryan Davis – Planning  
Stephanie Gregory – Planning

**Members Absent – 16**

Joanne Davis – LDRAB/BCC Dist. 1  
David Carpenter – LDRAB/BCC Dist. 2  
Barbara Katz – LDRAB/BCC Dist. 3  
Jim Knight – LDRAB/BCC Dist. 4  
Ron Last – LDRAB/FES  
Raymond Puzzitiello – LDRAB/GCBA  
Jose Jaramillo – LDRAB/AIA  
Steven Dewhurst – LDRAB/AGCA  
Wes Blackman – LDRAB/PBC Plan Cong.  
Edward Wronsky – AIA  
Chris Roog – Gold Coast Builders Assoc.  
Bradley Miller – Planner  
Ken Tuma – Engineer  
Katharine Murray – Local Planning Agency  
Rick Gonzalez – Architect  
Nancy Lodise – Interested Citizen

**Other:**

Thuy Shutt – WCRAO

**B. PRA DRAFT CODE**

Bryan Davis of the Planning Division gave a presentation of the Urban Redevelopment Area and the form-based code for the Priority Redevelopment Areas (PRAs). Wendy Tuma asked if a property does not fall within the PRA but is within the URA what regulations do they follow. Bryan Davis responded that properties not within the PRA will fall under the current code (ULDC). He also explained that the PRAs have extended beyond Military and Congress to also include Lake Worth Road and a node at Florida Mango and 10<sup>th</sup> Avenue. Joni Brinkman asked if the Supervisor of Elections changed their future land use. Bryan Davis responded that they “opted out.” Wendy Tuma asked if the maps located in the packet were part of the PRA Code or if they are located in the Comprehensive Plan. Bryan Davis responded that one of the maps is in the Comp Plan (Map LU 9.1) but staff is still exploring if

the Frontage Classifications or Transect Sub-Zones map stays in or outside of the Code. Wendy Tuma further asked if a line needs to be moved on the Sub-Zone map, would a Comp Plan amendment be necessary or could it be worked out with staff. Bryan Davis responded that it is best if the maps are located outside of the ULDC so that if changes are necessary they do not have to go through the code amendment process. The maps should be considered regulating plans and would become part of the record during the BCC adoption (pending further discussion with the County Attorney's office). Wendy Tuma asked if rowhouses are allowed to be front loading and if not could it receive a variance. Bryan Davis responded no to both questions as it is not allowed in the Comprehensive Plan. The subcommittee also discussed the block regulations and specifically if there is a minimum requirement for the creation of a block. Joni Brinkman voiced concern over the redundancy of standards throughout the code. Wendy Tuma asked if the maximum of each floor for a building type can be more clearly provided, rather than just the overall maximum height for the building. Bryan Davis responded that this issue can be resolved. The subcommittee then discussed the Green Building Incentive Program. Issues discussed included creating performance standards utilizing green principles, how other municipalities are implementing these types of regulations, how it relates to TDR's, how an applicant proves that the LEED standards have been met, and other possible green design standards such as Florida Green Building Coalition that could be used to attain the bonus height. During the discussion regarding the landscaping standards, Jeff Brophy and Wendy Tuma expressed concern regarding planting standards, utility easement overlaps, and species selection, as well as interest in helping staff tweak those standards. The discussion then turned to uses and the use matrix. Jeff Brophy asked questions regarding the Specialized District uses and how those relate to the approval process. He suggested that staff add specialized language to make it more clear on how the Specialized District uses work. During the discussion on public art, the subcommittee suggested that staff make the standards as simple as possible. Thuy Shutt gave examples about how Westgate and Palm Beach Gardens wrote their standards. Eric McClellan asked where the overlay applies as the term PRA is geographically tied. Finally, the subcommittee identified the following issues that need to be resolved: (1) Use Matrix's reference to supplementary notes, (2) Landscaping standards, (3) Further clarifying LEED option, (4) 10 foot Utility Easement, (5) Maximum height for each floor and (6) PRA terminology.

**C. ADJOURNMENT**

Joni Brinkman made the motion to adjourn, and Jeff Brophy seconded the motion. The motion passed unanimously **(3-0)**.