



**INFILL/REDEVELOPMENT (IR) SUBCOMMITTEE PROJECT UPDATE  
WITH INTERESTED PARTIES (IR/IP)  
A SUBCOMMITTEE OF THE LAND DEVELOPMENT REGULATION ADVISORY BOARD (LDRAB)  
MINUTES OF THE SEPTEMBER 9, 2009 MEETING  
PREPARED BY EILEEN PLATTS, ZONING SECRETARY**

On Wednesday, September 9, 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  
William Cross  
Eileen Platts  
Zona Case

**Interested Parties:**

William Whiteford – Team Plan Inc.  
Rick Gonzalez – Architect  
Edward Wronsky – AIA  
Thuy Shutt – WCRAO

**Other Staff:**

Edward Nessenthaler – Planning  
Ken Rogers – Land Development  
Allan Ennis – Traffic  
Stephanie Gregory – Planning

**B. IRO UPDATES**

- The Date for the 2<sup>nd</sup> IRO workshop with the BCC was changed from September 29<sup>th</sup> to September 22, 2009. The workshop will be held at 301 N. Olive Avenue at 2:00 pm in the 6<sup>th</sup> floor chambers.
- URA is being postponed and is now on a separate timeline than the IRO. The first meeting for the Subcommittee (the Infill Redevelopment will turn into the URA Subcommittee) to review the URA draft will be on November 4, 2009 (not scheduled) and will go to LDRAB December 9<sup>th</sup>.

**C & D. REVIEW OF IRO DRAFT & OPEN DISCUSSION**

Staff reviewed the draft with those present. Some of the topics discussed were:

- The “How to Use This Code” Section has been deleted and will be done administratively in a handout, it will not be codified.
- The term “Green” has been defined in Art. 5.C and will be called Green Architecture not Green Building because the IRO only applies to the exterior of the structure not the interior.
- Pre-Application Meetings (PAC) with Staff, all of the Design Consultants, and the Applicant will be mandatory. This will help to get an understanding of the project and make the process run smoother. This process is defined further under the LCC portion of the code.
- There will be a waiver section in this code.
- Building type and Block structure will vary on size of property.
- Parking may be allowed on the side of the building if needed but most of the parking has to be located behind the building, parking is not allowed in the front.
- Reducing standards of lot dimensions for Subdivisions in IR district.

**E. ADJOURNMENT**

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

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