



**INFILL/REDEVELOPMENT (IR) SUBCOMMITTEE**  
**A Subcommittee of the Land Development Regulation Advisory Board (LDRAB)**  
**MINUTES OF THE SEPTEMBER 16, 2009 SUBCOMMITTEE MEETING**  
**SPECIAL MEETING TO REVIEW THE DRAFT IRO CODE**

**PREPARED BY EILEEN PLATTS, ZONING SECRETARY**

On Wednesday, September 16, 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 – 5**

Wendy Tuma – Chair  
Joni Brinkman – Vice Chair/LDRAB  
Jim Knight – LDRAB/BCC Dist. 4  
Edward Wronsky – AIA  
Raymond Puzzitiello – LDRAB/GCBA

**Zoning Staff Present:**

Maryann Kwok  
William Cross  
Eileen Platts

**Other Staff:**

Edward Nessenthaler – Planning  
Joanne Koerner – Land Development  
Allan Ennis – Traffic

**Members Absent – 13**

Joanne Davis – LDRAB/BCC Dist. 1  
David Carpenter – LDRAB/BCC Dist. 2  
Chris Roog – Gold Coast Builders Assoc.  
Barbara Katz – LDRAB/BCC Dist. 3  
Bradley Miller – Planner  
Jeff Brophy – ASLA  
Jose' Jaramillo – LDRAB/AIA  
Katharine Murray – LUAB  
Steven Dewhurst – LDRAB/AGCA  
Wes Blackman – LDRAB/PBC Plan Cong.  
Ken Tuma – Engineer  
Rick Gonzalez – Architect  
Nancy Lodise – Interested Citizen

**Other:**

Thuy Shutt – WCRA  
Anthea Gianniotis – TCRPC

**2) Motion to Adopt Agenda**

There were no Amendments to the Agenda. Wendy Tuma, Chairperson asked if there was a motion to adopt the September 16, 2009 Agenda, Raymond Puzzitiello made the motion to adopt the Agenda and Edward Wronsky seconded the motion. The motion passed unanimously **(5-0)**.

**3) Adoption of the August 5, 2009, August 19, 2009 and September 2, 2009 Minutes (EXHIBITS A-C)**

There were no Amendments to the Minutes. Wendy Tuma, Chairperson asked if there was a motion to adopt the August 5, 2009, August 19, 2009 and September 2, 2009 Minutes, Edward Wronsky made the motion to adopt the Minutes and Joni Brinkman seconded the motion. The motion passed unanimously **(5-0)**.

**B. REVIEW OF IRO DRAFT – CONT'D (EXHIBIT D)**

Staff and Subcommittee members reviewed and discussed the August 26, 2009 Draft of the IRO code starting with a summary of streetscapes. Maryann advised that she has taken streetscape out of the landscape section, and usable open space category because it pertains more to the front of the building or if your building is located on a street intersection you will have two fronts. There are three options of

landscaping you can do: 1) is the Enhanced Sidewalk, which is most suitable for your very urban situation, basically a sidewalk and tree grades are street planters; 2) is the Buffered Sidewalk which is very similar to the current buffer the only difference is that the building has to be pushed further in and the parking will be located on the side or in the rear of the building; 3) is the Slip Street which is really the one with the front service road which will work better for large parcels of land where you have control of a few hundred feet.

Usable open space was discussed, including focus on green landscaping, and how to best use the open space to accomplish the pedestrian realm that the IRO is aiming for.

Parking was the last topic discussed. Parking will be required to be located in the back or on the sides of the Buildings. Parking in front of buildings shall be limited to on-street parking only. Shared parking/parking structures are also an option.

**C. NEXT MEETING TOPICS**

Review the revised IRO Draft.

- *Next IR Subcommittee meeting – October 7, 2009*
- *First LDRAB – October 28, 2009 (scheduled)*

**D. ADJOURNMENT**

The Infill/Redevelopment Subcommittee meeting adjourned at 4:18pm.