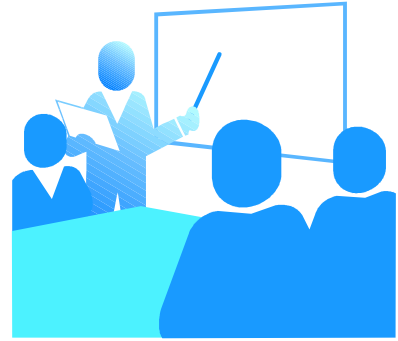


WESTGATE LDRAB SUB-COMMITTEE MEETING
DATE: JUNE 22, 2005
TIME: 3:00 PM
PZB EXECUTIVE CONFERENCE ROOM
4TH FLOOR



AGENDA

I. Background and Summary

- a. Introduction – Bob Buscemi AIA, AICP, Principal Planner
- b. Overview of WCRA Redevelopment Plan (attached) – Jose Sosa, CRA Executive Director
- c. Overview of Requested WCRA-O Regulations (attached)
- d. Review of Code Revision WCRA-O Outline and Draft Amendments
- e. Key Outstanding Issues
 1. Westgate Ave. and Other Street Cross Sections
 2. Drainage
 3. Density Bonus Units/Increase in Intensity
 - WCRA Approval Process
 - Percentages - Incentives for mixed use, affordable housing, aggregation of properties and preferred uses
 4. Parking Mobility Fund
 5. General

II. Goals and Objectives

- a. Timeline for Amendments
- b. Subcommittee Meeting Schedule

III. Questions and Answers - Feedback

LDRAB/Westgate Subcommittee Meeting

Minutes June 22, 2005, 3:00 PM Executive Conference Room

Present:

Members

D.J. Snapp
David Carpenter

Zoning Staff

Robert T. Buscemi
William Cross
Joy Krause

Planning Staff

Bruce Thomson
Audley Reid
Alex Hansen
Denise Malone

WCRA

Jose Sosa
Elizee Michel

A. Introductions

B. Overview of WCRA

1. Description of WCRA and Redevelopment Plan – Jose Sosa, Executive Director of WCRA
2. Planning changes to Comprehensive Plan – anticipated to be adopted 8/22/05
 - a. FLU amendments (includes NG and NR-1 sub-districts)
 - b. Bonus Density Units increase (will be 1,300 total)
 - c. TCEA

C) Review of Code Revision

1. Regulations in draft code based on the Redevelopment Plan.
2. Need to be aware of BCC concern for maintaining/promoting affordable housing and how mobile home parks should be addressed.
3. Explanation of sub-district division.
4. Writing PDRs is at a standstill because zoning cannot approve requested cross section. If engineering does not approve, a compromise will need to be reached regarding requested build to lines and ROW/foundation planting requirement.
5. LDRAB members inquired about increasing density through incentives, because just increasing FAR is not the complete answer.
6. Parking Mobility Fund – process/methodology still needs to be created.
7. Discussion regarding Westgate extension east to Australian – will this promote a walkable community as dictated in the plan, or will it just be a reliever road for Okeechobee.
8. LDRAB members discussed possibility of having additional community meetings with Westgate and encouraging developers' input. It was suggested that the WCRA initiate meetings after code has been drafted.
9. Need to look at requirements for affordable housing in TCEA amendment.
10. Public perception of safety may be a key issue hindering development.

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D) Discussion

1. This LDRAB subcommittee may want to add more members.
2. LDRAB meeting to review WCRAO in October, November, or December.
3. Aiming for January Public Hearings
4. Will schedule WCRA Subcommittee meetings every two weeks – next meeting July 6th, 2005

E) Outstanding Issues

1. Westgate and other main corridor cross sections.
2. Drainage.
3. Parking Mobility Fund.

Meeting Adjourned: 4:30 PM