



**LDRAB GENERAL AND WESTGATE SUB-COMMITTEE MEETING  
WEDNESDAY, NOVEMBER 30, 2005, 3:30 PM – 5:00 PM  
100 AUSTRALIAN AVENUE, WEST PALM BEACH  
PZB 4<sup>TH</sup> FLOOR EXECUTIVE CONFERENCE ROOM**

**AGENDA**

**A. Call to Order**

1. Roll Call
2. Additions, Substitutions and Deletions
3. Motion to Adopt Agenda

**B. General Subcommittee**

1. Attachment A – Place of Assembly
2. Recommendations and Subcommittee Motions
3. Adjourn

**C. Reconvene as the LDRAB Westgate Subcommittee**

1. Attachment B – WCRAO
2. Follow up to Issues Discussed on 11/15/05
  - a. Build to Line
  - b. Affordable Housing
  - c. Density Bonus Pool – Criteria for WCRA Recommendation
  - d. Parking and Streets
    - 1) Westgate Estates Street Cross Sections
    - 2) Engineering Standards for Parking Lots
    - 3) Parking and Non-conforming Issues
    - 4) Access and Circulation
    - 5) Offsite Parking
    - 6) Location of Residential Parking
    - 7) Parking Exemption
3. Recommendations and Subcommittee Motions

**D. Adjourn**



**PALM BEACH COUNTY**

**LAND DEVELOPMENT REGULATION ADVISORY BOARD (LDRAB)  
GENERAL AND WCRAO SUBCOMMITTEE MEETING**

Minutes of November 30, 2005 Meeting

On Wednesday, November 30, 2005 at 3:30 p.m. the Palm Beach County Land Development Regulation Advisory Board (LDRAB) General and WCRAO Subcommittees met in the Fourth Floor Executive Conference Room, at 100 Australian Avenue, West Palm Beach, Florida, for their meeting:

**A) Call to Order/Convene as LDRAB.**

**1) Roll Call**

Chair Scott Worley called the meeting to order at 3:35 p.m. Bill Cross, Senior Planner, called the roll.

**Members Present:**

Jack Miles (Left at 4:30)  
Scott Worley  
David Carpenter (Arrived at 4:00)  
Wes Blackman (Arrived at 4:00)

Members Present – 4

**County Staff Present:**

Jon MacGillis, Zoning Director  
Robert T. Buscemi, R.A, Principal Planner, Zoning  
William Cross, Senior Planner, Zoning  
Maggie Cruz, Zoning Technician  
Nadia DiTomasso, Intern, Zoning  
Joseph Cearley, Intern, Zoning  
Bruce Thomson, Senior Planner, Planning  
Alex Hansen, Senior Planner, Planning  
Denise Malone, Principal Planner, Planning  
Lenny Berger, Assistant County Attorney

**Interested Parties:**

Sandy Greenberg (Left after Places of Assembly discussion)

**Westgate CRA Staff**

Jose Sosa, J.D., Executive Director (Arrived at 4:00)  
Elizee Michel, AICP, Senior Planner (Arrived at 4:00)

**2) Additions, Substitutions, and Deletions**

None.

**3) Motion to Adopt Agenda**

A motion to approve as amended was made by Scott Worley and, seconded by Jack Miles, to adopt the agenda, as amended. The motion passed unanimously (2 – 0).

**B) ULDC Amendments**

**1) Attachment A – Place of Assembly**

Bill Cross reviewed and clarified the amendments. A motion to approve was made by Scott Worley and seconded by Jack Miles.

**2) Attachment B – WCRAO**

Bill Cross reviewed and clarified the amendments. Mr. Cross also addressed the issues that were discussed at the prior meeting.

The following key issues need to be resolved or researched prior to the December 14, 2005 LDRAB Meeting:

- Density Bonus Program – Mr. Berger and WCRAO staff to comment on criteria drafted by Mr. Cross.
- Parking Mobility Fund – Mr. Berger, Mr. Carpenter and Mr. Blackman indicated they had served reservation with this proposal and if they cannot be resolved the program should be addressed if future amendments.
- Parking Buy Down – Mr. Carpenter and several others had concerns with the feasibility of this option.
- 40% Affordability for Density Bonus Program – Mr. Worley requested that staff provide analysis of any proposed inclusionary zoning projects.
- Building Coverage – Mr. Worley suggested that increased building coverage be tied to a project vertical development.

A motion to approve as amended was made by Scott Worley and seconded by David Carpenter. The motion passed unanimously (2-0).

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**C) Public Comments**  
None

**D) Staff Comments**

**E) Adjourn**  
The LDRAB General Subcommittee meeting adjourned at 5:50 p.m.

Recorded tapes of all LDRAB Subcommittee meeting are kept on file in the Palm Beach County Zoning/Code Revision office and can be requested by contacting the Code revision Secretary at (561) 233-5088.