INFILL/REDEVELOPMENT SUBCOMMITTEE
A SUBCOMMITTEE OF THE LAND DEVELOPMENT REGULATION ADVISORY BOARD (LDRAB)
MINUTES OF THE NOVEMBER 17, 2009 SUBCOMMITTEE MEETING
SPECIAL MEETING TO REVIEW THE DRAFT URA CODE

PREPARED BY STEPHANIE GREGORY, PLANNER

On Tuesday, November 17, 2009 at 4:00 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
Joni Brinkman, Vice Chairperson called the meeting to order at 4:05 p.m

Members Present – 4
Joni Brinkman – Vice Chair/LDRAB
David Carpenter – LDRAB/BCC Dist. 2
Jeff Brophy – ASLA
Bradley Miller – Planner

Members Absent – 15
Wendy Tuma – Chair
Joanne Davis – LDRAB/BCC Dist. 1
Barbara Katz – LDRAB/BCC Dist. 3
Jim Knight – LDRAB/BCC Dist. 4
Edward Wronsky – AIA
Rick Gonzalez – Architect
Ron Last – LDRAB/FES
Ray Puzzitiello – LDRAB/GCBA
Jose' Jaramillo – LDRAB/AIA
Ken Tuma – Engineer
Steven Dewhurst – LDRAB/AGCA
Wes Blackman – LDRAB/PBC Plan Cong.
Chris Roog – Gold Coast Builders Assoc.
Katharine Murray – Planning Commission
Nancy Lodise – Interested Citizen

Zoning Staff Present:
William Cross

Other Staff:
Stephanie Gregory - Planning
Edward Nessenthaler – Planning
Bryan Davis – Planning
Thuy Shutt – Westgate CRA
Allan Ennis – Traffic
Joanne Koerner – Land Development

B. URA DRAFT CODE

Bryan Davis of the Planning Divison began the meeting by updating the subcommittee on changes to the draft URA Code based on the previous two meetings and internal departmental comments.

- Page 5 – For each frontage classification, the measurement will be from the "ultimate right of way curb" rather than the "from the back of the existing or ultimate right of way curb" to the build-to zone. The subcommittee discussed how the base building line would impact this. Joanne Koerner said she would look into it and get back with Planning staff.
- Page 35 – Language will be inserted to state that all safe sight triangles shall be maintained and waivers will not be allowed within them.

- Page 35 – Table 3.B.16.E – Tree Spacing will be removed and text stating that all tree spacing, regardless of frontage classification, will be 30 feet on center.
- Page 36 – "In the PRAs, trees shall be planted in tree wells/grates with an approved ground cover or other acceptable treatment over the top…"
- Page 36 – "Property owners are encouraged to provide outdoor public art within the ~~property or streetscape~~ or adjacent to the public realm …"
- Page 38 – Table 3.B.16.E – ~~Allowable Species~~ Preferred Street Trees by Frontage Classification
- Page 38 – Street trees in Secondary and Side Streets will be allowed to be chosen from PBC's Preferred Species List subject to approval by the Planning Director.
- Page 38 – Groundcovers, Grasses, Containerized and Potted Plantings will be removed from Table 3.B.16.E
- Page 38 – Just Palms and Large Canopy Trees to be provided along the Required and Primary Frontages will be listed in the table.
- Page 38 – True Date Palm will replace the Canary Island Date Palm in Table 3.B.16.E
- Page 39 – Civic Open Space provisions will need to be clarified due to County Attorney comment
- Page 41 – The requirement for Civic Open space that there shall be "one tree for every 1,000 square feet of provided open space…" will be added to. Text will be added to allow one Royal Palm or two small/medium trees or a cluster of three palms to be substituted for the one large canopy tree"
- Page 41 – All trees will be selected and planted following the basic requirements as set forth in Table 3.B.16.E – Allowable Open Space Species List ~~as pertains to quality and size~~"
- Page 45 – Signage; exemptions from permitting that is located in Art.8 will be included.
- Page 50 – " The use of these practices and their functional equivalents are presumed to comply with the stormwater management standards contained in the ULDC and may be eligible for future credit if a stormwater utility is codified~~; if this subsection conflicts with any other provision of the ULDC, the provisions of this subsection will prevail~~."
- Page 51 – An allowance for affordable housing projects will be included.

The subcommittee also discussed the street tree selection. David Carpenter suggested that one palm and one street tree should be selected for the corridors to ensure consistency and in addition, Allan Ennis suggested that the street trees should be drought and disease tolerant. Thuy Shutt remarked that street trees with large trunks, such as the date palm, may impede storefront visibility. The subcommittee then focused on the public art provisions and inquired as to how it would be implemented. Bradley Miller brought up the issue that developers do not know the value of the proposed building at the site planning stage. Then in reviewing the architectural standards the subcommittee recommended that the AIA members of the LDRAB review these provisions. Planning staff stated that they would contact those members to have them review the URA Code. Finally, in reviewing the signage regulations, Jeff Brophy asked if ground mounted signs would be allowed in larger parcels. This was suggested to achieve an identity/address for larger parcels, similar to CityPlace.

C. NEXT MEETING TOPICS

The subcommittee requested an additional meeting to review and discuss the revised changes to the URA Code based on the last two IR subcommittee meetings and internal meetings that Planning staff had with departments.

D. ADJOURNMENT

The Infill/Redevelopment Subcommittee meeting adjourned at 5:53pm.

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