



**INFILL REDEVELOPMENT (IR) SUBCOMMITTEE
A SUBCOMMITTEE OF THE LAND DEVELOPMENT REGULATION ADVISORY BOARD (LDRAB)**

TOPIC – PRIORITY REDEVELOPMENT AREA OVERLAY (PRAO)

MINUTES OF THE APRIL 15, 2010 SUBCOMMITTEE MEETING

Prepared by Monica Cantor, Senior Site Planner

On Thursday **April 15, 2010**, the Infill Redevelopment Subcommittee met at the Vista Center, Room VC-1W-47-Conference Room, at 2300 North Jog Road, West Palm Beach, Florida. The meeting convened at 2:07 p.m.

A. CALL TO ORDER

The meeting was called to order by Mr. Cross and commenced without an official subcommittee quorum. It was noted that since it is a new year for the IR Subcommittee, a new Chair and Vice Chair would be selected at the first meeting having a quorum. It was decided to continue the meeting with the previous year Chair and Vice Chair.

1. Attendance

LDRAB Members: None.

Industry: Jeff Brophy, Jennifer Vail

County Staff: Bryan Davis, William Cross, Monica Cantor

2. Amendments to the Agenda

Not applicable

3. Motion to Adopt the Agenda

Not applicable

4. Adoption of Prior Meeting Minutes

Not applicable

B. ADDITIONAL SUBCOMMITTEE MEETINGS

Mr. Cross mentioned that additional subcommittee meetings have been scheduled for Thursday, April 22, and Thursday, April 29, 2010 from 3:00 p.m. to 5:00 p.m. and participation from LDRAB members is encouraged. Mr. Cross clarified that the Treasure Coast Regional Planning Council (TCRPC) has been contracted to make some comments on the draft and either next or last meeting the comments will be checked to avoid any conflicts with the Plan and Code language. Mr. Cross related that the intent is to make graphics available for the subcommittee members to review prior to the final meeting. After the subcommittee members have reviewed the information, should the subcommittee request a meeting to discuss the revisions the meeting will be on April 29, 2010.

C. PRAO DRAFT – FOLLOW-UP TO ISSUES DISCUSSED AT 4/8 SUBCOMMITTEE MEETING

1. Site plan requirements for DRO approval

This particular question was done by Jeff Brophy. The subject was not addressed until Mr. Brophy could come to the meeting.

2. Allow for DRO thresholds as an incentive

Mr. Cross stated that the Zoning Director wants everything to go to the DRO process for the first year at least, but if there are specific thresholds someone would like to suggest, please do so. The DRO process will guarantee no major issues are included on the site. Mr. Davis commented that the intention was to allow applications to come thru the DRO at the Agency Review process simply because the Traffic Concurrency Exemption Area (TCEA) issue, but that will be a decision done by the Zoning Division. Mr. Cross mentioned that in order to expedite all of the uses that a site is allowed to have they need to be placed on the DRO approval. Joni Brinkman asked what the process would entail when the Special Districts with existing Conditional Use approval is changed to a permitted use. Also, if the change can be done without going back to the BCC? Mr. Cross mentioned that the same conditions will be applied to the use contingent to no changes to the site. Mrs. Cantor mentioned that by changing the use, the parking could be affected, which consequently could modify the site layout. Mr. Cross stated that parking is a separate issue and the proposed use of a flat rate is to not affect existing uses. For any other requested use the applicant will need to go to the BCC. Additionally, it was clarified that small pieces of land

zoned Special District within another parcel rezoned UC and UI for any existing structure would be allowed.

3. WHP requirements

The Priority Redevelopment Area Overlay (PRAO) will require a minimum of 15 percent of all new housing to be workforce housing. The percentage will not be changed due to existing Plan policies.

4. Residential Uses and Definitions

This particular subject was related to the Row House definition. Mr. Cross clarified that the definition will remain as it is since the language relates to the look of the building and not to ownership.

5. Simplification of mixed use building types

It will not longer applicable to one acre or less parcels.

6. Allow parking lots to be used to meet new street/alley requirements

Planning will revisit the block depth to determine internal streets in parcel. Alleys are permitted to be used as internal interconnectivity elements but buildings fronting alleys will not be allowed to have frontage to the alley.

7. Deletion of mix of building types requirements

Mixed use building types was deleted from page 18.

8. Height requirements versus number of floors

It was brought to Mr. Davis attention the questions related to the building height and number of stories associated to civic uses. He clarified that the number of stories basically relates to the height of the building to allow buildings articulations and consistency within the block and consequently comply with Form-based code design standards. Additional revision of this particular language was requested by industry.

9. Building standards and architectural requirements

It was clarified that interior height portion of the drafted code from page 20 was deleted per the Zoning Director direction at previous subcommittee meeting. Planning committed to review the original reasons for the interior height.

10. Streetscape standards – shy zone and specifics

The drafted portion related to the shy zone on page 27 was suggested to be deleted at the previous sub-committee as it was found to be too restrictive.

11. Parking structures waivers

The option of five parking spaces per 1,000 square feet was considered to be a logic rate to trigger the parking structures. Additional information will be required in order to understand the circumstances when the parking structure waiver would be required.

D. PRAO DRAFT – ITEMS NOT PREVIOUSLY DISCUSSED

1. Incompatibility Buffer

The two landscape buffer options were discussed. It was mentioned that many of the planting material used for the bio-swale might not be resistant to the constant change of water levels in the swales areas. It was clarified that buildings in this overlay will not need foundation planting.

2. Sign Standards

Treasure Coast will be commenting on this subject.

3. PRAO Waivers

In order to include more waivers such as the block structure and parking garage, the code language shall also include new minimum criteria. Mr. Cross requested to those present to provide suggestions and reasons for the waiver request.

E. ADJOURN

The meeting adjourned at 4:20 p.m.