



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

**TOPIC – PRIORITY REDEVELOPMENT AREA OVERLAY (PRAO)**

**MINUTES OF THE APRIL 29, 2010 SUBCOMMITTEE MEETING**

**Prepared by Monica Cantor, Senior Site Planner**

On Thursday **April 29, 2010**, the Infill Redevelopment Subcommittee met at the Vista Center, Room VC-2E-12-Conference Room, at 2300 North Jog Road, West Palm Beach, Florida. The meeting convened at 2:15 p.m.

**A. CALL TO ORDER**

The meeting was called to order by Mr. Cross and commenced without an official subcommittee quorum.

**1. Attendance**

**LDRAB Members:** None.

**Industry:** Wendy Tuma, Joni Brinkman, Bradley Miller, Jeff Brophy, Katherine Murray, William Whiteford

**County Staff:** Maryann Kwon, Autumn Sorrow, Bryan Davis, Jan Wiegand, William Cross, Stephanie Gregory, 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. PRAO DRAFT**

Mr. Cross went thru the code language and the following were the most important issues addressed at the meeting:

1. Produce Stand as urban gardening/ agricultural use can have retail.
2. The 30% non-conforming is only applicable to non-conforming structures and not non-conforming uses.
3. Building coverage will not be applicable to the Special Development District as it would not always meet the building format. Special Districts will not be required to be mixed-use only. Mixed uses are only applicable in the UI and UC Zoning Districts.
4. The height of the civic buildings to appear as a two story is related to the building mass and not to create false facades.
5. Wall signage to be only permitted on the first floor of the building facing street.
6. The development order approval is going to be good for three years. Sites can be phase to be monitored as the Planned Development Districts.

In addition, the following questions and concerns were discussed:

Notifications will be sent to the owners as well as the neighbors within 500 feet at the time of rezoning of affected parcels. Zoning staff is planning to have public meetings before the rezoning and the notifications will be sent to the community.

Mr. Whiteford questioned on the TCEA. As the concurrency is applicable to the first come first serve, he mentioned that if a particular development can use up all of the trips and not enough trips for the remainder. He also asked if there is any threshold of how much can be waived from the TCEA requirements. Mr. Davis replied that Planning Division uses some tables from the Comprehensive Plan for this purpose but Planning can always revisit the language for additional options in case the square footage of the concurrency goes away faster. Zoning staff is going to meet with Planning and Traffic to go over several issues regarding this topic.

Mr. William Whiteford suggested Peer Review to the process review for the developments in the Priority Redevelopment area.

There are still several questions to Land Development and Engineering regarding drainage and traffic issues.

To the comments of why too many terms used within the code such as the Transects and Subareas, Mr. Cross clarified that is the terminology used in the Comprehensive Plan.

Subcommittee indicated that the Special District (SD) request should allow the applicant to ask for deviations from other requirements and not just on the mixed use requirements. In addition, it was suggested to remove Property Development Regulations percentage limitation for the SD and not to be held to the same standard as an Infill Redevelopment.

Subcommittee members commented on the burden caused to the applicant with eight (8) feet high wall in the landscape buffer. Staff explained predictability concept and BCC's questions on compatibility for the IRO code project.

**C. RECOMMENDATION TO FORWARD PROPOSED AMENDMENTS TO LDRAB**

Mr. Cross will work on the corrections suggested at this meeting in addition to the required clarifications on issues discussed to present this draft at May 26 LDRAB.

**D. ADJOURN**

The meeting adjourned at 5:20 p.m.