

WESTGATE LDRAB SUB-COMMITTEE MEETING
DATE: JULY 6, 2005
TIME: 11:00 AM
PZB EXECUTIVE CONFERENCE ROOM
4TH FLOOR

AGENDA

I. Background and Summary

- a. Introductions
- b. Review of Code Revision WCRA-O Outline and Draft Amendments
- c. 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. Unfinished Business

- 1. Developer Input

III. Questions and Answers



LDRAB/Westgate Subcommittee Meeting

Minutes July 6, 2005, 11:00 AM PZ&B Executive Conference Room

Present:

Subcommittee Members

Wes Blackman
David Carpenter
Larry Fish

Planning Staff

Bruce Thomson, Senior Planner
Audley Reid, Planner II

Zoning Staff

Izabela Aurelson, Planner II
William Cross, Senior Planner
Joy Krause, Intern

WCRA

Elizee Michel, Planner

MPO

Raphael Clemente

A. Introduction

B. Review/Clarification of Status

C. Review of Code Revision WCRAO Outline and Draft Amendments

1. Discussion about Development Review Procedures – need to indicate that no response indicates WCRA is not providing a recommendation, so as not to hold up the approval process.
2. Planning Staff to determine if development rights from land acquired by the WCRA for drainage or parking projects can be redistributed.
3. Subcommittee concerned about number of possible nonconformities that may be created with the additions to the use table. Need to determine what to specify for office/warehouse. May also need to prohibit other auto-related operations in NC (convenience stores and gas stations).
4. Subcommittee concerned over maximum height limits of 20 stories in UG district – may need to break up this district due to the area in the airport flight path.
5. Additional clarification is needed for build to lines versus required setbacks.
6. Draft allows 15 ft per story to provide flexibility, but we may need to include a prohibition on lofts in addition to floors (City of West Palm is having issues with this).
7. Subcommittee concerned about concentration of low income housing and lack of architectural standards, but WCRA stressed that the plan and the code envisions mixed income housing.
8. WCRA Subcommittee meetings will be every two weeks – next meeting July 20th, 2005

D) Outstanding Issues

1. Westgate and other mixed use roadway cross sections (40ft one way).
2. Drainage.
3. Parking Mobility Fund.
4. Planning – Transfer of Development Rights
5. Requested information from previous zoning and WCRA staff meetings has not been received – Zoning staff will create a database of requested information to track the status of requests.

Meeting Adjourned: 12:30 PM