

**WESTGATE LDRAB SUB-COMMITTEE MEETING**  
**DATE: NOVEMBER 15, 2005**  
**TIME: 9:30 PM – 11:00 AM**  
**PZB EXECUTIVE CONFERENCE ROOM**  
**4<sup>TH</sup> FLOOR**

**AGENDA**

**A. Call to Order**

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

**B. Background and Summary**

1. Delays Due to Hurricane Wilma
2. October 13, 2005 Request for Comments

**C. Current Status and Outstanding Issues**

1. Property Development Regulations
2. Supplemental Standards
3. Density Bonus Pool – Criteria for WCRA Recommendation
4. Parking and Streets
  - a) Westgate Estates Street Cross Sections
  - b) Parking and Buy Down Ratios
  - c) Engineering Standards for Parking Lots
5. Landscaping

**D. Unfinished Business**

1. Developer Input

**E. Recommendations and Subcommittee Motions**

**F. Adjourn**

**Attachments: WCRAO Summary of Amendments – 10/31/05 Draft**



**PALM BEACH COUNTY**

**LDRAB/Westgate Subcommittee Meeting**

Minutes of November 15, 2005

**A. Call to Order**

**1. Roll Call**

Wes Blackman absent. Meeting to be rescheduled due to lack of quorum. Bill Cross proceeded to hold the meeting to obtain Mr. Carpenters input and discuss other issues with Planning and WCRA Staff.

Present:

**Members:**

David Carpenter, LDRAB

**Planning Staff**

Bruce Thomson, Senior Planner  
Denise Malone, Principal Planner

**WCRA Staff**

Jose Sosa, Executive Director  
Elizee Michel, Senior Planner

**Zoning Staff:**

Jon MacGillis, Zoning Director  
Maryann Kwok, Chief Planner  
Robert T. Buscemi, Principal Planner  
William Cross, Senior Planner  
Maggie Cruz, Zoning Technician  
Nadia Di Tommaso, Intern  
Joseph Cearley, Intern  
Linda Louie, Intern

The meeting began at 9:40.

**2. Additions, Substitutions and Deletions - n/a**

**3. Motion to Adopt Agenda - n/a**

**B. Background and Summary**

**1. Delays Due to Hurricane Wilma**

Bill Cross advised of the following rescheduled BCC Public Hearing dates:

- Permission to Advertise – January 5, 2006
- 1<sup>st</sup> Reading – January 26, 2006
- 2<sup>nd</sup> Reading (Adoption) – February 23, 2006

**2. October 13, 2005 Request for Comments**

Bill Cross reviewed the October 17, 2005 letter to development related agencies requesting comments on the draft amendments. See attached.

**C. Current Status and Outstanding Issues**

The following items were highlights of the discussion:

## **PALM BEACH COUNTY**

### **LDRAB/Westgate Subcommittee Meeting**

Minutes of November 15, 2005

- Parking Non-Conforming Issues - Jon questioned if a property owner wanted to add front parking can they do so without becoming non-confirming and having to obtain a variance under new code.
- Build to Line - Clarify who regulates the build to line requirements. Who approves increases due to R.O.W. buffer and utility easement configuration? Zoning?
- Access & Circulation – Zoning Staff proposed to dictate building frontage in Westgate Estates to ensure consistent street appearance and frontage on one-way streets. Jose indicated it applied more to Westgate Ave.
- Westgate Estates Street Cross Section – Ongoing
- Need to be aware of BCC concern for maintaining/promoting affordable housing and how mobile home parks should be addressed.
- Off-Site Parking - Mr. MacGillis directed staff to remove increased distance for off-site parking. To be limited to 600' currently allowed by the Code.
- David Carpenter questioned parking reduction ratios for residential development and suggested that required residential parking be located on site. Also asked if guest parking was included.
- Staff reviewed parking exemptions on smaller lots and reviewed density bonus program. David Carpenter questioned if higher densities of 150 du/acre were acceptable considering overall available units of 1300 units.

#### **D. Unfinished Business**

1. **Developer Input** – n/a

#### **E. Recommendations and Subcommittee Motions - n/a**

#### **F. Meeting Adjourned**

11:20 AM