

**DRAFT**



**INFILL/REDEVELOPMENT SUBCOMMITTEE MEETING  
WEDNESDAY JUNE 3, 2009, 2:00PM – 4:00PM  
2300 NORTH JOG RD, WEST PALM BEACH  
2ND FLOOR CONFERENCE ROOM (VC-2E-12)**

**AGENDA**

- A. CALL TO ORDER**
  - 1. Roll Call
  - 2. Amendments to the Agenda
  - 3. Motion to Adopt the Agenda
  - 4. Adoption of May 13, 2009 Meeting Minutes (*Exhibit A*)
  
- B. ARTICLE 1.F - NON-CONFORMITIES**
  
- C. URA UPDATES**
  
- D. NEXT MEETING TOPICS**
  
- E. ADJOURN**



## EXHIBIT A

### INFILL/REDEVELOPMENT SUBCOMMITTEE A SUBCOMMITTEE OF THE LAND DEVELOPMENT REGULATION ADVISORY BOARD (LDRAB)

#### MINUTES OF THE MAY 13, 2009 SUBCOMMITTEE MEETING PREPARED BY EILEEN PLATTS, ZONING SECRETARY

On Wednesday, May 13, 2009 at 2:00 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**

Wendy Tuma, Chairperson called the meeting to order at 2:05 p.m., Eileen Platts, Zoning Secretary, called the roll.

##### **Members Present- 7**

Wendy Tuma – Chair  
Barbara Katz – LDRAB/BCC Dist. 3  
Ron Last – LDRAB/FES  
Raymond Puzziello – LDRAB/GCBA  
Edward Wronsky – AIA  
Jeff Brophy – ASLA  
Chris Roog – Gold Coast Builders Assoc.

##### **Members Absent- 12**

Joni Brinkman – Vice Chair  
Joanne Davis – LDRAB/BCC Dist. 1  
David Carpenter – LDRAB/BCC Dist. 2  
Jose' Jaramillo – LDRAB/AIA  
Jim Knight – LDRAB/BCC Dist. 4  
Steven Dewhurst – LDRAB/AGCA  
Wes Blackman – LDRAB/PBC Plan Cong.  
Bradley Miller – Planner  
Ken Tuma – Engineer  
Katharine Murray – LUAB  
Nancy Lodise – Interested Citizen  
Rick Gonzalez – Architect

##### **Zoning Staff Present:**

Maryann Kwok (Zoning)  
William Cross (Zoning)  
Eileen Platts (Zoning)

##### **Other Staff:**

Joanne Koerner (Land Development)  
Edward Nessenthaler (Planning)  
Eric McClellan (FDCO)  
Rebecca Caldwell (Building)  
Allan Ennis (Traffic)  
Bryan Davis (Planning)  
Stephanie Gregory (Planning)

##### **Other:**

Dana Little (TCRPC)  
Anthea Gianniotis (TCRPC)  
Thuy Shutt (WCRAO)  
Dodi Glas (Gentile, Holloway,  
O'Mahoney & Assoc. - GHO)

## EXHIBIT A

### 2) Amendment & Motion to Adopt Agenda

Wendy Tuma asked if anyone had any Amendments to the Agenda. Bill Cross pulled Exhibit E from the Agenda. Raymond Puzzitiello made the motion to adopt the May 13, 2009 Agenda as Amended, Chris Roog seconded the motion. The motion passed unanimously (7-0).

### 3) Adoption of April 8, 2009 Minutes (*Exhibit A*)

Wendy Tuma asked if anyone had any Amendments to the April 8, 2009 Minutes. Edward Wronsky noted that he no longer represents AIA on LDRAB, Jose Jaramillo now has that title. There were no other amendments. Raymond Puzzitiello made the motion to adopt the April 8, 2009 Minutes as amended, Barbara Katz seconded the motion. The motion passed unanimously (7-0).

## B. DRAFT CODE

Bill Cross went over the draft IRO Purpose and Intent, (*Exhibit B*), with the Subcommittee Members and requested comments/feedback or any language that could be revised to clarify the draft. The Subcommittee Members agreed that #12 should be the first sentence of The Purpose and Intent with the addition of the word voluntary somewhere in the first paragraph to make it clear from the beginning that the IRO option is voluntary. Wendy Tuma suggested that the word “enhanced” be stricken from “enhanced landscaping” in #12, because it implies that the landscaping has to be upgraded. Bill Cross proposed to insert “Zoning” before “development review process” in #13. Zoning staff stated that #14 is going to be stricken out for the time being, it was also suggested that #3 be stricken out as well. Anthea Gianniotis stated that #7 should read “...state and national policy”. Eric McClellan suggested that #1 should read “Facilitate the revitalization of Commercial Zoned lands...” Maryann Kwok suggested that “commercial corridors” should be stricken from #1. Bill Cross suggested that #9 should read “Promote any mixed use that promotes residential”. Staff and Subcommittee Members agreed that those were all good ideas. Bill Cross gave a quick overview of (*Exhibit C*), Applicability and General Standards. Discussion ensued on the process projects would take when using the IRO, how to streamline that process and which projects need to go to the board. Bill Cross stated that there will be a critical path flow chart created which will describe the processes for applications with major issues and the process for applications with minor issues. Wendy Tuma suggested projects with minor issues should automatically go EAC. Bill Cross agreed that EAC could be an option, and indicated it would be researched. Staff and Subcommittee Members then focused on how the IRO was going to deal with Prior Approvals. Subcommittee Members questioned if/why prior approvals have to be erased especially if the property is sold or is vacant, and if there was a way to do so without having to go to the Board. Maryann Kwok explained that the conditions are tied to the land and not the building therefore that site has to abide by those conditions until they are legally taken off. She stated that it was a legal question to be discussed with County Attorneys.

Maryann Kwok suggested that the Subcommittee Members take (*Exhibit D*), Non-Conformities, home to review. Bill Cross asked the Subcommittee Members if they would like staff to schedule a special IR Subcommittee meeting in two weeks to discuss just Non-conformities, they said yes. Eileen Platts will send available dates to the members and they will decide which date is best for them.

## C. USE REGULATIONS

N/A

## EXHIBIT A

### D. URA UPDATE

The IR Subcommittee inquired as to how Planning staff would be handling Prior Approvals for URA projects, and whether or not a DOA would be required? Planning staff indicated they are still working on that process, and that an update will be provided to the subcommittee when they have something drafted.

### E. NEXT MEETING TOPICS

Review items 6-11 of the Table of Contents.

### F. ADJOURNMENT

Wendy Tuma asked who would like to make a motion to adjourn the meeting, Thuy Shutt made the motion to adjourn, and Raymond Puzzitiello seconded the motion. The motion passed unanimously (7-0).

The Infill/Redevelopment Subcommittee meeting adjourned at 4:00 p.m.