



**INFILL/REDEVELOPMENT SUBCOMMITTEE  
A SUBCOMMITTEE OF THE LAND DEVELOPMENT REGULATION ADVISORY BOARD (LDRAB)  
MINUTES OF THE OCTOBER 7, 2009 SUBCOMMITTEE MEETING**

**PREPARED BY EILEEN PLATTS, ZONING SECRETARY**

On Wednesday, October 7, 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**

Joni Brinkman, Vice Chairperson called the meeting to order at 2:02 p.m., Eileen Platts, Zoning Secretary, called the roll.

**Members Present – 7**

Joni Brinkman – Vice Chair/LDRAB  
David Carpenter – LDRAB/BCC Dist. 2  
Edward Wronsky – AIA  
Jeff Brophy – ASLA  
Rick Gonzalez – Architect  
Ray Puzzitiello – LDRAB/GCBA  
Bradley Miller – Planner

**Zoning Staff Present:**

Maryann Kwok  
William Cross  
Eileen Platts

**Other Staff:**

Joanne Koerner – Land Development  
Edward Nessenthaler – Planning  
Stephanie Gregory – Planning  
Rebecca Caldwell – Building  
Allan Ennis – Traffic  
Eric McClellan – FDCO

**Members Absent – 12**

Wendy Tuma – Chair  
Joanne Davis – LDRAB/BCC Dist. 1  
Barbara Katz – LDRAB/BCC Dist. 3  
Jim Knight – LDRAB/BCC Dist. 4  
Ron Last – LDRAB/FES  
Jose' Jaramillo – LDRAB/AIA  
Steven Dewhurst – LDRAB/AGCA  
Wes Blackman – LDRAB/PBC Plan Cong.  
Katharine Murray – LUAB  
Ken Tuma – Engineer  
Chris Roog – Gold Coast Builders Assoc.  
Nancy Lodise – Interested Citizen

**Other:**

Anthea Gianniotis – TCRPC

**2) Amendments to October 7, 2009 Agenda**

Joni Brinkman asked if anyone had any amendments to the October 7, 2009 Agenda. There was one amendment needed under item A. number 4, to change the date from October 7 to September 16, 2009.

**3) Motion to Adopt October 7, 2009 Agenda**

Joni Brinkman asked if there was a motion to adopt the Agenda as amended. Rick Gonzalez made the motion to adopt the October 7, 2009 Agenda as Amended, Edward Wronsky seconded the motion. The motion passed unanimously (7-0).

**4) Adoption of September 16, 2009 Minutes – (EXHIBIT A)**

Joni Brinkman asked if anyone had any amendments to the September 16, 2009 Minutes. There was one amendment to change the date from September 2 to September 16, 2009 in the first line of the Minutes. Rick Gonzalez made the motion to adopt the September 16, 2009 Minutes as Amended, Edward Wronsky seconded the motion. The motion passed unanimously **(7-0)**.

Before beginning the review of the Draft IRO Code Bill Cross advised the members that the next LDRAB meeting on October 28, 2009 might be rescheduled to another date.

**B. SUMMARY OF AMENDMENTS – (EXHIBIT B)**

- Page 5 line 39 Final Master Plan needs to be moved to be under BCC (page 5 line 16);
- Page 5 lines 47-49 Members asked that we not require a Master Sign Plan for Board approval but if an applicant wants to have freestanding signage we need to see a Master Sign Plan;
- Page 7 line 22 change Courtyarda to Courtyard;
- Page 7 line 26 add “private and” in front of the words...public or civic uses;
- Page 7 line 58 change form to from;
- Page 7/Page 15 - return definition of Pedestal Building to page 7 with a reference to page 15 line 3 special buildings;
- Page 8 discussion ensued on whether to change the min to 245ft for the Type III block dimension requirement and if it is 245ft should it be tied to Engineering i.e. Page 8 line 35 “...exceptions shall be permitted only where Engineering requirements preclude...”;
- Page 9 line 50 needs to be changed from 12 ft. to 20 ft. (12 ft + 8 ft for parking);
- Page 10 line 21 add sentence to allow gates for residential connectivity;
- Page 10 line 23 add “DRO” before the word approval;
- Page 11 line 16 an exemption for WCRAO is being added to accommodate small lots;
- Page 11 line 29-31 fix last sentence to clarify what primary façade means;
- Page 12 line 12 add reference to Table 3.B.16.E to clarify the sentence “This may also be applied to multi-family buildings that are constructed to townhouse standards”;
- Page 13 first table B. needs a footnote to explain the minimum can be reduced to 0 ft.;
- Page 14 first table change uilding to “B”uilding in line 1;
- Page 14 need to draw another scenario for townhouse table; (for example the townhouses in Abacoa)
- Page 15 line 9 first sentence needs to be rewritten with a diagram and line 20 needs to be rewritten to clarify;
- Page 20 table 5.X.3 change the CH column from “D” to “A” in Day Care General and Day Care Limited;
- Page 20 table 5.X.3 take Place of Worship and Adult Entertainment out of matrix or change to “P” (waiting for County Attorneys input); and,
- Page 20 table 5.X.3 change Gun Club from “P” to “D”.

There were no changes on pages 21-23.

**C. NEXT MEETING TOPICS**

Joni Brinkman recommended that another meeting be scheduled to finish reviewing the rest of the IRO Draft starting on page 24 and to review the revisions to Article 1.E and 1.F. Two times were reserved on October 14<sup>th</sup> for a continuance of this meeting. An email will be sent out to the Members regarding which time is best for them to meet.

**D. ADJOURNMENT**

Bradley Miller made the motion to adjourn, and Edward Wronsky seconded the motion. The motion passed unanimously **(7-0)**.

The Infill/Redevelopment Subcommittee meeting adjourned at 4:10 pm.

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