

**MINUTES
PLANNING AND ZONING BOARD
CITY OF DELRAY BEACH**

MEETING DATE: March 18, 2024

MEETING PLACE: City Commission Chambers

1. CALL TO ORDER

This meeting was called to order by Christina Morrison, Chair at 5:01 pm.

2. ROLL CALL

A quorum was present at call to order.

Members Present: Christina Morrison, Chair; Gregory Snyder, 2nd Vice Chair; Chris Brown; Aaron Savitch and Judy Mollica

Members Absent: Morris Carstarphen and Alison Thomas

Staff Present: William Bennett, Assistant City Attorney; Anthea Gianniotis, Development Services Director; and Diane Miller, Board Secretary.

3. APPROVAL OF AGENDA

Motion to APPROVE the agenda of the March 18, 2024, meeting was made by Chris Brown and seconded by Gregory Snyder.

MOTION CARRIED 5-0

4. MINUTES

None.

5. SWEARING IN OF THE PUBLIC

As the agenda exclusively comprises legislative matters, there was no need for a swearing-in.

6. COMMENTS FROM THE PUBLIC

None.

7. PRESENTATIONS

None.

8. QUASI-JUDICIAL HEARING ITEMS

None.

9. LEGISLATIVE ITEMS

A. Amendment to the Land Development Regulations, Temporary Parking Lots (2024-077): Provide a recommendation to the City Commission on Ordinance No. 12-24, a City-initiated amendment to LDR Section 2.4.6(E)(3) of the Land Development Regulations (LDR) to add General Commercial (GC) zoning as an allowed location for temporary parking lots, limited to the off-site storage of automotive dealership vehicle inventory.

Planner: Rebekah Dasari, Principal Planner, dasarir@mydelraybeach.com

NOTE: This item was continued from February 26, 2024.

Anthea Gianniotas, Development Services Director, entered File No. 2024-077 into the record.

Staff Presentation

Anthea Gianniotas, Development Services Director, presented the project from a Microsoft PowerPoint presentation.

Public Comments

None.

Board Comments

Gregory Snyder inquired about the regulation pertaining to the removal of trees exceeding a diameter of 4 inches, as well as the landscape screening prerequisites. Ms. Gianniotas emphasized the applicability of the City's tree preservation ordinance, mandating mitigation measures for any trees slated for removal from the site.

Christina Morrison raised a question regarding the temporary parking lots situated within the Central Business District, particularly regarding the Board's previous concerns regarding vehicle visibility from arterial roads noted in the February meeting. Gianniotas noted that temporary lots within the Central Business District may be utilized for other uses than the storage of vehicles and this proposed amendment would allow the storage of vehicles in the General Commercial Zoning District. Staff clarified that General Commercial parcels are specifically situated along arterial roads, and any temporary lots would require approval from the City Commission.

MOTION to move a recommendation of approval of Ordinance No. 12-24, amending LDR Section 2.4.6(E)(3) to add the General Commercial (GC) zoning district as an allowable location for temporary parking lots for the off-site storage of automotive dealership vehicle inventory, finding that the amendment and approval thereof is consistent with the Comprehensive Plan and meets the applicable criteria set forth in the Land Development Regulations was made by Gregory Snyder and seconded by Judy Mollica.

MOTION CARRIED 5-0

B. Amendment to the Land Development Regulations, Structures in Building Setbacks (2020-169): Provide a recommendation to the City Commission on Ordinance No. 13-24, a City-initiated request to amend Section 4.3.4(H), "Setbacks," Section 4.6.15(G), "Yard Encroachment," and Appendix A, "Definitions," of the Land Development Regulations (LDR) relative to structures and design elements allowed in building setbacks.

Planner: Rebekah Dasari, Principal Planner, dasarir@mydelraybeach.com

Anthea Gianniotas, Development Services Director, entered File No. 2020-169 into the record.

Staff Presentation

Anthea Gianniotis, Development Services Director the project from a Microsoft PowerPoint presentation.

Public Comments

None.

Board Comments

Chris Brown suggested allowing garage facades to encroach more than the proposed 6 inches into the setback.

Judy Mollica inquired from staff how balconies are measured, particularly those situated within a setback that were previously approved. Staff clarified that no balconies within a setback are currently being approved due to ongoing zoning in progress.

Aaron Savitch inquired about the use of glass blocks instead of windows, with staff indicating no mandatory requirement for their use. Mr. Savitch proposed reducing setbacks where properties are adjacent to open spaces.

Gregory Snyder sought clarification on permissible uses, maximum height, and setbacks for roof terraces, with staff explaining that regulations vary based on the zoning district. He also asked about proposed regulations for bay windows and the allowable locations of air conditioning units. Mr. Snyder expressed opposition to a zero setback for outdoor kitchens and barbecue pits.

Christina Morrison confirmed that the proposed setback regulations would apply universally across zoning districts unless specific districts have more stringent requirements. She recommended increased setbacks for structures potentially detrimental to neighboring properties, such as pool pumps and outdoor kitchens. Ms. Morrison inquired about the impact of the proposed amendment on accessory structures, with staff clarifying that only primary structures would be affected.

MOTION to continue with direction was made by Gregory Snyder and seconded by Aaron Savitch.

MOTION CARRIED 5-0

10. REPORTS AND COMMENTS

A. CITY STAFF

The next meetings will be held on April 15, 2024, and May 20, 2024.

B. BOARD ATTORNEY

None

C. BOARD MEMBERS

Christina Morrison had concerns about the attendance of fellow Board members.

12. ADJOURN

There being no further business to come before the Board, the meeting was adjourned at 6:15 pm.

The undersigned is the Board Secretary of the Planning and Zoning Board and the information provided herein is the Minutes of the meeting of said body for **March 18, 2024**, which were formally adopted and **APPROVED** by the Board on **April 15, 2024**.

ATTEST:

Chair

Board Secretary

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