

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

**MEETING DATE:** June 17, 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; Alison Thomas, Vice Chair, Chris Brown, Judy Mollica, and Aaron Savitch.

**Members Absent:** Morris Carstarphen and Gregory Snyder.

**Staff Present:** William Bennett, Assistant City Attorney; Rebekah Dasari, Principal Planner; Jeff Oris, Asst. City Manager and Diane Miller, Board Secretary.

**3. APPROVAL OF AGENDA**

Motion to APPROVE the agenda of the June 17, 2024, meeting was made by Chris Brown and seconded by Judy Mollica

**MOTION CARRIED 5-0**

**4. MINUTES**

None

**5. SWEARING IN OF THE PUBLIC**

Christina Morrison, Chair, read the Quasi-Judicial Rules for the City of Delray Beach and Diane Miller, Board Secretary, swore in all who wished to give testimony.

**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, Limited Indoor Dining (2024-163): Provide a recommendation to the City Commission on Ordinance No. 20-24, amending Section 4.6.9, "Off-Street Parking Regulations;" to adopt parking regulations for establishments with limited indoor dining, and Appendix A - "Definitions" of the Land Development Regulations (LDR), to adopt a definition for Limited Indoor Dining. Planner: Rebekah Dasari, Principal Planner, [dasarir@mydelraybeach.com](mailto:dasarir@mydelraybeach.com)

### **Staff Presentation**

Rebekah Dasari, Principal Planner, presented the project from a Microsoft PowerPoint presentation.

### **Board Comments**

Judy Mollica – No Comments

Aaron Savitch – No Comments

Chris Brown- Stated that allowing this for small businesses is a great idea.

Alison Thomas – Glad that this was on the agenda as I am pro small business and it is time for this update to the LDR's.

Christina Morrison – Sloan's has no inside tables; asks if they be negatively impacted by the amendment. Ms. Dasari said that there would be no impact, and they would be able to add up to eight seats if the amendment is approved.

**Motion** to recommend approval to the City Commission of Ordinance No. 20-24, amending Section 4.6.9, "Off-Street Parking Regulations;" and Appendix A - "Definitions" of the Land Development Regulations (LDR) to adopt a definition of Limited Indoor Dining, by finding that the amendment and approval thereof is consistent with the Comprehensive Plan and meets the criteria set forth in Land Development Regulations made by Alison Thomas and seconded by Chris Brown.

**MOTION CARRIED 5-0**

**B.** Amendment to the Land Development Regulations, Notice Requirements for Waivers Requiring City Commission Approval (2024-147): Provide a recommendation to the City Commission on Ordinance No. 21-24 a City-initiated amendment to the Land Development Regulations (LDR), amending Section 2.6.3 to add public notice requirements for waiver requests that require Commission approval. Planner: Rebekah Dasari, Principal Planner, [dasarir@mydelraybeach.com](mailto:dasarir@mydelraybeach.com)

### **Staff Presentation**

Rebekah Dasari, Principal Planner, presented the project from a Microsoft PowerPoint presentation.

**Board Comments**

Judy Mollica – No Comments

Aaron Savitch – No Comments

Chris Brown- No Comments

Alison Thomas – No Comments

Christina Morrison – No Comments

**Motion** to Recommend approval to the City Commission of Ordinance No. 21-24; amending Section 2.6.3 of the Land Development Regulations to add public notice requirements for waiver requests that require City Commission approval; finding that the amendment and approval thereof is consistent with the Comprehensive Plan and meets the criteria set forth in Land Development Regulations made by Judy Mollica and seconded by Alison Thomas.

**MOTION CARRIED 5-0**

**10. REPORTS AND COMMENTS**

**A. CITY STAFF**

The next meetings will be held on July 15, 2024 and August 12, 2024 (a week early, due to a conflict with Commission budget hearings).

**B. BOARD ATTORNEY**

No Comments

**C. BOARD MEMBERS**

Christina Morrison noted that there seem to be fewer items for the Board to review than there were previously, and asked if development is slowing down. Ms. Dasari said that development has remained relatively steady, but the Board is seeing fewer projects because the Chapter 2 updates to development review procedures have allowed many more items to be reviewed and approved administratively .

**12. ADJOURN**

There being no further business to come before the Board, the meeting was adjourned at 5:30pm

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 **June 17, 2024**, which were formally adopted and **APPROVED** by the Board on **October 21, 2024**.

**ATTEST:**

  
Chair

  
Board Secretary

NOTE TO READER: If the Minutes you have received are not completed as indicated above, then this means that these are not the official Minutes of the Planning and Zoning Board. They will become official minutes only after review and approval, which may involve some amendments, additions, or deletions.