

EXCERPT OF MINUTES

**PLANNING AND ZONING BOARD
CITY OF DELRAY BEACH
REGULAR MEETING
Oceanside Veterinary Clinic**

MEETING DATE: May 16, 2016

MEETING PLACE: Commission Chambers

CALL

The meeting was called to order by Vice Chair Joe Pike at 6:00 P.M.

ROLL

A quorum was present. Members present were Steve Mackey, Mark Krall, Jay Jacobson, Joyce Patrick, Joe Pike and Louis Smith. Member absent was Robin Bird. Staff present was Amy Alvarez, Senior Planner, Janice Rustin, Assistant City Attorney, Tim Stillings, Director Planning & Zoning, Mark Stivers, Principal Planner and Diane Miller, Board Secretary.

SWEARING IN OF THE PUBLIC

Vice Chair Joe Pike read the Quasi-Judicial Rules for the City of Delray Beach and Ms. Miller swore in all who wished to give testimony on any agenda item.

COMMENTS FROM THE PUBLIC

(Comments on items that are NOT on the Agenda will be taken immediately prior to Public Hearing Items.)

Carol Anderson - SAFE

QUASI-JUDICIAL HEARING ITEM

Oceanside Veterinary Clinic: Recommend to the City Commission the Conditional Use request to establish a veterinary clinic within an existing commercial building located at 836 SE 5th Avenue.

Exparte Communication - None

Tim Stillings, Planning and Zoning Director presented the item through a review of the staff report.

Applicant's Presentation

John Mendoza – Owner
Dr. Benjamin Carter
Dr. Tanis Whyte

Mr. Mendoza explained that this was not a 24/hour center and no overnight stay. It would be from 8am-7pm.

Public Comments - None

Board Comments

Joe Pike – Asked that the site plan be looked at again in regards to the current codes for parking and look at the handicap parking. Maybe some re-stripping.

Motion by Mark Krall, second by Jay Jacobson of approval to the City Commission for a Conditional Use to allow a veterinary clinic for Oceanside Veterinary Clinic, by adopting the findings of fact and law contained in the staff report, and finding that the request and approval thereof is consistent with the Comprehensive Plan and meets criteria set forth in Section 2.4.5(E)(5), and Chapter 3 of the Land Development Regulations with the following conditions:

1. That the applicant submits an application for Class I site plan modification which provides:
 - i. An additional roll-out cart is provided to ensure that overflow of trash will not occur.
 - ii. Security cameras are installed at the entrance and at the parking lot.
 - iii. The hedge screening the roll-out carts continues along the north side of the refuse/ storage area and a portion of the hedge screening the refuse area is cut back to allow the roll-out carts access to the curb.
 - iv. A note be placed on the site plan stating that the hedge located along the west property line shall be maintained at a minimum height of 4 ½ feet.
2. A life safety plan showing emergency lighting, exit signs and fire extinguishers are provided prior to action by the City Commission on the conditional use request.

MOTION CARRIED 6-0

ADJOURNED

There being no further business to come before the Board, the meeting was adjourned at 8:15 P.M.

The undersigned is the Secretary of the Planning and Zoning Board and the information provided herein is the Minutes of the meeting of said body for May 16, 2016 which were formally adopted and approved by the Board on _____.

Diane Miller

Diane Miller

If the Minutes you have received are not completed as indicated above, then this means that these are not the official Minutes. They will become so after review and approval, which may involve some changes.

(These notes are an abbreviated version of this meeting. The full audio dialog is available at City Hall for anyone that would like the full recording.)