

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

MEETING DATE: May 19, 2014

MEETING PLACE: City Commission Chambers

MEMBERS PRESENT: Clifford Durden, Christopher Davey, Robin Bird, Thuy Shutt, Gerald Franciosa, Dr. Craig Spodak, Derline Pierre-Louis

MEMBERS ABSENT: None

STAFF PRESENT: Mark McDonnell, Assistant City Attorney Janice Rustin, Diane Miller

I. CALL TO ORDER

The meeting was called to order by Chair Spodak at 6:00PM. Upon roll call it was determined that a quorum was present. There were no changes to the agenda. Chair Spodak 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.

II. MINUTES

Motion made by Thuy Shutt, seconded by Christopher Davey, and postponed 7-0 to the June 16, 2014 meeting as the minutes were not reviewed by staff.

III. COMMENTS FROM THE PUBLIC (*Comments on items that are NOT on the Agenda will be taken immediately prior to Public Hearing Items.*) **None**

IV. LAND USE ITEMS

A. Final subdivision plat for **Seagate Yacht Club** that includes a 5,221 sq. ft. yacht club building with a 44 slip marina and ten (1) townhouse units, located at 110 MacFarlane Drive. Project File #2014-065 FSP

Exparte Communication – None

Mark McDonnell, Asst. Planning and Zoning Director: Mr. McDonnell then presented the item through a review of the staff report.

Applicants Presentation

Paul Engle – On behalf of the applicant. – I prepared the plat and we agree with the staff report and I am here to answer any questions.

Public Comments – None

Board Discussion – None

Thuy Shutt – I would like to know, with the lot line adjustments how big of a difference are they cause I usually do not see the plats subject to adjusting the lines.

Mark McDonnell – Usually we do not see this, but we have confidence that the City Commission will support this.

Thuy Shutt – What are the ranges of this internal adjustments?

Mark McDonnell – Those prerequisite are usually worked out with the applicant.

Motion was made by Gerald Franciosa and seconded by Thuy Shutt to approve to the City Commission a preliminary plat for Seagate Yacht Club subject to the following conditions:

1. That all comments under the “Technical Items” section (Appendix “B”) of the report be addressed prior to scheduling the plat for City Commission action.

Amend the motion by Gerald Franciosa and seconded by Craig Spodak:

‘To accommodate the internal adjustment’

MOTION CARRIED 7-0

V. PUBLIC HEARING ITEMS

A. Abandonment of 50 feet wide by 140.72 feet long portion of SW 2nd Avenue, lying south of SW 7th Street within the Nichols First Addition and Nichols Second Addition Plats. File #2014-99

Exparte Communication – None

Mark McDonnell, Asst. Planning and Zoning Director: Mr. McDonnell then presented the item through a review of the staff report.

Applicants Presentation

Carl James – 206 On behalf of the applicant. –We agree with the staff report and I am here to answer any questions.

Public Comments – None

Staff Comments

Gerald Franciosa – I would like to know if this is a dead end at the church?

Mark McDonnell – Yes it ends at the church.

Robin Bird – I would like to know if we have a deeded easement.

Mark McDonnell – I do not have that information.

Craig Spodak – In the future I would like to see less of the abandoning of these alleys and sometimes they are the access through our community. They are walkable and bike able areas.

Motion was made by Robin Bird and seconded by Gerald Franciosa to approve the abandonment of a portion of the road right-of-way for SW 2nd Avenue located south of SW 7th Avenue with the following conditions:

1. What is the size of the water main.
2. What is the width of the easement that is needed.

MOTION CARRIED 6-1

(Dr. Craig Spodak dissenting)

B. City-initiated amendment to the Land Development Regulations by amending Article 4.6, "Supplemental District Regulations", Section 4.6.9, "Off-Street Parking Regulations", Subsection (E), "Locations Of Parking Spaces", Sub-Subsections (3), "In-Lieu Fee", and (4), "Public Parking Fee", To Reflect Fee Changes.

Exparte Communication – None

Scott Aronson – Parking Facility Management – Mr. Aronson presented the item through a review of the staff report.

Applicants Presentation

Carl James – On behalf of the applicant. –We agree with the staff report and I am here to answer any questions.

Public Comments – None

Staff Comments

VI. REPORTS AND COMMENTS

Meeting Dates for July is the 21st.

Project Updates

Delray Preserve (Conditional Use), IPIX, Jean 3-16 Evangelical Baptist Church, Look at raising Application & Permit Fees, Infrastructure.

ADJOURNED

There being no further business to come before the Board, the meeting was adjourned at **7:00p.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 June 16, 2014 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.