

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

MEETING DATE: December 16, 2024

MEETING PLACE: City Commission Chambers

1. CALL TO ORDER

This meeting was called to order by Alison Thomas, Vice Chair, at 5:01 pm.

2. ROLL CALL

A quorum was present at call to order.

Members Present: Alison Thomas Vice Chair, Chris Brown, Judy Mollica, Dedrick Straghn, Jeffrey Meiselman

Members Absent: Gregory Snyder, Chair, Mitch Katz, 2nd Vice Chair

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

3. APPROVAL OF AGENDA

Motion to APPROVE the agenda of the December 16, 2024, meeting was made by Jeffrey Meiselman and seconded by Dedrick Straghn.

MOTION CARRIED 5-0

4. MINUTES

Motion to APPROVE the minutes of the August 12, 2024, and September 17, 2024, meeting was made by Judy Mollica and seconded by Chris Brown.

MOTION CARRIED 5-0

5. SWEARING IN OF THE PUBLIC

Alison Thomas, Vice Chair, determined there was no public present, and the only item on the agenda was a Legislative Item.

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, Private Parking Lot Signage (2023-116): Provide a recommendation to the City Commission on Ordinance No. 19-24, a City-initiated amendment to LDR Section 4.3.3, "Special requirements for specific uses" of the Land Development Regulations (LDR) to adopt regulations for private parking lots and garages.

Applicant: City-initiated request.

Planner: Rebekah Dasari, dasarir@mydelraybeach.com

Staff Presentation

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

Board Comments

Mr. Brown said that he was aware of some of the problems that arise with parking, and he had some suggestions to share. Mr. Brown said that in Pompano Beach one of the problems is that the parking lots copy the city citations; the same logo and font to make it look like it is from the city. In West Palm Beach the private lots must register with the city and pay an annual fee. They can't copy the citation; this is to prevent predatory issues from the lot owners.

Ms. Mollica said that the citation would need to state that it is privately issued, not issued by government authorities, not subject to criminal penalties.

Ms. Gianniotis said on page 3 of the proposed ordinance, it explicitly prohibits the private provider from using the logo of the City of Delray Beach.

Ms. Mollica said that the State tells the private lot owners that they are supposed to provide all their rates.

Mr. Straghn asked if the State statute requires that the rate is displayed, or if this is what the city is proposing.

Ms. Thomas said there are many complaints about having to pay hundreds of dollars if a customer goes over their time. She said she is happy that this is being addressed to protect the constituents and visitors to the city.

Ms. Gianniotis said that the Historic Preservation Board requested that the signage is more standardized in historic districts.

MOTION to move a recommendation of approval of Ordinance No. 19-24, amending LDR Section 4.3.3, "Special requirements for specific uses" of the Land Development Regulations (LDR) to adopt Subsection (PP), "Private parking lots and garages," with regulations governing such use, 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 Judy Mollica and seconded by Dedrick Straghn.

MOTION CARRIED 5-0

10. REPORTS AND COMMENTS

A. CITY STAFF

The next meetings will be on January 27, and February 24, 2024.

The In Lieu Parking amendment passed at the last City Commission City meeting. The core of downtown is up to \$30,000 per space.

B. BOARD ATTORNEY

None.

C. BOARD MEMBERS

None

11. ADJOURN

There being no further business to come before the Board, the meeting was adjourned at **5:28pm**

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 **December 16, 2024**, which were formally adopted and **APPROVED** by the Board on **April 21, 2025**.

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.