

EXCERPT OF MINUTES

**PLANNING AND ZONING BOARD
CITY OF DELRAY BEACH
REGULAR MEETING
Depot Square Apartments**

MEETING DATE: April 21, 2014

MEETING PLACE: Commission Chambers

CALL

The meeting was called to order by Chair Craig Spodak at 6:00 P.M.

ROLL

A quorum was present. Members present were Craig Spodak, Thuy Shutt, Clifford Durden, Christopher Davey, and Gerald Franciosa. Members absent were Derline Pierre-Louis. Staff present was Mark McDonnell, Terrill Pyburn, Asst. City Attorney, Diane Miller, and Board Secretary.

MINUTES

None

SWEARING IN OF THE PUBLIC

Chair Craig 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.

COMMENTS FROM THE PUBLIC

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

PUBLIC HEARING ITEM

Conditional Use request to allow the construction of 284 residential apartment units (23.01 du/ac) within 7 three-story buildings and attendant recreation facilities for Depot Square Apartments (fka Historic Depot Square), located north of West Atlantic Avenue, between I-95 and CSX Railroad, and accessed via Depot Road. Quasi-judicial Hearing (Postponed from February 25, 2014)

Exparte Communication

Thuy Shutt – Email

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

Applicant's Presentation

Charles Putnam – Charles Putnam & Associates

Also present are:

Richard Jones, Richard Jones Architect

Tom Head – Representing ownership

Mark Smyle, Engineer

Manny Madera, Landscape

Mr. Putnam present through a power point presentation with the following comments:

- 2007-08 we came before the P&Z, SPRAB and City Commission to get approval of this mixed use project. As part of that planning the developer made several commitments to the City that are still operational today and are still in process. One was to dedicate a portion of this project to the Historic train station site.
- Dedication of a right away.
- Workforce house, we have continued that commitment.
- One commitment that we have made to SAFE was to construct a bike and pedestrian path from Lake Ida to the southern end of the Depot property.
- Another is to escrow \$25,000 to be used to connect this pedestrian and bike path out to Atlantic Avenue.

Public Comments

Charlie Bonfield – SAFE

Jim Smith – SAFE

Robert Covell – Hamlet

Board Discussion.

Members discussed the connection of Lake Ida Park. How does this work crossing Lake Ida Road. Another member asked about the retention area and how was that to work in the wet season. Also there was concern about the school children and their drop off as Lake Ida is very busy. The board members also wanted to know how the workforce housing was going to work. Looking for an annual report about all the rentals.

Mark McDonnell commented that any plans for renovating Historic Depot, I am not aware of any information. Apparently there have been some private conversations with some of the historic community but I have not heard any.

Motion: Move a recommendation of approval to the City Commission of the conditional use request to allow a multiple family residential development in the MIC zoning district with a density of 23.99 dwelling units per acre for Depot Square Apartments, by adopting the findings of fact and law contained in the staff report, and finding that the request, and approval thereof, of consistent with the Comprehensive Plan and meets criteria set forth in Sections 2.4.5(E)(5), .4.4.6(I), Article 4.7 [Family/Workforce Housing], and Chapter 3 of the Land Development Regulations, subject to the conditions written in the staff report.

Items 1,2,3,4,5 &7 accepted

Item 6 to read, the driveway to the northeast corner of the property be examined by the engineers to determine what the safes and best use for that ingress/egress.

Additional conditions:

8- That the applicant and staff shall work with each other to finalize a developer's agreement prior to issuance of the building permit which incorporates items stated in SAFE letter.

(1) pertaining to the \$25,000 that is to be escrowed into a account for the 8' wide shared use path,
(2) item #3 in SAFE letter regarding a 8' shared path along the west side of Depot Road starting at the intersection of Depot Road and Lake Ida Road continuing to across to the east side of Depot Road. The path will then continue along the east side of Depot Road until it terminates at the

northern end of the Historic Train Depot site. This termination site point is on Depot Square Apartments on site plan 1.1.

(3) #5 in SAFE letter. Provide inside, safe and secure storage for a minimum of seventy-four (74) bicycles for the residents of Depot Square Apartments in an approximate 30'x35' area labeled "Bicycle Storage" on the site plan.

(4) #6 in SAFE letter. Reinforce a wall in each unit so that a bike rack or racks can be quickly and easily installed by the on-site maintenance staff. Keep wall-mounted bike racks on site and ready for in-unit installation at the request of residents.

(5) #7 in SAFE letter. Provide two (2) electrical vehicle charging stations.

(6) #8 in SAFE letter. Provide permanent display space within the Clubhouse where each resident can access transportation information. At a minimum this display will contain: info and route and schedule information for Palm Tran, Tri-Rail, the Delray Roundabout; the Downtowner; as well as new or substitute providers (such as Tri-Rail Coastal Link); inform on how to start a carpool and vanpool; details of the emergency ride home program; and, Tri-Rail Bicycle Locker Program Application Forms.

(7) #10 in SAFE letter. Construct minimum 5-foot wide interior sidewalk.

(8) #11 in SAFE letter. Provide the following information in each calendar year to both SAFE and the City for the first 5 years following receipt of a Certificate of Occupancy.

(9) The site plan is revised to show the actual open space inclusive of the useable open space being shown on the retention area.

(10) The applicant is encouraged to explore all alternatives sound attenuation include but not limited to insulated glass in the windows facing the I95 and FEC railroad tracks.

Motion made by Thuy Shutt and seconded by Gerald Francisco

MOTION CARRIED 5-0

ADJOURNED

There being no further business to come before the Board, the meeting was adjourned at 9:15 P.M.

The undersigned is the Secretary of the Site Plan Review and Appearance Board and the information provided herein is the Minutes of the meeting of said body for May 21, 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.

(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.)