

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

**MEETING DATE:** March 20, 2023

**MEETING PLACE:** City Commission Chambers

**1. CALL TO ORDER**

This meeting was called to order by Chris Davey, Chair at 5:02 PM.

**2. ROLL CALL**

A quorum was present at call to order.

**Members Present:** Chris Davey, Chair; Joy Howell, Vice Chair; Julen Blankenship, 2<sup>nd</sup> Vice Chair; Allen Zeller, Christina Morrison; Gregory Snyder; Chris Brown

**Members Absent:** None

**Staff Present:** William Bennett, Assistant City Attorney; Anthea Gianniotis, Development Services Director; Rebekah Dasari, Principal Planner; David Glover, Senior Landscape Planner and Diane Miller, Board Secretary.

**3. APPROVAL OF AGENDA**

Item 9.A to become 7.B.

**Motion** to APPROVE the amended March 20, 2023, agenda was made by Christina Morrison and seconded by Julen Blankenship.

**MOTION CARRIED 7-0**

**4. MINUTES**

Motion to APPROVE the minutes of the January 23, 2023, meeting was by Christina Morrison and seconded by Julen Blankenship.

**Motion Carried 7-0**

**5. SWEARING IN OF THE PUBLIC**

Diane Miller Board Secretary swore in all who wished to give testimony.

**6. COMMENTS FROM THE PUBLIC**

None.

**7. PRESENTATIONS**

**A. Initiation of the City's Annual Infrastructure Improvement Hearing: Review** the Capital Improvements Project (CIP) process and open the Annual Infrastructure Improvement Hearing. NOTE: This initiation also serves as an announcement to the City of Delray Beach's residents, property owners, and businesses to begin thinking about the infrastructure needs they observe so they can share them with City Staff. Information regarding the submittal of public comments is provided in the attachment.

**Planner:** Rebekah Dasari; [dasarir@mydelraybeach.com](mailto:dasarir@mydelraybeach.com)

**Public Comment:**

Maureen Smith, 968 Dogwood Drive- Ms. Smith recommends that the City power wash public sidewalks and curbs; maintain right-of-ways better; and ensure that trash, litter and debris be removed from the I-95 entrance and exit ramps.

**B. Artificial Turf (2023-095):** Provide staff feedback on Ordinance No. 11-23, a City-initiated request to amend Section 4.6.16, "Landscape regulations" and Appendix A - "Definitions" of the Land Development Regulations to adopt regulations governing the use of artificial turf, prior to review for recommendation to the City Commission.

**Planner:** Rebekah Dasari, [dasarir@mydelraybeach.com](mailto:dasarir@mydelraybeach.com); David Glover, [gloverd@mydelraybeach.com](mailto:gloverd@mydelraybeach.com)

**Public Comment:**

Cuong Lam, 912 Eve Street- Mr. Lam requested that the Board not proceed with the implementation of any Land Development Regulation regarding artificial turf.

Alexander Onofrietto, 942 Eve Street- Mr. Onofrietto spoke regarding the Code Enforcement violation he received regarding the installation of artificial turf at his residence.

Alice Finst, 707 Place Tavant- Ms. Finst was concerned that the artificial turf may create fumes that are detrimental to one's health.

Maureen Smith, 968 Dogwood Drive- Ms. Smith noted that there are many beneficial aspects of artificial turf.

**8. QUASI-JUDICIAL HEARING TERMS**

None.

**9. LEGISLATIVE ITEMS**

**A. Central Business District Architectural Styles (2023-096):** Provide a recommendation to the City Commission on Ordinance No. 12-23, a City-initiated request to amend Section 4.4.13(F), "Architectural standards" of the Land Development Regulations to require approval of Masonry Modern and Art Deco architecture styles by the City Commission subsequent to recommendation of the Site Plan Review and Appearance Board or Historic Preservation Board and prior to site plan submittal.

**Planner:** Rebekah Dasari, Principal Planner [dasarir@mydelraybeach.com](mailto:dasarir@mydelraybeach.com)

**Staff Presentation**

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

**Public Comment**

None.

### **Board Comments**

Allen Zeller was favorable of a recommendation to approve the ordinance requiring development projects that utilize the Masonry Modern or Art Deco architectural styles to receive approval by the City Commission.

Gregory Snyder was in favor of making a recommendation of approval to the City Commission.

Chris Brown was in favor of requiring an additional level of review for new developments that utilize the Art Deco architectural style, as it is the most difficult architectural style to successfully replicate.

Julen Blankenship does not favor the Masonry Modern architectural style and was in favor of making a recommendation of approval to the amendment requiring architectural approval by the City Commission.

Joy Howell was in favor of providing a recommendation of approval to the City Commission.

Christina Morrison was in favor of granting a recommendation to the City Commission so to curtail the overutilization of a certain architectural style.

Chris Davey was in favor of recommending approval to the City Commission as architectural design standards have been lessened over time.

**MOTION** to recommend approval to the City Commission of Ordinance No. 12-23, amending Section 4.4.13(F), "Architectural standards" of the Land Development Regulations to require City Commission approval of Masonry Modern and Art Deco architecture styles, by finding that the amendment and approval thereof is consistent with the Comprehensive Plan and meets the criteria set forth in Land Development Regulations was made by Christina Morrison and seconded by Julen Blankenship.

**MOTION CARRIED 7-0**

**B. Site Plan Review and Appearance Board (2023-097):** Provide a recommendation to the City Commission on Ordinance No. 13-23, a City-initiated amendment to Section 2.2.3, "The Site Plan Review and Appearance Board," of the Land Development Regulations (LDR) to reduce the number of required monthly meetings from two meetings per month to one, and to simplify language to improve readability.

**Planner:** Amy Alvarez, [alvarez@mydelraybeach.com](mailto:alvarez@mydelraybeach.com)

### **Staff Presentation**

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

### **Public Comment**

Alice First, 707 Place Tavant- Ms. First recommended that two meetings are held monthly to avoid lengthy meetings.

### **Board Comments**

Allen Zeller noted that holding a special or additional meeting may be more of a burden on the Site Plan Review and Appearance Board members than cancelling a regularly scheduled meeting.

Chris Davey suggested that the City Commission may consider creating alternate Board Member positions for the Site Plan Review and Appearance Board.

**MOTION** to recommend approval to the City Commission of Ordinance No. 13-23, a City-initiated amendment to Section 2.2.3, "The Site Plan Review and Appearance Board," of the Land Development Regulations (LDR) to reduce the number of required monthly meetings from two to one, and to simplify language to improve readability, by finding that the amendment and approval thereof is consistent with the Comprehensive Plan and meets the criteria set forth in Land Development Regulations was made by Julen Blankenship and seconded by Christina Morrison.

**MOTION CARRIED 7-0**

## **10. REPORTS AND COMMENTS**

### **A. CITY STAFF**

The next meeting dates are April 17, 2023 and May 15, 2023.

The bicycle and pedestrian plan will be presented at the April 17<sup>th</sup> meeting.

### **B. BOARD ATTORNEY**

None.

### **C. BOARD MEMBERS**

Julen Blankenship asked staff for an update on the electronic permitting system launch.

## **11. ADJOURN**

There being no further business to come before the Board, the meeting was adjourned at 6:55 pm.

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 **March 20, 2023**, which were formally adopted and APPROVED by the Board on \_\_\_\_\_.

**ATTEST:**

\_\_\_\_\_  
**Chairman**

\_\_\_\_\_  
**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.