

# City of Delray Beach

100 NW 1st Avenue - Delray Beach, Florida 33444  
Phone: (561) 243-7000 - Fax: (561) 243-3774  
[www.mydelraybeach.com](http://www.mydelraybeach.com)



## Minutes - Draft

**Tuesday, June 11, 2019**

**3:30 PM**

**Workshop Meeting at 3:30 PM**

**Delray Beach City Hall**

## **City Commission**

*Mayor Shelly Petrolia*  
*Vice Mayor Shirley Ervin Johnson*  
*Deputy Vice Mayor Bill Bathurst*  
*Commissioner Adam Frankel*  
*Commissioner Ryan Boylston*

Pursuant to Section 3.12 of the Charter of the City of Delray Beach the Mayor has instructed me to announce a Workshop Meeting of the City Commission to be held for the following purposes:

Mayor Petrolia called the Workshop Meeting to order at 3:30 p.m.

The roll call was taken by the City Clerk.

The following were in attendance:

Mayor Shelly Petrolia  
Vice Mayor Shirley Ervin Johnson  
Deputy Vice Mayor Bill Bathurst  
Commissioner Adam Frankel  
Commissioner Ryan Boylston

Others present were:

Neal de Jesus, Interim City Manager  
Lynn Gelin, City Attorney  
Katerri Johnson, City Clerk

**WS.1.** [19-630](#) Always Delray Comprehensive Plan

**Recommendation:** Discussion and direction regarding the proposed Always Delray Comprehensive Plan.

**Sponsors:** Development Services Department

**Attachments:** [HCE GOPs](#)  
[HCE-DIA](#)  
[HPE GOPs](#)  
[HPE DIA](#)  
[HOU GOPs](#)  
[HOU DIA](#)  
[MBL GOPs](#)  
[MBL DIA](#)  
[CIE GOPs](#)  
[CIE DIA](#)  
[ECP GOPs](#)  
[ECP DIA](#)  
[SPE GOPs](#)  
[SPE DIA](#)  
[CME GOPs](#)  
[CME DIA](#)  
[CSR GOPs](#)  
[CSR DIA](#)  
[OPR GOPs](#)  
[OPR DIA](#)  
[EDU GOPs](#)  
[EDU DIA](#)  
[NDC GOPs](#)  
[NDC DIA](#)  
[PFE GOPs](#)  
[PFE DIA](#)  
[Always Delray Map Series](#)  
[DIA Map Series](#)  
[Always Delray Element Overview\\_13 Elements](#)  
[Always Delray Project List\\_06112019 Workshop](#)

Tim Stillings, Development Services Director, gave a brief presentation on the Comprehensive Plan update that has been branded Always Delray. Mr. Stillings stated after meeting with the community, staff brought together a group of subject matter experts from internal staff members to some of the local groups like the Chamber of Commerce as well as some consultants to help staff pull this together. Mr. Stillings recognized the Steering Committee who had a significant role in leading staff in the plan draft. He briefly reviewed the process and noted staff started with four community workshops where they broke down the Plan into the four themes of the Always Delray update which is live, work, play, and grow. Mr.

Stillings stated the current plan has 10 elements; the new proposed plan has 13 elements and he briefly reviewed each new element.

Mayor Petrolia stated if anyone from the Steering Committee would like to comment on the Always Delray Comprehensive Plan, to step forward.

David Schmidt, 2116 Northridge Road, Delray Beach, member and Chair of the Steering Committee, stated the Steering Committee felt that the City Commission should consider reducing the floor area ratio in the Central Core and Congress Avenue mixed-use from 3.0 to 2.5. He noted that the Planning and Zoning Board recommended that it remain 3.0 and stated whatever the two floor area ratios are in those two areas or in the city, the Steering Committee suggested that the City should include structured garages in the floor area ratio to help control mass. Secondly, Mr. Schmidt stated the Steering Committee suggested that there be a vision statement in the Comprehensive Plan. Lastly, Mr. Schmidt stated throughout the process, the Steering Committee was considering The Set Transformation Plan and the Committee wholeheartedly supported it. Mr. Schmidt stated based on the City Commission's recent decision, staff has gone back and removed a lot of references to The Set Transformation Plan; however, it was the consensus of the Steering Committee that they feel The Set Transformation Plan should stay in the Comprehensive Plan and those deletions should be put back in the Plan.

Joy Howell, 1 N.W. 25th Street, Delray Beach, Steering Committee member, commented on the Always Delray Comprehensive Plan and reviewed a few key issues that people discussed. Ms. Howell thanked the City Commission for wanting to shape Delray's future.

There being no one else from the public who wished to speak on this item, Mayor Petrolia closed the public comment.

A brief discussion by the City Commission ensued regarding the following four elements: (1) Healthy Community Element, (2) Historic Preservation Element, (3) Housing Element, and (4) Mobility Element.

Mayor Petrolia suggested that where it states "a complete street" and "all streets" the following words "where appropriate" be added immediately after.

Mr. Stillings stated staff can add the language and reference "consistent with the City's complete street policy."

Mayor Petrolia made reference to Policy H.C.3. and stated she would like to see golf carts added as well. She commented that when we have the

ability to be able to provide spaces for green vehicles and encourage that type of travel, it takes up less space of parking downtown for the locals. Mayor Petrolia inquired about Policy 3.2.3. (dark sky ordinance). Mr. Stillings explained that a dark sky ordinance is putting in provisions that seek to direct most of the lighting within commercial and residential development downward. Mayor Petrolia made reference to the Healthy Community Element, Policy HCE.

Anthea Giannotes, Principal Planner, stated when they get to the conservation, sustainability and resiliency element, staff has social aspects of resiliency (communication with everybody to ensure people are prepared for natural disasters) in those objectives and staff will look at this again through the lense of healthy community and see if they can beef up some of the healthy community policies in a similar way.

Michelle Hoyland, Historic Preservation Principal Planner, stated the Historic Preservation Task Force came before the City Commission over a year ago and presented requests to the City Commission as an effort to further historic preservation. Ms. Hoyland stated one of those items was to investigate additional historic districts and three of those areas were Frog Alley, Atlantic Avenue, and North Swinton.

A brief discussion between Ms. Hoyland and the City Commission followed.

It was the consensus of the City Commission to direct staff to designate Atlantic Avenue from I-95 to A-1-A as a historic district.

Ms. Hoyland stated Historic Preservation Element Policy HPE 1.5.5 talks about designating trees historic.

A brief discussion between Ms. Hoyland, Mr. Stillings, and the City Commission ensued.

Mayor Petrolia noted that the City Commission completed review of four sections.

It was the consensus of the City Commission to hold a Workshop Meeting on July 2, 2019 at 1:30 p.m. to continue the discussion regarding Always Delray Comprehensive Plan.

There being no further business to discuss, Mayor Petrolia adjourned the Workshop Meeting at 5:28 p.m.