

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

MEETING DATE: December 14, 2020

MEETING PLACE: VIRTUAL

1. CALL TO ORDER

The meeting was called to order by Chairman Christopher Davey at 6:00 P.M.

2. ROLL CALL

A quorum was present.

Members Present: Christopher Davey (Chairman), Rob Long (Vice Chairman), Joy Howell (2nd Vice Chairman), Julen Blankenship, Allen Zeller, and Max Weinberg.

Members Absent: Alessandro DeAngelis

Staff Present: Anthea Gianniotis, Development Services Director, Amy Alvarez, Principal Planner; William Bennett, Asst. City Attorney, Rebekah Dasari, Senior Planner; Elizabeth Eassa, Senior Planner, and Ashley Cacicedo, Acting Board Secretary.

3. MINUTES

January 27, 2020

February 24, 2020

June 15, 2020

Motion to approve the meeting minutes by Julen Blankenship and seconded by Joy Howell.

ALL IN FAVOR 6-0.

4. APPROVAL OF AGENDA

Motion to approve the December 14, 2020 agenda made by Joy Howell and seconded by Allen Zeller.

ALL IN FAVOR 6-0.

5. SWEARING IN OF THE PUBLIC

Chairman Christopher Davey read the Quasi-Judicial Rules for the City of Delray Beach and Ms. Cacicedo swore in all who wished to give testimony.

6. COMMENTS FROM THE PUBLIC (Comments left via a voicemail message)

None

7. PRESENTATION

None

8. LEGISLATIVE ITEMS

A. LDR Amendment, Linton Commons Overlay (2021-016): Provide a recommendation to the City Commission on Ordinance No. 01-21, a privately-initiated text amendment to the Land Development Regulations (LOR) Section 4.3.4, Base Development Standards; Section 4.4.12, Planned Commercial (PC) District; Article 4.5, Overlay and Environmental Management Districts; and Article 4.7, Family / Workforce Housing, to establish the Linton Commons Overlay District and provide supporting regulations related to workforce housing requirements and height allowances within the overlay.

Exparte:

None

Rebekah Dasari, Senior Planner, entered the file 2021-016 into the record.

Applicant Presentation

Jordana Jarjura, Esq., Menin Development

Staff Presentation

Rebekah Dasari, Senior Planner, presented the project through a Power Point presentation.

Staff Comments

None

Board Comments

Mr. Zeller stated that he was happy that all 3 income categories are included in the workforce housing set-aside. Section 7 of the proposed ordinance establishes the 20% workforce housing as available for very low, low, and moderate income levels, but does not specify the location. The conditional use request indicates that the workforce housing will be on site. He asked if the requirement that the workforce units be located on-site can be included in the ordinance.

Ms. Jarjura is not opposed to it being a part of the text amendment.

Mr. Zeller stated that until tonight the board has not had an opportunity to see the site plan.

Mr. Zeller would like to see the site plan that will be presented to the Commission.

Ms. Jarjura indicated that she agrees to the changes proposed by the board, but not to go back before the Planning and Zoning Board for them to make a recommendation on the site plan.

Mr. Weinberg asked staff if the overlay district only pertains to this project.

(At this point in the meeting, the audio was not available)

Motion to approve the Linton Commons Overlay, as amended by the Board to include made by Rob Long and seconded by Joy Howell.

MOTIONED CARRIED 6-0

There was a recess to resolve technical difficulties from 7:40 p.m. – 8:30 p.m. The Planning and Zoning Board reconvened at 8:31 p.m.

9. QUASI-JUDICIAL HEARING ITEMS

A. The Linton (2020-243-USE): 510 West Linton Boulevard. Provide a recommendation to the City Commission regarding three (3) Conditional Use requests (pursuant to Land Development Regulation (LDR) Section 2.4.5(E)) for the property located at 510 West Linton Boulevard to:

1. Allow a free-standing multiple family residential development, pursuant to LDR Sections 4.4.12(0)(1) and 4.4.9(0)(10) (2021-004-USE-PZB)
2. Allow an increase of the maximum density from 12 du/ac to 30 du/ac, pursuant to a proposed amendment to LDR Section 4.7.5 (proposed LDR 4.7.5.d.ii) (2021-046 - USE-PZB)
3. Allow an increase of the maximum allowable height from 48 to 52.5 feet, pursuant to the proposed amendment to LDR Section 4.3.4(J)(4)(b)(i)(7) (2021-047-USE-PZB)

Exparte Communication

Joy Howell: None

Allen Zeller: Drove by property

Rob Long: Drove by property

Julen Blankenship: Drove by property

Max Weinberg: Drove by property

Christopher Davey: Father owns property within 500ft of the proposed site.

Applicant Presentation

Jordana Jarjura, Esq., Menin Development

Staff Presentation

Elizabeth Eassa, Senior Planner, presented the project through a PowerPoint presentation.

Public Comments – *Messages left on the P&Z Comment Line.*

Suzanne and Danny Valos – 950 Lavers Circle

Kathleen Pratt – 950 Lavers Circle

Steve Banks – 1915 Lavers Circle

Staff Comments

None

Board Comments

Ms. Jarjura talked about affordable housing. This is 20% workforce housing dedication project.

Mr. Zeller said that workforce does not bring down property value.

Ms. Blankenship said that she is in favor of the project.

Mr. Long agreed with the rest of the board members.

Mr. Weinberg said he is happy with the project.

Mr. Davey said that this project will be a benefit to the community.

Rebuttal

Jordana Jarjura had no rebuttal.

Motion approval to allow a free-standing multiple family residential development, pursuant to LDR Sections 4.4.12(0)(1) and 4.4.9(0)(10) (2021-004-USE-PZB) made by Allen Zeller and seconded by Max Weinberg.

MOTION CARRIED 6-0

Motion approval to allow an increase of the maximum density from 12 du/ac to 30 du/ac, pursuant to a proposed amendment to LDR Section 4.7.5 (proposed LDR 4.7.5.d.ii) (2021-046 -USE-PZB) made by Allen Zeller and seconded by Joy Howell.

MOTION CARRIED 6-0

Motion approval to allow an increase of the maximum allowable height from 48 to 52.5 feet, pursuant to the proposed amendment to LDR Section 4.3.4 (J)(4)(b)(i)(7) (2021-047-USE-PZB) made by Allen Zeller and seconded by Julen Blankenship.

MOTION CARRIED 6-0

10. REPORTS AND COMMENTS

A. Staff

- Next meeting January 25
- Thanked the board members and presenters for their patience.

B. Board

- Chairman Christopher Davey believed that Linton Commons Overlay would benefit the surrounding area,
- The board members thanked staff for diligently working to resolve the technical issues.

C. Attorney

- No Comments

XI. ADJOURN

There being no further business to come before the Board, the meeting was adjourned at 9:40PM.

The undersigned is the Secretary of the Planning & Zoning Board and the information provided herein is the Minutes of the meeting of said body for **December 14, 2020** 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 Minutes are a record of the proceedings of this Board. The full audio and video recording of these proceedings are available.)