

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

MEETING DATE: March 15, 2021

MEETING PLACE: **Virtual Meeting**
<https://delraybeach.legistar.com/Calendar.aspx>

1. CALL TO ORDER

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

2. ROLL CALL

A quorum was present at call to order.

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

Note: Max Weinberg arrived at the meeting at 6:30 P.M.

Members Absent: None

Staff Present: Amy Alvarez, Principal Planner; William Bennett, Assistant City Attorney; Brian Ruscher, Transportation Planner; Debora Slaski, Senior Planner; and Diane Miller, Board Secretary.

3. APPROVAL OF AGENDA

Motion to approve the March 15, 2021 agenda made by Joy Howell and seconded by Julen Blankenship.

ALL IN FAVOR 5-0

4. MINUTES

September 21, 2020

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

ALL IN FAVOR 5-0.

CORRECTION-With the vote to select a Chairman, the vote was 5-2 and not 7-0.

October 19, 2020

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

ALL IN FAVOR 5-0

November 16, 2020

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

ALL IN FAVOR 5-0

CORRECTIONS- Exparte for Mr. Zeller, he did not speak to Mr. Costello, but he did visit the site; Misspelling on Page 7 of Julen Blankenship's name.

5. SWEARING IN OF THE PUBLIC

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

6. COMMENTS FROM THE PUBLIC

None

Introduction of Assistant City Manager

Amy Alvarez, Principal Planner, introduced the new Assistant City Manager, Duncan Tavares, to the Board.

7. PRESENTATION

A. Florida Bicycle Month Activities in March: Presentation on Florida Bicycle Month and the proclamation adopted by the City Commission on March 2, 2021.

Planner: Brian Ruscher, AICP, Transportation Planner.

Brian Ruscher, Transportation Planner, presented through a Microsoft PowerPoint.

8. QUASI-JUDICIAL HEARING

A. PopStroke (2021-088): Provide a recommendation to the City Commission on a Conditional Use request to establish a miniature golf course containing two 18-hole courses on a 3-acre site located at 1314 North Federal Highway.

Authorized Agent: Michael J. Covelli, Covelli Design Associates, Inc.

Planner: Debora Slaski, Senior Planner

Debora Slaski, Senior Planner, entered the File No. 2021-088 into the record.

Exparte Communication

Julen Blankenship. Spoke to staff, spoke to the City Attorney, and drove by the site.

Joy Howell. Spoke to another golf course owner and drove by the site.

Allen Zeller. Visited the site.

Rob Long. Went to the Port St. Lucie site.

Chris Davey. Drove by the site.

Applicant Presentation

Mike Covelli, Covelli Design, provided a presentation and overview of the request.

Staff Presentation

Debora Slaski, Senior Planner, presented the project through a PowerPoint presentation.

Public Comments

Perry Evert, 265 NE 13th Street
Pat Rursello, 829 Lake Avenue N
Debora Sherman, 831 Lake Avenue N
Alyise Johnson (Puttin Around), SE 7th Avenue
Susan Miller, 260 NE 14th Street
Zolton Gyorffy, 1010 NE 18th Avenue
Anthony Fasciani, 727 S. Lake Avenue
Rene Nowyin, 713 S. Lake Avenue
Dorene Aker, 920 St. George Blvd.
Cindi Jacobs, 264 NE 13th Street
Timothy Sullivan, 831 Lake Avenue N.

Rebuttal/Cross Examination

Mike Covelli. Traffic, some problems but not from this new project.
Traffic is not a problem during peak hours.
In regard to entrances, there are two with controlled access.
Parking will be at the north part of the property.
Hours for lights, they are off at 11:00pm.
This is a family orientated facility.
Restaurant is small and kiosk in the middle of the property.
Landscaping will be shade trees with a 20-foot spread.
Fence will have a hedge around it.
There is a noise ordinance that will be adhered to.
Puttin Around has given their consideration to our project.

Debora Slaski stated that development across the street (St. George) is the same zoning district - General Commercial (GC).

Board Discussion

Joy Howell. What is the lighting height? What would the cutoffs be?

- Mike Covelli. The height about 16-20 feet and LED lights and will have mature landscaping for the cutoffs.

Julen Blankenship. Will the leader board be on the roof? How tall will the interaction boards be? Concerned about the safety issue of these interaction boards for motorist.

- Mike Covelli. No roof top boards but interaction boards will be around the interior of the course. The board will not be any taller than 6 feet tall and they will not be on the buildings.

Max Weinberg. Will TV monitors be visible from Dixie Highway or Federal Highway? How many screens?

- Mike Covelli. Hedges will block the monitors. There will be 3 screens and they would not be visible from Dixie and there will be a tremendous amount of landscaping.

Allen Zeller. Is there going to be a PA System? Can they not have music outside? Mike Covelli. No PA system as everything is run through your phone.

Chris Davey-A conditional use at this time does not require a landscaping or lighting plan.

- Mike Covelli-The fence is going to be decorative and heavy hedges. Also, speaking with the owner, there will be a PA system with music.

Rob Long. I like the project.

Chris Davey. Is there a limit on fencing? Concerned about the spill over of sound until 11 PM. Can the landscape go to 8 feet?

- Debora Slaski. There is a maximum fence height of 6 feet.
- Mike Covelli. The hedge can go to 8 feet if the code allows.
- Julen Blankenship. Concerns about the hours of operation and asked for an 11 PM closing time.
- William Bennett. The board cannot limit the hours of the restaurant as it is not part of the conditional use. Only the golf course use is under consideration.
- Chris Davey. Can we limit the conditional use to just the site of the restaurant?
- Amy Alvarez. This conditional use does not run with the land.

Joy Howell. What percent of the trees are on the golf course? Has seen the sign and it seems to be very commercial.

- Mike Covelli. Large shade trees will be in the buffer of each area of the parking lot. The signs are not permitted to have pilings.

Allen Zeller. I understand the landscaping and lighting request but looking to see if we could table this item so they can come back with more details.

Motion to recommend approval with conditions to the City Commission for Conditional Use request (2021-088) for PopStroke to allow a recreational establishment as a miniature golf course containing two 18-hole courses on the property located at 1314 North Federal Highway, by finding that the request is consistent with the Comprehensive Plan and meets the criteria set forth in the Land Development Regulations made by Julen Blankenship and seconded by Rob Long with the conditions as follows:

1. Maximizing the fencing and landscaping on the east and west property line facing the residential areas.
2. Regarding the size height in a location that would not be visible from any adjacent right of way which would be shielded in such a manner as to limit the addition of light pollution.

MOTION CARRIED 5-1

9. LEGISLATIVE ITEMS – CITY INITIATED

A. Official Zoning Map: Provide a recommendation to the City Commission on Ordinance No. 13-21, adoption of the Official Zoning Map of the City of Delray Beach.
Planner: Amy Alvarez, AICP, Principal Planner

Amy Alvarez, Principal Planner, entered the file into the record.

Exparte Communication

None

Staff Presentation

Amy Alvarez, Principal Planner, presented the project through a PowerPoint presentation.

The official zoning map was last adopted on June 20, 2017.

Public Comments

None

Board Comments

None

Motion to recommend approval to the City Commission on Ordinance No. 13-21, adoption of the Official Zoning Map of the City of Delray Beach made by Julen Blankenship and seconded by Joy Howell.

MOTION CARRIED 6-0

10. REPORTS AND COMMENTS

A. Staff

- Next Meeting: April 19, 2021. The infrastructure hearing is scheduled for this meeting.

B. Board Attorney. None

C. Board Comments. None

11. ADJOURN.

There being no further business to come before the Board, the meeting was adjourned at 9:00PM.

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 **March 15, 2021** which were formally adopted and APPROVED by the Board on _____.

Diane Miller, Board Secretary

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.)