

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

**MEETING DATE:** December 17, 2018

**MEETING PLACE:** Commission Chambers, City Hall

**I. CALL**

The meeting was called to order by Planning & Zoning Chair Robin Bird at 6:00 P.M.

**II. ROLL**

A quorum was present. Members present were Christina Morrison, Rob Long, Jim Knight, Julen Blankenship and Robin Bird. Absent were Jay Jacobson and Kevin Osborn. Staff present was William Bennett, Assistant City Attorney, Jasmin Allen, Senior Planner, Anthea Gianniotis, Principal Planner, Margorie Craig, Utilities Director, Amy Alvarez, Senior Planner, and Diane Miller, Board Secretary.

**III. MINUTES** - None

**IV. APPROVAL OF AGENDA**

**Motion** to approve the Agenda for December 17, 2018, was made by Christina Morrison and seconded by Jim Knight.

**ALL IN FAVOR**

**V. SWEARING IN OF THE PUBLIC**

Robin Bird read the Quasi-Judicial Rules for the City of Delray Beach and Diane Miller swore in all who wished to give testimony.

**VI. COMMENTS FROM THE PUBLIC**

None

**VII. ACTION ITEMS**

**A. Bylaws of Planning and Zoning**

**MOTION** to recommend approval to the City Commission of the Bylaws of the Planning and Zoning Board made by Christina Morrison and seconded by Jim Knight.

**MOTION CARRIED 5-0**

**VIII. PUBLIC HEARING ITEMS**

**B. East Atlantic & SE 3<sup>rd</sup> Avenue** Provide a recommendation to the City Commission regarding a privately-initiated Future Land Use Map (FLUM) amendment from Community Facilities (CF) to Commercial Core (CC) and Rezoning from Community Facilities (CF) District to Central Business (CBD) District, for a 0.433 acre parcel of land located at the southwest corner of East Atlantic Avenue and SE 3<sup>rd</sup> Avenue.

**Exparte** - None

**Staff Presentation**

Jasmin Allen entered the project files into the record, 2019-004 & 2019-005.

**Applicant Presentation**

Christine Balaski, Attorney for the applicant.

**Board Comments**

Christina Morrison – Commented on a map correction; error on the parcel boundaries.

**Public Comments**

Jordana Jarjura- 250 NE 5<sup>th</sup> Avenue

Rita Devona-Did not sign in. No address available.

**City Attorney Comments**

Mr. Bennett clarified that the mailing from the City was in compliance.

**Applicant Comments** - None

**Motion** to recommend **APPROVAL** for the *FLUM Amendment* was made by Christina Morrison and seconded by Jim Knight, with correction:

- FLUM Map be corrected
- Staff to check on mailing before sending to City Commission.

**MOTION CARRIED 5-0**

**E. Atlantic & SE 3<sup>rd</sup> Avenue-REZONING**

**Exparte** – None

**Applicant**

Christina Balaski, Attorney for the applicant. Re-entered the presentation that was used for the FLUM request.

**Staff Presentation**

Jasmin Allen presented the project through a Power Point presentation.

**Public Comment**

Jordana Jarjura – 250 NE 5<sup>th</sup> Avenue.

Objection to the mailing.

**Applicant** – None

**Board Comments**

Christina Morrison – Commented on Building Height

**Motion** to recommend **APPROVAL** to the City Commission for the *Rezoning* was made by Christina Morrison and seconded by Jim Knight, with condition: Staff will check on the mailing issue before the request goes to City Commission.

**MOTION CARRIED 5-0**

**IX. LEGISLATIVE ITEMS**

C. Comprehensive Plan Amendment – Public Facilities Element

**Exparte** – None

**Staff Presentation**

Anthea Gianniotis entered the file into the record.

**Public Comments**

Joy Howell-Did not sign in

**Board Comments**

Robin Bird-Drainage easement

Christine Morrison-Re-Claimed Water

Jim Knight-Parking Garage, elevator not working.

**Motion** to recommend **APPROVAL** to the City Commission for the Comprehensive Plan Amendment – Public Facilities was made by Christina Morrison and seconded by Jim Knight, with recommendation:

- Policy Easement
- Engage the public
- Recommendation to move City Hall

**MOTION CARRIED 5-0**

## **B. Comprehensive Plan Amendment – Capital Improvements Element**

### **Staff Presentation**

Anthea Gianniotis entered the file into the record

**Public Comments** – None

### **Board Comments**

Robin Bird – Wi-Fi very slow in the City

Christiana Morrison – City Commission stream very bad quality.

**Motion** to recommend **APPROVAL** to the City Commission for the Capital Improvement Element was made by Jim Knight and seconded by Christina Morrison,  
**MOTION CARRIED 5-0**

## **C. Ordinance 03-19, LDR Amendment**

### **Staff Presentation**

Amy Alvarez entered the file into the record (2018-213)

1<sup>st</sup> reading will go to City Commission on January 15.

**Public Comments** – None

### **Board Comments**

Christine Morrison-asked if the beach property was reviewed by the neighborhood?

Response-No

**Motion** to recommend **APPROVAL** to the City Commission for the Ordinance 03-19, LDR Amendment was made by Jim Knight and seconded by Rob Long with correction:

- Meet with neighborhoods before courtesy notices are sent out.

**MOTION CARRIED 5-0**

## **IX. REPORTS AND COMMENTS**

Next meeting – January 28, 2019

Jasmin Allen Retirement – December 20, 2018

**ADJOURN**

There being no further business to come before the Board, the meeting was adjourned at 8:45pm.

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 17, 2018** which were formally adopted and approved by the Board on **March 25, 2019**.

***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 at:*

*[www.mydelraybeach.com/city-commission/av](http://www.mydelraybeach.com/city-commission/av) or a digital copy may be purchased at City Hall.)*