

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

MEETING DATE: May 20, 2019

MEETING PLACE: Commission Chambers, City Hall

1. CALL

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

2. ROLL

A quorum was present. Members present were Christina Morrison, Rob Long, Jim Knight, Julen Blankenship, Jay Jacobson, Kevin Osborn, and Robin Bird. No one was absent. Staff present was William Bennett, Assistant City Attorney, Anthea Gianniotis, Principal Planner, Christine Stivers, Senior Planner, Amy Alvarez, Senior Planner, Rebekah Dasari, Senior Planner, and Diane Miller, Board Secretary.

3. MINUTES – 2/25/2019 & 3/25/2019

Motion to approve the Minutes of February 25, 2019 and March 25, 2019 with minor corrections, was made by Jim Knight and seconded by Jay Jacobson.

ALL IN FAVOR

4. APPROVAL OF AGENDA

Motion to approve the Agenda for May 20, 2019, was made by Christina Morrison and seconded by Kevin Osborn.

ALL IN FAVOR

5. 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.

6. COMMENTS FROM THE PUBLIC

Jerry Office – 3933 Lone Pine Road

7. PRESENTATION – Annual Infrastructure Improvement

Major Topics

(Round #1)

- Roads
- Sidewalks
- Street Lightening
- Bridges
- Flooding & Stormwater
- Sea Wall
- Trolley

(Round #2)

- Tennis Center
- Street Marking
- Swinton Avenue

Christina Morrison – She asked if the cap on the budget for 20-23 was firm.

Jay Jacobson – He thought the disrepair of the day to day things. Not general maintenance.

Let the record show that Julen Blankenship arrived at the meeting at 6:22pm

Public Comments

James Quillen – 925 SE 2nd Avenue

Ken Ropp – 217 SE 3rd Avenue

Board Comments

Jim Knight – Federspiel Garage – Elevator still not working

Christina Morrison – Communities that might not be addressed. Verona Woods and Shadywoods have issues with flooding.

Jim Knight – Money from parking to be used for garage maintenance.

Julen Blankenship – Fix elevator.

Motion to **APPROVAL** the Annual Infrastructure by Kevin Osborn and seconded by Christina Morrison

MOTION CARRIED 7-0

8. QUASI-JUDICIAL HEARING

A. Townhomes at 214 4th (2019-011): Consideration of the Preliminary Plat and Certification of the Final Plat for the Townhomes at 214 4th development consisting of five fee simple townhouses.

Exparte: None

Staff Presentation

Christine Stivers, Senior Planner entered the file into the records (2019-011)

Applicant Presentation

Lenny Smith - Agent

Public Comments

Pearl (cannot hear what she is saying on the recording)

Board Comments

Christina Morrison – Wants to make sure that the cars will not be entering from 4th.

Motion to recommend the approval of the Preliminary Plat and certification of the Final Plat for Townhomes at 214 4th, by adopting the findings of fact and law contained in the staff report, and finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in the Land Development Regulations Section 2.4.5(J)(Major Subdivisions), Section 3.2.3 (Standards for Plat Actions) and Section 3.1.1 made by Jim Knight and seconded by Christina Morrison

MOTION CARRIED 7-0

9. LEGISLATIVE ITEMS – CITY INITIATED

B. Ordinance No. 17-19, CBD Required Retail Exception: Provide a recommendation to the City Commission regarding Ordinance No. 17-19, a City-initiated amendment to the Land Development Regulations, Section 4.4.13 “Central Business District,” subsection 4.4.13(C)(3)(b), to provide exception to the retail requirement within the Central Core and Beach Sub-districts for properties that have 80 percent or more of frontage at a setback of 25 feet or greater.

Staff Presentation

Anthea Gianniotis, Principal Planner entered the file into the records.

Public Comments - None

Board Comments

Jim Knight – Do we hold up any business from coming into that area.

Christina Morrison – Setbacks in Pineapple Grove.

MOTION to recommend Approval to the City Commission of Ordinance No. 17-19, a City-initiated amendment Land Development Regulations, Section 4.4.13 “Central Business (CBD) District,” subsection 4.4.13(C)(3)(b) to provide a basis for exceptions to the retail requirement within the Central Core and Beach Sub-districts, by adopting the findings of fact and law contained in the staff report and finding that the amendment and approval thereof is consistent

with the Comprehensive Plan and meets the criteria set forth in LDR Section 2.4.5(M).by Kevin Osborn and seconded by Jay Jacobson

MOTION CARRIED 7-0

10. REPORTS AND COMMENTS

A. Staff

- Introduction of Rebekah Dasari, new Senior Planner.
- Cancel June Meeting
- Next meeting, July 15

C. Board

Robin Bird-Talked about his project.

D. Attorney – No Comments

11. ADJOURN

There being no further business to come before the Board, the meeting was adjourned at 7:30pm.

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 **May 20, 2019** which were formally adopted and APPROVED by the Board_____

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 or a digital copy may be purchased at City Hall.)