

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

MEETING DATE: February 24, 2020

MEETING PLACE: Commission Chambers, City Hall

1. CALL TO ORDER

The meeting was called to order by Kevin Osborn at 6:00 P.M.

2. ROLL CALL

A quorum was present.

Members Present: Kevin Osborn (Chairman), Rob Long (Vice Chairman), Joy Howell (2nd Vice Chairman), Juli Casale, Julen Blankenship, Alex DeAngelis, and Daniel Stepner.

Members Absent: None

Staff Present: Amy Alvarez, Principal Planner; William Bennett, Asst. City Attorney, Rebekah Dasari, Senior Planner; Kent Walia, Senior Planner and Diane Miller, Board Secretary.

3. MINUTES

MOTION to approve minutes for October 21, 2019 was made by Daniel Stepner and seconded by Julen Blankenship

ALL IN FAVOR

4. APPROVAL OF AGENDA

8C - O'Reilly Auto Parts (2020-088-FLUM) and (2019-034-REZ) will be postponed to the March meeting. New mailers will take place.

Motion to approve the Agenda with change was made by Daniel Stepner and seconded by Joy Howell

ALL IN FAVOR

5. SWEARING IN OF THE PUBLIC

Kevin Osborn 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

7. PRESENTATION

None

8. QUASI-JUDICIAL HEARING ITEMS

A. Lake Ida Gardens, 126 NE 17th Street (2020-018): Provide a recommendation to the City Commission on a Major Subdivision Plat and associated waivers to reduce the required lot depth.

Exparte Communication

None

Rebekah Dasari, Senior Planner, entered File 2020-018 into the record.

Applicant Presentation

Chris Bernardo – Representing the agent.

Staff Presentation

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

Public Comments

None

Board Comments

Kevin Osborn – The right-of-way of 4 feet', did this happen when the houses were built?

Motion to recommend approval to the City Commission of Resolution 48-20, a request for Lake Ida Garden Plat (126 NE 17th Street), a major subdivision plat with waivers, finding that the request is consistent with the Land Development Regulations, and the policies of the Comprehensive Plan made by Julen Blankenship and seconded by Juli Casale.

MOTION CARRIED 7-0

B. Estates at Ocean Delray (2020-079): Provide a recommendation to the City Commission on a Major Subdivision Plat request for the creation of five single-family lots, and associated waivers to reduce the minimum lot area, lot width, and lot frontage.

Exparte Communication. None

Rebekah Dasari, Senior Planner, submitted File 2020-079 into the record.

Applicant Presentation

Tom Carney - Agent

Staff Presentation

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

Public Comments. None

Board Comments

Alex DeAngelis-Who changed the style of the building? Did you talk to the residence or staff?

Rob Long-The style was a suggestion.

Julen Blankenship-Can we get an example of what they will look like?

Joy Howell-What is the value of the homes?

Alex DeAngelis-Suggestion that townhomes or duplex would fit better.

Motion to APPROVE a recommend to the City Commission for a major subdivision plat with waivers for Estates at Ocean Delray, 1060 Del Harbour Drive, finding that the request is consistent with of the Land Development Regulations, and the policies of the Comprehensive Plan made by Rob Long, seconded by Juli Casale.

MOTION CARRIED 7-0

C. O'Reilly Auto Parts (2020-088-FLUM and 2019-034-REZ): Provide a recommendation to the City Commission for a parcel of land at 14145 South Military Trail on a City-initiated land use map amendment from Transitional (TRN) to General Commercial (GC) and privately-initiated request to rezone from Special Activities District (SAD) to General Commercial (GC).

Exparte Communication. None

Rebekah Dasari, Senior Planner, submitted File 2020-088-FLUM and 2019-034-REZ into the record.

Applicant Presentation

Mike Covelli – Covelli Design - Agent

Staff Presentation

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

Public Comments

Bill Hooks – 2070 High Point West

Board Comments

Rob Long-Have seen the project and it looks good.

Juli Casale-Thinking that this project should be commercial.

MOTION to APPROVE a recommend to the City Commission for the rezoning from Agricultural (A) to Single-family Residential (R-1-A) for the subject property located at 3827 West Atlantic Avenue (Delray Garden Center), by finding that the request and approval thereof is consistent with the Comprehensive Plan and meets the applicable criteria set forth in the Land Development Regulations made by Julen Blankenship and seconded by Rob Long.

MOTION CARRIED 6-1, Juli Casale dissenting

9. REPORTS AND COMMENTS

A. Staff

- Next meeting March 16th

B. Board

- No Comments

C. Attorney

- No Comments

XI. 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 **February 24, 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)