

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

**MEETING DATE:** July 19, 2021

**MEETING PLACE:** Commission Chambers

**1. CALL TO ORDER**

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

**2. ROLL CALL**

A quorum was present.

***Members Present:*** Chris Davey (Chairman), Julen Blankenship (2<sup>nd</sup> Vice Chairman), Max Weinberg, Allen Zeller, Rob Long (Vice Chairman) and Christina Morrison.

***Members Absent:*** Joy Howell

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

**3. APPROVAL OF AGENDA**

**Motion** to approve the July 19, 2021 agenda made by Julen Blankenship and seconded by Rob Long.

**MOTION CARRIED 6-0**

**4. MINUTES**

None

**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 (LIMITED TO 3 MINUTES)**

None

## **7. PRESENTATION**

None

## **8. ACTION ITEMS**

**A.** Planning and Zoning Board Bylaws: Review of the Planning and Zoning Board Bylaws; a recommendation will be made to the City Commission for re-adoption. William Bennett presented the bylaws and highlighted the major change that applicants and staff are limited to 20 minutes for their presentations.

**Motion** to approve the Planning and Zoning Board Bylaws adopted by the Delray Beach city Commission on March 25, 2021 made by Christina Morrison and seconded by Julen Blankenship.

**Motion Carried 6-0**

## **9. QUASI-JUDICIAL HEARING ITEMS**

**A. Cocoplum Nature Center (2021-169):** Provide a recommendation to the City Commission regarding a Conditional Use request to allow a private educational facility containing a maximum of 36 students on the property located at 342 North Swinton Avenue.

Authorized Agent: Jeffrey C. Lynne, Esq.; jlynne@bmulaw.com

Planner: Debora Slaski, Senior Planner; slaskid@mydelraybeach.com

Debora Slaski, Senior Planner, entered the File No. 2021-169 into the record.

### **Exparte Communication**

No board members have exparte communication.

### **Applicant Presentation**

Melanie Stafanovic - Owner

### **Staff Presentation**

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

### **Public Comments**

Alex Talbott-Pastor at Cason United Methodist Church – Stated that the project will be an asset to the community.

### **Rebuttal**

Melanie Stefanovic-Stated that a traffic study has been submitted to Palm Beach County.

### **Board Comments**

Allen Zeller and Christina Morrison expressed concern about stacking during the day (school drop-off and pick-up) and it would seem to eliminate the ability to use some of the parking. Melanie Stefanovic commented that the cones blocking the parking spaces within the stacking area will remain throughout the day, for the hours of use by the school, and will be removed at night and on the weekends. Melanie Stefanovic also noted that the drop off time will only be for an hour.

**MOTION** to move a recommendation of approval to the City Commission for a Conditional Use request (2021-169) for Cocoplum Nature School to allow a private educational facility containing a maximum of 36 students on the property located at 342 North Swinton Avenue, 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.

**AMEND** the motion to require that the Traffic Performance Standards letter is issued by Palm Beach County prior to consideration by the City Commission.

**MOTION AMENDED BY** Julen Blankenship and seconded by Rob Long.

**MOTION CARRIED 6-0**

*Allen Zeller left the meeting at 6:47pm*

### **10. LEGISLATIVE ITEMS**

**A. Domestic Animal Services (2021-144):** Provide a recommendation to the City Commission on Ordinance No.17-21, a City-initiated request to amend the Land Development Regulations (LDR) to adopt specific regulations for domestic animal services, which includes veterinary clinics, pet services, and pet hotel and shelter establishments, and to identify those zoning districts where domestic animal services are allowed as a principal use or as a conditional use.

Planner: Debora Slaski, Senior Planner; [slaskid@mydelraybeach.com](mailto:slaskid@mydelraybeach.com)

Debora Slaski, Senior Planner, entered the File No. 2021-144 into the record.

### **Staff Presentation**

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

### **Public Comments**

Mathew Scott – 14 SE 14<sup>th</sup> Street – (Email was read into the record) Mr. Scott represents Barkingham Palace, who is supported of the amendment.

Jennifer Roselli – 820 SE 5<sup>th</sup> Avenue – Played a video highlighting Beach Dog.

Jennifer Grasso – 235 NE 1<sup>st</sup> Street – Complimented Beach Dog on their great customer service.

Alexander Bader – 3015 S. Ocean, Highland Beach – The service at Beach Dog is an invaluable service.

Gale McDermott – 721 SE 3<sup>rd</sup> Street – The service at Beach Dog is a necessity to the community.

Jenny Rizodi – Uses Beach Dog and has seen a change in character of her dog.

Nichole Pelslog– Manager at Beach Dog.

Glen Kaufman – Brings his dog to Beach Dog and it receives very good care.

Randy Goldberg – 151 NW 1<sup>st</sup> Avenue – Works in Delray Beach and Beach Dog has a great environment.

Jennifer Arnamento – 60 Palm Square – Spoke in support of Beach Dog.

Michael Mclaughlin– Boca Raton, Florida – Takes his animal to Beach Dog; it receives good care.

Allison Robinson – Worked at Beach Dog and spoke in support of it.

James Quillian – 925 SE 2<sup>nd</sup> Avenue – Feels there is a lack of communication regarding the proposed LDR amendment.

Elizabeth McHugh – 732 SE 3<sup>rd</sup> Avenue – Stated her dog goes to Beach Dog and she does not hear any barking.

Dr. Ben Carter – 836 SE 5<sup>th</sup> Avenue – Expressed support for Beach Dog.

Ann Roselli – 710 NW 1<sup>st</sup> Avenue – Beach Dog is good for the community.

Terry Burman – 2944 Needham Court, Andover – Uses Beach Dog; and states that it provides great service.

### **Board Comments**

Ms. Blankenship has a concern with the zoning of Beach Dog and would think it should be a conditional use especially with outdoor uses. With the different areas of concern, Mr. Long asked if the business could continue to be operating while they went through the Conditional Use process. Mr. Bennett, Asst. City Attorney stated that Beach Dog is an active Code Enforcement case, and their goal is to achieve compliance. Mr. Davey asked what the parking requirement for the veterinarian on SE 5th Avenue is. Ms. Slaski said that Planning & Zoning did a similar review with Barkingham and they did not have enough parking spaces but, as they are an established business, they were allowed to ask for a parking reduction to SPRAB. Mr. Davey stated that there appears to be a board consensus on the need to provide use-specific regulations that allow the operation of domestic animal services without negatively impacting residential neighborhoods.

**Motion** to recommend approval to the City Commission of Ordinance No. 17-21, to amend the Land Development Regulations to adopt specific regulations for domestic animal services and to identify those zoning districts where domestic animal services are allowed as a principal or conditional use, by finding that the amendment and approval thereof is consistent with the Comprehensive Plan and meets the criteria set forth in Land Development Regulations made by Max Weinberg and seconded by Julen Blankenship.

**MOTION CARRIED 5-0**

## **9. REPORTS AND COMMENTS**

### **A. Staff (Amy Alvarez)**

The next PZB meeting August 16, 2021.

This is Debora Slaski's last meeting, as she has accepted a position in another jurisdiction.

Ordinance No. 10-21 – Board Sponsorship Amendment is going to 2nd reading on August 10th.

LEED Ordinance is scheduled for 2nd reading on August 10th.

### **B. Attorney**

No comments.

### **C. Board Members**

Max Weinberg said that when people speak at the meetings, the sound that comes across is very clear on YouTube, but not through the speakers in the Commission Chamber. He asks if staff can look at ways to improve the sound quality.

Max Weinberg – How can we make recommendations to the City Commission. Mr. Bennett said one way was to make a motion and then draft a letter to City Commission.

## **10. ADJOURNMENT**

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 July 19, 2021, which were formally adopted and APPROVED by the Board on February 28, 2022.

**ATTEST:**

  
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CHAIR

  
\_\_\_\_\_  
BOARD SECRETARY

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