

MINUTES OF THE PLANNING AND ZONING BOARD

PUBLIC HEARING/REGULAR MEETING

CITY OF DELRAY BEACH
DELRAY BEACH, FLORIDA

MEETING DATE: April 15, 2013

LOCATION: CITY COMMISSION CHAMBERS

MEMBERS PRESENT: Clifford Durden, Connor Lynch, Derline Pierre-Louis, Thuy Shutt ,
Craig Spodak and Gerry Franciosa

MEMBERS ABSENT: Jan Hansen

STAFF PRESENT: Mark McDonnell, Scott Pape, Terrill Pyburn (Asst. City Attorney)
and Diane Miller

I. CALL TO ORDER:

The meeting was called to order by the Chair, Mr. Lynch at 6:00 p.m. Upon roll call it was determined that a quorum was present.

II. MINUTES:

Motion made by Mr. Franciosa, seconded by Mr. Durden, to postpone the approval of the February 25, 2013 for more details on Delray Marketplace (Ralph Buick Dealership) and approved 6-0.

Chair Mr. Lynch read the Quasi-Judicial Rules for the City of Delray Beach and Ms. Miller swore in all who wished to give testimony on any agenda item.

Mr. Lynch said that one of the items on the agenda, 6B [*Privately initiated amendment to the Land Development Regulations Sections 4.4.24(B), 4.4.24(C), and 4.4.24(F) to include Lots 16-18, Less the South 75 Feet thereof, Block 69 with those properties zoned OSSHAD (Old School Square Historic District) and to which the "Permitted Uses" of 4.4.13(B), "Accessory Uses" of 4.4.13(C), and "Development Standards" 4.3.4(J)(4)] of the CBD (Central Business District) zoning district are allowed excluding exceptions to height provided in LDR Section 4.3.4(J)(4). is a request for postponement. It has been advertised so it needs to be postponed to a date certain. Request is May 20th. Mr. McDonnell said that based on the letter request from the applicants representative for the text amendment.*

Mr. Franciosa makes a motion requesting a postponement of Item 6B, privately initiated amendment to the Land Development regulations to a date certain of May 20th.

Motion by Mr. Franciosa, seconded by Ms. Shutt. Said motion passed with a 6-0 vote.

III. COMMENTS FROM THE PUBLIC

Christina Morrison – 2809 Florida Blvd.- Commercial Realtor - There is a rumor circulating around the county that Delray Beach is very hard to deal with when it comes to getting building permits. If a builder comes to us with no waivers, no conditional use, etc. they just breeze right through. But that is not the message that is getting out. The message is that you come to Delray and we make you go through many committees, they tear you apart, and they make you change, and that is true because we allow these builders to come with multiple waivers and variances. We only have so many staff members and so many hours in a day, why do we allow them to come to us with waivers. Other cities do not have waivers; you abide by the LDRs and building rules. In order not to get a bad name in our city, we need to update our LDRs and procedures. We are being left in the dust by Palm Beach Gardens, Jupiter, West Palm Beach and we need to re-write the LDRs. Please, let's work together and re-write the LDRs.

Jim Smith – SAFE – The SAFE program encourages the board to rewrite the LDRs. We don't need these Planning and Zoning meetings to go to midnight with a crowd of people here speaking. We need to update all of this and make your decisions quicker. We need to be encouraging green sustainability in our town. We need to take some of the cars off the street...that is what SAFE is trying to do. We want to walk and bicycle around town, we don't want to drive. We don't have the infrastructure; we need the money in order to build the infrastructure. We need the City to appoint a task force to review the LDRs. I would like to ask the board when the infrastructure will be done. Is it going to be done at a Town Hall Meeting or is the board going to do it.?

Mr. McDonnell replied that we were going to wait until we got direction from the City Commission and City Manager regarding the infrastructure.

Dr. (Vick) Kirson – President of Tierra Verde, Delray Beach. Dr. Kirson went through some history of the board and gave the board his comments on some of the projects here in Delray Beach. He mentioned the issues of height and density and how we are not Chicago and Philadelphia, we don't want large buildings, and we are looking for it to stop now.

Alice Finst – 707 Place Tavant, Delray Beach – I have lived here in Delray Beach for over 40 years and you could walk downtown and enjoy the avenue. We have had a big transition in the last 15 years, and I really think at the time that the LDRs were changed to encourage the development; it was the right thing to do as were begging people to come to the town. I don't think we have to do that anymore, and we should go back to the old rules and promote that we change the LDRs so that people are not coming to us with 15 or so variances so that we can go back to a visual, livable life.

PRESENTATION

A. Art in Public Places

Presentation by Elayna Toby Singer, Palm Beach County Art in Public Places Administrator

There was a presentation by Ms. Elayna Toby Singer, the Palm Beach County Public Art Administrator who stated she was at this meeting because of the inter-local agreement between the County and the City of Delray Beach. She said the City has hired the County to have her present to the Board, as part of the Public Art Master Planning process. She said this is part of the second inter-local agreement between the City and the County.

Ms. Singer said in May, 2012 they had completed a six (6) month assessment of the City's public art program. She said this was a City-wide effort involving hundreds of stakeholders including the City and the CRA and they found that the City's program had been successful on an ad hoc basis. Ms. Singer said that if it was more strategic it could better leverage public art to its greater economic and community benefits. She said in the Downtown Master Plan, the Cultural Plan the strategic plans and in the Public Arts Ordinance it is recognized that public art relates to neighborhood and facility beautification as well as cultural and arts vibrancy, economic growth and community unity. However, she stated, they also found that although the City's Public Arts Ordinance exists, there is no Public Arts Master Plan and almost no public arts policies and procedures and the City is really not operating according to the National Best Practices and there is no one person dedicated to facilitating public art for the City.

Ms. Singer said, as a result of the assessment last May, the City Commission endorsed another inter-local agreement between the County and the City which went into effect in January, 2013 through which she would help facilitate master planning for public art City-wide as well as some policies and procedures. She said this presentation is one of dozens in the first phase that she will be doing, an information exchange which she will be doing for all of the City Boards, the CRA, the strategic business partners, the non-profits and the citizens. Ms. Singer said in the first phase, they will be showing national models of what public art is and how it is used for economic and community benefit. She said she also needs to know what each Board is about and what their purview is and what is their scope of responsibilities.

In the second phase, Ms. Singer she said public art from around the country and around the world would be presented to identify the responsibilities and priorities and what is wanted within the City for public art going forward. She said they would be looking at how the policies, procedures, and budgets make the program work and she stated after these are established in the Master Plan. She went on to discuss different types of artists and said a public artist is part of a design team which is responding to the design constraints and to the community needs and, of course, to a budget.

Ms. Singer advised that around the country there are over five hundred (500) public arts programs and that the State of Florida has over sixty (60) and said the funding for this program for the City is through a one point five percent (1.5 percent) allocation from the CIP budget for art integration. She said there are also development teams, private grants, donations, etc. She advised that, nationally, the trend is away from "plop art" which is a sculpture placed in front of a building that may or may not relate to that building or even the community at large, versus a more integrated approach that has a story and is created for a reason. Ms. Singer stated there are various types of artist-led projects such as ones done by an architect or a landscape architect and presented slides showing art features in amenities, seating, bike racks, banners, etc. and said these were all in response to certain criteria that cities or developers had requested. She then presented slides showing more banners, a fence which was also a birdhouse and gateways such as the one currently being installed in Delray.

Ms. Singer continued by saying that all through the country cities are reaping economic and community benefits from investment in public art. She referred to attendance numbers at short term art related events being held throughout the country, such as "Lights on Tampa", and stated they bring revenue into cities through visitors patronizing restaurants, retail shops, bed taxes from tourism, parking revenues and media coverage. She then discussed other types of art related shows that also stimulate economic development and presented several studies that support this.

Mr. Franciosa asked about the maintenance of the art projects. What is the cost of all this.

Ms. Singer said that 1.5% is to be dedicated to public art which has a long list of things that it is supposed to cover. One of the things that were brought out in the assessment is that whether it is maintenance of staffing, this is currently not the way the City is being operating. This process is not only what we are looking at but what we are addressing.

Mr. Franciosa mentioned as an example that there is art on 2nd Avenue and who is maintaining that, and some of the other areas.

Ms. Singer responded that these are non-City projects and there is public art throughout the City and looking for the local public to help out with maintenance.

Mr. Franciosa said that we have all this public art and who is going to take care of it, and Ms. Singer totally agreed with the questions and that is what they are assessing.

Mr. Lynch liked what is happening with the arts program and the City is overdue for an Arts Master Plan and would like to see if we could incorporate some of the art into a City event.

Ms. Shutt mentioned that one of the things that need to be looked at is how are these projects funded and maybe a suggestion of funding from sources other than public funds as we are looking at very limited sources from the City or the CRA at this point.

Mr. Durden also agreed that it is a great idea to incorporate the art into our local events.

V. LAND USE ITEMS:

A.Final subdivision plat for Gulfstream Villas, a proposed fifteen (15) lot fee simple townhouse development, located at the southwest corner of Gulfstream Boulevard and Webb Avenue. Quasi-judicial Hearing

Exparte Communication – None

Mr. McDonnell entered project files No. 2013-091-FSP-CCA into the record.

This is a new townhouse development being platted called Gulfstream Villas at Heritage Landings. The subject property is located on the west side of Webb Avenue, south of Gulf Stream Boulevard. The replat will subdivide the subject property into (15) townhouse lots and two tracts (Tracts B-1 and B-2). These tracts provide common open space and additional guest parking for the development. The plat includes a 14.5' general utility easement along the west side of the development and a 5' general utility easement along the east side of the development (adjacent to Webb Avenue). A 5' sidewalk easement identified as a "right-of-way easement has been indicated along Gulf Stream Boulevard. This easement should be relabeled as a sidewalk easement and the dedication language modified accordingly. Two (2) 12' x 42' drainage easements have been provided on Tracts B-1 and B-2 to accommodate exfiltration systems under the guest parking lots.

We will need a traffic concurrency report from Palm Beach County. The applicant needs to submitted a letter from the School District of Palm Beach County indicating that the project meets School concurrence.

Technical comments from the Planning and Zoning and the Environmental Services Departments are attached as Appendix "B", and must be addressed prior to scheduling of the plat for City Commission. While there are remaining comments, they are minor in nature and will not impact the general plat diagram.

Courtesy Notices:

Courtesy notices have been provided to the following groups and neighborhood associations:

- Neighborhood Advisory Council
- Delray Citizen's Coalition

Mr. McDonnell recommends approval of this Plat subject to the applicant addressing the technical comments in Appendix B, scheduled for City Commission.

Applicant's Presentation – Jeff Hodapp, Surveyor of the Project, representing the applicant. He was there to answer any questions that the board might have.

Public Comments – None

Board Discussion - None

Motion/Findings

Move a recommendation of approval to the City Commission of the Preliminary Plat and certification of the Final Plat for **Gulfstream Villas at Heritage Landings**, 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 Section 2.4.5(J) (Major Subdivisions), Section 3.2.3 (Standards for Site Plan and/or Plat Actions) and Section 3.1.1 (Required Findings for Land Use and Land Development Applications) of the Land Development Regulations, subject to the following condition:

That all comments under the Technical Items section, Appendix B, of the report be addressed prior to scheduling the plat for City Commission actions.

Motion by Dr. Spodak, seconded by Ms. Shutt. Said motion passed with a 6-0 vote.

V. PUBLIC HEARING ITEMS:

A. Conditional Use requests allow an increase in density in excess of 30 residential units per acre (77.62 units per acre proposed) and an increase in the building height in excess of 48 feet (60 feet proposed), for **Uptown Delray**, a proposed mixed-use development that includes the demolition of the existing commercial building and removal of the existing parking lot and construction of 163 residential apartment units and 4,270 square feet of retail/office space a 6-story building and 6-level structured parking garage. The subject site is located on the north side of SE 2nd Street between SE 4th Avenue and SE 5th Avenue. Quasi-judicial Hearing

Ex-Parte Communications

Dr. Spodak – The architect, George Brewer contacted me to set up an appointment and I have not yet gotten back to him.

Ms. Shutt received an email.

Mr. Lynch said that a lot of the board members received emails concerning this project and they have been submitted with the staff report. All the emails and/or correspondence have been recorded with the board secretary.

Mr. McDonnell introduced Mr. Pape, Senior Planner on this project. I am here to present, and Mr. Pape is here to answer any detailed questions that you might have.

Mr. McDonnell entered project file No. 2013-030 CCA in the record.

The action before the Board is making a recommendation to the City Commission on the following requests for conditional use approval, pursuant to Land Development Regulations (LDR) Section 2.4.5(E).

- To allow an increase to a maximum height of 60' proposed [LDR Section 4.3.4(J)(4)(b)]; and
- To allow a density exceeding 30 dwelling units per acre (77.62 du/ac proposed) in the Central Business District (CBD) [LDR Section 4.4.13(D) (12)].

The requests are in conjunction with **Uptown Delray**, a proposed mixed-use development, located between SE 5th Avenue and SE 4th Avenue, north of SE 2nd Street (approximately 2.10 acres).

Construction of two six-story buildings. The commercial component of the development consists of 4,270 square feet of retail/office. The residential portion of the development includes 163 dwelling units comprised of 37 efficiency units; 42 one-bedroom units; and 84 two-bedroom units.

One of the things that we look at first is consistency with the Comprehensive Plan and there is one that we have objected is that this development is not compatible to the neighborhoods to the south, Construction of a 6 level parking garage along SE 4th Avenue. This parking garage includes an additional 66 parking spaces that will be set aside for the use of the AT&T property on the west side of SE 4th Avenue.

They are also asking for additional waivers to actually put a parking garage closer to 4th Avenue and we cannot support that.

You will be making a recommendation for two conditional uses: (1) Height and (2) Density. Requirements for the density are workforce housing. is providing a total of 24 workforce units. The development is located in the CBD zoning district, which allows the residential density to exceed 30 units. That criteria is met. The second one is the variation in design to add interest to the elevations and relief from the building mass.

In regards to the garage, there is nothing pedestrian friendly about the garage. It only meets partial design requirements.

The development proposal provides a mix of efficiency, one, and two bedroom dwelling units with numerous floor plans. The proposed development fails to provide a three bedroom product or a multi-level unit. There are 37 efficiency dwelling units, which represents 22.7% of the total dwelling units within the development. The development also includes what the applicant refers to as a one bedroom loft unit. This unit could be considered an efficiency dwelling unit, which would cause the development proposal to become inconsistent with the maximum number of efficiencies allowed. Thus, a condition of approval is attached that modification to the one bedroom loft unit be made to eliminate the small gap in the wall and that the bedroom wall be extended to the finished ceiling. Based upon the above, the intent of this performance standard has been achieved.

It is recommended that additional bike storage lockers be provided and this is attached as a condition of approval. It appears that an optimal location for additional lockers would be under the ramp on the ground floor of the parking garage. Based upon the above, the intent of this performance standard has been achieved provided additional storage lockers are provided.

If approved as conditioned, the proposed development will comply with performance standards (a), (c), (e), (f), (g), and (i). The development proposal does not fully comply with performance standards (b) and (d). Performance standard (h) is not applicable to the property. The recently approved Atlantic Plaza II project was granted 40 dwelling units per acre. The Sofa 1 project was approved with a density of 62.23 dwelling units per acre and the Sofa 2 project was approved with a density of 64.71 dwelling units per acre. The proposed density of the Uptown Delray project is 77.62 dwelling units per acre. The current development proposal contains no special characteristics that would support such an increase of residential density above the other recently approved projects. The most recent project (Atlantic Plaza II) was forced to reduce the residential density from the proposed 51.1 dwelling units per acre to 40 dwelling units per acre. Based on the project's adherence to the performance standards, the proposed density cannot be supported. Further, the project is not compatible in terms of building mass and intensity of use with surrounding development and the application should be denied.

The increase in height is based on or will result in two, or more, of the following:

- (1) That for each foot in height above 48 feet, an additional building setback of two feet is provided from the building setback lines which would be established for a 48-foot tall structure. The additional setback is required from all setback lines (i.e., front, side, and rear) for the portion of the building that extends above 48 feet. In lieu of this setback requirement, buildings in the CBD zone shall adhere to the setback requirements of that district.
- (2) That a minimum of 50% of the ground floor building frontage consist of nonresidential uses (excluding parking).
- (3) That open areas, such as courtyards, plazas, and landscaped setbacks, be provided in order to add interest and provide relief from the building mass.

The CRA reviewed the conditional use requests at its meeting of April 11, 2013. They voted 2-2, so they had no consensus on either of the conditional uses that are being presented.

At its meeting of March 11, 2013, the DDA reviewed the conditional use requests and unanimously recommended approval but expressed concerns with respect to the increased density of the project.

Courtesy Notices:

Courtesy notices have been provided to the following homeowner's associations and interested parties, which have requested notice of developments in their areas:

- Neighborhood Advisory Council
- Jerry Franciosa, Delray Citizen's Coalition
- Chamber of Commerce

Mr. McDonnell recommended denial of both height and density based on findings of the report.

Mr. Franciosa stated the ally way is up against the abandonment. If they don't abandon the ally can they still do the project?

Mr. Lynch answered that this is an independent item.

Mr. McDonnell explained that some to the ally will be part of the project because it will pertain to the cross overs from the parking lot to the units.

Applicant Presentation

Michael Weiner – Attorney – We are going to deal with the ally way at a different time. Mr. Weiner went over the history of the project and a powerpoint presentation. He then introduced Mr. Robert Mathias.

Mr. Robert Mathias – 100 E. Linton Blvd.

When we started the project (garage) we needed 66 parking spaces for the AT & T building. That was one of the first burdens when we started. What we wanted to do is to have green livable court yards. When showing the picture of the building, he was showing that the parking is surrounded by residential or commercial and explain the parking and livable areas. Mr. Mathias continued through his powerpoint presentation.

George Brewer – Architect of the project

The density slows the progress of urban sprawl. The future will demand higher density in helping to preserve our green spaces. A program has been established called LEED (Leadership, Energy, Environmental, and Design). It based on a points system to reward buildings and communities on multiple levels of achievement. In other towns they have been rewarded for have more density. We have exceeded our local landscaping requirements by 50%. This all helps the community.

Michael Weiner

We talk about the Master Plan and that this property is within this plan. This clearly states that increasing residential density is absolutely critical to a healthy Central Core District. The city recognizes the importance of providing housing in close proximity to shopping, employment and transportation and the need to have residential base to support the businesses in the Downtown Area.

We look at favorable recommendation and required findings under Chapter 3 are met: commercial Core is a consistent designation with CBD. Second, concurrency is met and any item that is not documented such as schools, will be documented prior to the issuance of building permits.

As to height, Planning and Zoning does not typically review waivers and we do believe that we meet the requirements for height if waivers are granted. While we stand behind this as a proper approach as to the height issue, we are more than happy to discuss with you ways to meet height without the necessity of a waiver.

Some projects critical to the sustainability of our neighborhood is Pineapple Grove, City Walk, Meridian.

PUBLIC COMMENTS

Bob Ganger – Works in Delray a few blocks from this site.

We had a least 6,000 people that voted for our new mayor and both of them of them said that we have gone too far with conditional use. It has served its purpose for what it has been intended for but the time has come to get back to what we are trying to be.

Ed McCall – 219 N. Swinton Avenue

I am here to ask to deny conditional use on this project. Developer asks for one thing and gets another.

Steve Michael – Tropic Isle

I have a business one block east of this project and I am in favor of this project. I have many employees that do not live in Delray and have to commute and I have a difficult time getting employee to move to Delray because of the lack of housing. They are looking for quality and affordable housing.

Steve Snyder – 115 SE 4th Avenue

My address is the closest to this project. We have not had anyone talk to us as neighbors and we did not know anything about this until a notice was posted. We are opposed to this project for the following reasons:

- It is not compatible to the existing downtown.
- Not compatible to pedestrian friendly
- The building is called “Uptown Delray”, should be classy.
- Will change the character of Delray Beach.

Susan Kraft – 10 Little Club Road

I was not going to speak this evening, but I was shocked when I saw the plans. I am concerned about how small the apartments are. Concerned about the turnover in our town.

Kevin Homer – 319 SE 3rd Avenue

He feels that this is now an unsafe area. The project is right in line of what we need and the real winners will be the residents and the community.

Gail Lee McDermott – 721 SE 3rd Avenue

I grew up in Delray Beach and live in Osceola Park. I am very happy to see that the empty parking lot will disappear. I am not happy with the 6 story building or the parking garage, but things are coming.

Chris Davey – 319 E. Mallory Circle

Live in Mallory Circle and I see the Meridan every morning and it is 30 units per acres. City Walk has almost 100% of commercial and it encourages foot traffic. I think the City has spoken in the last election and increase density is something the citizens do not want.

Carlos Medina – 122 SE 5th Avenue

I am a resident of Delray Beach and I did not know anything about this meeting and I am here about the 3 lot from this project. I am not totally against this project but when I saw how massive this project is, I am really concerned about it.

James Quillian – 925 SE 2nd Avenue

I live in Osceola Park, I am the President of the Association and I find it interesting when I hear how people are trying to care enough about the property south, yet I can't even get the garbage picked up. I have been trying for a month to get trash piles picked up. So we need this project.

Claudia Willis – 160 Marine Way

I have been coming to these meeting for a very long time and all I ask is that everyone follows the rules. For once we are all in agreement. She also talked about Worthing Place and how things cannot be built because of the codes. We need to just follow the rules.

Jim Smith – SAFE

Safe would like to thank Planning and Zoning for a great job done on the staff report. We agree with what they are proposing. But it is about the people that are going to live here. Are they going to get what they expect? That is what we are concerned about.

Christian Morrison – 2809 Florida Blvd.

These are great developers that we have in South Federal. We have 3 & 4 bedrooms down there but when we have more density then we more setbacks. I want to see this area develop, but it is a little to massive and a little too dense.

Benita Goldstein – 302 NE 7th Avenue

I own property in Osceola Park and try to encourage others to move or buy in this area. We need to follow the Master Plan and stick to the rules.

Dr. Vic Kirson – Tierre Verre

We have 61,000 people in 4 x 4 miles of city and with all these mass of buildings where are all these people going to go. We want our city back.

CROSS EXAMINATION/REBUTTAL

Michael Weiner

You have heard that we should stop all conditional use, but the Comprehensive Plan says otherwise. 6 story buildings compared to 3 story building...they have survived. We keep hearing about mass, but single family homes are not a problem.

Mark McDonnell - There seems to be an impression that the city's staff is completely against redevelopment from some of the testimony we have heard. We think that redevelopment will be good for the community just not at this height and not at this density.

BOARD DISCUSSION

Mr. Francisco asked about the 'Revised Plan' and Mr. McDonnell said that he did not have it yet as it has not been submitted.

Mr. Robert Mathias – 100 E. Linton Blvd. Originally we had asked for 6 waivers, but we can mold the project and reduce it to 3 waivers. It doesn't change the project at all it just influences the setbacks.

Mr. Francisco asked why at this time you have come to the board with this plan.

Mr. Robert Mathias replied that they were hoping that the board would let them continue with what they had presented and then go and work with SPRAB.

Mr. Durden asked what was happening with the setbacks of the building. Mr. McDonnell replied that the setbacks were not part of the conditional use or height.

Mr. Pape elaborated on the setback requirements and said that the building has too much building within the setbacks. We have a minimum/maximum within the setbacks and we are trying to get a wedding cake effect, but the builder is not doing that at this point.

Mr. Durden spoke on two concerns that he has, one is density and the second is height. Why do we establish the rules and regulations in the first place if we are not going to use them. If we are going to continue to make exception to the rules and regulations than something needs to be changed.

Dr. Spodak also spoke on the height and density and hears all the comments but feels that buildings like Uptown are making the success of Delray. The City is neither vehicular nor pedestrian but the people driving to Delray on the weekends want to live here and then won't use their cars. Some people are willing to trade a smaller, livable area if you have a walkable downtown.

Ms. Pierre-Louis addressed Dr. Spodak and asked how does this building help with the density?

Dr. Spodak answered that Delray has people that come to the city already.

Ms. Shutt talked about all her concerns about the project and her observation of the project. She said that she is getting a lot of vagueness about the project, and that prevents getting her vote. What we need to be is LEED Certified.

Mr. Lynch wanted to say that the design is a great looking building and thank you. Density is a big issue with 50% of buildings being 1/bedrooms or efficiencies. The density does not reflect the communities, long term sustainability.

Mr. Weiner asked the attorney if the board tabled would the applicant have to come back and open the public hearing, or could we just come back for the purposes of discussing the additional conditions.

Terrill Pyburn said that you would have to open a public hear, because there could be members of the public that would give notice of the new meeting and not able to speak at this meeting.

Motion/Approval

Ms. Shutt moves to postponed this to the May 20th P& Z Board Meeting with direction.

- Not to scale.
- Any deviation you might need.
- The Highlights of the deviation.
- Why are you asking for this deviation?
- Why do you need the increase density?
- What kind of transition have you done to bring the pedestrian scale down?
- Landscaping, are they actually green space.
- LEED Certification. Are you willing to go above and beyond for this.
- Workings of the internal of the building to be adjusted.
- More multi-tenant uses for the commercial.
- Balance the side walk realm.

Motion by Ms. Shutt as follows and seconded by Mr. Durden with discussion. Said motion postponed 6-0 with conditions.

VI.A.i. Abandonment of a portion the sixteen foot wide north-south alleyway lying within Block 102, Town of Delray and extending 244.93 feet north of SE 2nd Street. Quasi-judicial Hearing

Dr. Spodak moves to postponed item VI.A.i to the May 20th P& Z Board Meeting.

Motion by Dr. Spodak as follows and seconded by Mr. Durden. Said motion postponed 6-0.

VII. REPORTS AND COMMENTS:

Board Members

Dr. Spodak ask how we could get this LEED certification in motion.

Mr. Lynch said the best way to go is to go to City Commission to form a task force committee.

Terrill Pyburn said to clarify what Dr. Spodak is saying, is that to go to City Commission and ask them to adopt some sort of Green building initiative into the LDRs. A couple ways this could happen. One, you can discuss it here at P&Z meetings, or go through Diane Miller, and have her send out an email say that Dr. Spodak is going to attend the City Commission meeting in regards to the 'Green Building Initiative', if anyone wants to come please respond to Diane Miller.

Mr. Lynch went into a discussion on revisiting the LDRs with City Commission.

Parking Management Advisory Board (PMAB)

Mr. Franciosa is working on 2nd Avenue and who is going to pay to take down the island near Worthing Park for the current valet service.

Project Updates by Mark McDonnell

Sub-division of SunTrust
36th SW 1st Avenue
Conditional Use for a church

Alley Abandonment – Fairfield Inn
LDR text Amendment
Uptown

ADJOURN

The meeting adjourned at 9:00pm

The undersigned is the Secretary of the Planning and Zoning Board and the information provided herein is the Minutes of the meeting of said body for **April 15, 2013** which were formally adopted and approved by the Board on **June 17, 2013**.

Diane Miller

Diane Miller, Executive Assistant

If the Minutes that 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.