

MINUTES OF THE PLANNING AND ZONING BOARD

PUBLIC HEARING/REGULAR MEETING

CITY OF DELRAY BEACH
DELRAY BEACH, FLORIDA

MEETING DATE: December 17, 2012

LOCATION: CITY COMMISSION CHAMBERS

MEMBERS PRESENT: Derline Pierre-Louis, Clifford Durden, Connor Lynch and Dr. Craig Spodak, Thuy Shutt, Jan Hansen

MEMBERS ABSENT: Gerald Franciosa

STAFF PRESENT: Paul Dorling, Mark McDonnell, Terrill Pyburn and Diane Miller

I. **CALL TO ORDER:**

The meeting was called to order by the Chairman, Mr. Lynch at 6:06 p.m. Upon roll call it was determined that a quorum was present.

Mr. Lynch would like to make a motion. I would like to take Item 4A and move it to B and add an 'A' for a response to the Infrastructure Improvement Items from the City. Motion made by Mrs. Pierre-Louis, seconded by Dr. Spodak and approved 4-0 and so amended.

II. **MINUTES:** No Minutes at this time to approve.

III. **COMMENTS FROM THE PUBLIC:** None

IV. **PUBLIC HEARING ITEMS:**

A. Staff Response to Infrastructure Improvement Items

This response is from the February meeting about Capital Infrastructure – possible improvements.

Randal Krejcarek – City Engineer

Items:

1. Sidewalks in Delray Beach
2. Traffic calming request – A form to be filled out if necessary.
3. Maintenance landscaping – Call the department and they will come out. Will post all information on the web.
4. Bio-fuel – Spoke with our fleet manager and he is not sold on the idea.
 - a. Too expensive
 - b. No storage area
 - c. Engine life not as long as diesel.

Mr. Durden – On the life expectancy, what are the difference and the expense?

Mr. Krejcarek – He has done research and the engine life is just not as long. When speaking to department we did not go into the cost factor.

Mr. Lynch – You are receiving a grant for this?

Mr. Krejcarek – Yes we are and we take every opportunity to go green when spending the public's money.

Mr. Lynch – All information concerning the bio-fuel will be posted on web site.

Mr. Krejcarek. – Yes and any questions can be directed to me.

Mr. Lynch – Intersection of NE 1st and 2nd Avenue...is this your area? People think this is a 4/way stop. They stop because of the small elevation in the road at that area.

Mr. Krejcarek We have looked at this area, but we need to be careful what we do when this is a concern and not necessarily a problem.

Dr. Spokak – 20/20 workshop. How does this impact you? We need to be looking at the city as vehicular density vs. pedestrian density.

Mr. Krejcarek. – We are looking at more sidewalks.

-
- B. Conditional use request to allow a 95 room hotel within the West Atlantic Neighborhood to be known as Delray Beach Fairfield Inn, located on the south side of West Atlantic Avenue, between SW 9th Avenue and SW 10th Avenue.

Mark McDonnell – Assistant Director Planning and Zoning entered file No. 2013-045 into the Record.

Ex-Parte Communications

Derline Pierre-Louis – received a phone from a representative. Was asked if she had received the information.

Clifford Durden – received a phone call from a gentleman from the CRA.

Connor Lynch – had spoken to Diana Colonna

Dr. Craig Spodak – got an email from Vin Nolan. He had not read it as he was out of town.

This is an application for conditional use before you for recommendation to the City Commission. This is between 9th and 10th Avenue on the south side of W. Atlantic Avenue. This a conditional use for a 95 room hotel in the West Atlantic neighborhood. The board will be making a recommendation to the City Commission on the conditional use, followed up by the review and approval by the Site Plan Review and Appearance Board (SPRAB).

Property is located in the CBD. This is in the central core of the CBD. Our code requires 78 parking spaces but Marriott will have more and there are 92 parking spaces with 13 on street parking and 4 handicap spaces. Proposed are brick pavers which will come down 9th and 10th Avenues. Park impact fee will be \$47,500.

Traffic study was not required, but we did receive a traffic statement.

Some LDR requirements: SPRAB will get into more detail as they look at the site plan. Ordered a Crime Prevention Through Environmental Design or CPTED Review.

- a. The report asks that the hotel keep blinds opened and lights on for all empty rooms.
- b. There is a good view from the back of the hotel. A good design.
- c. Standard maintenance of landscaping.
- d. Should have an employee in lobby to see the comings and goings of guests.
- e. Security to patrol in and outside of the hotel.
- f. Closed circuit TV.

Installation of amenities such as a lobby area, an outdoor pool and pool deck, a fitness room, printing and computer facility area, guest breakfast area, guest laundry room area, and a meeting room, all located on the ground floor of the building.

The hotel will not have a detrimental effect on the stability of the neighborhood and not hinder developers or redevelopment.

Public Comments

Mr. Mayer Abbo – Prime Design Associates – Hollywood, Florida.

Mr. Abbo went into some of the same information that Mark had just spoken on, but spoke to elaborate on some topics. He has been working with the CRA on this property for a couple of years now and going through some different community boards and meetings and a long process and happy to be presenting.

This hotel is a Fairfield Inn/Suites Generation 4 Design and it is Marriott's most affordable brand. There are only 2 or 3 that have been built nationwide. They have recently opened so this is one of the 1st that have been opened.

This project will generate about 32 new jobs for the area and local sourcing for the community. Hope that it will stimulate other business in the area.

Mr. Abbo went through and explained in detail the designs of the hotel. That is the color scheme, setbacks, lighting, and the interior. Eating area ONLY for breakfast.

Meeting room accommodation for guest ONLY, but can be rented out to the community.

Gated parking with access ONLY with a key card.

Mr. Abbo explained that he has been working with community, local police, and the CRA. There will be security personal in the parking lots from 6p – the morning. There is an intercom, cable monitor to the reception to let you in.

Had letters from other hotels with the same concerns as we do. They will continue to work with the local police.

After midnight, hotel is closed, except to the guest by key card. Asked if there would be security patrolling inside. NO, the hotel personnel will be on call.

Mr. Durden asked if the local community was included in the discussions about security and the lighting.

Mr. Abbo explained that they had numerous meeting in the community, one in particular at the library that people were invited.

Christina Morrison – Commercial Realtor

She is very happy that the hotel is coming to the community and felt that this would be the start for West Atlantic. Hopefully this is the start for more restaurants, office building and a CVS.

Diana Colonna – Executive Director of the Community Re-Development Agency

Happy that we are proposing to have this moderately priced hotel in Delray Beach. The last project to come to Delray Beach was Atlantic Grove finished in 2003-2004. She also had many concerns brought to her about security and many meeting about this. She said that they are here to support the project.

Rupert Clark - Citizen - Builder

He is a builder that lives on the west side of Congress Avenue. He was mistaken on the location of the hotel. He thought the hotel was being built on 10th Street and Congress.

Vin Nolan – Economic Development Dir. for the City of Delray Beach

A big concern at meeting late last year with the CRA, was about jobs. It would create short term construction jobs and hopefully some long term job. One of the incentives from the CRA applying to this project is the Development Infrastructure Assistant Program. The developer has agreed to meet local hiring standards. The CRA has agreed on them. Excited about this as it sets a new standard in the community.

Mr. Durden asked what are mid-range and entry level jobs.

- a. Entry level – Housekeeping, maintenance
- b. Mid Range – Managers, Asst. Manager (looking for some prior experience)

Board Discussion

Dr. Spodak – Happy in what the developers have done. They sat down with local churches on the west side and discussed what was happening with the jobs. Craig was happy that they were entertaining this idea. Feel that this is what we need to get things going.

Concern: The light situation. Leaving lights on and blinds closed is not an effective way to go if we are going Green.

Thuy Shutt – Is the dumpster in the best secured area?

Mr. Abbo – We struggled with this and we have not put the dumpster near the main entrance. It is a 7ft privacy wall to help with the noise for the residence on the other side.

Thuy Shutt – Do you know what is happening on east side?

Mr. Abbo – No, not at this time. It is CRA property.

Dr. Spodak – Move the dumpster in another area in the parking lot, and you would get complaints of the look of the hotel.

Mr. Abbo – We will look this over with Site Plan.

Thuy Shutt – Ask to be walked through the pedestrian walkway to the front of the hotel.

Mr. Abbo – The walk way will go right up to the front door.

Thuy Shutt – Found mistakes: Item 3 – ‘Side’ should be ‘Site’

Mr. Durden – Very excited about the project. A long time coming.

Mrs. Pierre-Louis – Concerned about pushing button to get in after mid-night. Can only have access by using your key card.

Mr. Abbo – We operate all our hotels with this key card process for all registered guest.

Mrs. Pierre-Louis – Controlling of the AC is handled by the front desk. Does this mean I have to call to the front desk to control my air?

Mr. Abbo - No, they know what rooms are occupied.

Move a recommendation of approval to the City Commission of the conditional use request to allow the **Delray Beach Fairfield Inn Hotel** within the Central Business District (CBD) and the West Atlantic Neighborhood, by adopting the findings of fact and law contained in the staff report, and finding that the request and approval thereof is consistent with the Comprehensive Plan and meets criteria set forth in Sections 2.4.5(E)(5), 4.4.13(D)(16), and Chapter 3 of the Land Development Regulations, subject to the 11 conditions:

Motion made by Dr. Spodak seconded by Mr. Lynch and approved 5 to 0.

V. **Reports and Comments**

A. **Board Members** – Please note the record that Thuy Shutt arrived at 6:20pm. and Jan Hansen arrived at 7:25pm.

Parking Management Advisory Board – No Report

B. **Staff Comments**

Mr. Lynch asked if there any way that the reports can be sent out on Thursday instead of Friday.

Paul Dorling said that we can certainly look into this. With the volume in this office and with 25% less staff when busy, we will bring this up at staff meeting.

Mr. Lynch then asked if it could be emailed. Also, when we were talking about Delray Place, years ago in eliminating the SAD zone. I really feel it causes confusion.

Thuy Shutt mentioned that when they do re-zoning they allow the planning and zoning to have an over lay.

Terrill Pyburn spoke and asked not to reference any specific project.

Mr. Lynch has only seen this zoning a few times and seems that it is against what we do as a board.

VIII. ADJOURN

The meeting adjourned at 7:35 p.m.

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 **December 17, 2012** which was formally adopted and approved by the Board on **January 29, 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.