



always delray

STEERING COMMITTEE MINUTES

MEETING #2 – AGENDA

6:00 PM, DECEMBER 12, 2016

434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA

1. Call to Order

David Schmidt called the meeting to order at 6:04pm

2. **Approval of Minutes** Yvonne Odom made a motion to approve the minutes of the October 27, 2016 meeting. Motion was seconded by Steve Mackey. All members voted in favor.

Mark Stivers said that he hoped to keep the meetings in the same place but may have to move the meetings to the community room if it gets too crowded. On the table, steering committee members have packets of flyers. Mark asked that the members please pass out the flyers to get the word out about the community meeting. Capital Improvement Budgets have also been provided at the recommendation of Dave, the one provided was approved in September.

3. Community Workshop #2: **Work (01/09/2017)**

EDUCATION – Janet Meeks, Director of Public Affairs thanked the group for having her and introduced several attendees who came on behalf of the education board and the schools. She made a presentation on education in Delray Beach. (Copy of presentation is available on the FTP site.)

John Miller said he appreciated that Janet had included a wish list of what the schools needed. He asked what the plan is for old Plumosa.

Janet said the plan is to demolish the building and land bank the property for a while.

Jim Chard asked about the relationship between the school board and the City. Janet said there is a very strong working relationship.

Jim asked about some of the existing charter programs. Janet explained here are two existing charter schools.

Yvonne said that Delray has accomplished quite a bit with the strong guidance we have. Surrounding communities would love to duplicate what Delray has accomplished.

Yulia Konovnitsyna asked if there are plans to include more technology platforms in the schools.

Janet said that they would love to but funding is the biggest issue. She said it would be a great goal though.

John asked if there are plans to bring back the Citizens Academy.

Janet said, yes, a Citizens Academy is planned for the Fall.

Mark explained that the Citizens Academy is a class that teaches citizens how boards and the government work so that they can become more involved in the community.

Reggie Cox noted that the SET had developed a Transformation Plan. It was noted that this will be included in the new Comp Plan.

Steve asked about the situation with vocational and adult programs.

Janet stated that it isn't something that her organization deals with but Joan Goodrich with Economic Development works with that.

Rebecca Loveless asked what the school grades are.

Janet said that most dropped a grade level in the past year because of changes to the measurements. It was brought up that Carver is a D school.

Rebecca asked if Carver will be getting money to help it bring the grade up.

Janet said that they are getting money for a program and that a lot is happening to bring it up. There is a lot of focus on that school because people are leaving it and they need to keep people in the school.

Rebecca asked if Carver is a magnet school. Yes it is and included the International Baccalaureate® (IB) program.

Jim asked about adult education opportunities

Joan with economic development said that they are working with Palm Beach State College and trying to get some courses. It is recognized that a higher education presence is important for the City.

Rebecca asked if the school buildings could be used at night.

Janet said that any community schools could be used.

Rebecca said that Carver should be used at night to have more people in the area.

Janet agreed that there aren't enough votech options.

Rebecca said that we should have a GED course offered.

Janet said that we do have a GED course.

Nancy Schneider asked about the Delray Full Service Center

Janet said there was a line item in the budget for demolition of that building.

Nancy asked if the neighborhood would be notified.

Mark said that the City would do it's best to notify people of what is happening.

Yulia said that there is a work space called the kitchen where people can learn skills.

Tom Laudani said that there is a huge need for trade skills.

Janet said that should be included in the policies for the plan.

A guest named Jackie spoke up and said that as a Carver parent she sees that the students face a big challenge because they don't feel excited about school. They have a magnet IB program but the kids don't all get into the program and don't feel inclusion. They need the community to mentor and encourage them.

Rhonda Williams Turner offered a correction to an earlier statement, Plumosa is a C school.

Reggie said that we need to see what kind of nonprofit connections exist within the community and leverage those. The community has talked about building a new center or a long time, maybe we need to look at other options.

Yvonne said that the schools are being graded poorly but that it doesn't reflect what the schools are doing. She said that not enough kids take the tests to accurately tell them if the schools are performing. Also, she said it doesn't grade other programs like band and art.

ECONOMIC DEVELOPMENT - Mark introduced Joan Goodrich Director of Economic Development.

Joan introduced some people in attendance and presented on economic development in the City of Delray Beach.

Yvonne asked where the people who get the good jobs in Delray live?

Joan said that the people who get jobs in Delray Beach may not live here, that we rely on the surrounding communities to provide some things.

Yvonne said that was a problem, we should keep people here.

Nancy asked what percent of the economy is based on tourism.

Joan said that it is 15%.

Nancy said that was a good amount because a task force she was involved with determined that a local economy with more than 20% from tourism was not stable.

Steve said that many people are being priced out of the area and had to move west of 95. It is important to have a well-rounded economy where people can live.

Joan said that we've done a great job of creating businesses and we need to find a way to create higher incomes.

Steve said that he didn't think we just needed higher incomes but we needed to have middle income people also able to live in the community.

Joan said that the current comprehensive plan wanted to limit commercial development west of 95 but that maybe it was time to revisit those policies.

John said that land use and zoning regulations could make an impact. We need a good mix of a variety of spaces to bring businesses in.

Joan said that we also need to look at the entrepreneurs and start-ups for wealth building.

Jim said that we don't have much property left in the downtown area, mostly brownfield sites. We need a place for people to go and it's expensive.

Joan said that there have been very deliberate policies created to focus development and now we may need to look at other commercial centers for new development.

Rebecca asked if the small, local businesses are being protected from the large companies coming into town.

Joan said that we need to have a good balance to allow small businesses to stay but to still allow new money in from other places.

Steve said that what is happening downtown is just what happens but there has to be a new place for the businesses to go.

Rebecca asked if the City is trying to bring in big companies.

Joan said that the City is trying to retain small, local businesses.

Reggie said that he thinks it is crucial that the group come up with what they want to focus on. The metro region is large and that all the surrounding communities are Delray's competition. He said that the City can't be all things and needs to decide what it wants to be. We also need to focus on what we can accomplish. If we want to retain middle class neighborhoods and small businesses, we need to implement codes

that make that happen. We should use the top 10 location factors listed in Joan's presentation and focus on a few of those, maybe energy and incentives. Maybe we want to look at areas we want growth and height. Skilled labor looks directly at education and we can't compete with everyone we need to focus on what we have.

Joan agreed with Reggie that we need to focus and fight for what we want. She said that there are parts of Delray Beach that have never been leveraged.

Jim felt that Joan was being too optimistic. The comprehensive plan says we should focus development on the downtown and that we have great little pockets but we also have places we've dumped a lot of money into and they are unchanged. Also, we talk a lot about infill but maybe we need to look at reuse. We need coop space and more opportunities and support.

Joan asked if Jim was advocating for entrepreneurship.

Jim said yes but very focused.

Yulia stated that she knows several entrepreneurs and they cannot afford to live in the area.

Jim said that he didn't see education on the location factors list.

Joan said that it is on the list, just further down but it is certainly important.

Jim said that we need to get out of the way of business that we have too many regulations that keep developers from coming in. We send too many businesses away.

Jeff Costello from the Delray Beach CRA said that what people may not see is that flexibility occurred downtown and partly because the public sector put money in that created opportunities. Zoning was changed and parking created and that allowed some of the big changes. It is all interconnected, we have to have the schools, the housing, all of it.

John said that we might want to limit development downtown so that we have the type of development that we want. Schools are also a big factor on where people will live.

Joan agreed that many communities deal with the same issues with education and it is important to have a strong unified voice. She asked that if anyone had comments for her to please send them to Mark or Jasmin.

INTERGOVERNMENTAL COORDINATION – Mark Introduced Sarah Propst with Calvin Giordano and Associates presented on intergovernmental coordination.

Yvonne asked for an explanation of TIF again.

Sarah explained that the City gets to keep the base tax from 1985, when the district was created, plus 5% of the increase in tax value. The CRA gets to keep 95% of the increase in taxes for the district and uses those funds on projects within the CRA.

Jeff explained some ways that the CRA has done projects and how the investment and reinvestment occurs.

Yvonne said that it is important to note that those investments help the whole City not just the CRA area.

John asked if there is a plan to shift that area.

Jeff said that they can only work within the created district but that they work with the council to address the areas of greatest need.

Andy asked if one looks at all of the taxes collected how much stays in the CRA.

Jeff said that the CRA gets \$10 million back from the City in taxes.

Jim asked if the City can work out a deal so that FPL puts the lines underground.

Alene, who used to work for FPL, explained that FPL will not pay for undergrounding. It is very expensive and difficult to make repairs. The biggest problem is that people plant trees that will grow into the power lines.

Jim asked if the City can change their policy.

Alene explained that it will not change because everyone using FPL pays a certain amount and that goes into all of the work of installing poles and repairs but that FPL can't use those funds from everyone to benefit one City. If Delray Beach wants to underground the electric lines then Delray Beach pays for it.

Jim clarified that FPL pays for poles but will not pay for underground so the new subdivisions where power is underground is paid for by the developer not FPL.

Mark told the group the total tax income for the city and the amount that comes from the CRA.

Andy asked with inflation what portion of taxes does the CRA get and the City get?

Mark said that as we are moving forward through this project we will need to consider the cost of new infrastructure versus the cost to maintain. Much infrastructure was built after WWII and many of those projects are reaching the end of their useful lives and need to be rebuilt and

maintained. The water plant will need to be replaced and it will be very expensive. As the Steering Committee looks at policies and goals it will need to consider these things and that the action plan will help guide the future development and allocations.

Richard directed everyone to look at the annotated outline and explained that the new proposed goals had been based on the comments that came out of the community meeting. He explained that staff felt that it would be a good idea for the small groups to delve further into the goals to fill in the policies and actions related to them.

4. Community Workshop #1 – Play

Alberta Gaum, with Parks and Recreation, introduced the architect working on the Parks Plan.

Rebecca said that she is a cyclist and that there are many places in the city that are not safe.

Andy said that he noticed two parks are missing from the parks list. Also, he mentioned that areas that are linear parks should be named and identified as parks.

Mark noted that there were major threads brought up during the meeting. Safety was brought up a lot in cycling and within the parks. Also, the idea of a pedestrian trail connecting the parks.

Alberta agreed and said we also need better signage.

Andy said that on OS 22 and OS 23 of the comprehensive plan it talks about loops and links and that we should include that.

John asked what type of development can happen with FIND lots.

Mark said that not much could be done with them development wise that they are intended to be natural areas. He said that we are adding additional areas that will be preserved as open space.

John said that many of the lots have invasive plants on them.

Mark said that is a problem that the city is working to address.

Andy said that the previous plan mentioned continuity of seawalls to prevent flooding and asked if that is a policy we are still pursuing.

Nancy said that we could use a combination of green and gray structure to accomplish that.

John said that using green infrastructure would cut down on the canal width and would impact private property.

Mark said that is a problem for the City because it only owns a little of the property. It is important to identify areas of flooding and repetitive loss. Do we want to raise the seawall or move the development?

Richard said that might be a good area for TDR.

The guest named Jacque mentioned that it is important to look at the high-water line from years ago, versus today. That is a visual indicator of change. Also, the idea of a seamless bike and pedestrian trail around the City is appealing.

Jim said that a bike plan was adopted in 2004 which incorporated canals and alleys to create an alternative transportation network. That plan hasn't been implemented yet.

Mark said that it is important to talk about what exists and how we should use it.

John said that the City's website is really not helpful and needs an upgrade.

Mark said that he agrees and it is something that is getting worked on.

Jim said that he had discovered the Leonard Weeks natural area and that it is beautiful but needs maintenance and signage. It needs to be preserved.

Yvonne said that he needs to speak up and push that because the City is selling properties.

Steve asked if there is any way that the group could encourage new parks. Maybe there are parcels that aren't developable that the private sector would give away for a park.

Yvonne said that the City is trying to sell properties right now.

Steve said that the group should talk to neighborhoods and find out if they want a park and maybe it can be created.

Jim said that we also have stormwater properties that could be turned into parks or at least could be made more attractive.

Andy said that the CRA may have land.

Steve said maybe the neighborhoods could speak up and get the properties.

John said that cleaning up the stormwater parcels would improve the neighborhoods and increase property values.

Jim said that the banks along the canals could be used for paths.

Richard said that some of those are the FIND properties.

Mark said that he has heard many people want more public space. The city is working on increasing density options by paying for public space. Many developers are ok with the idea of paying for extra density as long as they know up front how much it is going to cost. Also, the City is changing the regulations on community gardens and creating a program for community gardens.

John said that there are many pieces of vacant land around the City that could be used.

Jim said that it is important to identify and classify park space as active or passive so that it gets used.

Jacque said that there is a lot of discussion about community gardens but that it is her experience that the work doesn't get done. She had students doing the work then they were unable to reap the rewards. It is important to make sure that the community actually wants the garden so that one person doesn't get saddled with the work. We have to use the community we have to build the community we want.

Mark said that we are now allowing community gardens to sell at the green market.

Rebecca asked if any of the produce goes to the food bank. Jim said that they don't produce enough to really help out.

Yulia said that there has been an effort to create opportunities for the community to get fresh produce but there has been little interest.

Steve asked if we could discuss shutting down Atlantic to create a pedestrian street?

Mark said that is a great discussion and the group should discuss when and where it should be closed.

Steve referred to a pedestrian street, Pearl Street, in Boulder and said that Delray and Boulder have a lot in common and that it would be great for Delray.

Tom said that he is in favor of it but that many people would think it was bad for business but when you look at all of the development and transportation opportunities it makes sense.

Steve pointed out that in that area of town people are crowded on the sidewalks and cars take up so much of the space where people could be.

Tom said that he thinks there will be pushback but that he thinks it's a good idea.

Jim said that the City will need more parking on the perimeter.

John suggested that we should remove parking along that section of Atlantic as an interim step.

Steve said that when you go to Delray Affair you can see how people react differently to that space.

Andy said that the grid is broken already and that people won't be able to get around if we close that street.

Steve said that we could find a way to make it work because the roads are still pretty much a grid.

John pointed out we would need to work with FDOT for emergency evacuation routes.

Jim asked what role the group would play in a decision like closing the street.

Nancy mentioned that Dania Beach has a great community garden program.

Alene said that the community would need to get good information out to the business owners.

Reggie said that we have to be fair about previous plans. No one was walking down that street in the 80s. It is a good idea but we have to be comprehensive about it so that traffic still works.

Alene recommended that the trolley should be used to get people to the area.

Mark said that these are things the City looks at for special events and it looks like parking would be needed around the edges.

5. ADJOURN