



# always delray

## Meeting Minutes: Steering Committee

**Location:** 434 South Swinton Avenue, Delray Beach, FL  
**Date:** March 14, 2018  
**Time:** 06:00 pm – 9:00 pm  
**Meeting #:** 7

**Steering Committee Members in Attendance:** David Schmidt, Yvonne Odom, Steve Mackey, Andrew Katz, Joy Howell, Anne Gannon and John Miler

**City Staff in Attendance:** Tim Stillings, Anthea Gianniotos, Amy Alvarez, Ana Puszkin-Chevlin and Jasmin Allen

**1. Welcome** – David Schmidt, Chair

**2. Approval of Minutes** – October 18, 2017

Motion to approve minutes was unanimous.

**3. Status of the Always Delray Comprehensive Plan Update**

Tim Stillings: In regard to the status of the Comprehensive Plan, we have been delving deep in the other elements of the draft. As well as working with our consultants closely on research, drafting, other elements. Presently, we have a new GIS specialist on staff so there will be some maps that can be reviewed.

Ms. Gianniotos: The schedule moving forward will be a little more compressed to cover more elements at our meetings.

We will start with the Coastal Management Element and we will begin with the new information first.

**4. Discussion - Coastal Management Element Draft**

Ms. Gianniotos: Provided an overview of the Coastal Management Element and reviewed the boundaries of the proposed Coastal Planning Area.

Ms. Odom: Inquired if the plan takes into account coordinating with the neighbors to the north or south as the coastal planning area is continuous.

Mr. Stillings: That an Objective in the Plan addresses such coordination.

Ms. Gianniotos: There are four goals within the Element:

- PRESERVE, PROTECT, RESTORE, AND MANAGE
- BALANCE BETWEEN BUILT AND NATURAL ENVIRONMENTS
- PREPARE AND ADAPT FOR THE IMPACTS OF CLIMATE CHANGE
- NATURAL DISASTER PREPAREDNESS

Ms. Gianniotis: Stated that one reason why we take care of our beach is not because we love our beach and its recreational amenities which are important to quality of life, but it is our main defense against natural disasters.

**Goal CME 1 Preserve, Protect, Restore and Manage**  
**Continue to preserve, protect, restore, and diligently manage the natural coastal environment to maintain or enhance its quality for present and future generations.**

Ms. Gianniotis: Under each goal is the performance measures which the City will use as indicators to measure the success of our plan for each goal. In regards to revisions, one of our consultants advised us to not count the number of sea turtle nests but the percentage of successful nests.

Ms. Gianniotis: Inquired if any members had concerns or questions about this goal?

Ms. Odom: Stated concern that the word “diligently” in the title of Goal 1 was too vague.

Ms. Gianniotis: After receiving feedback from consultants on other elements, we decided to add “diligently” because we wanted to not just manage but to do a great job in the quality of our coastal maintenance.

Mr. Stillings: Suggested the phrase “proactively manage/monitor” might fit better.

Mr. Katz: Inquired as to the meaning of the term “responsiveness of evaluation” with respect to beach nourishment.

Ms. Puszkin-Chevlin: This means if a consultant goes out and deems that we lost 20 percent of particular area then there could be some repair that is organized in between the scheduled beach nourishment projects.

Ms. Howell: Evaluations and response should be done proactively, and if needed then reconstruction.

Mr. Mackey: What is the current schedule for the evaluation/reevaluation for beach nourishment, who funds it, and is it on a regular basis.

Ms. Gianniotis: We usually respond when needed, such as after natural disasters, however, we do regular evaluations and respond annually. In regards to funding, that comes from the Federal and local partnerships and the local partner is predominately Palm Beach County but the City also provide a local share.

Mr. Mackey: There is an opportunity to be proactive in securing funding over time. As funding needs to be restructured around 2023.

Ms. Giannotes: We also get more in depth with seeking other sources of funding in Policy 1.3.2 “The City shall continue to participate in beach nourishment programs and shall seek new funding sources to ensure the continued health and maintenance of City beaches.”

Mr. Katz: This is where maybe talks of a special reserve should be itemized here. Also, the Federal share for nourishment may not be depleted completely but maybe the percentage may vary. Such as instead of 50 percent it might drop to 35 percent.

Mr. Katz: Regarding Policy 1.1.2 - “The City shall preserve the existence of viable populations of all species of wildlife and marine life.” This should include different types of plants that have a root structure as well?

Ms. Puszkin-Chevlin: Vegetation is already outlined in Policies 1.5.5-1.5.7.

Ms. Giannotes: Stated Policy 1.5.1 “The City shall encourage public acquisition and preservation of dune systems.”

Mr. Katz: The City should encourage private preservation of dune systems.

Ms. Giannotes: 1.5.2 is supposed to encompass the dune systems on private properties.

Ms. Alvarez: Maybe we can encourage the private preservation of dune systems with financial incentives.

Mr. Katz: Inquired if additional language could be added regarding increasing the height of seawalls in Policy 1.6.3.

### **Goal CME 2 Balance Between Built and Natural Environments**

#### **Ensure development and redevelopment within the coastal planning area is compatible with the existing character and sensitively balances the needs of the natural environment.**

Mr. Katz: Stated a bold statement should be made that there will be no reduction of publicly-owned open space or areas set aside for conservation.

Ms. Alvarez: Stated Policy 2.2.4 addresses development regulations and should be modified to include open space:

Policy 2.2.4 “The Land Development Regulations shall address critical features of development such as setbacks, building height, finished floor elevation, and construction materials to increase resiliency within the Coastal Planning Area. To discourage placing more property assets at risk, relief from the minimum lot size requirements, maximum lot coverage, or building height to increase the volume of building envelopes will not be considered.”

Mr. Stillings: That policy should also include building height regarding the proposed adjustments to “free boarding”.

Mr. Katz: Relating to Policy 2.1.4 is smoking prohibited on the beach?

Policy 2.1.4 “The high quality of the Municipal Beach shall be maintained by limiting beach concessions to those under contract to the City to provide recreational amenities for beach visitors, limited to rental of chairs, umbrellas, cabanas, and boogie boards. All other concessions are prohibited. Cooking, smoking, and pets are prohibited on the beach.”

Mr. Schmidt: Inquired if we allow private concession rentals on the beach.

Mr. Stillings: This should be under the Parks and Open space element in regards to the operation of a beach/ recreational space.

Ms. Gannon: Suggested that this policy should be in both the Parks and Open Space Element as well as Coastal Management.

Ms. Puszkin-Chevlin: Do we have a rental program or some kind of revenue generator for those who want to have particular private events on the beach, such as bonfires? I just feel like that activities associated with particular events would not be conducive to a well maintained beach and should be restricted/prohibited when possible

Mr. Stillings: Lake Worth has a monthly bonfire which is a family event from 6 to 9pm. Maybe we can modify the policy and add a provision that defines “high quality” of an event so as to limit and minimize the negative impact of particular activities on the beach.

Ms. Howell: Inquired if the Comprehensive Plan prohibits an item such as no dogs on the beach, can it be changed without amending the comprehensive plan?

Tim Stillings: Stated allowing prohibited items would be a violation of the comprehensive plan and suggested deleting the last sentence which includes prohibits pets on the beach.

Ms. Allen: Inquired if something is not listed as prohibited such as smoking, could it be interpreted that it is allowed on the beach?

Ms. Giannotes: Stated that it will be confirmed if city ordinances address these items.

Policy 2.2.1 “The intensity of land use designations shall not be increased within the barrier island, and commercial uses shall not be approved if impacts could diminish beach resources.”

Mr. Mackey: Inquired what exactly are our beach resources?

Ms. Giannotes: This policy is more to limiting parking than reducing access to the beach. It is vague purposefully so it gives the City more latitude.

Mr. Katz: Requested clarification of Policy 2.3.2 “Pervious materials shall be used for hardscaping in the Coastal Planning Area.”

Ms. Giannotes: Stated it should be reworded to state “Pervious materials shall be encouraged for hardscaping in the Coastal Planning Area.”

Mr. Mackey: How does Policy 2.2.7 relate to instances where multiple units are constructed on a single lot?

Policy 2.2.7 “Remaining, isolated infill lots shall be developed under zoning which is identical or similar to the zoning of adjacent properties or resulting in less intense development.”

Mr. Stillings: The policy should be clarified, the inference is to vacant lots.

Ms. Giannotes: Discussed Objective 2.7 “The City will carefully program infrastructure within the Coastal Planning Area to provide reasonable use of the land.”

Ms. Puszkin-Chevlin: Stated we cannot commit to the same of level of service on the barrier island as other parts of the city such as ensuring that streets are not flooded (thus the new terminology of “providing reasonable use of the land”.)

Ms. Puszkin-Chevlin: If you choose to live in a flood prone area there is a risk of flooding.

Mr. Stillings: That is something that the rising tide task force has suggested in regard to educating buyers of coastal high hazard areas.

**Goal CME 3 Prepare and Adapt for the Impacts of Climate Change  
Enhance efforts to prepare, adapt, mitigate, and manage climate change impacts to achieve a resilient community throughout the coastal planning area.**

Mr. Schmidt: Inquired if updating the Climate Vulnerability Assessment every five years is adequate.

Ms. Puszkin-Chevlin: Responded that is it.

Mr. Katz: Suggested that Policy 3.2.3 should specify increased minimum seawall height.

Mr. Katz: Stated that Regarding Policy 3.2.4 we should add a line where we add an additional 24 inches to the finish floor area for critical infrastructures such as Fire Stations or Emergency centers, etc.

Policy 3.2.4 “The City shall analyze and determine whether to build, modify or relocate public infrastructure to allow for strategic retreat from areas at risk to sea level rise.”

**Goal CME 4 Natural Disaster Preparedness  
Enhance efforts to prepare for and manage impacts from natural disasters**

Ms. Puszkin-Chevlin: Suggested that Policy 4.1.5 should incorporate language that the City shall engage in strategic review and debriefing after an emergency event including representatives such as churches, schools, shelters etc.

Policy 4.1.5 “The City shall continue its established and ongoing programs for emergency preparedness, emergency evacuation, and disaster relief and shall enhance and expand such programs through periodic reviews.”

Mr. Schmidt: Suggested that Policy 4.3.3 is reviewed in accordance with the Statute to ensure that there is not a conflict regarding permit submittal deadline for homestead properties.

Policy 4.3.3 “Whenever a structure is destroyed or damaged to an extent greater than 50% of its improvement value (as noted by the Palm Beach County Property Appraiser) by disaster, the structure may be rebuilt to pre-disaster use, densities and heights if permit applications are submitted within one year following the disaster. Current fire and building codes shall be met; current parking, building setbacks, and landscape requirements shall be complied with as closely as possible. For purposes of this policy, disaster means any non-self-imposed catastrophic damage including, but not limited to, fire, flood and storm.”

**5. Break: 8:15 –8:30**

Mr. Katz: Suggested that Policy 4.3.4 be modified to inform residents that grants are available to modify (i.e. elevate) structures.

Policy 4.3.4 “The City shall consider, when feasible, cooperating with strategic partners to obtain funding to purchase properties most vulnerable to storm surge and repetitive flooding for recreational and open space use.”

Ms. Odom suggested that this information is provided to the public.

Mr. Katz: Requested reference to the guidelines to the CRS program and the Rising Waters Task Force Report are included.

Mr. Schmidt suggested that in Objective 5.4 a policy should be added regarding public outreach and information on programs that are available for residents to mitigate improvements to their properties.

**6. Discussion - Strategic Partnerships Element**

Ms. Giannotes: This section is broken down into three goals:

- Public Partnerships
- Private Partnerships
- Citizen Engagement in Partnerships

Ms. Odom: Cited that on Page 6 the recommendation to partner with the Palm Beach School District should be expanded to be more than just sharing with athletic facilities it should also include utilizing the gym and other facilities.

Mr. Schmidt: There is a big opportunity to have better public and private partnerships for different programs instead of having a new facility.

Mr. Miller: Maybe a standardized agreement would be needed to satisfy liability concerns if someone gets hurts or damages property.

Mr. Schmidt: Stated that the Community Land Trust is looking at exploring commercial affordable space.

Ms. Odom: Suggested that other non-profit organizations such as the Community Development Corporation and Habitat should also be listed.

Mr. Stillings: In an effort to improve the housing element of the plan, it was decided to bring up the Set Housing Collaborative Group as well as the CDC (Community Development Corporation) to the housing consultant.

Mr. Miller: Suggested that Policy 2.1.12 is modified to add "natural areas" to the list.  
Policy 2.1.12 "The City shall explore the use of city land resources to facilitate the activities of private and non-profit groups that promote greening, including the development of community gardens and the expansion of the tree canopy."

Mr. Mackey: Suggested that policies should be explored regarding leveraging city assets such as land leases in private-public partnerships to generate revenue.

**Goal 3: Citizen Engagement in Partnership:**

Mr. Schmidt: The City used to do a lot of successful programs 15 -20 years ago that benefited the community such as traffic calming devices neighborhood police, community patrols etc. We should look to bring back some of those programs.

**7. Next Meeting: April 18, 2018**

**8. ADJOURN**