



# always delray

## STEERING COMMITTEE MEETING #1 – MINUTES

Minutes from the October 27<sup>th</sup>, 2016 Comprehensive Plan Steering Committee Meeting

Steering Committee Members in attendance: Jim Chard, Chris Davey, Alene Egol, Joy Howell, Kelley Johnson, Andy Katz, Yulia Konovnitsyna, Tom Laudani, Rebecca Loveless, Steve Mackey, Jeff Meiselman, John Miller, Yvonne Odom, David Schmidt, Nancy Schneider, Rhonda Williams Turner

City Staff in attendance: Tim Stillings, Mark Stivers, Jasmin Allen, Alberta Gaum, Dr. Ana Puszkin-Chevlin, Joan Goodrich

Consultant Staff from Calvin Giordano and Associates in attendance: Richard Cannone, Shelley Eichner, Sarah Propst

Steering Committee members were given several minutes to talk with their neighbor to learn a bit about them. They were then asked to introduce their new acquaintance to the group, sharing some of the information that they had just learned in their brief interview.

Joy Howell

2.5 years

From Washington; consultant; complex communication

Sober home biggest issue in city

Involved in strategic planning; community planning; city council

Steve Mackey

Born in Boca Raton; 12 year resident of Delray Beach

Commercial real estate development

Entrepreneurial

Raise kids here; bring national real estate research back to Delray Beach

Kelley Johnson

30 years; watching small town grow

Security concerns; closing of green owl

Hard working, family-oriented

Left for college and came back

Andy Katz

18 years in Delray Beach

Discovering how many people

Inside politics; reliable, steadiness

Nancy Schneider

Moved to Delray Beach in 2001 from Miami beach

Lived longer than any other place  
Loyal to community; works for non-profit making the world a better place

David Schmidt  
Resident since 1971; moved from Chicago  
Involved with city; mayor twice; opportunity to serve community  
Great job building consensus; progressive

Yvonne Odom  
Married for 50 years to High School sweetheart  
Never rented, always owned  
So much to offer youth; low point when Mr. Pompey died  
Values connection with all cultures  
Lived and worked in Delray Beach all of her life, active in baseball and youth sports  
3 children, 7 grand-children  
Community-activist

Rhonda Williams Turner  
Resident for 26 years; growth, not enough collaboration  
Try to empower people, tries to give hope and be positive  
Example of hard working; got degree before son got diploma  
Writes grants  
Married with 5 children

Rebecca Loveless  
20 years in Florida; 6 years in Delray Beach  
Photo exposition of beach; trees on the beach to acrylic painting  
Artist of note for Delray Beach affair-  
Finding needles on dog walks  
Chamber foundations program  
Doing upcycle Delray Beach program; recycling of plastics to make flowers  
Bras for a cause winner

Jim Chard  
True pioneer of Delray Beach, Resident for 15 years  
Last parcel of land on Lake Ida  
Decline in neighborhood  
Spent time in New York; leading provocateur  
Advocate for change

John Miller  
Born and raised in Delray Beach; 48 years  
Tampa for 5 years  
Seeing opportunity in community  
1980s crime and safety in community  
Sense of perspective

Works in Boca Raton; well rooted here

Yulia Konovnitsyna

From Russia; 15 years in Florida, 5 years in Delray Beach

Fell in love with Delray Beach at first sight

Income disparity and wealth gap

Well-traveled and multiple experiences

Lived in all 3 major counties

Values collaboration and education

Reggie Cox

Not in attendance

Tom Laudani

17 years from Boston

Owner, seaside builders

Part of BPOA; engaged with chamber

Loves how the city became engaged in his business

Passion for design

Alene Egol

16 years; moved from NY, real city person

Retired attorney

Member of league of women voters

Uniqueness of pedestrian access

Sense of community

Charming place

Hurricanes; values working with people and solving problems

Chris Davey

Resident for 9 years; diversity of neighborhoods

Congestion and traffic relative to popularity of city

More people creates issues

President of HOA; understands collaboration

Positive person, critical thinker

Opinions really matter

Jeff Meiselman

11 year resident on the Beach; increase in traffic and negative effect

Active in career and devotes time to vets; housing for homeless vets

Loves Delray Beach; aware of need for housing

The group then went through the calendar of planned meetings for the Steering Committee and Community Workshops. The dates agreed upon for the meetings follow:

- 🌈 Steering Committee December 12<sup>th</sup> at 6 pm (434 S. Swinton Ave.)

- 🌸 Community Workshop January 9<sup>th</sup> at 6 pm (TBD)
- 🌸 Steering Committee February 15<sup>th</sup> at 6 pm (434 S. Swinton Ave.)
- 🌸 Community Workshop March 15<sup>th</sup> at 6 pm (TBD)
- 🌸 Steering Committee April 19<sup>th</sup> at 6 pm (434 S. Swinton Ave.)
- 🌸 Community Workshop May 20<sup>th</sup> at (TBD)
- 🌸 Steering Committee June 21<sup>st</sup> at 6 pm (434 S. Swinton Ave.)
- 🌸 Steering Committee July 19<sup>th</sup> at 6 pm (434 S. Swinton Ave.)

The updated calendar will be sent to all Committee members.

There was an explanation of the process to create the plan and the groups that will be meeting. Once the plan is created there will be a, action plan that will be updated every two years in order to ensure that the plan stays on track. An effort will be made to synch the action plan with the Capital Improvement Budget so that the necessary steps will be funded.

The goal is to have the plan drafted and adopted by February 2018.

Ms. Odom asked how changes to the code will be shown. She asked if they could be shown in color so that the changes would be easy to see.

Mark said that they intend to use the standard method of strikethrough and underline for clarity.

Tim then explained the state process for approval of the plan had changed in the last few years and he explained what is now required to be included in the plan and the state's timeline.

Tim said that the state will approve or deny the proposed plan and then the City would adopt it.

Tom L asked how long the plan is good for.

Tim responded that the plan is good for seven years but that they intend to update the plan continuously.

Mark then went over the expectations for the meetings. He explained that everyone should feel comfortable and share their thoughts because we want everyone involved. He then explained the Sunshine Law and told the committee members that they had all received a copy of the law in their packets. Mark explained that members cannot meet together and discuss topics; they must have all meetings "in the sunshine".

Jim asked if Committee members are able to meet with someone who is not on the committee but is an expert in some topic to be discussed.

Tim said that is allowed.

Yulia asked if any of the information is confidential.

Mark responded that everything discussed at the meetings is public record. He then explained that an ftp site will be set up to allow all of the Steering Committee members to get documents electronically, to prepare for the meetings.

Mark then explained that the meetings would be structured using Robert's Rules for Small Boards. He then asked if any members would like to nominate a chair.

Dave Schmidt was nominated and elected to the position of chair.

Jim Chard was nominated and elected as vice chair.

Richard presented a PowerPoint presentation about the Kick Off Community Meeting. He went over the four main topics of the comprehensive plan and also the process for creating the plan. He also showed some of the survey responses from the meeting put emphasis on those who showed up to the meeting and the large section of the population who did not attend.

Nancy asked if the numbers from the meeting survey are representative of the population or if we know.

Mark said that is information that the group will be covering and that it is provided in the introductory information given to the Committee members when they arrived.

Yvonne asked if the meeting invitations will be directed towards groups who have a special interest in certain topics or if the meeting invitations are to everyone.

Mark said that the City will try to do both and that the Steering Committee members can help be spreading the information around using their connections in the community.

Richard discussed the Live section of the plan which includes housing.

Tom asked if there is a requirement from the state to provide affordable housing.

Mark said that it is not a state mandate but providing affordable housing will be part of the discussions

Yvonne asked if affordable housing is the same as workforce housing.

Mark said that it is not the same but similar. There are different price points for affordable versus workforce.

Alene asked if there is a mandate from DOJ regarding ADA housing and zoning limitations.

Tim said that there is a decision expected on that topic soon.

Richard discussed the Work section of the plan which includes education, intergovernmental coordination and economic development.

Jim asked if higher education is included in that topic.

Tim said that yes, all levels of education including trade schools is included in the discussion. Tim then introduced Joan Goodrich from the Economic Development Division.

Mark explained that this is a process and that we won't have all of the answers right away but that we will have many questions to follow up on.

Richard then explained the remaining two topics. Play which includes parks, open space and conservation and Grow which includes public facilities and services and future land use.

Mark asked the committee members to think about the topic that would be of most interest to them.

Tim noted that all of the topics are intertwined and will impact each other.

John asked if they would be able to work on all of the topics or only on the one they chose.

Mark explained that all of the members would be working on all of the topics but would be digging deeper on the topic of their choice.

Steering Committee Members chosen topics:

<b>Live</b>	<b>Work</b>	<b>Play</b>	<b>Grow</b>
Steve	Yulia	Andy	Joy Howell
Tom	Jim	Yvonne	Kelley
Jeff	Rebecca	Reggie	Nancy
John	Rhonda	David	Alene
			Chris

Richard went over the public engagement plan. There will be a survey available online to citizens. There will be four community workshops. Focus groups and stakeholder interviews will be held and staff will be in attendance to share information at community events. There will also be the option for a "Meeting in a Box" which will contain all of the information and tools for citizen groups to hold their own discussion and share input on the comprehensive plan. There will also be newsletters and a website and a dedicated e-mail address for anyone to send their thoughts regarding the plan. There will be many opportunities to get citizens involved in the process.

Jim asked if all of the documents would be made available only in English or also in other languages.

Mark said that the final summary would be available in three languages.

Jim asked if the surveys would be in those languages also.

Tim said that they would be offered in English, Spanish and Haitian Creole.

Richard discussed the annotated outline included with the handout documents. There will be an annotated outline for each of the topics. He explained that there are multiple suggested purposes for each of the objectives.

Mark introduced the Sustainability Officer for the City of Delray Beach, Dr. Ana Puszkina-Chevlin.

Ana presented on the Coastal Element and the Conservation Element of the Play section. She discussed the effects of greenhouse gasses and changes of a warming environment. She explained why it is important for us to consider land use interaction as well as where we should

build or rebuild. This will impact our future and how we protect people, the environment and the economy.

Yvonne asked how citizen comments would be managed at community meetings.

Mark said that people will be breaking up into smaller discussion groups. All comments and discussion will be put together by staff and then brought to the Steering Committee.

Steve asked how insurance rates related to the comprehensive plan.

Tim explained that the City takes part in a Community Rating System (CRS) which keeps flood insurance rates lower for residents. He explained that the comprehensive plan lays out steps to implement to keep the community safer from floods and that helps with the CRS rating.

Ana also mentioned that there are some cutting edge ideas such as people pooling together to insure collectively.

Steve said that there is a company that is doing that and all of the profits go to charity.

Andy said that insurance really impacts people and makes them understand the impacts of flood. When the insurance costs go up it makes people pay attention and really think about climate change.

Tim said that what Ana does really helps the City get a good rating.

Andy recommended that the City should use the insurance rates in the presentation because it catches people's eye.

Jim asked how some of the antiquated policies can be changed.

Ana said that we can de-emphasize them and start focusing on what we want.

Nancy said that 1094 requires sea level rise is included in the comprehensive plan.

Tim agreed.

Richard explained that there are a variety of angles that need to be looked at. The old policies can't be ignored; most of those needs still exist but need to be looked at differently.

Ana said that we need to consider a variety of options and ways to compensate for losses.

Andy said that we need to consider if codes allow some of the changes that we need such as increased height because of requirements to build above base flood elevation.

Nancy mentioned that people are going to be moving away from flood prone areas. We can already see changes from flooding in nearby communities and Delray Beach has an opportunity to think progressively and plan for future needs.

Mark said that we have a local expert who has provided research specifically in that area.

Tim mentioned that we will also have more opportunities for mass transit here.

Mark introduced Alberta Gaum from the City of Delray Beach Parks and Recreation Department.

Alberta presented on the Open Space Element of the Play section. She discussed the parks within the City and all of their program offerings as well as physical attributes and adapting to new activities such as pickleball.

Nancy asked what pickleball was.

Alberta explained that it is sort of a cross between tennis and ping pong.

John noted that most of the parks are located more to the east. He asked where private communities have facilities and how we can connect areas to the west so people can use all of the open space that is available.

Tim said that there is a plan identifying that.

Yvonne asked if interlocal agreements would help with facilities.

Alberta said that we currently have some agreements but there is a cost. It would be better if we could share more easily.

John asked if there is any interest in increasing parks and recreation acreage.

Tim said that there are some fiscal constraints and that we have to prioritize our resources.

Steve asked when the last park was dedicated.

John thought it might be Bexley Park.

Steve said that we should consider a land trust for future parks.

Yvonne agreed, she said that we want to make sure that we don't get rid of what we may want in the future.

Steve said that long term land leases could help the city pay for things at the present but reserve the land for later use.

Jim said that we should consider linear parks and parklets or pocket parks. We have a lot of opportunities that we may not see.

Andy said that we need to look at the beach park as a park not just as the beach. That creates a place with additional space that can be used for recreation.

Jim said that we should consider water retention areas as recreation.

John said that we should look at more programming in areas where we want more traffic. We probably have underutilized areas.

Alene said that in many cities builders are required to mitigate with parks and open space.

Mark agreed and said that they had worked with economic development to allow developers to get more from their sites if they give to the City for a trail fund or something similar.

Alene asked if TDR was being used in Delray Beach.

Tim said that it wasn't being used yet but that it was being investigated.

Steve said that maybe development should combine necessary open space or required public amenities to create a more holistic design rather than individual tiny spaces.

Mark said that is what we want. We want to look at the big picture and throw every idea out there.

Richard mentioned that sometimes there would need to be changes to zoning that would allow uses that can be combined and make sense. He mentioned the use of large industrial buildings for elevated soccer fields.

Yulia said that we should allow for urban agriculture.

Ana said that they are working on an opportunity to allow urban orchards to decrease food deserts.

Tim said that the comprehensive plan is a great way to get these solutions if this is a goal we want.

Richard also said that it can help get grant funding if it is in the comprehensive plan.

Tim said that we will evaluate everything.

Mark agreed that they should bring everything up.

John said that Delray Beach's downtown is smaller with lower buildings but maybe we should look at new options such as two downtowns, one old and one new.

Mark said that we do have the opportunity near the highway.

Tim said that there is information on how different building styles add to the tax base differently.

Joy asked if staff could share some of the cutting edge planning stuff that the general public may not be aware of.

Mark said that staff will be doing that. Some articles would be made available on the ftp site.

The meeting was adjourned.