



always delray

Meeting Minutes: Steering Committee

Location: First Floor Conference Room, City Hall, 100 NW 1st Avenue, Delray Beach FL

Date: May 16, 2018

Time: 6:00 pm

Meeting #: 9

Steering Committee Members in Attendance: David Schmidt, John Miller, Alene Egol, Yvonne Odom, Joy Howell, Reginald Cox, Steve Mackey

City Staff in Attendance: Timothy Stillings, Anthea Gianniotis, Michelle Hoyland, Joan Goodrich, Amy Alvarez, Jasmin Allen

1. Welcome – David Schmidt, Chair

2. Approval of Minutes – April 18, 2018

Motion to approve minutes was unanimous.

3. Status of the Always Delray Comprehensive Plan Update

Ms. Gianniotis: Informed the Steering Committee that the focus is to complete two elements per month. The next meetings will be on June 27th and July 25th.

4. Discussion – Historic Preservation Element Draft

- a. Goal 1** Preserve, Protect, Enhance and Support
- b. Goal 2** Historic Preservation Incentives
- c. Goal 3** Education & Public Awareness
- d. Goal 4** Recognition

Ms. Gianniotis: We are going to start with Historic Preservation. Tonight, both elements are new elements. There is not an existing element that is being revised, but there were policies scattered within the Future Land Use Element.

Ms. Hoyland: Introduced the Historic Preservation element and explained that it is a new element. The goals are for preservation of existing resources and preservation for future resources within Delray Beach. The goal is to have elements that will help us strength our historic preservation efforts within our community, not just creating new properties and new districts maintain what we already have.

Ms. Hoyland provided maps of the historic preservation districts, two of those districts are national designated, Old School Square and Marina Historic District. That leaves 37 individually designated properties. Overall, we have about 600 properties within the site.

Ms. Odom: Inquired if historic sites are identified by some marker or are they only identified on the map?

Ms. Hoyland: Responded that each of these areas do have historical marker signs at the outside boundaries, generally there is two per district but if you are walking down the street you may not know which house is a contributor or which is not a contributor.

Ms. Hoyland: Responded that there are programs in place that can assist people in getting Plats for the property but that is not a program that has been heavily utilized. So we would like to encourage that group to be more active.

Ms. Egol: Inquired if The Colony Hotel is a landmark building.

Ms. Hoyland responded that The Colony Hotel is listed on the local register of historic places.

Ms. Egol: Is The Colony Hotel exterior and interior a landmark?

Ms. Hoyland: It is only the exterior. The interior is not designated and the code is not designed to mandate review of the interior of properties.

Ms. Egol: Suggested incorporating in the Comprehensive Plan maintaining not only the exterior historic building but the interior that is unique and have special charm.

Mr. Miller: Inquired if there is any way to address the appropriateness of new developments within historic areas in the Comprehensive Plan?

Ms. Giannotes: responded that it is discussed with Objective 1.4 and the supporting policies address consistency with land use regulations within the historic districts.

Mr. Miller: The policies addressed street lights, signage and sidewalks and not specifically new developments.

Ms. Hoyland: Policy 1.2.6 put the responsibility to preserve and protect historic structures on the City and Policy 1.4.1 provides that the Historic Preservation Board makes findings that any land use or development application for a historic structure, site or within a historic district, is consistent with the provisions of the Secretary of the Interior's Standards for Rehabilitation, Section 4.5.1 of the Land Development Regulations, and Historic Design Guidelines.

Ms. Alvarez: Suggested adding language that new development does not negatively impact adjacent contributing properties or structures.

Mr. Miller: The way that this city has developed the historic districts are in the core of downtown. The properties have sky rocketed so there is a desire to accumulate property and come through and change an entire block. How do you try and maintain the balance?

Ms. Gianniotis: When the CBD was rewritten Swinton Avenue going east is no more than three stories high. There are other tools that communities have used that are incorporated in the objectives and policies. There could be an implementation of transfers of development rights. We need to decide where we are going to except the height limit. There are policies that are embedded in this element.

Ms. Howell: inquired if a portion of the Marina Historic district is located within the CBD along Atlantic Avenue and if it is being moved to the Coastal Element.

Ms. Hoyland: Policy C-1.1 is within the coastal element can be reworded so it does not seem we are trying to redevelop the area.

Mr. Miller: There are individual blocks along Atlantic that can be mini districts and we need to encourage that.

Ms. Egot: Suggested that we include a policy to analyze and promote a program for the designation of mini districts.

Mr. Schmidt: Read into the record the comments from Anne Gannon regarding providing safeguards for ensuring the scale of new buildings.

Mr. Schmidt: There is a 35-foot-high limit in the city, is it possible to create an overlay for a historic district to limit the height to reflect the average height of the existing buildings for example height cannot exceed 25 feet.

Ms. Hoyland: Residential properties have visual compatibility design requirements. Recommends adding a policy in the element to analyze the potential to amend the LDRs for visual compatibility requirements on commercial properties in historic districts.

Ms. Howell: Should there be policies for the protection of trees in the historic districts which was referenced in another Element.

Ms. Gianniotis: Staff will review and pull that policy in.

Ms. Hoyland: Policy 1.5.5 surveying the city cemetery for potential designation. There might be a funding opportunity, if it were designated it will help with maintenance.

Mr. Miller: Inquired if there is a database that includes an analysis of properties that are not within a district or designated but have the potential for designation.

Ms. Hoyland: The master site files includes that analysis and for each potential designation such Frog Alley staff is in the process of compiling such information.

Ms. Howell: How do we develop strong preservation regulations to deter reduction of the historic resources.

Ms. Hoyland: The Historic Task Forces has develop new regulations which are very strong and these historic ordinances in process.

Ms. Hoyland: Regarding Goal 2-Historic Preservation Incentives, staff proposes the development of an education outreach program about the benefits of owning a historic site. This will become a twice a year program. Neighborhood groups, residents and stakeholders. Promotional materials and trying to do a sponsorship about a historic preservation topic to promote increased awareness.

Ms. Gianniotas: Who provides the plaque for the historic buildings in Delray Beach?

Ms. Hoyland: The Delray Trust provides them, but they are not as active and suggests that it is included in a policy.

Ms. Egol: Suggest analyzing the potential for the creation of a process to designate the interior of historic structures.

Mr. Cox: Suggest that it be accomplished on a voluntary basis.

Ms. Hoyland: It wasn't the intent for the task force. Look at ways to strengthen the process, make the information more readily available for historic preservation.

Ms. Egol: What lessons and takes a way can we learn from that so that process can't go awry again,

Ms. Hoyland: Regarding new developments concerns are about the scale of development.

Mr. Stillings: Suggests that Policy 1.4.4 is reworded to state that alley rights of way shall not be abandoned unless required by a greater public purpose.

Ms. Gianniotas: The only way a project can get as high as big as Worthing Place is if the development uses the alleyway. Preserving the alleys and districts helps to keep the mass of the redevelopment down in the city.

5. Break: 7:15 – 7:30

6. Discussion – Economic Prosperity Element Draft

- a. Goal 1** Talent & Human Capital
- b. Goal 2** Inclusive Entrepreneurship
- c. Goal 3** Industry Clusters
- d. Goal 4** Business Climate & Competitiveness

- e. **Goal 5** Equity and Economic Inclusion
- f. **Goal 6** Economic Placemaking
- g. **Goal 7** Community Life, Leadership & Partnerships

Ms. Goodrich: This Element is about prosperity for all and the importance of the human talent. It is not only about people having a job. It defines a good job, and then layered business ownership and entrepreneurship into the equation. The poverty rates are not acceptable and the economic wellbeing of the community must be strengthened.

Ms. Goodrich: The legacy industries are defined as healthcare, tourism, hospitality, and retail and we need to diversify the industries.

Ms. Odom: If you want to start a business is there some place you can go to that is a clearing house? It would be interesting to have something very simple.

Ms. Gianniotis: Objective 4.2 is where we started to list the agencies that assist new entrepreneurs.

Mr. Mackey: The City needs to offer more to assist new businesses to come to the City.

Ms. Goodrich: That is why industry clusters are important and build, new industries around a specific theme such as industries based on the early history as a former art and writer colony.

Ms. Gianniotis: The City can do things to make sure that we are prepared such as having appropriate land use and zoning and agencies in place to be competitive.

Mr. Mackey: Delray needs to start going after the high paying jobs which will promote other economic activities or we will be stuck in the retail rut.

Ms. Goodrich: Suggested becoming a regional job center. Growing the capacity and talents of who are already here and unleash their abilities to grow the economy.

Mr. Cox: The comprehensive plan is interconnected with improving education, providing incentives for people to stay and work here; creating stronger policies for affordable housing and exploring opportunities outside of the legacy industries for growth.

Ms. Goodrich: In this element we are suggesting to raise the bar, to go after good jobs, employ strategic investments and partnerships to change the tide.

Mr. Mackey: Delray needs to revise its focus and attention such as utilizing the first floor of the parking garage as an incubator space and provide free office to start-up to provide that synergy for new businesses.

Mr. Miller: We have a high poverty rate and low wage rate. How can the City intervene to break the cycle of poverty, such as working with the schools to identify the kids at risk and put them on a path for the right track.

Ms. Goodrich: This element is coming from a people centered view and this is how we will move the meter.

Mr. Miller: Encourage the business community to mentor the students to assist them to qualify for internships.

Mr. Mackey: If the city provided free office space, such as the place making area. Bring the students into the business world and let them get excited about the business world.

Ms. Hoyland: I know kids of all demographics can't find jobs this summer. And the service industry jobs are already taken by residents.

Ms. Goodrich: There is City recognition that investing in people skill building will be beneficial to the economy and city workforce.

Ms. Goodrich: We are need to coordinate with the non-profits on a comprehensive strategy and putting together a workforce strategy.

Speaker: The non-profit council with the chamber is exceptional.

Ms. Howell: Delray Beach would be beneficial for the entrepreneurial ecosystem. Conference for entrepreneurs and early stage companies. Attract the people to get it going and then attract the talents.

Mr. Mackey: FAU research park model has a home for start-up companies. The City needs to find a "home" to attract the industries that we would desire.

Mr. Cox: The ground work has been established on the development side we talked about density, however, with respect to the housing crisis, incentives are needed.

Ms. Goodrich: In 7.4 we tried to identify aspects of community life that is needing to fuel an entrepreneurial ecosystem.

Ms. Gianniotis: A challenge moving forward is that we are a built-up city and we have corridors that are more appropriate for redevelopment, how to accommodate everything the city needs as well as to protect the space that needs to be the commercial space.

Ms. Goodrich: The notion on how to get multiple uses on one property. If we are going to become a job center, we need to protect our industrial areas.

Mr. Schmidt: A lot of the ideas seemed to apply to a much larger geographic area. I felt a lot of the objectives and policies were too specific and not looking at a longer range or broader concept. Regarding entrepreneurship and job, etc. we have a big hole in education. Underutilized schools and families that don't want kids to be in Delray schools. Education needs to be the focus on this. We need to take a more aggressive positions with the school district.

Ms. Goodrich: Excellent feedback and there are many connections throughout the elements. As we continue to do parallel strategic investments in certain areas, we need to invest in our people and improve people skills.

7. Next Meeting: June 27, 2018

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