



WEST ATLANTIC REDEVELOPMENT COALITION (WARC)
Thursday, September 1, 2016; 6:00pm
First Floor Conference Room – City Hall - 100 NW 1st Avenue

MEETING MINUTES

BOARD MEMBERS PRESENT

Joycelyn Patrick	Chuck Ridley	Stephanie Immelman
Dorothy Ellington	Alfred "Zack" Straghn	Peter Perri
Ann Stacey-Wright	Patricia Wright	

BOARD MEMBERS ABSENT

Sheppard Gross

STAFF PRESENT

Kristyn Cox	Mark Stivers	Mark McDonnell
Jennifer Costello	Susan Shaw	Tennille Decoste
Ofc. Tim McInerney	Michael Coleman	

OTHERS PRESENT

Laura Simon	Jim Chard	Mike Williams
Michael Rice	Julien "Jay" Wray	Sandra O'Raggio
Barry Frette	Alice Pullen	Greg Vann Buckle

WARC BOARD LIAISON

Reggie Cox

1. Call to Order

Chairwoman Patrick called the meeting to order at 6:07 pm.

2. Prayer

Mr. Straghn opened the meeting with a prayer.

3. Approval of Agenda

Mr. Straghn made a motion to approve the Agenda which was seconded by Ms. Stacey-Wright and passed unanimously.

4. Approval of Minutes – August 4, 2016 Board Meeting ACTION

Ms. Stacey-Wright made a motion to approve the minutes which was seconded by Ms. Ellington. Ms. Ellington said she thought some comments Ms. Patrick made were attributed to her, and to check the minutes and for any changes needed. The motion as amended passed unanimously.

REPORTS

5. WARC Weekend & The Set Launch Update – Jay Wray Productions

Laura Simon, Executive Director of the Delray Beach Downtown Development Authority (DDA), opened the discussion with the recent lighting improvements to West Atlantic Avenue which were acknowledged with thanks from the Board. She presented the flagpole banner designs for the new brand that will be used on West Atlantic Avenue. The Promotions Committee approved the horizontal logo as opposed to the vertical logo. There were also four different color variations with the brand's Live, Play, Groove, Grow tagline. The Board approved the design with Ms. Stacey-Wright's request of exchanging the "Live" banner image to be consistent with the image on the brochure and website, www.thesetdelray.org. Ms. Simon noted that 100 banners will be ordered, and that there are 76 poles on West Atlantic Avenue so there will be extras if and when any need replacing. They will be placed diagonally at the intersections and intermittently between blocks starting at 12th Avenue to Swinton Avenue. Ms. Simon commented that the flags would not be ready for The Set Launch but should be up in October.

Julien Wray and Sandra O'Raggio from Jay Wray Productions gave an overview of The Set Weekend arrangements to include Wine and Cheese Friday night at the Arts Garage, the Gala Saturday at OSS's Fieldhouse, and the Golf Tournament & Luncheon Sunday. Ms. Stacey-Wright asked about sponsorships and ticket sales. Peter reported there are about 68 guests currently for the Gala. Mr. Ridley had spoken with Hudson Holdings and their check is forthcoming for the \$7500 sponsorship. Another \$3,750 in sponsorships has been received. Greg Vann Buckle went over items for the gift bags and asked members to collect anything they can get donated from local vendors for give-away items. Stephanie Immelman donated 100 Delray Beach bags which were greatly appreciated.

6. WARC Board Resignation – Chairwoman Joycelyn Patrick

Ms. Patrick turned the gavel over to Vice Chairman Chuck Ridley. He stated he had received a letter of resignation from Chairwoman Joycelyn Patrick effective December 1, 2016. Mr. Ridley reluctantly accepted the resignation. Ms. Patrick stated that WARC is in a great place now and urged the Board to keep up the momentum. Mr. Perri commented it was an honor to serve under her, and the Board Members thanked her for her service and look forward to her continuing involvement in the community.

NEW BUSINESS

7. DBPD Clean & Safe Report – Officer McInerney

Officer Tim McInerney gave his report. He reported on some vagrancy issues and auto burglaries. He noted the top calls for service are from the Fairfield Inn, mostly as a result of recovery industry clients. Additionally, he reported some problems around the 1200 block of West Atlantic due to traffic backing up with commercial vehicles. Ms. Stacey-Wright asked what has to be done to get a turn light at 12th and W. Atlantic. Mr. McInerney said the FDOT does the traffic studies and installation of lights. Mr. Straghn had a concern with no restroom at Libby Wesley Park and it is a problem. Mr. McInerney said with the benches people will gather, and he said they could look at re-

locating the benches. Community Improvement Director Michael Coleman said it could be brought up to the City Commission for restrooms but he is not optimistic. It is very delicate in dealing with the homeless given the watchful eye of the ACLU. Ms. Wright was concerned about the Fairfield becoming a sober house. Mr. McInerney noted that the Marriot could pull the Fairfield Inn name if it is not kept up to standards. Mr. Coleman cautioned this too is a delicate situation, he noted that room prices will go up in season so that may curtail some of the sober home room rentals.

8. City-Initiated LDR Text Amendments

A. Tattoo Studios – Mark McDonnell

P&Z Assistant Director Mark McDonnell reviewed the highlights of the report, noting it was a City-initiated amendment introducing tattooing to Delray Beach. He stated that as an artistic expression, tattoo establishments are constitutionally protected, and he reviewed the criteria that must be met in order to be approved. Given the possibility of nudity, they cannot be on Atlantic Avenue or Ocean Boulevard or on a public right-of-way, but they can be on side streets if all other criteria are met.

Ms. Ellington said the report was very informative and well written. She wanted to know if they could be along 5th Avenue as a principal use. Mr. McDonnell said he would have to check, but they are allowed as a principal use in any area zoned CBD, GC, PC and OSSHAD with the specified limitations. So basically any street particularly in the CBD zoning that does not front a required retail frontage street (i.e. Pineapple Grove, West Atlantic Avenue, NW & SW Fifth Avenue). P&Z Principal Planner Mark Stivers stated there is a map of the zones where legal spaces are allowed for Tattoo establishments. Mr. McDonnell will forward the map to West Atlantic Redevelopment Director Kristyn Cox to forward to the Board. Ms. Ellington made a motion to support the proposed amendment introducing Tattoo Establishments and tattooing in the locations as detailed in the staff report. The motion was seconded by Ms. Stacey-Wright and passed unanimously.

B. Sidewalk Cafes – Janet Meeks & Mark Stivers

Community Improvement Assistant Director Janet Meeks presented the item and reviewed the background. She stated that from Swinton Avenue to the Intracoastal has been designated Zone 1 where at least a 6' pedestrian clearance is required for a sidewalk café permit approval, 7' minimum if the operator wants dining on both sides of the pathway. Everywhere else in the City is Zone 2 requiring a 6' minimum pedestrian pathway, including dining on both sides. She updated the Board on some other outdoor café regulations and potential parking assessments. Ms. Ellington made a motion to approve the amendments to the Sidewalk Café Ordinance. The motion was seconded by Ms. Stacey-Wright. Ms. Patrick asked about the width of the sidewalks on Atlantic Avenue, and specifically how this will affect Uptown Atlantic project. Ms. Meeks clarified that it is Zone 2 so a 6' clear path for pedestrians will be required. Mr. Stivers did not

know the actual width of the sidewalk currently, but noted the developer will have to take this into account when designing the retail frontage plans for any restaurant or possible outdoor café space. Mr. Straghn stated that the set-backs are fine, but you still cannot walk easily past the good restaurants. Mr. Stivers stated that is an enforcement issue and while staff does not want to come down too hard on the restaurants, when the public safety is at risk, then enforcement needs to speak to the retailer regarding compliance. The motion passed unanimously.

C. Urban Agriculture LDR – Mark Stivers

1. Community Gardens Policy

Mr. Stivers introduced the item and gave the background on community garden regulations. This item proposes that community gardens be taken out of the LDR's and given their own separate policy. There is a separate component for Urban Agriculture so businesses could be allowed to produce their own plants/herbs in an urban environment. That component will replace the community gardens in the LDR's if the petition is approved.

Mr. Ridley inquired as to how the existing gardens would be impacted with the new ordinance. Mr. Stivers said the goal is to maintain the existing gardens and encourage even more of them. He added that they do produce food, and they are also a powerful community engagement tool. Also, vacant lots which are not being used could be more productive and be put back into use as gardens which would also result in less vagrants on the vacant lots. Mr. Stivers noted they wanted to take it out of the LDR's as they see it more of a temporary use, even if the garden is there for 50 years. He stated the Frog Alley Community Gardens and others will not have any change other than they will have to complete an application once a year. Mr. Ridley asked about any fees. Mr. Stivers said there may be a \$25 registration fee, although it has not been set yet. Ms. Ellington asked how the gardeners will know when to apply to which. Mr. Stivers replied that staff would update/notice them. He added the gardens cannot be used for commercial purposes, but food can be sold on site so costs may be recouped. Ms. Stacey-Wright said the SW Gardens takes donations but the food is free so a \$25 fee can be high. Mr. Stivers is working to get the lowest possible cost on any city water used in the community gardens. Mr. Ridley made a motion to support the ordinance as presented and to recommend it be adopted by the City. Mr. Straghn seconded the motion which passed unanimously.

Other Business

9. Board Comments

There was discussion of the upcoming WARC & The Set Launch Weekend and funding. Mr. Ridley stated that the WARC Board needs to 1) develop a fundraising policy, and 2) find a different way to review fundraisers so there is no appearance of conflict. He also noted there is a Joint Workshop with the CRA Board for the 22nd of September, and it

was his feeling that more time was needed to prepare for a Joint Workshop. Lastly, he said a special meeting of the CBA Committee's Community Coalition is needed very soon. Ms. Cox noted that CRA staff will be meeting with their Attorneys, the Uptown developer and their attorneys tomorrow and can report back. She will set up a conference call for the Community Coalition next week.

Mr. Straghn commented he was upset about Equity Enterprises potentially not honoring their commitment to Randolph & Dewdney Construction as the General Contractor on the Uptown Atlantic project. The project being awarded to Equity was largely due to community support for Dwayne Randolph as the contractor. He believes the developer is trying to weaken or cut short Mr. Randolph's contract. He wants Equity to commit to the plan that was made in the beginning and to have the CBA honored. Mr. Ridley and Mr. Straghn noted the Board needs to provide the leadership to protect the citizens on the west side.

Ms. Ellington commented Ms. Cox's staff report looked good, and Ms. Cox stated she would provide it for future meetings.

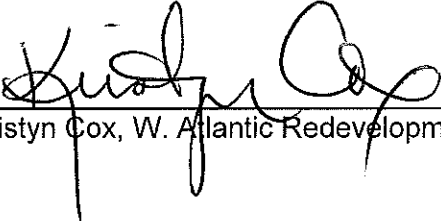
10. CRA Liaison Comments

11. Chair Comments

12. Staff Comments

13. Adjournment

There being no further business the meeting was adjourned at 8:10



Kristyn Cox, W. Atlantic Redevelopment Director



Jocelyn Patrick, Board Chairwoman