



## AGENDA

### PLANNING AND ZONING BOARD CITY OF DELRAY BEACH

Meeting Date: April 21, 2008  
Type of Meeting: Regular Meeting  
Location: City Commission Chambers  
Time: 6:00 p.m.

*The City shall furnish appropriate auxiliary aids and services where necessary to afford an individual with a disability an equal opportunity to participate in and enjoy the benefits of a service, program, or activity conducted by the City. Please contact Doug Smith at 243-7144, 24 hours prior to the program or activity in order for the City to reasonably accommodate your request. Adaptive listening devices are available for meetings in the Commission Chambers.*

*If a person decides to appeal any decision made by the Planning and Zoning Board with respect to any matter considered at this meeting or hearing, such persons will need a record of these proceedings, and for this purpose such persons may need to ensure that a verbatim record of the proceedings is made. Such record includes the testimony and evidence upon which the appeal is to be based. The City does not provide or prepare such record. Two or more City Commissioners may be in attendance.*

#### **I. CALL TO ORDER**

#### **II. MINUTES**

November 19, 2007

#### **III. COMMENTS FROM THE PUBLIC:** (NOTE: Comments on items that are *NOT* on the Agenda will be taken immediately prior to Public Hearing Items.)

#### **IV. PUBLIC HEARING ITEMS:**

##### A. Transmittal Hearing for Comprehensive Plan Amendment 2008-1:

##### 1. City initiated text amendments: **Continued to May 19, 2008**

- i) Update Introduction and support data throughout all the Elements of the Comprehensive Plan as appropriate to reflect current conditions; update all maps as appropriate to reflect current city boundaries; update all maps and tables as appropriate; and, update the Goals, Objectives and Policies as required to modify partially completed or eliminate completed initiatives and to incorporate appropriate changes to goals and objectives gleaned from the EAR public hearing processes.
- ii) Future Land Use Element - Update existing land use and population data, including supporting maps and tables.
- iii) Future Land Use Element - Update vacant land analysis.
- iv) Future Land Use Element - Update Redevelopment Analysis section to reflect completion of all Redevelopment Plans.
- v) Future Land Use Element - Update descriptions for all land use categories to include intensities and densities.
- vi) Future Land Use Element - Add new policies to achieve an appropriate mix of uses, direct resources to infrastructure improvements downtown, and explore additional downtown open space opportunities.
- vii) Future Land Use Element - Add policies to affirm the City's continued commitment to workforce housing.'
- viii) Future Land Use Element - Add policies to develop design guidelines for the North Federal Highway area and evaluate the need for guidelines in the Congress Avenue Corridor and Four Corners Area.

- ix) Future Land Use Element - Amendment to the Land Use Designation/Zoning Matrix table to add SAD, OS and OSR zoning districts to be consistent with additional Future Land Use categories.
  - x) Transportation Element -Add new policy to designate the railroad parking lot, north of East Atlantic Avenue as a potential railroad stop for future passenger service on the FEC Railroad.
  - xi) Housing Element -Update Affordable Housing section to reflect new City initiatives.
  - xii) Housing Element Add new policies to affirm the City's continued commitment to workforce housing.
  - xiii) Public Schools Facilities Element - Update element to reflect changes related to the second amendment to the Interlocal Agreement.
2. City initiated Future Land Use Map amendment from County INST/18 (Institutional, with an underlying High Residential 18 units per acre) to City CF (Community Facilities) and associated annexation (via the provisions of the executed Water Service Agreement and Consent to Annexation) with initial zoning of CF (Community Facilities) for Fair Oaks Center, located approximately 650 feet south of Linton Boulevard, and on the east side of LWDD E-3 Canal (**Quasi-Judicial Hearing**).
- B. City initiated amendment to the Land Development Regulations enacting a new subsection 4.5.1(N), "Criteria for Removal of Historic Designation from Part of a District", and a new subsection 4.5.1(O), "Removal Procedures", in order to provide criteria and a method for removing a historic structure, building, site, or part of a district from the Local Register of Historic Places.
- C. City initiated amendment to the Land Development Regulations enacting Section 4.3.3(SS) "Wind Turbines and Solar Panels" to provide regulations for Wind Turbines and Solar Panels, and Appendix "A" "Definitions", to provide definitions for such uses.
- D. Abandonment of a 3.23 acre portion of Depot Road and a rectangular shaped 0.04 acre (1,730 square feet) portion of N.W. 2<sup>nd</sup> Street in conjunction with a proposed plat for the mixed-use residential/office development Historic Depot Square; located between I-95 and CSX Railroad, south of Lake Ida Road. **Quasi-Judicial Hearing**

## **V. LAND USE ITEMS**

- A. Final subdivision plat for Historic Depot Square, a proposed mixed-use development consisting of 296 multiple family dwelling units and 90,135 sq. ft. of office floor area, located between I-95 and CSX Railroad, south of Lake Ida Road. **Quasi-Judicial Hearing**

## **VI. PLANNING AND IMPLEMENTATION ITEMS**

- A. Initiation of an amendment to the Land Development Regulations creating an Overlay District for the Lake Ida Neighborhood.

## **VII. REPORTS AND COMMENTS:**

- A. Board Members

- Parking Management Advisory Board (PMAB) – Chuck Halberg

B. Staff

- Meeting Dates for May
- Project Updates

**VIII. ADJOURN**

*Paul Dorling*

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Paul Dorling, AICP  
Director of Planning and Zoning

Posted On: April 15, 2008