



AGENDA

PLANNING AND ZONING BOARD CITY OF DELRAY BEACH

Meeting Date: March 17, 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

October 15, 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. Conditional use request to allow a density in excess of 12 units per acre (24 units per acre proposed) to accommodate a total of 264 units for Village at Delray, (formerly a portion of Auburn Trace), located on the east side of Auburn Avenue, south of SW 4th Street. **Quasi-Judicial Hearing** (Continued from February 25, 2008).
- B. Consideration of a modified conditional use request for Chez Mika Restaurant, located within Sherwood Plaza at the southeast corner of Congress Avenue and SW 10th Street to extend the operating hours from 12 midnight to 2:00 a.m. seven days per week. **Quasi-Judicial Hearing**
- C. City initiated amendment to the Land Development Regulations by repealing Sections 4.3.3(C), "Adult Congregate Living Facility" and 4.3.3(G), "Continuing Care Facilities", and amending Section 4.3.3(H), "Convalescent Homes, Homes for the Aged, Nursing Homes, Rest Homes", in order to provide for updated regulations; amending Sections 4.4.6, "Medium Density Residential (RM) district", 4.4.13, "Central Business District (CBD)", 4.4.21, "Community Facilities (CF) district", 4.4.28, "Central Business District – Railroad Corridor (CBD-RC)", and 4.4.29, "Mixed Residential Office and Commercial (MROC) district", in order to allow Assisted Living and Continuing Care Facilities as permitted uses in these zoning districts; amending Section 4.4.9, "General Commercial (GC) district", in order to allow Assisted Living and Continuing Care Facilities as conditional uses in this zoning district; amending Section 4.4.24, "Old School Square Historic Arts District (OSSHAD)", to remove Assisted Congregate Living and Continuing Care Facilities from the list of conditional uses in this zoning district; amending Appendix "A" to repeal the definitions of "Adult Congregate Living Facility" and "Convalescent Homes, Homes for the Aged, Nursing Homes, or Rest Homes" and

enacting a definition of “Assisted Living Facility” and “Nursing Home” and providing an updated definition of “Continuing Care Facility”.

- D. City initiated amendment to the Land Development Regulations Section 4.6.9(E)(3)&(4) pertaining to increases in the in-lieu and public parking fees.
- E. Abandonment of an unimproved irregularly shaped portion of the Old Germantown Road right-of-way that is 0.29 acres and lies at the intersection of Old Germantown Road and Linton Boulevard, west of Park Access Road. **Quasi-Judicial Hearing**

V. LAND USE ITEMS

- A. Final Subdivision Plat for Midtown Delray, a proposed mixed-use development that contains a 29,571 sq. ft. medical office building and 116 fee-simple townhouse units, located at the southwest corner of Linton Boulevard at Germantown Road, west of Park Access Road **Quasi-Judicial Hearing**

VI. REPORTS AND COMMENTS:

- A. Board Members
 - Parking Management Advisory Board (PMAB) –Chuck Halberg
- B. Staff
 - Meeting Dates for April
 - Project Updates

VII. ADJOURN

Paul Dorling _____

Paul Dorling, AICP
Director of Planning and Zoning

Posted On: March 10, 2008