



## AGENDA

### PLANNING AND ZONING BOARD CITY OF DELRAY BEACH

Meeting Date: September 17, 2007  
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. APPROVAL OF MINUTES:

June 18, 2007  
July 16, 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. Modification of the Blood's Grove SAD (Special Activities District) Ordinance, in conjunction with a new mixed-use development known as Midtown Delray containing 116 townhouse units (of which 32 units are subject to the family workforce housing ordinance) and 29,571 square feet of medical offices. The subject site is located at the southwest corner of Linton Boulevard and Old Germantown Road. **Quasi-Judicial Hearing**
- B. Conditional use modification request to allow the construction of five (5) housing facilities which will each have four (4) sleeping rooms with two (2) beds per room for South County Mental Health Center, located on the east side of Military Trail, south of Linton Boulevard. **Quasi-Judicial Hearing**
- C. Conditional use request to allow a multiple family residential development up to a maximum density of 24 units per acre, subject to the provisions of Article 4.7 "Family Workforce Housing" for Historic Depot Square, located north of West Atlantic Avenue, between I-95 and the CSX Railroad to accommodate a mixed-use project that includes 296 residential apartment units (of which 74 units are subject to the family workforce housing ordinance) and 90,135 sq. ft. of offices. **Quasi-Judicial Hearing**

- D. Privately initiated amendment to the Land Development Regulations Sections 4.4.24(B)(12)(c) and 4.4.24(F)(1)(a) to add Lots 16-18, less the South 75 feet thereof, Block 69 to those properties zoned OSSHAD (Old School Square Historic Arts District) which are subject to the Permitted Uses of 4.4.13(B) and Development Standards of 4.3.4(J)(4), Central Business District Zoning District, excluding exceptions to height limitations provided in 4.3.4(J)(4). **Quasi-Judicial Hearing**
- E. City initiated amendment to the Land Development Regulations to Section 1.4.1, Article 2.2, Sections 2.2.1, 2.2.4, 2.2.5, 2.4.3, 7.1.3, 7.8.9, 7.8.12, 7.8.14, 7.8.15, 7.8.16, 7.8.17, 7.8.18, 7.8.19, 7.8.20, 7.8.21, and 7.8.22 to substitute "Board of Adjustment" for "Board of Construction Appeals".

**V. PLANNING AND IMPLEMENTATION ITEMS:**

- A. Finding of consistency of the CIP (Capital Improvement Plan) with the Comprehensive Plan.

**VI. REPORTS AND COMMENTS:**

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

**VI. ADJOURN**

*Paul Dorling*  
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Paul Dorling, AICP  
Director of Planning and Zoning

Posted On: September 10, 2007