



AGENDA

PLANNING AND ZONING BOARD CITY OF DELRAY BEACH

Meeting Date: February 26, 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

February 12, 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. Future Land Use Map amendment from CF (Community Facilities) to LD (Low Density Residential 0-5 du/ac) for an 8.274 acre portion of the Christ the King Monastery of St. Clare and rezoning from CF (Community Facilities) to R-1-AA (Single Family Residential). **(Quasi-Judicial Hearing)**
- B. City initiated amendments to the Land Development Regulations (LDRs) which intend to clarify the current regulations, provide parameters, and define compatible development within the historic districts. The amendments are primarily based on recommendations provided by REG Architects, the consultants hired during the moratorium to find resolutions to the recent concerns over the level and type of development affecting historic preservation efforts within all five (5) of the City's historic districts.
- C. Rezoning of a 0.78 acre parcel of land from GC (General Commercial) to AC (Automotive Commercial) for Delray Cycle, located on the east side of Dixie Highway, between Gulf Stream Boulevard and NE 23rd Street. **(Quasi-Judicial Hearing)**
- D. Conditional use request to allow a specialized repair shop in conjunction with the sales of motorcycles for Delray Cycle, located on the east side of Dixie Highway, between Gulf Stream Boulevard and NE 23rd Street. **(Quasi-Judicial Hearing)**

- E. Abandonment of the 16-foot north-south alleyway lying within Block 76, located south of NE 1st Street, between NE 1st Avenue and Pineapple Grove Way (NE 2nd Avenue). **(Quasi-Judicial Hearing)**
- F. Privately initiated amendment to the Land Development Regulations to establish an overlay district for family workforce housing within the MIC (Mixed Industrial and Commercial) zoning district for the Depot Road Property.
- G. Privately initiated amendment to the Land Development Regulations, Article 4.7, "Family Workforce Housing," Section 4.7.2, "Applicability," to allow payment of a fee to the Delray Beach Community Land Trust in lieu of providing Workforce Housing units on site in order to qualify for increased height or density in the CBD (Central Business District).
- H. City initiated amendment to the Land Development Regulations Article 4.5 (Overlay and Environmental Management Districts), Section 4.4.9 GC (General Commercial District) and Section 4.4.12 PC (Planned Commercial District) to accommodate redevelopment at the intersection of West Atlantic Avenue and Military Trail.
- I. City initiated amendment to the Land Development Regulations, enacting Section 2.4.5(O) (Developer's Agreements), to allow the City to enter into such agreements when it is in the best interests of the City.
- J. City initiated amendment to the Land Development Regulations Section 8.5.1 (Establishment of Public Arts Program), to provide clarification as to the use of funds for the Public Art Program.

V. LAND USE ITEMS

- A. Combined preliminary/final plat for Venetian Drive Townhomes, a proposed four lot townhouse development located on the west side of Venetian Drive, approximately 75 feet south of Ingraham Avenue. **(Quasi-Judicial Hearing)**

VI. REPORTS AND COMMENTS:

- A. Board Members
 - Parking Management Advisory Board – Mark Krall
- B. Staff
 - Meeting Dates for March
 - Project Updates

VII. ADJOURN

Paul Dorling

Paul Dorling, AICP
Director of Planning and Zoning

Posted On: February 20, 2007