



REVISED AGENDA

PLANNING AND ZONING BOARD CITY OF DELRAY BEACH

Meeting Date: June 16, 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

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 (Continued From May 19, 2008):

1. City initiated text amendments:

- 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.
- B. Abandonment of a 0.09 acre (20' x 200') rectangular shaped portion of N.E. 6th Avenue (Northbound Federal Highway) associated with the CVS/Office Depot commercial development, lying at the northwest corner of N.E. 7th Street and N.E. 6th Avenue. **(Quasi-Judicial Hearing) Postponed to July 21, 2008 Meeting**
- C. Privately initiated amendments to the Land Development Regulations for Ordinance 28-08, by amending Section 2.2.6 "The Historic Preservation Board", Subsection 2.2.6(D)(6), "Duties, Powers, and Responsibilities" and Section 4.5.1, "Historic Preservation Sites and Districts", Subsection 4.5.1(J)(3), "Historic Preservation Board to act on Variance Requests" to permit appeals of variances denied by the Historic Preservation Board to be heard by the City Commission.

V. PLANNING AND IMPLEMENTATION ITEMS

- A. Consider a request for a determination of similarity of use to allow instructional martial arts as a conditional use in the MROC (Mixed Residential, Office and Commercial) zone district. **(Quasi-Judicial Hearing)**

VI. REPORTS AND COMMENTS:

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

VII. ADJOURN

Mark McDonnell

Mark McDonnell, AICP
Acting Director of Planning and Zoning

Posted On: June 9, 2008