



AGENDA

PLANNING AND ZONING BOARD CITY OF DELRAY BEACH

Meeting Date: May 19, 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

December 3, 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. City initiated amendment to the Land Development Regulations amending Section 4.3.3. (Single Family Residential (R-1) District; Subsection (F) "Development Standards" to provide development standards for the Lake Ida Neighborhood Overlay District"; Section 4.5 "Overlay and Environmental Management Districts" by enacting a new Section 4.5.16 "Lake Ida Neighborhood Overlay District" to create a new overlay district for the Lake Ida Neighborhood; Appendix "A" "Definitions", to enact a new definition for "floor area ratio". The boundaries of the proposed overlay district are generally described as NW 22nd Street on the north, Lake Ida Road to the south, Swinton Avenue to the east, and Lake Ida to the west.
- B. Transmittal Hearing for Comprehensive Plan Amendment 2008-1 (Continued From April 21, 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.
- 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 (Continued From April 21, 2008).
- D. City initiated amendment to the Land Development Regulations amending Section 4.7.8 "Resale and Subsequent Rentals of Affordable Units" to expand the circumstances in which title may be transferred without restriction.
- E. City initiated amendment to the Land Development Regulations amending Section 4.3.3(S) "Telecommunications Towers and Antennas" to add Barwick Park and Lakeview Golf Course to public properties noted under LDR Section 4.3.3(S)(2)(c) that would allow free standing telecommunication towers.
- F. City initiated amendment to the Land Development Regulations amending Section 4.6.6 "Commercial and Industrial Uses to Operate Within A Building" enacting regulations for commercial and industrial uses to operate within a building, in order to clarify that all commercial and industrial uses shall conduct business inside regardless of zoning district.

V. PLANNING AND IMPLEMENTATION ITEMS

- A. Consider a request for a determination of similarity of use to allow an instructional swimming facility 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 June
 - Project Updates

VII. ADJOURN

Paul Dorling _____

Paul Dorling, AICP
Director of Planning and Zoning

Posted On: May 13, 2008