



AGENDA

PLANNING AND ZONING BOARD CITY OF DELRAY BEACH

Meeting Date: November 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

February 25, 2008

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 the re-establishment of the Delray Beach Yacht Club, an existing two-story 8,316 square foot yacht club building with dining facility, boat docks, pool and outdoor snack bar, located at 110 MacFarlane Drive. **(Quasi-Judicial Hearing)** Postponed from October 20, 2008
- B. Transmittal Hearing for Comprehensive Plan Amendment 2009-1
 1. Privately Initiated Text Amendments
 - a). Future Land Use Element – Modification of the description of the GC (General Commercial) Future Land Use designation to increase maximum density for residential uses from 12 units per acre to 25 units per acre and decrease the maximum intensity for non-residential uses from an FAR of 3.0 to 0.75, within the proposed Silver Terrace Courtyards Overlay District.
 - b). Future Land Use Element – Modification of the description the CMU (Congress Avenue Mixed-Use) Future Land Use designation to include provisions for the creation of a Regional Activity Center on the Office Depot property.
 - c). Future Land Use Element – add an objective and policies to support the creation of a Regional Activity Center at the Office Depot property on Congress Avenue.

2. Privately Initiated Future Land Use Map Amendment

- a). Future Land Use Map amendment from TRN (Transitional) to GC (General Commercial) for an approximate 6.15 acre parcel of land known as the Floranda Mobile Home Park, located on the west side of South Federal Highway, approximately 660 feet south of SE 10th Street and north of the Plaza at Delray. **(Quasi-Judicial Hearing)**
- C. Rezoning from POC (Planned Office Center) district in part, MH (Mobile Home) district in part, and R-1-A (Single Family Residential) district in part to PC (Planned Commercial) district for parcels of land comprising approximately 8.18 acres known as the Floranda Mobile Home Park and Executive Quarters, located on the west side of South Federal Highway, approximately 320 feet south of SE 10th Street and north of the Plaza at Delray. **(Quasi-Judicial Hearing)**
- D. Abandonment of the 40' wide right-of-way of NE 7th Avenue, lying between East Atlantic Avenue and NE 1st Street; the 16' east-west alleyway lying within Block 116 and located east of NE 6th Avenue, approximately 107 feet north of East Atlantic Avenue; and the 16' north-south alleyway lying within Block 116 and extending between East Atlantic Avenue and NE 1st Street in conjunction with the Atlantic Plaza II development. **(Postponed to December 15, 2008)**

V. REPORTS AND COMMENTS:

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

VI. ADJOURN

Paul Dorling

Paul Dorling, AICP
Director of Planning and Zoning

Posted On: November 11, 2008