



## AGENDA

### PLANNING AND ZONING BOARD CITY OF DELRAY BEACH

Meeting Date: September 21, 2009  
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. City initiated amendment to the Land Development Regulations Section 4.4.9(G)(3)(e)1.a, to allow the internal parking lot design landscape requirements to be credited towards the required 25% open space requirement within the Four Corners Overlay District (Continued From August 17, 2009).
- B. Conditional use request for Village at Delray, (formerly a portion of Auburn Trace) located on the east side of Auburn Avenue, between SW 7<sup>th</sup> Street to the south and Auburn Drive to the north to allow a density in excess of 12 units per acre subject to provisions of Section 4.4.6(l), "Performance Standards", Article 4.7 "Family Workforce Housing", and based upon the development's conformance with the applicable standards and criteria described within the adopted Southwest Area Neighborhood Redevelopment Plan. One Hundred and Ninety Two (192) residential units are proposed, comprising of 15 workforce housing rental units and 177 affordable rental units, which results in a density of 17.4 dwelling units per acre. **(Quasi-Judicial Hearing)**
- C. City initiated amendment to the Land Development Regulations Section 4.3.3 "Special Requirements for Specific Uses" by enacting Subsection (LLL) "Medical Offices" to provide clarification regarding dispensing of narcotic drugs, and amending Appendix "A" to provide for definitions related to the regulation of medical offices.

- D. City initiated amendment to the Land Development Regulations Sub-Section 2.4.3(K) "Fees", Sub-Subsection (1) "Development Applications", Sub-Subsection (2) "Plan Check Fees", Sub-Subsection (3) "Permit Fees", and Section 6.3.3 "Sidewalk Café, Sub-Section 6.3.3(A) "Permit and Fees", providing for the establishment of new fees and increases to certain existing fees.
- E. Consideration of an Ordinance authorizing the creation of local government Neighborhood Improvement Districts pursuant to Florida Statute 163.506.
- F. City initiated amendment to the Land Development Regulations Section 4.6.7 (Signs) Subsection 4.6.7(H)(10)(b) "Sponsorship Signs" providing and clarifying related standards.

**V. PLANNING AND IMPLEMENTATION ITEMS:**

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

**VI. REPORTS AND COMMENTS:**

A. Board Members

- Parking Management Advisory Board (PMAB) – Joseph Pike

B. Staff

- Meeting Dates for October
- Project Updates

**VII. ADJOURN**

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

Posted on: September 14, 2009