



REVISED

AGENDA

PLANNING AND ZONING BOARD CITY OF DELRAY BEACH

Meeting Date: August 18, 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

January 28, 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. City initiated amendment to the Land Development Regulations Section 4.7 "Family/Workforce Housing" by enacting a new Subsection 4.7.9"O" to allow non-eligible occupants to occupy workforce housing units under certain conditions. **"This item has been removed"**
- B. Transmittal of Comprehensive Plan Amendment 2008-WSP1 to provide for a 20 Year Water Supply Facilities Work Plan.
- C. Conditional use request to allow the establishment of an instructional martial arts facility within a 2,565 square foot tenant bay for XF Martial Arts at Delray Corporate Center, located at 2875 South Congress Avenue. Quasi-Judicial Hearing.
- D. City initiated amendment to the Land Development Regulations Section 4.1.4 (D) "Use of Lots of Record" to clarify when 40' lots of record can be developed, and Article 4.7 "Family Workforce Housing" Section 4.7.12 "Other Incentives" to eliminate prescribed designs for workforce housing units on lots of record that have at least forty (40) foot of frontage.
- E. City initiated amendment to the Land Development Regulations Section 2.4.3(B) "Standard Plan Items", Section 2.4.3(M) "Credentials for Preparation of Certain Submission Items" and Section 4.6.8 "Lighting" to provide for new lighting standards.

- F. City initiated amendments to the Land Development Regulations (LDR) to Section 2.2.6, "The Historic Preservation Board", Subsection (D), "Duties, Powers, and Responsibilities", to provide consistency with the Requirements Listed in Other Sections in the LDRs, Amending Section 4.5.1, "Historic Preservation Sites and Districts" Subsection (D), "Review and Approval Procedures", (E), "Development Standards", (F), "Restrictions on Demolitions", (H), "Undue Economic Hardship" and (I), "Historic Preservation Board to Act on Site Plans, Landscape Plans, and Architectural Elevations", to Require that Relocation of a Structure not Occur until a building permit has been issued for the associated Redevelopment Plans.
- G. City initiated amendments to the Land Development Regulations (LDR) amending Article 4.5, "Overlay and Environmental Management Districts", Section 4.5.1, "Historic Preservation Sites and Districts", enacting a new Subsection 4.5.1(N), "Criteria for Change of Historic Designation and/or Classification", and a new Subsection 4.5.1(O), "Procedures for Change of Historic Designation and/or Classification", in order to provide criteria and a method for a change of historic designation and/or classification.
- H. City initiated amendments to the Land Development Regulations (LDR) for Section 2.4.3" Submission Requirements, Subsection (K) "Fees" to provide fees for extension requests; Section 2.4.4 "General Procedures Pertaining to Approval of Land Use and Development Applications", Subsections (D), "Establishment of Project Approvals", (E), "Expiration of Approvals", and (F), "Extensions", to provide for the expiration and extension of time for Class I, Class II, Class III Site Plan Modifications and Certificate of Appropriateness.

V. REPORTS AND COMMENTS:

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

VI. ADJOURN

Paul Dorling

Paul Dorling, AICP
Director of Planning and Zoning

Reposted On: August 14, 2008