



AGENDA

REVISED

PLANNING AND ZONING BOARD CITY OF DELRAY BEACH

Meeting Date: January 22, 2007
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. COMMENTS FROM THE PUBLIC: (NOTE: Comments on items that are NOT on the Agenda will be taken immediately prior to Public Hearing Items.)

III. DISCUSSION ITEM:

A. Redevelopment of Sundry House

IV. PUBLIC HEARING ITEMS:

A. City initiated rezoning from MIC (Mixed Industrial and Commercial), PCC (Planned Commerce Center), POC (Planned Office Center), PC (Planned Commercial), and CF (Community Facilities) to MROC (Mixed Residential Office and Commercial) for the area bounded by West Atlantic Avenue on the north, the C-15 canal to the south, I-95 transportation corridor on the east and generally Congress Avenue on the west together with the Congress Park, Congress Park South and the Office Depot complexes, located just west of Congress Avenue. **(Quasi-Judicial Hearing)**

B. Conditional use request to allow a density in excess of 30 dwelling units per acre (37.53 units per acre proposed) for 135, 145 and 169 SE 6th Avenue, a proposed 28 unit residential condominium located on the east side of SE 6th Avenue, between SE 1st Street and SE 2nd Street. **(Quasi-Judicial Hearing)**

C. Privately initiated amendment to the Land Development Regulations (LDRs), Article 4.7, "Family Workforce Housing," Section 4.7.9 "General Provisions," to allow one bedroom units in the Workforce Housing Program.

V. LAND USE ITEMS

A. Combined preliminary/final plat for S.W. 14th Avenue Townhomes, a proposed 24 lot townhouse subdivision located on the east side of SW 14th Avenue, between SW 1st Street and SW 2nd Street. **(Quasi-Judicial Hearing)**

VI. PLANNING AND IMPLEMENTATION ITEMS:

- A. Recommendations on the ORC (Objections Response and Comments) Report for Comprehensive Plan amendment 2007-1

VII. REPORTS AND COMMENTS:

- A. Board Members
 - Parking Management Advisory Board – Mark Krall
- B. Staff
 - Meeting Dates for February
 - Project Updates

VIII. ADJOURN

Paul Dorling

Paul Dorling, AICP
Director of Planning and Zoning

Posted On: January 18, 2007