



AGENDA

PLANNING AND ZONING BOARD CITY OF DELRAY BEACH

Meeting Date: May 18, 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

July 21, 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. LAND USE ITEMS

- A. Master Development Plan to allow a mixed-use development combining 79,669 square feet of existing retail space with a proposed six-story, 556,224 square foot apartment complex containing 296 rental units for "Bellantica Gardens at the Four Corners" located at the southeast corner of West Atlantic Avenue and Military Trail.(Quasi-Judicial Hearing)
Continued from March 16, 2009

V. PUBLIC HEARING ITEMS:

- A. Conditional use request to allow the expansion of the Life Skills Center into three adjacent vacant tenant bays within the Lake Ida Shopping Center located at the southwest corner of Lake Ida Road and Congress Avenue. (Quasi-Judicial Hearing)
Continued from April 20, 2009
- B. City initiated amendment to the Land Development Regulations Appendix "A" "Definitions" to provide an updated definition of "Family".
- C. City initiated amendment to the Land Development Regulations Section 4.3.3 "Special Requirements for Specific Uses", Subsection (l) "Community Residential Homes and Group Homes" to update the section to comport with changes in State Law.

- D. City initiated amendment to the Land Development Regulations by amending Section 4.3.3 “Special Requirements for Specific Uses” by enacting a new Subsection 4.3.3(ZZZ) “Transient Residential Uses” in order to establish prohibitions, exemptions/exceptions, waivers and penalties; amending Section 4.3.6 “Medium Density Residential (RM) District to provide that “Transient Residential Uses” shall be allowed as permitted uses; and, amending Appendix “A” “Definitions” to provide for a definition of “Transient Residential Uses”.

- E. City initiated amendment to Chapter 117 of the Code of Ordinances “Landlord Permits”, Section 117.01 “Permit Required” to clarify when a permit is required; Section 117.03 “Approval of Application” to provide additional requirements; Section 117.04 “Appeals” by renaming it “Denial or Revocation of Permit Application; Appeals” Section 117.05 “Inspection” to provide for inspection with a warrant; enacting a new Section 117.06 “Tenant/Occupant Eviction” to ensure notice and due process rights are followed or alternate housing is provided; and, enacting a new Section 117.07 “Severability” to provide for severability.

VI. REPORTS AND COMMENTS:

- A. Board Members
 - Parking Management Advisory Board (PMAB) – Chuck Halberg

- B. Staff
 - Meeting Dates for June
 - Project Updates

VII. ADJOURN

Mark McDonnell

Mark McDonnell, AICP
Assistant Director of Planning and Zoning

Posted on May 13, 2009