



AGENDA

PLANNING AND ZONING BOARD CITY OF DELRAY BEACH

Meeting Date: July 21, 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

December 3, 2007
December 17, 2007

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. Abandonment of a 0.09 acre (20' x 200') rectangular shaped portion of N.E. 6th Avenue (Northbound Federal Highway) in conjunction with a CVS Pharmacy development and associated retail space, lying at the northwest corner of N.E. 7th Street and N.E. 6th Avenue. **(Quasi-Judicial Hearing)** Continued From June 16, 2008
- B. Conditional use modification request to allow the conversion of a two-story duplex residence to accommodate eight meeting rooms for the Church of God of Delray Beach, located at the 410 SW 2nd Street. **(Quasi-Judicial Hearing)**
- C. City initiated amendment to the Land Development Regulations Section 4.5.9 "The Southwest Neighborhood Overlay District", and Section 4.7.1(p) "Southwest Neighborhood Overlay District," to modify the description and provide for the expansion of the Southwest Neighborhood Overlay District.
- D. 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.
- E. City initiated amendment to the Land Development Regulations Appendix "A", Definitions to provide consistency with the regulation pertaining to "Tree Trust Fund".
- F. City initiated amendment to the Land Development Regulations Section 1.3.8 "Reconstruction Necessitated by an Act of God" to provide for the ability to rebuild in the event of an act of God.

- G. City initiated amendment to the Land Development Regulations Section 4.6.7(H)(10) Sub Subsection “ Temporary Signs” to clarify that temporary non-commercial signs placed on the public right-of-way contiguous to private property require the adjacent property owner’s permission.

V. PLANNING AND IMPLEMENTATION ITEMS

- A. Consider a request for a determination of similarity of use to allow instructional fitness training within the Service Industry category of the PCC (Planned Commercial Center) zone district. **(Quasi-Judicial Hearing)**

VI. REPORTS AND COMMENTS:

- A. Board Members
 - Parking Management Advisory Board (PMAB) – Chuck Halberg
 - Ratify Joseph Pike as an alternate member on the Parking Management Advisory Board (PMAB).
- B. Staff
 - Meeting Dates for August
 - Project Updates

VII. ADJOURN

Paul Dorling
Paul Dorling, AICP
Director of Planning and Zoning

Posted On: July 14, 2008