



## AGENDA

### PLANNING AND ZONING BOARD CITY OF DELRAY BEACH

Meeting Date: July 16, 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. PUBLIC HEARING ITEMS:**

A. Transmittal of Comprehensive Plan Amendment 2007-2.

1. Amendments to the Text of the Comprehensive Plan Include:

City-Initiated Text Amendments:

- i) Future Land Use Element – Modification of the description of the GC (General Commercial) Future Land Use designation to increase the allowable percentage of building area devoted to residential use from 15% to 75% at a maximum density of 30 units per acre within the Four Corners Overlay District, subject to the provision of workforce housing;
- ii) Future Land Use Element - Modification of Policy A-7.2 to include the provision of workforce housing in the Four Corners Overlay District;
- iii) Future Land Use Element – Modification of the description of the TRN (Transitional) Future Land Use designation to allow for increased residential density up to 24 units per acre within the Carver Estates Overlay District, subject to the provision of workforce housing.
- iv) Future Land Use Element – Expansion of the Southwest Neighborhood Area Overlay District to include properties located ½ block on either side of SW 12<sup>th</sup> Avenue, between SW 2<sup>nd</sup> Street and SW 3<sup>rd</sup> Street. This overlay district allows a maximum density of 24 units per acre, subject to the provision of workforce housing.

Privately-Initiated Text Amendments:

- v) Future Land Use Element – Modification of the description of the GC (General Commercial) Future Land Use designation to increase the maximum density on properties lying within the Four Corners Overlay District which are not located at the intersection of Atlantic Avenue and Military Trail and which have less than 160 feet of direct frontage on Atlantic Avenue to 50 units per acre. Residential development on these properties may comprise up to 100% of the total building area and shall not be subject to the requirement to provide workforce housing;

- vi) Future Land Use Element – Modification of the description of the Medium Density Residential Future Land Use designation to accommodate expansion of the Carver Estates Overlay Area to include the south portion of the Auburn Trace Development. This area is currently located within the Infill Workforce Housing Area which allows up to 18 units per acre, subject to the provision of workforce housing. Within the Carver Estates Overlay Area, the maximum density will increase to 24 units per area.

2. Amendment to the Future Land Use Map Include:

- i) City initiated Future Land Use Map amendment for approximately 3.9 acres, located ½ block on either side of SW 12<sup>th</sup> Avenue, between SW 2<sup>nd</sup> Street and SW 3<sup>rd</sup> Street, from LD (Residential Low Density 0-5 du/ac) to MD (Residential Medium Density 5-12 du/ac) and associated rezoning from R-1-A (Single Family Residential) district to RM (Medium Density Residential) district. **Quasi-Judicial Hearing**
- B. City-initiated Amendment to the Land Development Regulations Section 4.3.4 “Base District Development Standards”, Subsection 4.3.4(K) “Development Standards Matrix”, and Section 4.4.6 “Medium Density Residential (RM) District”, Subsection 4.4.6(A) “Purpose and Intent”, to add references to the Carver Estates Overlay District and the Infill Workforce Housing Area.
- C. Amendment to the Land Development Regulations Section 2.4.2 “Notice Requirements” and Section 2.4.3(K) “Fees” to provide for an increase in the Development Applications, Plan Check Fees and Building Permit Fees.
- D. Amendment to the Land Development Regulations, enacting Section 2.4.7(G) “Requests for Reasonable Accommodation” to provide procedures for handling and processing requests for accommodation from the City’s Code.
- E. Amendment to the Land Development Regulations Section 4.4.13(D)(19) to clarify residential development is allowed as a conditional use in the CBD (Central Business District) zoned portion of the West Atlantic Avenue Neighborhood up to a maximum of 30 units per acre.

IV. REPORTS AND COMMENTS:

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

V. ADJOURN

*Paul Dorling*

Paul Dorling, AICP  
Director of Planning and Zoning

Posted On: July 10, 2007