



AGENDA

PLANNING AND ZONING BOARD CITY OF DELRAY BEACH

Meeting Date: December 8, 2008
Type of Meeting: Regular Meeting
Location: Community Center (50 NW 1st Avenue)
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

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 the 40' wide right-of-way of NE 7th Avenue, lying between East Atlantic Avenue and NE 1st Street; the 16' east-west alleyway lying within Block 116 and located east of NE 6th Avenue, approximately 107 feet north of East Atlantic Avenue; and the 16' north-south alleyway lying within Block 116 and extending between East Atlantic Avenue and NE 1st Street in conjunction with the Atlantic Plaza II development. **(Postponed to January 26, 2009)**
- B. City initiated amendments to the Land Development Regulations Section 4.3.3, "Special Requirements for Specific Uses", Subsection (A), "Self-Service Storage Facilities (SSSF)" and Subsection (J), "Gasoline Station", to revise and/or clarify parking requirements for these uses; Section 4.4.13, "Central Business (CBD) District", Section 4.4.17, "Residential Office (RO) District", Section 4.4.24, "Old School Square Historic Arts District (OSSHAD)", Section 4.4.28, "Central Business District-Railroad Corridor (CBD-RC)", and Section 4.4.29, "Mixed Residential, Office and Commercial (MROC) district", to change the parking requirements for business and professional offices within these zoning districts and to expand the area subject to special parking requirements within the CBD zoning district; amending Section 4.6.9, "Off-Street Parking Regulations", to modify how fractions are rounded, to change the parking requirements for business and professional offices and to clarify the parking requirements for other uses; amending Appendix "A", "Definitions", to enact new definitions for "gross floor area" and "net floor area".

- C. Privately 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.
- D. City initiated amendment to the Land Development Regulations Section 4.4.9(B)(8) GC (General Commercial) to allow art studios as a principal use.
- E. City initiated amendment to the Land Development Regulations (LDR) Section 2.4.3, "Submission Requirements", Subsection (K), "Fees", Sub-Subsection (1), "Development Applications", in order to provide fees for requests to change historic designation or classification and ad valorem tax exemption applications.
- F. City initiated amendment to the Land Development Regulations Section 8.5.1 "Establishment of Public Arts Program" to provide that the City may contribute funds through the Public Arts Program to other entities in order to help fund public art.

V. PLANNING AND IMPLEMENTATION ITEMS

- A. Consideration of the ORC (Objections Response and Comments) Report pertaining to Comprehensive Plan amendment 2008-1.
- B. Consideration of the ORC (Objections Response and Comments) Report pertaining to Comprehensive Plan Amendment 2008-WSP1 to provide for a 20 Year Water Supply Facilities Work Plan.

VI. REPORTS AND COMMENTS:

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

VII. ADJOURN

Mark McDonnell

Mark McDonnell, AICP
Acting Director of Planning and Zoning

Posted On: December 1, 2008