



REVISED

A G E N D A

**PLANNING AND ZONING BOARD
CITY OF DELRAY BEACH**

Meeting Date: February 27, 2006
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 Randolph at 243-7127 (voice), or 243-7199 (TDD), 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. APPROVAL OF MINUTES

- September 19, 2005
- October 17, 2005
- November 21, 2005
- December 19, 2005

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. Conditional use request to allow a density in excess of 12 units per acre (12.4 units per acre proposed) within the RM (Medium Density Residential) district subject to Article 4.7 "Family Workforce Housing" for 14th Avenue Townhomes, located on the east side of SW 14th Avenue, between SW 1st Street and SW 2nd Street (**Quasi-Judicial Hearing**).
- B. Conditional use request to allow the utilization of lots for the parking and storage of vehicles within the MIC (Mixed Industrial and Commercial) district for Maroone Ford, located on the west side of Wallace Drive, between Georgia Street and Milfred Street (**Quasi-Judicial Hearing**).
- C. Conditional use request associated with the partial demolition and reconstruction of a private beach club within the RM (Medium Density Residential) district for the Seagate Beach Club, located on the east side of Ocean Boulevard, between Casuarina Road and Bucida Road (**Quasi-Judicial Hearing**).

This item has been postponed.

- D. Conditional use request to allow a free standing multiple family residential development as part of a mixed-use development in the General Commercial district for Royal Palm Club at Delray Beach (fka Ralph Buick site), located at the northeast corner of Fladell's Way and South Federal Highway (**Quasi-Judicial Hearing**).
- E. Privately initiated amendments to the Land Development Regulations to Section 4.3.3 "Special Requirements for Specific Uses", Section 4.4.13 "Central Business (CBD) District", Section 4.6.9 "Off-Street Parking Regulations", Section 5.3.2 "Park Land Dedication" and Appendix A "Definitions", to allow and regulate resort condominium hotels. (**Quasi-Judicial Hearing**).
- F. City initiated amendments to the Land Development Regulations Article 4.7 "Family Workforce Housing" Section 4.4.6 "Medium Density Residential (RM)", Section 4.4.9 "General Commercial (GC)", Section 4.5 "Overlay and Environmental Management Districts" Section 4.3.4(J) "Height" Section 4.4.13(I) "Performance Standards" and Section 4.1.4 "Uses of Lots of Record" providing a requirement and incentives for the provision of workforce housing.

V. LAND USE ITEMS

- A. Combined Preliminary/Final associated with the development of a mixed-use project for Coda, located on the south side of SW 1st Street, between SW 1st Avenue and SW 2nd Avenue.

VI. REPORTS AND COMMENTS:

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

VII. ADJOURN

Paul Dorling

Paul Dorling, A.I.C.P.
Director of Planning and Zoning

Posted On: February 24, 2006