



## AGENDA (ADDENDUM #1) PLANNING AND ZONING BOARD CITY OF DELRAY BEACH

**Meeting Date:** April 20, 2015      **Time:** 6:00 P.M.  
**Type of Meeting:** Regular Meeting      **Location:** City Commission Chambers

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 the City Manager at 243-7010 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 Site Plan Review and Appearance 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. ROLL CALL**

**III. MINUTES - None**

**IV. APPROVAL OF AGENDA**

**V. SWEARING IN OF THE PUBLIC**

**VI. COMMENTS FROM THE PUBLIC**

(NOTE: Comments on items that are *NOT* on the Agenda will be taken immediately prior to Public Hearing Items.) *Speakers will be limited to 3 minutes.*

**IX.D** City-initiated amendments to the Land Development Regulations (LDRs) to return the Performance Standards that were recently and inadvertently omitted from the LDRs. The LDRs amendments include a new Section 3.2.5, "Density Increase Performance Standards", and further amend all references to the previous LDR Section 4.4.13(l) for developments that require performance standards to be met.

**(THIS STAFF ITEM IS NOT READY FOR BOARD REVIEW AND WILL BE PRESENTED AT A FUTURE MEETING)**

**X. REPORTS AND COMMENTS**

- A. Staff
  - Meeting Dates for May
  - Project Updates
  - Board Comments

**XI. ADJOURN**

Mark McDonnell

Mark McDonnell, Assistant Planning and Zoning Director  
Assistant City Manager/Acting Planning and Zoning Director

Posted on: April 17, 2015



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## VII. PLANNING AND IMPLEMENTATION ITEMS

- A. Annual Infrastructure Hearing - Acceptance of public comments pertaining to Citywide infrastructure improvements.
- B. Determination of Similarity of Use request to allow the restoration repair and service of railroad cars as a Principal Use in the Industrial (I) zoning district.

## VIII. LAND USE ITEMS

- A. Consideration of a final plat for Atlantic Crossing, located between East Atlantic Avenue and NE 1<sup>st</sup> Street and between NE 6<sup>th</sup> Avenue and Veterans Park and also including the parcel of land located at the northeast corner of NE 7<sup>th</sup> Avenue and NE 1<sup>st</sup> Street. Quasi-judicial Hearing
- B. Master Development Plan for Delray Square within the Four Corners Overlay District, located at the northeast corner of West Atlantic Avenue and Military Trail associated with the demolition and replacement that includes relocation of the existing Publix building within a new retail shopping center, including provision of a drive-thru pharmacy, along with the creation of two new restaurant outbuildings along West Atlantic Avenue, one of which will have drive-thru lanes. Quasi-judicial Hearing

## IX. PUBLIC HEARING ITEMS

- A. Abandonment of a portion (varies between 8.98 feet to 10.80 feet by 399.17 feet ) of a 30 foot wide right-of-way, known as NW 2<sup>nd</sup> Street and lying at the south terminus of Depot Avenue, between the CSX Railroad and I-95. Quasi-judicial Hearing

- B. City-initiated amendments to the Land Development Regulations (LDRs) to revise LDR Section 4.5.1(E)(6), Relocation, to provide specific criteria and requirements for the relocation of contributing or individually designated structures; revise LDR Section 7.10.5, Cash Deposit, Bond, or Insurance Required, to require a historic structure relocation bond; and add LDR Section 7.10.11, Historic Structures, to clarify the requirements to obtain a permit when relocating contributing or individually designated structures.
- C. City-initiated amendments to the Land Development Regulations (LDRs) to eliminate LDR Section 4.5.1(E)(7), Demolition; revise LDR Section 4.5.1(F), Restrictions on Demolitions, to provide specific submittal requirements for requests for the demolition of structures within a historic district or on an individually designated site and provide criteria by which to review demolition requests; and revise LDR Section 4.5.1(G), Unsafe Buildings, to require that the Chief Building Official present documentation to the Historic Preservation Board when a historic structure is determined to be unsafe.
- D. City-initiated amendments to the Land Development Regulations (LDRs) to return the Performance Standards that were recently and inadvertently omitted from the LDRs. The LDRs amendments include a new Section 3.2.5, "Density Increase Performance Standards", and further amend all references to the previous LDR Section 4.4.13(l) for developments that require performance standards to be met.

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**XI. ADJOURN**



Francine Ramaglia, CPA ICMA-CM, AICP  
Assistant City Manager/Acting Planning and Zoning Director

Posted on: April 13, 2015