



## **REVISION NO. 3**

### **AGENDA**

#### **ITEM IV.C. BREEZY ACRES ANNEXATION POSTPONED**

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

Meeting Date: July 19, 2010  
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**

#### **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. Transmittal Hearing for Comprehensive Plan Amendment 2010-1:**

##### **1. Text Amendments**

- Capital Improvement Element - Update the City's Five-Year Capital Improvements Schedule (Table CI-CIP) to reflect adoption of the FY2010-FY2014 Capital Improvements Program.
- Capital Improvement Element - Update the City's Reclaimed Water Capital Improvement Schedule (Table RW-CIP) to reflect adoption of the FY2010-FY2014 Capital Improvements Program.
- Capital Improvement Element - Update the Palm Beach County School District's Capital Improvement Schedule (Table SD-CIP) to reflect adoption of its FY2010-FY2014 Capital Improvements Program.
- Coastal Management Element - Update the Coastal High Hazard Map (Map #27).
- Conservation Element - Modification of Policy E-1.1, dealing with the Green Task Force, to reflect new name (Green Implementation Advancement Board) and new Board purpose.
- Future Land Use Element - Modification of Policy A-1.4 to extend the time frame for completion of a study on economic development issues from FY08/09 to FY11/12.
- Future Land Use Element – Modification of the description of the GC (General Commercial) Future Land Use designation to identify specific uses and

intensities (FARs) for development within a proposed overlay district for the Lintco property on the north side of Linton Boulevard, west of SW 4<sup>th</sup> Avenue.

- Future Land Use Element - Modification of Policy A-1.10 to extend the time frame for evaluating the need for establishing design guidelines for the Congress Avenue Corridor and the Four Corners Overlay District from FY08/09 to FY10/11.
- Future Land Use Element - Modification of Policy A-1.11 to extend the time to develop of a marketing plan to attract new business and promote redevelopment of the Congress Avenue corridor from FY08/09 to FY10/11.
- Future Land Use Element - Modification of Policy A-2.5 to extend the time frame for analysis of the Land Development Regulations, dealing with nonconforming uses, from FY08/09 to FY11/12.
- Future Land Use Element - Modification of Policy C-1.4 to extend the time frame for evaluating the need for establishing design guidelines for the North Federal Highway corridor from FY08/09 to FY10/11.
- Future Land Use Element - Modification of Policy C-1.12 to extend the time frame for completion of a Redevelopment Plan for the South Federal Highway from FY08/09 to FY10/11.
- Future Land Use Element - Modification of Policy C-1.13 to extend the time frame for completion of a Redevelopment Plan for Linton Boulevard, from I-95 to Federal Highway, from FY08/09 to FY10/11.
- Housing Element - Deletion of Policy B-3.3 (Completed)
- Public Facilities Element - Modification of Water Facilities Work Plan Sub-Element to update the projections for potable and reclaimed water.
- Transportation Element - Modification of Policy A-1.8 to extend the time frame for investigation of the feasibility of implementing an impact fee or other system for assessment of new development to fund operation of the downtown roundabout shuttle service from FY08/09 to FY10/11.
- Transportation Element - Modification of Objective A-8 to extend the time frame for development of a program to encourage street trees for green linkages from FY08/09 to FY10/11.
- Transportation Element - Modification of Policy D-2.4 to extend the time frame for adoption of a bicycle network plan for the city from FY09/10 to FY11/12.
- Transportation Element - Modification of Policy D-3.1 to extend the time frame for completion of surveys and analysis to determine the issues and needs for employer based TDM activities, including but not limited to ride sharing, van pooling, and flexible work hours, from FY09/10 to FY10/11.
- Transportation Element - Modification of Policy D-3.5 to extend the time frame to determine the operational feasibility and grant funding requirements necessary to provide shuttle service to meet and greet all trains at the station from FY08/09 to FY10/11.

B. City initiated Future Land Use Map amendment from County Commercial High with an underlying residential of 8 units per acre (CH/8) to City GC (General Commercial), and associated annexation (via the provisions of the executed Agreement for Water Service and Consent to Annexation) with initial zoning of PC (Planned Commercial) for the Marketplace of Delray, located at the northwest corner of West Atlantic Avenue and Military Trail. (Quasi-Judicial Hearing)

- C. City initiated Future Land Use Map amendment County Medium Density Residential 5 units per acre (MR-5) to City LD (Low Density Residential 0-5 du/ac) and associated annexation (via the provisions of the executed Agreement for Water Service and Consent to Annexation) with initial zoning of R-1-AAA (Single Family Residential) for Lots 5 thru 7, Breezy Acres subdivision, located on the east side of Markland Lane, 491 feet south of West Atlantic Avenue. (Quasi-Judicial Hearing). **ITEM POSTPONED TO AUGUST 16, 2010**
- D. Privately initiated Future Land Use Map amendment from MD (Medium Density Residential 5-12 du/ac) to GC (General Commercial) and rezoning from RM (Medium Density Residential) to GC (General Commercial) for Lintco Development, located at the northwest corner of Linton Boulevard and SW 4<sup>th</sup> Avenue. (Quasi-Judicial Hearing)
- E. Conditional use request to allow a density of up to 22 units per acre within a proposed mixed-use development for New Century Courtyards at Delray Beach, located on the west side of South Federal Highway, approximately 320 feet south of SE 10<sup>th</sup> Avenue and north of the Plaza at Delray. (Quasi-Judicial Hearing).
- F. City initiated amendment to the Land Development Regulations Section 4.3.3 “Special Requirements for Specific Uses” , Subsection (KKK) to enact regulations for Live/Work Units; amending Section 4.4.12 “Planned Commercial”, Subsection (D) “Conditional Uses and Structures Allowed”; Section 4.4.13 “Central Business District”, Subsection (D) “Conditional Uses and Structures Allowed”; Section 4.4.29 “Mixed Residential, Office and Commercial”, Subsection (D) “Conditional Uses and Structures Allowed” to allow Live/Work units as a conditional use; and amending Appendix “A” “Definitions” to provide a revised definition for “Live/Work Unit” .

**V. PLANNING IMPLEMENTATION ITEMS:**

- A. Initiation of a modification of Comprehensive Plan amendment 2010-1 to include the following additional items:
  - 1. City Initiated Text Amendments:
    - Capital Improvement Element - Update the General Fund Revenue and Expenditure 5-Year Forecast Table
    - Capital Improvement Element - Update the Pledgeable Revenue Matrix Table
    - Capital Improvement Element - Update the Debt Summary Table
  - 2. Privately Initiated Text Amendments:
    - Future Land Use Element – Modification of the description of the GC (General Commercial) Future Land Use designation to identify specific uses and intensities (FARs) for development within a proposed overlay district for Waterford located east of I-95, south of Linton Boulevard.
    - Future Land Use Element – Modification of the description of the GC (General Commercial) Future Land Use designation to identify specific uses and intensities (FARs) for development within a proposed overlay district for Linton Center, located at the southeast corner Federal Highway and Linton Boulevard.

3. Privately Initiated Future Land Use Map Amendments

- Future Land Use Map amendment from TRN (Transitional) to GC (General Commercial) for a 4.58 acre parcel located within Waterford, east of I-95, south of Linton Boulevard.
- Future Land Use Map amendment from TRN (Transitional) to GC (General Commercial) for the approximate 9.94 acre Linton Center property, located at the southeast corner of Federal Highway and Linton Boulevard.

**VI. REPORTS AND COMMENTS**

A. Board Members

- Parking Management Advisory Board (PMAB) – Joseph Pike

B. Staff

- Meeting Dates for August
- Project Updates

**VII. ADJOURN**

*Mark McDonnell*

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Mark McDonnell, AICP  
Acting Director of Planning and Zoning

Re-posted on: July 16, 2010