



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

Meeting Date: January 27, 2014  
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 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 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:**

November 18, 2013

**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. LAND USE ITEMS:**

- A. Conditional use modification associated with the conversion of three (3) automobile service bays to accommodate the expansion of the convenience store and a 184 sq. ft. building addition for S & H Exxon, located at the southeast corner of Pineapple Grove Way and NE 4th Street. Quasi-judicial Hearing
- B. Conditional use modification associated with the conversion of two (2) automobile service bays to accommodate the expansion of the convenience store for Chevron Gasoline Station, located at the northeast corner of SE 6th Avenue and SE 5th Street. Quasi-judicial Hearing

**V. PUBLIC HEARING ITEMS:**

- A. Conditional use request to allow an increase in density in excess of 30 units per acre (67.6 units per acre proposed) for Sofa District Offices and Lofts, located on the east side of SE 1st Avenue, south of SE 1st Street (111 SE 1st Avenue). Quasi-judicial Hearing
- B. Privately-initiated small-scale Future Land Use Map amendment from TRN (Transitional) to MD (Medium Density Residential 6-12 du/ac); and an associated amendment to the Future Land Use Map to identify that the property is included within the Southwest Neighborhood Overlay District; and Rezoning from RO (Residential Office) District to RM (Medium Density Residential) District for a parcel of land located on the south side of SW 1<sup>st</sup> Street, between SW 1<sup>st</sup> Avenue and SW 2<sup>nd</sup> Avenue within the Coda Development. Quasi-judicial Hearing

- C. Privately-initiated amendment to the Land Development Regulations by amending Article 4.7 “Family/Workforce Housing”, Section 4.7.1 “Definitions”, Subsection (p) “Southwest Neighborhood Overlay District” to expand the area as shown on the map by repealing the existing map and replacing it with a new one; and by Amending Section 4.5.9 “The Southwest Neighborhood Overlay District” to correct a scrivener’s error.  
Quasi-judicial Hearing
- D. Conditional use request to allow a density in excess of 12 units per acre (21.22 units per acre proposed) to accommodate sixteen (16) townhomes in four (4) three-story buildings for Coda, located on the south side of SW 1<sup>st</sup> Street, between SW 1<sup>st</sup> Avenue and SW 2<sup>nd</sup> Avenue. Quasi-judicial Hearing
- E. Privately-initiated Future Land Use Map amendment for Seagate Country Club Villas which includes three undeveloped parcels of land: Parcels 3 and 4 from OS (Open Space) to LD (Residential Low Density 0-5 units/acre) and Rezoning from OSR (Open Space & Recreation) to R-1-A (Residential Single Family); and Parcel 8, from LD (Residential Low Density 0-5 units/acre) to OS (Open Space) and Rezoning from R-1-A (Residential Single Family) to OSR (Open Space & Recreation). Parcels 3 and 4 measure 0.36 acres each; and Parcel 8 measures 0.02 acres, all located on the north side of Greensward Lane, within the Seagate Country Club Residential Development at the Hamlet. **(Continued from December 16, 2013)** Quasi-judicial Hearing

## **VI. REPORTS AND COMMENTS:**

- A. Staff
- Meeting Dates for February
  - Project Updates

## **VII. ADJOURN**

Mark McDonnell, AICP  
Interim Director of Planning and Zoning

Re-Posted on: January 21, 2014