



AGENDA

PLANNING AND ZONING BOARD CITY OF DELRAY BEACH

Meeting Date: November 16, 2009
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. LAND USE ITEMS

- A. Conditional use modification request to allow the construction of a 540 square foot building on the west side of the existing structure to be utilized as an enclosed paint booth for Europcar, located on the south side of SE 4th Street and west of the FEC Railroad. **(Quasi-Judicial Hearing)**

V. PUBLIC HEARING ITEMS

- A. City-initiated amendment to Land Development Regulations, by amending Sections 4.4.1 "Agriculture (A) District", Subsection (B); 4.4.2 "Rural Residential (RR) District", Subsection (B); 4.4.3, "Single Family Residential (R-1) Districts", Subsection (B); 4.4.5, "Low Density Residential (RL) District", Subsection (B); 4.4.7, "Planned Residential Development (PRD) District", Subsection (B); 4.4.13 "Central Business (CBD) District", Subsection (B); 4.4.17, "Residential Office (RO) District", Subsection (B); 4.4.21 "Community Facilities (CF) District", Subsection B; and, 4.4.24, "Old School Square Historic Arts District (OSSHAD)", Subsection (B), in order to clarify the zoning districts in which Assisted Living Facilities or Continuing Care Facilities are allowed as either permitted or conditional uses; amending Section 4.6.9 "Off-Street Parking Regulations", Subsection (C), to clarify the parking requirements for Assisted Living facilities; and, amending Appendix "A" "Definitions" by providing an updated definition of "Assisted Living Facility" and "Continuing Care Facility".

- B. City-initiated amendment to Land Development Regulations, by amending Section 4.3.3(l), "Community Residential Homes and Group Homes", Subsection (4), "Classifications", to update the table provided therein; amending Sections 4.4.3, "Single Family Residential (R-1) Districts", Subsection (D); 4.4.7, "Planned Residential Development (PRD) District", Subsection (B); and 4.4.12 "Planned Commercial (PC) District", Subsection (B); in order to clarify the zoning districts in which Community Residential Homes and Group Homes are allowed as either permitted or conditional uses and amending Section 4.6.9 "Off-Street Parking Regulations", Subsection (C) to clarify the parking requirements for Community Residential Homes and Group Homes.
- C. City-initiated amendment to the Land Development Regulations by enacting Article 8.7 "Chatelaine Local Government Neighborhood Improvement District" which provides for the creation of the Chatelaine Local Government Neighborhood District in accordance with Section 163.506, Florida Statutes; establishing the boundaries of the District; designating the Delray Beach City Commission as the Board of Directors of the District; providing authorization for the District to levy an Ad Valorem tax on real and personal property of up to two mills annually; providing authorization for District use of special assessments pursuant to Section 163.514, Florida Statutes; providing for the dissolution of the District by the City Commission by rescinding the Ordinance.

VI. PLANNING AND IMPLEMENTATION ITEMS

- A. Consideration of amendments to the Community Redevelopment Agency (CRA) Plan.

VII. REPORTS AND COMMENTS

- A. Board Members
 - Parking Management Advisory Board (PMAB) – Joseph Pike
- B. Staff
 - Meeting Dates for December
 - Project Updates

VIII. ADJOURN



Paul Dorling, AICP
Director of Planning and Zoning

Posted on: November 12, 2009