



AGENDA

PLANNING AND ZONING BOARD CITY OF DELRAY BEACH

Meeting Date: November 20, 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 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. APPROVAL OF 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. PRESENTATIONS:

A. REG Architects, Inc. and Urban Design Studio will provide a presentation of the proposed Delray Beach Historic Preservation Design Guidelines.

V. PUBLIC HEARING ITEMS:

A. City initiated amendments to the Land Development Regulations (LDRs) which intend to clarify the current regulations, provide parameters, and define compatible development within the historic districts. The amendments are primarily based on recommendations provided by REG Architects, the consultants hired during the moratorium to find resolutions to the recent concerns over the level and type of development affecting historic preservation efforts within all five (5) of the City's historic districts.

B. Privately initiated rezoning from GC (General Commercial) to AC (Automotive Commercial) for the Ralph Buick Property, located at the northeast corner of South Federal Highway and Fladell's Way (**Quasi-Judicial Hearing**).

C. City initiated amendment to the Land Development Regulations repealing Section 4.6.7, "Signs", in its entirety and enacting a new Section 4.6.7, "Signs", in order to provide a single, combined and updated sign code; and amending Appendix "A", "Definitions", to provide updated definitions relating to signs (Continued From October 16, 2006).

- D. Amendment to the Land Development Regulations Section 2.4.5 "Procedures for Obtaining Development Approvals" and Section 2.4.3(K) "Fees" to create an application process for in-lieu of parking and public parking fee requests.
- E. City initiated amendment to the Land Development Regulations amending Section 1.3.8, "Reconstruction Necessitated by An Act of God", to add provisions for the reconstruction of lawful nonconforming commercial structures damaged or destroyed by an Act of God.
- F. City initiated amendments to the Land Development Regulations enacting Section 4.3.3(DDD), "Day and Night Treatment with Community Housing" to provide for regulation of these new housing arrangements defined in the Florida Administrative Code, that provide housing only to individuals who are substance abuse impaired or in recovery; adding "Day and Night Treatment with Community Housing" as a Conditional Use within the General Commercial (GC), Central Business District (CBD), Professional and Office District (POD), Residential Office (RO), Community Facilities (CF) and Old School Square Historic Arts District (OSSHAD) zoning districts; amending Appendix "A", "Definitions", to provide a definition for "Day and Night Treatment with Community Housing;" and enacting Section 4.3.3 (XX), "Boarding and Rooming Houses" to clarify that Boarding and Rooming Houses are prohibited within the City of Delray Beach.
- G. City initiated amendment to the Land Development Regulations amending Section 4.3.3(I), "Community Residential Homes and Group Homes" to provide that a Type 1 group home shall not be located within 1,000 feet of another Type 1 group home or a community residential home.

VI. REPORTS AND COMMENTS:

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

VII. ADJOURN

Paul Dorling

Paul Dorling, AICP
Director of Planning and Zoning

Posted On: November 15, 2006