



AGENDA

PLANNING AND ZONING BOARD CITY OF DELRAY BEACH

Meeting Date: December 18, 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

September 18, 2006

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. Future Land Use Map amendment (small-scale) from TRN (Transitional) to GC (General Commercial) and rezoning from NC (Neighborhood Commercial) to GC (General Commercial) for three parcels located at 2703, 2709 & 2715 South Federal Highway. **(Quasi-Judicial Hearing)**
- B. Rezoning from RM (Medium Density Residential) to CF (Community Facilities) for the proposed Community Land Trust Office, located at 145 SW 12th Avenue, on the northeast corner of SW 12th Avenue and SW 2nd Street. **(Quasi-Judicial Hearing)**
- C. Conditional use modification request associated with a two story building addition with 2,590 square feet of new storage area in the basement, and 2,012 square feet of dining area on the ground level to replace the previously covered patio terrace for Delray Beach Club, located on the east side of State Road A-1-A (Ocean Boulevard), approximately 900' south of Linton Boulevard (2001 South Ocean Boulevard). **(Quasi-Judicial Hearing)**
- D. Privately initiated amendments to the Land Development Regulations (LDRs), Article 4.7, "Family Workforce Housing," Section 4.7.2, "Applicability," to allow payment of a fee to the Delray Beach Community Land Trust in lieu of providing Workforce Housing units on site in order to qualify for increased height or density in the CBD (Central Business District), and Section 4.7.9 "General Provisions," to allow one bedroom units in the Workforce Housing Program.

V. LAND USE ITEMS

- A. Combined preliminary/final plat for Cannery Row, a proposed 82-lot townhouse subdivision, with accessory community uses, located on the west side of Pineapple Grove Way, between NE 3rd Street and NE 4th Street. **(Quasi-Judicial Hearing)**
- B. Combined preliminary/final plat for Gramercy Square Plat Two, a proposed 38-lot townhouse subdivision, located west of Military Trail, south of West Atlantic Avenue. **(Quasi-Judicial Hearing)**

VI. REPORTS AND COMMENTS:

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

VII. ADJOURN

Paul Dorling

Paul Dorling, AICP
Director of Planning and Zoning

Posted On: December 12, 2006