



AGENDA PLANNING AND ZONING BOARD CITY OF DELRAY BEACH

Meeting Date: February 25, 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. PUBLIC HEARING ITEMS:

- A. Conditional Use request associated with the demolition of the yacht club building and construction of a new yacht club facility that includes a 5,221 square foot, 3-story yacht clubhouse with a swimming pool and the utilization of the existing 44 boat-slip marina at the Seagate Yacht Club, located on the west side of MacFarlane Drive, between Miramar Drive & Ingraham Avenue, south of East Atlantic Avenue. The new yacht club facility will be part of a larger redevelopment of the site which will include ten townhouse units. Quasi-judicial Hearing
- B. Conditional Use request to allow the construction of 296 residential apartment units within 9 three-story buildings for Depot Square Apartments (fka Historic Depot Square), located north of West Atlantic Avenue, between I-95 and CSX Railroad, and accessed via Depot Road. Quasi-judicial Hearing
- C. Privately-initiated amendments to the Future Land Use Element of the Comprehensive Plan, modifying the description of the GC (General Commercial) Future Land Use designation and Policy A-7.2 of the Future Land Use Element to allow an increase in density to a maximum of 24 units per acre, and establish a maximum Floor Area Ratio (FAR) of 0.75 for lands zoned GC (General Commercial) which are located within the Infill Workforce Housing Overlay District.
- D. Privately-initiated amendments to the Land Development Regulations that includes amending Section 4.4.9 "General Commercial", Subsection 4.6.9 (C) "Conditional Uses", to allow a density up to a maximum of twenty-four (24) units per acre within the Infill Workforce Housing Area; creating Subsection 4.4.9(G)(5) "Infill Workforce Housing Overlay District" to establish a maximum Floor Area Ratio (FAR) of 0.75; amending Article 4.7 "Family/Workforce Housing" Section 4.7.1 "Definitions" Subsection 4.7.1.I "Infill Workforce Housing Area " and Section 4.7.4(g) to specify the maximum allowable density of 24 units per acre within the General Commercial zoning district. Quasi-judicial Hearing

- E. Privately-initiated amendment to the Land Development Regulations to Section 4.4.24 “Old School Square Historic Arts District” Subsection (B) “Principal Uses and Structures”, Subsection (C) “Accessory Uses and Structures Permitted”, and Subsection (F) “Development Standards” to include Lots 16-18, Block 69, Lots 11-12, the North half of Lot 13, and Lots 23-25 Block 70, Town of Delray, to the list of lots within the Old School Square Historic Arts District (OSSHAD) zoning district that can be developed pursuant to the development standards and uses of the CBD (Central Business District) zoning district.
Quasi-judicial Hearing

V. REPORTS AND COMMENTS:

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

VI. ADJOURN

Mark McDonnell, AICP
Interim Director of Planning and Zoning

Posted on: February 14, 2014