



**AGENDA
PLANNING AND ZONING BOARD
CITY OF DELRAY BEACH
(ADDENDUM #1)**

Meeting Date: May 18, 2015 **Time:** 6:00 P.M.
Type of Meeting: Regular Meeting **Location:** City Commission Chambers

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 Site Plan Review and Appearance 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. ROLL CALL

III. MINUTES –

IV. APPROVAL OF AGENDA

V. SWEARING IN OF THE PUBLIC

VI. COMMENTS FROM THE PUBLIC

(NOTE: Comments on items that are *NOT* on the Agenda will be taken immediately prior to Public Hearing Items.)
Speakers will be limited to 3 minutes.

VII. PUBLIC HEARING ITEMS

- D. Conditional Use requests to allow an increase in the building height to exceed 48 feet (59' 6" proposed) and to allow the establishment of a movie theater (iPIC Theater) within the CBD (Central Business District) for Fourth & Fifth Delray, located south of East Atlantic Avenue, between SE 4th Avenue and SE 5th Avenue. (Quasi-judicial Hearing) **NOTE: THE AGENT RECENTLY REVISED THE REQUEST TO POSTPONE THE ITEM TO JULY 20, 2015**

- E. Abandonment of a portion (north 196.18 feet) of the 16 foot wide north-south alley right-of-way, lying within Block 101, of the Plat of the Town of Linton (now Delray Beach), as recorded in Plat Book 1, Page 3 of the public records of Palm Beach County, Florida, in conjunction with the Fourth and Fifth Delray development. (Quasi-judicial Hearing) **NOTE: THE AGENT RECENTLY REVISED THE REQUEST TO POSTPONE THE ITEM TO JULY 20, 2015.**

VIII. REPORTS AND COMMENTS

- A. Staff
 - Meeting Dates for June
 - Project Updates
 - Board Comments

IX. ADJOURN

Mark McDonnell, AICP, Assistant Director Planning and Zoning

Posted on: May 14, 2015



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VII. PUBLIC HEARING ITEMS

- A. Uptown Atlantic: Rezoning from RM (Medium Density Residential) District to CBD (Central Business District) District, for two parcels measuring 0.31 acres, in conjunction with the Uptown Atlantic development, located on the south side of West Atlantic Avenue, between SW 6th Avenue and SW 9th Avenue. (Quasi-judicial hearing)
- B. Uptown Atlantic: Future Land Use Map amendment (Small-Scale) from MD (Medium Density Residential 6-12 du/ac) to CC (Commercial Core) for two parcels measuring 0.31 acres, in conjunction with the Uptown Atlantic development, located on the south side of West Atlantic Avenue, between SW 6th Avenue and SW 9th Avenue.
- C. Uptown Atlantic: Conditional Use request to allow an increase in the density in excess of 12 residential units per acre. A density of 18 units per acre is proposed. The development proposal involves the demolition existing improvements on the subject properties and construction of a mixed use development consisting of 112 dwelling units, 17,267.30 square feet of office, 6,250.0 square feet of restaurant, and 44,841 square feet of retail. The property is located on the south side of West Atlantic Avenue, between SW 6th Avenue and SW 9th Avenue. (Quasi-judicial Hearing)
- D. Conditional Use requests to allow an increase in the building height to exceed 48 feet (59' 6" proposed) and to allow the establishment of a movie theater (iPIC Theater) within the CBD (Central Business District) for Fourth & Fifth Delray, located south of East Atlantic Avenue, between SE 4th Avenue and SE 5th Avenue. (Quasi-judicial Hearing) **NOTE: The Agent has requested that this item be postponed to June 15, 2015.**

- E. Abandonment of a portion (north 196.18 feet) of the 16 foot wide north-south alley right-of-way, lying within Block 101, of the Plat of the Town of Linton (now Delray Beach), as recorded in Plat Book 1, Page 3 of the public records of Palm Beach County, Florida, in conjunction with the Fourth and Fifth Delray development. (Quasi-judicial Hearing) **NOTE: The Agent has requested that this item be postponed to June 15, 2015.**

- F. City-initiated amendments to the Land Development Regulations (LDRs) to revise LDR Section 4.5.1(E)(6), Relocation, to provide specific criteria and requirements for the relocation of contributing or individually designated structures; revise LDR Section 7.10.5, Cash Deposit, Bond, or Insurance Required, to require a historic structure relocation bond; and add LDR Section 7.10.11, Historic Structures, to clarify the requirements to obtain a permit when relocating contributing or individually designated structures. **Postponed from April 20, 2015**

- G. City-initiated amendments to the Land Development Regulations (LDRs) to eliminate LDR Section 4.5.1(E)(7), Demolition; revise LDR Section 4.5.1(F), Restrictions on Demolitions, to provide specific submittal requirements for requests for the demolition of structures within a historic district or on an individually designated site and provide criteria by which to review demolition requests; and revise LDR Section 4.5.1(G), Unsafe Buildings, to require that the Chief Building Official present documentation to the Historic Preservation Board when a historic structure is determined to be unsafe. **Postponed from April 20, 2015**

- H. City-initiated amendments to the Land Development Regulations (LDRs) to amend LDR Section 4.7, "Family/Workforce Housing", to provide the City Commission with the discretion to determine the most appropriate means of meeting the workforce housing requirement for each applicant; Providing that the applicant must elect the preferred option for meeting the workforce housing requirement at the time of application for conditional use approval; and providing a saying clause, a general repealer clause, and an effective date.

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IX. ADJOURN



Francine Ramaglia, CPA ICMA-CM, AICP
Assistant City Manager/Acting Planning and Zoning Director

Posted on: May 8, 2015