



AGENDA

PLANNING AND ZONING BOARD CITY OF DELRAY BEACH

Meeting Date: June 19, 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 Randolph at 243-7127 (voice), or 243-7199 (TDD), 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

February 27, 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. Abandonment of a portion of an improved north-south alley right-of-way within Block 76 of the Plat of the Town of Linton (now Delray) lying north of East Atlantic Avenue, between NE 1st Avenue and NE 2nd Avenue. (**Quasi-Judicial Hearing**).
- B. Conditional use request associated with the partial demolition and reconstruction of a new private beach club within the RM (Medium Density Residential) district for the Seagate Beach Club, located on the east side of Ocean Boulevard, between Casuarina Road and Bucida Road (**Quasi-Judicial Hearing**).
- C. Amendment to the Land Development Regulations Article 4.7 "Family/Workforce Housing" to address density bonus program for the Southwest Neighborhood Overlay District and the Carver Estates Overlay District; to provide the same number of bonus units for sale and rental units; to allow first right of refusal to the Community Land Trust; and, to provide that the proportion of "for sale" to "for rent" units need not be proportional if 20% of the units for sale are workforce units.
- D. Amendment to the Land Development Regulations Section 4.4.13 "Central Business District" to provide regulations relating to office uses on the ground floor along Atlantic Avenue extending from 1-95 to Ocean Boulevard.
- E. Amendment to the Land Development Regulations by repealing Section 4.6.19 "Tree Protection" and Section 2.4.6(E) "Tree Removal Permit" and enacting a new Section 4.6.19 "Tree Ordinance" to provide for the regulation, pruning and preservation of trees including historic trees; establishing land clearing and tree removal regulations and permit fees as well as the establishment of a tree trust fund; and, amending Appendix A "Definitions" to provide for definitions for various terms related to trees.

V. LAND USE ITEMS

- A. Combined preliminary and final plat for a 0.672 acre site to be platted as DHBH #1 Plat, located at the northeast corner of East Atlantic Avenue and NE 1st Avenue. **(Quasi-Judicial Hearing)**.

VI. PLANNING AND IMPLEMENTATION ITEMS

- A. Initiation of Comprehensive Plan Amendment 2006-1.

VII. REPORTS AND COMMENTS:

- A. Board Members
- Parking Management Advisory Board – Mark Krall
- B. Staff
- Meeting Dates for July
 - Special Meeting for EAR (Evaluation and Appraisal Report)
 - Project Updates

VIII. ADJOURN

Paul Dorling, A.I.C.P.
Director of Planning and Zoning

Posted On: June 13, 2006