



## AGENDA

### PLANNING AND ZONING BOARD CITY OF DELRAY BEACH

Meeting Date: April 17, 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
- 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 requests to allow the construction of free standing multiple family residential units as part of a mixed-use development and to allow a density in excess of 12 units per acre (17.8 du/ac proposed) subject to the provisions of Article 4.7 "Family Workforce Housing" for Village Parc, located on the east side of North Federal Highway, approximately 2,300 feet south of Gulf Stream Boulevard (former Delray's Lost Drive-In site). **(Quasi-Judicial Hearing)**
  - B. Conditional use request to allow the outside storage of materials in conjunction with the design and manufacture of architectural (non-structural) pre-cast concrete products for Profiles in Concrete, located on the east side of Lime Lane between Royal Palm Drive and Poinsettia Drive. **(Quasi-Judicial Hearing)**
  - C. Rezoning from A (Agricultural) to R-1AAA (Single Family Residential) for Germantown Road-Cutler Property, located on the southeast corner of Old Germantown Road and Rabbit Hollowe Drive. **(Quasi-Judicial Hearing)**
  - D. Privately initiated amendment to the Land Development Regulations Section 4.3.3 "Special Requirements for Specific Uses" and Section 4.3.4(H)(4) "Structures Allowed in Setbacks" to allow permanently installed generators within required setbacks and providing specific regulations for the location, operation, and buffering of permanent generators.
  - E. City initiated amendment to the Land Development Regulations Section 2.4.3.(K)(3)(S) to waive all permits fees regarding the installation of generators for all service stations, grocery stores, kidney dialysis centers, pharmacies, residential buildings with elevators, country clubs and clubhouses within residential communities.

- F. City initiated amendment to the Land Development Regulations Section 4.3.3 “Specific Requirements for Specific Uses” to provide that certain gasoline stations, kidney dialysis centers, pharmacies, grocery stores, residential buildings with elevators, clubhouses and country clubs shall provide auxiliary power generators within specified time frames.
- G. City initiated amendment to the Land Development Regulations Section 4.3.4(K) “Development Standards Matrix” to clarify setbacks for structures in residential districts.
- H. City initiated amendment to the Land Development Regulations Section 2.4.6(E) “Tree Removal Permit” and Section 4.6.19 “Tree Protection” to provide for the designation and protection of historic trees (Continued from March 20, 2006).

**V. LAND USE ITEMS**

- A. Combined preliminary/final plat for a proposed 1.026 acre, mixed-use development containing 8 townhouse units, 3 residential condominium units and 2,642 square feet of office floor area known as Atlantica, located between NE 7<sup>th</sup> Avenue and NE 6<sup>th</sup> Avenue (Northbound Federal Highway), approximately 150 feet north of George Bush Boulevard. (**Quasi-Judicial Hearing**)

**VI. REPORTS AND COMMENTS:**

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

**VII. ADJOURN**

*Paul Dorling*

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

Posted On: April 10, 2006