



AGENDA

PLANNING AND ZONING BOARD CITY OF DELRAY BEACH

REVISED

**ITEM IV. A. IS WITHDRAWN AT THE APPLICANT'S REQUEST
AND ITEM IV.B.2.d. IS POSTPONED**

Meeting Date: July 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

April 17, 2006, May 15, 2006, and June 19, 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. Conditional use request to allow the demolition of the former Denny's Restaurant and construction of a 24-Hour business for McDonald's Restaurant, located within the Plaza at Delray on the west side of South Federal Highway. (**Quasi-Judicial Hearing**).

ABOVE ITEM WITHDRAWN AT THE APPLICANT'S REQUEST

B. Transmittal Hearing of Comprehensive Plan Amendment 2006-1

1. Amendments to the Text of the Comprehensive Plan Include:

- Future Land Use Element - Addition of a description for the new Congress Avenue Mixed Use designation, including provisions for maximum densities and intensities, workforce housing and a transit-oriented development overlay near the tri-rail station;
- Future Land Use Element - Amendment of Table L-7, Land Use Designation/Zoning Matrix, to accommodate the new Congress Avenue Mixed Use designation;
- Future Land Use Element - Modification of Policy A-7.2 to include the provision of workforce housing in the Congress Avenue Mixed Use designation;
- Future Land Use Element - Modification of Policy A-7.4 to increase the time period for which workforce housing units, constructed under the Family/Workforce Housing Program, shall remain affordable from 30 to 40 years;

- Future Land Use Element - Modification of Policy A-2.4 to reflect elimination of the potential for automobile dealerships between NE 5th Street and George Bush Boulevard. This text amendment is privately initiated in concert with the O. C. Taylor Dealership Future Land Use Map Amendment; and
- Future Land Use Element - Modification of the description of the Commerce FLUM designation to include provisions for residential development within a designated overlay district, subject to the provision of workforce housing. This text amendment is privately initiated in concert with the Depot Road property Future Land Use Map Amendment.

2. Amendments to the Future Land Use Map Include:

- a. City initiated in part and privately initiated in part of a Future Land Use Map amendment from GC (General Commercial) to CC (Commercial Core) and associated rezoning from GC (General Commercial) in part and AC (Automotive Commercial) in part to CBD (Central Business District) for the Federal Highway Area and including 700 & 707 NE 6th Avenue (former O.C. Taylor dealership) comprising 23.2 acres, located between NE 4th Street and George Bush Boulevard and extending from the FEC Railroad to approximately ½ block east of NE 6th Avenue (**Quasi-Judicial Hearing**).
- b. City initiated Future Land Use Map amendment from TRN (Transitional) in part, CMR (Commerce) in part, CF (Community Facilities) in part and GC (General Commercial) in part to CMU (Congress Avenue Mixed Use) for 225.5 acres, generally located south of West Atlantic Avenue to the L-38 Canal, between Congress Avenue and the CSX Railway and including the Congress Park, Congress Park South and Office Depot developments located on the west side of Congress Avenue (**Quasi-Judicial Hearing**).
- c. City initiated Future Land Use Map amendment from County MR-5 (Medium Density Residential-5 units per acre) to City LD (Low Density Residential 0-5du/ac) in part and MD (Medium Density Residential 5-12 du/ac) in part and associated annexation with rezoning from County AR (Agricultural Residential) to City R-1-AAA Single Family Residential) in part and RM-8 (Medium Density Residential-8 units per acre) in part, for an area comprising 13 acres, located on the west side of Barwick Road, north of the L-31 Canal, adjacent to the Bexley Park Subdivision (**Quasi-Judicial Hearing**).
- d. City initiated Future Land Use Map amendment from County MR-5 (Medium Density Residential 5 units per acre) in part, CH/5 (Commercial High with an underlying High Residential, 5 units per acre) in part to City LD (Low Density Residential 0-5 du/ac) in part, MD (Medium Density Residential 5-12 du/ac) in part and GC (General Commercial) in part and associated annexation with rezoning from County HR-12 (High Density Residential) in part, CC (Community Commercial) in part, and AR (Agricultural Residential) in part to City RM (Medium Density Residential) in part, GC (General Commercial) in part and R-1-AAA (Single Family Residential) in part for the Enclave PUD, Devco Plaza and Lots 5-14, Breezy Acres Subdivision comprising 27.4 acres located on the east and west sides of Markland Lane, between West Atlantic Avenue and the L-34 Canal (**Quasi-Judicial Hearing**).

ABOVE ITEM POSTPONED UNTIL THE JULY 24, 2006 MEETING.

- e. Privately initiated Future Land Use Map amendment from IND (Industrial) to CMR (Commerce) and rezoning from I (Industrial) to MIC (Mixed Industrial and Commercial) for Depot Road Property comprising of 8.8 acres located north of West Atlantic Avenue between Depot Road and the CSX Railroad (**Quasi-Judicial Hearing**).

- C. Amendment to the Land Development Regulations Section 4.6.9(E)(3) relating to increases in the in-lieu parking fees.
- 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.

V. REPORTS AND COMMENTS:

- A. Board Members
 - Parking Management Advisory Board – Mark Krall
 - Appointment of Board alternate to the Parking Management Advisory Board (PMAB)
- B. Staff
 - Meeting Dates for August
 - Project Updates

VI. ADJOURN

Paul Dorling

Paul Dorling, AICP
Director of Planning and Zoning

Reposted On: July 14, 2006