



**REVISED**  
**AGENDA**  
**PLANNING AND ZONING BOARD**  
**CITY OF DELRAY BEACH**

Meeting Date: February 25, 2013  
Type of Meeting: Regular Meeting  
Location: **Environmental Services Department, Training Room**  
434 South Swinton Avenue  
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 Smith at 243-7144, 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**

October 15, 2012  
January 29, 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. Privately-initiated rezoning from AC (Automotive Commercial) to PC (Planned Commercial) for Delray Marketplace (former Ralph Buick Dealership property), located at the northeast corner of South Federal Highway and Fladell's Way (Avenue "F"). Quasi-judicial Hearing
- B. Conditional Use request to allow an increase in the building height in excess of 48 feet up to a maximum building height of 60 feet for a four-story building addition that will accommodate an expanded lobby, conference room and medical related services on the ground floor and new patient rooms on the second through fourth floors for the Delray Medical Center, located on the south side of Linton Boulevard, west of Military Trail. Quasi-judicial Hearing
- C. Conditional Use Request associated with the renovation and expansion of the existing ten (10) room motel including the construction of a two-story addition to accommodate seventeen (17) new motel rooms for a total of twenty-seven (27) rooms; construction of 871 sq. ft. addition to allow for an expansion of seven (7) of the existing rooms; and, construction of new on-site parking spaces with associated landscaping for Southgate Motel, located approximately 500 feet north of NE 14<sup>th</sup> Street, between North Federal Highway and Old Dixie Highway. (Quasi-judicial Hearing)

**V. REPORTS AND COMMENTS:**

- A. Board Members
  - Parking Management Advisory Board (PMAB)
- B. Staff
  - Meeting Dates for March
  - Project Updates

**VI. ADJOURN**

*Paul Dorling*

Paul Dorling, AICP  
Director of Planning and Zoning

Posted on: February 15, 2013