



Planning & Zoning Department

BOARD ACTION REPORT – APPEALABLE ITEM

Project Name: Ligotti Medical Center
Project Location: 402 SE 6th Avenue
Request: Architectural elevation changes associated with a Class I site plan modification

Board: Site Plan Review and Appearance Board
Meeting Date: April 13, 2016

Board Action:

Approved 4-2 (Jim Chard and Jim Knight dissenting and Andrew Youngross Absent)

Project Description

The project is located at 402 SE 6th Avenue and consists of approximately 1,688 sq. ft. building that is under construction, located within the Central Business District (CBD).

The proposal before the board was to reconcile inconsistencies in the “as built” elevations as compared to the certified plans with respect to building height.

The building still complies with the maximum building height per LDR Section 4.3.4(K) as it pertains to the GC (General Commercial) zone district which is 48'. Per the table that is provided below, the “as built” was approximately 1.6 feet higher than approved by the board on May 27, 2015 and the certified plans on August 26, 2015.

Structure Element	“As Built”	Certified Approved	Difference
Top of Main Roof Parapet	12'6”	11'	+1'6”
Top of Band	16'	15'	+1'
Top of Parapet	19'8”	19'	+8”
Roof Deck	11'4”	*	*

*This is not noted on the approved certified plans

Board comments:

The first motion failed by a vote 3 to 3. Scott Pape, Principal Planner explained that with the inconsistency between the “as built” and the certified plans from August 26, 2015, the applicant was still well below the maximum height of 48'. If the item were to fail, the applicant would need to tear down to the roofline and rebuild and the time and money that would be lost was considerable. The board made a motion to reconsider the vote. The next motion passed 4-2 (Jim Chard and Jim Knight dissenting and Andrew Youngross absent).

Public Comments

No Public Comments

Appealable Item Report

Next Action:

No Further Action

Attachments:

SPRAB Report

Site Plans

**SITE PLAN REVIEW AND APPEARANCE BOARD
MEMORANDUM STAFF REPORT**

Applicant: Andrew Faulkner

Project Name: Ligotti Medical Center

Project Location: The medical office is located at the southwest corner of SE 6th Avenue (Federal Highway) and SE 4th Street [402 SE 6th Avenue]. The property consists of Lots 3 and 4, Block 1 of the Osceola Park subdivision. The property contains a 1,688.81 square foot building which is under construction, parking, and landscaping on 0.476 acres within the GC (General Commercial) Zoning District.

Request: Reconsideration of architectural elevations

Recommendation: Approve as requested

ITEM BEFORE THE BOARD

The item before the Board is approval of architectural elevation changes associated with a Class I site plan modification for **Ligotti Medical Office**, pursuant to Land Development Regulations (LDR) Section 2.4.5(G)(1)(a).

BACKGROUND & PROJECT DESCRIPTION

At its meeting on May 27, 2015, the Board approved the Class V site plan along with architectural elevations and landscape plans. The architectural elevations were approved 4-2 (Alice Finst and Roger Cope dissenting and Andrew Youngross stepping down), landscape plans were approved 6-0 (Andrew Youngross stepping down). The plans were certified on August 26, 2015.

The proposed architectural "style" remains the same as approved at the May 27, 2015 Board meeting. It is contemporary with a flat roof, smooth stucco finish, decorative fascia banding with a raised scored stucco banding. The primary wall color is Big Cypress, the secondary wall color is Toasted Cream, the trim color is Soft Cream and the raised scored stucco band is Snow Storm. The Bahama shutters have been removed and impact windows and doors have been added with a grey tint.

As a condition of approval from the May 27, 2015 SPRAB meeting, the AC units on the roof were to be outlined to illustrate that they would be properly screened, the windows were to be widened and the window treatments were to be redesigned to be off the ground from the watermark level, and be dropped from the horizontal band, the primary color be modified to Big Cypress and the site plan, footprint and all other plans were modified to match up. The applicant has met all of these conditions.

It is now before the board to reconcile inconsistencies in the "as built" elevations as compared to the certified plans with respect to building height.

SITE PLAN ANALYSIS

Items identified in the Land Development Regulations shall specifically be addressed by the body taking final action on the site and development application/request.

The following table indicates the proposed "as built" condition compared with the certified plans:

Structure Element	"As Built"	Certified Approved	Difference
Top of Main Roof Parapet	12'6"	11'	+1'6"
Top of Band	16'	15'	+1'
Top of Parapet	19'8"	19'	+8"
Roof Deck	11'4"	*	*

*This is not noted on the approved certified plans

The building still complies with the maximum building height per LDR Section 4.3.4(K) as it pertains to the GC (General Commercial) zone district which is 48'. The applicant has provided the parapet height on the "as built" of 11'4" and a maximum of 19'8" to the top of the parapet.

While the proposed building complies with the height requirement, LDR section 4.3.4(j)(3)(c), Parapets, states that the maximum height of the parapet wall shall be 6', or sufficient height to screen all roof mounted equipment whichever is greater. The parapets on the certified and on the "as built" plans measure 8' in height from the flat roof to the top of the parapet. This was listed as a condition of approval in the certified plans to screen the AC units properly.

LDR Section 4.6.18(E), Criteria for Board Action, requires that the following criteria be considered by the Site Plan Review and Appearance Board in the review of plans for building permits.

- (1) The plan or the proposed structure is in conformity with good taste; good design, and in general, contributes to the image of the City as a place of beauty, spaciousness, harmony, taste, fitness, broad vistas, and high quality.
- (2) The proposed structure, or project, is in its exterior design and appearance of quality such as not to cause the nature of the local environment or evolving environment to materially depreciate in appearance and value.
- (3) The proposed structure, or project, is in harmony with the proposed developments in the general area, with the Comprehensive Plan, and with the supplemental criteria which may be set forth for the Board from time to time.

The applicant has complied with all other conditions that were set forth during certification and the building process. The architectural elevations and building height meet LDR requirements and are compatible and harmonious with the surrounding areas and are an enhancement to the neighborhood. Based upon the above, positive findings can be made with regard to the criteria listed in LDR Section 4.6.18(E).

ALTERNATIVE ACTIONS

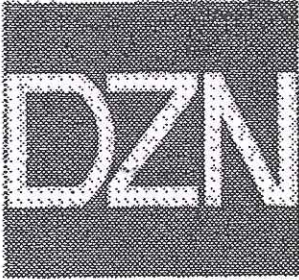
1. Postpone with direction.
2. Move approval of the request for architectural elevations for **Ligotti Medical Office** located at 402 SE 6th Ave, by adopting the findings of fact and law contained in the staff report, and finding that the request is consistent with and meets criteria set forth in Section 4.6.18(E) of the Land Development Regulations.
3. Move denial of the request for architectural elevations for **Ligotti Medical Office** located at 402 SE 6th Ave, by adopting the findings of fact and law contained in the staff report, and finding that the request is consistent with and meets criteria set forth in Section 4.6.18(E) of the Land Development Regulations.

STAFF RECOMMENDATION

Move approval of the request for architectural elevations for **Ligotti Medical Office** located at 402 SE 6th Ave, by adopting the findings of fact and law contained in the staff report, and finding that the request is consistent with and meets criteria set forth in Section 4.6.18(E) of the Land Development Regulations.

Attachments:

- Architectural Elevations



ARCHITECTURE
ENGINEERING
CONSTRUCTION

4 April 2016

Planning & Zoning
Building Department
City Of Delray Beach
100 NW 1st Avenue
Delray Beach, Fl. 33444

Ref : Ligotti Medical Offices
402 SE 6th Avenue
Delray Beach, Fl.33444
Permit # : 14-152147

STATEMENT LETTER – ELEVATION NGVDS

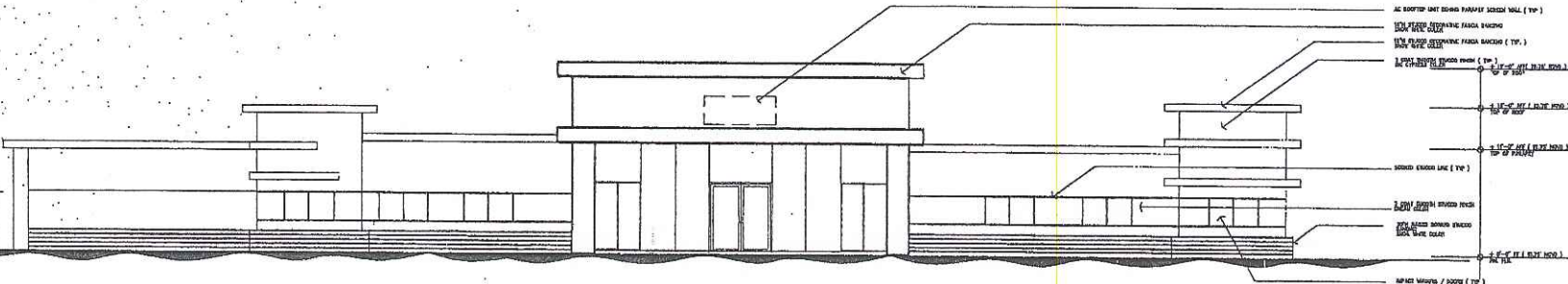
Sir / Madam :

The NGVD Elevations for the Ligotti Medical Offices based on Site Survey furnished are as follows :

SE 6 TH Avenue / North Federal Highway Crown Of Road Elevation ;	7.98 FT. NGVD
SE 4 TH Street Crown Of Road Elevation :	7.78 FT. NGVD
Base Finished Floor Elevation :	10.75 FT. NGVD
Wall Tie Beam Elevation :	20.08 FT. NGVD
Roof Tie Beam Elevation :	22.08 FT. NGVD
Parapet Bands Elevation :	26.65 FT. NGVD
AC Wall Screen Parapets :	30.41 FT. NGVD

Andrae Faulkner
Principal
DZN
Architecture | Engineering | Construction
AR 14988
GARDENS EAST
3600 JARDIN COURT DRIVE
SUITE 201
PALM BEACH GARDENS, FL. 33410
T: 561.891.9277
E : andraedzn@yahoo.com

CERTIFIED COPY



FRONT / SE SIXTH AVENUE ELEVATION



ARCHITECTURE
ENGINEERING
CONSTRUCTION

GARDENS EAST
 3800 JARDEN COURT
 PALM BEACH GARDENS, FLORIDA
 301.881.8777
 AT 14002

FAULKNER EYO
3000 WARDEN COUNTRY
PALM BEACH GARDENS FLORIDA
601.891.2777
AK 34028

LIGOTTI MEDICAL OFFICES:

WHOLE HEALTH
402 SE 5TH AVENUE

402 SE SLITH AVENUE
DELRAY BEACH FLORIDA



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DATE: _____

1 JUNE 2018

NOTED

Project No. 15-COI

CAO File No.

Draw by Title

END OF

FRONT
ELEVATION

ELEVATION

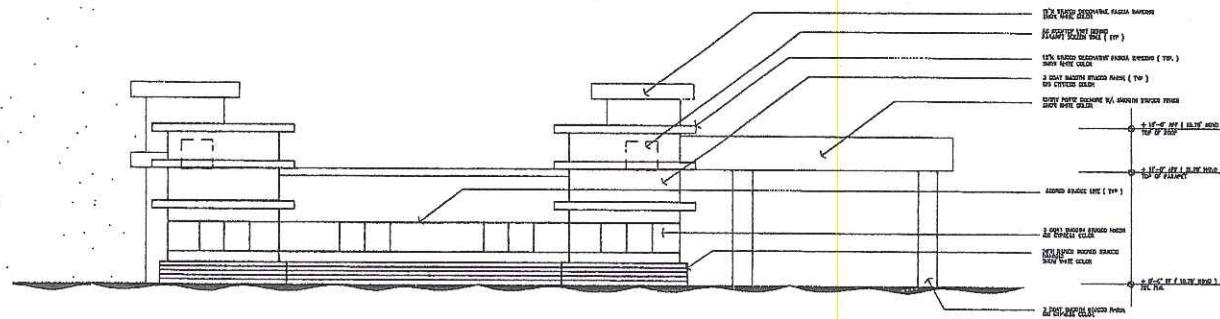
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A.2

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RIGHTSIDE / SE FOURTH STREET ELEVATION



ARCHITECTURE
ENGINEERING
CONSTRUCTION

BARBARA DUTY
1700 N. MIAMI BLVD.
SUITE 1000
MIAMI, FL 33136

PAUL J. DUTY
1700 N. MIAMI BLVD.
SUITE 1000
MIAMI, FL 33136

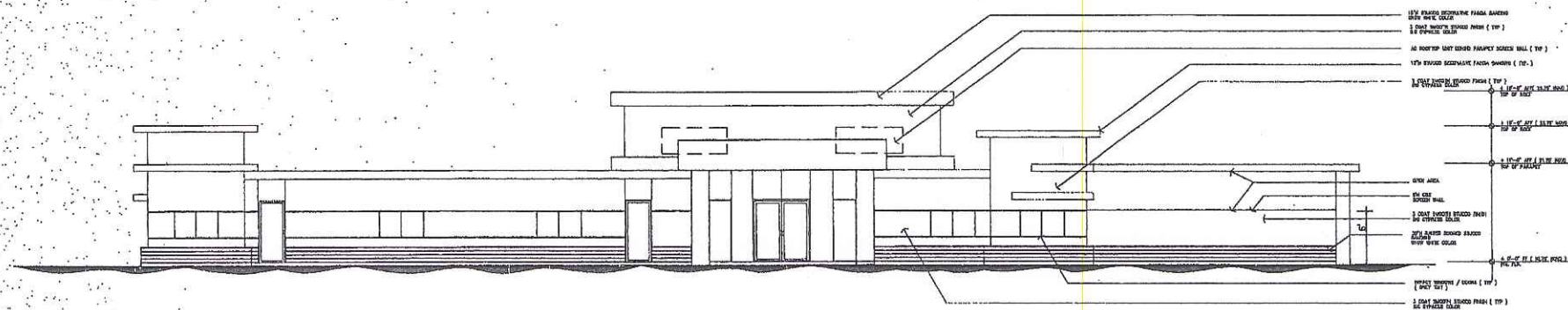
LIGOTTI MEDICAL OFFICES

WHOLE HEALTH
400 SE SOUTH AVENUE
MIAMI BEACH, FLORIDA



Drawn by	AJK
Checked by	AJK
Date	8 JUNE 2010
Title	NOTED
Project No.	10-001
Sheet No.	
Sheet	A.3

CERTIFIED COPY



REAR / PARKING LOT ELEVATION

ARCHITECTURE
• ENGINEERING
CONSTRUCTION

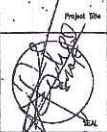
GARDNER EAST
3600 JARVIS COURT
ALM BUCH GARDEN 14 FLORE
561.281.2777
MA 14026

FALLKNER FTO
3400 JAMES COURT
NLM DENVER CAROLINA 80011
861.891.8277
AR 14950

LIGOTTI MEDICAL OFFICES

WHOLE HEALTH
402 SIXTH AVENUE

DELRAY BEACH FLORID



No.	Particulars	Scale

Grade AL

Revised: A.F.

Date: 8 JUNE 2018
Side: NOTED

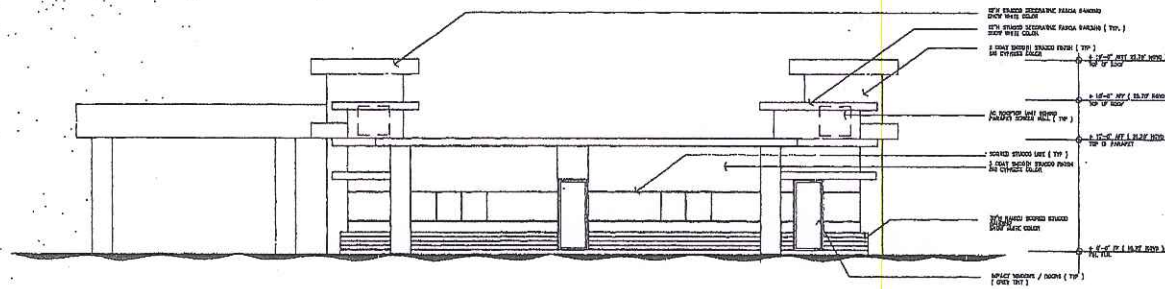
Project No. 15-C01
CAG File No.

Drawing TitleREAR
ELEVATION * * *

Drawing No. AA

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certified copy



LEFTSIDE / ALLEY ELEVATION

DZN

ARCHITECTURE
ENGINEERING
CONSTRUCTION

DANIEL FANT
ARCHITECT
301 WEST 10TH
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PALM BEACH, FL 33411
TEL: 561-877-1111
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FALLAJONER EVO
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FAX: 561-877-1112

LIGOTTI MEDICAL OFFICES

WHOLE HEALTH
402 SE STATE AVENUE
DEER BEACH, FLORIDA



Project Title	SCALE
Architect	DATE
Client	DATE
Design	DATE
Construction	DATE
Drawn	A.J.
Checked	A.J.
Reviewed	A.J.
Date	6 JUN 2015
Scale	NOTED
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CD No.	
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Drawing No.	A.5
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As Built

LEGEND

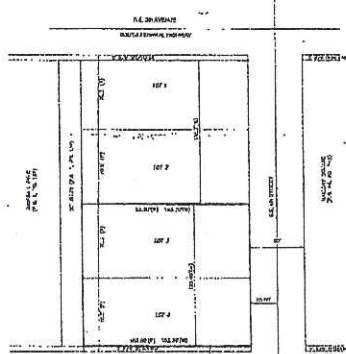
A/C = At Condition
B.M. = Bench Mark
C.B.S. = Concrete Block Structure
CH/TA = Chalk/Tracer
CH = Chalk
C.R. = Carb Gutter
(C) = Calculated
C = Center Line
CONC. = Concrete
D.E. = Drainage Easement
(D) = Ditch
Δ = Delta
LL = Elevation
FF = Finish Floor
F.H. = Found In/Hole
F.P. = Found Iron Pipe
F.R. = Found Iron Rod
F.M. = Found Mat
F.M.D. = Found Mail & Duct
F.M.T. = Found Mail & Tub
F.P.L. = Found Power & Light
F.P.R. = Found Parker Station Mark
L.I. = Identification
L.E. & C.E. = Ingress Easement & Egress Easement
L = Arc Distance
L.A.E. = Link Access Easement
L.M.E. = Link Maintenance Easement
(M) = Measured
N/A = Not Applicable
N.G.S.D. = National Geodetic Vertical Datum
O.R.B. = Official Records Book
O.A. = On Line
O/S = Offset
(P) = Plot
P.B. = Plot Book
P.C. = Point of Curvature
P.G. = Page
P.O.B. = Point of Beginning
P.O.C. = Point of Commencement
(R) = Record
R = Radius
R/W = Right of Way
U.E. = Utility Easement
V.D. = Utility Ditch
V.R.O. = Elevation Spot

SURVEY NOTES:

THERE EXISTS A SUBSTANTIAL ENCROACHMENT ALONG THE WEST PROPERTY LINE CONSISTING OF A 1' WIDE (2 FOOT HIGH) CONCRETE RETAINING WALL AS WELL AS SOME ASPHALT PAVEMENT AND A CONCRETE SLAB CONTAINING AN AIR COMPRESSOR. THE ENCROACHMENT AREA IS APPROXIMATELY 5.75 SQ. FEET MORE OR LESS.

BOUNDARY WAS REVISED ON 12/13/13 TO ADDRESS CHANGE IN RIGHT-OF-WAY ALIGNMENT FOR STATE ROAD 5 THAT WAS PREVIOUSLY NOT SHOWN. THIS REVISION MOVED THE LOCATION OF THE EASTERN AND WESTERN PROPERTY LINES APPROXIMATELY 0.60 FEET TO THE EAST.

GRAPHIC SCALE



LOCATION SKETCH (NOT TO SCALE)

CERTIFIED TO:

1. Herbert Tash
2. 402 S.E. 6th Avenue, LLC
3. Edgar A. Torres, P.A.
4. Old Republic National Title Insurance Company

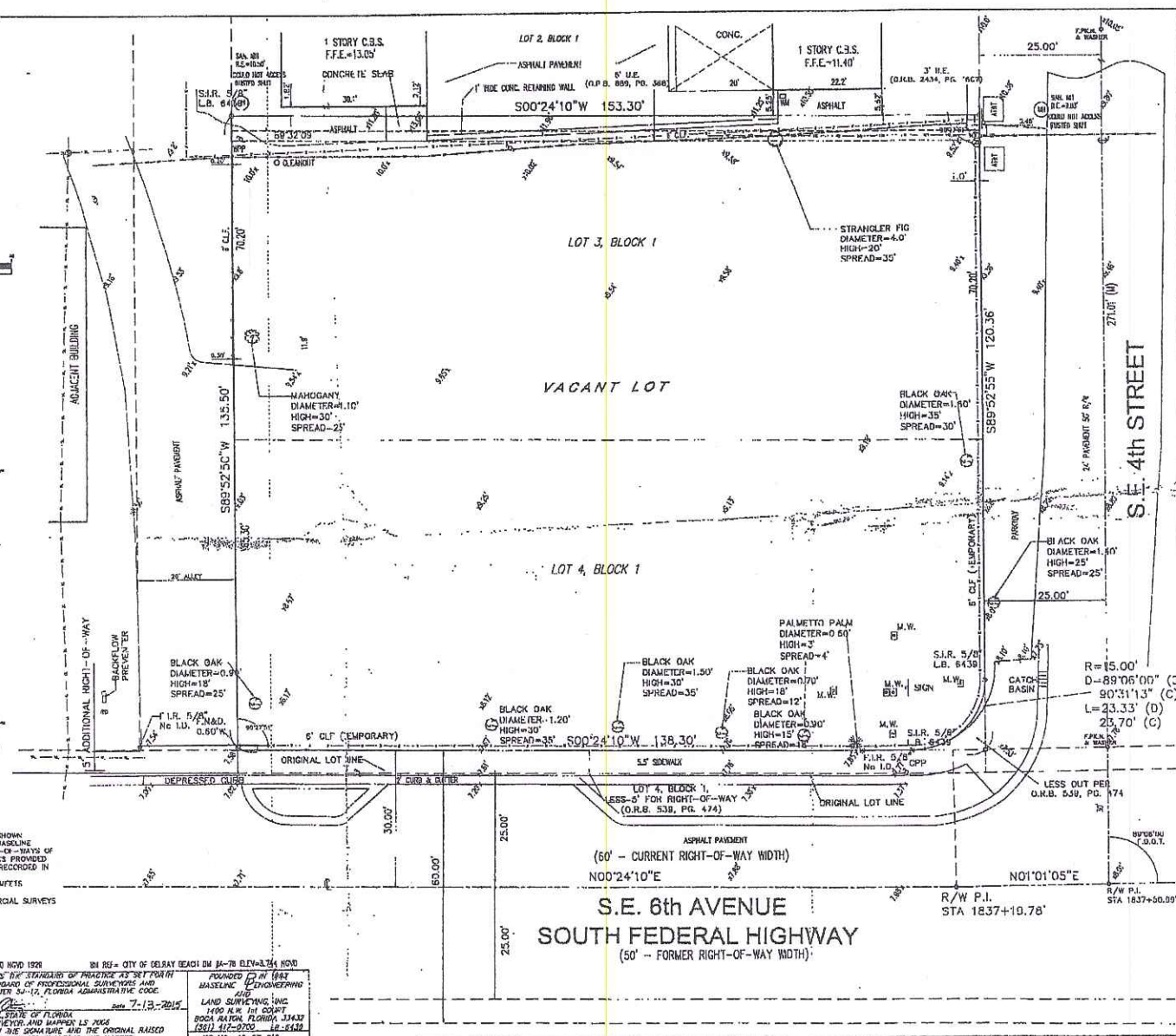
SURVEY NOTES:

LOCATIONS ARE LIMITED TO VISIBLE IMPROVEMENTS ONLY AS SHOWN HEREON. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY DASHLINE ENGINEERING & LAND SURVEYING, INC. FOR EASEMENTS, RIGHT-OF-WAYS OR RECORD. OTHER RESTRICTIONS OR RESERVATIONS, DESCRIPTIONS PROVIDED BY CLIENT, OR THEIR REPRESENTATIVE. ALL DOCUMENTS ARE RECORDED IN SAIL COUNTY AS PROPERTY LOCATION UNLESS OTHERWISE NOTED. RIGHT OVERHANDS NOT LOCATED. SURVEY METERS ACCURACY STANDARD FOR SUBURBAN SURVEYS (1 FOOT IN 7500 FEET), OR FOR COMMERCIAL SURVEYS (1 FOOT IN 10000 FEET)

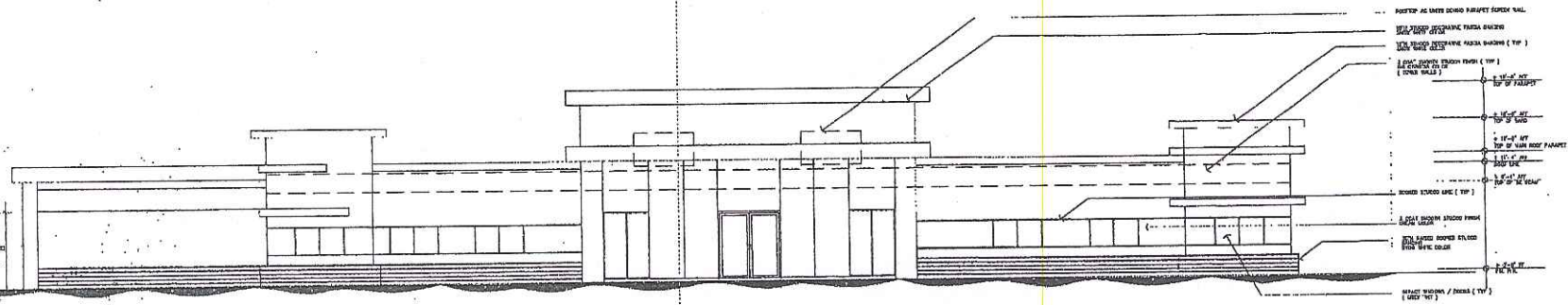
LEGAL DESCRIPTIONS:

LOTS 3 AND 4, "SOUTH FEDERAL PARK", ACCORDING TO THE PLAT HEREON, AS RECORDED IN PLAT BOOK 1, PAGE 137, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LESS THE EAST 5 FEET OF LOT 4, BLOCK 1, FOR ROAD RIGHT OF WAY.

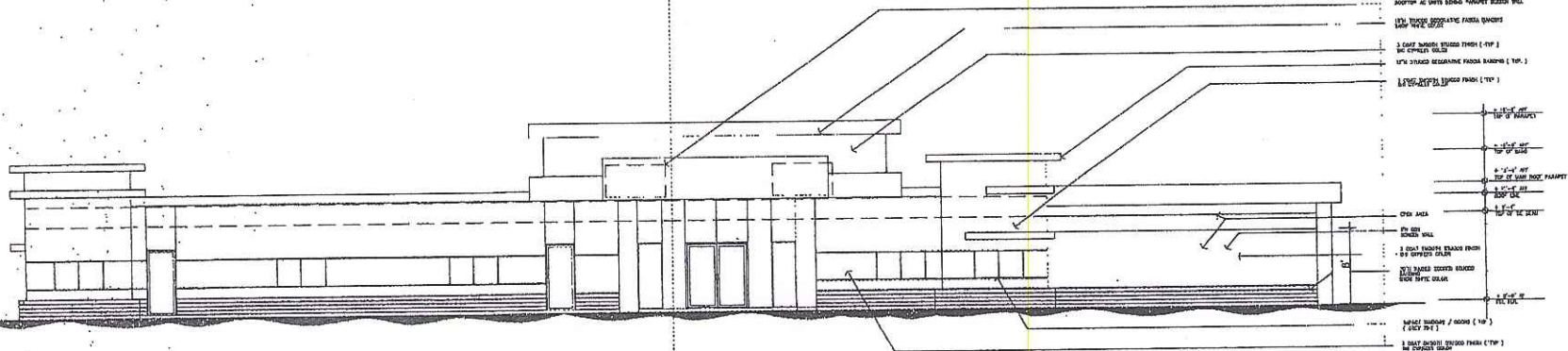
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COMPARISON: FLOOD CHALK		SCALE: 1" = 10'		DATE: 7-13-2015	
125102 0004-U		SCALE: 1" = 10'		DATE: 7-13-2015	
DATE OF FURNISHING: 07-13-2015		SCALE: 1" = 10'		DATE: 7-13-2015	
PROPERTY ADDRESS: 402 S.E. 6th Avenue, Delray Beach, Florida		SCALE: 1" = 10'		DATE: 7-13-2015	



As Built



FRONT / SE SIXTH AVENUE ELEVATION



REAR / PARKING LOT ELEVATION

DZN

ARCHITECTURE
ENGINEERING
CONSTRUCTION

DANIEL J. FINE
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951.261.9377
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TRAVELER CYO
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SEASIDE, CA 92137
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LIGOTTI MEDICAL OFFICES

WHOLE HEALTH
400 SE SIXTH ST
DESBAY BEACH

Project Title



No. Revisions

Rev.

Drawn

Checked

Reviewed

Date

Scale

Project No.

CAD File No.

Drawing Title

Sheet No.

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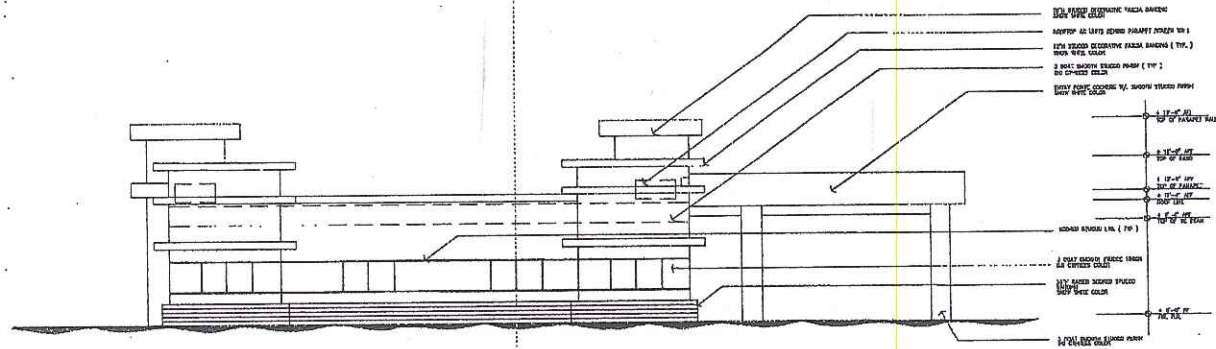
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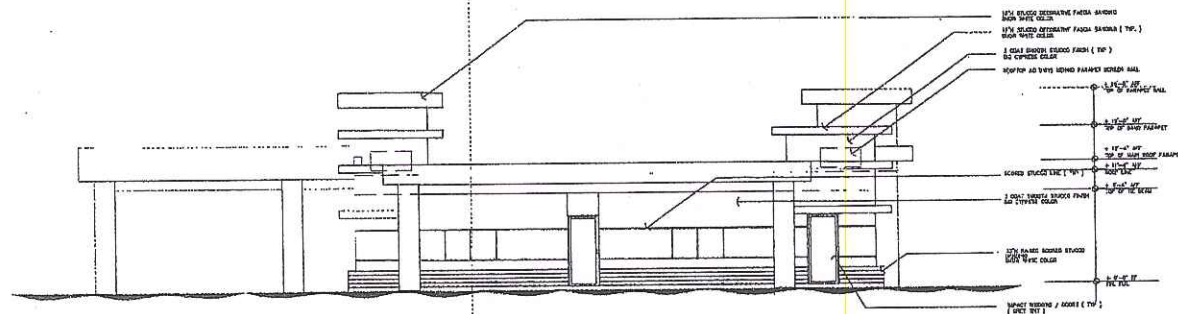
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As Built



RIGHTSIDE / SE FOURTH STREET ELEVATION



LEFTSIDE / ALLEY ELEVATION

DZN

ARCHITECTURE
ENGINEERING
CONSTRUCTION

OWNER: PALM BEACH COUNTY
PROJECT: PALM BEACH COUNTY JAIL
15-001

PAULINER, C/O
1000 SOUTH STATE
PALM BEACH, FLORIDA
33480-1000

LIGOTTI MEDICAL OFFICES

WHOLE HEALTH
400 SE SIXTH AV
DELMAR BEACH, FLORIDA

Project Title



15-001

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