



*Planning, Zoning and Building Department*

**BOARD ACTION REPORT – APPEALABLE ITEM**

**Project Name:** MD Now Urgent Care  
**Project Location:** 14701 S. Military Trail  
**Request:** Class I Site Plan Modification  
**Board:** Site Plan Review and Appearance Board  
**Meeting Date:** January 25, 2017

**Board Action:**

Class I Site Plan Modification  
Approved 7-0

**Project Description:**

The northwest corner at West Atlantic Avenue and South Military Trail consists of multiple parcels associated with the 30.3 acre Marketplace of Delray Shopping Center. The overall site was developed in unincorporated Palm Beach County and annexed into the City on December 14, 2010. At that time, the City Commission also approved a Future Land Use Map designation of GC (General Commercial) and zoning map designation of PC (Planned Commercial). The subject parcel is one of eight outparcels located within the shopping center. It consists of 0.84 acres and contains an existing 5,681 sq. ft. one-story building which was constructed in 1982 as a restaurant. It was most recently the home of the “Friendly’s” restaurant. The existing building is currently vacant.

The proposed Class I Site Plan modification is associated with exterior renovations, parking lot and landscaping improvements to accommodate MD Now Urgent Care, a medical office. The two existing handicap spaces at the north area of the parking lot will be relocated to the east parking roll that faces the west façade. The relocation of the two handicapped spaces is intended to provide a closer location to the entrance of the building. Modifications to the existing architectural elevations include the replacement and introduction of new windows and openings, addition of new awnings and change in the façade composition and colors.

**Board Comments:**

The Board approved the proposal with the following condition:

1. That the parking lot modification be revised to meet engineering standards prior to site plan certification.

**Public Comments:**

No public input

**Associated Actions:**

No actions

**Next Action:**

The SPRAB action is final unless appealed by the City Commission.

# SITE PLAN REVIEW AND APPEARANCE BOARD

CITY OF DELRAY BEACH

---STAFF REPORT---

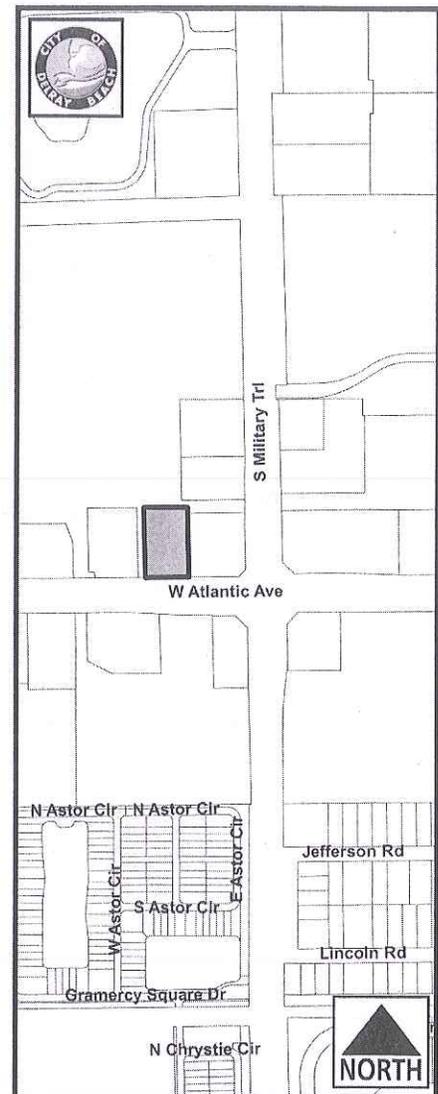
**MEETING DATE:** January 25, 2017

**ITEM:** Class I Site Plan Modification associated with architectural elevation changes requesting modifications to the existing building facades and reconfiguration of the existing parking lot. The property is located at the Delray Marketplace on the northwest corner of W. Atlantic Avenue and S. Military Trail.

**RECOMMENDATION:** Approval of a Class I Site Plan Modification for MD Now Urgent Care.

## GENERAL DATA:

Applicant..... Courtenay Yergens  
Owner/Agent..... Ramco-Gershenson Properties LP  
Location..... 14701 S. Military Trail – Northwest corner of  
W. Atlantic Avenue and S. Military Trail  
Property Size..... 0.84 acres  
Future Land Use Map.... General Commercial (GC)  
Current Zoning..... PC (Planned Commercial)  
Adjacent Zoning.....North: PC  
                                  East: PC  
                                  South: PC  
                                  West: Unincorporated Palm Beach County  
Existing Land Use..... Restaurant  
Proposed Land Use..... Medical Office  
Water Service..... Available on site.  
Sewer Service..... Available on site.



**ITEM BEFORE THE BOARD**

The item before the Board is approval of architectural elevation changes associated with a Class I Site Plan Modification for **MD Now Urgent Care**, pursuant to Land Development Regulations (LDR) Section 2.4.5(G)(1)(a). The subject property is located on the northwest corner of West Atlantic Avenue and South Military Trail.

**BACKGROUND ANALYSIS**

The northwest corner at West Atlantic Avenue and South Military Trail consists of multiple parcels associated with the 30.3 acre Marketplace of Delray Shopping Center. The subject parcel is one of eight outparcels located within the shopping center. It consists of 0.84 acres and contains an existing 5,681 sq. ft. one-story building which was constructed in 1982 as a restaurant. It was most recently the home of the "Friendly's" restaurant. The existing building is currently vacant. Other uses within the shopping plaza include, but are not limited to, a Winn-Dixie grocery store, retail stores, restaurants, a gas station and convenience store, and several banks. In 2007, the Four Corners Overlay District was created which included the entire site.

The overall site was developed in unincorporated Palm Beach County and annexed into the City on December 14, 2010. At that time, the City Commission also approved a Future Land Use Map designation of GC (General Commercial) and zoning map designation of PC (Planned Commercial). On July 16, 2012, the Planning and Zoning Board approved a Master Development Plan for the Marketplace of Delray Shopping Center associated with demolition of an existing gas station and construction of a Pollo Tropical fast food restaurant on an existing outparcel. On January 9, 2013 the Site Plan Review and Appearance Board (SPRAB) approved a Class II site plan modification for McDonald's Restaurant associated with construction of dual drive-thru lanes for the existing restaurant.

On August 28, 2013 the SPRAB approved a Class III site plan modification for Atlantic Dental Care associated with interior and exterior renovations, parking lot and landscaping improvements to accommodate a dental office on an existing outparcel. On January 27, 2016 the SPRAB approved a Class III site plan modification for Fire and Wood associated with interior and exterior renovations, parking lot and landscaping improvements to accommodate a restaurant on an existing outparcel.

Now before the Board for consideration is a Class I Site Plan modification for exterior renovations, parking lot and landscaping improvements to accommodate MD Now Urgent Care.

**PROJECT DESCRIPTION**

The development proposal consists of the following:

- Façade renovations; and
- Parking lot reconfiguration.

## SITE PLAN ANALYSIS

### LDR Chapter 4.6 Supplementary District Regulations:

#### **Vehicle Parking:**

Pursuant to LDR Section 4.6.9(C)(3)(d), medical office parking is at a rate of 5 spaces per 1,000 sq. ft. of gross floor area. Accordingly, the use conversion of the 5,681 sq. ft. sq. ft. restaurant space to medical office require 28 parking spaces ( $5,681 \text{ sq. ft} \times 5 = 28,405 / 1,000 = 28.4$  rounded down to 28 spaces) and 54 parking spaces are provided within the outparcel boundaries. According to LDR Section 4.6.9(C)(3)(e), shopping centers are required to provide 4 spaces per 1,000 sq. ft. of gross leasable floor area, irrespective of uses, for up to 400,000 sq. ft. The Marketplace of Delray shopping center has a total of 240,789 sq. ft. of leasable floor area, thus 963 spaces are required and 1,284 spaces have been provided. Therefore, the loss of 1 parking space due to the relocation of handicap parking spaces will not create a shortage of parking spaces. In addition, the two existing handicap spaces at the northern most area of the parking lot will be relocated to the east parking roll that faces the west façade. The relocation of the two handicapped spaces is intended to provide a closer location to the entrance of the building. Pursuant to LDR Section 4.6.9(D)(1)(d), handicapped spaces shall be oriented so that a user does not have to go past the rear of other parking spaces or cross an aisle to reach the building's main entrance. Thus, the proposed parking lot reconfiguration meets current regulations.

In addition to the parking reconfiguration, the existing sidewalk along the west side of the building will be replaced to accommodate handicapped access.

**Site Plan and Engineering Technical Items: While the revised site plan has accommodated most of the staff's concerns, the following items remain outstanding, and will need to be addressed prior to site plan certification:**

1. That the parking lot modification be revised to meet engineering standards.

## ARCHITECTURAL ELEVATIONS ANALYSIS

**LDR Section 4.6.18(E) – Criteria for Board Action:** The following criteria shall be considered, by the Site Plan Review and Appearance Board (SPRAB), in the review of plans for building permits. If the following criteria are not met, the application shall be disapproved:

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 proposed upgrades to the east, south and west elevations include the replacement and introduction of new windows and openings, addition of new awnings and change in the façade composition and colors. On the south façade facing Atlantic Avenue (storefront), the existing non-structural columns will be removed. The proposed storefront will have new windows and a double door entryway. The existing non-structural columns on the west elevation will be removed, and a new service door is proposed.

All existing awnings will be removed. Red fabric standard style awnings to match the roof color are proposed to be installed above the new service door and the existing windows along the west elevation. The awnings will be cantilevered and project 3' feet from the building. Additionally, along the east façade, the existing non-structural columns are proposed to be removed and new horizontal windows will be installed. The existing service door opening will be sealed, covered with stucco, and painted to match the existing façade colors. New windows and doors will be impact rated transparent glaze.

All the elevations will receive a fresh coat of finish to match the existing colors, which are light cream walls with tan and white color accents. The existing roof will be painted red, which is the current color. The proposed changes to the architectural elevations will be compatible and harmonious with the surrounding properties. Based upon the above, positive findings can be made with regard to the criteria listed in LDR Section 4.6.18(E).

## ALTERNATIVE ACTIONS

- A. Continue with direction.
- B. Move approval of the request for a Class I site plan modification for elevation changes for **MD Now Urgent Care** by adopting the findings of fact and law contained in the staff report, and finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in Section 4.6.18(E) of the Land Development Regulations.
- C. Move denial of the request for a Class I site plan modification, for elevation changes for **MD Now Urgent Care** by adopting the findings of fact and law contained in the staff report, and finding that the request is inconsistent with the Comprehensive Plan and does not meet criteria set forth in Section 4.6.18(E) of the Land Development Regulations.

## STAFF RECOMMENDATION

*By Separate Motions:*

### **Site Plan:**

Move **approval** of the Class I Site Plan Modification for **MD Now Urgent Care**, 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 LDR Sections 2.4.5(F)(5) and 3.1.1 (Required Findings), subject to the following conditions:

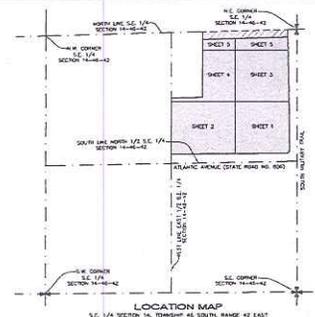
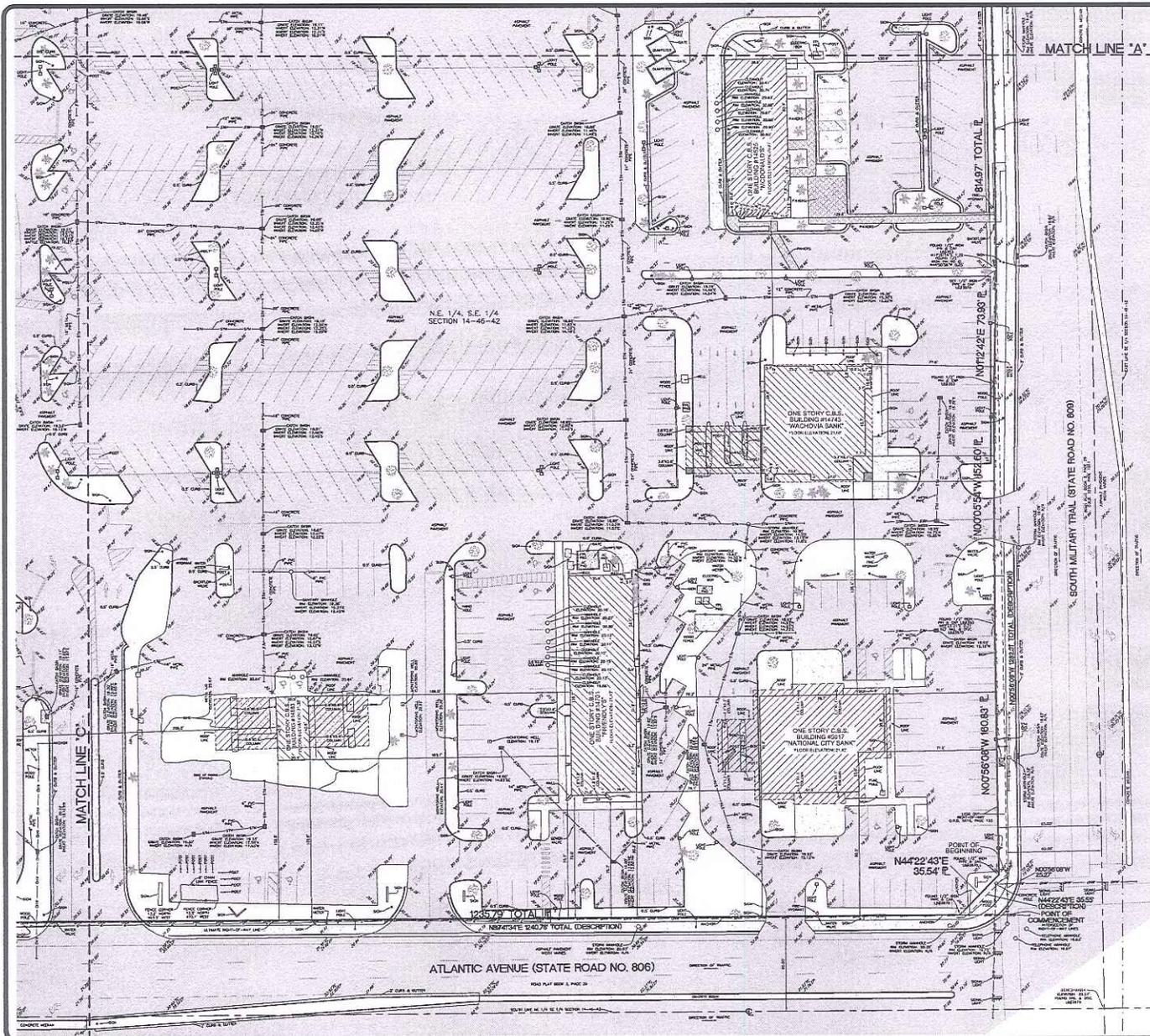
1. That the parking lot modification be revised to meet engineering standards prior to site plan certification.

**Architectural Elevations:**

Move **approval** of the Architectural Elevations for **MD Now Urgent Care**, by adopting the findings of fact and law contained in the staff report, and finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in Section 4.6.18(E) of the Land Development Regulations.

Prepared by: Debora Slaski, Assistant Planner

Attachments: Site Plan, Architectural Elevations, Photos



**LEGAL DESCRIPTION:**

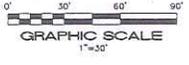
A PART OF THE EAST THREE QUARTERS (E. 3/4) OF THE NORTHEAST QUARTER (N.E. 1/4) OF THE SOUTHWEST QUARTER (S.W. 1/4) AND THE WEST HALF (W. 1/2) OF THE SOUTHWEST QUARTER (S.W. 1/4) OF THE NORTHEAST QUARTER (N.E. 1/4) OF THE SOUTHWEST QUARTER (S.E. 1/4) OF SECTION 14, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, LYING WEST OF THE WESTERLY APPARENT ULTIMATE RIGHT OF WAY LINE OF STATE ROAD 800 (MILITARY TRAIL), SAID ULTIMATE RIGHT OF WAY LINE BEING 60 FEET WEST OF THE CENTERLINE AS SHOWN IN ROAD PLAT BOOK 2, PAGE 26, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE EASTERLY PROLONGATION OF THE NORTHERLY APPARENT ULTIMATE RIGHT OF WAY LINE OF STATE ROAD 806 (WEST ATLANTIC AVENUE), SAID APPARENT ULTIMATE RIGHT OF WAY LINE BEING 60 FEET NORTH OF THE CENTERLINE AS SHOWN IN ROAD PLAT BOOK 3, PAGE 26, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WITH THE SOUTHERLY PROLONGATION OF THE SAID WESTERLY ULTIMATE RIGHT OF WAY LINE OF STATE ROAD 800; THENCE NORTH 00°50'00" WEST, ALONG SAID WESTERLY ULTIMATE RIGHT OF WAY LINE, 25.27 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°50'00" WEST, ALONG SAID ULTIMATE RIGHT OF WAY LINE, 1282.31 FEET TO THE NORTH LINE OF THE SAID EAST THREE QUARTERS (E. 3/4) OF THE NORTHEAST QUARTER (N.E. 1/4) OF THE SOUTHWEST QUARTER (S.E. 1/4); THENCE SOUTH 82°32'49" WEST, ALONG SAID NORTH LINE, 908.70 FEET TO THE WEST LINE OF THE EAST THREE QUARTERS (E. 3/4) OF THE NORTHEAST QUARTERS (N.E. 1/4) OF THE SOUTHWEST QUARTER (S.E. 1/4); THENCE SOUTH 00°00'00" WEST, ALONG SAID WEST LINE, 692.44 FEET TO THE NORTH LINE OF THE SAID WEST HALF (W. 1/2) OF THE SOUTHWEST QUARTER (S.W. 1/4) OF THE NORTHEAST QUARTER (N.E. 1/4) OF THE SOUTHWEST QUARTER (S.E. 1/4); THENCE SOUTH 89°49'19" WEST, ALONG SAID NORTH LINE, 334.32 FEET TO THE WEST LINE OF THE SAID WEST HALF (W. 1/2) OF THE SOUTHWEST QUARTER (S.W. 1/4) OF THE NORTHEAST QUARTER (N.E. 1/4) OF THE SOUTHWEST QUARTER (S.E. 1/4); THENCE SOUTH 00°00'00" WEST, ALONG SAID WEST LINE, 591.86 FEET TO THE SAID NORTHERLY APPARENT RIGHT OF WAY LINE OF STATE ROAD 806; THENCE NORTH 89°41'54" EAST, ALONG SAID ULTIMATE RIGHT OF WAY LINE, 1246.78 FEET; THENCE NORTH 44°22'43" EAST 35.55 FEET TO SAID POINT OF BEGINNING.

LESS THAT PARCEL CONVEYED TO LAKE WORTH DRAINAGE DISTRICT BY OUIT CLAIM DEED RECORDED IN OFFICIAL RECORD BOOK 3292, PAGES 941 AND 942 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

ALSO LESS AND EXCEPT RIGHT OF WAY CONVEYED TO PALM BEACH COUNTY BY RIGHT OF WAY WARRANTY DEED, DATED MARCH 31, 1982, RECORDED SEPTEMBER 22, 1988 IN OFFICIAL RECORD BOOK 5816, PAGE 133, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

- LEGEND:**
- CONCRETE
  - ASPHALT PAVEMENT
  - PALM TREE
  - TREE
  - EDGE OF PAVEMENT ELEVATION
  - TOP OF CURB ELEVATION
  - ELEVATION
  - OVERHEAD WIRES
  - WATER LINE
  - UNDERGROUND GAS LINE
  - UNDERGROUND STORM SEWER LINE
  - UNDERGROUND SANITARY SEWER LINE
  - CONTINUED
  - PROPERTY LINE
  - O.R.D. OFFICIAL RECORD BOOK



**CERTIFICATION:**

I HEREBY CERTIFY THAT THIS SKETCH OF SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES (QUAD 25) CHAPTER 5A-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 474.021, FLORIDA STATUTES.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

D. JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS3691  
 O. BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136  
 STATE OF FLORIDA

SHEET 1 OF 5

NO.	DATE	REVISIONS	BY
1			
2			
3			

MARKETPLACE OF DELRAY  
 ATLANTIC AVENUE AND MILITARY TRAIL  
 PALM BEACH COUNTY, FLORIDA

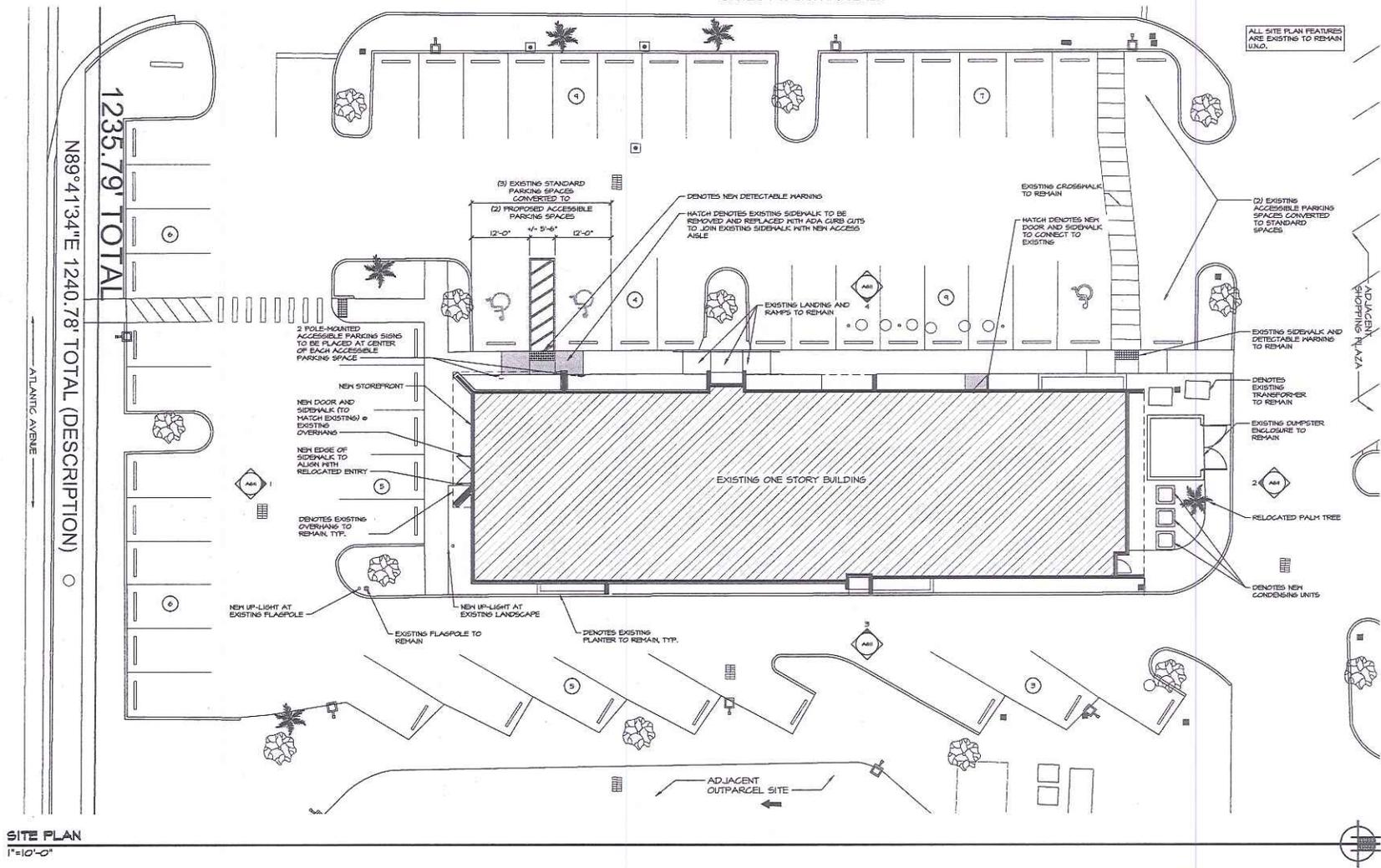
**BOUNDARY AND TOPOGRAPHIC SURVEY**

**PULICE LAND SURVEYORS, INC.**  
 5381 NOB HILL ROAD  
 SUNRISE, FLORIDA 33351  
 TELEPHONE: (954) 572-1777  
 FAX: (954) 572-1778  
 E-MAIL: [survey@pulicesurveyors.com](mailto:survey@pulicesurveyors.com)  
 CERTIFICATE OF AUTHORIZATION LB3870

DRAWN BY: B.E.      SCALE 1" = 30'      FILE: RAMCO-CORPSEHSION PROPERTIES  
 CHECKED BY: J.F.P.      SURVEY DATE: 10/13/15      ORDER NO.: 52650

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ALL SITE PLAN FEATURES ARE EXISTING TO REMAIN UNLESS NOTED OTHERWISE.

SITE PLAN  
1"=10'-0"

**PARKING INFORMATION:**

PARKING REQUIRED PER ARTICLE 4, SECTION 4.6.(1)(3):  
 (5,765 SF / 1,000 SF) x 4 SPACES = 23 TOTAL SPACES

EXISTING:	22 STANDARD SPACES
	1 ACCESSIBLE SPACES
PROPOSED:	54 TOTAL SPACES
	51 STANDARD SPACES
	3 ACCESSIBLE SPACES

anderson  
architecture, inc.

777 CANNON WOODWAY BLVD  
SUITE 400  
ROCKLAND, FLORIDA 32640  
V. M. 382.0222

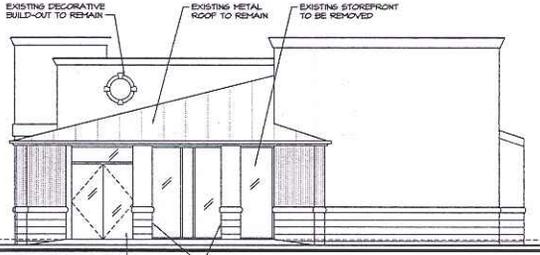
www.andersonarchitecture.com



A Site Plan Approval For:  
**MD Now Medical Center**  
 1470 South Military Trail  
 Delray Beach, Florida

DATE:	01/25/11
BY:	ERIC ANDERSON
SCALE:	AS SHOWN
PROJECT:	6075-A-002-SP
DATE:	11.21.16
BY:	ERIC ANDERSON

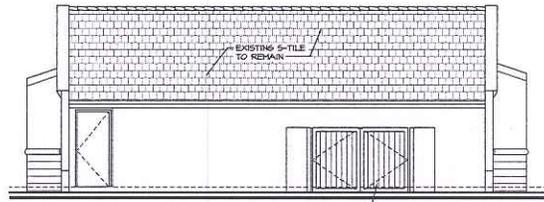
16-075  
 ERIC ANDERSON  
 SE  
 6075-A-002-SP  
 11.21.16  
 SITE PLAN  
 002  
 5 A  
 AA C001997



**EXISTING SOUTH ELEVATION**

3/16" = 1'-0"

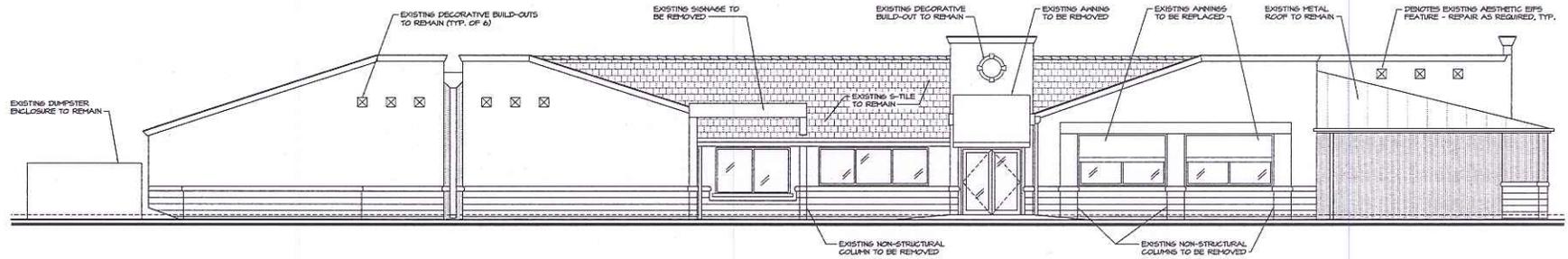
1  
A610



**EXISTING NORTH ELEVATION**

3/16" = 1'-0"

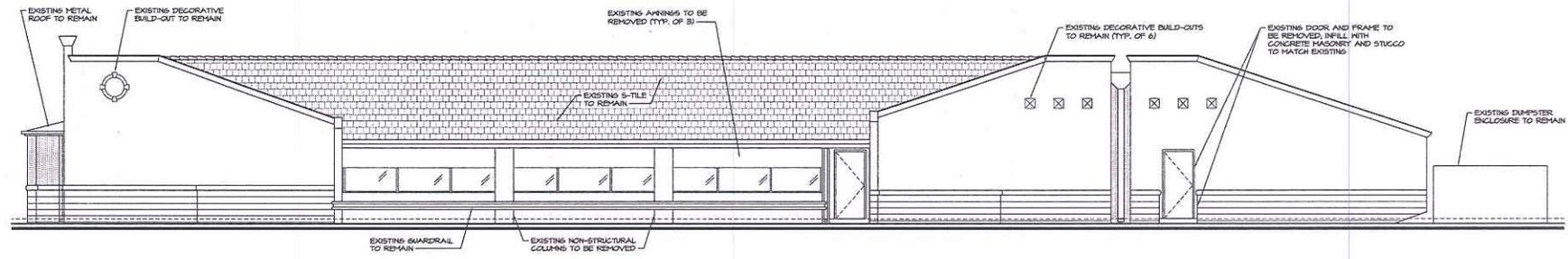
2  
A610



**EXISTING WEST ELEVATION**

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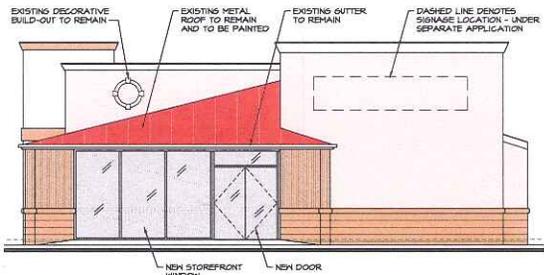
3  
A610



**EXISTING EAST ELEVATION**

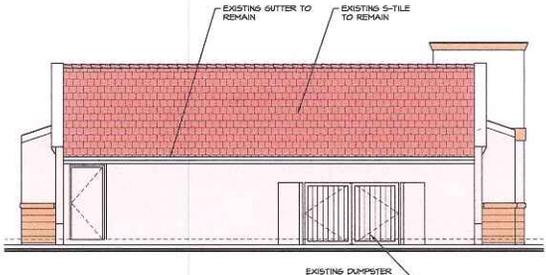
3/16" = 1'-0"

4  
A610



**PROPOSED SOUTH ELEVATION**  
3/16" = 1'-0"

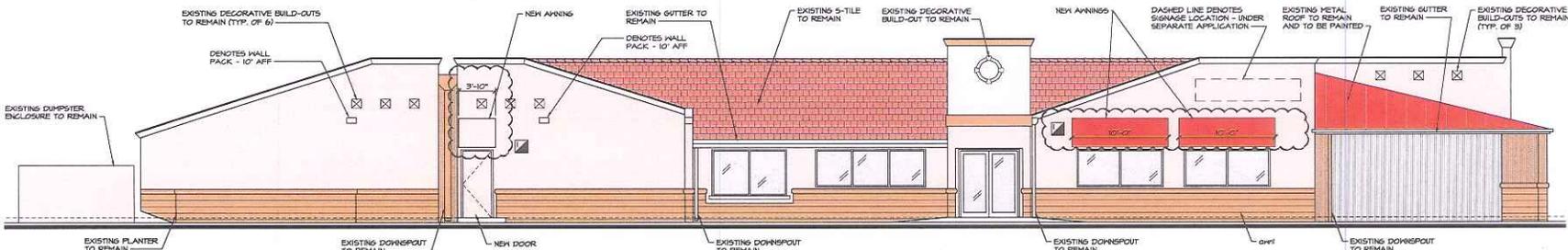
1  
A(11)



**PROPOSED NORTH ELEVATION**  
3/16" = 1'-0"

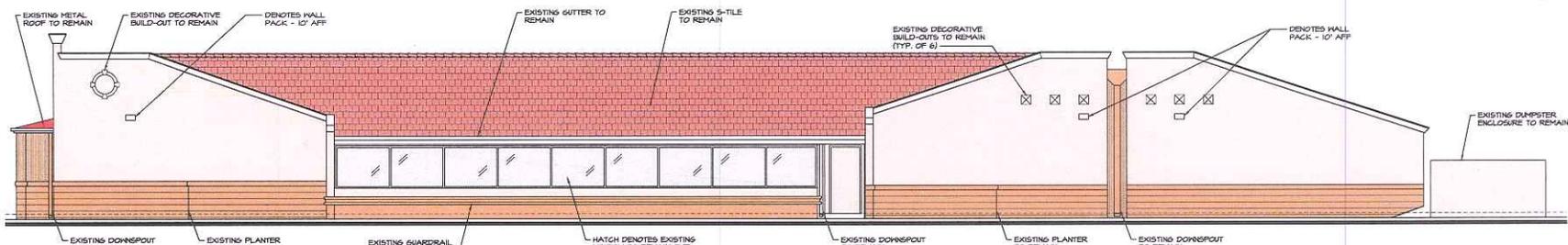
2  
A(11)

COLOR LEGEND			
	COLOR A		COLOR C
	COLOR B		COLOR D



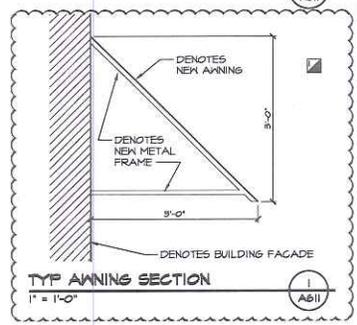
**PROPOSED WEST ELEVATION**  
3/16" = 1'-0"

3  
A(11)



**PROPOSED EAST ELEVATION**  
3/16" = 1'-0"

4  
A(11)



1  
A(11)



JOB: 6075-0000-00-00-00  
DATE: 11.21.16  
PROJECT: PROPOSED EXTERIOR ELEVATIONS  
V. M. 11.21.16



A Site Plan Approval For:  
**MD Now Medical Center**  
14701 South Military Trail  
Deer Beach, Florida

DATE:	11.21.16
DESIGNER:	ERIC ANDERSON
PROJECT NUMBER:	6075-A-611-EE
DATE:	11.21.16
TITLE:	PROPOSED EXTERIOR ELEVATIONS

**G11**  
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AA-C001997