



DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING

PLANNING AND ZONING BOARD STAFF REPORT

Spodak Dental - Expansion

Meeting	File No.	Application Type
February 24, 2025	2024-258	Level 3 Site Plan
Property Owner	Authorized Agent	
Radiant Enterprises LLC	Jeffrey Costello	

Request
 Consideration of a Level 3 Site Plan Application with Landscape Plan and Architectural Elevations for a 2,668 square foot addition to an existing approximate 13,000 square foot medical office building.

Site Data & Information

Location: 3911 W Atlantic Avenue
PCN: 12-43-46-18-68-000-0010
Property Size: 2.06 acres
Land Use: Transitional (TRN)
Zoning: Professional Office District (POD)
Adjacent Zoning:

- **North:** Multifamily Residential (RM)
- **East:** Agricultural (A)
- **West:** Planned Office Center (POC)
- **South:** Low Density Residential (RL)



Existing Use: Medical Office - Dentist
Proposed Land Use: Medical Office - Dentist
Floor Area Ratio:

- **Existing:** 0.15
- **Proposed:** 0.18
- **Maximum Allowed:** 1.0

Density:

- **Existing:** N/A

Background Information

The subject property consists of an approximate 13,000 square foot existing medical office building that was originally constructed in 2013. The project developer voluntarily sought LEED Green certification prior to the City enacting an official ordinance mandating green building implementation and the building is LEED Gold certified. The building has housed the Spodak Dental group since 2013 and the subject request under this application is for an approximate 2,600 square foot addition to the existing dental facility.

The property is zoned Professional Office District (POD) with an underlying Land Use Map (LUM) designation of Transitional (TRN). The existing office use is consistent with the permitted uses as allowed under the POD regulations. The expansion of the use remains consistent with the intent of the POD district and TRN Land Use Designation.



Project Description

The development proposal includes two additions to the existing building and other related site modifications. Specifically, an 868 square foot addition is proposed in the southeast corner of the building, where the required front and side interior setback is still maintained; and an 1,800 square foot addition is proposed in the northeast corner of the existing building, where the requisite rear and side interior setback is also maintained. The architectural style of the proposed expansion is a consistent and well-integrated continuation of the style of the existing building. The architecture is found to be in compliance with the requirements of LDR Section 4.6.18.

Modifications along the west façade of the building include the expansion of an outdoor employee lounge area partially covered by a trellis. Along the entrance drive aisle, the previous drop-off area has been converted to permanent parallel parking. The existing loading zone adjacent to the northeast addition has been removed to accommodate the expansion of the building. Pursuant to LDR Section 4.6.10, the removal of the existing loading zone and approval of the site plan is contingent on the Board making a determination of adequacy by finding that the use is able to successfully meet the expected loading demand through an alternative method when no defined loading area is proposed.

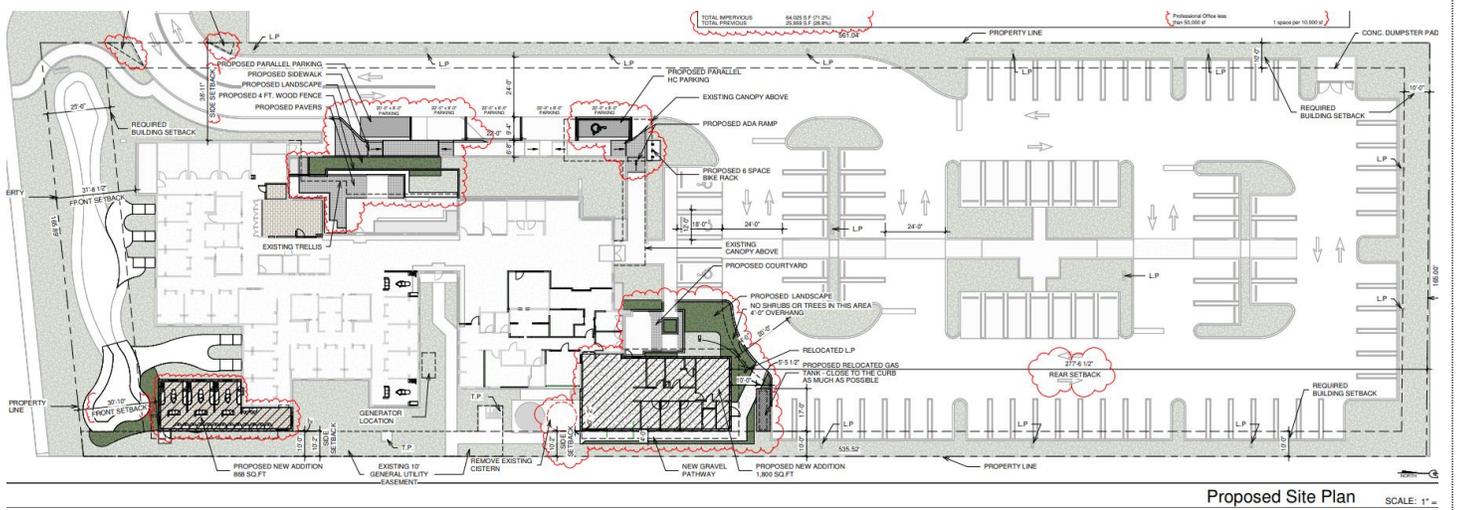
Minor landscaping modifications have been proposed in areas adjacent to the scope of work and the project has been deemed in compliance with LDR Section 4.6.16. The proposed modifications are detailed in the analysis section of the report.

Generally, the project remains in compliance with all applicable development regulations affected by the proposed scope, including height, setbacks, FAR, open space, and parking. There was an existing surplus of parking on site relative to the existing building square footage, and even with the additional square footage a surplus in parking remains. The details of the project are further discussed in the Review and Analysis section of the report.

Review and Analysis: Site Plan

The proposed site plan generally meets the applicable requirements of the Land Development Regulations. The site is configured in a logical manner that maintains the integrity and quality of the original configuration and design, while allowing for the benefit of increased operational capacity realized from the expansion. In areas where modifications have been proposed, consideration has been given to ensure that essential functionality of the site is maintained. The proposed modifications do not create any nonconformities.

LDR Section 4.6.10 recommends at least one 12-foot x 30-foot loading berth for an office of this size. The applicant has provided a justification statement that details how the loading zone was underutilized in their daily operation. During periods of loading/unloading it is likely that some of the parking lot drive-aisle will be obstructed; however, the parking configuration is designed to provide alternative paths of navigability that will allow for access to the only point of ingress/egress on Atlantic Avenue. There is sufficient area within the internal parking lot for short-term loading to occur, and while employees or patients of the establishment may be temporarily inconvenienced by short-term loading that occurs within the drive-aisle, there is no foreseen negative impact on the public street network. The square footage of the proposed building expansion is well below the 15,000 sq. ft. threshold that determines if a project requires Board consideration, however the square footage is assessed cumulatively pursuant to LDR Section 2.4.10(A)(1)(c). As such, the total cumulative area of the building - when combining the existing footprint with the area of expansion - passes the 15,000 square foot threshold that requires Board approval.



LDR Section 2.4.10(A)(3), Findings. All site plan applications require compliance with the applicable regulations and review criteria and shall be consistent with the Comprehensive Plan and other local ordinances.

(b) Level 2, Level 3, and Level 4 Site Plan applications require compliance with the findings in Chapter 3, Performance Standards.

The Site Plan was reviewed according to the performance standards for site plan actions listed in **LDR Section 3.2.3** and these standards have been factored into the technical review of the application. The intent of the standards are to ensure that certain essential criteria and a level of quality are adhered to with regard to new development. The project generally complies with the performance standards.

LDR Section 3.1.1, Required Findings. Prior to the approval of development applications, certain findings must be made in a form which is part of the official record. This may be achieved through information on the application, the staff report, or minutes. Findings shall be made by the body which has the authority to approve or deny the development application.

These findings relate to the following four areas:

(A) Land Use Map The resulting use of land or structures must be allowed in the zoning district within which the land is situated and said zoning must be consistent with the applicable land use designation as shown on the Land Use Map.

As noted previously, the scope of this application is not proposing to change the use; the dental office remains in compliance and is compatible with the zoning and the TRN Land Use designation.

(B) Concurrency as defined by Objective NDC 3.1 of the Neighborhoods, Districts, and Corridors Element of the adopted Comprehensive Plan must be met and a determination made that the public facility needs, including public schools, of the requested land use and/or development application will not exceed the ability of the City and The School District of Palm Beach County to fund and provide, or to require the provision of, needed capital improvements in order to maintain the Levels of Service Standards established in Table CIE, Level of Service Standards, of the Capital Improvements Element of the adopted Comprehensive Plan of the City of Delray Beach.

Water and Sewer. The development is already connected to existing water and sewer networks as approved by the City Utilities Department.

Drainage. Drainage will be accommodated on site. All stormwater runoffs will be collected and contained within the subject property through a drainage system approved by the City Engineer.

Transportation. The submitted Traffic Statement indicates the proposed expansion will generate an additional seven AM peak hour trips and nine PM peak hour trips, which maintains compliance with Palm Beach County Traffic Performance Standards (TPS) criteria and will have an *insignificant impact on the area roadways*.

Solid Waste. The Solid Waste Authority has indicated that its facilities have sufficient capacity to accommodate all development proposals until 2054. The scope of work does not meaningfully impact the existing levels of waste generation and method of waste disposal that is currently implemented on site.

Schools. Not Applicable.

(C) Consistency A finding of overall consistency may be made even though the action will be in conflict with some individual performance standards contained within Article 3.2, provided that the approving body specifically finds that the beneficial aspects of the proposed project (hence compliance with some standards) outweighs the negative impacts of identified points of conflict.

The following Comprehensive Plan objectives and policies are relevant to the Conditional Use request:

Neighborhoods, Districts, and Corridors Element

Objective NDC 1.3 Apply the mixed-use land use designations of Commercial Core, General Commercial, Transitional, Congress Mixed-Use, and Historic Mixed-Use to accommodate a wide range of commercial and residential housing opportunities appropriate in scale, intensity, and density for the diverse neighborhoods, districts, and corridors in the city.

Policy NDC 1.1.2 Provide a complementary mix of land uses, including residential, office, commercial, industrial, recreational, and community facilities, with design characteristics that provide: Similar uses, intensity, height, and development patterns facing each other, especially in residential neighborhoods. Uses that meet the daily needs of residents. Public open spaces that are safe and attractive.

The dental office use services the health and wellness needs of residents of Delray Beach.

(D) Compliance with the LDRs Whenever an item is identified elsewhere in the LDR, it shall specifically be addressed by the body taking final action on a land development application/request. Such items are found in Section 2.4.5 and in special regulation portions of individual zoning district regulations.

The development proposal complies with the regulations in the LDR, as summarized below.

LDR Section 4.4.16 and LDR Section 4.3.4(K)

Standard/Regulation	Review
Height 4.3.4(K) – Development Standards Matrix	Maximum: 48 feet Proposed: 25 feet (no change)

Setbacks 4.3.4(K) – Development Standards Matrix	Minimum Required Front – 25 feet Rear – 10 feet Interior – 10 feet	Provided: Front – 30'10" Side Interior (East) – 10' Side Interior (West) – 38'11" (no change) Rear – 277'
--	--	--

Other Development Regulations

Standard/Regulation	Review
4.6.9, Off-Street Parking	Required: 5 per 1,000 sq. ft. of gross area = 79 Provided: 96
4.6.9, Bicycle Parking	Required: Type I spaces – 1 spaces/10,000 sq. ft. = 2 spaces Type II spaces – not required Provided: Type I spaces – 6 spaces

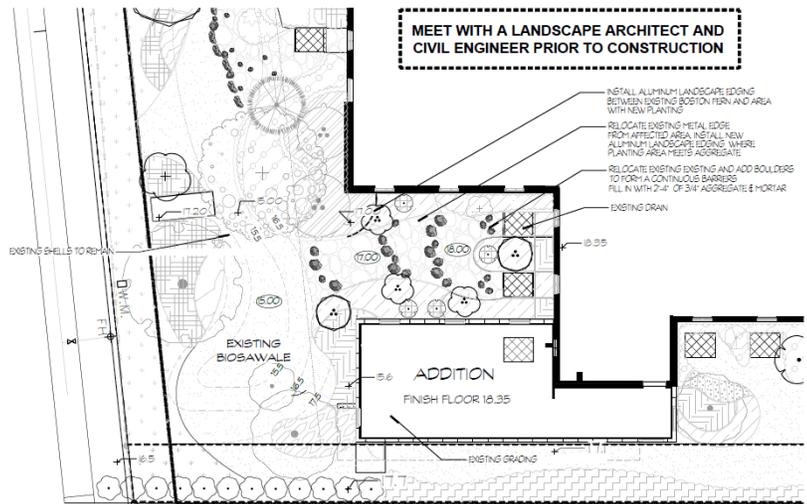
Review & Analysis: Landscape Plan

LDR Section 2.4.10(A)(3)(c), Findings

Landscape Plans, including modifications to existing landscaping, shall be consistent with Section 4.6.16, Landscape Regulations.

A technical review of this site plan has been performed and a determination has been made that the project substantially complies with all applicable landscape regulations. Extensive landscaping is interspersed throughout the site and the proposed modifications are minor. The amount of existing landscaping on site exceeds the requirements of the LDR, and the few trees identified for removed are surplus beyond the tree requirement and do not require mitigation.

Foundation and perimeter landscaping around the addition are proposed to meet the requirements for the new area. The detail for the landscaping on the southeast corner addition is shown at right.



Review & Analysis: Architectural Elevations

LDR Section 2.4.10(A)(3)(d), Findings

Architectural Elevations, including modifications to existing building facades, require an overall determination of consistency with the objectives and standards of Section 4.6.18, Architectural Elevations and Aesthetics, and any adopted architectural design guidelines and standards, as applicable.

LDR Section 4.6.18, Architectural Elevations and Aesthetics (E), Criteria for board action

The following criteria shall be considered, by the Site Plan Review and Appearance Board or Historic Preservation Board, 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.

Staff finds that the design criteria are generally met. The proposed building additions successfully integrate into, and are compatible with, the architectural style of the existing structure. The new elements of the structure are identified below relative to the existing structure.



Board Action Options

- A. Move **approval** of a Level 3 Site Plan Application request for **Spodak Dental Expansion**, including a Landscape Plan and Architectural Elevations, to construct a 2,668 square foot addition at the subject property addressed as 3911 W Atlantic Avenue, finding that the request is consistent with the Land Development Regulations and the Comprehensive Plan.
- B. Move **approval, as amended** of a Level 3 Site Plan Application request for **Spodak Dental Expansion**, including a Landscape Plan and Architectural Elevations, to construct a 2,668 square foot addition at the subject property addressed as 3911 W Atlantic Avenue, finding that the request is consistent with the Land Development Regulations and the Comprehensive Plan, **subject to conditions**.
- C. Move **denial** of a Level 3 Site Plan Application request for **Spodak Dental Expansion**, including a Landscape Plan and Architectural Elevations, to construct a 2,668 square foot addition at the subject property addressed as 3911 W Atlantic Avenue, finding that the request is inconsistent with the Land Development Regulations and the Comprehensive Plan.
- D. **Continue with direction.**

Public and Courtesy Notices

No Public Notice was required by the LDR for this application.

