

# SITE PLAN REVIEW AND APPEARANCE BOARD

## CITY OF DELRAY BEACH

### ---STAFF REPORT---

**MEETING**

**DATE:** December 9, 2015

**ITEM:**

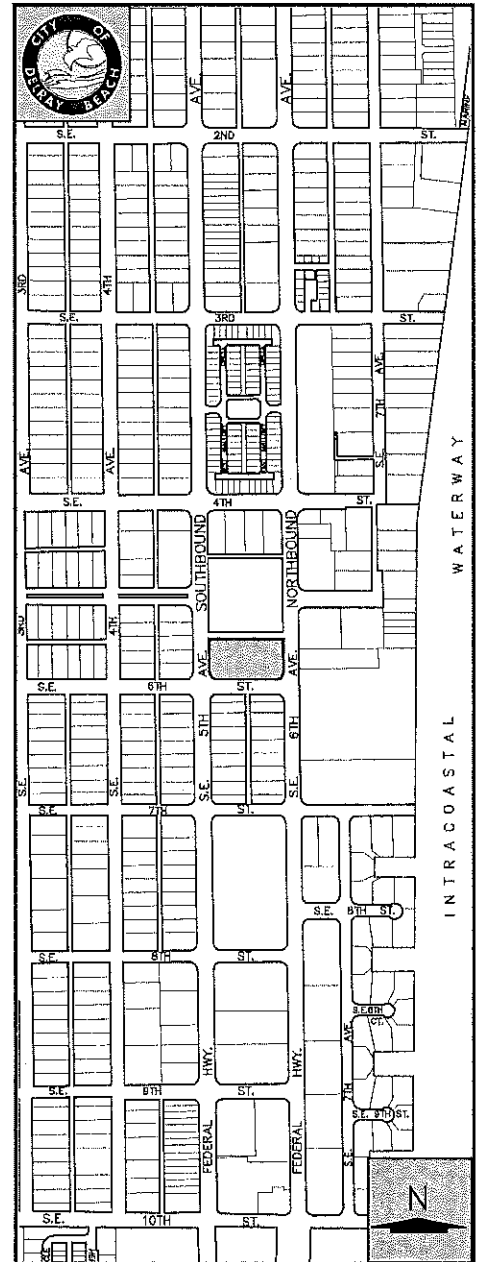
**Downtown Delray Medical Centre – Extension Request for the Class V Site Plan, Landscape Plan and Architectural Elevations, associated with the construction of two 1-story 6,500 sq. ft. medical office buildings. The proposal includes the installation of a 46-space parking lot with 10 on-street parking spaces along the alley r-o-w and 10 spaces along SE 6<sup>th</sup> Street r-o-w for a total of 66 parking spaces. The property is located at 530 SE 6<sup>th</sup> Avenue.**

**GENERAL DATA:**

Owner	555 SE 5 <sup>th</sup> Avenue, LLC
Applicant .....	Richard Caster
Location.....	North of SE 6 <sup>th</sup> Street between SE 5 <sup>th</sup> Avenue and SE 6 <sup>th</sup> Avenue, south of the Teen Center.
Property Size.....	0.957 Acres
Future Land Use Map.....	GC (General Commercial)
Current Zoning.....	GC (General Commercial)
Adjacent Zoning.....	North: GC (General Commercial) South: GC (General Commercial) East: POD (Professional Office District) RM (Multiple Family Residential), & NC (Neighborhood Commercial) West: GC (General Commercial)
Existing Land Use.....	Vacant land
Proposed Land Use.....	Medical Office
Water Service.....	Available via connection the existing water main within SE 6 <sup>th</sup> Avenue right-of-way.
Sewer Service.....	Existing on-site.

**RECOMMENDATION:**

Recommend approval subject to conditions.



## ITEM BEFORE THE BOARD

The item before the Board is that of granting an extension of the site plan approval for **Downtown Delray Medical Center**, pursuant to Land Development Regulations (LDR) Section 2.4.4(F)(1) and (3).

## BACKGROUND

The property is located on the north side of NE 6<sup>th</sup> Street between SE 5<sup>th</sup> Avenue and SE 6<sup>th</sup> Avenue and measures 0.957 acre.

With the Citywide Rezoning in October 1990, the property was rezoned from SC (Specialized Commercial) to GC (General Commercial). The property was previously occupied by Chesterfield Restaurant an 8,156 square foot structure. At its meeting of December 12, 2001, the Site Plan Review and Appearance Board approved a Class I site plan modification to add a concrete balustrade railing, concrete columns, entrance awning, concrete window sills and frames to the existing structure. The restaurant was demolished in 2004 and the site has remained vacant.

A Class V site plan associated with the construction of a bank (Southtrust Bank) on the property was approved by the Site Plan Review and Appearance Board (SPRAB) on May 12, 2004, but the facility was never built. A Class V site plan also associated with the construction of another bank (Sun American Bank) was approved by the Site Plan Review Appearance Board (SPRAB) on September 13, 2006, but the facility also was never built.

On December 11, 2013, SPRAB approved with conditions a Class V site plan, landscape plan and architectural elevation plan for Downtown Delray Medical Centre associated with the construction of two one-story 6,500 square foot buildings (totaling 13,000 sq. ft.).

On December 2, 2014, the City Commission approved a final boundary plat for the Downtown Delray Medical Center, being a replat of a portion of Lots 5, 6, 7 and 8, Block 1 of Osceola Park Subdivision as Recorded in Plat Book 3, Page 2, of the Public Records of Palm Beach County Florida. An application for building permit has not been submitted and the site plan expires on December 11, 2015.

The applicant is now requesting that the Board consider a site plan extension request for a period of 24 months which will set the site plan approval expiration date at December 11, 2017. This application is now before the Board for action.

## EXTENSION ANALYSIS

Construction of the improvements associated with the approved site plan has not commenced to date. A written request to extend the site plan approval was filed prior to the required forty-five (45) days pursuant to LDR Section 2.4.4(F). Additional background information and a full analysis of the proposal can be found in the attached staff report dated December 11, 2013.

Pursuant to LDR Section 2.4.4(F) (1), extensions may be granted to the previously approved application pursuant to the following:

- A written request for an extension must have been received by the City at least 45 days prior to the expiration date;
- The letter must set forth the basis and reason for the extension;
- The extension shall be considered by the same body which granted the original approval; and

- The extension, if granted, shall be for 18 months unless otherwise stated.

LDR Section 2.4.4 includes two categories for extension considerations: LDR Section 2.4.4 (F)(2) "Construction Has Commenced" and LDR Section 2.4.4 (F)(3) "No Construction". Since no construction has commenced on this project, this extension request falls under the "No Construction" category.

#### **LDR Section 2.4.4(F)(3) "No Construction"**

Pursuant to LDR Section 2.4.4.(F)(3), when the project has not commenced construction, or construction has not been deemed substantial, the request for extension shall be considered pursuant to the following:

- (a) The project shall be evaluated pursuant to the land development regulations in effect at the time of consideration of the extension request and shall comply with such current requirements;
- (b) Additional submittal information including a new application and copies of previously submittal material may be required;
- (c) The granting body must make findings pursuant to 2.4.4(B);
- (d) The granting body may impose additional conditions of approval pursuant to 2.4.4(C) to insure compliance with any applicable changes to regulations or changes in circumstances which have occurred since the previous approval.

Additionally, when an extension is requested for a project on which construction has not commenced, the granting body must make findings as outlined in Article 3.1 of the Land Development Regulations (LDR). These are the same findings that were made for the original approval, which relate to Consistency with the Future Land Use Map and Comprehensive Plan, Concurrency and Compliance with the LDR. The letter of request (copy attached) was submitted by the applicant in a timely manner. The applicant's basis and reason for the extension is as follows:

*"Per Section 2.4.4(F)(1) of the Land Development Regulations, please accept this request for a two year extension of the site plan approval.*

*We have aggressively marketed this project for one year with no success. We hope that with construction of the U.S. Highway One improvements nearing completion and the overall demand for professional office space in downtown Delray increasing, we will be able to develop the project in 2016 or 2017.*

The original site plan was approved subject to several conditions. Revised plans addressing these conditions were submitted and the project was certified. Subsequently, the applicant filed a request for a building permit but the permits have not been issued. If the request for the site plan extension were denied, it would necessitate the filing of a new site plan approval application. Pursuant to LDR Section 2.4.4(F)(1)(d), eighteen month extensions are allowed by code unless otherwise stated. The applicant has requested an extension of 24 months.

Pertaining to the evaluation of the development proposal, the original findings of LDR Article 3.1, Future Land Use Map and Comprehensive Plan; Concurrency (i.e. water, sewer, drainage and solid waste); and, Consistency can be reaffirmed. It is noted however, that the traffic concurrency approval issued by Palm Beach County Traffic Division Concurrency letter dated November 1, 2013, expires at the end of 2015. The approval states that no building permits are

to be issued by the municipality (City of Delray Beach) after the build-out date which in this case is the end of 2015. Thus, a new Palm Beach County Traffic Concurrency approval letter needs to be provided and this is attached as a condition of approval. With respect to Compliance with the LDR, there have been no LDR changes that affect the development proposal.

LDR Section 2.4.4(F)(3)(d) requires that the granting body may impose additional conditions of approval pursuant to 2.4.4(C) to insure compliance with any applicable changes to regulations or changes in circumstances which have occurred since the previous approval.

The development is located within the limits of the Federal Highway Roadway and Beautification project. The certified site plan does not reflect the recently constructed street improvements along SE 5<sup>th</sup> Avenue and SE 6<sup>th</sup> Avenue abutting the site. Therefore the site plan, landscape plan, photometric plan, engineering plan and composite utility plan shall be revised to reflect the existing street improvements for SE 5<sup>th</sup> Avenue and SE 6<sup>th</sup> Avenue abutting this property. This is noted as a condition of approval.

Additionally, the proposed curb-cuts will require permits from FDOT for the modifications within the SE 5<sup>th</sup> Avenue and SE 6<sup>th</sup> Avenue rights-of-way. This is noted as a condition of approval.

With the approval of the Class V site plan, several conditions required compliance at the time of the issuance of the building permit. These conditions are specifically reiterated below and are also listed as conditions of approval:

1. That the project will be responsible for providing continuous paved access (i.e. along the alley abutting the property) from the nearest paved street (SE 5<sup>th</sup> Avenue and SE 6<sup>th</sup> Avenue) in addition to the improvements on its side of the center line of right-of-way. Such improvements must be provided in coordination with the City Engineer. A note to this effect shall be included on the site plan.
2. That the applicant shall provide the full cost of a bus shelter in the amount of \$11,000 prior to the issuance of a building permit.
3. That the re-plat of the property must be recorded prior to the issuance of a building permit. The plat will expire unless recorded prior to June 2, 2016.

## **ASSESSMENT**

The development proposal is associated with the construction of two 1-story 6,500 sq. ft. medical office buildings. The project includes the installation of a 46-space parking lot with 10 on-street parking spaces within the property and along the alley r-o-w and 10 spaces along SE 6<sup>th</sup> Street r-o-w for a total of 66 parking spaces. The property is located at 530 SE 6<sup>th</sup> Avenue. The location of the proposed development between the Federal Highway pairs does not raise compatibility concerns with respect to the nearby properties.

Given the fact that the property owner intends to develop the property, it is reasonable to grant this first extension of the site plan approval. The City has typically required that extensions of site plan approvals include a condition that the perimeter construction fence be removed until construction is imminent. Thus, the extension should be conditioned that within 60 days of the extension approval, the perimeter construction fence is removed and shall not be re-installed until the construction permit is issued. If the construction fence is not removed within the 60-day period, the Planning Department will notify the applicant that the site plan extension approval has expired.

The same findings that were made for the original approval, which relate to Consistency with the Future Land Use Map and Comprehensive Plan, Concurrency and Compliance with the LDR can be made. The proposed development will be consistent with the required findings under Chapter 3 (Performance Standards), Section 2.4.5(F)(5) (Compatibility) of the Land Development Regulations, and policies of the Comprehensive Plan (previously stated in the Class V site plan report), provided the conditions of approval are addressed.

Based on the above, and subject to the noted conditions of approval, it is reasonable to grant the approval of the site plan extension for Downtown Delray Medical Center. Staff supports the request for a site plan extension for 24 months, which would make the new expiration date December 11, 2017.

## REVIEW BY OTHERS

### Courtesy Notice:

Courtesy notices have been sent to the following homeowner's and civic associations.

- Delray Citizens Coalition
- The Barton
- Churchill Condo
- Osceola Park

Letters of objection or support, if any, will be presented at the Site Plan Review and Appearance Board meeting.

## ALTERNATIVE ACTIONS

- A. Postpone with direction.
- B. Move approval of the request for an extension of the Class V site plan, landscape plan, and architectural elevations for **Downtown Delray Medical Center**, by adopting the findings of fact and law contained in the staff report, and finding that the request, and approval thereof, meets criteria set forth in Section 2.4.4(F)(1) & (3) of the Land Development Regulations.
- C. Move denial of the request for an extension of the Class V site plan approval, landscape plan, and architectural elevations approvals for **Downtown Delray Medical Center**, by adopting the findings of fact and law contained in the staff report, and finding that the request, and approval thereof, does not meet criteria set forth in Section 2.4.4(F)(1) & (3) of the Land Development Regulations.

## RECOMMENDATION

Move approval of the request for an extension of the Class V site plan approval, landscape plan, and architectural elevations approval for **Downtown Delray Medical Center**, by adopting the findings of fact and law contained in the staff report, and finding that the request, and approval thereof, meets criteria set forth in Section 2.4.4(F)(1) & (3) of the Land Development Regulations, with said approval to be valid until December 11, 2017 subject to the following conditions:

1. That the building permit plans are revised to reflect the curb-cut locations and the recently installed street improvements within the SE 5<sup>th</sup> Avenue and SE 6<sup>th</sup> Avenue rights-of-way.

2. That prior to the issuance of a building permit, permits from FDOT shall be submitted for the modifications within the SE 5<sup>th</sup> Avenue and SE 6<sup>th</sup> Avenue rights-of-way for the proposed curb cuts.
3. That the project will be responsible for providing continuous paved access (i.e. along the alley abutting the property) from the nearest paved street (SE 5<sup>th</sup> Avenue and SE 6<sup>th</sup> Avenue) in addition to the improvements on its side of the center line of right-of-way. Such improvements must be provided in coordination with the City Engineer. A note to this effect shall be included on the site plan.
4. That the applicant shall provide the full cost of a bus shelter in the amount of \$11,000 prior to the issuance of a building permit.
5. That the re-plat of the property must be recorded prior to the issuance of a building permit.
6. That a letter from the Traffic Division of Palm Beach County indicating that the proposed project meets the required Traffic Concurrency Performance Standards be provided prior to the issuance of a building permit.
7. That the perimeter construction fence shall be removed within 60 days of the approval of the extension request and that the installation of a construction fence occurs only upon the issuance of a building permit.

Staff Report Prepared by: Jasmin Allen, Planner

Attachments:

- Extension Request Letter from Richard Caster, dated October 20, 2015
- Site Plan Review and Appearance Board (SPRAB) Staff Report dated December 11, 2013

## Downtown Delray Medical Centre

October 20, 2015

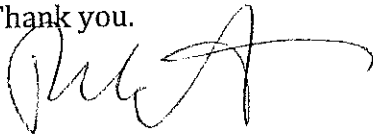
RE: Downtown Delray Medical Centre, a proposed professional office development at 530 SE 6<sup>th</sup> Avenue, Delray Beach, FL

To the attention of the Site Plan Review and Approval Board:

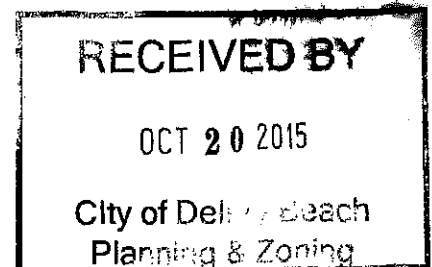
Per Section 2.4.4 (F) (1) of the Land Development Regulations, please accept this request for a two year extension of the site plan approval.

We have aggressively marketed this project for one year with no success. We hope that with construction of the U.S. Highway One improvements nearing completion and the overall demand for professional office space in downtown Delray increasing, we will be able to develop the project in 2016 or 2017.

Thank you.



Richard Caster, Manager



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## CITY OF DELRAY BEACH

### ---STAFF REPORT---

**MEETING**

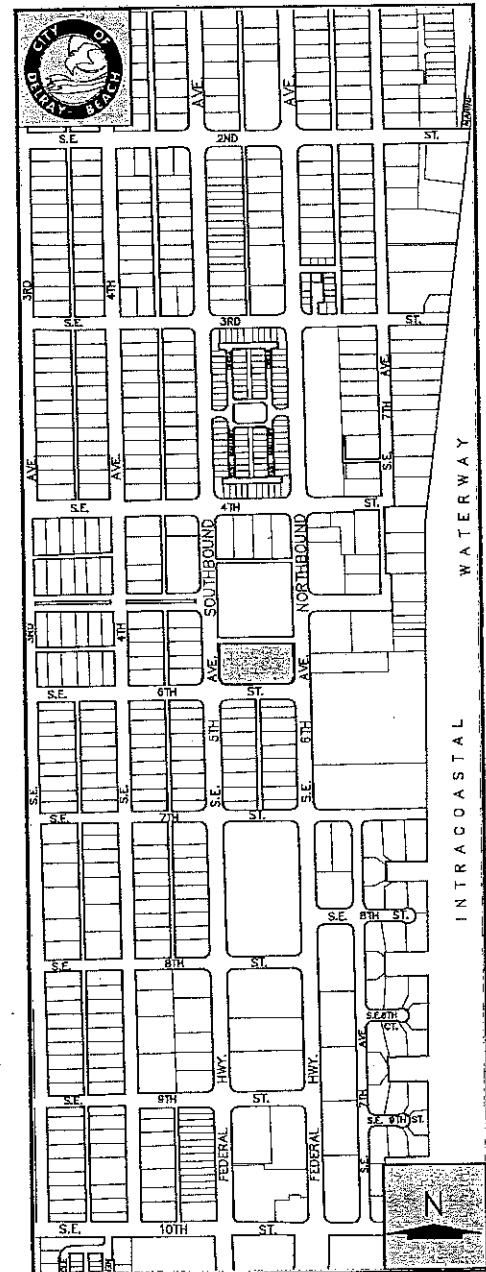
**DATE:** December 11, 2013

**ITEM:**

**Downtown Delray Medical Centre** – Class V Site Plan, Landscape Plan, and Architectural Elevations, associated with the construction of two 1-story 6,500 sq. ft. medical office buildings. The proposal includes the installation of a 46-space parking lot with 10 on-street parking spaces along the alley r-o-w and 10 spaces along SE 6<sup>th</sup> Street r-o-w for a total of 66 parking spaces. The property is located at 530 SE 6<sup>th</sup> Avenue.

**GENERAL DATA:**

Agent.....	Richard Jones Architecture
Applicant.....	Richard Jones Architecture
Owner.....	530 SE 6 <sup>th</sup> Avenue, LLC
Location.....	North of SE 6 <sup>th</sup> Street between SE 5 <sup>th</sup> Avenue and SE 6 <sup>th</sup> Avenue, south of the Teen Center.
Property Size.....	0.957 Acres
Future Land Use Map.....	GC (General Commercial)
Current Zoning.....	GC (General Commercial)
Adjacent Zoning.....	North: GC (General Commercial)
	South: GC (General Commercial)
	East: POD (Professional Office District)
	RM (Multiple Family Residential), &
	NC (Neighborhood Commercial)
	West: GC (General Commercial)
Existing Land Use.....	Vacant land
Proposed Land Use.....	Medical Office
Water Service.....	Available via service lateral connections to an existing 12" water main located within the SE 6 <sup>th</sup> Avenue right-of-way. There is a fire-hydrant located on the southeast corner of the site.
Sewer Service.....	Available via service lateral connections to an existing 10" sewer main that traverses the site through the middle on a north to south direction and is located within a 5' sewer easement.





## ITEM BEFORE THE BOARD

The action before the Board is approval of a Class V site plan request for **Downtown Delray Medical Center**, pursuant to LDR Section 2.4.5(F). The request involves the following:

- Site Plan;
- Landscape Plan; and,
- Architectural Elevation.

Pursuant to LDR Section 4.4.9 (B)(2), business, professional and medical offices are an allowed use in the General Commercial (GC) District. The subject property is located between SE 5<sup>th</sup> Avenue (Federal Highway southbound) and SE 6<sup>th</sup> Avenue (Federal Highway northbound) to the north of SE 6<sup>th</sup> Street (530 SE 6<sup>th</sup> Avenue).

## BACKGROUND

The property consists of Lots 5, 6, 7, and 8, Block 1 of the Osceola Park subdivision and measures 0.957 acre. At its meeting of December 12, 2001, the Site Plan Review and Appearance Board approved a Class I site plan modification to add a concrete balustrade railing, concrete columns, entrance awning, concrete window sills and frames to the existing structure. The property is zoned GC (General Commercial) and was previously occupied by Chesterfield Restaurant with an 8,156 square foot structure that was demolished in 2004. With the Citywide Rezoning in October 1990, the property was rezoned from SC (Specialized Commercial) to GC (General Commercial).

A Class V site plan associated with the construction of a bank (Southtrust Bank) on the property was approved by the Site Plan Review and Appearance Board (SPRAB) on May 12, 2004, but the facility was never built. A Class V site plan also associated with the construction of another bank (Sun American Bank) was approved by the Site Plan Review Appearance Board (SPRAB) on September 13, 2006, but the facility was also never built.

A request for site plan approval has now been submitted for the construction of a medical office (Downtown Delray Medical Centre) on the subject property and is now before the Board for action.

## PROJECT DESCRIPTION

The development proposal consists of the following:

- Construction of two one-story 6,500 square foot medical office buildings for a total of 13,000 sq. ft. known as Downtown Delray Medical Centre;
- Construction of a 46-space parking lot, 10 on-street parking spaces along the SE 6<sup>th</sup> Street r-o-w, and 10 parallel parking spaces on the property along the north alley, for a total of 66 parking spaces;

- Construction of two enclosed trash areas within the proposed buildings;
- Construction of five (5) feet wide sidewalk along SE 6<sup>th</sup> Street right-of-way; and
- Installation of associated landscaping.

**SITE PLAN ANALYSIS**

**COMPLIANCE WITH THE LAND DEVELOPMENT REGULATIONS:**

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

**LDR Section 4.3.4(K) Development Standards Matrix:**

The following table indicates that the proposal complies with LDR Section 4.3.4(K) as it pertains to the GC zone district:

		<i>Required</i>	<i>Provided</i>
<i>Maximum Building Height:</i>		48'	21'-0"
<i>Minimum Building Setbacks:</i>	Front (East, SE 6 <sup>th</sup> Avenue)	10'	10'-0"
	Front (West, SE 5 <sup>th</sup> Avenue)	10'	10'-0"
	Side Street (South)	10'	10'-0"
	Side Interior (North)	10'	68'-2"
<i>Open Space:</i>		25%	25.2%

**LDR Section 4.3.4(H)(6) Special Landscape Setback:**

Pursuant to LDR Section 4.3.4(H)(6)(b)(2), a 10' special landscape setback is required along Federal Highway from SE 10<sup>th</sup> Street to the north City limits. Within this special landscape area, no structure or paving (except for driveways and sidewalks that are perpendicular to the property line) is allowed. This special landscape setback is not required when storefronts face the roadway and no parking or vehicular circulation areas are provided between the building and the right-of-way. The development proposal provides a 10'-deep landscape area along SE 6<sup>th</sup> Avenue and a 10'-deep landscape area along SE 5<sup>th</sup> Avenue adjacent to the parking area. Therefore, this requirement has been met.

**LDR Chapter 4.6 Supplementary District Regulations:**

**Parking:**

Pursuant to LDR Section 4.6.9(C)(4)(c), medical and dental offices including clinics and mental health treatment facilities, shall provide 5 spaces per 1,000 sq. ft. of gross floor area. The 13,000 square foot medical center is required to provide 65 parking spaces ( $13,000 \times 5/1,000 = 65$  spaces). The proposed Downtown Medical Center will provide a 46-space parking lot, 10 on-street parking spaces along SE 6<sup>th</sup> Street r-o-w, and 10 parallel parking spaces within the subject property along the north alley r-o-w for a grand total of 66 parking spaces. Thus, this requirement has been met.

**Handicap Accessible Parking:**

Pursuant to LDR Section 4.6.9(C) (1) (b), special parking spaces designed for use by the handicapped shall be provided pursuant to the provisions of Florida Accessibility Code for Building Construction.

The Florida Accessibility Code for Building Construction and Federal ADA requirements for commercial properties require a number of parking spaces based on the number of spaces provided in a parking facility, versus the number of spaces required. In short, the code requires 1 ADA compliant space for every 25 spaces up to the first 100 spaces, plus an additional space per each 50 up to 200. The project will provide 66 parking spaces, thereby requiring 3 ADA compliant spaces. The site plan shows 3 ADA parking spaces, thus meeting the code requirement.

**Compact Parking:**

Pursuant to LDR Section 4.6.9(C)(1)(g), up to 30% of the required parking for any use may be designated for compact cars. The development proposal includes thirteen (13) compact parking spaces located within the proposed parking lot located to the north of Building #1 and Building #2. Including the 10 parallel on-street parking spaces along SE 6<sup>th</sup> Street, the 10 parallel parking spaces along the alley r-o-w, and the 46 spaces of the proposed parking lot, the 13 compact spaces represent approximately 20% of the total spaces provided, thus meeting the requirement.

**Stacking:**

Pursuant to LDR Section 4.6.9(D)(3)(c)(1), provisions must be made for stacking and transitioning of incoming traffic from a public street, such that traffic may not backup into the public street system. The minimum distance between a right-of-way and the first parking space or aisle way in a parking lot that contains 21-50 spaces is 20'-0" for both ingress and egress driveways. The proposed development provides 23'-2" of stacking for both ingress and egress driveways from SE 6<sup>th</sup> Avenue and SE 5<sup>th</sup> Avenue. Thus, this requirement has been met.

**Lighting:**

Pursuant to LDR Section 4.6.8, it is noted that the proposed photometric plan is consistent with the illumination levels and uniformity criteria listed in LDR Section 4.6.8(A) (3), Table 2. Cantilevered eye-brow/overhang mounted light fixtures with

anodized aluminum finish have been depicted on the architectural elevations of both buildings. Pole mounted fixtures will be "shoe box" style. A manufacturer's detail of the overhang mounted light fixtures and the proposed light pole fixtures have been provided, and thus, LDR Section 4.6.8 has been met.

**Refuse Enclosure:**

Pursuant to LDR Section 4.6.6(C) (1), dumpsters, recycling containers and similar service areas must be enclosed on three sides with vision obscuring gates on the fourth side, unless such areas are not visible from any adjacent public right-of-way. Instead of a regular dumpster, a roll-out trash bin container and recycle bins have been depicted on the floor plan within two enclosed trash areas located in the northeast corner of building #2 and the northwest corner of building #1.

The applicant has indicated that the trash room shall contain roll-out type trash bins. Hazardous wastes bins shall depend on the type of tenant. If a tenant requires a separate type of trash removal (hazardous waste) then the applicant will add one to the trash collection rooms. The applicant has also indicated that the material wastes will be rolled out (by building staff) to the north alley for trash pick-up. Hazardous waste will be collected by special service twice a week minimum, more often depending on the needs of the future tenant. The solid waste disposal areas have been adequately screened with abundant landscape material and enclosed with CMU walls with stucco finish. Thus, this LDR requirement has been met.

**Bicycle parking Facility:**

Pursuant to the Transportation Element of the Comprehensive Plan, Objective D-2, facilities which accommodate the needs of the bicyclists shall be assessed and required during development review, complying with state and national standards. Also, pursuant to Policy D-2.2 of the comprehensive plan, bicycle parking and facilities shall be required on all new development and redevelopment. Two bicycle racks have been provided in between the two buildings, and thus this requirement has been met.

**Bus Shelter:**

Pursuant to Transportation Element A-1.5 of the Comprehensive Plan, the applicant shall provide a contribution of approximately one-half the cost of a bus shelter prior to certification of the site plan. Please contact the City Engineer to determine the final dollar amount to be provided. Thus, this is attached as a condition of approval.

**Sight Visibility Triangles:**

Pursuant 4.6.14 (B), the required visibility triangles for the access driveways intersecting SE 5<sup>th</sup> and SE 6<sup>th</sup> Avenue and the alley r-o-w has been depicted with no visibility obstruction or encroachment from the proposed buildings. The required line of sight / sight distance in accordance with the FDOT Design Standard Index 546, at

FDOT intersections has also been provided at the intersection of SE 5<sup>th</sup> and SE 6<sup>th</sup> Avenue with SE 6<sup>th</sup> Street. Thus, this LDR requirement has been met.

### **Other Issues:**

#### **Sidewalks:**

Pursuant to LDR Section 6.1.3(B)(1)(c), a 5' wide sidewalk is required within the right-of-way adjacent to the property. A 5' sidewalk currently exists along SE 5<sup>th</sup> Avenue and SE 6<sup>th</sup> Avenue. The development proposal indicates that a 5'-wide sidewalk will be installed along SE 6<sup>th</sup> Street. Thus this LDR requirement has been met.

#### **Right-of-way Dedication:**

Pursuant to LDR Section 5.3.1 right-of-way dedications to meet minimum standards must be made with all developments. Pursuant to LDR Section 5.3.1(D)(2), the required right-of-way width of SE 6<sup>th</sup> Street is 60' and only 50' currently exists. For existing streets, the City Engineer upon a favorable recommendation from the Development Management Services Group (DSMG) may grant reductions in right-of-way width. The City Engineer and DSMG have reviewed the request for a reduction in right-of-way width and have determined that the existing right-of-way width of 50' is sufficient for SE 6<sup>th</sup> Street.

#### **Plat:**

✓ The development proposal involves the dedication of easements as well as construction of improvements across previously platted lots. Therefore, a condition of approval is that a re-plat of the property must be processed pursuant to Chapter 5 of the Land Development Regulations and recorded prior to issuance of a building permit.

#### **Street Improvement Obligations:**

Pursuant to LDR Section 6.1.2 (A), concurrent, or prior to, construction associated with an approved development application, the development shall provide for the construction of improvements and off-site improvements to the following extent.

Pursuant to LDR Section 6.1.2 (A)(2), when access to the project is provided from a local street and/or alley, then the project must provide appropriate traffic lanes meeting requirements of Section 5.3.1(C) in order to provide continuous paved access from the nearest paved street or alley to the project in addition to the improvements on its side of the center line of right-of-way.

Based on the above LDR sections, the project will be responsible for providing continuous paved access from the nearest paved street (SE 5<sup>th</sup> Avenue and/or SE 6<sup>th</sup> Avenue) to the project in addition to the improvements on its side of the center line of right-of-way. Such improvements must be provided in coordination with the City Engineer. A note to this effect shall be included on the site plan. Thus, this is attached as a condition of approval.

**Crime Prevention Through Environmental Design (CPTED):**

**Surveillance:**

CPTED standards require that residents, pedestrians, and passing motorists (known as 'normal users') are afforded the ability to observe unlawful activity while conducting routine day to day activities. There appears to be adequate natural surveillance for the area in question. However, it is recommended that windows be unobstructed and landscape material be maintained either less than 3 feet high or over 6 feet high, and trees should not obstruct light fixtures, thus, this attached as condition of approval.

**Access Control:**

Access Control involves using mechanical, organizational, or natural measures to deny access to crime targets. Access Control involves the use of doors, gates, locks and bollards. As stated earlier, the plans are ambiguous as to the types of windows, doors and bay doors being installed. Please provide descriptive detail as to the type of windows, doors, and bay doors being installed in the proposed buildings. These details are important as these will essentially be the buildings last line of defense against burglaries. There are significant concerns in regards to traffic at points of ingress and egress. South Federal highway is having its number of lanes reduced from 3 to 2, both northbound and southbound. This removes any possibility of a turning lane. The direction of travel at the two road entrances are two way entrances, and thus, traffic issues may arise.

**Lighting:**

Lighting strategies are important for two reasons: First, they insure that the appropriate amount of illumination protects a site. Secondly, they provide quality light; characterized by minimum glare and color distortion. It is attached as a condition of approval that the lights used for the proposed project must be LED fixtures, as they provide the best light with the least amount of glare and color distortion.

**Safety/Security:**

No substantial concerns from a "call for service" standpoint, as this location is currently a vacant lot. If these proposed medical buildings will be storing narcotics, they need to be secured and not easily accessible to unauthorized personnel. It is recommended that some sort of CCTV or camera security device be included on strategic locations around the buildings, and thus, this is attached as a condition of approval. In the event of a crime, the cameras will aid with identification of the suspect, preventing repeat incidents in addition to crime deterrence.

**Underground Utilities:**

Pursuant to LDR Section 6.1.8, utility facilities serving the development shall be located underground throughout the development. A note to this effect has been placed on the site plan.

**Technical Items:** While the revised site plan has been submitted to accommodate staff concerns, the Engineering Department has not yet performed the final

**review of the revised site plan submitted, and thus, the original preliminary engineering comments main still remain outstanding in this staff report. Preliminary engineering comments will need to be addressed prior to site plan certification.**

**Preliminary Engineering Technical Comments:**

1. Provide a response letter with a detailed description of how each of these comments has been addressed and reference plans sheet number for accurate review.
2. Clarify limits and labeling for existing and proposed easements between buildings. Nomenclature needs to be the same on all plans.
3. Indicate Line of Sight/Sight Distance in accordance with the FDOT Design Santadard Index 546, at FOOT intersections

***FDOT limits of clear site are shown on Sheet 1.***

4. Provide note that parking layout and striping needs to follow City of Delray Beach current standards. Provide latest Parking Lot Detail RT 4.1 and Typical Parking Space Details RT 4.2 A thru C, as applicable on Civil Plans. On plan view, indicate double striping at parking spaces.

***The applicant has indicated that the Site Plan (sheet SP-1) has been revised and double striping is being shown along with a note regarding design standards***

5. Provide signed and sealed drainage report indicating the proposed system's ability to meet storm water quality and quantity requirements in accordance with the South Florida Water Management District regulations per LDR Section 2.4.3 (D) (7). In addition, the surface water management system needs to be designed in accordance with LDR Section 6.1.9 for a minimum of a 10 yr./24 hr. storm event. The system needs to provide for positive drainage of lots, streets, roads, and other public areas as well as handling any run-off from adjacent areas that historically flowed into the subject area. Include drainage calculations confirming that there will be no negative post development impacts on adjacent homes, structures or properties.

***The required 10-yr/24-hr. storm event is 11 inches. 11 inches over the entire 41,458 sf (0.9SAc) site would equate to 10.47 Ac-In. As shown in the exfiltration trench calculations, 16.64 Ac-In of storage is provided in the trenches alone. This is the equivalent to 17.5 inches of storage over the entire Site. Full calculations will be provided during final permitting.***

6. Provide drainage easements / tracts for all proposed private drainage systems in accordance with LDR Section 5.3.4.

***Locations of proposed easements are shown on Sheet # 1***

7. Provide the following note on both the Engineering Plans and the Landscape Plans that, "any trees or shrubs placed within water, sewer or drainage easements shall conform to the City of Delray Beach Standard Details; LD 1.1 & LD 1.2." These Details are to be shown on the Landscape Plans. Note and details found in Engineering Plans, these need to be included in Landscape Plans.

**See Civil Sheet 1 for note. The details have also been provided on sheet L-1 and the note has been added as requested.**

8. Provide note indicating, "No proposed improvements, buildings or any kind of construction can be placed on or within any water, sewer or drainage easements, unless approved by the City of Delray Beach City Engineer."

**See Civil Sheet 1 for note.**

9. Provide note indicating, "No proposed structures shall be installed within a horizontal distance of 10-feet from any existing or proposed water, sewer or drainage facilities, unless approved by the City of Delray Beach City Engineer."

**See Sheet 1 for note. We would like to point out that the Site Plan was developed prior to the survey location of the Sanitary Sewer was confirmed. The no-build zone was anticipated with the sewer being centered along the prior lot line. However, the existing sewer line is slightly off-center to the east. The continuous wall of the east building is more than 10' from the existing line, but two portions of the building dimensioned on sheet 1 are less than 10', with the closest being 8.8' away, and the other at 9.6' away. We would like to request permission to leave the site plan as shown with the limited areas of encroachment.**

10. Provide signed and sealed calculations indicating current and proposed estimated flows into existing or proposed lift station and force main; submit to my attention at the Engineering Division. Upon review and approval, a letter from the Deputy Director of Public Utilities stating that the City's system has sufficient capacity to treat proposed flows will be issued. This is a requirement in accordance with LDR Section 5.3.3 (D) for the Off-Site Impact Assessment to the City's water and sewer systems.

**It is not feasible for a private developer to analyze and determine existing flows into the City lift station. However, we have attached a copy of the estimated sewage flows proposed by the project. The calculations show the estimated flows for the new buildings only, and do not show any credit for the historic development on the Site. If the City has historic rates for the water meters for the previous development, the proposed flow rates would be reduced or even possibly indicate no increase in flow rates.**

11. Provide a Composite Utility Plan signed by a representative of each utility provider attesting to the fact that services (water, sewer, drainage, gas, power, telephone and cable) can be accommodated as shown on the Composite Utility Plan. The Composite Utility Plan needs to address the responsibility for relocation of existing services and installation of new services in accordance with LDR Section 2.4.3 (F) (4). Composite Utility Plan is also used to ensure physical features do not conflict with each other and existing or proposed utility services.

**Composite Utility Plan has been attached. Sign-offs plan will be forwarded when available.**

12. Indicate a City approved bus shelter and mass transit easement (as applicable) will be provided per City of Delray Beach LDR Section 2.4.3 (D) (7). A bus shelter is required to be installed on site for 1) a new residential project that has 25 or more units; 2) a



nonresidential project that is greater than 10,000 square feet; and 3) a project that is adjacent to an existing or proposed Palm Tran bus stop. A contribution for the full cost of the purchase and installation of a complete bus shelter will be required if bus shelter will be located less than the standard minimum distance from an existing shelter. Due the proximity of an existing bus shelter on both S.E. 5<sup>th</sup> and S.E. 6<sup>th</sup> Avenue, a contribution of \$11,000 towards the City's Bus Shelter Program is required in-lieu of a bus shelter installation on site.

***It is acknowledged.***

13. Indicate alley will be repaved since access will be taken off of alley. This is a requirement in accordance with LDR Section 6.1.2 (A) (2).

***The LDR Section referenced above clearly states "to provide a continuous paved access" or (b) "when additional travel lanes are required". The existing alley is paved, and no additional travel lanes are required. Furthermore, the existing alley does not need to be widened or lengthened to provide the continuous paved access as stated in the LDR Section quoted. Accordingly, the owner asserts that the referenced LDR Section does not require him to conduct maintenance on an existing paved alley.***

14. Please note, a Financial Guarantee in accordance with LDR Section 2.4.10 may be required to ensure the timely and proper installation of public improvements which are required to support the proposed development. Refer to LDR Section 2.4.10 (A) for items which require a Financial Guarantee. The Financial Guarantee (surety) amount is quantified in the approved Engineer's Opinion of cost. Surety format can be Letter of Credit, Cash Deposit or Performance Bond (Subdivision Format). Surety is required prior to issuance of any permits from the Building Permit Department.

***Duly noted. Please move this comment to final engineering comments.***

15. Developer will be required to contribute funds towards the City's US 1 Beautification project. Contribution is \$93.00 per linear foot and would be required for the frontage along both S.E. 5<sup>th</sup> and 6<sup>th</sup> Avenue.

***Duly noted.***

16. Please resubmit through the Planning and Zoning Department; and clearly indicate which documents are for the Engineering Division. Also, ensure a complete set of plans is provided for the Engineering Division.

***Duly noted.***

17. Additional comments may follow after review of revised plans.

## LANDSCAPE ANALYSIS

A landscape plan has been submitted and evaluated by the City Senior Landscape Planner. The landscape plan provides for perimeter and interior landscape areas in addition to building foundation landscape material. The design of the landscape for the Downtown Delray Medical Centre is based upon the design of the building. The landscape repeats in symmetry the same materials in the same locations as the

repeated architectural elements of the building. In general terms, the landscape is contemporary, minimalistic and complementary of the building.

At the building entrances, Alexander palms are proposed to provide vertical elements in keeping with the increased height of the architecture. Under the Alexander palms, dark green dwarf Asian jasmine is proposed to be the base planting. Along the lengths of the building at the foundation, a band of Muhly grass with a light shade of purple and a band of black slate is used to reinforce the lines of the building. Four Christmas palms also reinforce the horizontal length of the building but provide interest by projecting above the "eyebrow". The Christmas palms are under-planted with colorful Bromeliads. Blue tropical Wisteria Vines will be provided on the stainless steel vertical cable rail of the "green wall" segment of the building and ground orchids with purple blooms will be located in front of the "green wall" to signify this different architectural element.

The landscape material proposed includes: 22 Christmas Palm trees, 10 Black Bamboo, 10 Green Buttonwood, 8 Satin Leaf, 2 Silver Buttonwood, and 18 Alexander Palm trees. The under-planting material proposed includes: 6"-high Zoe and Imperial Bromeliad, 18"-high Horizontal Cocoplum hedge, 24"-high Cocoplum Hedge, 12"-high Blueberry Flax Lily, 10"-high Green Island Ficus, 12"-high Dwarf Yaupon, 12"-high Muhly Grass, 24"-high Podocarpus Hedge planted 24" on-center and an 6"-high Asian Jasmin.

The landscape islands will feature Green Buttonwood and Satin Leaf trees under planted with Horizontal Cocoplum and Dwarf Yaupon. The East Property line will be planted with Alexander Palms and Timor Black Bamboo trees under planted with Zoe and Imperial Bromeliad, Asian Jasmin, Muhly Grass, and Tropical Wisteria. The landscape plan submitted has been evaluated by the City Senior Landscape Planner and complies with LDR Section 4.6.16. However, there are a few technical items that need to be addressed.

**Landscape Technical Items:** While the revised landscape plan has been submitted to accommodate staff concerns, the City Senior Landscape Planner has not yet performed the review of the revised landscape plan, and thus, the original comments may still be listed below and are to be addressed prior to site plan certification.

1. Per LDR 4.6.16(H)(4), all buildings shall have foundation trees spaced so that their canopies will be touching at maturity. The sides of buildings 1 and 2 which face the Federal Highway right-of-way do not meet this requirement. I realize that the placement of additional trees will block the proposed signage. As a result, I would accept a simple change in plant material. Swapping out the proposed Muhly grass for Cat Palms would add a bit more verticality to the landscape as well as a different texture. Specify these to be a minimum of six feet (6') in height.

***The following statement has been provided by the applicant: "Our opinion is that the landscape surrounding the building should be uniform and simple to conform to the contemporary style of the building. We have repeated the same plant material in the same locations as the repeated architectural elements to reinforce and compliment the building. Our preference is to keep the Muhly grass in the***

***locations as we have designed, to be consistent around all elevations of the building”.***

2. The engineering plans show an overhead line running north and south between buildings 1 and 2. These lines will have to be buried or removed in order to accommodate the proposed landscaping. Label on site, engineering and landscape plans what is being proposed for this overhead line.

***The landscape between the buildings is comprised of FPL approved palms and other plant material.***

3. Per LDR 4.6.16(H)(3)(n), all existing soil within landscape areas adjacent to vehicular use areas is required to be removed (to 30” below grade), inspected and then replaced with a sixty to forty (60/40) mix of sand to topsoil, native soil that has been screened of rock or another mixture suggested by the Landscape Architect. Provide note on plans. Include in plans the illustration found in LDR 4.6.16(H)(3)(n).

***The detail has been added.***

4. A Landscape Maintenance Agreement is required for the proposed plantings outside the property line. Submit the signed agreement with the supporting exhibits (as outlined in the agreement) as quickly as possible. This will have to get executed by City Commission.

***The landscape maintenance agreement will be provided by the Owner.***

## ARCHITECTURAL ELEVATIONS

**LDR Section 4.6.18(B)(14) 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:

- (a) 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.
- (b) 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.
- (c) 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 architectural style is a contemporary architectural design with long horizontal clean lines and very simple geometry. The materials will be a blend of aluminum, glass, and stucco with simulated wood accents. The project features green walls that are an integral part of the elevations, as well as cantilevered eye-brows over the windows in order to add depth to the facades. All roof top mechanical equipment

will be screened with parapet walls. The proposed buildings include design elements such as: an impact resistant storefront system with anodized aluminum frames, cantilevered poured-in-place concrete eye-brows, and decorative exterior facade panels with a simulated wood veneer. A decorative stainless steel vertical cable rail to dress up the green wall along the west elevation of Building #2 on SE 5<sup>th</sup> Avenue, and a decorative wall mounted light fixtures with an anodized aluminum finish are also proposed. The walls of the building will have smooth stucco finish and will be painted white, with wood color veneer decorative panels, and concrete grey cantilevered eye-brows with aluminum framed windows and doors. The architectural elevations of the two buildings incorporate diversity in color, two different shapes of windows and two door shapes. The site lay out accommodates up to (4) building entry points evenly distributed.

The proposed buildings reveal a unified architectural appearance featuring horizontal poured-in-place concrete cantilevered eye-brows that identify the main entrance for each building and protect pedestrians as well as interior office areas from any climate condition (sun and rain). Vertical wood veneer color panels decorate the green walls contained in the buildings and create an attractive street scape. The rhythm and proportionality of the concrete cantilevered eye-brows and wood veneer color panels and green walls create an attractive architectural treatment and generates an appealing presentation and visual interest to the medical office buildings. Based upon the above, positive finding can be made with respect to LDR Section 4.6.18(E).

## REQUIRED FINDINGS

Pursuant to 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, written materials submitted by the applicant, 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 areas:

### **Section 3.1.1 (A) - Future Land Use Map:**

The subject property has a zoning designation of General Commercial (GC) and a General Commercial (GC) Future Land Use Map designation. Pursuant to LDR Sections 4.4.9(B)(2), within the GC zoning district medical offices are permitted uses. The GC (General Commercial) zoning designation is deemed consistent with the GC (General Commercial) Future Land Use Map designation. Based upon the above, a positive finding can be made with respect to consistency with the Future Land Use Map designation.

### **Section 3.1.1 (B) - Concurrency:**

As described in Appendix A, a positive finding of concurrency can be made as it relates to water, sewer, streets and traffic, drainage, parks and recreation, open space, schools, and solid waste.

**Section 3.1.1 (C) - Consistency (Standards for Site Plan Actions):**

As described in Appendix B, a positive finding of consistency can be made as it relates to Standards for Site Plan Actions.

**Section 3.1.1 (D) - Compliance with the Land Development Regulations:**

As described under the Site Plan Analysis of this report, a positive finding of compliance with the LDRs can be made, when all outstanding items attached as conditions of approval are addressed.

**COMPREHENSIVE PLAN POLICIES**

A review of the objectives and policies of the adopted Comprehensive Plan was conducted and the following objective is noted.

***Future Land Use Element Objective A-1:** Property shall be developed or redeveloped in a manner so that the future use and intensity is appropriate and complies in terms of soil, topographic, and other applicable physical considerations, is complimentary to adjacent land uses, and fulfills remaining land use needs.*

The property was previously occupied by the Chesterfield's restaurant. The redevelopment to a medical center may result in a less intensive type of use of the property as compared to a restaurant with respect to parking, trip generation, hours of operation, etc. With the influx of residential uses and businesses to the downtown area, there will be a future need for services such as medical offices and financial institutions. The development and location of these medical services are appropriate to the periphery of the downtown area and will compliment uses such as retail, restaurants, entertainment, and cultural attractions in the downtown area.

**Section 2.4.5 (F)(5) - Compatibility (Site Plan Findings):** The approving body must make a finding that development of the property pursuant to the site plan will be compatible and harmonious with adjacent and nearby properties and the City as a whole, so as not to cause substantial depreciation of property values.

The surrounding zoning designations are GC to the north, south and west; NC (Neighborhood Commercial), RM (Medium Density Residential), and POD (Professional Office District) to the east. The existing land uses are the Delray Beach Teen Center to the north; and retail (hair salon) to the south; medical/professional offices and Barrton Apartment Condominiums to the east; and, the Tzicas Plastic Surgery Medical Center to the west. Nearly 10 years ago the property was occupied by Chesterfield's restaurant. The redevelopment to a medical center will be consistent with the property to the west (Tzicas Plastic Surgery Center) and will not cause a conflict with the nearby residential development. The proposed medical center will be compatible and harmonious to these properties and will not cause a depreciation of property values.

## Community Redevelopment Agency (CRA)

The CRA reviewed the site plan request at its meeting of November 22, 2013, and recommended approval of the project.

### Courtesy Notice:

Courtesy notices have been sent to the following homeowner's and civic associations.

- Delray Citizens Coalition
- The Barrton
- Churchill Condo
- Osceola Park

Letters of objection or support, if any, will be presented at the Site Plan Review and Appearance Board meeting.

## ASSESSMENT AND CONCLUSION

The development proposal is associated with the construction of the construction of two 1-story 6,500 sq. ft. medical office buildings. The project includes the installation of a 46-space parking lot with 10 on-street parking spaces within the property and along the alley r-o-w and 10 spaces along SE 6<sup>th</sup> Street r-o-w for a total of 66 parking spaces. The property is located at 530 SE 6<sup>th</sup> Avenue. There are no compatibility concerns with respect to the nearby properties. The proposed development will be consistent with required findings under Chapter 3 (Performance Standards), Section 2.4.5(F)(5) (Compatibility) of the Land Development Regulations, and policies of the Comprehensive Plan, provided the conditions of approval are addressed.

## ALTERNATIVE ACTIONS

- A. Continue with direction.
- B. Move approval of **Downtown Delray Medical Centre**, by adopting the findings of fact and law contained in the staff report, and finding that the Class V site plan, landscape plan, and architectural elevations and approval thereof is consistent with the policies of the Comprehensive Plan and meets criteria set forth in Chapter 3 (Performance Standards), and Section 2.4.5(F)(5) (Finding of Compatibility) of the Land Development Regulations subject to conditions.
- C. Move denial of **Downtown Delray Medical Centre**, by not adopting the findings of fact and law contained in the staff report, and finding that the Class V site plan, landscape plan, and architectural elevations denial thereof is inconsistent with the Comprehensive plan and does not meet the criteria set forth in Chapter 3 (Performance Standards), and Section 2.4.5(F)(5) (finding of compatibility) of the Land Development Regulations.

## STAFF RECOMMENDATION

By Separate Motions:

### Site Plan:

Move approval of the Class V site plan for **Downtown Delray Medical Centre**, 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 Sections 2.4.5(F)(5) (Finding of Compatibility) and Chapter 3 of the Land Development Regulations (Performance Standards), subject to the following condition:

1. That four (4) full set of copies of revised plans and a fifth set of plans containing only the site plan, floor plans, and architectural elevations are submitted addressing the conditions of approval and the engineering technical items listed in this staff report. The fifth set of plans is to be sent to the Office of the Appraiser of Palm Beach County by the Planning Department;
2. That the project will be responsible for providing continuous paved access from the nearest paved street (SE 5<sup>th</sup> Avenue and/or SE 6<sup>th</sup> Avenue) to the project in addition to the improvements on its side of the center line of right-of-way. Such improvements must be provided in coordination with the City Engineer. A note to this effect shall be included on the site plan;
3. That the applicant shall provide the full cost of a bus shelter in the amount of \$11,000 prior to site plan certification;
4. In order to achieve an adequate CPTED natural surveillance, it is recommended that windows should be un-obstructed and landscape material should be maintained either less than 3 feet high or over 6 feet high and trees should not obstruct light fixtures;
5. In order to achieve an adequate CPTED access control concept, the applicant needs to provide descriptive detail as to the type of windows, doors, and bay doors being installed in the proposed buildings;
6. It is recommended that the lights used for the proposed project must be LED fixtures, as they provide the best light with the least amount of glare and color distortion;
7. It is recommended that some sort of CCTV or camera security device be included on strategic locations around the two buildings; and
8. That a re-plat of the property must be processed pursuant to Chapter 5 of the Land Development Regulations and recorded prior to issuance of a building permit.

### Landscape Plan:

Move approval of the landscape plan for **Downtown Delray Medical Center**, by adopting the findings of fact and law contained in the staff report, and finding that the request meets criteria set forth in Section 4.6.16 of the Land Development Regulations, subject to the following conditions:

1. That all Landscape Technical Items listed in this staff report are satisfied and four (4) copies of the revised plans are submitted.

**Elevations:**

Move approval of the architectural elevations for **Downtown Delray Medical Center**, by adopting the findings of fact and law contained in the staff report, and finding that the request meets criteria set forth in Section 4.6.18(E) of the Land Development Regulations

Attachments: Appendix A, Appendix B, Site Plan, Landscape Plan and Architectural Elevations

Report prepared by: Estelio Breto, Senior Planner



## APPENDIX A CONCURRENCY FINDINGS

Pursuant to Section 3.1.1(B) Concurrency as defined pursuant to Objective B-2 of the Land Use Element of the Comprehensive Plan must be met and a determination made that the public facility needs of the requested land use and/or development application will not exceed the ability of the City to fund and provide, or to require the provision of, needed capital improvements for the following areas:

Water and Sewer: With respect to water and sewer service, the following is noted:

- Water service is available to the site via a service lateral connection to an existing 16" water main along SE 6<sup>th</sup> Street.
- Sewer service is available to the site via a service lateral connection to an existing north/south 10" sewer main that bisects the property.
- Adequate fire suppression is provided to the site via an existing fire hydrant at the southeast corner of the property.

Pursuant to the Comprehensive Plan, treatment capacity is available at the City's Water Treatment Plant for the City at build-out. Pursuant to the Comprehensive plan, treatment capacity is also available at the South Central County Regional Waste Water Treatment Plant for the City at Build-out.

Streets and Traffic: An analysis of the traffic impact associated with the proposed development was performed in accordance with Palm Beach County Traffic Performance Standards. The proposed development will generate 423 new ADT (Average Daily Trips) with a decrease of 27 AM peak hour trips and an increase 42 PM peak hour trips at a build-out in 2015.

The traffic analysis indicates that the proposed development will have an insignificant impact on the directly access links of US-1 Highway northbound and US-1 highway southbound. The applicant has provided a letter from the Palm Beach County Traffic Division indicating that the proposed project meets traffic concurrency. This letter also suggested to the City limiting access to the subject property via SE 6<sup>th</sup> Street only to eliminate traffic conflict and improve safety. However, SE 5<sup>th</sup> Avenue and SE 6<sup>th</sup> Avenue are under the jurisdiction of FDOT (Florida Department of Transportation). FDOT has also provided a letter indicating the following: "The proposed driveways and location are good" (see both letters attached to this staff report).

Parks and Recreation Facilities: Park dedication requirements do not apply for non-residential uses. Thus, the proposed development will not have an impact with respect to this level of service standard.

Solid Waste: The trash generated each year by the 13,000 square foot medical office center will be 29.9 tons ( $13,000 \times 4.6 / 2,000 = 29.9$ ) per year). The trash generated by the restaurant was 101.54 tons per year. The redevelopment of the property will result in a net decrease of 71.64 tons of solid waste per year.

Drainage: Drainage will be accommodated on site via sheet flow to an exfiltration system. There should be no impact on drainage as it relates to this level of service standard.

Schools: The project contains no residential component. Therefore, school concurrency is not applicable.

**APPENDIX B  
STANDARDS FOR SITE PLAN ACTIONS**

**A. Building design, landscaping, and lighting (glare) shall be such that they do not create unwarranted distractions or blockage of visibility as it pertains to traffic circulation.**

Not applicable	
Meets intent of standard	X (Will be met provided the lighting conditions of approval are met)
Does not meet intent	

**B. Separation of different forms of transportation shall be encouraged. This includes pedestrians, bicyclists, and vehicles in a manner consistent with policies found under Objectives D-1 and D-2 of the Transportation Element.**

Not applicable	
Meets intent of standard	X
Does not meet intent	

**C. Open space enhancements as described in Policies found under Objective B-1 of the Open Space and Recreation Element are appropriately addressed.**

Not applicable	X
Meets intent of standard	
Does not meet intent	

**D. The City shall evaluate the effect that any street widening or traffic circulation modification may have upon an existing neighborhood. If it is determined that the widening or modification will be detrimental and result in a degradation of the neighborhood, the project shall not be permitted.**

Not applicable	X
Meets intent of standard	
Does not meet intent	

**E. Development of vacant land which is zoned for residential purposes shall be planned in a manner which is consistent with adjacent development regardless of zoning designations.**

Not applicable	X
Meets intent of standard	
Does not meet intent	

**F. Property shall be developed or redeveloped in a manner so that the future use and intensity are appropriate in terms of soil, topographic, and other applicable physical considerations; complementary to adjacent land uses; and fulfills remaining land use needs.**

Not applicable	
Meets intent of standard	X

Does not meet intent	
----------------------	--

**G. Redevelopment and the development of new land shall result in the provision of a variety of housing types which shall continue to accommodate the diverse makeup of the City's demographic profile, and meet the housing needs identified in the Housing Element. This shall be accomplished through the implementation of policies under Objective B-2 of the Housing Element.**

Not applicable	<input checked="" type="checkbox"/>
Meets intent of standard	<input type="checkbox"/>
Does not meet intent	<input type="checkbox"/>

**H. The City shall consider the effect that the proposal will have on the stability of nearby neighborhoods. Factors such as noise, odors, dust, traffic volumes and circulation patterns shall be reviewed in terms of their potential to negatively impact the safety, habitability and stability of residential areas. If it is determined that a proposed development will result in a degradation of any neighborhood, the project shall be modified accordingly or denied.**

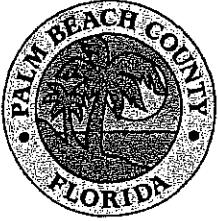
Not applicable	<input type="checkbox"/>
Meets intent of standard	<input checked="" type="checkbox"/>
Does not meet intent	<input type="checkbox"/>

**I. Development shall not be approved if traffic associated with such development would create a new high accident location, or exacerbate an existing situation causing it to become a high accident location, without such development taking actions to remedy the accident situation.**

Not applicable	<input type="checkbox"/>
Meets intent of standard	<input checked="" type="checkbox"/>
Does not meet intent	<input type="checkbox"/>

**J. Tot lots and recreational areas, serving children from toddler to teens, shall be a feature of all new housing developments as part of the design to accommodate households having a range of ages. This requirement may be waived or modified for residential developments located in the downtown area, and for infill projects having fewer than 25 units.**

Not applicable	<input checked="" type="checkbox"/>
Meets intent of standard	<input type="checkbox"/>
Does not meet intent	<input type="checkbox"/>



November 7, 2013

**Department of Engineering  
and Public Works**

P.O. Box 21229  
West Palm Beach, FL 33416-1229  
(561) 684-4000  
FAX: (561) 684-4050  
www.pbcgov.com

**Palm Beach County  
Board of County  
Commissioners**

- Steven L. Abrams, Mayor
- Priscilla A. Taylor, Vice Mayor
- Hal R. Valeche
- Paulette Burdick
- Shelley Vana
- Mary Lou Berger
- Jess R. Santamaria

**County Administrator**

Robert Weisman

Mr. Paul Dorling  
Planning Director  
City of Delray Beach  
100 N.W. First Avenue  
Delray Beach, FL 33444

**RE: Downtown Medical Centre  
Project #: 131013  
TRAFFIC PERFORMANCE STANDARDS REVIEW**

Dear Mr. Dorling:

The Palm Beach County Traffic Engineering Division has reviewed the traffic study for the proposed medical office project entitled **Downtown Medical Centre**, pursuant to the Traffic Performance Standards in Article 12 of the Palm Beach County Land Development Code. The project is summarized as follows:

<b>Location:</b>	North side of SE 6 <sup>th</sup> Street, between SE 5 <sup>th</sup> and 6 <sup>th</sup> Avenues (US-1 Southbound and Northbound).
<b>Municipality:</b>	Delray Beach
<b>PCN #:</b>	12-43-46-21-01-001-0050.
<b>Existing Uses:</b>	Vacant
<b>Proposed Uses:</b>	13,000 SF Medical Office
<b>New Daily Trips:</b>	423
<b>New PH Trips:</b>	27 AM and 42 PM
<b>Build-Out:</b>	End of Year 2015

Based on our review, the Traffic Division has determined the proposed medical office meets the TPS requirements of Palm Beach County. It is however suggested to the City staff to consider limiting access to this site via SE 6<sup>th</sup> Street only. This measure shall eliminate traffic conflicts and improve safety. No building permits are to be issued by the City after the extended build-out date listed above. The County traffic concurrency approval is subject to the Project Aggregation Rules set forth in the Traffic Performance Standards Ordinance.

If you have any questions regarding this determination, please contact me at 684-4030 or e-mail me at [matefi@pbcgov.org](mailto:matefi@pbcgov.org).

Sincerely,

Masoud Atefi, MSCE  
TPS Administrator, Municipalities, Traffic Engineering Division  
MA:saf

cc: Joseph A. Pike, PE., - Enviro Design Associates, Inc.  
Steve Bohovsky, Technical Assistant III, Traffic Division

File: General - TPS - Mun - Traffic Study Reviews  
N:\TRAFFIC\ma\Admin\Approvals\2013\131013.doc

"An Equal Opportunity  
Affirmative Action Employer"

## Brian Beckers

---

**From:** Sosa, Geysa [Geysa.Sosa@dot.state.fl.us]  
**Sent:** Friday, September 27, 2013 5:20 PM  
**To:** 'Brian Beckers'  
**Subject:** RE: 530 SE 6TH AVE (US 1) CONCEPTUAL

The proposed driveway and location is good.

Geysa Y. Sosa, PE  
District Traffic Access Manager  
District 4  
3400 West Commercial Blvd  
Fort Lauderdale, FL 33309-3421  
(954) 777-4363  
Fax. (954) 777-4398

---

**From:** Brian Beckers [mailto:brian@envdesign.com]  
**Sent:** Wednesday, September 25, 2013 7:49 AM  
**To:** Sosa, Geysa  
**Subject:** 530 SE 6TH AVE (US 1) CONCEPTUAL

Geysa,

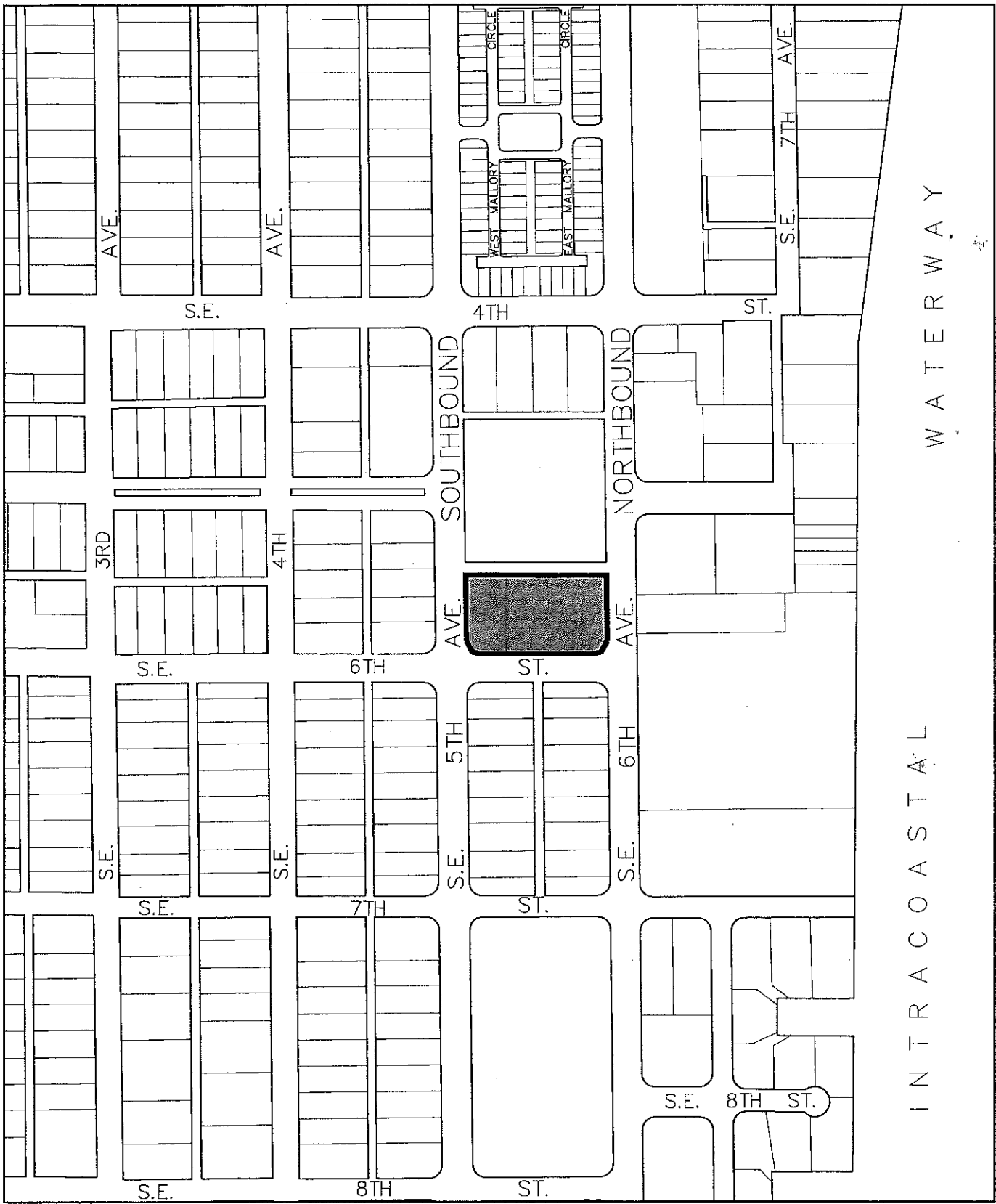
We would like to submit the attached plans for a conceptual review for the property located at 530 SE 6<sup>th</sup> Ave in Delray Beach. I have included a copy of the proposed Site Plan and an aerial depicting the location of the Site for your review. The PCN for the property is 12-43-46-21-01-001-0050. The proposed improvements include approximately 13,000sf of Medical Office Space and parking on approximately 1 acre.

Please call if you have any questions or if you should require any additional information.

Brian Beckers, Project Manager

**EnviroDesign Associates, Inc.**  
298 Pineapple Grove Way  
Delray Beach, FL 33444  
PH: 561-274-6500 x 103  
FX: 561-274-8558

[Brian@EnvDesign.com](mailto:Brian@EnvDesign.com) | [www.EnvDesign.com](http://www.EnvDesign.com)



N  
  
 PLANNING AND ZONING  
 DEPARTMENT

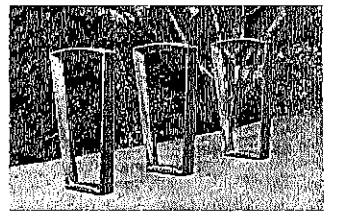
SUBJECT PROPERTY



**DOWNTOWN DELRAY  
 MEDICAL CENTER**

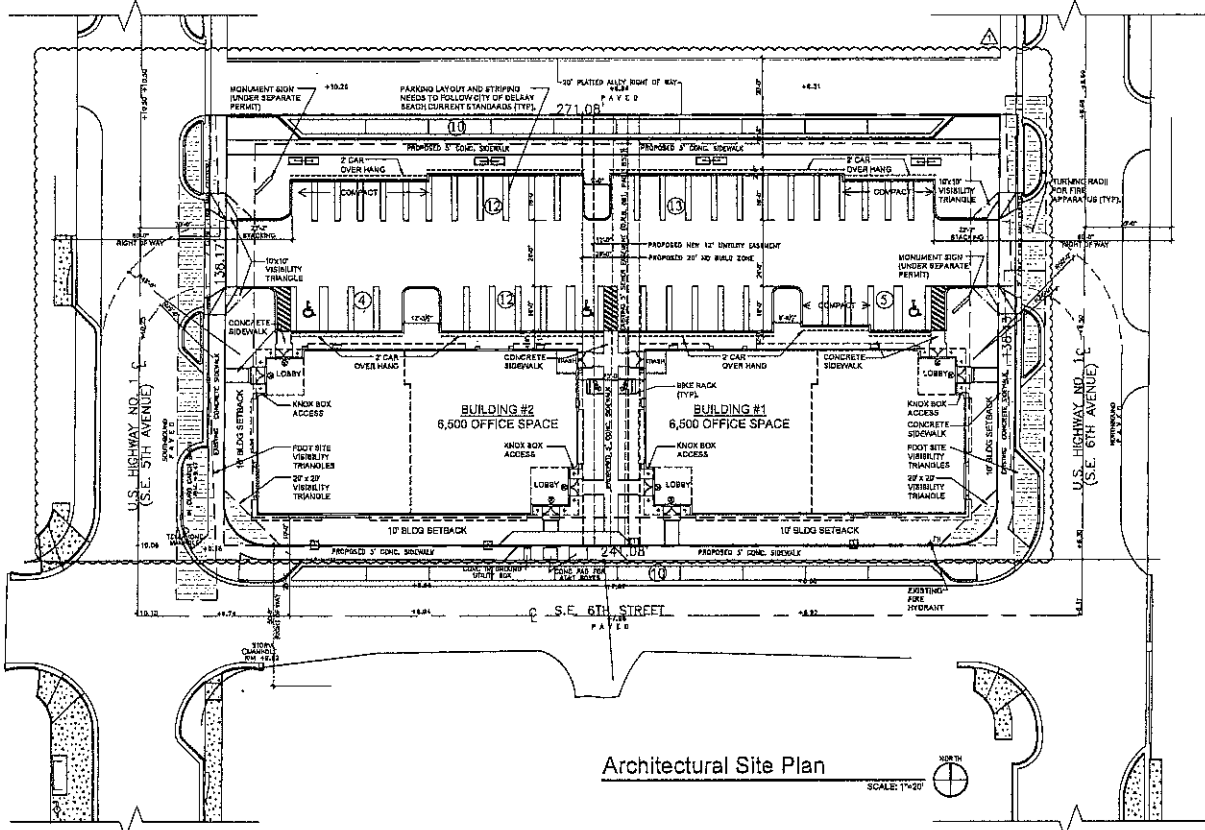
**LOCATION MAP**

SITE DATA	
ZONING DESIGNATION:	GC
PROPOSED PROJECT:	CLASS -A MEDICAL OFFICE
GOVERNING CODES:	FBC 2010 EDITION FPC 2010 EDITION NFPA 1 UFC FLORIDA 2009 EDITION NFPA 101 LSC FLORIDA 2009 EDITION
TOTAL SITE AREA	41,450 SQ.FT. .52 AC
POST DEDICATION:	
TOTAL BLDG FOOTPRINT:	15,000 SQ.FT. .298 AC
WALKPARK/OTHER:	16,058 SQ.FT. .414 AC
TOTAL IMPERVIOUS:	31,028 SQ.FT. (74.8%) .713 AC
TOTAL PERVIOUS:	10,402 SQ.FT. (25.1%) .238 AC
OPEN SPACE:	10,402 SQ.FT. (25.1%) .239 AC
LOT COVERAGE:	13,000 SQ.FT. (31.3%) .285 AC
PARKING REQUIREMENTS	
REQUIRED:	13,000 SQ. FT., @ 5 PER 1000 = 65 REQUIRED
PROVIDED:	48 PARKING LOT 10 ALLEY 10 ROW.
TOTAL PROVIDED:	68 SPACES
INCLUDES (13) COMPACT AND 3 HANDICAPPED	
BUILDING DATA	
BUILDING SETBACK, PURSUANT TO LDR SECTION 4.4.13 F (5)	REQUIRED / PROVIDED
EAST/WEST(SIDE STREET)	10'-0" / 10'-0"
NORTH (REAR)	10'-0" / 85'-2"
SOUTH (FRONT)	10'-0" / 10'-0"
HEIGHT	40'-0" / 21'-0"
LEGAL DESCRIPTION	
LOT 5, LESS THE RIGHT OF WAY OF STATE ROAD NO. 6 (U.S. HIGHWAY 1) AS CONVEYED TO THE STATE OF FLORIDA BY DEED RECORDED IN OFFICIAL RECORDS BOOK 514, PAGE 288 AND LOTS 6 AND 7 AND LOT 8, LESS THE RIGHT OF WAY OF STATE ROAD NO. 5 (U.S. HIGHWAY 1) AS CONVEYED TO THE STATE OF FLORIDA BY DEED RECORDED IN OFFICIAL RECORDS BOOK 403, PAGE 134, ALL IN BLOCK 1, OSCEOLA PARK, ACCORDING TO THE PLAN THEREOF, RECORDED IN PLAT BOOK 3, PAGE 2, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.	



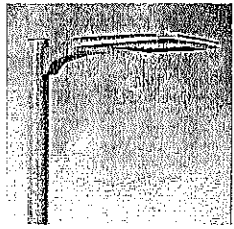
Bike Rack Detail

SCALE: NTS



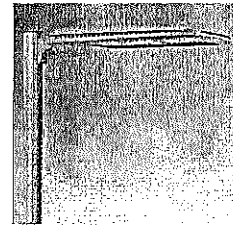
Architectural Site Plan

SCALE: 1"=20'



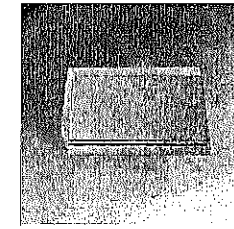
Gardco PureForm

P21 MODEL SCALE: NTS  
SLEEK LOW PROFILE DESIGN. DIE CAST ALUMINUM HOUSING. JAMBUM PROFILE OF JUST 3". FEATURES A STATE OF THE ART INTEGRAL THERMAL CONTROL SYSTEM. PROVIDES FULL CUTOFF PERFORMANCE.



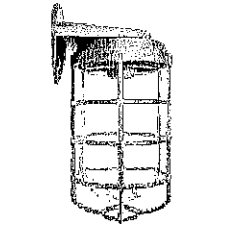
Gardco PureForm

P22 MODEL SCALE: NTS  
SLEEK LOW PROFILE DESIGN. DIE CAST ALUMINUM HOUSING. JAMBUM PROFILE OF JUST 3". FEATURES A STATE OF THE ART INTEGRAL THERMAL CONTROL SYSTEM. PROVIDES FULL CUTOFF PERFORMANCE.



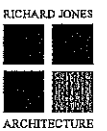
Gardco 101 Performance

WEDGE LUMINAIRE SCALE: NTS  
POWDERCOAT FINISH-WHITE HOUSING, DOOR FRAME AND BACK PLATE ARE ALL PRECISION DIE CAST ALUMINUM. LENS IS OPTICALLY CLEAR TEMPERED BODILINE GLASS. COMPLETELY SEALED AND GASKETED AT EVERY POINT OF ENTRY AND AT ALL POINTS OF MATERIAL.



RAB Lighting

VBR2020Q/P22 SCALE: NTS  
DIE CAST ALUMINUM CONSTRUCTION VESTIBULAR WALL MOUNTING BRACKET



1908 S. POST AVENUE (SUITE 10)  
DELRAY BEACH, FLORIDA 33483  
P 561.243.1106  
A 561.243.1117 | 888.000.9556

DOWNTOWN DELRAY MEDICAL CENTRE  
DELRAY BEACH, FLORIDA 33483  
CASTER DEVELOPERS  
290 SE 6th AVENUE, DELRAY BEACH, FL 33483

FLORIDA LICENSURE  
AAJ2901617 | 182401956  
COMMISSION # 15-053  
DESIGNER: RJ  
DRAWN BY: TR  
PLAN REVIEW: RJ  
SUBMITTALS:  
SPRAB SUBMITTAL  
18.14.15

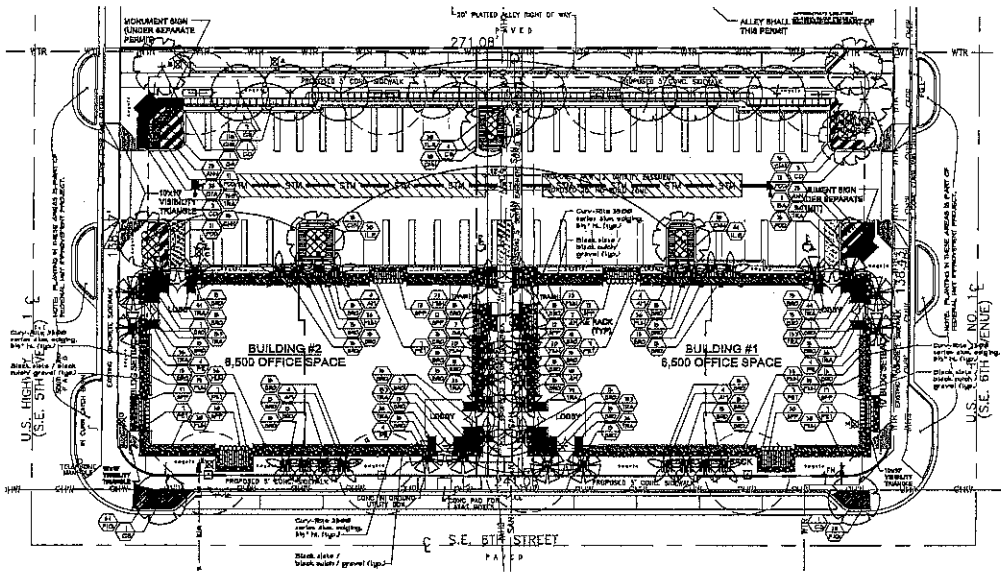
REVISIONS:  
TAG COMMENTS:  
11.13.15

ARCHITECTURAL SITE PLAN

SP-1

RICHARD JONES ARCHITECTURE

1908 S. POST AVENUE (SUITE 10) DELRAY BEACH, FLORIDA 33483 P 561.243.1106 A 561.243.1117 | 888.000.9556



**PLANT LIST**

SYM	DESCRIPTION	APPROXIMATE QUANTITY	SIZE
AD	Adiantum species	10' H, 10' W	20
AE	Adiantum species	10' H, 10' W	20
BA	Banksia laevis	10' H, 10' W	4
CE	Conocarpus erectus	10' H, 8' W	1
CO	Croton glaberrimus	10' H, 8' W	1
CR	Conocarpus erectus	10' H, 8' W	6
PS	Philodendron sp.	10' H, 8' W	2
AN	Anthurium sp.	10' H, 8' W	80
AK	Asplenium sp.	10' H, 8' W	400
BR	Bromelia sp.	10' H, 8' W	4
CM	Chromolaena sp.	10' H, 8' W	10
CM	Chromolaena sp.	10' H, 8' W	16
DM	Dioscorea sp.	10' H, 8' W	38
FO	Ficus sp.	10' H, 8' W	102
HE	Hibiscus sp.	10' H, 8' W	144
ME	Melastoma sp.	10' H, 8' W	488
PE	Passiflora sp.	10' H, 8' W	43
PO	Podocarpus sp.	10' H, 8' W	14
SP	Sporobolus sp.	10' H, 8' W	36
TR	Tournefortia sp.	10' H, 8' W	232
SD	Sida sp.	10' H, 8' W	44

**CODE COMPLIANCE DATA**

ITEM	DESCRIPTION	REQUIRED	PROVIDED
A	TOTAL LOT AREA	35,943 SF	35,943 SF
B	IMPERVIOUS PAVEMENT, EXCEPT DRIVEWAYS, ETC.	35,943 SF	35,943 SF
C	TOTAL PERVIOUS LOT AREA	0 + (A - B)	0
D	AREA OF ROADS AND DRIVWAYS COVERED	0 + (C + D)	0
E	AREA OF ROADS AND DRIVWAYS COVERED PROVIDED	0	0
F	NATIVE VEGETATION REQUIRED	F = (D + E) / 25%	0
G	NATIVE VEGETATION PROVIDED	0	0
H	TOTAL PERVIOUS VERTICAL CURB AREA	0	0
I	TOTAL INTERIOR LANDSCAPE AREA REQUIRED	I = (H + J) / 20%	0
J	TOTAL INTERIOR LANDSCAPE AREA PROVIDED	0	0
K	TOTAL INTERIOR SHADE TREES REQUIRED	K = (I + J) / 20%	0
L	TOTAL INTERIOR SHADE TREES PROVIDED	0	0
M	TOTAL LEAFY TREE SUBROUNDS PROVIDED OR VERTICAL CURB AREAS	0	0
N	TOTAL NUMBER OF PERIMETER TREES REQUIRED	N = (M) / 10	0
O	TOTAL NUMBER OF PERIMETER TREES PROVIDED	0	0
P	TOTAL NUMBER OF SHADING TREES TO BE SAVED ON SITE	0	0
Q	TOTAL NUMBER OF NATIVE TREES REQUIRED	0	0
R	TOTAL NUMBER OF NATIVE TREES PROVIDED	0	0
A	TOTAL NUMBER OF TREES ON PLAN PROVIDED	0	0

- ALL PLANT MATERIAL SHALL BE FLORIDA GRADE OR BETTER.  
 - TREES SHALL BE APPLIED TO A MINIMUM DEPTH OF THREE (3) INCHES IN ALL PLANTING BEDS.  
 - ALL PERVIOUS PLANT BEDS SHALL BE SPECIFIED FROM THE SITE.  
 - ALL LANDSCAPE AREAS SHALL BE PROVIDED WITH AN IRRIGATION SYSTEM, AUTOMATICALLY OPERATED, TO PROVIDE COMPLETE COVERAGE TO ALL PLANT MATERIALS AND GRASS.  
 - SOIL AND IRRIGATION SHALL BE PROVIDED WITHIN THE IMPROVED PORTION OF THE RIGHT-OF-WAY ADJACENT TO THE PROPERTY LINE.  
 - TREES SHALL BE PLACED WITHIN WATER, SEWER, OR DRAINAGE EASEMENTS SHALL CONFORM TO THE CITY OF DELRAY BEACH CRP ENGINEER DETAILS LD 011 & 012.

**EXISTING TREE LIST**

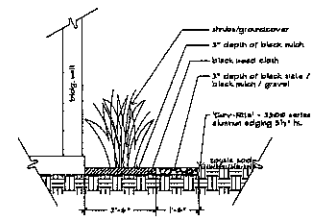
SYM	CODE	DESCRIPTION	STATUS
A	Black olive	10' H, 10' W, 2" DBH	remove
B	Black olive	10' H, 10' W, 2" DBH	remove
C	Black olive	10' H, 10' W, 2" DBH	remove
D	Black olive	10' H, 10' W, 2" DBH	remove
E	Black olive	10' H, 10' W, 2" DBH	remove
F	Black olive	10' H, 10' W, 2" DBH	remove
G	Black olive	10' H, 10' W, 2" DBH	remove
H	Palm tree	10' H, 10' W, 2" DBH	remove

**LEGEND**

- ⊗ EXISTING TREES TO BE REMOVED
- ⊕ PROPOSED PALMS
- ⊙ PROPOSED TREES

**NOTE:**

NO PROPOSED IMPROVEMENTS, BUILDINGS OR ANY USE OF CONSTRUCTION CAN BE PLACED ON OR WITHIN ANY WATER, SEWER OR DRAINAGE FACILITIES UNLESS APPROVED BY THE CITY OF DELRAY BEACH CRP ENGINEER.



**SECTION THRU PEBBLES / EDGING**  
SCALE: 1/4"=1'-0"

project:  
**downtown delray**  
**medical centre**  
550 so 8th avenue / 555 so 5th avenue delray beach, florida

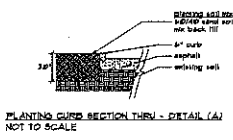
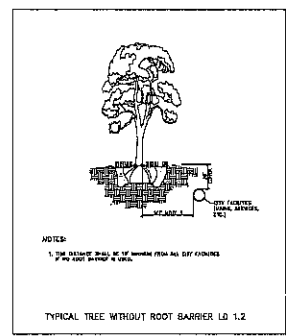
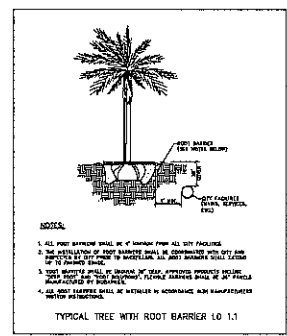
dava bodke  
landscape architect/planner llc  
601 n. congress ave. suite 205-n delray beach, florida 33445 561-276-6311

#LAD000499  
sheet title:  
**planting plan**

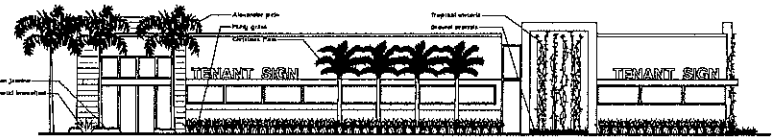
project number:  
11215  
date:  
10-11-12  
scale:  
1" = 10'  
drawn by:  
joc

revisions:  
13-18-12 per comments

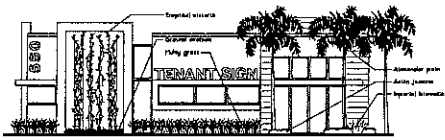
sheet:  
**L-1**  
1 of 4 sheets



**PLANTING CURB SECTION THRU - DETAIL (A)**  
NOT TO SCALE

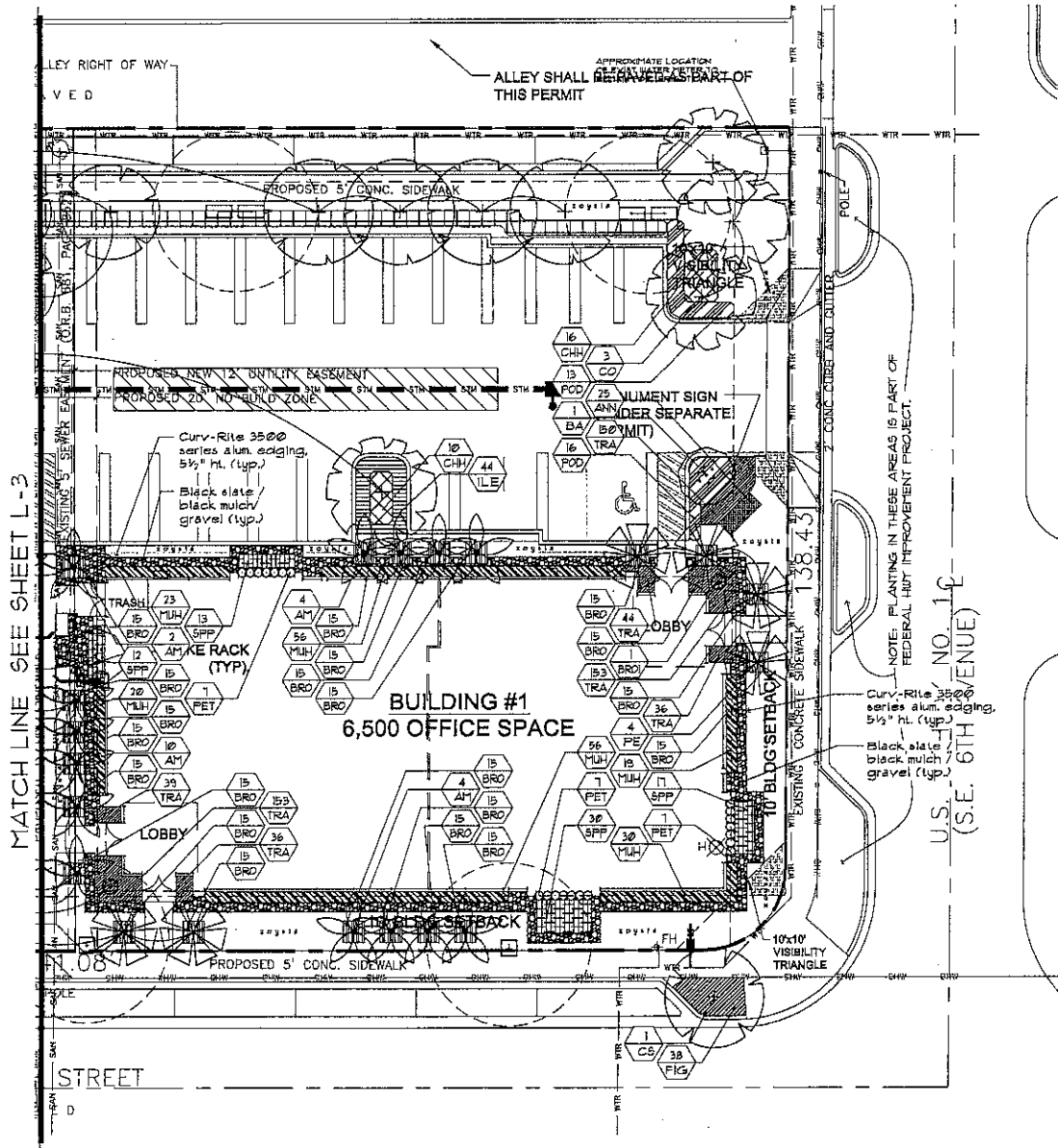


**Front Elevation-Building 1**  
SE 8th Street View Scale: 1/4"=1'-0"



**Side Elevation-Building 1**  
SE 8th Avenue View Scale: 1/4"=1'-0"





MATCH LINE SEE SHEET L-3

**BUILDING #1**  
6,500 OFFICE SPACE

NOTE: PLANTING IN THESE AREAS IS PART OF FEDERAL HIGHWAY IMPROVEMENT PROJECT.

U.S. NO. 12  
(S.E. 6TH AVENUE)

project:  
**downtown  
delray  
medical  
centre**  
550 se 6th avenue/  
553 se 5th avenue  
delray beach, florida

landscape architect/planner: h.c.  
**dave backe**  
401 n. congress ave., suite 105-e  
delray beach, florida 33448  
361-376-4311

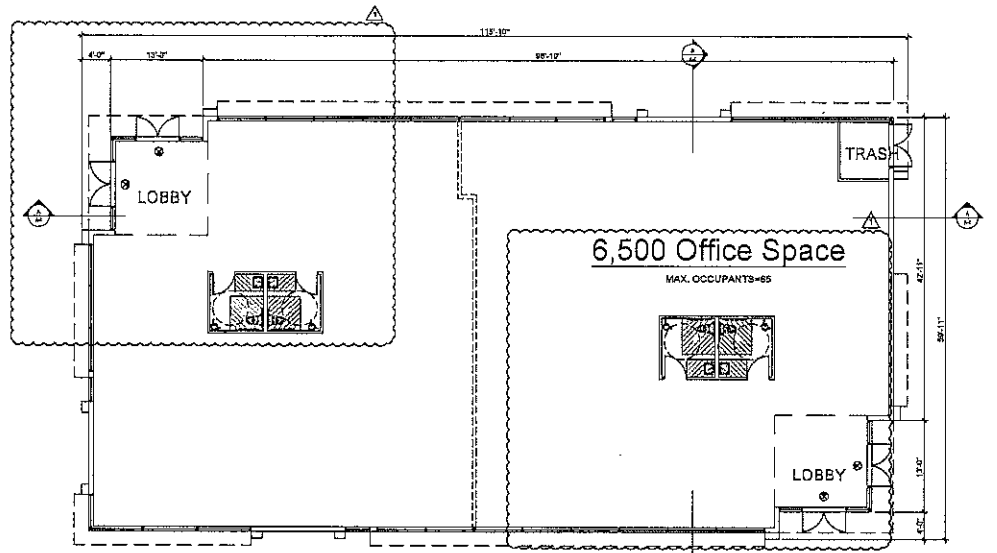
sheet title:  
**planting plan  
building 1**

project number:  
11215  
date:  
10-93  
scale:  
1" = 10'  
drawn by:  
jpc

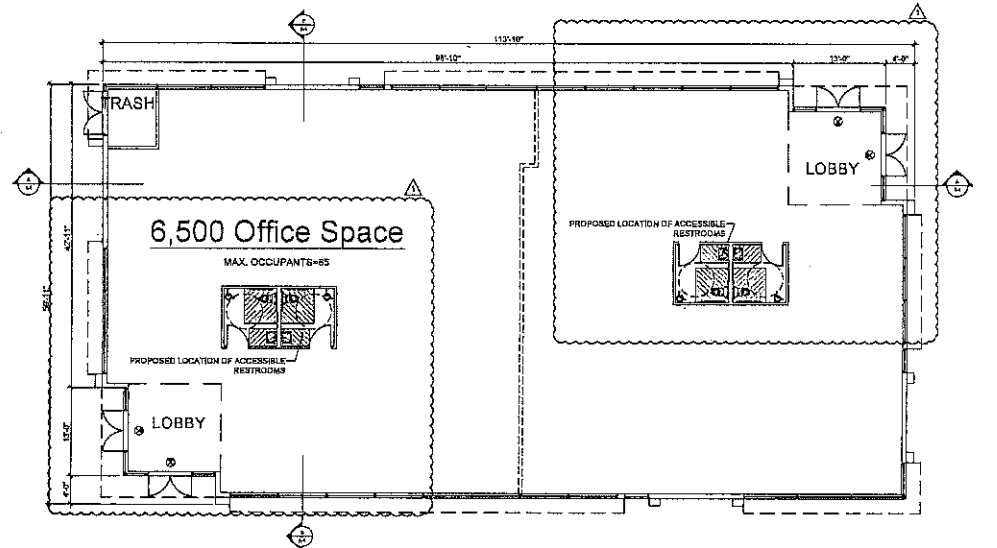
revisions:  
A 11-13-93 per comments  
B  
C  
D

sheet:  
**L-2**  
2 of 4 sheets

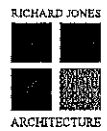




Floor Plan-Building 2  
Scale: 1/8"=1'-0" NORTH



Floor Plan-Building 1  
Scale: 1/8"=1'-0" NORTH



110 S. PINE AVENUE | SUITE 110  
DELRAY BEACH, FLORIDA 33483  
P 561.243.9114 | F 561.243.9114  
AA20001017 | 0926010956

WWW.RJAARCHITECTURE.COM

DOWNTOWN DELRAY MEDICAL CENTRE  
DELRAY BEACH, FLORIDA 33483  
CASTER DEVELOPERS  
290 SE 6th AVENUE, DELRAY BEACH, FL 33483

FLORIDA LICENSES  
AA20001017 | 0926010956

COMMISSION # 13-003  
DESIGNED BY R J  
DRAWN BY: R J  
PLAN REVIEW: R J

SUBMITTALS:  
SHEET SUBMITTAL  
12.14.13

REVISIONS:  
TAC COMMENTS:  
11.15.13

FLOOR PLANS

A-1

RICHARD JONES ARCHITECTURE

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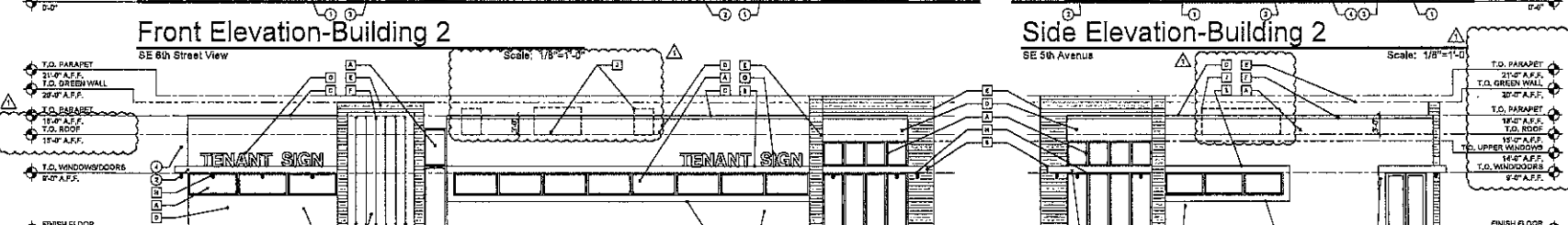
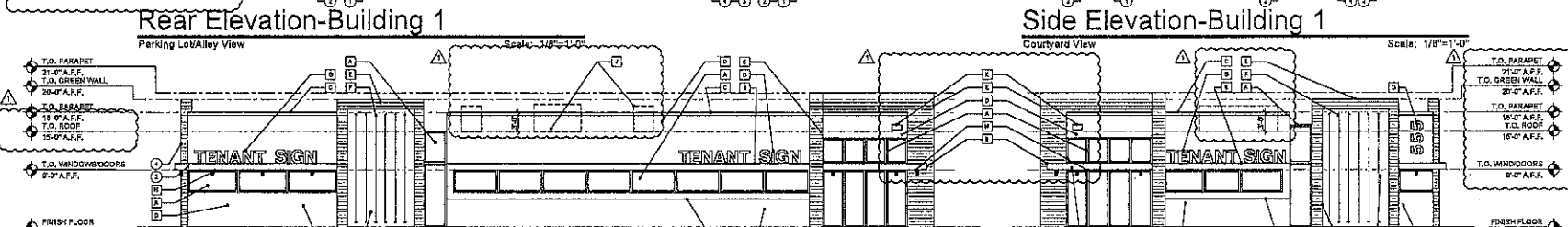
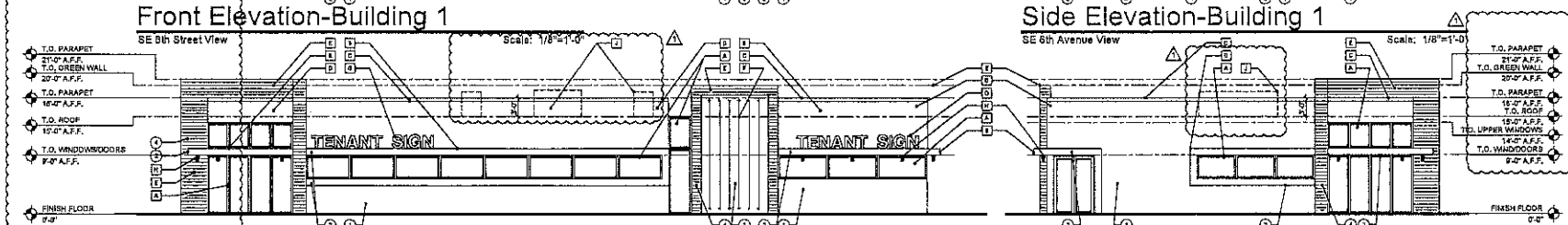
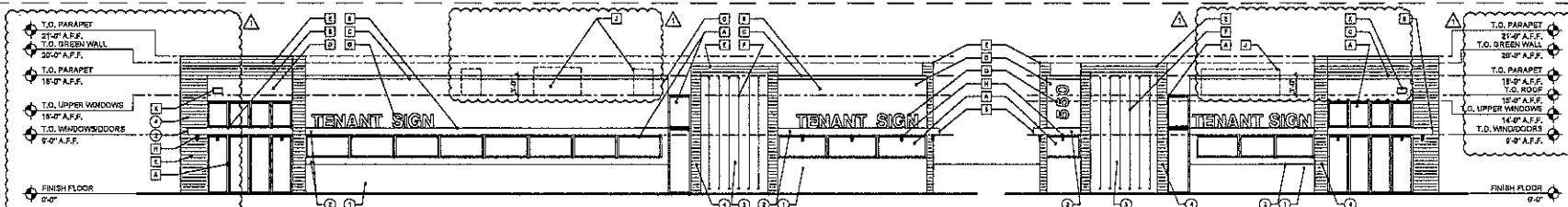


**DOWNTOWN DELRAY MEDICAL CENTRE**  
DELRAY BEACH, FLORIDA





**DOWNTOWN DELRAY MEDICAL CENTRE**  
DELRAY BEACH, FLORIDA



ELEVATION KEYNOTES	
A	IMPACT RESISTANT STOREFRONT SYSTEM W/ ANODIZED ALUMINUM FRAME
B	PROJECTED EYEBROW
C	ALUMINUM COPING WITH ANODIZED FINISH
D	PAINTED, SMOOTH STUCCO FINISH
E	FIBER CEMENT BOARD WITH FAUX DARK WOOD FINISH OR EQUIVALENT
F	STAINLESS STEEL VERTICAL CABLE RAIL (GREEN WALL)
G	NEW SIGNAGE WITH ANODIZED ALUMINUM LETTERS (UNDER SEPARATE PERMIT)
H	DECORATIVE LIGHT FIXTURE W/ ANODIZED ALUMINUM FINISH
J	ROOF TOP EQUIPMENT
K	PREMISES IDENTIFICATION- ADDRESS NUMBERS- AT LEAST 3 INCHES ON A CONTRASTING BACKGROUND- UNDER SEPARATE PERMIT
L	

ELEVATION FINISHES	
1	WALLS- MAIN STUCCO WALL: SW 7000 EXTRA WHITE, G.C. TO PROVIDE SAMPLE FOR ARCHITECT'S APPROVAL
2	WALLS- PROJECTED EYEBROW: SW 7015 KUSHI GREY, G.C. TO PROVIDE SAMPLE FOR ARCHITECT'S APPROVAL
3	WALLS- BEHIND VERTICAL CABLE FOR GREEN WALL: SW 7000 ANEW GREY, G.C. TO PROVIDE SAMPLE FOR ARCHITECT'S APPROVAL
4	WALLS- FIBER CEMENT BOARD WITH FAUX DARK WOOD FINISH OR EQUIVALENT, G.C. TO PROVIDE SAMPLE FOR ARCHITECT'S APPROVAL

**RICHARD JONES**  
ARCHITECTURE

133 S.E. FIRST AVENUE SUITE 110  
DELRAY BEACH, FLORIDA 33444  
V 561.244.9154 | F 561.244.9158  
AAL3001617 | 1820010206

WWW.RICHARDJONESARCHITECTURE.COM

**DOWNTOWN DELRAY MEDICAL CENTRE**  
DELRAY BEACH, FLORIDA 33443

FLORIDA LICENSE # 1820010206

CASTER DEVELOPERS  
290 SE 6th AVENUE, DELRAY BEACH, FL 33463

COMMISSION # 15-035  
DRAWN BY: RJ  
PLAN REVIEW: NJ

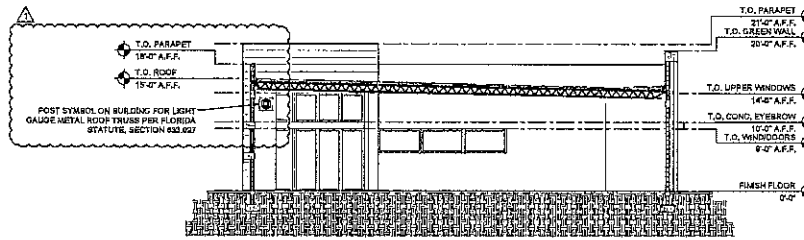
SUBMITTALS:  
22 AS BIDDING TALS  
18 TALS

REVISIONS:  
1. TAC COMMENTS: 11.13.15

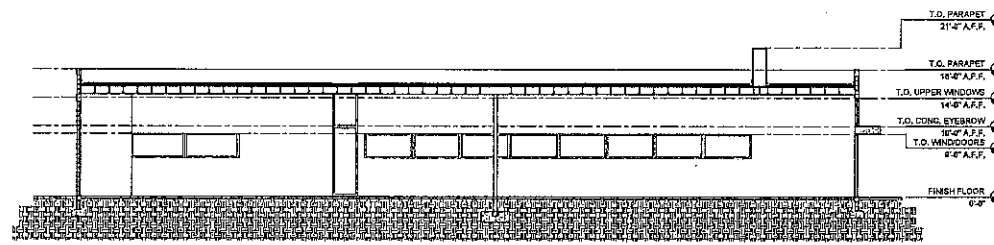
**BUILDING ELEVATIONS**

**A-3**

RICHARD JONES ARCHITECTURE  
 133 S.E. FIRST AVENUE SUITE 110, DELRAY BEACH, FLORIDA 33444  
 V 561.244.9154 | F 561.244.9158 | AAL3001617 | 1820010206  
 WWW.RICHARDJONESARCHITECTURE.COM  
 DOWNTOWN DELRAY MEDICAL CENTRE, DELRAY BEACH, FLORIDA 33443  
 FLORIDA LICENSE # 1820010206  
 COMMISSION # 15-035  
 DRAWN BY: RJ  
 PLAN REVIEW: NJ  
 SUBMITTALS: 22 AS BIDDING TALS, 18 TALS  
 REVISIONS: 1. TAC COMMENTS: 11.13.15  
 BUILDING ELEVATIONS  
 A-3



**Building Section B-Building 1 & 2**  
 Building 2 (Opposite) Scale: 1/8"=1'-0"



**Building Section A-Building 1 & 2**  
 Building 2 (Opposite) Scale: 1/8"=1'-0"

**RICHARD JONES**  
 ARCHITECTURE

1845 E. FIRST AVENUE | SUITE 301  
 DELRAY BEACH, FLORIDA 33484  
 V 561.274.1534 | F 561.274.1294  
 AA234911877 | 12184001938

WWW.RJARARCHITECTURE.COM

**DOWNTOWN DELRAY MEDICAL CENTRE**  
 DELRAY BEACH, FLORIDA 33483

CASTER DEVELOPERS  
 290 SE 6th AVENUE, DELRAY BEACH, FL 33483

FLORIDA	LICENSE NO.
AA32801817   182801938	
COMMISSION #	18-01
DESIGNER:	RJ
DRAWN BY:	TK
PLAN REVIEW:	RJ
SUBMITTALS:	
SPRAG SUBMITTAL:	181411

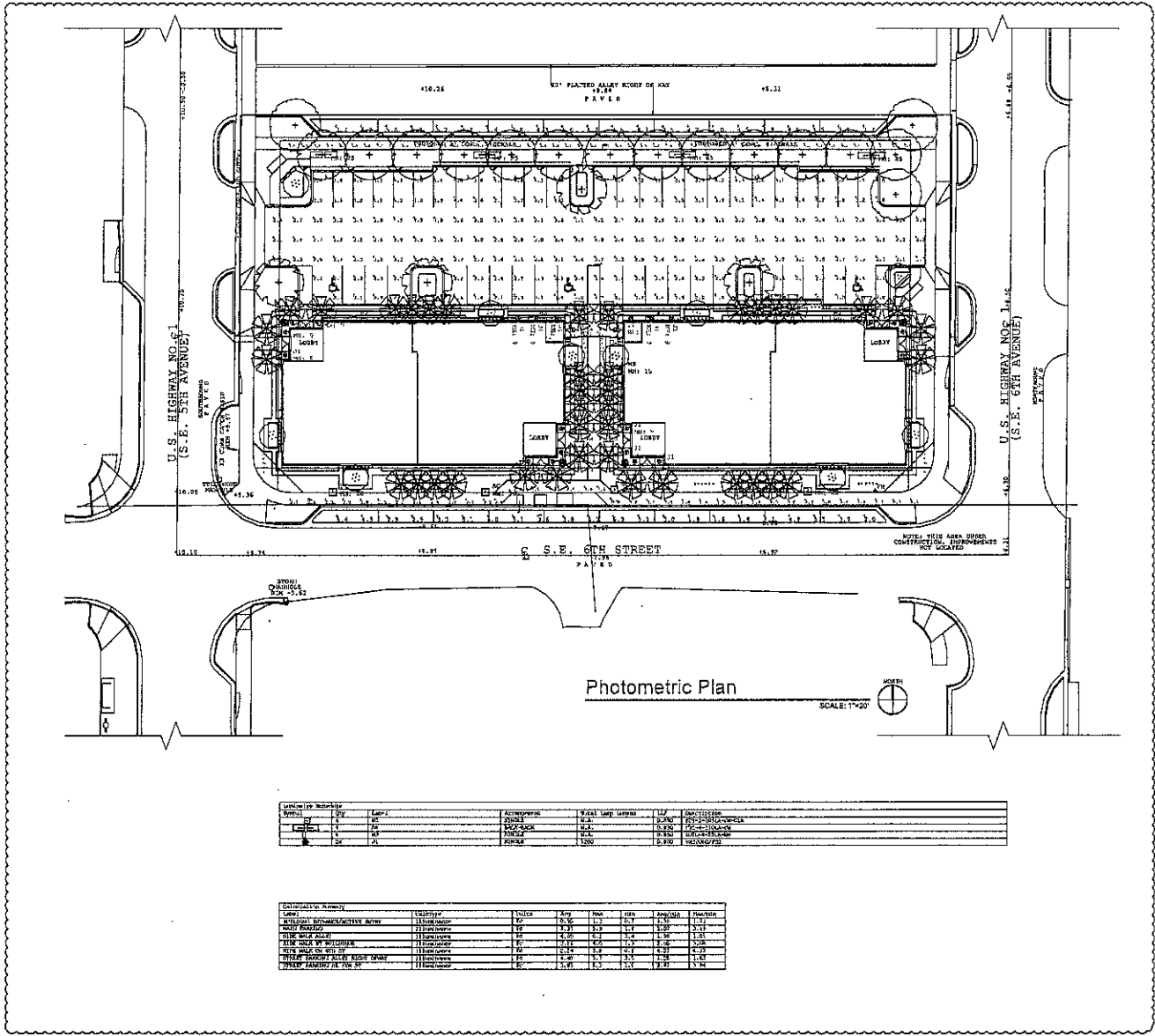
REVISIONS:	
TAC COMMENTS:	11.15.15

**BUILDING SECTIONS**

**A-4**

**RICHARD JONES ARCHITECTURE**

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Photometric Plan  
SCALE: 1/8" = 1'-0"

Symbol	Qty	Label	Manufacturer	Fixture Type	Wattage	Beam Angle	LMF	Application
1	1	10'	PHOTONIX	PARABOLIC	100	30°	0.80	OFFICE
2	1	10'	PHOTONIX	PARABOLIC	100	30°	0.80	OFFICE

Calculation Name	Category	Units	Area	Per	Area	Per	Area	Per
LOBBY	11	sq ft	100	1.0	100	1.0	100	1.0
OFFICE	12	sq ft	100	1.0	100	1.0	100	1.0

**RICHARD JONES**  
ARCHITECTURE  
1155 PINE AVENUE SUITE 111  
DELRAY BEACH, FLORIDA 33483  
TEL: 561.224.1100 | F: 561.224.1105  
AIA: 00010117 | IRL0001056

**DOWNTOWN DELRAY MEDICAL CENTRE**  
DELRAY BEACH, FLORIDA 33483  
CASTER DEVELOPERS  
290 SE 6th AVENUE, DELRAY BEACH, FL 33483

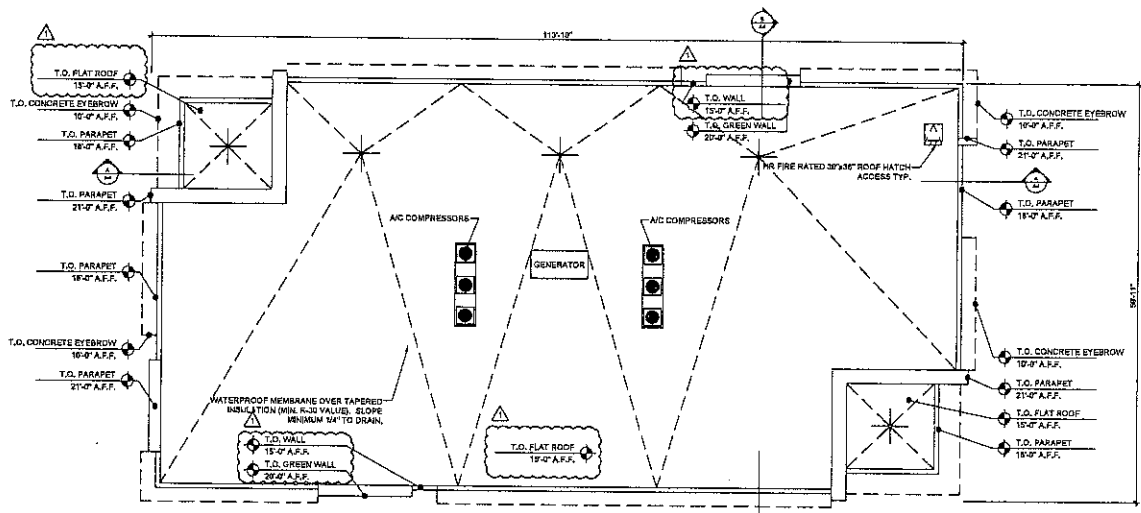
FLORIDA LICENSE  
AIA: 00010117 | IRL0001056  
COMMISSION # 15-071  
DESIGNED BY JK  
DRAWN BY: JK  
FLAN REVIEW: JK  
SUBMITTALS: 00000  
00000 SUBMITTAL  
10.14.13

REVISIONS  
A: TRADE COMMENTS  
11.15.13

PHOTOMETRIC PLAN

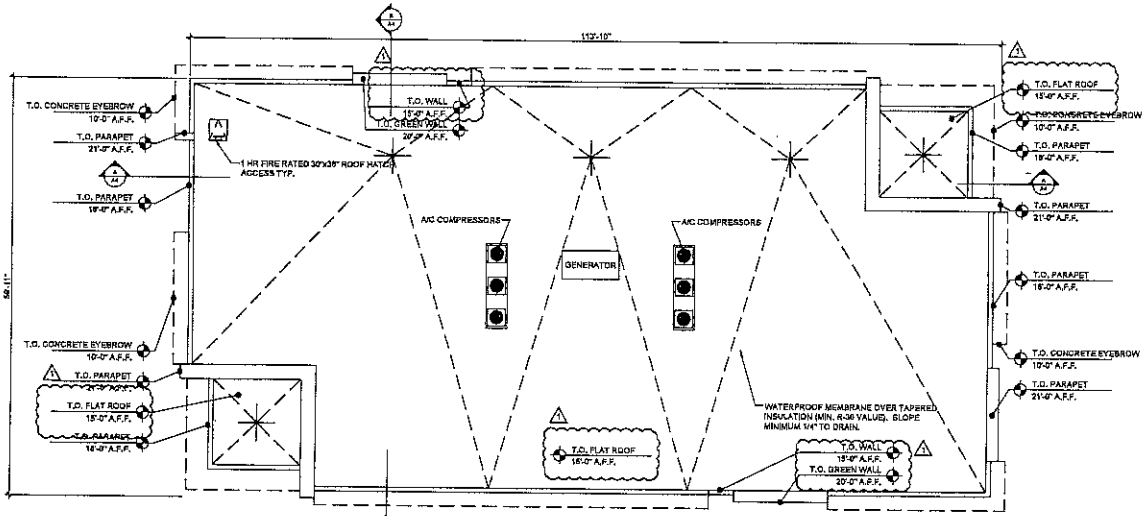
PH-1

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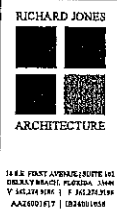
Roof Plan-Building 2

Scale: 1/8"=1'-0"  
NORTH



Roof Plan-Building 1

Scale: 1/8"=1'-0"  
NORTH



RICHARD JONES  
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DOWNTOWN DELRAY MEDICAL CENTRE  
DELRAY BEACH, FLORIDA 33483  
CASTER DEVELOPERS  
290 SE 8th AVENUE, DELRAY BEACH, FL 33483

FLORIDA LICENSE # 1822001056  
COMMISSION # 13-452  
DESIGNER: R.J.  
DRAWN BY: T.H.  
PLAN REVIEW: R.J.

SUBMITTALS:  
SPREAD SUBMITTAL  
10/14/13

REVISIONS:  
TAC COMMENTS:  
11/15/13

ROOF PLANS  
A-2

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