



Planning, Zoning and Building Department

BOARD ACTION REPORT – APPEALABLE ITEM

Project Name: Delray Beach Radiation Therapy Center
Project Location: 5270 Linton Boulevard (Delray Beach Medical Center)
Request: Class IV site plan modification associated with the construction of a 38,520 square foot building on the east side of the existing hospital.
Board: Site Plan Review and Appearance Board
Meeting Date: August 10, 2016

Board Action:

Site Plan:

Approved the Class IV site plan modification for **Delray Beach Radiation Therapy Center** by adopting the findings of fact and law contained in the staff report, and finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in Section 2.4.5(F)(5) and Chapter 3 of the Land Development Regulations on a 5 to 0 vote (Dawson, Youngross absent), subject to the following condition:

1. Satisfy all Site Plan Technical Items (page 4 and 5) and submit revised plans prior to site plan certification.

Landscape Plan:

Approved the landscape plan for the **Delray Beach Radiation Therapy Center** 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 4.6.16 of the Land Development Regulations on a 5 to 0 vote (Dawson, Youngross absent), subject to the following condition:

1. That a certified arborist report be submitted regarding the viability of relocating the native trees to other areas of the property and replace the proposed oak trees in the area of the proposed building prior to site plan certification. The relocation of these trees shall be subject to the approval of staff.

Elevations:

Approved the architectural elevations for **Delray Beach Radiation Therapy Center** by adopting the findings of fact and law contained in the staff report, and finding that the request and approval thereof is consistent with the Comprehensive Plan and meets criteria set forth in Section 4.6.18(E) of the Land Development Regulations on a 5 to 0 vote (Dawson, Youngross absent).

Project Description:

The project consists of the construction of a 38,520 square foot two-story building addition on the north side of the existing hospital. The modification includes the elimination of the 40,000 square foot future nursing home on the south side of the hospital.

The Board supported staff's position on the requested waivers and the development proposal. There were no dissenting Board members to the project.

Public Comments:

None.

Associated Actions:

Waivers:

1. Moved to recommend approval to the City Commission of the waiver to LDR Section 4.6.9(D)(4)(b), which requires wheel stops or curbing for parking spaces based on positive findings with LDR Section 2.4.7(B)(5) on a 5 to 0 vote (Dawson, Youngross absent).
2. Approved the waiver to LDR Sections 4.6.16(H)(3)(i), (j), and (k), which requires interior landscape areas for parking areas based on positive findings with LDR Section 2.4.7(B)(5) on a 5 to 0 vote (Dawson, Youngross absent).

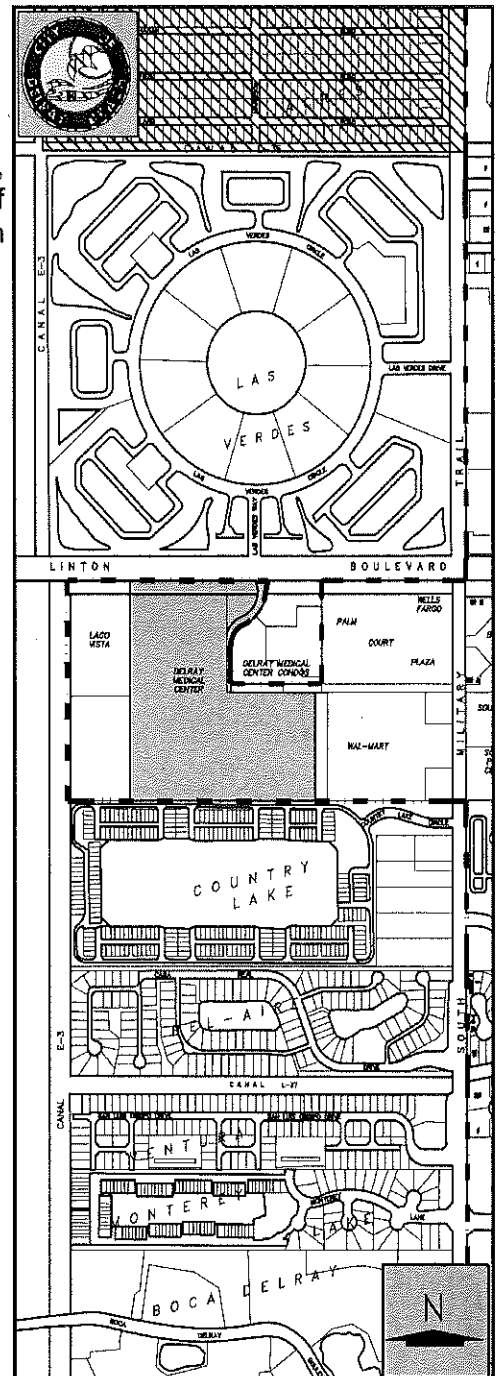
Next Action: The SPRAB action is final unless appealed by the City Commission. The waiver for the wheel stops will be considered by the City Commission at its meeting of September 8, 2016.

---STAFF REPORT---

ITEM: Delray Medical Center – Class IV Site Plan Modification, Landscape Plan, and Architectural Elevations Associated with the Construction of a 38,250 square foot radiation therapy building.

GENERAL DATA:

Sewer Service..... Existing on site.



ITEM BEFORE THE BOARD

The action before the Board is approval of the following aspects of a Class IV site plan modification for **Delray Beach Radiation Therapy Center**, pursuant to LDR Section 2.4.5(G)(1)(d):

- ☐ Site Plan Modification;
- ☐ Landscape Plan;
- ☐ Architectural Elevations; and
- ☐ Waivers

The property is located on the south side of Linton Boulevard, approximately 1,230 feet west of Military Trail (5270 Linton Boulevard).

BACKGROUND

The subject property is an unplatted parcel of land located in Township 46 South, Range 42 East, Section 26 and measures 36.179 acres. The property contains 301,773 square feet of floor area within the existing Delray Medical Center, Pinecrest Rehabilitation Hospital, and the Fair Oaks Pavilion. The hospital was constructed in 1982 under Palm Beach County's jurisdiction and City water and sewer facilities were extended to the development at that time. The hospital has been expanded over the years.

At its meeting of September 20, 2005, the City Commission approved the annexation of the hospital and assigned the CF (Community Facilities) zoning designation to the subject property. A master plan was approved under the County's jurisdiction that indicates that a total of 559,407 square feet was approved for the hospital. Future expansions of the Emergency Department and Radiology Department were noted on this master plan.

At its meeting of May 24, 2006, the Site Plan Review and Appearance Board approved a site plan modification to construct an emergency room addition.

At its meeting of March 5, 2013, the City Commission approved an ordinance to amend the Land Development Regulations to add the hospital property to the list of areas that allow an increase in height up to 60 feet subject to conditional use approval.

At its meeting of March 19, 2013, the City Commission approved the conditional use to allow an increase in height of up to 60 feet for the new hospital wing. An extension request for building height conditional use has been submitted and is currently being processed.

At its meeting of April 10, 2013, the Site Plan Review and Appearance Board approved the Class IV site plan modification for the new 140-bed hospital wing. The new hospital wing was never constructed.

At its meeting of January 28, 2014, the Site Plan Review and Appearance Board approved a class IV site plan modification for a new hospital wing that contains 144 private patient rooms and parking garage. The buildings are currently under construction.

A site plan modification application has been submitted to construct a new 38,520 square foot medical office for radiation therapy on the east side of the existing hospital, and is now before the Board for consideration.

PROJECT DESCRIPTION

The development proposal incorporates the following:

- ☐ The construction of a two-story 38,520 square foot building addition on the east side of the existing hospital.
- ☐ Elimination of the 40,000 square foot nursing home on the south side of the hospital from the master plan.
- ☐ Relocation of the future parking garage on the east side of the hospital to the south side of the property, adjacent to the drainage retention area.
- ☐ Modification of the parking areas including the provision of additional parking at the location of the helipad.
- ☐ Installation of associated landscaping.

The development proposal includes waivers to the following sections of the Land Development Regulations:

1. A waiver to LDR Section 4.6.9(D)(4)(b), which requires wheel Stops for all parking, other than parallel, in the form of concrete or asphalt wheel stops or a continuous concrete curb which is located so that there is 2 feet of clear distance from the front edge of the device to the front of the parking space.
2. A waiver to LDR Section 4.6.16(H)(3)(i), (j), and (k), terminal landscape islands and landscape parking tier separation medians are required for the new parking area at the location of the ground level helipad.

SITE PLAN MODIFICATION 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 CF zoning district:

	Required	Provided
Building Height (max.)	48'	37' 4.5"
Minimum Perimeter Setback (North)	10'	148'
(East)	10'	74'
(South)	10'	120'
Minimum Open Space	25%	25%

Parking:

Per LDR Section 4.6.9(C)(6)(i), hospitals shall provide 1.5 parking spaces per bed, plus one space per 100 square feet of floor area in rooms for outpatient, emergency, and other special service areas open to the public. The proposed building provides 5,623 square feet of area that are open to the public. Based on these 56 additional parking spaces ($5,623/100=56$) are required. Including these additional parking spaces, the hospital campus is required to provide 1,383 parking spaces. The hospital provides sufficient parking since 1,385 parking spaces will be provided including the garage that is currently under construction, conversion of the helipad, and reconfiguration of the existing parking area.

Lighting:

Per LDR Section 4.6.8(A)(3), the photometric plan complies with the City's illumination standards. The required illumination for the parking area is a maximum of 12 foot candles and a minimum of 1 foot candle. The proposed illumination levels in the parking area affected by the proposed building addition are a maximum of 5.1 foot candles and a minimum of 1.1 foot candles. The required illumination levels in the area beneath the porte cochere are a maximum of 30 foot candles and a minimum of 3 foot candles. The proposed illumination levels are a maximum of 13.7 foot candles and a minimum of 6.9 foot candles.

WAIVER ANALYSIS

Pursuant to LDR Section 2.4.7(B)(5), prior to granting a waiver, the approving body shall make a finding that the granting of the waiver:

- (a) Shall not adversely affect the neighboring area;
- (b) Shall not significantly diminish the provision of public facilities;
- (c) Shall not create an unsafe situation; and
- (d) Does not result in the grant of a special privilege in that the same waiver would be granted under similar circumstances on other property for another applicant or owner.

Waiver Analysis:

Wheelstops:

Per LDR Section 4.6.9(D)(4)(b), wheel stops shall be provided for all parking, other than parallel, in the form of concrete or asphalt wheel stops or a continuous concrete curb which is located so that there is two feet (2') of clear distance from the front edge of the device to the front of the parking space. The applicant has requested a waiver from the requirement to provide these wheel stops in the new parking area at the ground level helipad.

The applicant has submitted the following verbatim excerpts narrative in support of the waivers:

"...Delray Medical Center is a Level 1 Trauma Center and as such depends greatly on its ability to accept multiple emergency vehicles, both surface vehicles and air transport. As part of the new Bed Tower addition, the applicant is constructing a new 'primary' helipad atop the Bed Tower that will have direct elevator access to the Emergency Department below; however, the applicant desires to retain the ability to utilize the existing surface helipad as a 'secondary' helipad for those circumstances that would require multiple simultaneous transports into the facility. To accomplish this dual use of the helipad area, the applicant is proposing to utilize the secondary helipad area as a valet parking lot for their existing valet

service. In doing so, it allows the hospital to control the use of the parking area for cases of emergency where more than one trauma patient needs transport, as well as provide for additional parking on the site.

To accomplish this dual use of the area, the applicant is required to keep the helipad area free and clear of encumbrances that would otherwise restrict the use of the area by emergency air transport and staff. Therefore the applicant is unable to provide for the require wheelstops, terminal islands, and separation median. It should also be noted that the applicant, as part of the Class IV Site Plan Review application request, proposes to relocate all required plantings for this area throughout the site, and has noted so on the landscape plans..."

"...Approval of these waiver requests to allow valet parking spaces on the secondary helipad area does not create an unsafe situation. By allowing valet to utilize the area, all vehicles in the lot will be under the supervised control of the Delray Medical Center and its staff. The hospital's facilitators believe there is ample time for the valet parked vehicles to be removed in the case of a condition that would require the secondary helipad be cleared to accept incoming trauma patients. The lot will be clearly marked and patrolled by campus security to ensure its use for valet only..."

"...Approval of these waiver requests does not result in the granting of a special privilege to the applicant and the same would be granted under similar circumstances for another applicant based upon adequate justification and similar facility use. These requests are unique to Delray Medical Center as they relate to the dual use of the existing surface helipad location, which will become a secondary helipad location with the completion of the Bed Tower expansion and construction of the new elevated helipad..."

The proposed waiver of the wheel stops will not will not have a detrimental impact on the neighboring area since the area in question is located on the south side of the hospital (away from a public right-of-way) and away from the residential neighborhood to the south. The waiver does not diminish the provision of public facilities. Approval of the waiver will maintain the use of the ground level helipad for overflow emergency services. The waiver will not create an unsafe situation since the subject parking spaces will be valet parked. Since this area will be controlled by a valet service, the vehicles can be readily removed for use as a helipad. As noted in the applicant's justification, the dual purpose of the area for a helipad and valet parking area is a unique situation only to the hospital. If the same circumstances occurred elsewhere, the waiver would be supportable. Allowing the waiver will maintain a vital public service to the City of Delray Beach and the region. If the waiver were denied, the result would be the loss of the helipad which is an important asset for emergency medical services. Based on the above positive findings can be made with respect to LDR Section 2.4.7(B)(5), Waiver Findings.

Technical Items: While the revised site plan has accommodated most of the staff concerns, the following items remain outstanding, and will need to be addressed prior to certification of the site plan unless as otherwise stated:

1. Palm Beach County Health Department permits required for this project. Permits will have to be phased in accordance with construction phasing so Health Department releases do not hold-up Certificate of Occupancy issuance by the Building Permit Department.
2. 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) (8). 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.

3. Revise fire suppression water line design. As discussed on Wednesday July 6th, 2016, move backflow preventer closer to bldg. with bollards.
4. Minimum size of water main in City of Delray Beach is 8-inches per LDR Section 6.1.10 (B). Material of proposed water main is to be Ductile Iron or C-900, refer to city details. Revise plans accordingly.
5. Provide double valves at connection points for new mains to existing mains.
6. Provide 12' wide exclusive sewer easement up to first cleanout if cleanout is not within 18" of right-of-way or existing sewer easement.
7. Provide signed and sealed calculations indicating current and proposed estimated flows into existing sanitary sewer system; submit to the attention of 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.

LANDSCAPE ANALYSIS

The new landscaping consists of Hong Kong Orchid trees, Gumbo Limbo trees, Southern Live Oak trees, Royal Palms, Montgomery Palms, and Mexican Fan Palms. The landscape areas will be under planted with Pitch Apple, Auntie Lou Ti Plant, Queen Emma Crinum, Red Tip Cocoplum, Croton, Green Island Ficus, Dwarf Podocarpus, Pink Muhly, Blueberry Flax Lily, and Dwarf Schillings Holly. The proposed landscape plan complies with the City's Land Development Regulations (Section 4.6.16) except the internal landscape areas identified below. However, the development plan identifies numerous trees that will be removed. These are comprised primarily of Live Oak trees. To the greatest extent possible, these trees should be relocated on the property. Consequently, a condition of approval is attached that a certified arborist report be submitted regarding the viability of relocating the native trees to other areas of the property and replace the proposed oak trees in the area of the proposed building.

WAIVER ANALYSIS

Pursuant to LDR Section 2.4.7(B)(5), prior to granting a waiver, the approving body shall make a finding that the granting of the waiver:

- (a) Shall not adversely affect the neighboring area;
- (b) Shall not significantly diminish the provision of public facilities;
- (c) Shall not create an unsafe situation; and
- (d) Does not result in the grant of a special privilege in that the same waiver would be granted under similar circumstances on other property for another applicant or owner.

Waiver Analysis:

Internal Parking Landscape Areas:

Per LDR Section 4.6.16(H)(3)(i), (j), and (k), terminal landscape islands and landscape parking tier separation medians are required for the new parking area at the location of the ground level helipad. The applicant has requested a waiver from the requirement to provide these landscape areas in the new parking area at the ground level helipad.

The applicant's justification and staff position for the waiver of the landscape requirements is the same as the waiver of the wheel stops found under the site plan analysis of this staff report. The waiver of the landscape requirements will not adversely affect the neighboring area will not adversely affect the neighboring area since the parking is located on the south side of the hospital (away from a public right-of-way) and is substantially screened from the residential neighborhood to the south by perimeter landscaping. Denial of the waiver would result in the diminution of public facilities since it would cause the loss of helipad, which provides a public service for emergency medical services. Approval of the waiver would not create an unsafe situation. The dual purpose of a valet parking area and helipad that is unique to the hospital. If the same situation occurred elsewhere in the City, it would be supportable. Based on the above positive findings can be made with respect to LDR Section 2.4.7(B)(5), Waiver Findings.

ARCHITECTURAL ELEVATIONS

Pursuant to LDR Section 4.6.18(E), the following criteria shall be considered by the Site Plan Review and Appearance 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.

The architecture of the new building is contemporary. The building will have cementitious siding panels that will be painted gray. The columns of the porte cochere will have three variations of cementitious cladding panels. The east half of the building will have angled cementitious panels that will be painted light and dark gray. The modern design of the building is consistent with the existing architecture found on the hospital campus. Based on the above, a positive finding with respect to LDR Section 4.6.18(E) can be made.

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 CF (Community Facility) Future Land Use Map and Zoning Map designation. Pursuant to the LDR Section 4.4.21(G)(1)(a)(1), hospitals are allowed as permitted uses in the CF zoning district. 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, solid waste, and schools.

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.

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 subject property is bordered to the north and west by RM (Multiple Family – Palm Beach County) zoning, on the south by RS (Residential Single Family – Palm Beach County) and on the east of CG (Commercial General – Palm Beach County) and PC (Planned Commercial). The surrounding uses are multiple family residential to the north, south, and west and commercial to the east.

The proposed building addition will not impose any significant detrimental impacts on surrounding properties.

Comprehensive Plan Policies:

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

Transportation Element Policy D-2.2: Bicycle parking and facilities shall be required on all new development and redevelopment. Particular emphasis is to be placed on development within the TCEA Area.

The development proposal includes a bicycle rack along the north side of the hospital. Based on the above, the policy has been met within the proposed development.

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 proposed building will result in no significant increase in the intensity of the hospital since the master plan includes the elimination of the future nursing home on the south side of the hospital.

REVIEW BY OTHERS

The development proposal is not located in an area that requires review by the CRA (Community Redevelopment Agency) or DDA (Downtown Development Authority).

Courtesy Notices:

Special courtesy notices were provided to the following homeowners and civic associations:

- Delray Citizen's Coalition
- Alliance of Delray
- Neighborhood Advisory Council
- Country Lake Homeowners
- Citation Club
- Shadywoods
- Hammock Reserve
- Lakeview Civic
- Sherwood Park Civic Association

Letters of support and objection, if any, will be presented at the SPRAB meeting.

ASSESSMENT AND CONCLUSION

The development proposal consists of a new building for radiation therapy. The new building is located interior to the property and will not be visible from a public right-of-way. The cutting-edge cancer fighting technology will provide a needed service to the people of South Florida. The proposed building addition will have an insignificant impact on the surrounding area and public services due in part to the technology employed within the building. Approximately 50% building is comprised of mechanical equipment and the width of the interior walls. The development will be consistent with Chapter 3 and Section 2.4.5(F)(5) of the Land Development Regulations, and policies of the Comprehensive Plan provided the conditions of approval are addressed.

ALTERNATIVE ACTIONS

- A. Postpone with direction.
- B. Move approval of the request for waivers, Class IV site plan modification, landscape plan, and architectural elevations for **Delray Beach Radiation Therapy Center**, 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)

and Chapter 3 of the Land Development Regulations, subject to the attached conditions of approval.

- C. Move approval with modified conditions of the request for waivers, Class IV site plan modification, landscape plan, and architectural elevations for **Delray Beach Radiation Therapy Center**, 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) and Chapter 3 of the Land Development Regulations.
- D. Move denial of the request for waivers, Class IV site plan modification, landscape plan, and architectural elevations for **Delray Beach Radiation Therapy Center**, by adopting the findings of fact and law contained in the staff report, and finding that the request is inconsistent with the Comprehensive Plan and does not meet criteria set forth in Sections 2.4.5(F)(5) and Chapter 3 of the Land Development Regulations.

STAFF RECOMMENDATION

By Separate Motions:

Waivers:

- 1. Move to recommend approval to the City Commission of the waiver to LDR Section 4.6.9(D)(4)(b), which requires wheel stops or curb for parking spaces based on positive findings with LDR Section 2.4.7(B)(5).
- 2. Move to approve the waiver to LDR Sections 4.6.16(H)(3)(i), (j), and (k), which requires interior landscape areas for parking areas based on positive findings with LDR Section 2.4.7(B)(5).

Site Plan:

Move approval of the Class IV site plan modification for **Delray Beach Radiation Therapy Center** by adopting the findings of fact and law contained in the staff report, and finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in Section 2.4.5(F)(5) and Chapter 3 of the Land Development Regulations, subject to the following condition:

- 1. Satisfy all Site Plan Technical Items (page 4 and 5) and submit revised plans prior to site plan certification.

Landscape Plan:

Move approval of the landscape plan for the **Delray Beach Radiation Therapy Center** 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 4.6.16 of the Land Development Regulations, subject to the following condition:

- 1. That a certified arborist report be submitted regarding the viability of relocating the native trees to other areas of the property and replace the proposed oak trees in the area of the

proposed building prior to site plan certification. The relocation of these trees shall be subject to the approval of staff.

Elevations:

Move approval of the architectural elevations for **Delray Beach Radiation Therapy Center** by adopting the findings of fact and law contained in the staff report, and finding that the request and approval thereof is consistent with the Comprehensive Plan and 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 Building Elevations

Report prepared by: Scott D. Pape, Principal Planner, AICP

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: Water service is available via service lateral connections to an existing 12" water main along Military Trail and a 10" water main along Linton Boulevard.

Sewer service is available via service lateral connection to an existing 12" force main along the east side of the property to a 12" force main along Military Trail.

Fire protection is provided via numerous fire hydrant connections located throughout the hospital complex

Pursuant to the Comprehensive Plan, treatment capacity is available at the City's Water Treatment Plant and the South Central County Waste Water Treatment Plant for the City at build-out. Based upon the above, positive findings can be made with respect to this level of service standard.

Drainage: Drainage is to be accommodated via sheet flow to catch basins with outfall to the existing retention ponds on the property. There are no problems anticipated in complying with SFWMD requirements and thus, obtaining a surface water permit.

Streets and Traffic: A traffic study has been submitted that indicates the proposed development will generate an additional 1,954 average daily trips. The peak a.m. trips will be 140 and the peak p.m. trips will be 138. A finding of concurrency has been received from the Palm Beach County Traffic Engineering Division.

Solid Waste: The 38,500 square foot hospital addition will generate 48.125 tons of solid waste per year ($38,500 \text{ sq. ft.} \times 2.5 = 96,250 \text{ lbs. per sq. ft.} / 2,000 \text{ lbs.} = 48,125 \text{ tons}$). The Solid Waste Authority has indicated that its facilities have sufficient capacity to handle all development proposals till the year 2024, thus a positive finding with respect to this level of service standard can be made.

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.

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
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 _____

- Not applicable X
Meets intent of standard
Does not meet intent

- Not applicable _____
Meets intent of standard X
Does not meet intent _____

- Not applicable X
Meets intent of standard _____
Does not meet intent _____

- Not applicable X
Meets intent of standard _____
Does not meet intent _____

PROPERTY DEVELOPMENT REGULATIONS

PBC PROPERTY DEVELOPMENT REGULATIONS									
TRAIL L20 DIMENSIONS	MAX. PAV. BLDG. COVER	SETBACKS/SEPARATIONS	FRONT	REAR	STREET	SEAD	REAR	STREET	SEAD
REQUIRED	5 AC	300'	300'	0.50	300'	30'	0-30'	30'	0-30'
PROPOSED	36 AC	400'	1200'	0.35	200'	30'	0-30'	30'	0-30'

CITY OF DELRAY BEACH PRDS OF ZONING

Article 4.3.3(1)(3) Hospital Setback:
 Structures - 50' from a property line
 Parking - 20' from a property line
 Article 4.3.4(1)(4)(b)(vii):
 For each foot in height above 40', an additional building setback of 2' is required.
 OF District-107 Perimeter Setback required unless adjacent to Residential Zoning where increased Setback Requirements would apply.

UNINCORPORATED PBC
 LAND USE RM-12
 ZONING RMSE
 KINGS POINT PUD
 PB 55 PGS 65-66
 PB 49 PGS 58-59
 R 75-1290, 74-990

PHASING SCHEDULE

USE	EXISTING	PROPOSED	TOTAL
HOSPITAL	427,545 SF		30,841 SF
REHAB/PINOCREST	26,880 SF		30,841 SF
ACU	63,991 SF		30,841 SF
EMERGENCY	8,751 SF		30,841 SF
RADIATION THERAPY	19,290 SF		30,841 SF
ENERGY PLANT	19,290 SF		30,841 SF
STORAGE	6,800 SF		30,841 SF
FAIROAKS	59,420 SF		30,841 SF
FAIROAKS	4,377 SF		30,841 SF
TOTAL	148,278 SF	30,820 SF	179,098 SF

SEE SHEET 2 FOR PARKING DETAIL 1 AND PARKING CALCULATIONS PER PHASE

LOCATION MAP



SITE DATA

PBC PETITION #	80-1740
PBC PROJECT #	5000-209
SEC 20 TYPSP 46 RING 42	
PROPERTY CONTROL #	12-42-48-35-00-000-1040
LAND USE	CF
ZONING	CF
OVERLAY DISTRICT	MEDICAL ARTS OVERLAY DISTRICT
GROSS LAND AREA	36.170 AC
GROSS LAND SQUARE FOOTAGE	1,575,083 SF
TOTAL FLOOR AREA	717,938 SF
HOSPITAL	458,160 SF
ACU TOWER	63,291 SF
MR FACILITY	4,377 SF
STORAGE	9,447 SF
EMERGENCY ROOM	8,751 SF
ENERGY PLANT & EXPANSION	19,290 SF
PINOCREST REHAB HOSPITAL	55,680 SF
FAIROAKS	59,420 SF
RADIATION THERAPY CENTER	38,520 SF
BUILDING COVERAGE - 440,088 SF	28%
CANOPY AREA	15,849 SF
FLOOR TO AREA RATIO	46
IMPERVIOUS AREA	80% 21.70 AC
OPEN SPACE / PERVIOUS AREA	25% 9.21 AC
RETENTION AREA	15% 5.27 AC

BEES: APPROVED

HOSPITAL BEDS:	350
HOSPITAL	90
FAIROAKS	90
PINOCREST	550
NO INCREASE IN THE NUMBER OF APPROVED BEDS IS PROPOSED	
HOSPITAL PATIENT ROOMS:	EXISTING
HOSPITAL	175 SEMI-PRIVATE
FAIROAKS	20 SEMI-PRIVATE
PINOCREST	3 PRIVATE
TOTAL:	244 PATIENT ROOMS
INTENSITY:	(MAX 30.7 PATIENT ROOMS / AC)
PARKING REQUIRED:	1,363 SP
PER CITY DELRAY BEACH CODE:	
HOSPITAL - 4.5 SP/1 BED	
550 HOSPITAL BEDS = 2475 SPACES	
HOSPITAL - PUBLIC SPACE - 1 SP/100 SF	
52,386 SF / 100 SF = 524 SPACES	
RADIATION THERAPY CENTER - PUBLIC SPACE - 1 SP/100 SF	
6,486 SF / 100 SF = 65 SPACES	
PARKING PROVIDED:	1,919 SP
HANDICAP SPACES REQUIRED	30 SP
HANDICAP SPACES PROVIDED	60 SP
COMPACT PARKING SPACES PROVIDED (MAX 30% OF OVERALL SPACES)	
AT GRAB/TIMEPARK PARKING	204 SP 11%
AFTER CONSTRUCTION OF PARKING GARAGE #2	209 SP 11%
LOADING SPACES REQUIRED	3 SP
LOADING SPACES PROVIDED	3 SP
LEGEND:	
FUTURE BUILDING AREA	
EXISTING BUILDING AREA	
NEW STANDARD PARKING SPACE (9'X18')	
RESTRICTED COMPACT PARKING SPACE (6'X18')	

NOTES:

- SITE PLAN BASED ON A SURVEY PREPARED BY CIBERG LAND SURVEYING, INC. DATED 5/28/16
- CONDITIONAL USE APPROVED TO ALLOW FOR A 6' BUILDING HEIGHT.
- PER CITY OF DELRAY BEACH ZONING CODE SECTION 4.3.4(1)(4)(b)(vii) AS THE APPROXIMATE ELEMENTS SUCH AS THE APPROXIMATE ACCESS/EGRESS (I.E. APPURTENANCES AND PARAPETS) FOR SCREENING MAY EXCEED 6' IN HEIGHT.

urban design kil day STUDIOS

Urban Planning & Design
 Landscape Architecture
 Communication Graphics

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 West Palm Beach, FL 33401
 561.386.1100 FAX 561.386.1111
 www.urbandesign.com
 AIC0000008

Delray Medical Center
 Delray Beach, Florida
 Site Plan



Scale: 1" = 80'-0"

Date: 5-18-2016
 Project No.: 81-018.005
 Designed By: DB
 Drawn By: DB
 Checked By: COWW

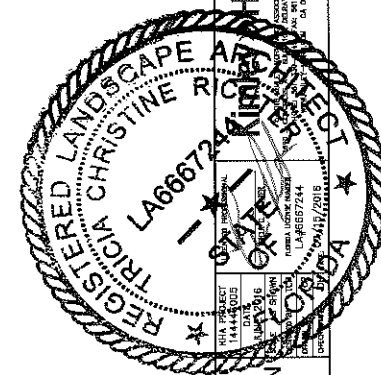
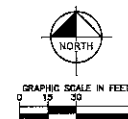
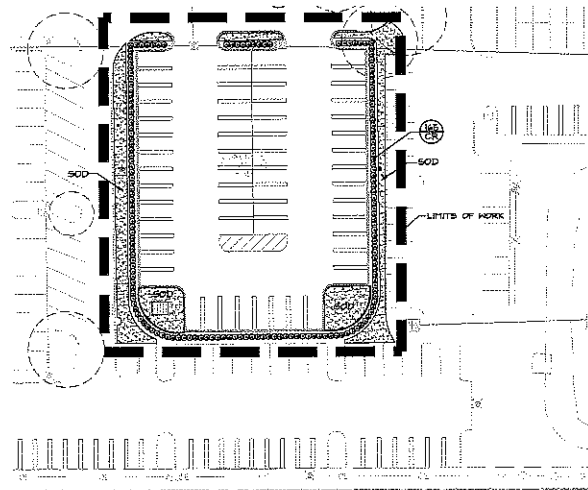
Revision Dates:

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SP-1
 of 2

City of Delray Beach
 Planning & Zoning

TREES		BOTANICAL NAME	COMMON NAME	CULT.	CAL.	SIZE	2011-07-14 17:13
ID		Bauhinia x biokiana	Hong Kong Orchid Tree	Relocated		10' H	QTY
DB		Breweria elaeagnifolia	Gumbo Limbo	B x B	4' Cal.	16' H x 7.5' DB	10
GV		Dacrydium virginianum	Southern Live Oak	B x B	4' Cal.	16' H x 7.5' DB	3
VR		Rapanea hirsuta	Royal Palm	F.G.		16' GH	8
NH		Vaccinium montgomeryana	Montgomery Palm	F.G.		16' CA	7
NR		Washingtonia robusta	Mexican Fan Palm	15 gal			5
SUCCUBS		BOTANICAL NAME	COMMON NAME	CULT.	D.G.	SIZE	QTY
AV		Adiantum acrostichum 'Variegata'	Variegated Shell Ginger	Cont.	36" D.C.	18"x18"	36
CA		Celastrus rosea	Pitch Apple	Cont.	36" D.C.	5' H	84
GF		Cardinalis fruticosa 'Auntie Lou'	Red Top Ti Plant	3 gal	24" D.C.	18" H	34
CQ		Crinum elegans 'Queen Emma'	'Queen Emma' Crinum	Cont.	Aa Shrub	36"x24"	3
CR		Chrysobalanus icaya 'Red Tip'	Red Tip Coccoloba	Cont.	36" D.C.	24"x24"	361
CV		Calceolarius variegatus	Croton	Cont.	24" D.C.	18" H	61
FG		Ficus microcarpa Green Island	Green Island Ficus	Cont.	24" D.C.	18"x18"	584
PD		Podocarpus macrophyllum 'Dwarf Pringles'	Dwarf Podocarpus	Cont.	24" D.C.	12" HT	111
SHRUB AREAS		BOTANICAL NAME	COMMON NAME	CULT.	D.G.	SIZE	QTY
TC		Thunbergia capillaris	Pink Fuchsia	Cont.	36" D.C.	18"x18"	286
GROUND COVERS		BOTANICAL NAME	COMMON NAME	CULT.	D.G.	SIZE	QTY
DB		Dioscorea kamoensis 'Blueberry'	Blueberry Flax Lily	Cont.	12" D.G.	10" H	379
ID		Isodon verticillata 'Schillingii Dwarf'	Dwarf Schillingii Daisy	3 gal	12" D.C.	10" x 10"	1,416
SOD		Stenotaphrum secundatum 'Floratam'	Floratam St. Augustine Sod	sod			27,396 sq'



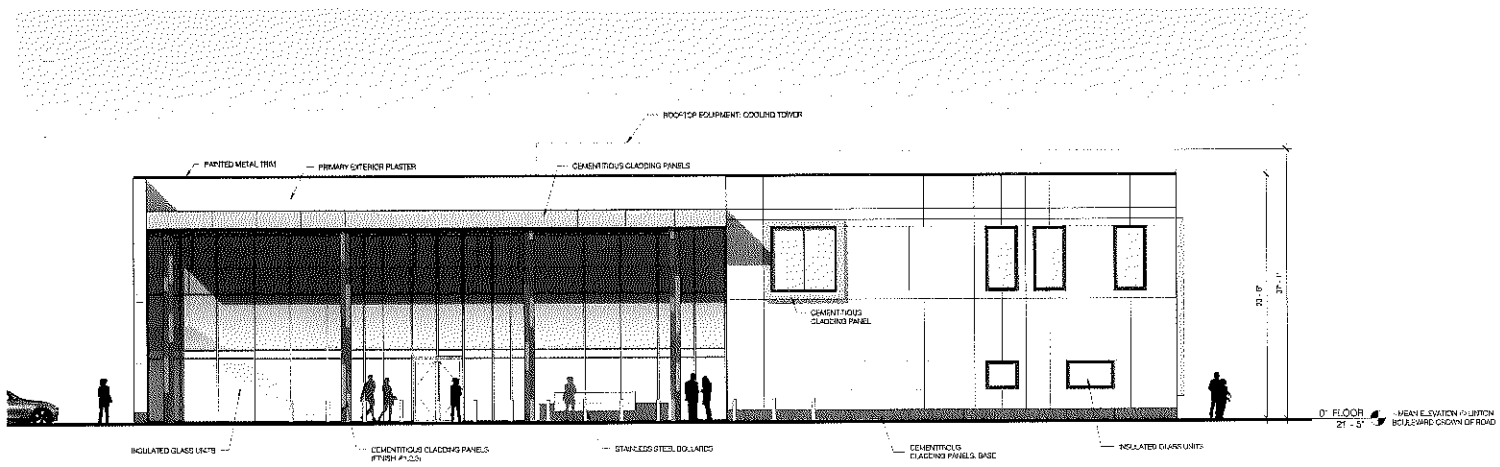
DELRAY BEACH RADIATION
THERAPY CENTER
PREPARED FOR
PROTON INTERNATIONAL/HTI
CANCER CENTERS
FLORIDA
CITY OF DELRAY BEACH

SHEET NUMBER
L1.02

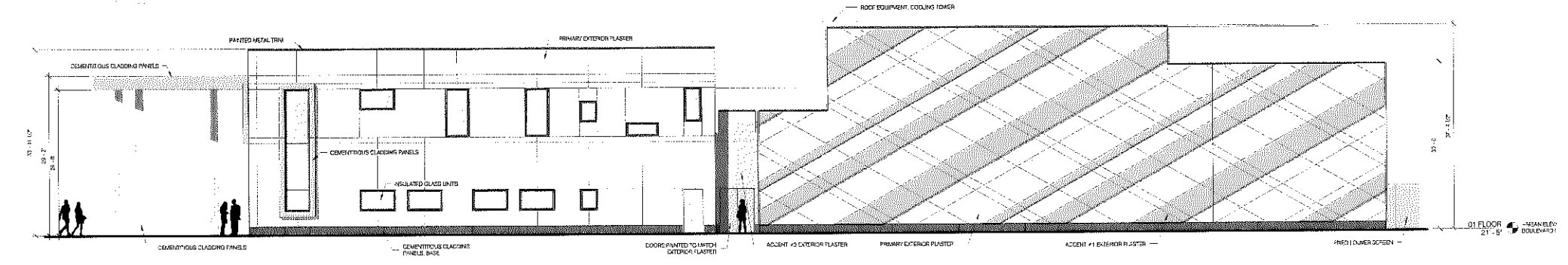
COLOR SAMPLES/FINISHES SCHEDULE

Please note type of material proposed

EXAMPLES OF MATERIALS	EXAMPLES OF MATERIALS
<p>ROOF</p> <p>(Modified Bitumen) Color: White In granular finish</p>	<p>WALLS (PRIMARY FINISH)</p> <p>(Decorative Plaster) Color: Olive Grey In sand pebble finish</p>
<p>WALL ACCENT (FINISH #1)</p> <p>(Isolux Plaster) Color: Antique Grey In pebbled finish</p>	<p>WALL ACCENT (FINISH #2)</p> <p>(Isolux Plaster) Color: Plaster Grey In pebbled finish</p>
<p>GLASS</p> <p>(Insulated Glass Unit) Color: Clear Low-E In</p>	<p>FACIA & TRIM</p> <p>(Pebble Mesh) Color: Marble In eggshell finish</p>
<p>COLUMNS & WALL (FINISH #1)</p> <p>(Decorative Cladding Panels) Color: Sahara In light sand-blended finish</p>	<p>COLUMNS & WALL (FINISH #2)</p> <p>(Decorative Cladding Panels) Color: Sunrise In light sand-blended finish</p>
<p>COLUMNS & WALL (FINISH #3)</p> <p>(Decorative Cladding Panels) Color: Terra In light sand-blended finish</p>	<p>BASE</p> <p>(Decorative Cladding Panels) Color: Ivory In light sand-blended finish</p>
<p>DOORS</p> <p>(Painted Metal & Glass) Color: To match exterior plaster In egg-glass finish</p>	<p>RAILINGS & BOLLARDS</p> <p>(Brushed Steel) Color: N/A In brushed finish</p>
<p>SCREENING</p> <p>(Fiberglass Screen) Color: Silver, painted aluminum In sand-pebble finish</p>	



WEST ELEVATION
1/8" = 1'-0"



SOUTH ELEVATION
1/8" = 1'-0"

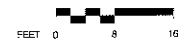
VOA
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726 12TH STREET, NW
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WASHINGTON, DC 20005
202.822.8227

DELRAY BEACH RADIATION THERAPY CENTER
5352 LINTON BLVD. | DELRAY BEACH, FL 33484

PROJECT NUMBER: 1020092.000

ELEVATIONS

07/15/2016

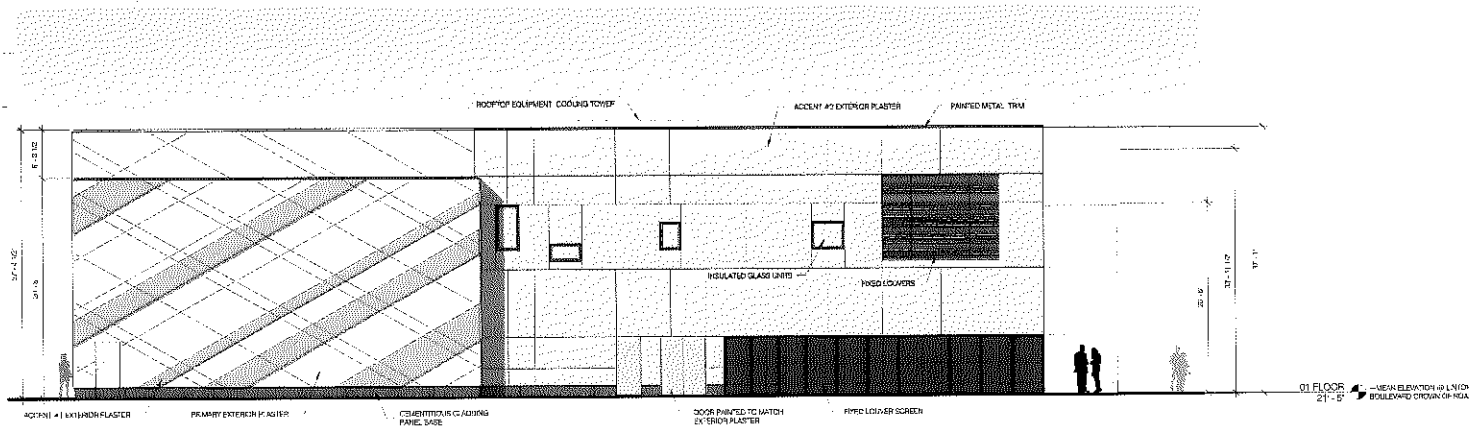


1/8" = 1'-0"

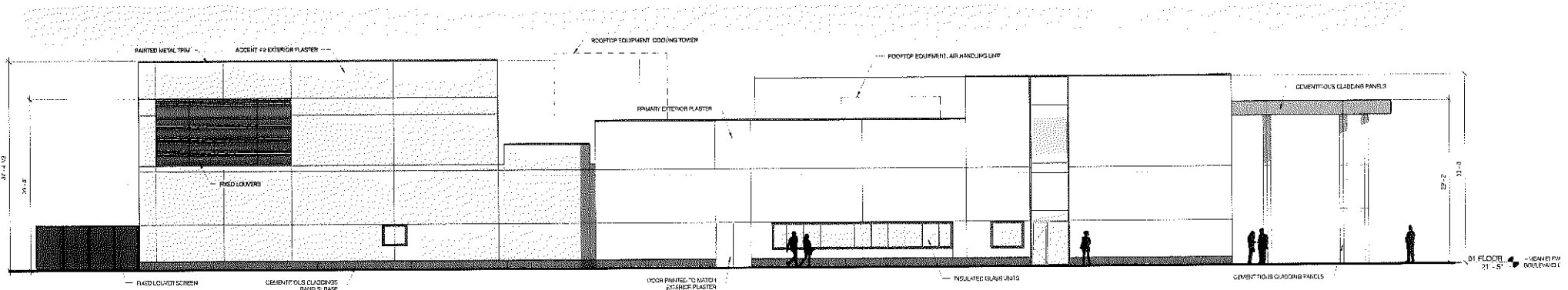
COLOR SAMPLES/FINISHES SCHEDULE

Please note type of material proposed

EXAMPLES OF MATERIALS	EXAMPLES OF MATERIALS
ROOF MONITOR EQUIPMENT Color: White In granular finish	WALLS PRIMARY FINISH (Primary Plaster) Color: Sand Gray In mixed pebble finish
WALL ACCENT (FINISH #1) (Accent Plaster) Color: Antique Gray In pebble/smooth finish	WALL ACCENT (FINISH #2) (Accent Plaster) Color: Prairie Clay In pebble/smooth finish
GLASS (Insulated Glass Units) Color: Clear Low-E In	FASCIA & TRIM (Painted Metal) Color: White In smooth finish
COLUMNS & WALL (FINISH #1) (Commercial Cladding Panels) Color: Sahara In light sand-blended finish	COLUMNS & WALL (FINISH #2) (Commercial Cladding Panels) Color: Sandstone In light sand-blended finish
COLUMNS & WALL (FINISH #2) (Commercial Cladding Panels) Color: Terra In light sand-blended finish	BASE (Commercial Cladding Panels) Color: Terra In light sand-blended finish
DOORS (Painted Metal & Glass) Color: To match exterior plaster In semi-gloss finish	RAILINGS & BOLLARDS (Brushed Steel) Color: N/A In brushed finish
SCREENING (Fiberglass Screen) Color: Silver, painted aluminum In semi-gloss finish	



2 EAST ELEVATION
1/8" = 1'-0"



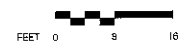
1 NORTH ELEVATION
1/8" = 1'-0"

DELRAY BEACH RADIATION THERAPY CENTER
5352 LINTON BLVD. | DELRAY BEACH, FL 33484

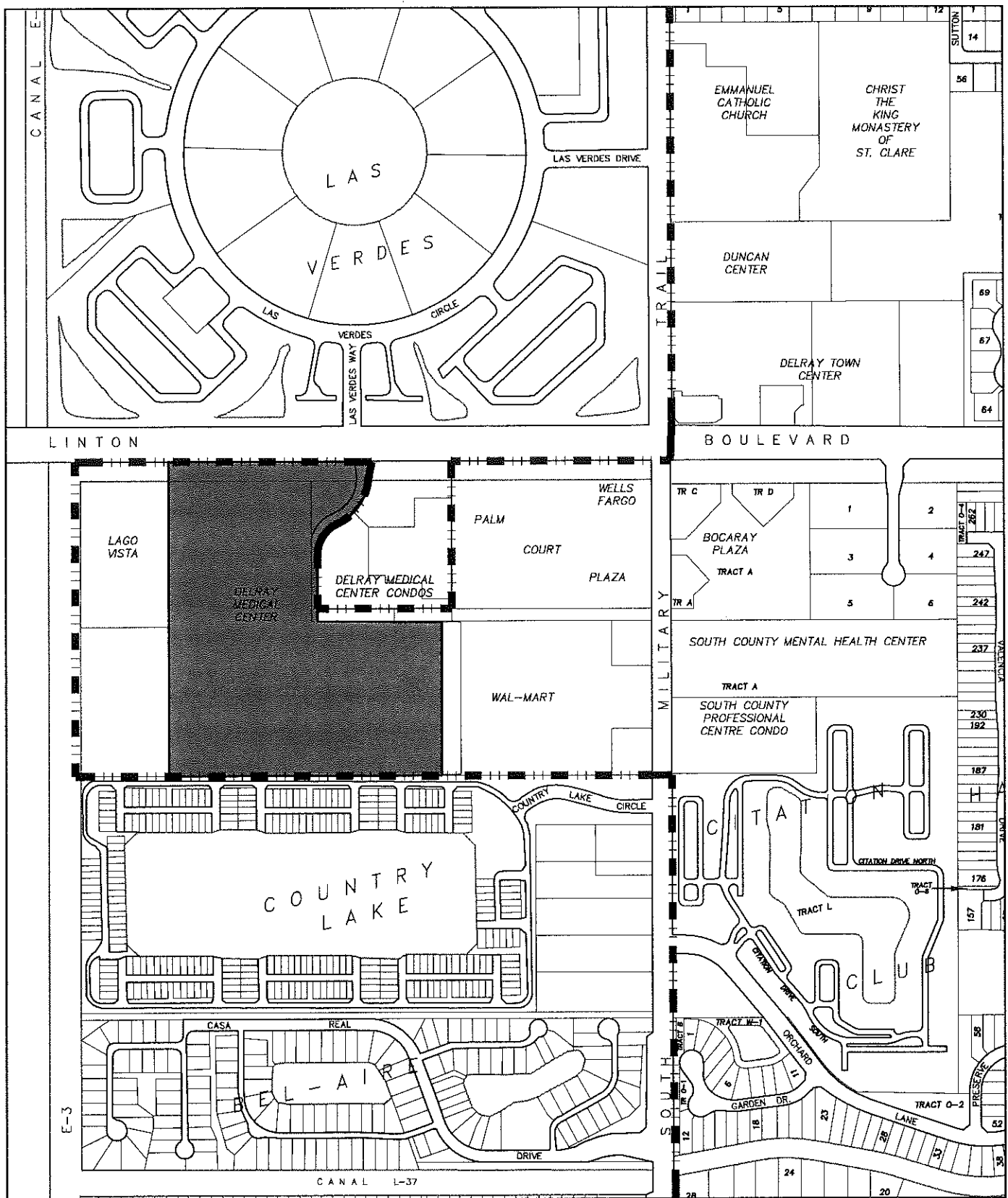
PROJECT NUMBER: 1020092.000

ELEVATIONS

07/15/2016



1/8" = 1'-0"



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 PLANNING AND ZONING
 DEPARTMENT

SUBJECT
 PROPERTY



MUNICIPAL
 BOUNDARY



DELRAY MEDICAL CENTER

LOCATION MAP