

July 18, 2016

Mr. Scott Pape  
Senior Planner  
City of Delray Beach  
Planning and Zoning Department  
100 N.W. 1st Avenue  
City of Delray Beach, FL 33444



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Urban Planning and Design  
Landscape Architecture  
Communication Graphics

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**RE: DELRAY MEDICAL CENTER  
RADIATION THERAPY FACILITY AT DELRAY MEDICAL CENTER  
CLASS IV MODIFICATION SITE PLAN APPLICATION  
UDKS REF #81-018.026**

Dear Mr. Pape:

On behalf of the applicant, Tenet Healthcare Corporation, please accept this letter as our formal request for two (2) waivers to the City of Delray Beach's (City) Land Development Regulations (development regulations) for the Radiation Therapy Center at Delray Medical Center, in association with the requested Class IV Site Plan Review. The following waivers are being requested in conjunction with the approval of the Delray Beach Radiation Therapy Center and subsequent modifications to the existing Delray Medical Center campus parking areas, more specifically the existing surface helipad area.

The applicant is requesting approval by the Site Plan and Review Appearance Board for two (2) Waivers concurrent with the Class IV Site Plan Review request. The first is to waive the requirements of Section 4.6.9(D)(4)(b) of the City's land development regulations, which requires wheelstops be provided for all parking, other than parallel parking spaces. The second is to waive the requirements of Section 4.6.16(H)(3)(i) and (k), which requires landscape islands and a minimum five foot (5') wide landscape strip with two foot (2') hedge be provided where parking tiers abut to provide for separation.

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.

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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 required 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.

The applicant is requesting the following waivers:

<b>ULDC CODE SECTION</b>	<b>REQUIRED</b>	<b>PROPOSED</b>	<b>VARIANCE</b>
4.6.16(H)(3)(i)/(k)	Provide terminal island and separation medians with hedges.	Provide no terminal islands or separation medians or hedges within the surface helipad.	0
4.6.9(D)(4)(b)	Provide wheelstops.	No wheelstops within surface helipad area.	0

### **WAIVER ANALYSIS**

The applicant provides the following justification pursuant to LDR Section 2.4.7(B)(5) – Waivers, Findings: 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;*

There will be no adverse effect on the neighboring area as a result of the approval of these waiver requests. The area affected by these waivers is not visible from neighboring areas and will allow for the facility to continue to provide the quality of service associated with a Level 1 Trauma Center. All required landscape has been relocated to other areas within the campus site to provide for enhanced landscaping throughout.

(b) *Shall not significantly diminish the provision of public facilities;*

Approval of these waiver requests will not diminish the provision of public facilities in any manner, however will allow for the Delray Medical Center to receive multiple emergency air transports, thereby reducing what could be critical minutes for saving a life.

*(c) Shall not create an unsafe situation; or*

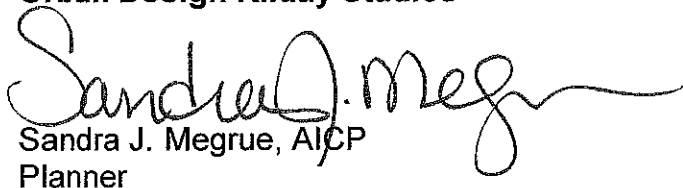
Approval of these waiver requests to allow valet parking spaces on the secondary helipad area does not create an unsafe situation. By allowing valet to utilize the area, all vehicles in the lot will be under the supervised control of the Delray Medical Center and its staff. The hospital's facilitators 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.

*(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.*

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.

We hope the plans and materials meet with your approval and that the Class IV Site Plan Review and Waiver request. Should you have any questions regarding the attached materials, or require any additional information, please let me know.

Respectfully submitted,  
**Urban Design Kilday Studios**

  
Sandra J. Megrue, AICP  
Planner

cc: Mike Cronan, Tenant Healthcare Corporation  
Peter Carbone, Proton International