



# SITE PLAN REVIEW AND APPEARANCE BOARD STAFF REPORT

DEVELOPMENT SERVICES DEPARTMENT

100 NW 1<sup>ST</sup> AVENUE, DELRAY BEACH, FLORIDA 33444

PLANNING & ZONING DIVISION: (561) 243-7040 • BUILDING DIVISION: (561) 243-7200

## SITE PLAN REVIEW AND APPEARANCE BOARD

Meeting: October 23, 2019

File No.: 2019-035-SPM-SPR-CL3

Application Type: Class III Site Plan Modification for Tzikas Medical Center

### General Data:

Agent: Albert Wadsworth

Applicant: T&G 5<sup>th</sup> Avenue

Location: Southwest corner of SE 5<sup>th</sup> Avenue and SE 6<sup>th</sup> Street

Address: 518/ 526 SE 5<sup>th</sup> Avenue

PCN: 12-43-46-21-01-003-0020

Property Size: 0.57 Acre (24,976 sf)

FLUM: General Commercial (GC)

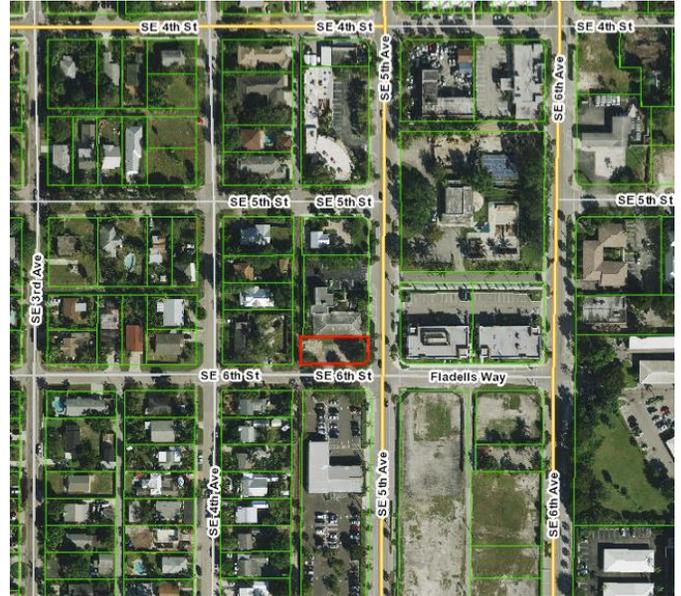
Zoning: General Commercial (GC)

### Adjacent Zoning:

- North: GC
- South: GC
- East: GC
- West: Single Family Residential (R-1-A)

Existing Land Use: Vacant/ Medical Office

Proposed Land Use: Medical Office



### Item before the Board:

Consideration of a Class III Site Plan Modification to accommodate a two-story, 5,464 sf. expansion of the existing medical office, pursuant to Land Development Regulations (LDR) Section 2.4.5 (G)(1)(c). The item includes the following:

- Site Plan Modifications
- Landscape Plan
- Architectural Elevations Changes
- Internal Adjustment from LDR Section 4.6.9(D)(2)(b) provisions of ingress and egress when parking is adjacent to an alley.
- Parking reduction request to the minimum number of required parking spaces per LDR Section 4.6.9(F)(1).

### Optional Board Motions for Action Item:

1. Move to continue with direction.
2. Move approval of the Class III Site Plan Modification (2019-035) for site plan modifications, landscape plan, architectural elevation changes, internal adjustment from LDR Section 4.6.9(D)(2)(b), and parking reduction, for **Tzikas Medical Center**, by finding that the request is consistent with the Comprehensive Plan and Land Development Regulations, (as amended, if applicable).
3. Move denial of the Class III Site Plan Modification (2019-035) ) for site plan modifications, landscape plan, architectural elevation changes, internal adjustment from LDR Section 4.6.9(D)(2)(b), and parking reduction, **Tzikas Medical Center**, by finding that the request is inconsistent with the Comprehensive Plan and does not meet the Land Development Regulations.

### Project Planner:

Debora Slaski, Planner  
[SlaskiD@mydelraybeach.com](mailto:SlaskiD@mydelraybeach.com),  
561-243-7348

### Review Dates:

SPRAB Board: October 23, 2019

### Attachments:

1. Site Plan and Survey
2. Architectural Elevations
3. Landscape Plan
4. Engineering Plans
5. Special Parking Reduction Narrative



**\*Notes:**

- A revised survey showing the existing property lines prior to the proposed dedication shall be provided prior to certification of the plans.
- A Declaration of Unity of Title is required to be recorded prior to certification of the plans.
- The proposed right-of-way dedication (alley and corner radius) shall be accepted by the City Commission and recorded prior to certification of the plans.
- A detail of the proposed refuse enclosure, identifying compliance with LDR Section 4.6.6(C)(1), is required to be provided or added to the plans prior to certification of the plans.
- The planting area separating the parking spaces adjacent to the alley and the maneuvering area located within the dead-end parking lot shall be revised to provide a planting strip of no less than five feet in width. The proposal shall be revised to comply with this requirement prior to certification of the plans.
- A letter from the Palm Beach County Traffic Division indicating that the project meets the Traffic Performance Standards of Palm Beach County is required prior to certification.

*\*If the request is approved, the items listed under the Notes section must be addressed as applicable.*

**Background:**

The subject property consists of 0.43 acres (Lots 2, 3, 4, Block 3, Osceola Park) within the General Commercial (GC) zoning district. At its meeting of April, 14, 2010, The Site Plan Review and Appearance Board (SPRAB) approved a Class III Site Plan Modification (File No. 2010-094-SPM-SRB-CL3) to convert a vacant, 5,336 square feet office building into the Tzikas Medical Center (located at 526 SE 5th Avenue). As part of the site plan modification approval, the development received an adjustment in the required number of parking spaces from 27 spaces to 18, based on a special documentation submitted which identified the function of the office and its parking demand.

At its meeting of February 27, 2017, the Planning and Zoning Board reviewed, and recommended approval of a Conditional Use request to expand the existing facility and add a continuing care use (conditional use). The applicant withdrew the request prior to final consideration by the City Commission. The submitted "Description of Proposed Use" indicated that the first floor would provide a new waiting area, storage, and offices. The second floor would contain operating rooms. The third floor would contain four continuing care suites that allow patients to recuperate on site under medical supervision. The medical office uses would provide services from 7:30am to 5:00pm, with the continuing care rooms providing services up to 24 hours, every day of the week.

**Project Description:**

The current request is to expand the existing facility and add additional parking spaces. The lot to the south (Lot 5 Block 3) of the existing office has been incorporated into the development and increases the site size from 0.43 to 0.57 acres. The project consists of a two-story 5,464 square foot addition resulting in a total of 10,783 square feet dedicated for the use of a medical office. Associated site improvements include a total of 32 parking spaces; 28 parking spaces on-site and 4 on-street parallel parking spaces. The existing parking lot to the north will be redesigned as a dead-end parking lot with 14 spaces. A total of 14 additional spaces are proposed adjacent to the alley. An Internal Adjustment from LDR Section 4.6.9(D)(2)(b) provisions of ingress and egress when parking is adjacent to an alley, was submitted as 7 parking spaces adjacent to the alley provide a combined total depth of 40 ft. (parking space and alley depth) where 42 ft. is required. The proposal also includes a parking reduction request to the minimum number of required parking spaces, per LDR Section 4.6.9(F)(1). The proposal is required to provide 27 additional parking spaces for a 5,464 sf. building expansion and 14 new spaces are proposed (a total deficiency of 13 spaces to the minimum number of required spaces for medical offices).

The building addition is a contemporary style design and is proposed to match the existing one-story building. The elevations design consists of white smooth stucco walls, white aluminum windows and doors, flat roofs with parapets, and stacked stone wall accents in selected areas. Landscaping is proposed to meet the LDR requirements and to improve the site open space and surrounding areas.



**Site Plan Analysis:**

The following items identified in the Land Development Regulations shall specifically be addressed by the Site Plan Review and Appearance Board (SPRAB) for final action on the site and development applications/requests, as presented.

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

The following table demonstrates compliance with LDR Section 4.3.4(K) and Section 4.4.9 as it pertains to the GC Zoning District:

	Required	Provided
<b>Minimum Lot Size</b>	0	0.57 acres
<b>Minimum Lot Width</b>	0'	178.51'
<b>Minimum Lot Depth</b>	0'	123.50'
<b>Minimum Lot Frontage</b>	0'	178.51'
<b>Setbacks*:</b>		
Front (SE 5 <sup>th</sup> Avenue)	10'	10'-6"
Side Street (SE 6 <sup>th</sup> Street)	10'	10'
Side Interior (North)	10'	59'-5"
Rear (West)	10'	11'7"
<b>Maximum Building Height</b>	48'	37.02'
<b>Open Space (Min)</b>	25%	29%
<b>FAR (Max)</b>	3.0	0.43

**Parking Requirements:** Pursuant to LDR Section 4.6.9(C)(4)(c) Number of Spaces Required for Office Uses, the minimum number of required parking spaces for Medical Offices is 5 per 1,000 sf. of gross floor area. The existing 5,336 square feet of medical office is approved with 18 spaces per the original Class III Site Plan Modification approval which includes the grant of a parking reduction request (file no. 2010-094). The proposed 5,464 sf. addition is required to provide a minimum of 27 additional parking spaces (5,464 sf x 5 /1,000 = 27 spaces). Thus, a total of 45 parking spaces is required (18 + 27 = 45). The applicant has submitted a parking reduction request to comply with the requirement as a total of 32 parking spaces are provided; 28 parking spaces on-site and 4 on-street parallel parking spaces (a total deficiency of 13 spaces to the minimum number of required spaces for medical offices).

Per LDR Section 4.6.9(F)(1), Special Provisions; Reduction Allowed, upon receipt and acceptance of special documentation, it is conclusively demonstrated that a reduced number of parking spaces will accommodate a specific use, the body which acts on the attendant site plan may reduce the parking requirements accordingly. The following was obtained from the special documentation provided by the applicant (the entire document is included as an attachment):

*"The total number of staff members for the existing and proposed 2-story addition to the Tzikas Medical Center has been determined to be 12 staff members. However, please note that not all 12 staff members will be working on the same days.*

*The peak demand for staff members on site occurs on Mondays and Wednesdays where the demand is 8 staff members. This demand is compared to a slightly lower demand of 6 or fewer staff members on Tuesdays and Thursdays.*

*Based on patient load data from 2018, the anticipated maximum patient load occurring on Mondays and Wednesdays has been determined to be 19 patients on site at any one time. Also based on patient load data from 2018, the anticipated maximum patient load occurring on Tuesdays and Thursdays has been determined to be 13 patients on site at any one time.*

*Therefore, the anticipated maximum parking demand for the existing and proposed 2-story addition to the Tzikas Medical Center based on staffing needs and patient load data provided above:*

*Total of 27 spaces required (8 staff members & 19 patients on peak days of Mondays and Wednesdays) with 32 spaces provided. This parking space demand leaves a surplus of 5 spaces during peak demand on Mondays & Wednesdays and a surplus of 13 spaces during low demand on Tuesdays and Thursdays. See sheet SP-1 for*



*parking layout reflecting 32 parking spaces.”*

Approval of the proposal would include acceptance by the Site Plan Review and Appearance Board that the justification provided by the applicant demonstrated that the reduced number of parking spaces from 45 spaces required to 32 spaces provided will accommodate the parking needs of the proposed 5,464 sf. addition.

**Parking Design Standards:**

Pursuant to LDR Section 4.6.9(D)(2) Provisions for ingress and egress, parking adjacent to an alley is allowed when the parking space and alley have a combined minimum depth of 42 feet and a minimum width of 10 feet and the location of parked vehicles does not impair sight distance of pedestrians or vehicles utilizing the alley. The proposal includes 14 parking spaces adjacent to the alley. A total of 7 spaces meet this requirement by providing a total width of 42 feet and a parking space depth of 10 ft. However, due to the location of the existing building, the 7 remaining spaces were designed as compact parking spaces (9 ft wide x 16 ft deep) and provide a total width of 40 ft. measured from the front of the parking space to the west side of the 20 ft. alley, where 42 ft. is required.

An internal adjustment to this requirement was provided by the applicant, in accordance with LDR Section 2.4.7(C). The procedures of an internal adjustment state that, a request for adjustment shall be considered concurrently with the development application with which it is associated. If a request is made after review by an advisory body has been completed, the request must first be reviewed by that body prior to action by the approving body. Conditions are not appropriate to the granting of an adjustment because the basis for granting the adjustment is that it provides a superior product than if the project were to comply with the letter of the regulations. The following was obtained from the request provided by the applicant (the entire document is included as an attachment):

*As depicted on sheet SP-1, the alley and alley compact space combined depth is 40'-0". This condition applies to (7), alley compact spaces that are shown at 9'-0"x 16'-0". The applicant has specifically selected this area for the 2'-0" depth reduction as it is centrally located and does not impair sight distances of pedestrians and/ or vehicles. Granting this request will not diminish the practical application of LDR Section 4.6.9(D)(2)(b) and will result in a superior development for the surrounding community.*

Approval of the proposal would include acceptance by the Site Plan Review and Appearance Board that the internal adjustment relief requested by the applicant is constitutes a superior product than if the project were to comply with the letter of the regulations.

**Compact Parking Spaces:**

Per LDR Section 4.6.9(C)(1) and (D)(7)(c), up to 30% of the required parking for any use may be designated for compact cars. Compact car parking areas shall have "compact car only" painted on the required wheel stops. The proposal consists of a total of 8 compact parking spaces or 25% of the proposed 32 spaces. Thus, this requirement is met.

**Maneuvering Area:**

Per LDR Section 4.6.9(D)(4)(c), dead-end parking bays are discouraged, but when site conditions dictate that there be dead-end parking bays, they shall be designed so that there is a 24 ft. wide by six feet deep maneuvering area at the end of the bay. This maneuvering area shall not encroach upon required landscape areas. The proposed two-way parking lot on the north side of the proposed was redesigned as a dead-end parking lot. A maneuvering area of 24 ft wide by 6 ft. deep is proposed. Thus, this requirement is met.

**Location of Parking Spaces/ On-Street Parking:**

Per LDR Section 4.6.9(E)(2), where adequate right-of-way exists, construction of additional on-street parking spaces directly and wholly abutting the lot, or parcel, may be counted towards the off-street parking requirement of the lot or parcel it is intended to serve, provided that it complies with subsection (a) through (c). One parking space credit shall be given for each additional full space constructed abutting a lot or parcel. The proposal includes four 22 ft wide by 9 ft. deep on-street parallel parking spaces adjacent to SE 6<sup>th</sup> Street. The proposed adjacent right-of-way has not been previously utilized for parking. The proposed designed of the parallel spaces is in accordance with the City's standards (a minimum of 22 ft. wide by 8 ft. deep is required) and, the spaces are proposed to be constructed by the applicant for access to the general public without restrictions. Thus, the proposal is allowed to include the proposed four on-street parking spaces as part of the overall parking requirement for the proposed development.

**Bicycle Parking**

LDR Section 4.6.9(C)(1)(c) and Transportation Element Policy D-2.2 of the Comprehensive Plan recommend that a bicycle parking



facility be provided. One bike rack accommodating up to three bikes is proposed to the west of the office main entrance and a second bike rack for up to three bikes is proposed adjacent to the secondary entrance door facing NE 6<sup>th</sup> Street.

**Refuse Enclosure**

Pursuant to LDR Section 4.6.6(C)(1), dumpsters, recycling containers and similar service areas must be enclosed on three (3) sides with vision obscuring gates on the fourth side, unless such areas are not visible from any adjacent public right-of-way. The dumpster enclosure is located in the rear of the building, with pick up access from the alley. A 6 ft. 8 in. screen fence is proposed to enclose the refuse area. A gate is proposed on the fourth side to enclose the refuse area. A detail of the proposed enclosure identifying compliance with this requirement is required to be provided or added to the plans prior to certification of the plans. This requirement is listed in the notes section of this report.

**Lighting**

Pursuant to LDR Section 4.6.8, on-site lighting must be provided and be consistent with the minimum and maximum foot candle illumination level requirements. The details provided indicate that wall mounted light fixtures and 20 ft. high light poles will be installed. The proposed fixtures shall be sharp cutoff luminaries, shall confine the light to the site only. The chart below demonstrates compliance with the minimum acceptable standards for lighting of building entrance parking lot, and accent pathway pursuant to LDR Section 4.6.8(B)(3)(c):

Photometric Plan	Requirements		Proposed	
	Minimum (fc)	Maximum (fc)	Minimum (fc)	Maximum (fc)
Building Entrances	1.0	10.0	1.1	2.4
Parking Lot	1.0	12	1.1	12

**Dedication:**

Per LDR Section 5.3.1(D)(2), the required right-of-way width for alleys is 20'. The subject development abuts an alley to the west. An alley dedication of 4 ft. is required for Lot 5 as the subject lot right-of-way width abutting the alley is 16 ft. This outstanding requirement is listed under the notes section of this report to be addressed prior to certification of the plans. In addition, the survey provided needs to be adjusted to depict the existing lot lines prior to the required dedication.

**Infrastructure and Public Property:**

Per LDR Section 6.1.2(C)(2)(e), property lines adjacent to local streets shall include 25 ft. radii. The subject property is required to provide a right-of-way dedication on the southeast corner to comply with this requirement as SE 6<sup>th</sup> Street is designated as a local street and the existing radius on the corner is 15 ft. This outstanding requirement is listed under the notes section of this report to be addressed prior to certification of the plans.

**Landscape Analysis:**

Pursuant to LDR section 4.6.16(C)(1)(a), prior to the issuance of a building permit for a structure or a paving permit, compliance with the requirements of Section 4.6.16 shall be assured through the review and approval of a landscape plan submitted pursuant to Section 2.4.3(C). The subject proposal is required to comply with the landscape standards. A proposed landscape plan has been submitted and evaluated by the Senior Landscape Planner and found to be in compliance.

The proposed plan provides perimeter and building foundation landscaping. The proposed landscaping consists of a variety of trees, shrubs, and ground covers including but not limited to: Gumbo Limbo trees, Silver Buttonwood trees, Slash Pine, Paradise tree, Southern Live Oak trees, Christmas Palm, Cabbage Palm, Triple Thatch Palm, Triple Montgomery Palm, Alexander Palm, Sabal Palm, Cocoplum, Clusia, Flax Lily, Super Fireball, Maki.

**Mitigation Plan:**

The following existing trees are proposed to be relocated on site: 6 Sabal Palm trees, 4 Gumbo Limbo trees, 2 Live Oak trees, 1 Montgomery Palm 'Triple' and 2 Slash Pine trees. These trees are proposed to be installed throughout the property to supplement the existing trees on site and the new ones. The report with further information on tree conditions and action is included on Landscape Plan sheet L-2.



**Landscape Barrier Between Vehicular Use:**

LDR Section 4.6.16(H)(3)(d) a landscaped barrier shall be provided between the off-street parking area or other vehicular use area and abutting properties. The landscape barrier may be two feet at the time of planting and achieve and be maintained at not less than three nor greater than six feet in height to form a continuous screen between the off-street parking area or vehicular use area and such abutting property. This landscape barrier shall be located between the common lot line and the off-street parking area or other vehicular use area in a planting strip of not less than five feet in width that is free of any vehicular encroachment, including car overhang. The planting area separating the parking spaces adjacent to the alley and the maneuvering area located within the dead-end parking lot measures 5ft from the face of the curb; per this requirement, the planting strip shall be no less than five feet in width. The proposal shall be revised to comply with this requirement prior to certification of the plans; if additional width is needed, the proposal allows for the conversion of one additional standard parking space to compact(8, or 25%, of a total of 32 spaces are currently proposed as compact and a maximum of 9 ,or 30%, compact spaces are allowed).

**Architectural Elevation Analysis:**

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

1. The plan or the proposed structure is in conformity with good taste; good design, and in general contributes to the image of the City as a place of beauty, spaciousness, harmony, taste, fitness, broad vistas, and high quality.
2. The proposed structure, or project, is in its exterior design and appearance of quality such as not to cause the nature of the local environment or evolving environment to materially depreciate in appearance and value.
3. The proposed structure, or project, is in harmony with the proposed developments in the general area, with the Comprehensive Plan, and with the supplemental criteria which may be set forth for the Board from time to time.

The building addition is a contemporary style design and is proposed to match the existing one-story building. The elevations design consists of white color, smooth stucco finish walls, white aluminum windows and doors, flat roofs with parapets, and stacked stone wall accents in selected areas. The blank wall facing the east elevation (visible from SE 5<sup>th</sup> Avenue) is where the wall sign is anticipated to be located. Please note, a separate application is required for the approval of signs.

**Required Findings:**

Pursuant to LDR Section 2.4.5(G)(1)(c), Class III Site Plan Modification, a modification to a site plan which represents either a change in intensity of use, or which affects the spatial relationship among improvements on the land, requires partial review of Performance Standards found in LDR Sections 3.1.1, and 3.2.3, as well as required findings of LDR Section 2.4.5(G)(5).

**Pursuant to LDR Section 2.4.5(G)(5), a finding that the proposed changes do not significantly affect the originally approved plan must be made concurrent with approval of a Class III modification.**

The development proposal involves the expansion of an existing 5,319 sf. medical facility. The expansion includes a two-story 5,464 sf. building increase, which is approximately a 52% increase in the existing square footage. The proposed addition is located on the adjacent property to the south. Improvements to the existing development include redesign of the parking lot on the west side to accommodate the parking spaces adjacent to the alley. A special documentation requesting the grant of a reduction was granted in the original building use conversion approval and is being requested once again with the same intent and analysis justification.

**Pursuant to LDR Section 3.1.1 (Required Findings), prior to the approval of development applications, certain findings must be made in a form which is part of the official record. This may be achieved through information on the application, 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 (B) - FUTURE LAND USE MAP:** The use or structures must be allowed in the zoning district and the zoning district must be consistent with the land use designation).

The subject property has a Future Land Use Map (FLUM) designation of General Commercial (GC) and a zoning designation of



General Commercial (GC). The GC zoning district is consistent with the FLUM designation of GC. The current FLUM designation and zoning are supported in the Osceola Park Redevelopment Plan. Medical offices are allowed by right in the GC zoning district.

**Section 3.1.1(B) - CONCURRENCY:** Facilities which are provided by, or through, the City shall be provided to new development concurrent with issuance of a Certificate of Occupancy. These facilities shall be provided pursuant to levels of service established within the Comprehensive Plan.

Refer to Appendix A, as it relates to water, sewer, streets and traffic, parks and recreation, and solid waste.

**Section 3.1.1(C) - CONSISTENCY:** Compliance with performance standards set forth in Chapter 3 and required findings in Section 2.4.5(F)(5) for the request shall be the basis upon which a finding of overall consistency is to be made. Other objectives and policies found in the adopted Comprehensive Plan may be used in making a finding of overall consistency. A review of the objectives and policies of the adopted Comprehensive Plan was conducted, and the following applicable objective was found.”

**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.

There are no unique conditions in terms of soil, topography or physical considerations to the land that would be negatively impacted by its development. The proposed development of the subject property consists of an addition to an existing, structure and site improvements. The proposed use is compatible with the surrounding office sites to the north and east and the vehicle sales/commercial use to the south. The subject office site is separated from the adjacent residential uses to the west by an alley, which serves as a physical buffer between the residential properties and commercial site.

**Transportation Element Policy D-2.2:** Bicycle parking facilities shall be required on all new development and redevelopment.

The proposed project has provided racks to accommodate six bicycle parking spaces for the medical center.

**Section 3.1.1(D) - COMPLIANCE WITH THE LAND DEVELOPMENT REGULATIONS (LDRs):** Items identified in the Land Development Regulations shall specifically be addressed by the body taking final action on the site and development application/request.

Refer to the Analysis sections of this report, regarding compliance with the LDRs.

**Review by Others:**

The development proposal is not require review by the Community Redevelopment Agency (CRA), and is not located within the Downtown Development Authority (DDA), Pineapple Grove Main Street (PGMS), or West Atlantic Redevelopment Coalition (WARC) areas.

**Courtesy Notices:**

Courtesy notices have been provided as there is not a provided to the following homeowner's associations and/or civic group:

- Osceola Park
- Barton Apartments

Any correspondence received prior to the meeting date will be presented to the Board.



**APPENDIX "A" - STANDARDS FOR SITE PLAN ACTIONS Sec. 3.2.3 (A) through (J):**

- 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
  - 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
  - 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
  - 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
  - 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
  - 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
  - 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
  - Meets intent of standard
  - Does not meet intent
  
- 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
  - Meets intent of standard



Does not meet intent

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
- Meets intent of standard
- Does not meet intent

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
- Meets intent of standard
- Does not meet intent

**Appendix "B" Concurrency:**

**Pursuant to LDR 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 services are being provided via a connection to the existing services within the existing building.
- Sewer services are provided via a connection to an existing 8" sewer main located within the alley.

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:

A traffic study has been submitted that indicates that the proposed 10,783 sq. ft. medical office will generate 202 new net daily trips, 13 new net AM peak hour trips and 13 new net PM peak hour trips. A letter from the Palm Beach County Traffic Division indicating that the project meets the Traffic Performance Standards of Palm Beach County is required prior to certification.

Parks and Recreation Facilities:

Park dedication requirements do not apply for non-residential uses. Thus, the proposed development will not have any impact with respect to this standard.

Solid Waste:

Existing Medical Office: 5,319 sq. ft. x 4.6 lbs. = 24,467 lbs. /2,000 = 12.23 tons per year  
Proposed Expansion: 10,783 sq. ft. (5,319 + 5,464) sq. ft. total x 4.6 lbs. = 49,601 lbs. /2,000 = 24.80 tons per year

The proposed development will generate an increase of 12.57 tons of solid waste per year. The Solid Waste Authority has indicated that its facilities have sufficient capacity to accommodate all development proposals until 2047.

Drainage:

Drainage will be accommodated on site via an existing retention area and new and existing exfiltration trenches.