



Planning, Zoning and Building Department

BOARD ACTION REPORT – APPEALABLE ITEM

Project Name: MD Now Urgent Care

Project Location: 14701 S. Military Trail

Request: Class I Site Plan Modification

Board: Site Plan Review and Appearance Board

Meeting Date: March 22, 2017

Board Action:

Class I Site Plan Modification

Approved 5-0 (Shannon Dawson & Linda Purdo absent)

Architectural Elevation Changes

Approved 5-0 (Shannon Dawson & Linda Purdo absent)

Project Description:

The northwest corner at West Atlantic Avenue and South Military Trail consists of multiple parcels associated with the 30.3 acre Marketplace of Delray Shopping Center. The subject parcel is one of eight outparcels located within the shopping center. It consists of 0.84 acres and contains an existing 5,681 sq. ft. one-story building which was constructed in 1982 as a restaurant. It was most recently the home of the “Friendly’s” restaurant. The existing building is currently vacant.

The proposed Class I Site Plan modification is associated with exterior renovations, and relocation of a handicapped parking space to accommodate *MD Now Urgent Care*, a medical office. The existing handicapped parking space located at the westernmost area of the parking lot will be relocated to the south parking tier that faces the main building entrance.

The proposed upgrades to the east, south and west elevations include the replacement and introduction of new windows and openings, addition of new awnings, removal of the tower feature, and change in the main entrance façade composition and colors. On the south façade facing Atlantic Avenue, a new storefront elevation will be introduced. All the elevations will receive a fresh coat of paint to match the existing colors, which are light cream walls with tan and white color accents. A new Terra Cotta S-tile roof is proposed.

Board Comments:

The Board approved the proposal with the condition that the transformer and condensing units located at the rear of the site be screened by hedging.

Public Comments:

No public input

Associated Actions:

No actions

Next Action:

The SPRAB action is final unless appealed by the City Commission.

SITE PLAN REVIEW AND APPEARANCE BOARD

CITY OF DELRAY BEACH

---STAFF REPORT---

MEETING DATE: March 22, 2017

ITEM: **MD Now Urgent Care (File 2017-098):** Class I Site Plan Modification associated with architectural elevation changes requesting modifications to the existing building facades and relocation of a handicapped parking space.

RECOMMENDATION: Approval of a Class I Site Plan Modification.

GENERAL DATA:

Applicant..... Courtenay Yergens

Owner/Agent..... Ramco-Gershenson Properties LP

Location..... 14701 S. Military Trail – West of northwest corner of W. Atlantic Avenue and S. Military Trail

Property Size..... 0.84 acres

Future Land Use Map.... General Commercial (GC)

Current Zoning..... PC (Planned Commercial)

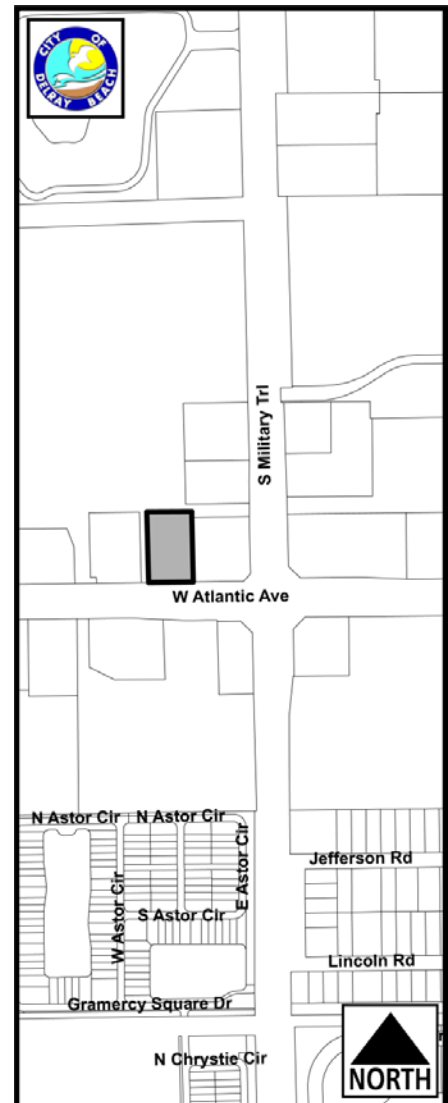
Adjacent Zoning.....North: PC
East: PC
South: PC
West: Unincorporated Palm Beach County

Existing Land Use..... Restaurant

Proposed Land Use..... Medical Office

Water Service..... Available on site.

Sewer Service..... Available on site.



ITEM BEFORE THE BOARD

The item before the Board is approval of architectural elevation changes associated with a Class I Site Plan Modification for **MD Now Urgent Care**, pursuant to Land Development Regulations (LDR) Section 2.4.5(G)(1)(a). The subject property is located on the northwest corner of West Atlantic Avenue and South Military Trail.

BACKGROUND & PROJECT DESCRIPTION

The northwest corner at West Atlantic Avenue and South Military Trail consists of multiple parcels associated with the 30.3 acre Marketplace of Delray Shopping Center. The subject parcel is one of eight outparcels located within the shopping center. It consists of 0.84 acres and contains an existing 5,681 sq. ft. one-story building which was constructed in 1982 as a restaurant. It was most recently the home of the "Friendly's" restaurant. The existing building is currently vacant. Other uses within the shopping plaza include, but are not limited to, a Winn-Dixie grocery store, retail stores, restaurants, a gas station and convenience store, and several banks. In 2007, the Four Corners Overlay District was created which included the entire site.

The overall site was developed in unincorporated Palm Beach County and annexed into the City on December 14, 2010. At that time, the City Commission also approved a Future Land Use Map designation of GC (General Commercial) and zoning map designation of PC (Planned Commercial). On July 16, 2012, the Planning and Zoning Board approved a Master Development Plan for the Marketplace of Delray Shopping Center associated with demolition of an existing gas station and construction of a Pollo Tropical fast food restaurant on an existing outparcel.

On August 28, 2013 the SPRAB approved a Class III site plan modification for Atlantic Dental Care associated with interior and exterior renovations, parking lot and landscaping improvements to accommodate a dental office on an existing outparcel. On January 27, 2016 the SPRAB approved a Class III site plan modification for Fire and Wood associated with interior and exterior renovations, parking lot and landscaping improvements to accommodate a restaurant on an existing outparcel.

At this meeting of January 25, 2017, the SPRAB approved a Class I Site Plan modification for exterior renovations and parking lot improvements to accommodate a new tenant. This application has been withdrawn by the applicant.

Now before the Board for consideration is a Class I Site Plan modification for exterior renovations and parking lot improvements to accommodate a new tenant, which will replace the previous approval granted by the SPRAB on January 25, 2017.

SITE PLAN ANALYSIS

LDR Chapter 4.6 Supplementary District Regulations:

Vehicle Parking:

The proposed site plan modifications include the relocation of a handicapped parking space to provide a more accessible location to the building entrance. The existing handicap space located at the westernmost area of the parking lot will be relocated to the south parking tier that faces the main building entrance. Thus, the proposed parking lot reconfiguration meets current

regulations. However, one standard space will be eliminated to accommodate the relocated handicapped space. According to LDR Section 4.6.9(C)(3)(e), shopping centers are required to provide 4 spaces per 1,000 sq. ft. of gross leasable floor area, irrespective of uses, for up to 400,000 sq. ft. The Marketplace of Delray shopping center has a total of 240,789 sq. ft. of leasable floor area, thus 963 spaces are required and 1,284 spaces have been provided. Therefore, the loss of a parking space due to the relocation of a handicap parking space will not create a shortage of parking spaces.

ARCHITECTURAL ELEVATIONS 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 proposed upgrades to the east, south and west elevations include the replacement and introduction of new windows and openings, addition of new awnings, removal of the tower feature, and change in the main entrance façade composition and colors. On the south façade facing Atlantic Avenue, a new storefront elevation will be introduced. The proposed storefront will have new windows and a double door entryway. The existing non-structural columns and gabled metal roof will be removed and replaced with a flat roof. A 14'-6" wide metal overhang is proposed above the main entrance along with two red awnings above the proposed window openings. On the west elevation, the existing tower feature will be removed, and a new service door will be constructed. Additionally, along the east façade, the existing non-structural columns are proposed to be removed and new horizontal windows will be installed.

Red fabric standard style awnings are proposed to be installed above windows, and a beige fabric standard style awning is proposed above the service door. The awnings will be cantilevered and project approximately 3' feet from the building. The existing decorative elements will be removed from all facades. New windows and doors will be impact rated transparent glaze. New light sconces attached to the facade are proposed along the building entrance. A photometric plan was submitted to demonstrate compliance with the minimum acceptable standards for lighting of building entrance pursuant to LDR Section 4.6.8(B)(3)(c).

All the elevations will receive a fresh coat of paint to match the existing colors, which are light cream walls with tan and white color accents. A new Terra Cotta S-tile roof is proposed. The proposed changes to the architectural elevations will be compatible and harmonious with the surrounding properties. Based upon the above, positive findings can be made with regard to the criteria listed in LDR Section 4.6.18(E).

ALTERNATIVE ACTIONS

- A. Continue with direction.
- B. Move approval of the request for a Class I site plan modification for elevation changes for **MD Now Urgent Care** 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 4.6.18(E) of the Land Development Regulations.
- C. Move denial of the request for a Class I site plan modification, for elevation changes for **MD Now Urgent Care** 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 Section 4.6.18(E) of the Land Development Regulations.

STAFF RECOMMENDATION

By Separate Motions:

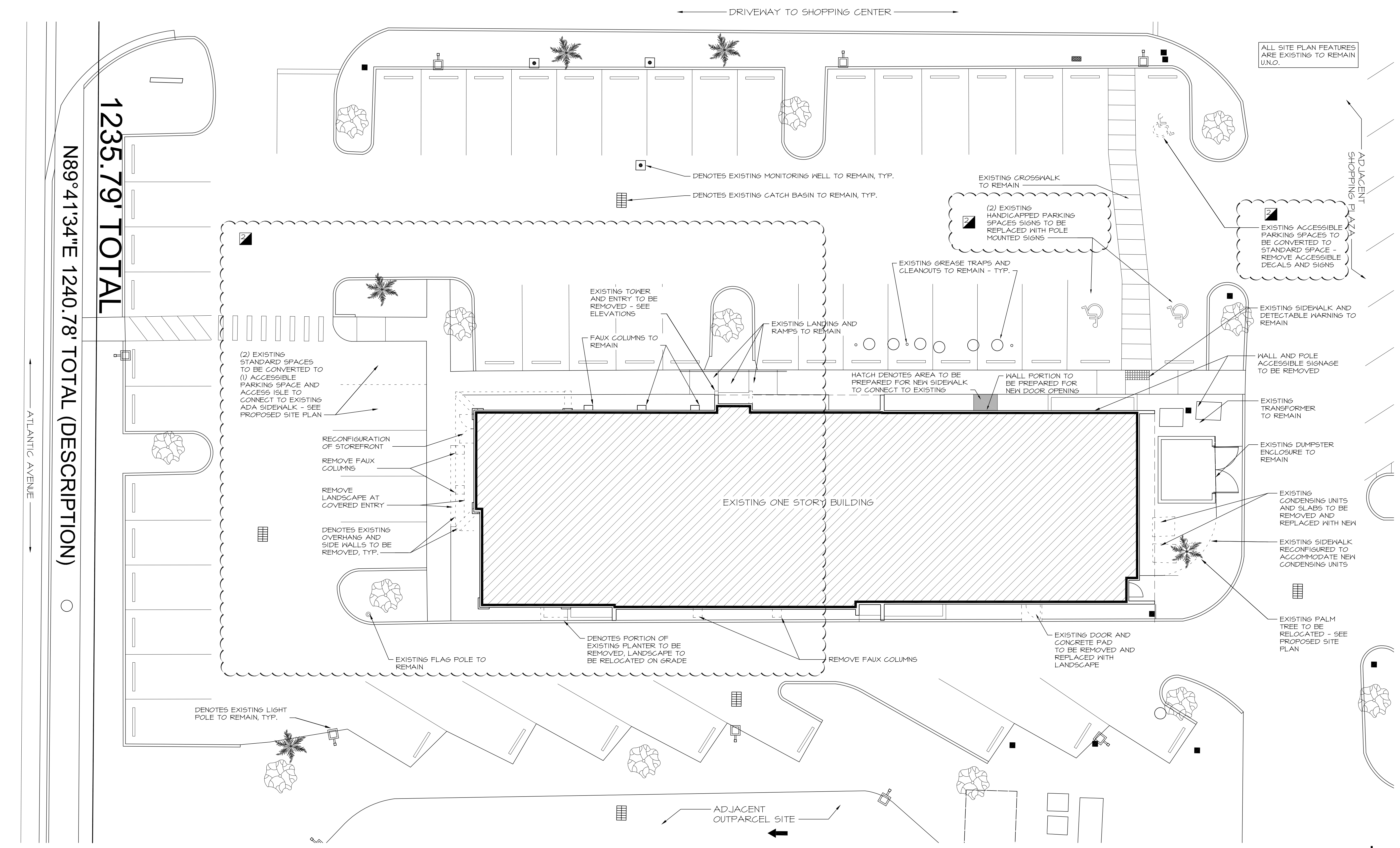
Site Plan:

Move **approval** of the Class I Site Plan Modification for **MD Now Urgent Care (File 2017-098)**, by adopting the findings of fact and law contained in the staff report, and finding that the request is consistent with and meets criteria set forth in LDR Sections 2.4.5(F)(5) and 3.1.1 (Required Findings).

Architectural Elevations:

Move **approval** of the Architectural Elevations for **MD Now Urgent Care (File 2017-098)**, 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 4.6.18(E) of the Land Development Regulations.

Prepared by: Debora Slaski, Assistant Planner
Attachments: Site Plan and Architectural Elevations.



SITE DEMOLITION PLAN
1"=10'-0"

SITE PLAN DEMOLITION LEGEND:

- EXISTING DOOR TO BE REMOVED
- EXISTING DOOR TO REMAIN

SITE PLAN DEMOLITION NOTES:

- THE DESIGN OF THE NEW SIDEWALK, INCLUDING THE CONNECTION TO THE PUBLIC WAY, SHALL BE INSTALLED IN COMPLIANCE WITH THE FLORIDA ACCESSIBILITY CODE
- THE (3) EXISTING STANDARD PARKING SPACES SHALL BE CONVERTED IN COMPLIANCE WITH THE FLORIDA ACCESSIBILITY CODE TO (2) HANDICAPPED SPACES - SEE PROPOSED SITE PLAN, SHEET A002.
- (2) OF THE EXISTING HANDICAPPED PARKING SPACES SHALL REMAIN AS STANDARD SPACES, WITH CORRESPONDING HANDICAPPED DECALS REMOVED, AND REPLACED IN NEW LOCATIONS AS SHOWN ON PROPOSED SITE PLAN, SHEET A002.

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consultant:

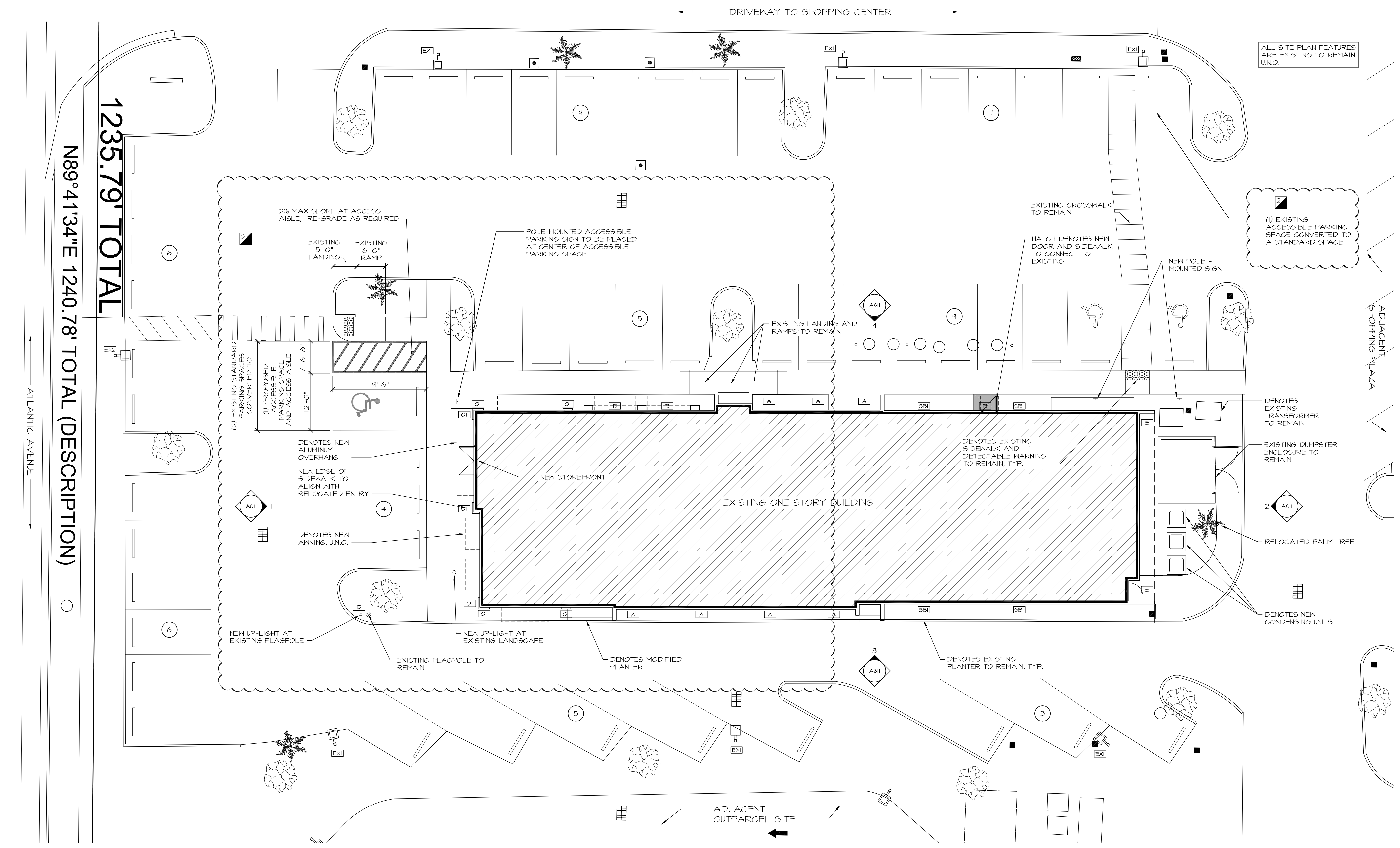
ERIC ANDERSON
ARO010628

eric anderson

A Site Plan Approval For:
MD Now Medical Center

14701 South Military Trail
Delray Beach, Florida

revision:	SPA REVISIONS	OWNER REQUESTED REVISIONS
date:	01/05/17	02/13/17
commission:	16-075	
principal:	ERIC ANDERSON	
project manager:	SB	
file name:	6075-A-001-SPD	
date:	02.23.17	
title:	SITE DEMOLITION PLAN	
001		
of:	6	A
AA C001997		



SITE PLAN
1"=10'-0"

PARKING INFORMATION:

PARKING REQUIRED PER ARTICLE 4, SECTION 4.6.9(C)(3): (5,763 SF / 1,000 SF) x 4 SPACES = 23 TOTAL SPACES	
22 STANDARD SPACES	
1 ACCESSIBLE SPACES	
EXISTING:	
55 TOTAL SPACES	
52 STANDARD SPACES	
3 ACCESSIBLE SPACES	
PROPOSED:	
54 TOTAL SPACES	
51 STANDARD SPACES	
3 ACCESSIBLE SPACES	

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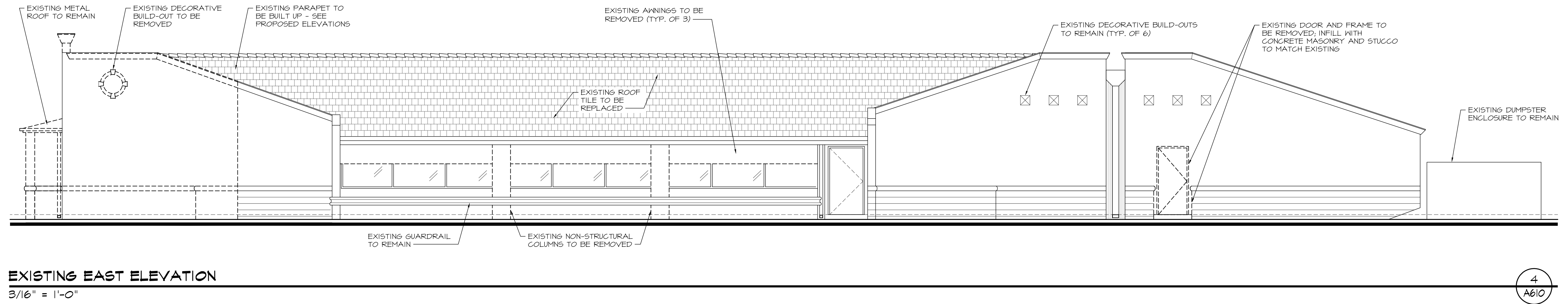
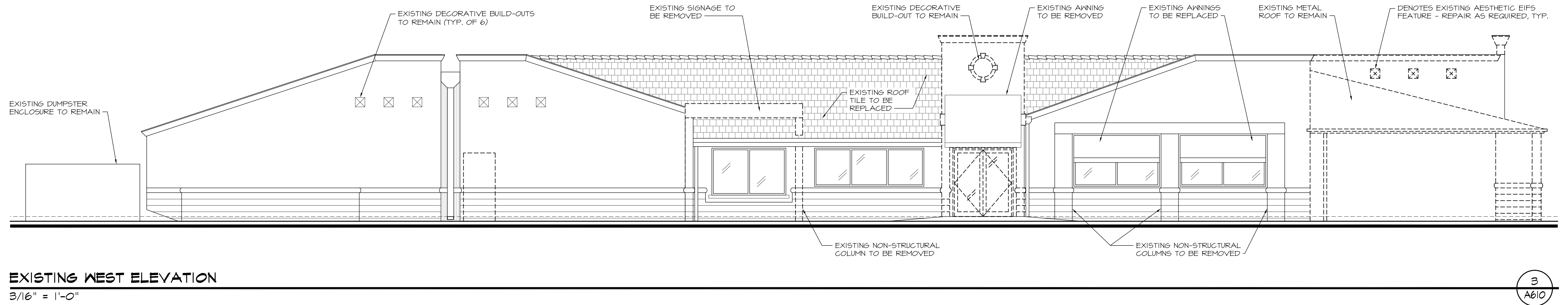
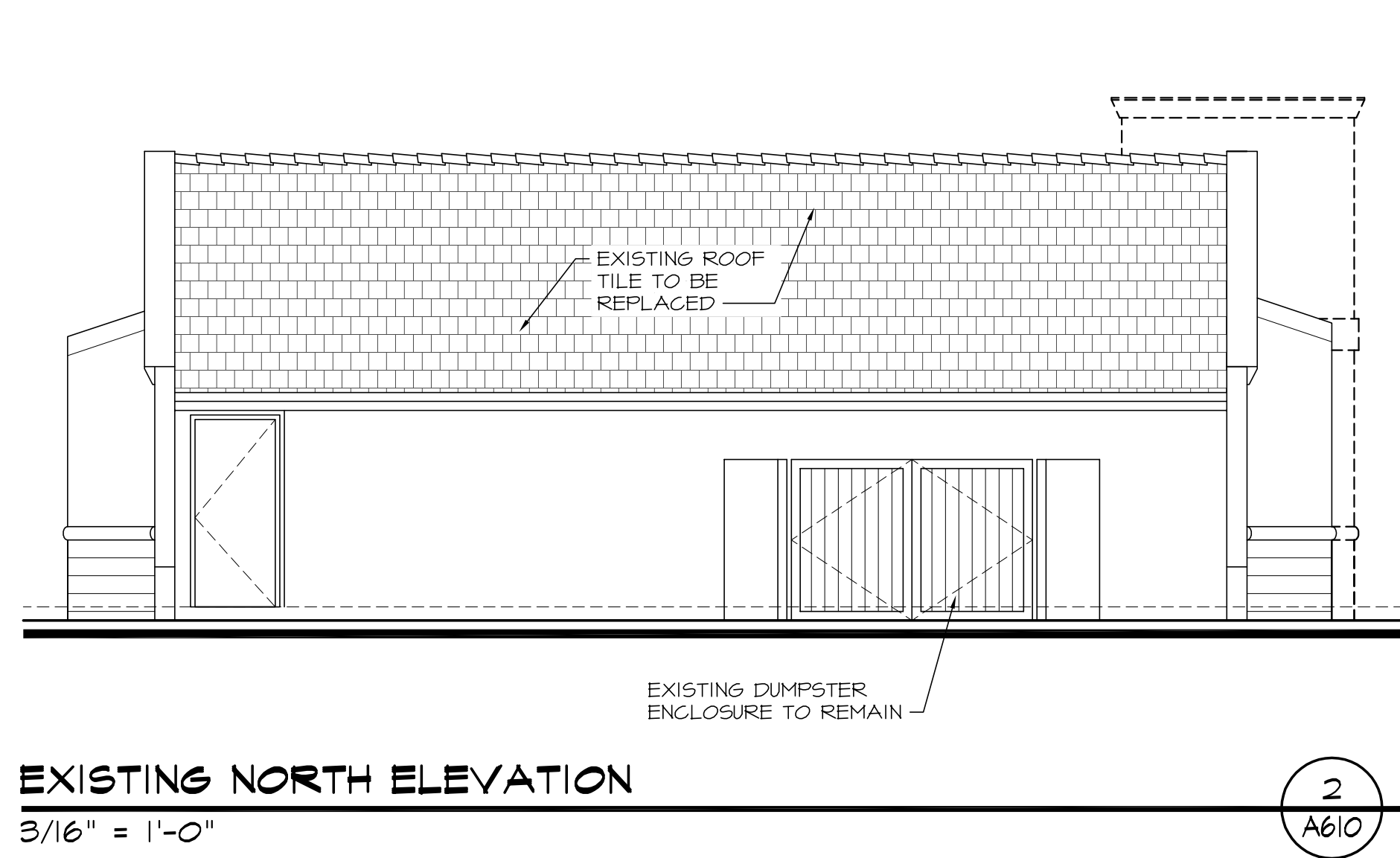
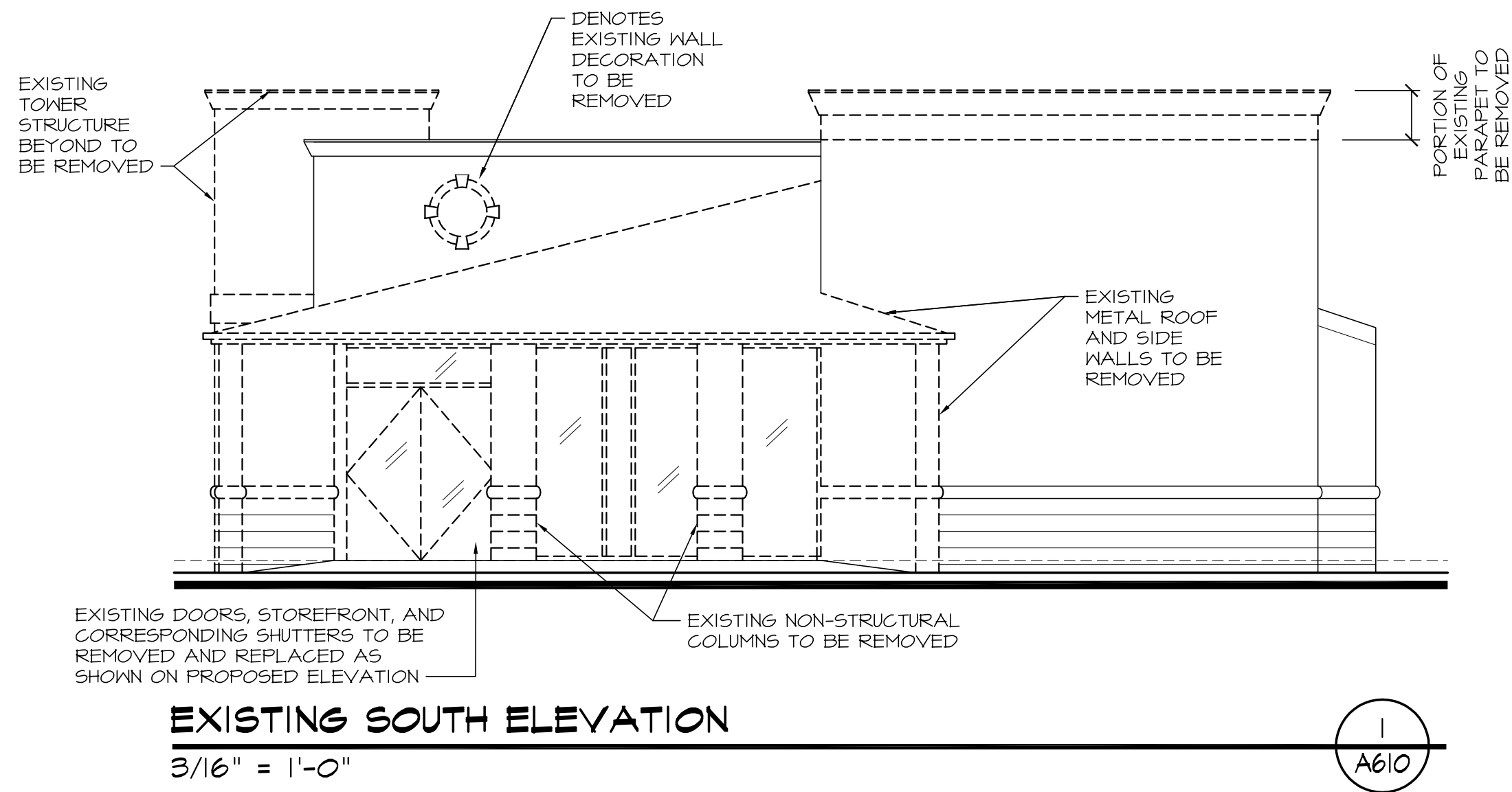
consultant:

ERIC ANDERSON
AR0010628
ERIC ANDERSON

A Site Plan Approval For:
MD Now Medical Center
14701 South Military Trail
Delray Beach, Florida

revision:	SPA REVISIONS	OWNER REQUESTED REVISIONS
date:	01/05/17	02/13/17
commission:	16-075	
principal:	ERIC ANDERSON	
project manager:	SB	
file name:	6075-A-002-SB	
date:	02.23.17	
title:	SITE PLAN	
of:	6	A

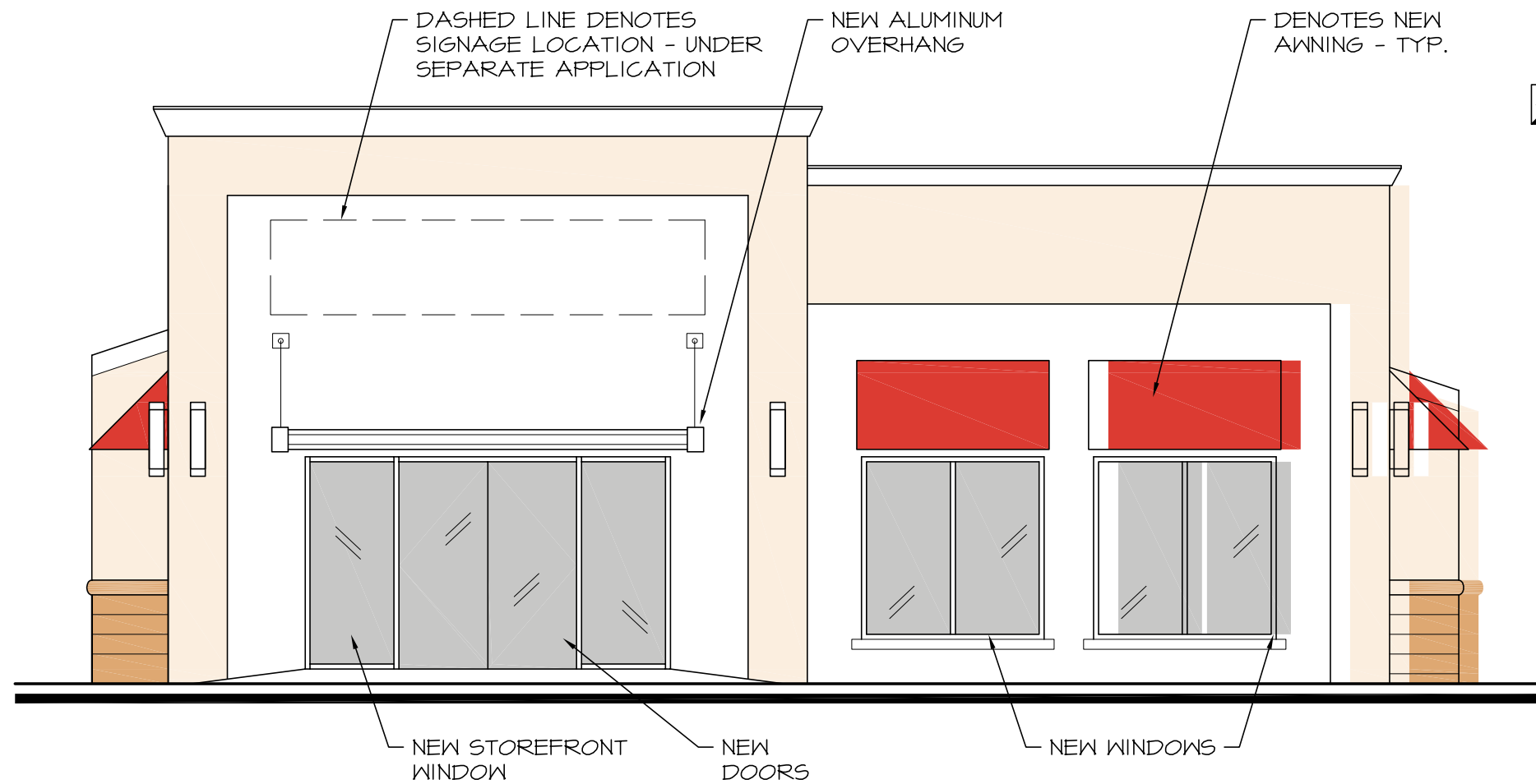
002
AA C001997



revision:	OWNER REQUESTED REVISIONS								
date:	02-13-17								
2									

commission: 16-075
principal: ERIC ANDERSON
project manager: SB

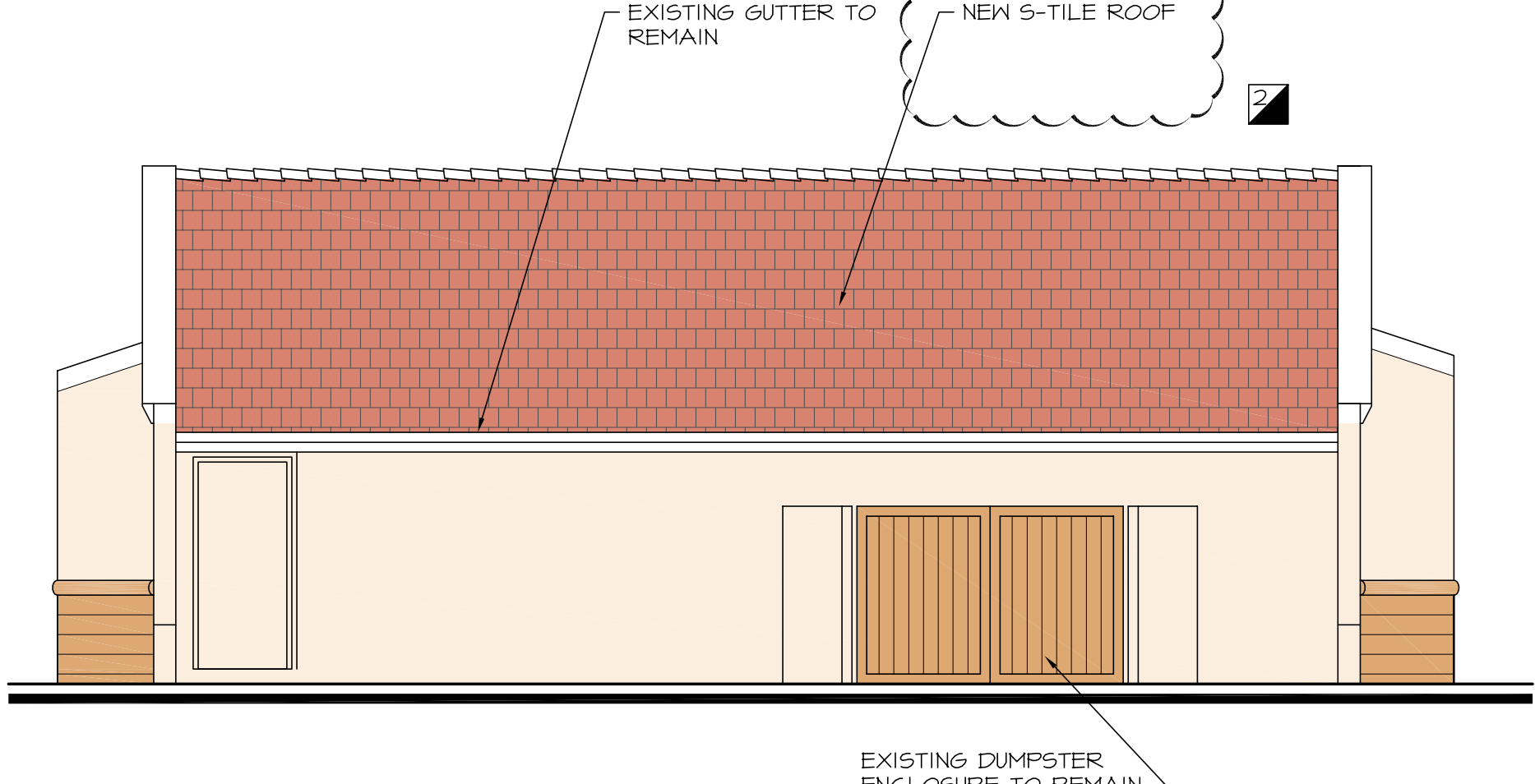
file name: 6075-A-610-EE
date: 02.23.17
title: EXISTING EXTERIOR ELEVATIONS



PROPOSED SOUTH ELEVATION

3/16" = 1'-0"

1
A611

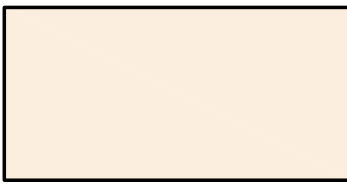


PROPOSED NORTH ELEVATION

3/16" = 1'-0"

2
A611

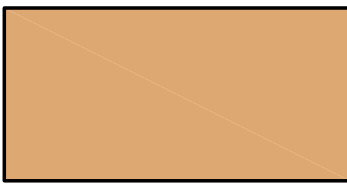
COLOR LEGEND



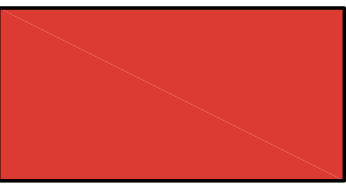
COLOR A



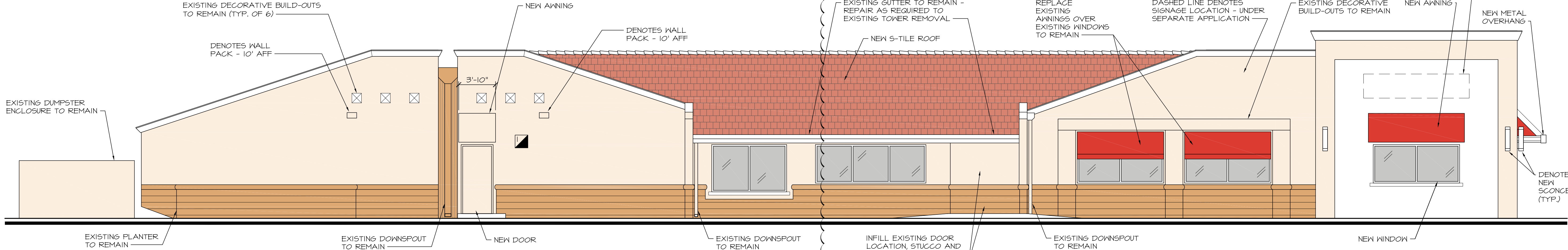
COLOR C



COLOR B



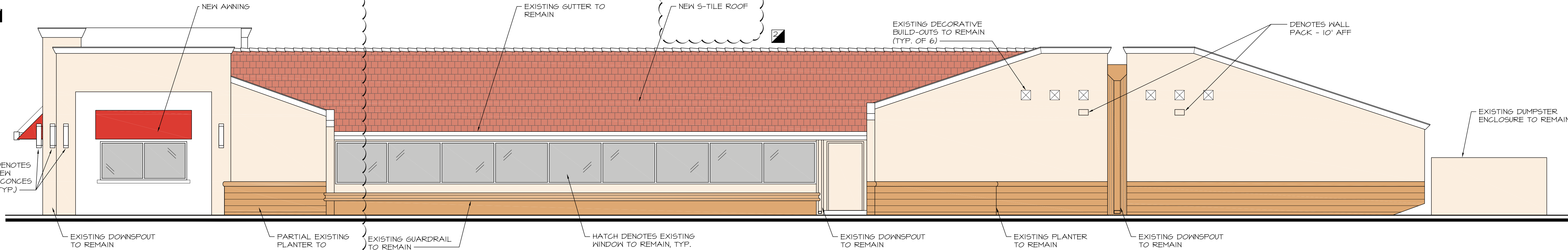
COLOR D



PROPOSED WEST ELEVATION

3/16" = 1'-0"

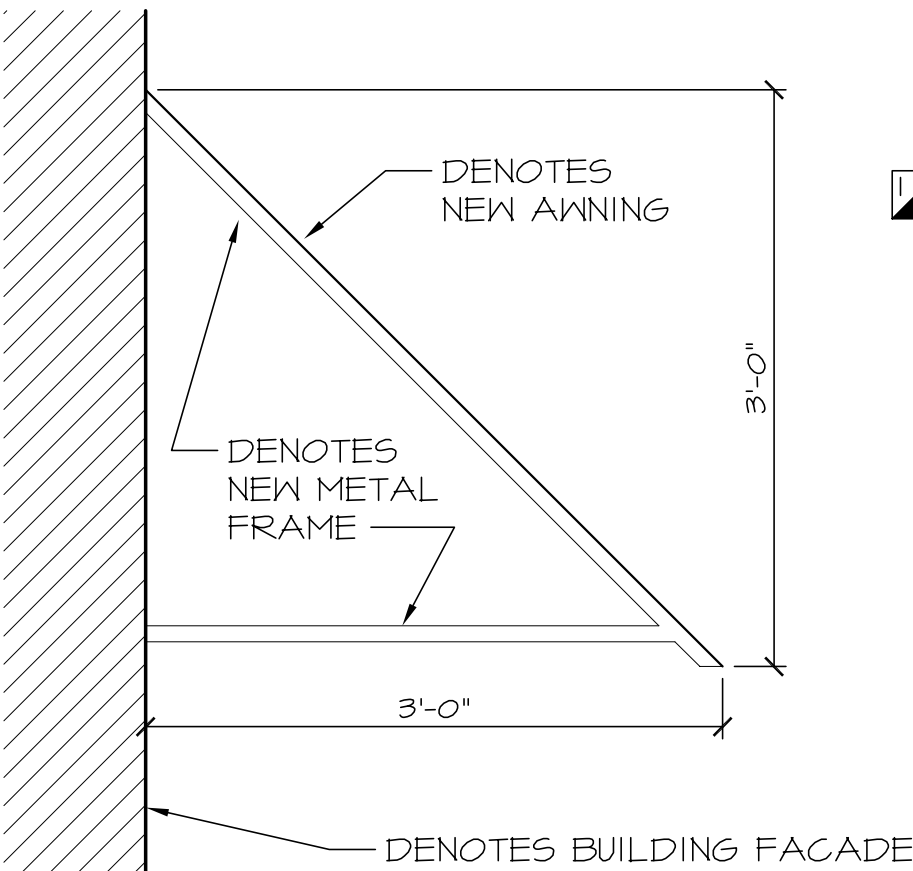
3
A611



PROPOSED EAST ELEVATION

3/16" = 1'-0"

4
A611



TYP AWNING SECTION

1" = 1'-0"

1
A611