



Planning, Zoning, and Building Department

BOARD ACTION REPORT – APPEALABLE ITEM

Project Name: Coastal Veterinary
Project Location: 700 George Bush Blvd
Request: Class II Site Plan Modification and Landscape Plan
Board: Site Plan Review and Appearance Board
Meeting Date: May 24, 2017

Board Action: Class II Site Plan Modification (4 to 0) and Landscape Plan (4 to 0)
members absent: Roger Cope, Shannon Dawson and Linda Purdo

Project Description:

The subject property is located at the southeast corner of Ne 7th Avenue and George Bush Blvd in the General Commercial Zoning District (GC).

On October 17, 2016, the Planning and Zoning Board recommended approval of a conditional use for a Veterinary Clinic to the City Commission and on November 15, 2016, the City Commission approved the conditional use.

The applicant was before the Site Plan Review and Appearance Board on May 10, 2016 for minor architectural and color changes which were approved.

The request is for the relocation of the dumpster and minor landscape improvements.

Board Comments:

None

Public Comments:

No members of the public spoke for or against the project.

Associated Actions:

All required actions were taken.

Next Action:

SPRAB action is final unless appealed by the City Commission.

SITE PLAN REVIEW AND APPEARANCE BOARD

CITY OF DELRAY BEACH

---STAFF REPORT---

MEETING DATE: May 24, 2017

ITEM: Coastal Veterinary Clinic (2017-147) – Approval of a Class II Site Plan Modification for Coastal Veterinary Clinic located at 700 George Bush Blvd.

RECOMMENDATION: Approval

GENERAL DATA:

Owner..... JFB Holdings LLC

Applicant..... James F. Barton Jr.

Location..... Southeast corner of George Bush Boulevard and NE 7th Avenue (700 George Bush Blvd.)

Property Size..... 0.1475

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

Current Zoning..... GC (General Commercial)

Adjacent Zoning.....North: GC

East: GC

South: GC

West: CBD (Central Business District)



ITEM BEFORE THE BOARD

The action before the Board is approval of a Class II Site Plan Modification for **Coastal Veterinary Clinic** pursuant to Land Development Regulations (LDR) Section 2.4.5(G)(1)(b).

BACKGROUND

The subject property consists of 0.1475 acres and is located at the southeast corner of George Bush Boulevard and NE 7th Avenue. The property has a GC (General Commercial) zoning designated in and Future Land Use Map (FLUM) designation. A one-story medical office building consisting of 1,736 square feet was constructed on the property in 1966.

On October 17, 2016, the Planning and Zoning Board recommended approval of a conditional use for a Veterinary Clinic to the City Commission and on November 15, 2016, the City Commission approved the conditional use.

The applicant was before the Site Plan Review and Appearance Board on May 10, 2016 for minor architectural and color changes.

The applicant is now before the Site Plan Review and Appearance Board for a Class II Site Plan Modification for the relocation of the dumpster and minor landscape improvements.

SITE PLAN MODIFICATION ANALYSIS

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

LDR Chapter 4.6 Supplementary District Regulations:

Parking

The existing site contains nine parking spaces. The Land Development Regulations do not provide a specific parking requirement for veterinary clinics. In this case, parking is applied by **LDR Section 4.6.9(C)(1)(d), Uses Not Listed**, which permits that any use, or use category, which is not specifically listed herein shall have its parking requirement established at the time of approval of the site and development action associated with the new use or structure.

Historically, the General Commercial rate of 4.5 spaces /1,000 sq. ft. has been used as it has been determined that the medical office rate of 5 spaces /1,000 square feet of gross floor area may be excessive for a single tenant veterinary clinic (i.e. not located within a shopping center). Further, this is the generation rate that was noted in conditional use report approved by the City Commission on 11/15/16.

With the restriping of the parking; 8 parking spaces will remain on site; five spaces, located on the west side of the building and back out onto NE 7th Avenue, and three parallel spaces located along the east property line. The parking requirement has been met.

Refuse Disposal

Pursuant to **LDR Section 4.6.6(C)(1)**, dumpsters, recycling containers and similar service areas must be enclosed on three sides with vision obscuring gates on the fourth side, unless area is not visible from any adjacent public right-of-way.

LANDSCAPE ANALYSIS

The Senior Landscape Planner has reviewed the proposed landscape plan and found that it substantially complies with LDR Section 4.6.16. The landscape plan consists of Foxtail Palms, Aloe Vera, Blue Agave, Blueberry Flax Lily, Black Gold Sansevieria, and Fakahatachee Grass.

ALTERNATIVE ACTIONS

- A. Continue with direction.
- B. Approve the Class II Site Plan Modification for **Coastal Veterinary Clinic** located at **700 George Bush Blvd.**, 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(G)(1)(b).
- C. Deny the Class II Site Plan Modification for **Coastal Veterinary Clinic** located at **700 George Bush Blvd.**, 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(G)(1)(b).

RECOMMENDATION

By Separate Motions:

Site Plan Modification

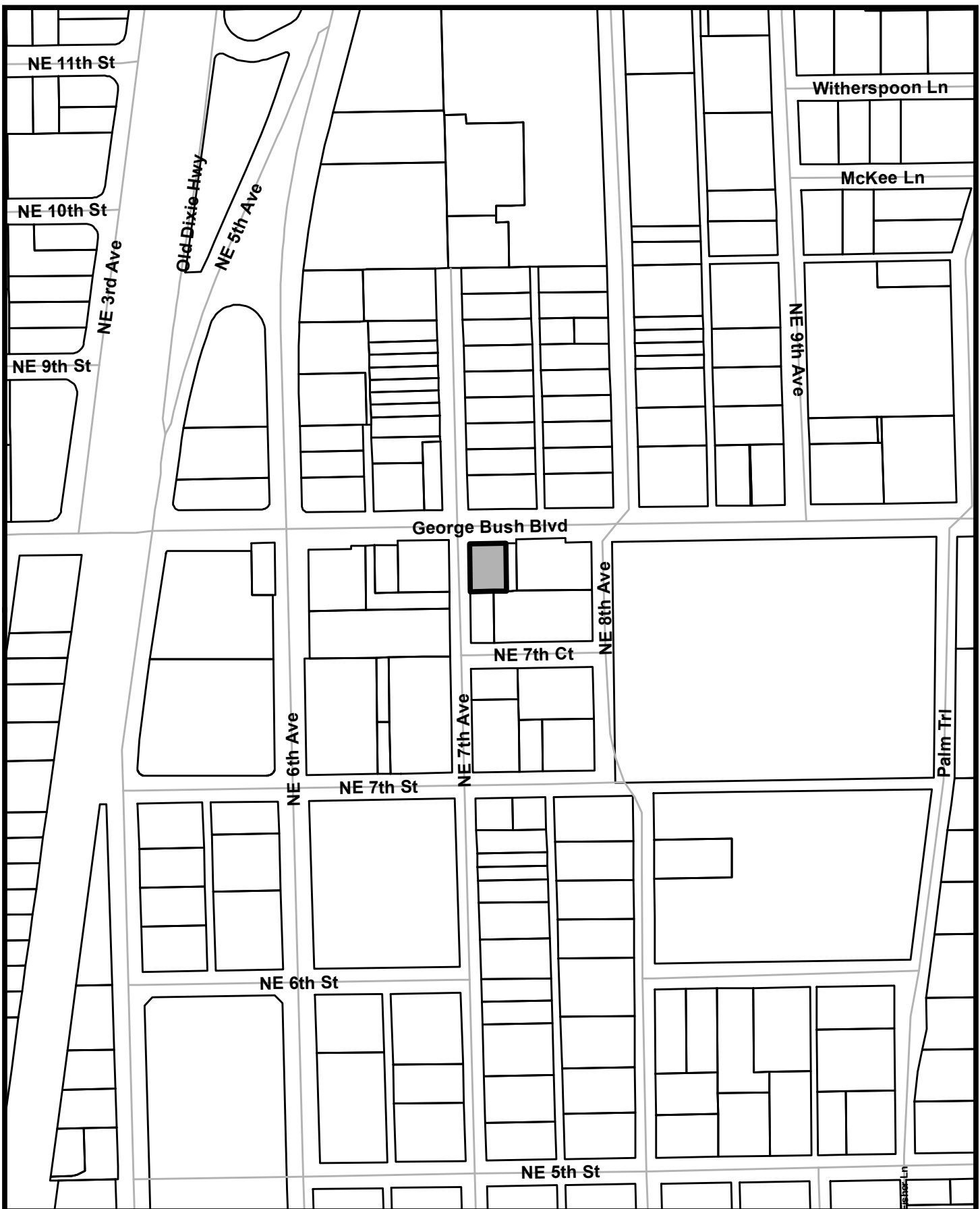
Approve the Class II site plan modification for Coastal Veterinary Clinic located at **700 George Bush Blvd**, by adopting the findings of fact and law contained in the staff report, and finding that the request is consistent with the Land Development Regulations set forth in sections 2.4.5(G)(1)(b).

Landscape Plan

Approve the Landscape Plan for Coastal Veterinary Clinic located at **700 George Bush Blvd.**, 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 4.6.16 of the Land Development Regulations.

Report Prepared By: Jennifer Buce, Assistant Planner

Attachments: Survey; Site Plan; Location Map; Existing Photographs

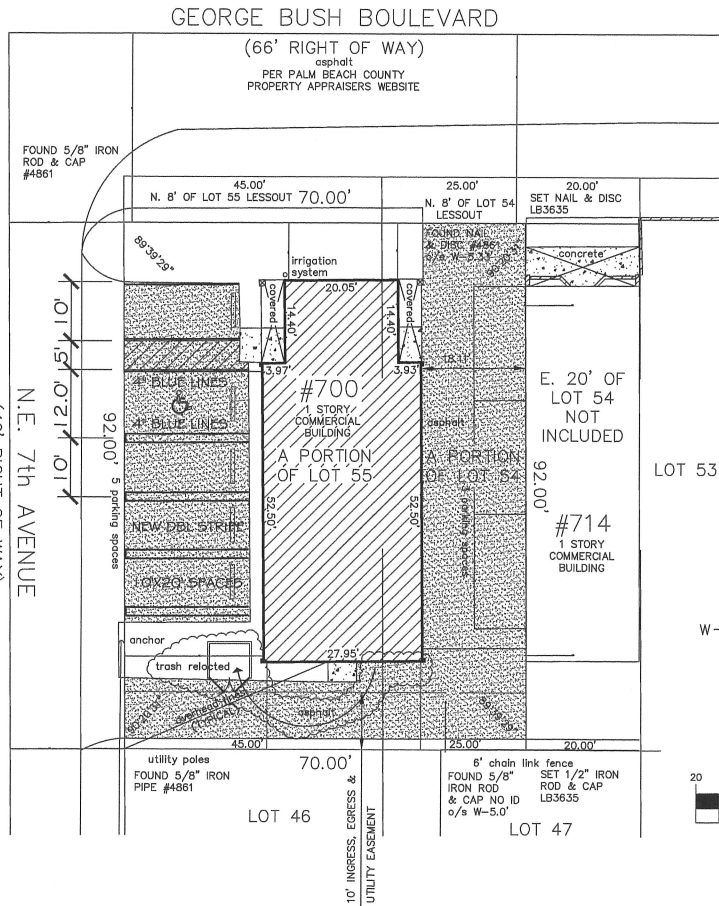


700 George Bush Blvd.

LOCATION MAP



Subject Property



- NOTES:
1. THERE WILL BE NO ON-SITE DISPOSAL OF CARCASSES.
 2. THERE WILL BE NO BOARDING, DAY-CARE, OR OVER-NIGHT ACCOMMODATIONS OF PETS.

GENERAL NOTES:

1. THERE IS NO PROVISION FOR A DUMPSTER. MINIMUM AMOUNT OF TRASH SHALL BE KEPT (INTERIOR) AND BROUGHT OUT BY OWNER.
2. PROPOSED (RE-STRIPING) AS INDICATED. MOVE H-CAP SPACE SOUTH & PAINT 12' WIDE (PER LDC) PROVIDE 5' H-CAP ACCESS WHERE INDICATED (G - NEW WHEEL-STOP TO BE INSTALLED)
3. ADD NEW BIKE-RACK WHERE INDICATED (MINIMUM 3-BIKES)
4. ZONE = GC (GENERAL COMMERCIAL) LDR 4.4.9 (D) 14; VETERINARY CLINIC (CONDITIONAL USE)

PROJECT DATA

TOTAL SITE AREA: 6,439.9 SQFT (0.15AC) 100% OF SITE AREA

GROUND FLOOR AREA: 1,756 SF 26% OF SITE AREA
 TOTAL FLOOR AREA: 1,756 SF
 PARKING/PAVED AREA: 3,455 SF 53% OF SITE AREA
 SIDEWALK AREA: 94 SF 1% OF SITE AREA
 OPEN SPACE AREA: 1,335 SF 20% OF SITE AREA
 WATER BODIES AREA: 0 SF

RESIDENTIAL DWELLING UNITS: 0
 DWELLING UNITS PER ACRE: 0

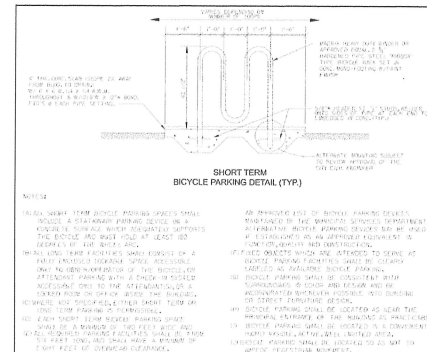
PARKING SPACES REQUIRED PER LDR SECTION 4.6.9 (4) Veterinary (USE MEDICAL)
 MEDICAL OFFICE USE: GROSS 1,756-SF 5spcd/1000SF = 8.7 SPACES REQ'D

PARKING SPACES PROVIDED:
 STANDARD (ALL 10X20') 4
 PARALLEL (ALL 9X20') 3
 HANDICAP (12X20' W/ ACCESS) 1
 TOTAL PROVIDED: 8 (EX. CONDITIONS=9 SPC, AFTER RESTRIPIING=8)

DEVELOPMENT STANDARDS LDR SECTION 4.3.4

ZONE	MIN. LOT SIZE (SF)	MIN. LOT WIDTH (FT)	MIN. LOT DEPTH (FT)	MAX. LOT COVER (%)	MIN. PERIMETER BUFFER (FT)	MIN. OPEN SPACE (%)	(EAST) FRONT SETBACK (FT)	(SOUTH) SIDE STREET (FT)	(NORTH) MIN. SIDE INTR. (FT)	(WEST) MIN. REAR SETBACK (FT)	MAX. BUILDING HEIGHT (FT)
REQUIRED	NA	NA	NA	NA	0	25	15	15	10	10	48
PROVIDED	6,439.9	70.0	92.0	80.0%	0	20.0%	19.9'	23.95'	17.95'	15.09'	13.5

EXISTING BUILDING(S) (NO-CHANGE)
 MEAN BLDG HEIGHT (LOW-FLAT ROOF) 13.5'



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 ARCHITECTURE

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 ARCHITECTURE
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TECHNICAL IMPROVEMENT FOR:
 Dr. Barton Veterinary Center
 700 GEORGE BUSH BOULEVARD
 DELRAY BEACH, FLORIDA 33483

WRITTEN CONSENTS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE CONSENTS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL CONSENTS AND CONDITIONS ON THE JOB, AND THIS OFFICE SHALL BE NOTIFIED OF ANY VIOLATION FROM THE CONTRACT.

CONSENT: STEVE SIEBERT ARCHITECTURE, ENGINEERED REPRODUCTION OR OTHER USE OF THIS DRAWING IS PROHIBITED.

PROJECT NO.: 16-114
 DATE: 11.29.16
 DRAWN BY: B.T.
 CHECKED BY: S.W.S.
 REVISIONS:
 relocate trash 4.18.17

ARCHITECTURAL SITE
 AS.1
 SHEET NO.

GENERAL NOTES

The plan takes precedence over the plant list.

2 Full business days before digging, call toll free 1-800-432-4770 Sunshine State One Call of Florida, Inc. Notification Center. For City of Fort Lauderdale Utilities call 1-954-828-8000. Contractors are responsible for coordinating with the owners and appropriate public agencies to assist in locating and verifying all underground utilities prior to excavation. All existing utilities shown on the plans are to be considered approximate and should be verified by the contractor prior to the start of work operations..

General site and berm grading to +/- 1 inch (1") shall be provided by the general contractor. All finished site grading and final decorative berm shaping shall be provided by the landscape contractor.

All sizes shown for plant material on the plans are to be considered Minimum. All plant material must meet or exceed these minimum requirements for both height and spread. Any other requirements for specific shape or effect as noted on the plan(s) will also be required for final acceptance.

All plant material furnished by the landscape contractor shall be Florida #1 or better as established by Grades and Standards for Florida Nursery Trees and Plants.

All trees designated as single trunk shall have a single, relatively straight, dominant leader, proper structural branching and even branch distribution. Trees with bark inclusion, tipped branches, and co-dominant trunks will not be accepted. Trees with girdling, circling and/or plunging roots will be rejected.

All planting beds shall be free of all rocks 1/2" or larger, sticks, and objectionable material including weeds, weed seeds. All limerock shall be removed/cleaned down to the native soils. Planting soil 50/50 sand/topsoil mix shall be delivered to the site in a clean loose and friable condition and is required around the root ball of all trees and palms, the top 6" of all shrubs and ground cover beds. This soil can be tilled into the existing soil after the existing soil has been cleaned of all rocks, limestone and sticks. Recycled compost is encouraged as a soil amendment alternative. Sod 1.5-2" topsoil comes furnished.

All burlap, string, cords, wire baskets, plastic or metal containers shall be removed from the rootballs before planting. Remove all bamboo and metal nursery stakes. Remove all tagging tape.

All trees/palms shall be planted so the top of the root ball, root flair are slightly above final grade. Shrub material shall be planted such that the top of the plant ball is flush with the surrounding grade. It is the sole responsibility of the landscape contractor to insure that all new plantings receive adequate water during the installation and during all plant warranty periods. Deep watering of all new trees and palms and any supplemental watering that may be required to augment natural rainfall and site irrigation is mandatory to insure proper plant development and shall be provided as a part of this contract.

All trees/palms shall be staked using biodegradable material. No wire, black strapping, or other synthetic material shall be used. Nailing into trees and palms for any reason is prohibited and the material will be rejected. Please refer to the planting details

All landscape and lawn areas shall be irrigated by a fully automatic sprinkler system with a minimum 100% coverage with all heads adjusted to 50% overlap. Each system shall be installed with an operational rain sensor and rust inhibitor.

No fertilizers are required.

All landscape areas shall be covered with Pine Straw, Pine Bark, Eucalyptus or sterilized seed free Melaleuca mulch to a minimum depth of two inches (2") of cover when settled. Spread mulch to 1" thickness 3" away from the trunks/stems of all plant material. All trees in sodded areas shall have a clean cut 4" diameter mulch ring. The 5-6" height water ring shall be made from mulch, not soil. Certain areas may receive a thicker mulch cover where noted on plans. Cypress, red, gold and green mulch is prohibited.

All open areas not covered by trees, palms, shrubs, vines or ground covers shall receive Stenotaphrum secundatum, St. Augustine 'Palmetto' sod, whether labeled on the plans or not, unless a different species is indicated on the planting plan. All noted s.f. shall be approximate; it is the contractor's responsibility to do his or her take off and sod all open areas. It shall be the responsibility of the contractor to include in the bid, the repair of any existing sod which may be damaged during construction.

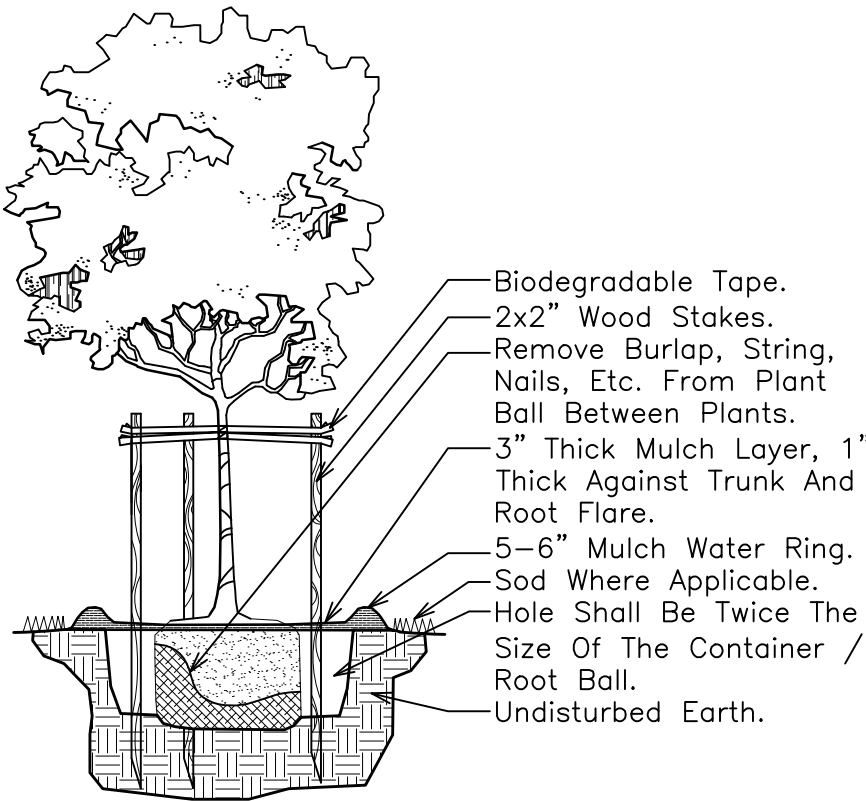
Please refer to the planting details for a graphic representation of the above notes.

All ideas, designs and plans indicated or represented by this drawing are owned by and are the exclusive property of the Thomas White, ASLA-ISA.

All plant material as included herein shall be warranted by the landscape contractor for a minimum period as follows: All trees and palms for 12 months, all shrubs, vines, groundcovers and miscellaneous planting materials for 90 days, and all lawn areas for 60 days after final acceptance by the owner or owner's representative.

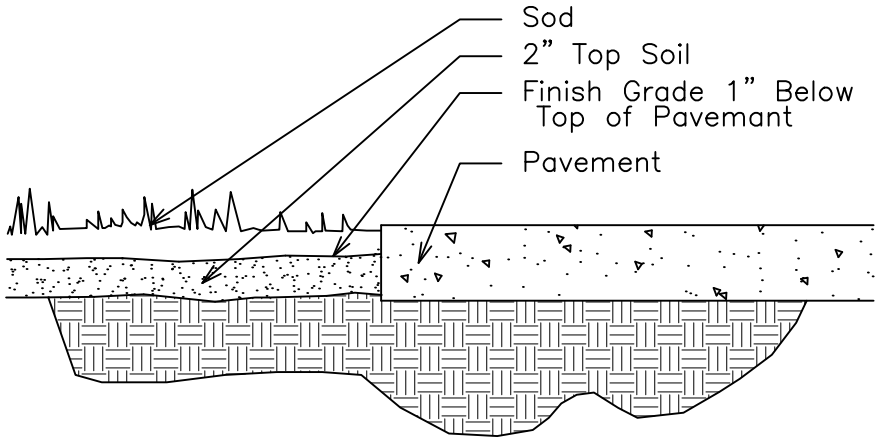
Any dead or dying or diseased landscape material will be replaced will be replaced by the owner within 60 days of the first indication of the problem.

Right Tree Right Place guidelines have been followed.



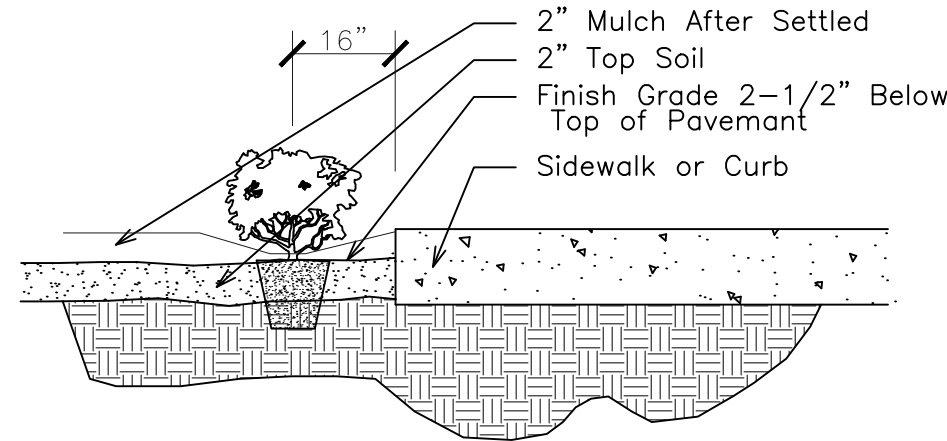
SMALL TREE PLANTING DETAIL

NTS



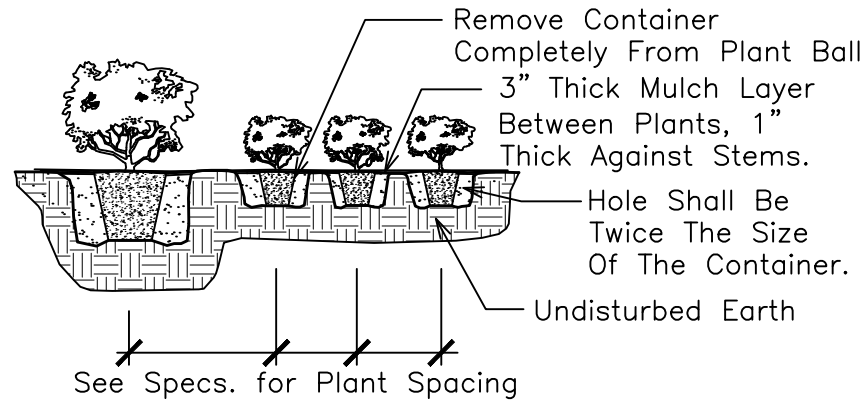
SOD INSTALLATION DETAIL

NTS



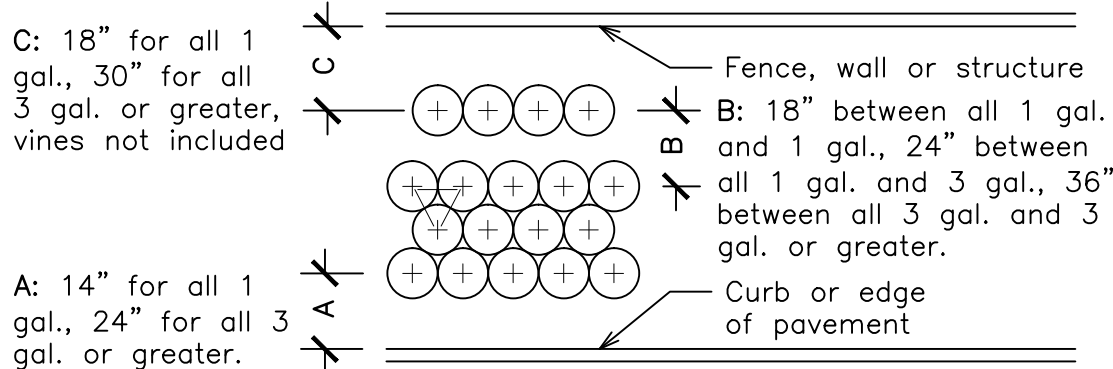
SHRUB INSTALLATION DETAIL

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SHRUB PLANTING DETAIL

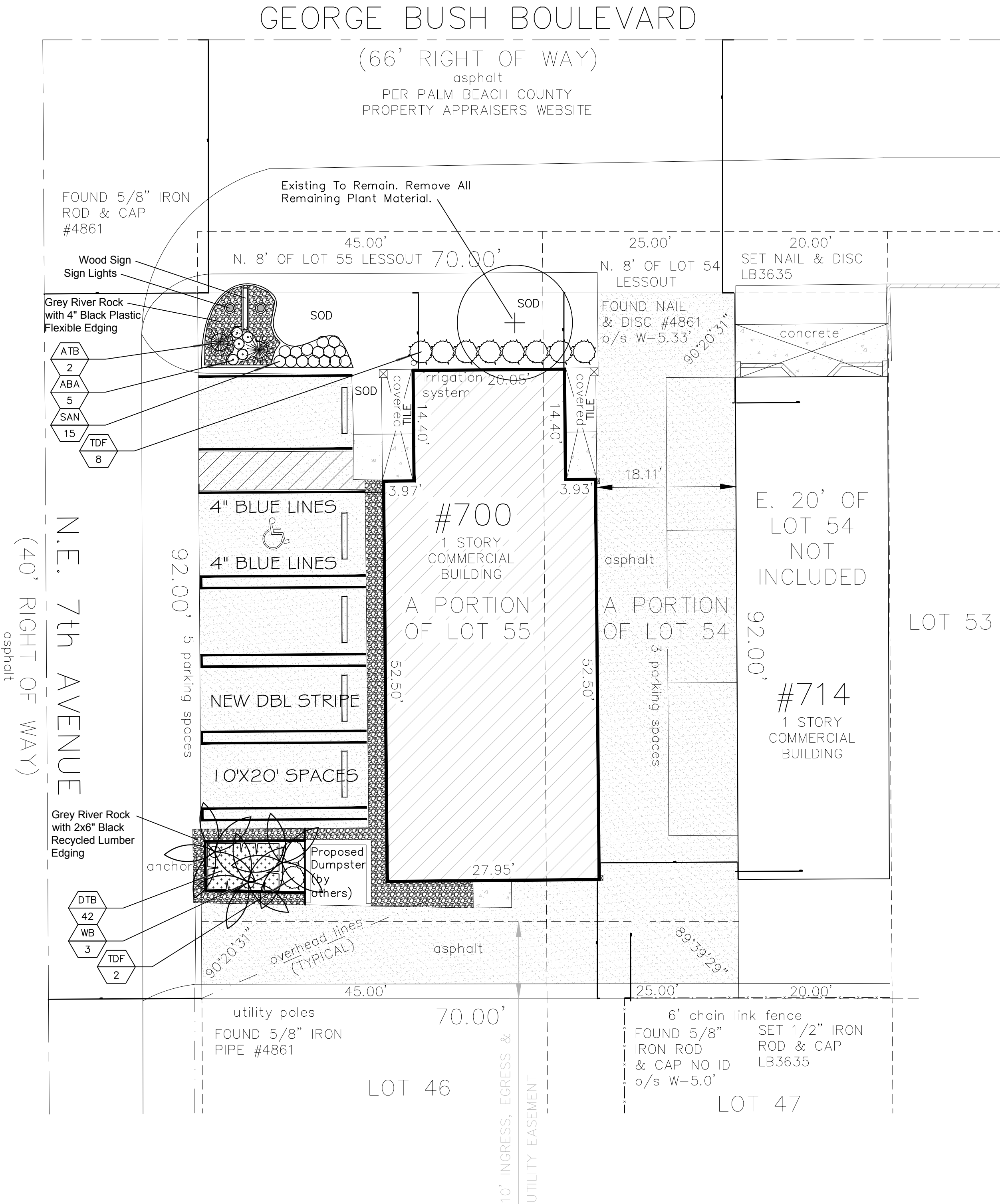
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TYPICAL PLANT SPACING DETAIL

NTS

PLANT LIST				
Code	Drought	Qty.	Botanical Name / Common Name	Specifications
PROPOSED TREES / PALMS				
WB	V	3	Wodyetia bifurcata / Foxtail Palm	B&B Field Grown, 8-10' CT, 14-16' OA Ht., Sng. Trunk
SHRUBS / GROUND COVERS				
ABA		5	Aloe barberae / Aloe vera	1 Gal., 8-10" OA Ht.
ATB		2	Agave tequiliana / Blue Agave	7 Gal., 24x24"
DTB	V	42	Dianella tasmanica / Blueberry Flax Lily	1 Gal., 8-10" OA Ht., 20-24" OC
SAN	V	15	Sansevieria trifasciata / Black Gold Sansevieria	3 Gal., 24" OA Ht.
TDF	(N)	10	Tripsacum dactyloides / Fakahatchee Grass	3 Gal., 24x24"
MISCELLANEOUS				
SOIL		4 C.Y.	50-60% Sand / 40-50% Topsoil	Per Planting Details
SOD	M	S.F.	Stenotaphrum secundatum / St. Augustine 'Palmetto'	Solid application - no gaps between seams
		(N)	Florida Native Plant Species	
		V	Very Drought Tolerant	
		M	Medium Drought Tolerant	



Landscape Plan
Coastal Veterinary Clinic

700 George Bush Blvd.
Delray Beach, Florida

THOMAS WHITE, ASLA-ISA
LANDSCAPE ARCHITECT, LEED GREEN
ASSOCIATE, CERTIFIED ARBORIST,
MASTER GARDENER
2600 NE 27th AVENUE
FORT LAUDERDALE, FLORIDA 33306
954-253-2265

THOMAS WHITE, ASLA-ISA
FLA 1110

Seal

Revision Dates

Sheet Description

Landscape Plan

Release Date

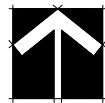
4-11-2017

Project Number

Drawing Number

L-1

SHEET 1 OF 1



SCALE: 1"=10'



COASTAL VETERINARY CLINIC
FRONT OF BUILDING

COASTAL VETERINARY CLINIC
FRONT GRASS AREA →



←
SIDE OF BUILDING - PLANTING ISLAND