



*Development Services Department*

**BOARD ACTION REPORT – APPEALABLE ITEM**

---

**Project Name:** Best Florida Detox  
**Project Location:** 4800 Linton Blvd  
**Request:** Approval of a Class I Site Plan Modification  
**Board:** Site Plan Review and Appearance Board  
**Meeting Date:** October 24, 2018

**Board Action:**

Approved (5-0 Linda Purdo and Price Patton absent) Class I Site Plan Modification.

**Project Description:**

The Linton Office Park was constructed in 1999 on 1.25 acres and consists primarily of Medical office uses. The 9,917 square foot structure is located east of Military Trail on the south side of Linton Blvd. within the Medical Arts Overlay District in the Planned Office Center (POC) zoning district. The current tenant “Best Florida Detox” has submitted a Class I Site Plan Modification application for an enclosed exterior patio area and is now before the Board for action.

As a result of the location of the proposed patio five parking spaces will be eliminated, therefore creating a deficiency in parking. The applicant is seeking a reduction in the required parking, pursuant to LDR Section 4.6.9(F)(1), to accommodate the proposal. The applicant has submitted the attached parking study by a registered Traffic Engineer to satisfy Staff’s request as a prerequisite to approval. Staff has reviewed the study and supports the reduction.

**Staff Recommendation:**

Approve

**Board Comments:**

none

**Public Comments:**

none

**Associated Actions:**

N/A

**Next Action:**

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



# 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 24, 2018

**File No.:** 2018-027  
**Class I**

**Application Type:** Class I Site Plan Modification

**General Data:**

**Agent:** Steve and Alana 3 LLC

**Applicant:** Albert Jackman

**Owner:** Steve and Alana 3 LLC

**Location:** 4800 West Linton Blvd approximately 600 feet east Military Trail

**PCN:** 12-42-46-25-13-000-0060

**Property Size:** 3.85 Acres

**FLUM:** TRN (Transitional)

**Zoning:** POC (Planned Commercial)

**Adjacent Zoning:**

- PC (North)
- PC (West)
- POC (South)
- POC (East)

**Existing Land Use:** Medical

**Proposed Land Use:** Medical



**Item before the Board:**

The action before the Board is for the approval of a Class I Site Plan Modification associated with the addition of an outdoor seating/patio area. The subject property is a Medical/Detox Facility located at 4800 Linton Blvd.

**Recommendation:**

Move approval of the Class I site plan modification for the Best Florida Detox, by adopting the findings of fact and law contained in the staff report and finding that the request and approval thereof meets criteria set forth in LDR Section 2.4.5(G)(1)(b) and Section 4.6.18.

**Background:**

The Linton Office Park was constructed in 1999 on 1.25 acres and consists primarily of Medical office uses. The 9,917 square foot structure is located east of Military Trail on the south side of Linton Blvd. within the Medical Arts Overlay District in the Planned Office Center (POC) zoning district. The current tenant "Best Florida Detox" has submitted a Class I Site Plan Modification application for an enclosed exterior patio area and is now before the Board for action.

**Project Description:**

The development proposal consists of the following:

- New 6' high stucco wall.
- Lattice

**Project Planner:**

Michael Vinci; [Vincim@mydelraybeach.com](mailto:Vincim@mydelraybeach.com),  
561-243-7045

**Review Dates:**

SPRAB Board:

**Attachments:**

1. Site Plans
2. Location photos
3. Parking study



### Site Plan 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 addition of a patio area includes the construction of a six (6) foot wall with a decorative aluminum (24") lattice above the wall. The patio area will enclose an area covered by an existing awing on the north side of the east wing of the "L" shaped structure within the parking area. Landscaping is proposed and has been reviewed and deemed acceptable by the City's Senior Landscape Planner. As a result of the location of the proposed patio five parking spaces will be eliminated, therefore creating a deficiency in parking. The applicant is seeking a reduction in the required parking, pursuant to LDR Section 4.6.9(F)(1), to accommodate the proposal. The applicant has submitted the attached parking study by a registered Traffic Engineer to satisfy Staff's request as a prerequisite to approval. Staff has reviewed the study and supports the reduction.

All architectural elevations will be compatible and harmonious with the surrounding properties and an enhancement to the area. 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, and elevation changes for **Best Florida Detox**, 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 LDR Section 2.4.5(G)(1)(b) and Section 4.6.18 of the Land Development Regulations.
- C. Move denial of the request for a Class I site plan modification, and elevation changes for **Best Florida Detox**, 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 2.4.5(G)(1)(b) and Section 4.6.18 of the Land Development Regulations



## per LODR4.6.6(14) (3) (n)

Diagram of a 2D rectangular structure with dimensions and labels:

- Overall width:  $2a$
- Overall height:  $2b$
- Inner width:  $2a'$
- Inner height:  $2b'$
- Labels: "DIGITAL 4000 LAMBDA/CM" (vertical), "200 micrometers" (horizontal), "200 micrometers" (vertical), "200 micrometers" (horizontal), "200 micrometers" (vertical).

ALL are indicated as:

...ing... is to be... as the... the...  
... is... for.

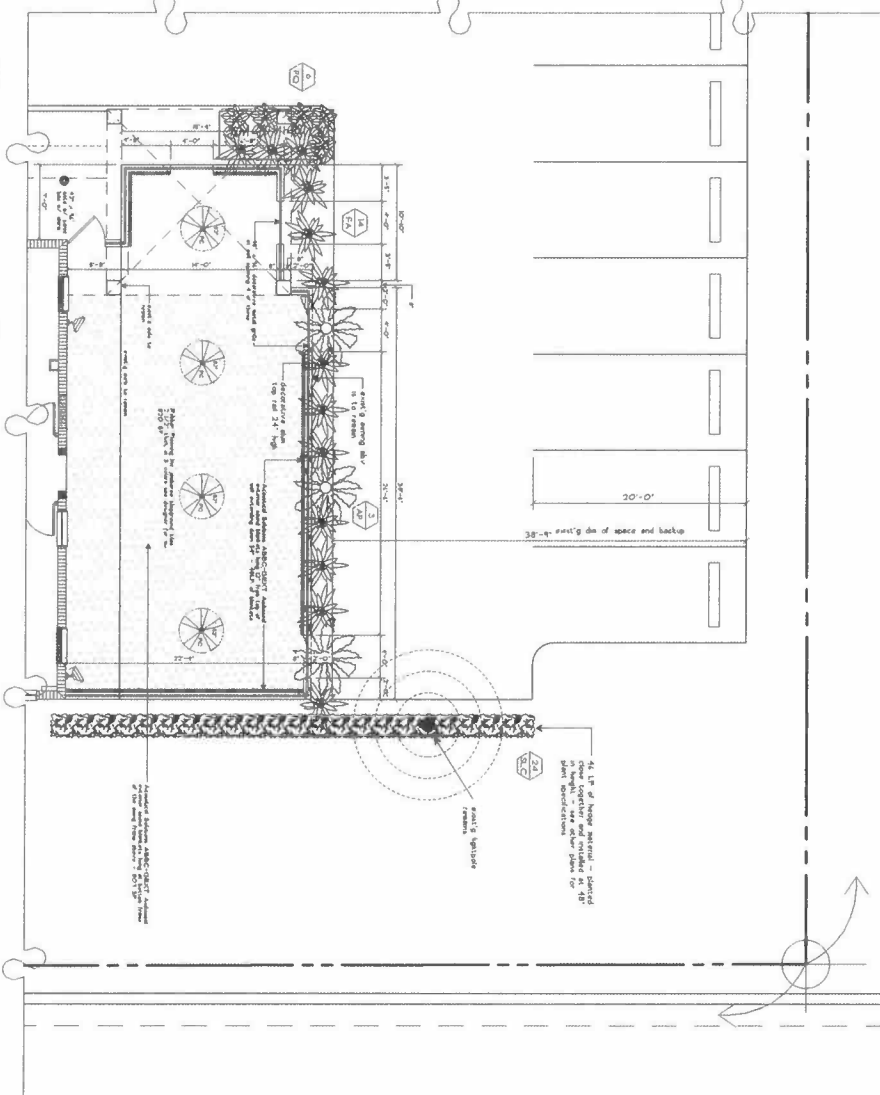
All new plant material shot

the company's papers, approximately in June 1996, he is said to have estimated exceeds \$1000.

One match shall be entered

systems that must be approved by the City of Detroit prior to installation

LANDSCAPE SCHEDULE					
common name	scientific name	height	planting	tolerance	remarks
hedge	Clump	36" - 48"	7 feet	heavy	bordered all sides
SLC	SLC	10' to 12'	heavy	8' width	same spacing
poth	Aster poth			heavy	
3	AP			heavy	
14	groundcover	36" - 48"	3 feet	heavy	24" - 36" width
FA	FA			heavy	same spacing
6	groundcover	36" - 48"	6' or flowering stems green	heavy	12" - 24" width
PO	PO			heavy	border all sides







MAY - 1 2018

City of Delray Beach  
Planning & Zoning

TO: James Drago - Architect

FROM: Scott Israelson

DATE: 20 April 2018

RE: **Parking Analysis**  
**Best Florida Detox, LLC**  
**Delray Beach, FL**

## Introduction

Best Florida Detox, LLC is one building in an existing medical park development, Linton Medical Park, in Delray Beach, Florida. The site is located on the south side of Linton Boulevard east of Military Trail. The existing building C is a one-story building with 9,917 square feet which has been converted to an in-patient detox facility.

The existing site has 53 parking spaces. The site plan is attached to this memo.

Delray Beach requires five parking spaces per 1,000 square feet for the existing land use of medical and dental offices - including clinics and mental health treatment facilities. This mandated parking rate results in 50 required parking spaces. The City has requested a parking study to determine the parking demand generated by the proposed land use, and if a variance for parking reduction is appropriate for the building.

## ITE Parking Generation

The parking generation rates used to estimate the parking demand are based on the *Institute of Transportation Engineers (ITE) Parking Generation Manual, 4th Edition*.

The *ITE Parking Generation Manual* is the industry standard for estimating parking demand for new development. The relevant sheets from the *Manual* are attached to this memo.

For Clinic (land use 630), the Peak Period demand was found to occur on a weekday between 1 PM and 3 PM, with the Sunday peak parking demand to be similar. The fitted curve demand rate is  $P=4.20x+1$  spaces per 1,000 SF.

Table 1 shows a summary of the estimated parking generation rate for each use.

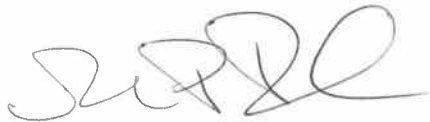
Table 1 -Parking Demand					
Land Use	Size		Rate	Based on	Required Spaces
Clinic	9.9	Th.Sq.Ft.GLA	P=4.20x+1	ITE Parking Generation Manual	43
Total Parking Demand					43

According to *ITE Parking Generation Manual* data, the detox facility would need 43 total parking spaces to accommodate demand. This demand would include all patients at the clinic. It should be noted that the residents of the detox facility are not allowed to have cars, which would indicate this facility's parking demand would be less than predicted by this analysis.

## Conclusion

City of Delray Beach Code states that 5 parking space are needed per 1,000 square feet for the proposed land uses. According to the *ITE Parking Generation Manual*, the development as proposed would require **43 parking spaces**. Since the parking demand is expected to be less than what is required by code, it is **recommended** to seek a variance for parking. The proposed 48 parking spaces is expected to provide sufficient parking for the demand.

Yours very truly,



Scott P. Israelson, P.E., PTOE





# Land Use: 630 Clinic

## Description

A clinic is any facility that provides limited diagnostic and outpatient care but is unable to provide prolonged in-house medical and surgical care. Clinics commonly have lab facilities, supporting pharmacies and a wide range of services (compared to the medical office, which may only have specialized or individual physicians). Hospital (Land Use 610) and medical-dental office building (Land Use 720) are related uses.

## Database Description

The database consisted of a mix of suburban and urban sites. Parking demand rates at the suburban sites were similar to those at urban sites and, therefore, the data were combined and analyzed together.

- Average parking supply ratio: 6.4 spaces per 1,000 square feet (sq. ft.) gross floor area (GFA) (three study sites) and 1.1 spaces per employee (two study sites).

Parking demand rates were provided based on the number of employees for two suburban sites. One site was 64,000 sq. ft. GFA in size. Parking demand was observed for six nonconsecutive hours between 8:00 a.m. and 7:00 p.m. at this site. The peak period parking demand ratio was 0.84 spaces per employee. The peak period occurred between 10:00 and 11:00 a.m. The other site was 9,800 sq. ft. GFA in size. Parking demand was observed for nine consecutive hours between 9:00 a.m. and 6:00 p.m. at this site. The peak period parking demand ratio was 0.80 spaces per employee. The peak period occurred between 1:00 and 2:00 p.m.

One site was observed on a Sunday. The study found the Sunday peak parking demand to be similar to the weekday peak demand at the same study site.

The following table presents the time-of-day distribution of parking demand at the one survey site with continuous parking demand data, based on building GFA as the independent variable.

<i>Based on Vehicles per 1,000 sq. ft. GFA</i>	<i>Weekday</i>	
Hour Beginning	Percent of Peak Period	Number of Data Points*
12:00–4:00 a.m.	—	0
5:00 a.m.	—	0
6:00 a.m.	—	0
7:00 a.m.	—	0
8:00 a.m.	—	0
9:00 a.m.	73	1
10:00 a.m.	82	1
11:00 a.m.	73	1
12:00 p.m.	86	1
1:00 p.m.	100	1
2:00 p.m.	91	1
3:00 p.m.	91	1
4:00 p.m.	82	1
5:00 p.m.	73	1
6:00 p.m.	—	0
7:00 p.m.	—	0
8:00 p.m.	—	0
9:00 p.m.	—	0
10:00 p.m.	—	0
11:00 p.m.	—	0

\* Subset of database

## Land Use: 630 Clinic

### Average Peak Period Parking Demand vs. 1,000 sq. ft. GFA On a Weekday

Statistic	Peak Period Demand
Peak Period	9:00–10:00 a.m.
Number of Study Sites	8
Average Size of Study Sites	10,400 sq. ft. GFA
Average Peak Period Parking Demand	4.94 vehicles per 1,000 sq. ft. GFA
Standard Deviation	1.99
Coefficient of Variation	40%
Range	3.28–9.68 vehicles per 1,000 sq. ft. GFA
85th Percentile	4.96 vehicles per 1,000 sq. ft. GFA
33rd Percentile	4.29 vehicles per 1,000 sq. ft. GFA

