



SITE PLAN REVIEW AND APPEARANCE BOARD STAFF REPORT

DEVELOPMENT SERVICES DEPARTMENT

100 NW 1ST AVENUE, DELRAY BEACH, FLORIDA 33444

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

SITE PLAN REVIEW AND APPEARANCE BOARD

Meeting: February 12, 2020

File No.: 2020-068-SPI-SPR-CLI

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

General Data:

Agent: Randall Stofft Architects

Applicant: T&G 5th Avenue

Location: Southwest corner of SE 5th Avenue and SE 6th Street

Address: 518/ 526 SE 5th Avenue

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

Property Size: 0.57 Acre (24,976 sf)

FLUM: General Commercial (GC)

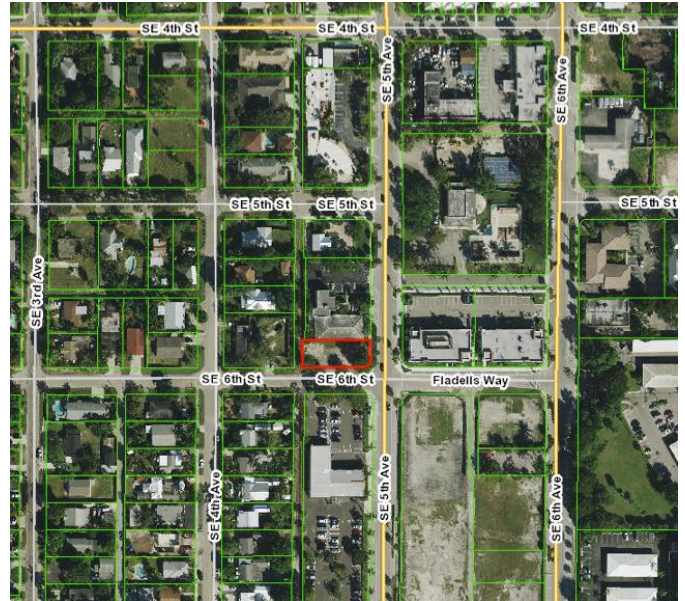
Zoning: General Commercial (GC)

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 I Site Plan Modification to accommodate architectural elevation changes for Tzikas Medical Center pursuant to Land Development Regulations (LDR) Section 2.4.5 (G)(1)(a).

Optional Board Motions for Action Item:

1. Move to continue with direction.
2. Move approval of the Class I Site Plan Modification for architectural elevation changes for **Tzikas Medical Center (2020-068)**, 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 I Site Plan Modification (2020-068) for architectural elevation changes for **Tzikas Medical Center (2020-068)**, by finding that the request is inconsistent with the Comprehensive Plan and does not meet the Land Development Regulations.

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) 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 and change of use submitted which identified 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

Project Planner:

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Review Dates:

SPRAB Board: February 12, 2020

Attachments:

1. Site Plan
2. Architectural Elevations



continuing care suites that allow patients to recuperate on site under medical supervision. The medical office uses would provide services from 7:30 am to 5:00 pm, with the continuing care rooms providing services up to 24 hours, every day of the week.

At its meeting of October 23, 2019, the Site Plan Review and Appearance Board (SPRAB) approved a Class III Site Plan Modification (2019-035) for site plan modifications, landscape plan, architectural elevation changes, and the addition of parking spaces. The approval was associated with the expansion of the existing facility through the addition of 5,464 square feet, resulting in a total of 10,783 square feet dedicated for the use of a medical office. An Internal Adjustment from LDR Section 4.6.9(D)(2)(b) provisions for ingress and egress when parking is adjacent to an alley, was approved with the request to allow 7 parking spaces adjacent to the alley to provide a combined total depth of 40 ft. (parking space and alley depth) where 42 ft. was required. A Parking Reduction Request to the minimum number of required parking spaces per LDR Section 4.6.9(F)(1), was approved with this proposal; the request granted a reduction from a minimum of 25 spaces provided to 14 spaces.

Project Description:

The current request is a Class I Site Plan Modification for architectural elevation changes to modify the previously approved Class III Site Plan Modification application. The modifications proposed are revisions to the architectural elevations, specifically to the proposed window openings and configurations. The proposed façade changes include the redesign of the southeast corner of the building and introduction of an alcove window along the south elevation which has an increase of 34-sf., resulting in a 10,817-sf. total building footprint. The proposed changes are in compliance with the minimum required setbacks and do not require additional parking spaces.

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 proposal consists of the reconfiguration of the previously approved architectural elevation changes. The modifications include revisions to the previously approved window openings and designs and the reconfiguration of the southeast corner of the building and front facade. The proposed windows openings are placed at different locations and have diverse designs. Proposed façade changes also include the redesign of the southeast corner of the building and introduction of a like bay-window style opening along the south elevation. The proposed building floor area increase does not require additional parking spaces. The proposed alcove window along the south façade on the second story encroaches approximately 6 in. into the minimum required side setback of 10 ft.; the proposed overhang is allowed a maximum of three feet into the required setback under LDR Section 4.3.4(H)(4), Structures Allowed in The Setbacks. The proposed façade designs are consistent with the previous designs approved by the SPRAB.