

	<b>LAND DEVELOPMENT STAFF REPORT AND RECOMMENDATION</b>
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**I. Project Description:**

**Project:** Soma Medical Center

**Petitioner:** Fernando Prieto, AIA  
Team Architecture  
1217 South Flagler Drive, Ste 300  
West Palm Beach, FL 33401  
Agent for the owners:  
Soma Lake Worth Investor LLC

**Request:** Site and Development Plan approval  
to construct a Medical Office building

**Location:** North side of Lake Worth Road  
approximately 1,400 feet east of South  
Jog Road at 6239 Lake Worth Road



**II. Site Data:**

<b>Existing Use:</b>	Vacant
<b>Proposed Use:</b>	Medical Office
<b>Parcel Control Number:</b>	00-42-44-22-00-000-5080
<b>Parcel Size:</b>	0.895 acres (39,000 square feet)
<b>Existing Future Land Use Designation:</b>	PBC Commercial High with an underlying 5 units per acre (PBC CH/5)
<b>Proposed Future Land Use Designation:</b>	City Commercial (CM)
<b>Existing Zoning District:</b>	PBC Commercial General (PBC CG)
<b>Proposed Zoning District:</b>	City Commercial General (CG)

<b>Table 1: Surrounding Existing Land Use, Future Land Use, Zoning District:</b>			
<b>Direction</b>	<b>Existing Land Use</b>	<b>Future Land Use</b>	<b>Zoning District</b>
<i>North</i>	Vacant	Palm Beach County Medium Residential (MR-5)	PBC Agricultural Residential (AR)
<i>South</i>	Steak N Shake (closed)	City Commercial (CM)	City Commercial Intensive (CI)
<i>East</i>	Jog Lake Plaza	City Commercial (CM)	City Commercial General (CG)
<i>West</i>	Pine Brook Square PCD Taco Bell Fast Food Restaurant	Palm Beach County Commercial High/5 (CH/5)	PBC Commercial General (CG)

**III. Annexation/Zoning History:**

The approximately 0.89-acre site is located in an unincorporated Palm Beach County pocket within the identified Future Annexation Area of the City. Consequently, the proposed annexation will reduce the size of the existing pocket. The site contains one parcel having a Palm Beach County future land use designation of Commercial High with an underlying 5 units per acre (PBC CH/5) and a Palm Beach County zoning designation of Commercial General (PBC CG).

The site was previously approved by the Palm Beach County Board of County Commissioners as a conditional use for a Checkers drive-in restaurant on February 25, 1993 and received site plan approval for a 785 square foot building. In September 2008, the building was removed from the site, but the existing infrastructure was not demolished, including drainage, paving, curbing, landscaping, and a six (6) foot high perimeter wall on the north and east sides of the property. Since that time the property has been vacant. The applicant is proposing to redevelop the site with a 5,438 square foot medical building. Concurrent petitions for an annexation (ANX-16-01), a comprehensive plan amendment (CPA-16-02), and a zoning change (ZC-16-01) are being processed for the site.

**IV. Applicable Code Provisions:**

**Sec. 16-196 through 16-202** pertaining to Site and Development Plans

**Sec. 16-471 through 16-481** pertaining to the Commercial General (CG) zoning district

**Sec. 16-931 through 16-994** pertaining to sign regulations

**Sec. 16-1241 through 16-1312** pertaining to landscaping

**Sec. 16-1331 through 16-1340** pertaining to off-street parking

**V. Summary of Proposed Site and Development Plan Details:**

The petitioner’s site and development plans stamp-dated July 11, 2016 depict the following:

1. A total land area of approximately 0.895 acres (39,000 square feet).
2. A one-story 5,438 square foot medical office building.
3. A total of 28 parking spaces, including two (2) handicapped spaces.
4. Two (2) ingress and egress points onto Scott Road for vehicles and one (1) sidewalk connection to Lake Worth Road.
5. A dumpster enclosure; dumpster elevations consisting of block with stucco painted to match the building and the required gates.
6. Landscape Plan, including an existing 6' high buffer wall along the east and north

- property lines.
- 7. Building Plans and Elevations.
- 8. Photometric Plan.
- 9. Conceptual Engineering Plan.
- 10. Boundary Survey.

Table 2: Proposed Site Data:			
Area:	Square Footage:	Acreage:	Percentage:
Building Lot Coverage (including covered canopies)	5,438	0.125	14%
Site Impervious Area (excluding building lot coverage)	13,595	0.312	35%
Site Landscape Area	19,967	0.458	51%
<i>Total</i>	<i>39,000</i>	<i>0.895</i>	<i>100%</i>
<i>Total Floor Area</i>	<i>5,438</i>	<i>0.125</i>	<i>0.14 FAR</i>

**VI. Staff Analysis:**

***Background:***

The existing infrastructure was built for a Checkers fast-food drive-in restaurant in 1993. The property owner pulled permits to remove the building in September 2008. The building was removed from the concrete pad and the utilities were capped on site; the building support infrastructure remained on site. The applicant is proposing to utilize some of the existing infrastructure on site, as well as preserving some of the existing mature trees for the redevelopment of the property.

The petition is for Site and Development Plan approval to construct a one-story 5,438 square foot medical office building. The building is oriented perpendicular to Lake Worth Road. The medical office building parking consists of 28 parking spaces including two (2) handicap spaces, and two (2) ingress and egress points from Scott Road (a private road), which connects to Lake Worth Road. A pedestrian connection to the Lake Worth Road sidewalk will also be provided. There is a six (6) foot high masonry wall required along the north property line, along with a landscape buffer on the entire perimeter. The existing masonry wall located along the east and north property lines will be used to satisfy the residential buffer wall requirement.

The applicant has provided architectural elevations depicting scoring and banding and architectural features on all four elevations. Air-conditioning equipment will be effectively screened by the parapet wall around the entire roof.

On June 9 and June 16, 2016, the Land Development Staff reviewed this petition and recommended approval subject to the conditions of approval listed below.

***Land Development Staff Comments:***

Planning and Engineering Dept.:	Incorporated into the staff report.
Building Department:	Incorporated into the staff report.
Fire Rescue Department:	Incorporated into the staff report.
Public Works Department:	Incorporated into the staff report.
PBSO District 16:	No objections.

***Other Agencies:***

PBC Traffic Division:	Project meets traffic performance standards.
PBC Water Utilities:	Water and sewer service is available from the Palm Beach County Water Utilities Department.
MPO / Palm Tran:	No objections.
LWDD:	No objections.

***Standards and Staff Findings:***

1. Minimum Lot Requirement: Since the subject lot has been legally created and recorded in the office of the clerk of the county circuit court prior to the applicability of the City's Zoning Code, in accord with Section 16-1360(a), the site area of 0.895 acres **meets** the minimum requirements.
2. Maximum Lot Coverage: Building lot coverage of 14% **does not exceed** the maximum allowable lot coverage of 30%.
3. Minimum Yard Requirements: Building setbacks **meet** all yard requirements of 50' front (Lake Worth Road), 15' side interior, 20' side corner (Scott Road) and 25' rear (north).
4. Height Restrictions: The building height of 23'-10" **does not exceed** the allowable height of 35'.
5. Off-Street Parking & Loading: The 28 parking spaces provided **exceed** the minimum code requirement of 27 spaces based on a parking rate of 1 space per 200 square feet for medical office.
6. Landscaping: The landscaping plan **complies** with landscape code requirements.
7. Sign Regulations: Permits **shall be obtained** prior to installation of any signs and they **shall conform** to the sign conditions listed below.
8. Utilities: The proposed water, sanitary sewer and drainage systems **will meet** code requirements subject to final permitting.
9. Concurrency: Project **meets** traffic concurrency. Water and Sewer service and capacities **are available** to serve the site.
10. Comprehensive Plan: The proposed development **is consistent** with the

Commercial (CM) future land use classification. The proposed floor area ratio of 0.14 **does not exceed** the maximum of 0.35 FAR for the CG zoning district.

11. Color Scheme: The color of the building **shall be** in accordance with the Site and Development Plans submitted: Walls – Porter Brilliant Blue 349-7 (dark blue), Porter Aloe Vera 209-3 (light green), Porter Blarney Stone 206-7 (Green); Trim and Accents – Porter Delicate White 518-1 (white).
12. Site and Building Design: The project layout and architectural design **comply** with the site and building design requirements of the Code. The proposed new building features integrated screening of roof top equipment, a clearly defined covered entry area, and the building is located on the site to respond to the property's unique configuration.

## **VII. Staff Recommendation:**

*Approval* of SP-16-01 with the following conditions:

1. The most stringent requirements of Exhibit "A" Land Development Staff Report and Recommendation dated July 15, 2016 and Exhibit "B" Site and Development Plan stamp dated July 11, 2016, as hereafter defined shall apply. (Planning)
2. Permits or permit modifications from the South Florida Water Management District (SFWMD), Lake Worth Drainage District (LWDD), and the Florida Department of Transportation (FDOT), as required, for the stormwater management system must be obtained prior to the issuance of building permits. (Engineering)
3. Permits from the Health Department for modifications to the water and sewer system must be obtained prior to the issuance of building permits. (Engineering)
4. Complete drainage calculations addressing water quality and quantity in accordance with the requirements of SFWMD must be submitted for review along with complete paving and drainage construction plans and subsurface investigation with percolation test prior to the issuance of building permits. (Engineering)
5. The site plan shall be revised as necessary to reflect all conditions of approval and re-submitted prior to the issuance of building permits. (Planning)
6. In accord with the requirements of the National Pollution Discharge Elimination System (NPDES), best management practices shall be used to control runoff from construction activities. (Building and Public Works)

7. The project shall participate in the City Tree Dedication Program per Section 16-1293; at the time of issuance of building permits one (1) tree to be donated per 1,000 sq. ft. of building area or fraction thereof, therefore six (6) Live Oaks or equivalent cash payment shall be donated to the City subject to the following specification: Live Oak, Florida Grade #1 Container Grown; minimum 12 ft. high; 2-inch diameter trunk at 4 ft.; and 5 ft. spread. (Planning and Building)
8. The project shall be required to pay the City's impact fee of \$2.80 per square foot of gross floor area per Section 16-201. The amount of \$15,226.40 shall be paid at the time of issuance of building permits. (Building)
9. The existing masonry wall along the north and east property lines shall be cleaned and modified (black tiles removed) or replaced as necessary to provide a 6' high wall finished in stucco painted the same color as the building accent color (Porter Delicate White 518-1). The wall height shall be measured from the highest adjacent grade. Maintenance of the wall is the responsibility of the proposed Medical Office. (Planning)
10. Utilities shall be provided underground and sufficient in size to properly serve the site. Appurtenances to these systems which require above-ground installation must be effectively screened from view. The meter box currently located at the front of the subject site shall be removed. (Planning, Engineering and Building)
11. All utilities and services to the site shall be provided by entities holding valid franchise agreements with the City. (Engineering and Building)
12. Any portions of the existing site drainage system to remain shall be cleaned to ensure efficient operation. Existing stormwater drain pipes that are no longer in service shall be removed. (Engineering)
13. The building must be provided with an automatic fire sprinkler system and a monitored fire alarm system. In addition, the building shall have a Knox box keyed for the City of Greenacres at the entrance. The order form shall be obtained from the City's Fire Marshal. (Fire Rescue)
14. All roof top equipment shall be screened on all four sides consistent with the architecture of the building; no equipment shall be taller than the proposed screening. All ground mounted mechanical equipment (air conditioning, backflow preventer, etc.) shall be screened on all four sides; no equipment shall be taller than the proposed screening. (Planning and Building)
15. The building shall be allowed two (2) wall signs: one on the south side facing Lake Worth Road and one on the west side facing Scott Road. Building wall signs shall be internally illuminated individual channel letters or reverse channel letters with consistent faces and returns. No raceways or box signs will be permitted. (Planning).
16. All freestanding signs shall be consistent in color with those on the building, shall feature decorative architectural elements and colors consistent with the building, and shall include

- the numerical street address with minimum 6” high numbers in a contrasting color on both faces. (Planning)
17. A bicycle rack accommodating a minimum of 5 bikes shall be provided at the building. (Planning)
  18. The dumpster enclosure walls shall match the finish, color and design elements of the building walls and trim. At a minimum, the dumpster enclosure gates shall be solid 3/4" deep galvanized corrugated 22-gauge steel matching the building color. (Planning)
  19. The hours of operation shall be limited to ~~8:30 a.m. to 6:00 p.m. Monday through Friday~~ 8:00 a.m. to 9:00 p.m. Monday through Saturday. (Planning and Building)
  20. The 8’ X 10’ easement depicted on the site plan shall be provided to accommodate ~~the existing a future bus stop to the west~~ on Lake Worth Road. The easement shall be dedicated to Palm Tran, in a form acceptable to the City Attorney, and recorded prior to the issuance of building permits. ~~A standard City of Greenacres bus shelter shall be acquired and installed by the developer in this location~~ A dedicated 110 volt, 20 amp circuit shall be provided and electrical stubbed out within the easement and terminated in a weatherproof box prior to the issuance of a Certificate of Occupancy. ~~The~~ If a later determination is made by Palm Tran that a bus stop is needed at this location and a standard City of Greenacres bus shelter is installed within the easement on the property, the shelter is shall be the permanent maintenance obligation of the property owner, including trash collection and electricity for the shelter security light. (Planning and Building)
  21. A site clearing and tree removal permit shall be required prior to any clearing activities on site. This permit shall demonstrate protection of existing trees to remain. Additions to the landscaping plan may be necessary to meet Code requirements if existing material to remain is unsuitable for buffer purposes. (Planning)
  22. All existing trees shown to remain on the approved landscape plans shall be maintained in perpetuity. In the event they should die, they shall be replaced with like species of a size and quantity in accord with the tree credits in Table 16-1271 of the City of Greenacres Code. (Planning)
  23. All existing invasive non-native plants shall be removed from the property. It shall be the responsibility of the property owner to maintain the site free from invasive plants. (Planning and Building)
  24. In accord with the determination of compliance with the Traffic Performance Standards by Palm Beach County Engineering, no building permits shall be issued after the build-out date of December 31, 2019 unless a revised traffic study with a later build-out date has been approved by the County and a copy of the approval provided to the City of Greenacres. (Planning and Building)
  25. A 25’ X 25’ corner clip at the northeast corner of the intersection of the Scott Road access easement and Lake Worth road shall be dedicated to the City of Greenacres in a form and

manner acceptable to the City Attorney prior to the issuance of a building permit.  
(Engineering and Building)

26. The pavement of Scott Road shall be expanded within the access easement to provide a consistent width along the length of the site. The connection of Scott Road with Lake Worth Road shall be enhanced or rehabilitated with a stop sign, stop bar and 50 feet of double yellow stripes in thermoplastic paint along with RPM's, all installed in accord with the MUTCD. (Engineering)
27. Because no separate security lighting circuitry has been proposed, the minimum lighting levels required in Table 16-1335(15)(b) when the business is closed shall be achieved by operating the full site lighting system at "open" levels overnight during the "closed" hours. (Building)
28. No outdoor speakers shall be permitted. (Building)
29. Outdoor storage of materials and equipment is prohibited. (Planning and Building)
30. All advertisements and legal addresses on insurance policies and business correspondence shall clearly state that the project is located within the "City of Greenacres". (Planning)
31. Non-compliance with any of the conditions of approval will result in withholding of the issuance of building permits or a Certificate of Occupancy. (Planning and Building)

Note: Conditions 19 and 20 shown in add/delete format above was revised by staff after the Planning Commission hearing based on new issues that arose.

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**PLANNING COMMISSION RECOMMENDATION – July 20, 2016**

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The Planning Commission on a motion made by Commissioner Clements and seconded by Commissioner Buczek, voting five (5) to zero (0), ***recommended approval*** of Site Plan ***SP-16-01*** (*Soma Medical Center*), as presented by staff.

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**CITY COUNCIL ACTION – August 15, 2016**

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**Samuel J. Ferreri, Mayor**

**Attest:**

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**Denise McGrew, City Clerk**

Attachments:

1. Site and Development Plan Packet
2. Aerial Location Map