



## ITEM SUMMARY

**MEETING DATE:** August 19, 2024

**FROM:** Denise Malone, AICP, Director Development and Neighborhood Services

**SUBJECT:** **Resolution 2024-42 SP-23-04**  
Soma Medical

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### BACKGROUND

Patricia Lentini, agent for Soma Medical Center is requesting Site Plan approval of the proposed Soma Medical project. The subject site is located approximately 500 feet south of Chickasaw Road on the west side of S. Jog Road at 3581 S. Jog Road.

The petition is for Site and Development Plan approval for a 9,695 square foot Medical Office building and parking to be constructed on the subject 1.15-acre site

The Development Review Committee has reviewed this proposal and recommended approval, followed by the Planning and Zoning Board of Appeals which recommended approval by a vote of 5-0 at their meeting on August 8, 2024.

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### ANALYSIS

The application is for Site and Development Plan approval to construct a one-story 9,695 square foot medical office building. The existing single-family residence was built in 1976 and the applicant is proposing to demolish the existing single-family residence to make way for the new construction. The proposed building is oriented perpendicular to Jog Road, with parking located behind the front façade facing Jog Road, thereby aligning with the Mixed-Use character of the zoning district. The parking for the medical office building consists of 53 parking spaces, including three (3) Americans with Disabilities Act (ADA) accessible parking spaces meeting the city's requirement of 1 space per 200 square feet for a medical office, which necessitates a minimum of 48 spaces. There is one (1) ingress and egress point onto Jog Road, for vehicular access and includes a sidewalk for pedestrian access. There is a six (6) foot high masonry wall being provided along the east, south, and north property lines, along with a landscape buffer on the entire perimeter.

The proposal has satisfied code requirements for approval of a Site Plan and staff's findings of fact are indicated in the staff report with twenty-seven conditions of approval. Specifically, the proposed project meets floor area ratio and setbacks. Further the height of the building does not exceed the allowable height. The petitioner has obtained all outside agency concurrency requirements including the Traffic Performance Standards from Palm Beach County which has a build out date of December 31, 2028. The petitioner will be required to pay all impact fees including amounts due under the City's Public Arts Program.

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**FINANCIAL INFORMATION**

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Petitioner will be required to pay the City's Arts in Public Places (AIPP) public art fee if the total construction costs is two hundred fifty thousand dollars (\$250,000) or greater, in accordance with Section 16-661.

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**LEGAL**

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Resolution 2024-42 was prepared in accordance with all applicable State statutes and City Code requirements.

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**STAFF RECOMMENDATION**

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*Approval of SP-23-04 through the adoption of Resolution 2024-42.*