PLANNING AND ZONING BOARD STAFF REPORT

Delray Hyundai Genesis

Meeting	File No.	Application Type
October 20, 2025	2025-065	Level 3 Site Plan

Property Owner	Authorized Agent
ABC JS Auto Imports LLC	Covelli Design Associates

Request

Consideration of a Level 3 Site Plan Application with Architectural Elevations and Landscape Plan for an approximately 167,000 square foot full-service automotive dealership at 2612-2650 N. Federal Highway.

Site Data & Information

Location: 2612 – 2650 N. Federal Highway

PCN: 12-43-46-04-08-000-0160 + 12-43-46-04-08-000-0142

Property Size: 3.22 acres / 140,227 sq. ft.

Land Use: General Commercial (GC)

Zoning: Automotive Commercial (AC)

Adjacent Zoning:

North, South, East: General Commercial (GC)West: Mixed Industrial and Commercial (MIC)

Existing Use: Vacant; previously a used automotive sales and auto storage

lot

Proposed Land Use: Commercial – full-service automotive dealership

Floor Area Ratio (FAR):

Existing: NA

Proposed: 1.19 FAR

Maximum Allowed: 3.0 FAR



Background Information

The subject property - currently vacant - previously consisted of an automotive dealership known as Delray Auto Mall, which ceased operation at the location in 2019. Subsequently, the property was used as inventory storage for neighboring dealerships; and, most recently, a Zoning Certificate of Use (ZCU) was approved for an Automotive Dealership at the subject property in 2019. The previously existing structures on site were demolished in 2024. The property is zoned Automotive Commercial (AC) with an underlying Land Use Map (LUM) designation of General Commercial (GC). The zoning designation and compatible land use classification indicate that the subject property has been identified as an appropriate location for further development of auto-oriented commercial uses.

Project Description



The proposed development is a two-story full-service automotive dealership with a four-story parking garage. The total gross square footage is 167,032 square feet. Components of the use include showrooms and service areas for two distinct brands (Genesis and Hyundai), administrative offices, and vehicle inventory bullpens.

The project is well within intensity thresholds with a proposed FAR of 1.19, whereas a maximum of 3.0 is permitted. Likewise, the development complies with height and setback regulations as established in the AC district – except where specifically discussed in the following sections.

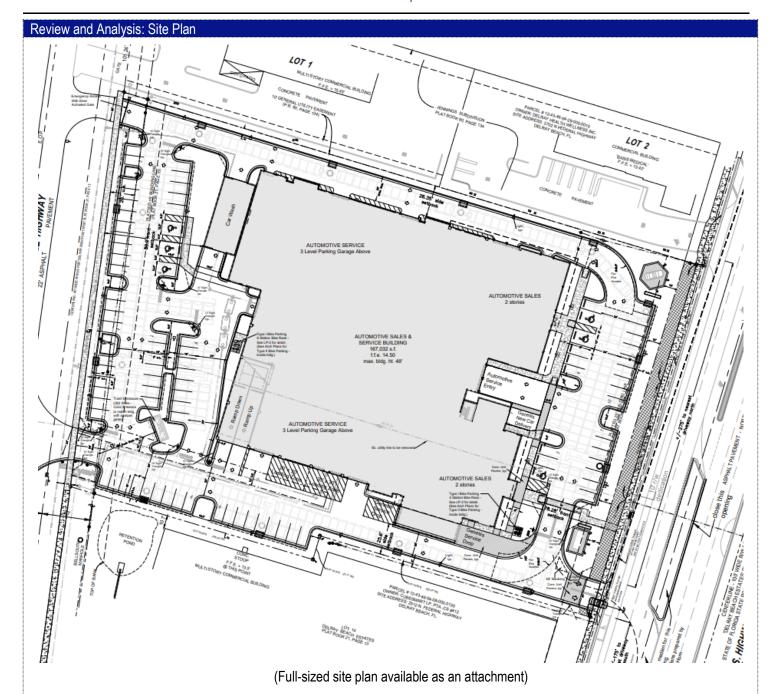
The architectural style proposed is contemporary and is reflective of the national brand prototyping. The centralized building is wrapped on all sides by vehicular use area (parking, drive-aisles, etc.) and the minimum required landscape buffering adjacent to vehicular use area, including the increased 10-foot buffer adjacent to Federal Highway, is provided along the full extent of the site.

Parking is provided via a surface lot (88 spaces) and parking garage (237 spaces) for a total of 325 spaces. 153 of these spaces are required to remain allocated for customer and employee parking and any surplus parking may be used for vehicle inventory storage.

Relief is also requested as part of this application:

- 1. Relief from LDR 4.4.10(F)(3) to allow a front setback of 78 feet in the North Federal Highway Overlay District, whereas the maximum allowable setback is 15 feet.
- 2. Relief from LDR Section 4.3.4(K) to allow 11 percent open space, whereas a minimum of 25 percent is required.

A full analysis of the relief will be discussed in subsequent sections.



LDR Section 2.4.10(A)(3), Findings. All site plan applications require compliance with the applicable regulations and review criteria and shall be consistent with the Comprehensive Plan and other local ordinances.

(b) Level 2, Level 3, and Level 4 Site Plan applications require compliance with the findings in Chapter 3, Performance Standards.

The Site Plan was reviewed according to the performance standards for site plan actions listed in **LDR Section 3.2.3** and these standards have been factored into the technical review of the application. The intent of the standards is to ensure that certain essential criteria and a level of quality are adhered to with regard to new development. The project complies with the performance standards.

LDR Section 3.1.1, Required Findings. Prior to the approval of development applications, certain findings must be made in a form which is part of the official record. This may be achieved through information on the application, the staff report, or minutes. Findings shall be made by the body which has the authority to approve or deny the development application.

These findings relate to the following four areas:

(A) Land Use Map. The resulting use of land or structures must be allowed in the zoning district within which the land is situated and said zoning must be consistent with the applicable land use designation as shown on the Land Use Map.

AC is a zoning district deemed compatible with the GC land use designation per the comprehensive plan. The intent for this property to be developed as an automotive-oriented commercial use is clearly consistent and compatible with the land use designation.

(B) Concurrency. Concurrency as defined by Objective NDC 3.1 of the Neighborhoods, Districts, and Corridors Element of the adopted Comprehensive Plan must be met and a determination made that the public facility needs, including public schools, of the requested land use and/or development application will not exceed the ability of the City and The School District of Palm Beach County to fund and provide, or to require the provision of, needed capital improvements in order to maintain the Levels of Service Standards established in Table CIE, Level of Service Standards, of the Capital Improvements Element of the adopted Comprehensive Plan of the City of Delray Beach.

Water and Sewer. The development will connect to existing water and sewer networks as approved by the City Utilities Department.

<u>Drainage</u>. Drainage will be accommodated on site. All stormwater runoffs will be collected and contained within the subject property through a drainage system approved by the City Engineer. A significant network of underground drainage storage containers is proposed below the surface parking area (reference Civil sheet C4)

<u>Transportation</u>. The provided Palm Beach County TPS approval letter indicates the proposed project will not have a significant impact on the existing road network. Therefore, the project meets transportation concurrency. An increase of 72 AM and 94 PM peak hour trips is anticipated.

<u>Solid Waste</u>. The Solid Waste Authority has indicated that its facilities have sufficient capacity to accommodate all development proposals until 2054.

Schools. Not Applicable.

(C) Consistency. A finding of overall consistency may be made even though the action will be in conflict with some individual performance standards contained within Article 3.2, provided that the approving body specifically finds that the beneficial aspects of the proposed project (hence compliance with some standards) outweighs the negative impacts of identified points of conflict.

LDR Section 3.2.1, Basis for determining consistency.

The performance standards set forth in this Article either reflect a policy from the adopted Comprehensive Plan or a principle of good planning practice. The performance standards set forth in the following sections as well as compliance with items specifically listed as required findings in appropriate portions of Section 2.4.5 shall be the basis upon which a finding of overall consistency [Section 3.1.1(C)] is to be made. However, exclusion from this Article shall not be a basis for not allowing consideration of other objectives and policies found in the adopted Comprehensive Plan in the making of a finding of overall consistency.

The following Comprehensive Plan objectives and policies are relevant to the request:

Neighborhoods, Districts, and Corridors Element

Objective NDC 1.3 Apply the mixed-use land use designations of Commercial Core, General Commercial, Transitional, Congress Mixed-Use, and Historic Mixed-Use to accommodate a wide range of commercial and residential housing opportunities appropriate in scale, intensity, and density for the diverse neighborhoods, districts, and corridors in the city.

<u>Policy NDC 1.1.2</u> Provide a complementary mix of land uses, including residential, office, commercial, industrial, recreational, and community facilities, with design characteristics that provide: Similar uses, intensity, height, and development patterns facing each other, especially in residential neighborhoods. Uses that meet the daily needs of residents. Public open spaces that are safe and attractive.

Objective 2.5 Automotive Dealerships Recognize that automotive dealers and auto-related uses are local legacy industries with unique impacts that require appropriate and strategic locations.

<u>Policy NDC 2.5.1</u> Accommodate automotive dealerships and auto-related uses on land with a General Commercial land use designation, zoned Automotive Commercial, and located north of George Bush Boulevard, between North Federal and Dixie Highways.

The proposed development maintains consistency and compatibility with the comprehensive plan being that it is located on a parcel specifically in an area where policy NDC 2.5.1 identifies as most appropriate for accommodating auto dealerships.

LDR Section 3.2.3, Standards for Site Plan Action

The standards for site plan action include adequate traffic circulation and accessibility for vehicles and pedestrians, compatibility with adjacent land uses, intensity thresholds, and energy efficiency and sustainability requirements, such that the proposed project will not result in the degradation of the surrounding area. The development proposes a use that is contextually appropriate for the area and aligns with the intent and permitted uses of the Automotive Commercial zoning district and the comprehensive plan; the proposed site plan meets the standards for site plan action.

(D) Compliance with the LDR. Whenever an item is identified elsewhere in these Land Development Regulations (LDRs), it shall specifically be addressed by the body taking final action on a land development application/request. Such items are found in Section 2.4.5 and in special regulation portions of individual zoning district regulations.

LDR Section 4.4.10, Automotive Commercial; and 4.3.4, Base District Development Standards

Standard/Regulation	Review						
Height	Maximum: 48 feet						
4.3.4(K)	Proposed: 45 feet	Drawagady 45 foot					
	r roposed. 40 leet						
	Minimum Required	Provided:					
Setbacks	Front – 5 feet minimum; 15 feet maximum	Front – 78 feet; <u>relief required</u>					
4.3.4(K)	Rear – 10 feet	Rear – 81 feet					
	Interior – 0 feet	Interior – 26 feet					
Landscape Buffer	Minimum Required	Provided:					
4.3.4(H)(6)(b)(2.)	Federal Hwy: 10 feet	Federal Hwy: 10 feet					

Other Development Regulations

Standard/Regulation	Review
4.6.9 – Off-Street Parking	Required: 192 Provided: 325
(Four Spaces per 1000 sq. ft. of gross building area less display area)	
4.6.9, Bicycle Parking Table 4.6.9(C)-1	Required: Type I spaces – 5 Type II spaces – 4 Provided: Type I spaces – 10 Type II spaces with showers – 4 spaces and 4 showers
	Type I Bicycle Parking. Intended to be used for short term bicycle parking by visitors. Six spaces per 25,000 sq. ft. of building and parking area are required.

Type II Bicycle Parking. Required at certain thresholds and provides long term storage options for people who reside, work, or are visiting for an extended duration. Two plus two spaces per 50,000 sq. ft. of gross floor area, and two showers plus two per 50,000 sq. ft. of gross floor area.

Front Setback Relief

The North Federal Highway Overlay District establishes a minimum and maximum setback to facilitate the redevelopment of a commercial corridor where the buildings frame the street for a more pedestrian-scaled appearance. This standard is intended to deter strip-style commercial centers with parking in front of buildings, which creates a corridor that is better framed for the pedestrian and less dominated by automotive aspects of the use. As such, a minimum and maximum setback are established for the district ensuring that buildings are no closer than 5 feet or further than 15 feet from the front property line.

However, it is understood that in certain contexts it may be difficult for certain development typologies (including automotive dealerships) to adhere to this setback requirement. Therefore, **LDR section 4.4.10(F)(3)** allows for the approving body to determine that a setback greater than 15 feet may be proposed if it can be demonstrated to the approving body that it is not feasible to comply with this standard.

The applicant proposes a front setback of 78 feet. The area within the front setback is used for additional parking, a drive aisle for vehicle circulation, and ingress to the service center. While the parking located in this area is surplus to LDR requirement, the drive aisle provides necessary circulation and navigability intra-site (including required Fire accessibility).

The Board shall consider the Applicant's justification (attached) when evaluating this request. Staff acknowledges that when a use is entirely auto-oriented in its function, it is difficult to mitigate for the visual impacts of the automotive use that would otherwise be avoided with typical commercial development (i.e. parking located behind buildings, etc.). Likewise, it is customary and expected for vehicle display areas to be located within clear visibility of the primary commercial corridor adjacent to a dealership.

Open Space Reduction

LDR Section 4.3.4(K) requires that development sites in AC provide a minimum of 25 percent of the total site area as open space. The Applicant instead proposes an open space amounting to 11 percent of the total site area. However, **LDR Section 4.4.10(H)(4)** allows for a reduction in open space in specific contexts.

Specifically, Whenever the requirement to bring an existing site into full compliance triggers a requirement to increase the percentage of open space pursuant to Section 4.3.4(K), a reduction of that requirement may be approved by the approving body; however, in no instance shall the percentage be reduced below the existing percentage of open space. Concurrent with granting a reduction, the Board must find that such reduction does not diminish the practical application of the requirement, particularly as it relates to the perimeter of the site.

Even though this is a new construction application, because the previous use existing on site was an automotive dealership, the provision in 4.4.10(H)(4) has been determined to be applicable. As such, the Board holds the ability to grant a reduction in open space below 25 percent, so long as the reduction is not greater than the previously existing condition. The Applicant has provided exhibits documenting the existing open space on site as being approximately 1 percent of the overall site area. Therefore, because the requested relief is still greater than what previously existed, the Board may approve pursuant to the referenced code section if it is deemed that the practical application of the regulation is still sufficiently met. It is important to note that the minimum required perimeter buffer is provided along all sides of the property.

Review & Analysis: Landscape Plan

LDR Section 2.4.10(A)(3)(c), Findings

Landscape Plans, including modifications to existing landscaping, shall be consistent with Section 4.6.16, Landscape Regulations.

A technical review of this site plan has been performed, and a determination has been made that the project complies with all applicable landscape regulations. Landscaping is interspersed throughout the site in a way that is appropriate for the use and contextual setting,

where foundation landscaping, landscape islands, and a robust landscape buffer help beautify and soften the starkness and vastness of the automotive use.

Nine existing trees will be removed including seven palms replaced on a one-to-one basis, one invasive species tree that is exempt from mitigation, and one 4" dbh canopy tree that is replaced with another 4" dbh tree. In total, 80 new trees and 24 new palms are proposed, well exceeding the amount of mitigation required.

A full landscape plan including the tree disposition plan is available as an attachment.

Review & Analysis: Architectural Elevations

LDR Section 2.4.10(A)(3)(d), Findings

Architectural Elevations, including modifications to existing building facades, require an overall determination of consistency with the objectives and standards of Section 4.6.18, Architectural Elevations and Aesthetics, and any adopted architectural design guidelines and standards, as applicable.

LDR Section 4.6.18, Architectural Elevations and Aesthetics

(E), Criteria for board action

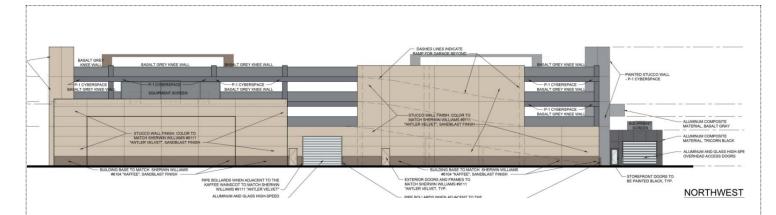
The following criteria shall be considered, by the Site Plan Review and Appearance Board or Historic Preservation Board, in the review of plans for building permits. If the following criteria are not met, the application shall be disapproved.

- 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.



Staff finds that the design criteria are met. The contemporary design is aligned with the national brand prototype. The façade integrates material and texture variation to create interest, and there are various points of vertical articulation and shifts in the massing that move the design beyond what could otherwise be a repetitive and bland product.

Staff worked with the Applicant during technical review to facilitate an improved exterior to the parking garage, and while improvements have been made through the introduction of raised stucco and scoring, as well as color palette variation, more interesting screening materials could still be introduced to the garage to allow it to match the quality of the front façade.



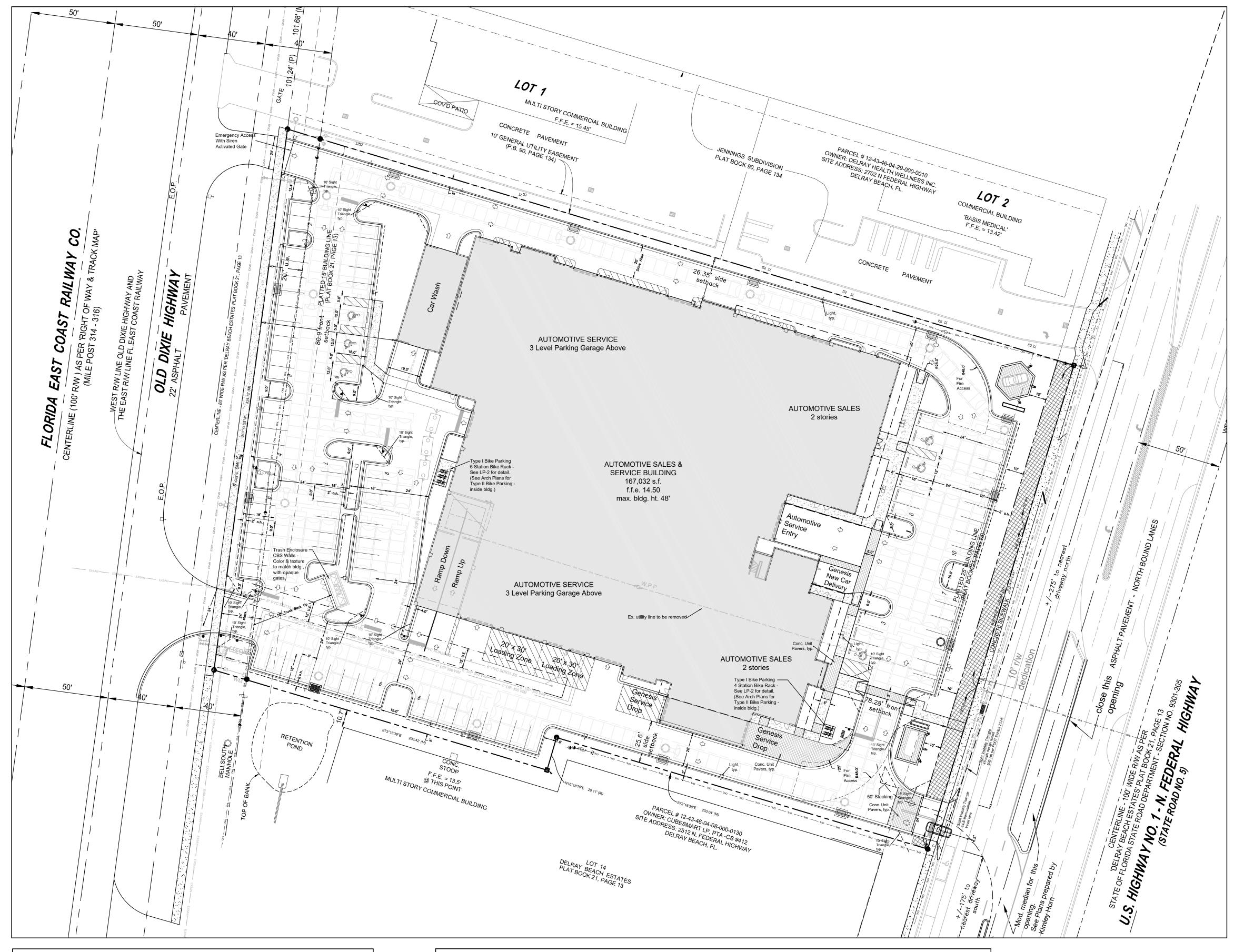
Options for Board Action

- A. Move **approval** of a Level 3 Site Plan Application request for **2612 2650 N Federal Hwy**, including Architectural Elevations and Landscape Plan, to construct an approximately 167,000 sq. ft. full-service automotive sales use, by finding that the request is consistent with the Land Development Regulations and the Comprehensive Plan.
- B. Move **approval**, **as amended** of a Level 3 Site Plan Application request for **2612 2650 N Federal Hwy**, including Architectural Elevations and Landscape Plan, to construct an approximately 167,000 sq. ft. full-service automotive sales use, by finding that the request is consistent with the Land Development Regulations and the Comprehensive Plan, **subject to conditions**.
- C. Move **denial** of a Level 3 Site Plan Application request for **2612 2650 N Federal Hwy**, including Architectural Elevations and Landscape Plan, to construct an approximately 167,000 sq. ft. full-service automotive sales use, by finding that the request is inconsistent with the Land Development Regulations and the Comprehensive Plan.
- D. Continue with direction.

Public and Courtesy Notices

No Public Notice was required by the LDR for this application.

TAC Review Tin	neline		
Review No.	Submittal Date	TAC Comments Transmitted	Total time with Applicant: 101 days
1	11/25/2024	1/10/2025	Total time under review: 117 days
2	1/28/2025	2/26/2025	
3	4/28/2025	5/20/2025	
4	6/11/2025	7/2/2025	



2650 N. Federal Hwy. Delray Beach, FL 33483

Site Location Map N.T.S.



Site Tabulations

GROSS Site Area	143,227 sf	3.29 ac	
R/W Dedication	3,000 sf	0.07 ac	
NET Site Area	140,227 sf	3.22 ac	100%
Total Impervious Area	124,436 sf	2.86 ac	89%
Building Coverage Vehicular Use Area	64	5,478 sf 4,811 sf	
Sidewalks, etc.	4	4,147 sf	
Total Open Space Area	15 701 cf	0.36.20	110/

Total Open Space Area 15,791 st 0.36 ac 8,598 sf 7,193 sf Required Perimeter Buffer Areas Internal Vehicular Open Space

Parking Tabulations

PARKING REQUIREMENTS

167,032 sf Gross Building Area Indoor Display Area (8,644 sf) Parking Garage (112,684 sf) Building Area Parking @ 4/1000 sf 47,879 sf /1000 (4)

192 Total Spaces Required (incl. 6 HC accessible spaces) Total Spaces Include-

Building Area (less Indoor Display area) @2/1000 sf 47,879 sf /1000 (2) 96 spaces required 153 allocated Service Bays @1.5 each 38 service bays

Provided Parking Allocation 88 Surface Spaces (incl. 6 HC Accessible Spaces) — (Building Area - 96 total)

27 Garage Spaces (Bullpen - Employee/Service Bays)
36 Garage Spaces - (Standard Employee Spaces/Service Bays) 166 Garage Spaces (Bullpen - Car Storage)

325 Total Spaces Provided 88 Surface Spaces (incl. 6 HC accessible spaces) 237 Garage Spaces

(no compact parking spaces provided)

BICYCLE PARKING SPACES

Type I Spaces	110,890 sf /25,000
Building & Parking Area @ 1/25,000 sf	5 spaces req'd - 10 spaces provided

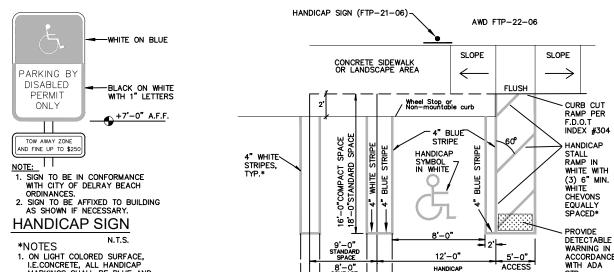
Type II Spaces Building & Parking Area @ 2 + 2/50,000 sf 4 spaces required - 4 spaces with showers

110,890 sf /50,000 (2) + 2 with showers provided, see Arch.

Site Notes

- 1. Existing Zoning AC (Automobile
- Commercial) 2. Proposed Zoning - Same
- 3. Existing Land Use General
- Commercial 4. Proposed Land Use - Same
- 5. Existing Use parking
- Proposed Use Automobile Sales &
- 7. All new utilities on site shall be placed underground.
- 8. Water, sewer, electric, telephone, & cable television existing at site.
- 9. See architectural plans for perimeter fence & trash enclosure details.

HANDICAP SPACE



*NOTES 1. ON LIGHT COLORED SURFACE, I.E.CONCRETE, ALL HANDICAP MARKINGS SHALL BE BLUE AND STANDARD PARKING STRIPING SHALL BE BLACK. 2. ALL STRIPING WITHIN PUBLIC RIGHT OF WAY SHALL BE 6". 3. ALL MEASURMENTS ARE FROM CENTERLINE. 4. ALL COMPACT SPACES MUST HAVE "COMPACT" STENCILED WITH BLACK PAINT ON WHEELSTOP.

1" = 30'

GRAPHIC SCALE

10' 1.5 ac 125' 200' 125' 5-15' REQUIRED 5'-15' 26.35' (north) 48' Top of Stair 78.28' PROVIDED 140,227 net sf 80.9' 25.6' (south) 3.22 ac Tower

FRONT

(N. Fed. Hwy.) (N. Fed. Hwy.) SETBACK

SETBACK

Property Development Regulations AC - Automobile Commercial Zoning District

FRONTAGE

MIN. LOT

(FT.)

Waiver F	Waiver Request Chart					
LDR SECTION	REQUIREMENT	EXISTING	PROPOSED			
4.4.10(F)(3) 4.3.4(K)	Front Setback 10' min./15' max. 25% Open Space	Vacant Vacant	To increase front setback Reduce open space to 11%			

MIN. LOT

DEPTH

(FT.)

MIN. LOT

(S.F.)

ZONING

DISTRICT

MIN. LOT

(FT.)

Land Description

BEACH COUNTY, FLORIDA.

ALL OF LOTS 16 AND 17, TOGETHER WITH THE EAST 20.00 FEET OF THAT PORTION OF THE OLD DIXIE HIGHWAY ROAD

RIGHT-OF-WAY LYING WEST OF AND ADJACENT TO LOTS 16 AND 17 CONTAINED IN RESOLUTION RECORDED IN O.R.

BOOK 32712, PAGE 1464, OF DELRAY BEACH ESTATES ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 21, PAGE 13, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

ALL OF LOT 15 AND THAT PART OF LOT 14, DELRAY BEACH ESTATES, MORE PARTICULARLY DESCRIBED AS FOLLOW:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 14 AND RUN SOUTHERLY ALONG THE WESTERLY LINE OF

SAID LOT 14, A DISTANCE OF 20.25 FEET TO A POINT; THENCE EASTERLY ALONG A LINE PARALLEL TO AND 20 FEET

SOUTHERLY, MEASURED AT RIGHT ANGLES FROM THE NORTH LINE OF LOT 14 A DISTANCE OF 186 FEET TO A POINT: THENCE NORTHERLY AT RIGHT ANGLES TO THE PROCEEDING COURSE A DISTANCE OF 20 FEET TO A POINT IN THE

NORTH LINE OF LOT 14; THENCE WESTERLY ALONG THE NORTH LINE OF LOT 14, A DISTANCE OF 189.2 FEET, MORE

OR LESS, TO THE POINT OF THE BEGINNING; TOGETHER WITH THE EAST 20.00 FEET OF THAT PORTION OF THE OLD

DIXIE HIGHWAY ROAD RIGHT-OF-WAY LYING WEST OF AND ADJACENT TO THE NORTH 20.00 FEET OF LOT 14 AND ALL

OF LOT 15 CONTAINED IN RESOLUTION RECORDED IN O.R. BOOK 32712, PAGE 1464, OF DELRAY BEACH ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 21, PAGE 13, OF THE PUBLIC RECORDS OF PALM

NOTE - GREEN BUILDING REQUIREMENT Prior to the issuance of a building permit and certificate of occupancy, pursuant to LDR Section 7.11.1(C)(2), the development shall achieve at least a certification level of LEED Silver (Florida Green Building Certification (FGBC) Silver level certification) or equivalent.

FRONT MAXIMUM
SETBACK SIDE STREET SIDE INTERIOR BUILDING F.A.R.

SETBACK

HEIGHT (FT)

Typical Parking Spaces Detail PURSUANT TO CITY OF DELRAY BEACH STANDARD DETAIL RT 4.2g N.T.S.

SEE ARCHITECTURAL PLANS FOR GARAGE PARKING DETAIL

to TAC 3nd review c to TAC 2nd review c to TAC 1st review d

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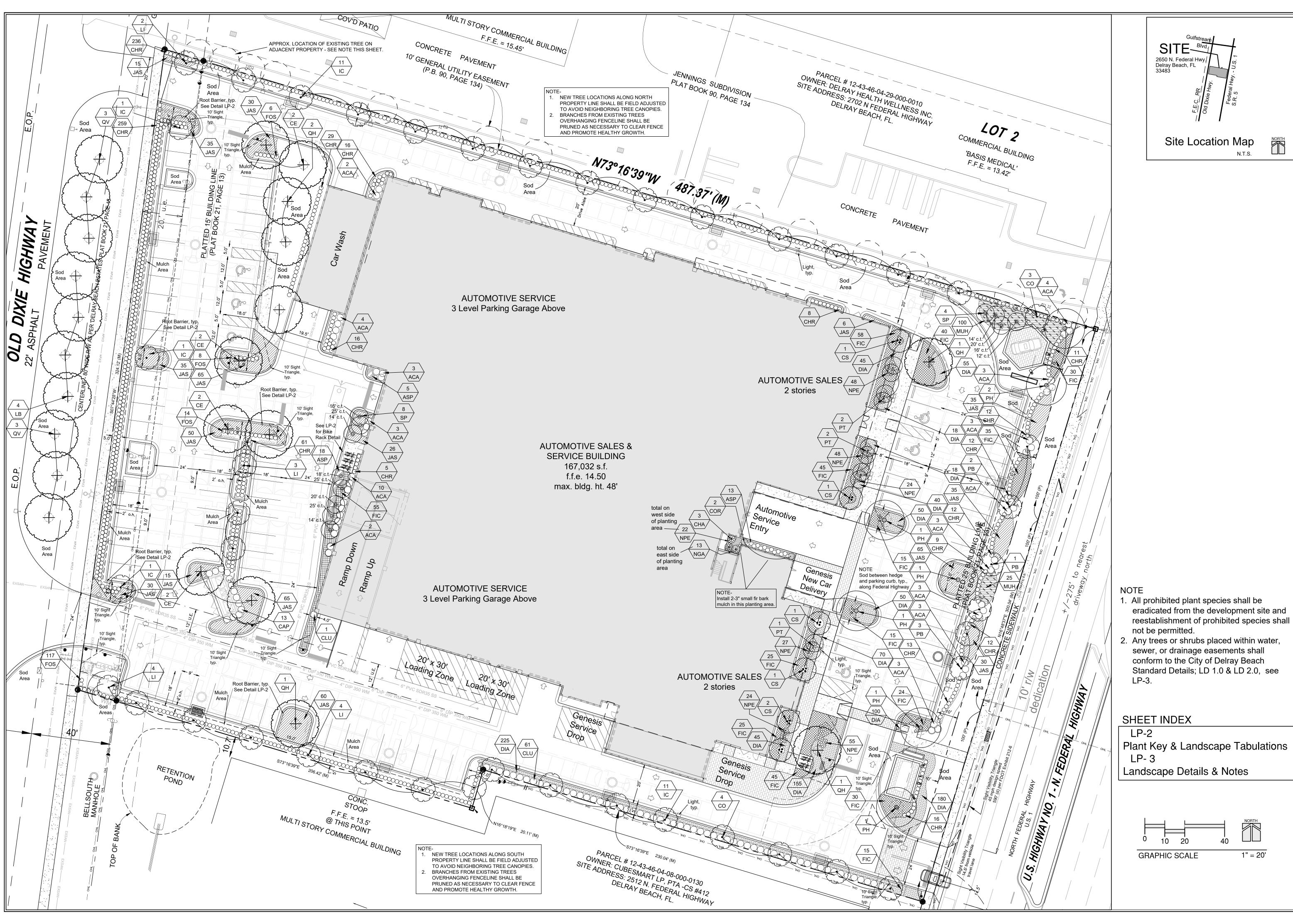
Covelli Design Associa Delray

Plan Sis ene Site Hyundai-G

10-25-2024 Scale As Noted PN#



Drawing No.





Site Location Map

N.T.S.

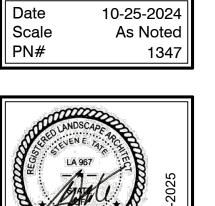
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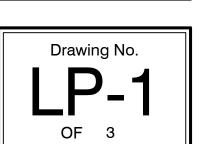
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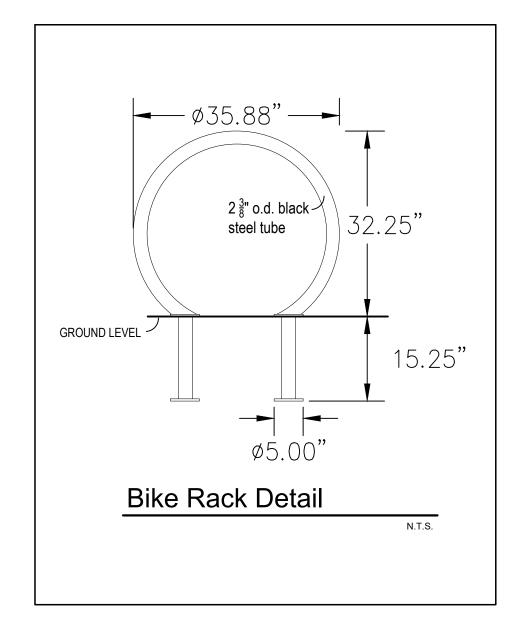
Plan andscape Hyundai-

> 10-25-2024 As Noted





1" = 20'



Landscape Tabulations -Multifamily & Commercial (Cabbage and ptychosperma palms counted as 3:1)

- A. TOTAL LOT AREA
- 140,227 s.f. B. STRUCTURES, PARKING WALKWAYS, DRIVES, ETC. 124,436 s.f.
- C. TOTAL PERVIOUS LOT AREA
- 15,791 s.f. D. AREA OF SHRUBS & GROUNDCOVERS REQUIRED
- 4,737 s.f. (30% of "C") E. AREA OF SHRUBS & GROUNDCOVERS PROVIDED 10,540 s.f.
- F. NATIVE VEGETATION REQUIRED
- 1,184 s.f. (25% of "D")
- G. NATIVE VEGETATION PROVIDED
- H. TOTAL PAVED VEHICULAR USE AREA 58,935 s.f.
- I. TOTAL INTERIOR LANDSCAPE AREA REQUIRED 5,894 s.f. (10% of "H")
- J. TOTAL INTERIOR LANDSCAPE AREA PROVIDED 12,261 s.f.

K. TOTAL INTERIOR SHADE TREES REQUIRED 47 (I/125)

- L. TOTAL INTERIOR SHADE TREES PROVIDED
- M. TOTAL L.F. SURROUNDING PARKING OR VEHICULAR USE AREA
- N. TOTAL NUMBER OF PERIMETER TREES REQUIRED 21 (M/25)
- O. TOTAL NUMBER OF PERIMETER TREES PROVIDED
- P. TOTAL NUMBER OF EX. TREES TO BE SAVED ON SITE
- Q. TOTAL NUMBER OF NATIVE TREES REQUIRED $68 \times 50\% = 34$
- R. TOTAL NUMBER OF NATIVE TREES PROVIDED
- S. TOTAL NUMBER OF OF TREES ON PLAN PROVIDED 92 (80 trees & 12 palms)

TREE & PALM REPLACEMENT SUMMARY

O IVIIVI/AI A I	Χ.	
ees @ 1:1 ond. less than 50%)	0	75
ees @ d.b.h. (1 tree) ond. 50% or greater)	4"	25"
lms @ 1:1 ond. less than 50%)	0	17
lms @ 16' o.a. or greater ht. ond. 50% or greater)	7	7
·	·	

^{*} See also Tree Disposition Plan

TREES - PLANT KEY

e Plan									Replacem	lacement Value	
Quantity	Symbol	Botanic Name / Common Name	Height	Spread	Caliper	Remarks	Native	Drought Tol.	Tree @ 1:1	Tree cal. for d.b.h.	
8	CE	Cococarpus erectus Green Buttonwood	16'	8'	4.5"	8' c.t. , min. 6' single, straight trunk	Yes	Very	8	-	
7	СО	Cordia sebestena Geiger Tree	16'	5-6'	2.5"	8' c.t. , min. 6' single, straight trunk	Yes	Very	7	-	
6	cs	Cococarpus erectus serecius Silver Buttonwood	16'	8'	Multi	8' c.t. , min. for pedestrian clearance Min. 3 trunks, FLA FAN	Yes CY	Very	6	-	
25	IC	llex cassine Dahoon Holly	16'	5-6'	3"	8' c.t. , min. 6' single, straight trunk	Yes	Very	25	-	
4	LB	Lysiloma latisiliquum Wild Tamarind	16'	8'	4"	8' c.t. , min. 6' single, straight trunk	Yes	Very	4	-	
13	LI	Lagerstroemia indica 'Tuscadora' Pink Crape Myrtle	16'	8'	4"	8' c.t. , min. 6' single, straight trunk	No	Very	13	-	
6	РВ	Pimenta racemosa Bay Rum	16'	5-6'	3"	8' c.t. , min. 6' single, straight trunk	No	Very	6	-	
5	QH	Quercus virginiana "Highrise" Live Oak	16'	6-7'	5"	8' c.t. , min. 6' single, straight trunk	Yes	Very	-	25"	
6	QV	Quercus virginiana Live Oak	16'	6-7'	5"	8' c.t. , min. 6' single, straight trunk	Yes	Very	6	-	

PALMS - PLANT KEY

	Plan								Replacement Value	
Quantity	Symbol	Botanic Name / Common Name	Height	Spread	ad Trunk Remarks		Native	Drought Tol.	Palm @ 1:1	Palm c.t. ht.
5	PT	Ptychosperma elegans Alexander Palm	14' c.t. ht. matched	-	-	double heavy trunks	No	Very	5	-
7	PH	Phoenix sylvestris Sylvester Palm	16' c.t. ht. matched	-	-		No	Very	7	-
12	SP	Sabal palmetto Cabbage Palm	c.t. ht. as noted on plan	-	-	heavy trunks boots removed	Yes	Very	5	7

SHRUBS - PLANT KEY

Quantity	Plan Symbol	Botanic Name / Common Name	Height	Spread	Spacing	Remarks	Native	Drought Tol.
49	ACA	Acalypha wilkesiana Copperleaf	30"	24"	-	full to ground	No	-
13	CAP	Capparis cynophallophora Jamaica Caper	4'	2.5'	-	full to ground	Yes	Very
3	СНА	Chamaedorea erumpens Bamboo Palm	6'	2.5"	-	full with suckers	No	Mod
727	CHR	Chrysobalanus Icaco "Red Tip" Red Tip Cocoplum	36"	20"	24"	adjust quan./spacing to plant with branches touching	Yes	Very
62	CLU	Clusia guttifolia Small Leaf Clusia	4'	2.5'	-	full to ground	No	Very
2	COR	Cordyline fruticosa 'Bolero' Bolero Ti Plant (green, red, cream leaf)	3-4'	2'	-	full, min. 3 staggered heads	No	Very
145	FOS	Forestiera segregata Florida Privet	36"	20"	24"	adjust quan./spacing to plant with branches touching	Yes	Very
125	MUH	Muhlenbergia capillaris Pink Muhly Grass	24"	15-20"	24"	full	Yes	Very

GROUNDCOVERS - PLANT KEY

Quantity	Plan Symbol	Botanic Name / Common Name	Height	Spread	Spacing	Remarks	Native	Drought
36	ASP	Asparagus densiflorus "Myers" Foxtail Asparagus Fern	12"	18-20"	24"	-	No	Very
1099	DIA	Dianella tasmanica "Variegata" Varigated Flax Lily	12"	10"	15"	-	No	Very
442	FIC	Ficus microcarpa "Green Island" Green Island Ficus	12-15"	15-18"	24"	-	No	Very
597	JAS	Jaminum volubile Wax Jasmine	12-15"	15-18"	24"	-	No	Very
13	NGA	Neoregelia "Green Apples" Petra Bromeliad	12"	12"		grown for sun plant in ex. pot in groun	No d	-
224	NPE	Neoregelia "Petra" Petra Bromeliad	12"	12"		grown for sun plant in ex. pot in groun	No d	-

All sod shall be St. Augustine "Palmetto"

Abbreviations: c.t. - clear trunk c.w. - clear wood g.w.- grey wood ht. - height o.a. - overall

PLANT PLACEMENT

- 1.Trees and Palms shall be installed to avoid frond or branch contact with structures.
- 2. Shrubs shall be installed to allow for maintenance access between structures and the plant material.
- 3. Field adjustment may be necessary in ensure compliance with above notes. Contact Landscape Architect in case of conflict.

PLANT KEY NOTES

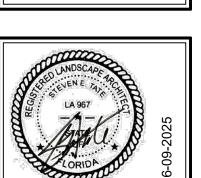
- 1. The Contractor is responsible to verify all plant quantities and report any discrepancies to the Landscape Architect.
- 2. Drought tolerance noted is per SFWMD (May 2003) "Waterwise" South Florida Edition or University of Florida IFAS Extension Service, as applicable.

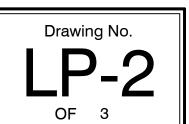
Covelli Design Associa

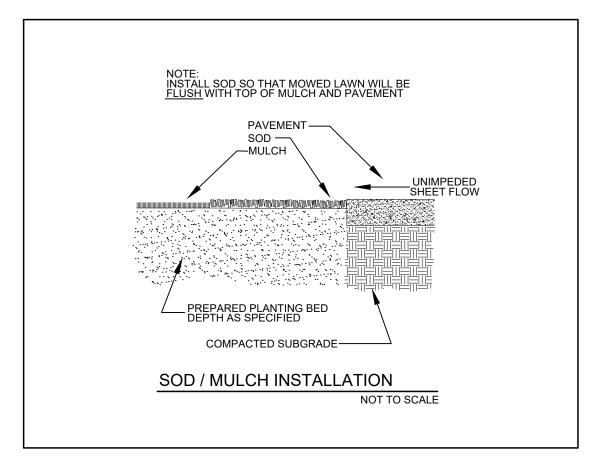
Delray

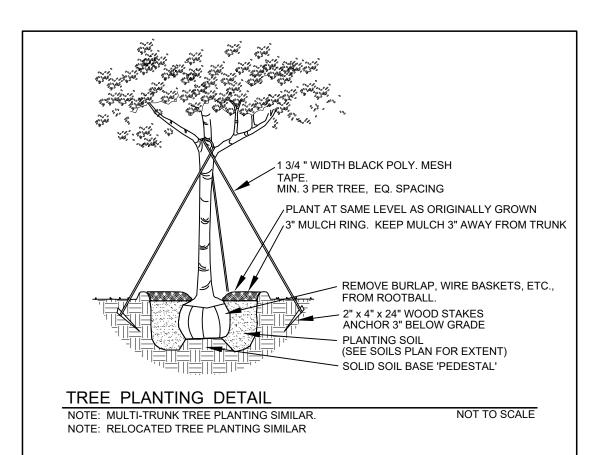
Tabulations Delray Beach Key Plant

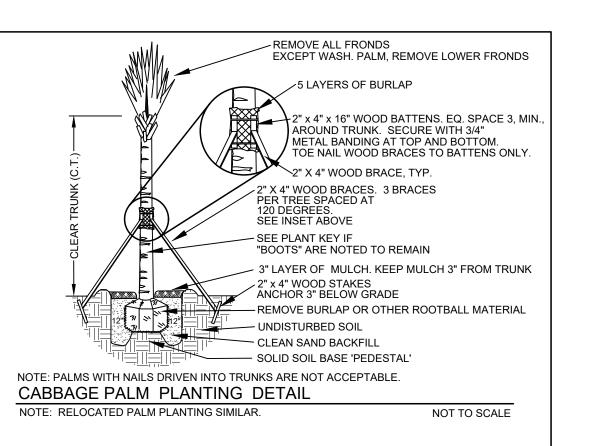
10-25-2024 Scale PN# As Noted

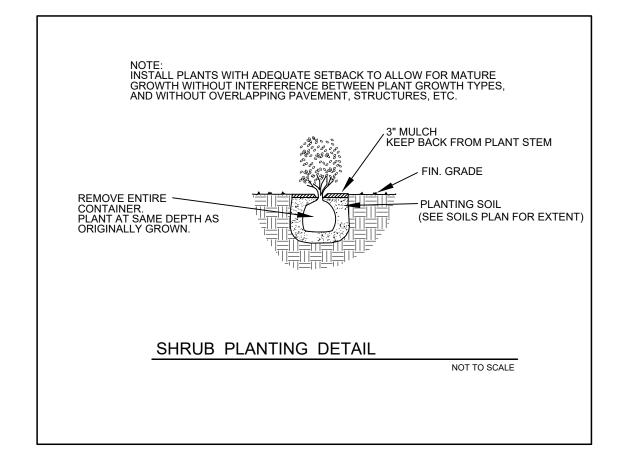


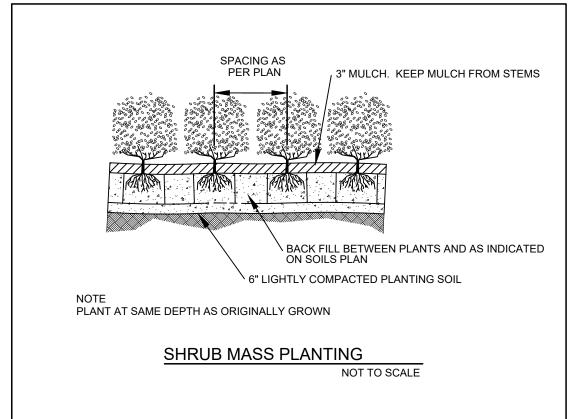


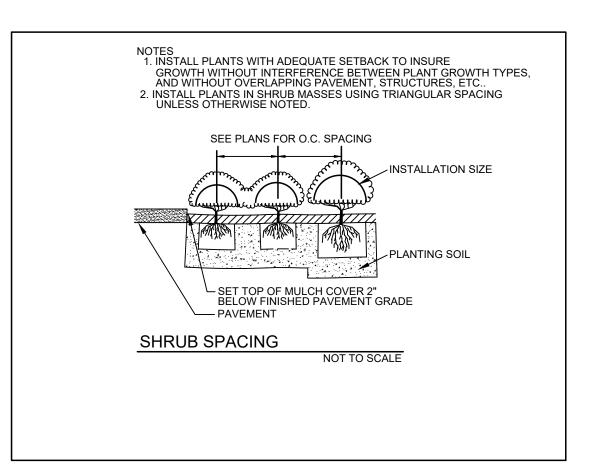












O CONSTRUCTION STORAGE

• NO ROOTS SHALL BE LEFT EXPOSED. COMPLETELY SURROUND TREE

REINFORCING ROD.

ORANGE PLASTIC MESH FENCING 4' HT., MIN.

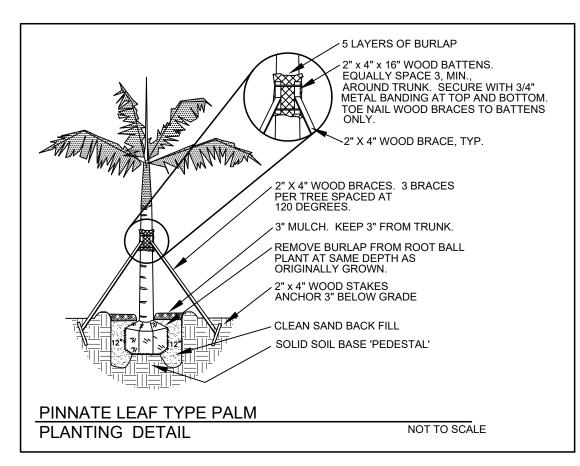
R ACTIVITY SHALL TAKE

R GROUP OF TREES WITH

UTSIDE OF DRIP LINE

NSTRUCTION BARRICADE

EXISTING TREES



SEE NOTE 1

City of Delray Beach Standard Detail LD2.0 dated 10-04-2024

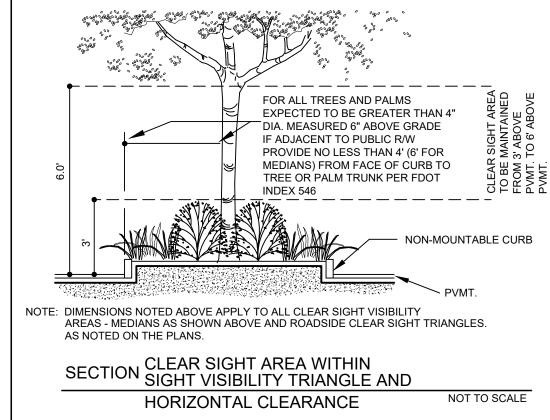
NOTES: 1. THIS DISTANCE SHALL BE 10' MINIMUM FROM ALL CITY FACILITIES

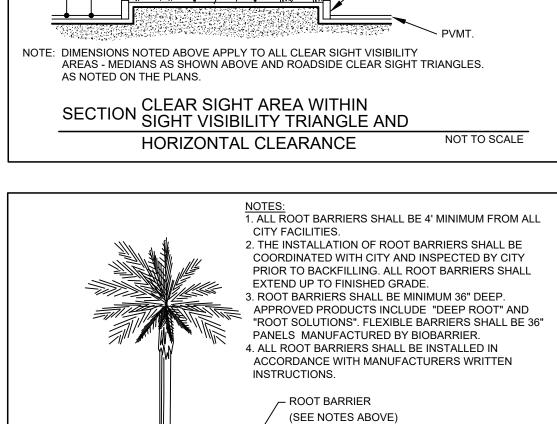
TYPICAL TREE WITHOUT ROOT BARRIER LD 2.0

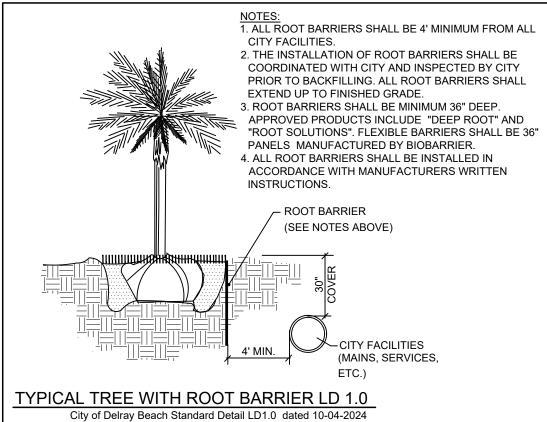
IF NO ROOT BARRIER IS USED.

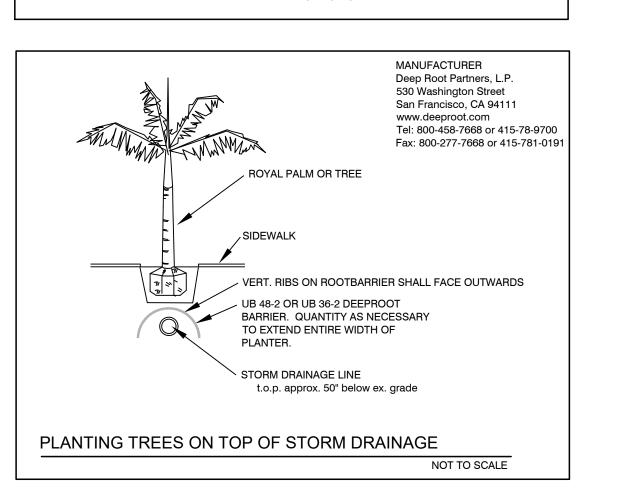
CITY FACILITIES

(MAINS, SERVICES,









TEMPORARY CONSTRUCTION

BARRICADE

Supplemental Landscape Notes

Sec 4.6.16.(E)Landscape design standards (4) All plant materials used in conformance with provisions of this ordinance shall conform to the Standards for Florida No. 1 or better as given in "Grades and Standards for Nursery Plants" Part I, 1963 and Part II, State of Florida Department of Agriculture, Tallahassee, or the most current revised edition

(5) Trees shall be a species having an average mature spread of crown greater than 20 ft and having trunks which can be maintained in a clean condition with over 6 ft of clear mature wood. Trees having an average mature spread of crown less than 20 ft may be substituted by grouping the same so as to create the equivalent of a 20 ft spread of crown. Tree species shall be a minimum of 16 ft in overall height at the time of planting, with a minimum of 6 ft of single straight trunk with 8ft of clear trunk, and a 7 ft spread of canopy. Trees for single family homes and duplexes shall be a minimum of 12 ft in overall height at the time of planting, with a minimum of 4 ft of single straight trunk with 6 ft of clear trunk, and a 6 ft spread

(6) Palms must have an overall height of a minimum of 16 ft and a minimum of 8 ft of clear trunk at the time of planting. Minimum overall palm height may be increased if palms are of a nature that the fronds hang below an 8 ft clearance, and are further, located in an area where pedestrians may be adversely affected by the fronds. No more than 50 percent of the required trees shall be Palms. Palm species which do not have a mature spread of crown of at least 15 ft shall be grouped in 3, and 3 palms shall equal 1 shade tree. Coconut Palms and Royal Palms may be credited on a one for one basis with shade

Palms used for single family homes and duplexes must have an overall height of a minimum of 12 ft and a minimum of 6 ft of clear trunk at the time of planting.

(7) Shrubs and hedges shall be a minimum of 2 ft in height when measured immediately after planting. Hedges where required shall be planted and maintained so as to form a continuous, unbroken, solid, visual screen within a maximum of one year after planting. To this end, shrubs shall be spaced a maximum of 2 ft O.C. Shrubs shall be permitted to be planted up to a maximum of 2.5 ft OC, if branches are touching at the time of planting and exceptionally full. Hedges must be allowed to attain height of 36-inch except where providing adequate and safe sight distance requires them to be maintained at a 30-inch height. Hedges that are required for screening purposes shall have their height specified as follows: Hedges shall fully screen equipment that is 5 ft above grade or less. Equipment 5 ~ 16 ft above grade shall be screened with hedges that are half of the height of the item to be screened. In such instances, the required hedge shall not be any less than 5 ft in height. Anything higher than 16 ft shall be screened with shrubbery that is a minimum of 8 ft in height.

(8) Lawn Grass: For commercial, industrial and multi-family developments, no more than 70 percent of the combination of the required interior greenspace and the required perimeter landscape buffers, shall be planted in lawn grass. For the development of single family and duplex residences, no more than 80 percent of the pervious lot area shall be planted in lawn grass. A minimum of 20 percent of the pervious lot area shall be planted in

Solid sod must be used in swales, canal banks, rights-of-way and other areas subject to erosion.

Sec. 4.6.16.(F) Irrigation requirements all developments. All landscaped areas shall be provided with a fully automated sprinkler system. All systems shall be designed to allow for head-to-head coverage (100 % coverage with 100 % overlap).

Low-volume irrigation systems, such as drip or micro-irrigation systems, are strongly encouraged.

Automatically controlled irrigation systems shall be operated by an irrigation controller, high water requirement areas scheduled differently from and low water

Sprinkler heads shall be installed to minimize spray upon any public access, sidewalk street or other non-pervious area.

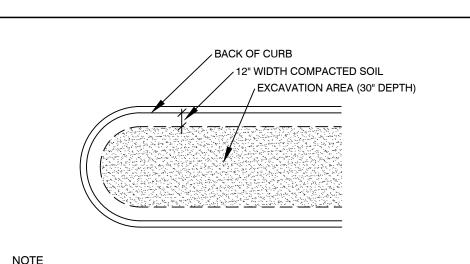
The use of low trajectory spray nozzles is encouraged.

The use of low volume or drip systems is encouraged.

All irrigation systems shall be equipped with a rain sensing device.

The use of pop-up sprinkler heads is required in swale areas between the property line and the pavement edge of the adjacent ROW to minimize pedestrian hazard.

An irrigation legend shall be shown on irrigation plan.



1. Existing native soil within all landscape islands, interior landscape strips and perimeter landscape strips, adjacent to vehicular use areas, shall be excavated down to a depth of thirty (30) inches below existing grade, except for a 12" buffer from the inside of curb or pavement.

2. A suitable planting soil mixture of fifty/fifty (50/50), sixty/forty (60/40) (sand/topsoil) or as otherwise indicated by the Registered Landscape Architect, shall either be backfilled in place of the native soil or efficiently mixed with the native soil to create an optimum environment for successful root development.

3. If native soil is to be mixed, it shall first be screened to remove rocks and debris larger than one-half (1/2) inch in diameter prior to mixing 4. All properties under this section shall be required to have an open landscape bed inspection prior to backfilling to insure the thirty (30) inch depth has been met. [City of

Delray Beach Amd. Ord. 6-12 2/21/12] LANDSCAPE SOIL REPLACEMENT AREAS NOT TO SCALE

WITHIN OR ADJACENT TO VEHICULAR USE AREAS

ALWAYS CALL TWO FULL BUSINESS DAYS BEFORE YOU DIG sunshine 811.com



Standard Landscape Notes

- 1. All landscape and specifications shall meet or exceed the minimum requirements as provided by the City of Delray Beach Land Development Code.
- 2. All planting material shall meet or exceed Florida Grade #1 as specified in Grades and Standards for Nursery Plants,
- 3. All sizes shown for plant material on the plan are to be considered as minimums. 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 will also be required for acceptance.
- 4. Landscape shall be placed to edge of abutting ROW, canals, lakes or other lands.
- 5. All mechanical equipment, air conditioning, irrigation pump stations and equipment, fpl transformers, pool pumps, etc. must be screened on three (3) sides by landscape shrubs. Note: the quantity of screening shrubs may be in addition to the required number of shrubs as provided in the code calculation table. All screening shrubs shall be planted for proper operation of equipment being screened and/or per the requirements of the utility as necessary.
- 6. Guying/staking practices shall not permit nails, screws, wires, etc. to penetrate outer surfaces of trees, palms or other planted material. Trees, palms and plant material will be rejected due to this practice.
- 7. Burlap material, wire cages, plastic/canvas straps, etc. must be cut and removed for the top one-half (1/2) depth of the root ball. Trees and shrubs grown in grow bags or grow bag type material must have such material removed entirely prior to planting the tree or shrub.
- 8. All plant material shall be free of pests, insects, disease, weeds, etc.
- 9. All plant material shall be planted at the proper depths, as originally grown and/or so the top of the root ball is flush or slightly above finished grade immediately after planting. All trees should provide trunk taper when properly planted at the correct planting depth.
- 10. All plant material shall be watered in at time of planting to eliminate air pockets in the root zone area.
- 11. Upon completion of work, the site shall be cleared of all debris, superfluous materials, and equipment caused by this
- 12. All landscaped areas shall be provided with an underground fully automatic irrigation system using pop-up sprinklers. System shall provide 100% coverage with a 75% overlap (minimum) using rust-free water, except any preserved areas remaining in natural state. A rain sensor device or switch shall be installed that will override the irrigation system when adequate rainfall has occurred. Water shall not be directed and/or provided onto impervious surfaces and/or be designed or installed to throw water over an impervious surface such as a sidewalk, etc. Hours of operation for all irrigation systems shall be limited to 5:00 p.m. to 8:00 a.m. only or as may be further restricted by South Florida Water Management District or other jurisdictional agency.
- 13. All plant material and work shall be guaranteed for one-year from date of final job acceptance. During the one year guarantee, any plant material that dies or is in an unhealthy condition shall be replaced with the same plant type at least equal to the size and quality originally specified. The replacement material shall also be guaranteed for one year from the date of its installation. The guarantee will be null and void if plant material is damaged or killed by lightning, hurricane force winds, hail or freeze.
- 14. The landscape contractor is responsible for verifying there are not conflicts with above or below ground utilities prior to commencing landscape installation. Notify owner if conflicts
- 15. Any trees to remain shall be pruned in such a way to promote proper horticultural and natural tree growth. 16. All trees and palms placed closer than 10' from underground
- utilities shall receive root barrier. See detail this sheet. 17. Ground covers shall be spaced as noted or to insure ground cover within 6 months of planting.
- 18. Place sod on smooth sod bed. Remove any rocks and other debris prior to sodding. Sod shall be placed so there are no gaps or voids between pieces. On slopes place sod at 90ø to slope direction. Stake sod or otherwise ensure its establishment on slopes.
- 19. Mulch shall be eucalyptus or melaleuca mulch. All trees in sod areas are to have a 30" ring covered with a 3" layer of mulch. Cover all shrub beds with a 3" layer of mulch. Mulch shall not touch tree, palm or shrub trunks or stems.
- 20. All plant material shall be fertilized with a tablet form balanced fertilizer containing minor elements. Follow manufacturer's recommendations for rates. sod areas shall be fertilized with a granular form balanced fertilizer with minor elements following manufacturer's recommendations for rates.
- 21. Planting soil shall be a mix of 1/3 native soil, 1/3 clean sand & 1/3 peat as shown on the planting plan. If native soil is unacceptable, contact landscape architect.
- 22. Reinforced concrete curbing at least 6" in height shall be provided around all landscape islands and as a separator between all landscape areas that are adjacent to vehicular use areas unless such curbing will interfere with the drainage the drainage.
- 23. The landscape irrigation system shall utilize reclaimed water, when available and where allowed by Florida Statutes, from one master meter located at the property line. Coordinate location and service with the City of Delray Beach Public Utilities Department.

sociates ovelli esign

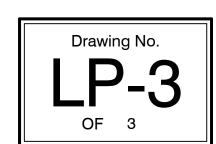
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Scale As Noted PN# 1347

Date

10-25-2024





Urban Planning * Landscape Architecture

Julian Gdaniec, Senior Planner City of Delray Beach 100 N.W. 1st Avenue Delray Beach, Florida 33444 September 22, 2025

RE: Delray Hyundai-Genesis Dealership – Level 4 Site Plan

CITY FILE NO.: 2025-065

Dear Mr. Gdaniec.

In response to your email dated August 25th, 2025, please see the attached aerial plans and explanation that confirms the site has been utilized for over 11 plus years as an automobile staging/ storage site. This provides a visual exhibit as back up to the relief request pursuant to the provision in LDR Section 4.4.10(H). This exhibit is being provided to clarify the current status of landscaping within the subject site. Staff has commented that there are existing (informal landscape buffers) around the site. If one views an aerial there does appear to be "green" around portions of the perimeter of the property. However, upon visiting the site it has become apparent that the green showing on the aerial is mostly vegetation on the adjacent properties that is hanging over the property line.

Over the property line. The sheet showing the existing condition in the attached exhibit has photos of the existing property lines inserted to show the condition along the property line. There is gravel or paving right up to adjacent property fences in a majority of the perimeter of the property. The area along the north east property line has grass adjacent to the property line that can be seen on the associated exhibit photo. The western portion of the north property line appears to have green areas, however on the ground there is grave to the property line and the green seen on the aerial is vegetation overhang from adjacent property trees. On the eastern part of the site, there is a grassed area adjacent to Federal Highway which is the area to be dedicated to FDOT for right of way, therefore that area is not counted in the existing or the proposed exhibits. Along the west property line there is actual paving right up to the property line so there is no green area on the western portion of the site.

The plan sheet showing the proposed landscape areas overlays the proposed perimeter landscape strips in green and the proposed interior landscaping in blue. Additionally, in yellow, it is proposed to landscape the right of way along Dixie Highway to provide additional screening for the rear of the proposed project and to discourage loading and unloading within the right of way.

On the existing condition exhibit the actual perimeter area that is green is along the north east portion of the property. This area is approximately 1,120 square feet. There is no other green area within the property.

The proposed plan will provide landscape strips on all sides of the property including a 10 foot wide landscape buffer along Federal Highway that is mandated as a Special Landscaped Area as per LDR Section 4.3.4(H)(6)(b)(2). The proposed plan will provide perimeter and internal landscaping for a total of 15,791 square feet of landscaped area within the overall property or 11% (15,791 square feet) of the property as opposed to a little less than 1% (1,120 square feet) that currently exists on site. In addition, it is proposed to landscape 8,935 square feet of the Dixie Highway right of way adjacent to the west side of the property (This area is not included in open space calculations)

The attached exhibits clearly show an increase in green space when comparing the existing condition to the proposed plan. The exhibit supports the reduction of open space by providing an increase in proposed open space pursuant to the provision in LDR Section 4.4.10(H).

Please feel free to call if you have any questions.

Sincerely,

Covelli Design Associates, Inc.

Michael J. Covelli, ASLA/ AICP







PLAN KEY Open Space Per Site Plan

Buffer Open SpaceDixie Hwy. R/W *Internal Open Space

NET Site Area 140,227 sf 3.22 ac 100%
Total Open Space Area 15,791 sf 0.36 ac 11%
Required Perimeter Buffer Areas 8,598 sf
Internal Vehicular Open Space 7,193 sf

★ Adjacent Dixie Highway R/W to be landscaped - 8,935 s.f. (not included in above calculations)

1" = 30'

Proposed Open Space
Hyundai-Genesis Delray

Plorida
Florida

 Date
 09-03-2025

 Scale
 As Noted

 PN#
 1347

