



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: October 23, 2019

File No.: 2019-214-
SPM-SPR-CL2

Application Type: Class II Site Plan Modification

General Data:

Applicant/Owner: Centerpointe Delray Holdings, LLLP

Agent: Mike Covelli

Location: 1690-2350 South Congress Avenue

PCN: 12-43-46-30-37-000-0010

Property Size: 48.78 Acres

FLUM: CMU (Commercial Mixed Use)

Zoning: SAD (Special Activities District)

Adjacent Zoning:

- RM (Multiple Family Residential)(North)
- RM & OSR (Opens Space & Recreation) (South)
- MROC & I (Mixed Residential and Commercial & Industrial) (East)
- RM (West)

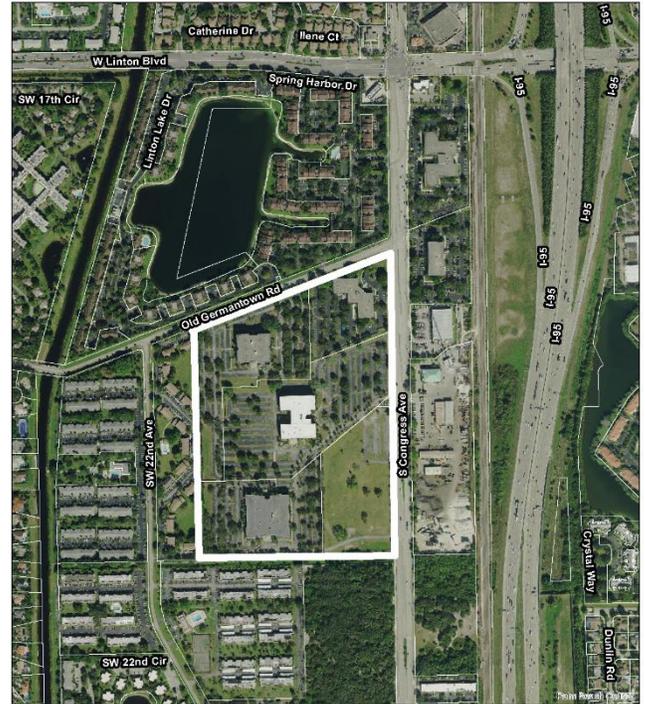
Existing Land Use: Former Office Depot campus and the Arbors office building

Proposed Land Use: A mixed use project containing residential and commercial

Item before the Board:

Consideration of a Class II Site Plan Modification for 1690-2350 South Congress Avenue, pursuant to Land Development Regulations (LDR) Section 2.4.5(G). This application includes:

- Site Plan Modification
- Landscape Plan



1690-2350 S Congress Ave

PLANNING, ZONING AND BUILDING DEPARTMENT

Date: 10/22/2018 Document Path: S:\Planning & Zoning\DBMS\GIS\GIS Projects\201804_Location Map\01_Mkcs\Bases_Color.mxd

Alternative Actions:

- A. Move **postponement** of the Class II Site Plan Modification (2019-214) for Site Plan and Landscape Plan for 1690-2350 South Congress Avenue, by electing to continue with direction.
- B. Move **approval** of the Class II Site Plan Modification (2019-214) for Site Plan and Landscape Plan for 1690-2350 South Congress Avenue, 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 the Land Development Regulations.
- C. Move **denial** of the Class II Site Plan Modification (2019-214) for Site Plan and Landscape Plan for 1690-2350 South Congress Avenue, by finding that the request is inconsistent with the Comprehensive Plan and does not meet the criteria set forth in the Land Development Regulations.

Project Planner:
Scott Pape, Principal Planner;
pape@mydelraybeach.com,
561-243-7321

Review Dates:
SPRAB Board:
October 23, 2019

- Attachments:**
1. Site Plans
 2. Landscape Plans



Project Assessment

The item before the Board is for consideration of a Class II Site Plan Modification request for 1690-2350 South Congress Avenue. The proposed changes are for roadways, street trees, park, and perimeter buffers. The applicant indicates that the modification is needed to accommodate the relocation of large existing trees on the property to the perimeter and interior streets.

Project Description:

The development proposal consists of the following:

- Installation/relocation of existing landscaping to the perimeter buffer areas and street trees.

Background:

The subject property is located at the southwest corner of Congress Avenue and Old Germantown Road and is 48.78 acres in size. The existing development consists of 352,539 square feet of office in four buildings. The office campus was formerly occupied by the Office Depot corporate offices and The Arbors office building located at the northeast corner of the site.

Beginning in 1981 and ending in 1995, portions of the site were annexed into the City of Delray Beach from unincorporated Palm Beach County. The site was rezoned from POC (Planned Office Center) to MROC (Mixed Residential Office and Commercial) in 2007.

At its meeting of December 11, 2018, the City Commission approved the rezoning of the property to Special Activities District (SAD) and the associated Master Development Plan (MDP). The development includes up to 1,009 total dwelling units; 70,000 square feet of office; 250,000 square feet of retail; and 80,000 square feet of restaurant. The MDP will be constructed within six parcels.

Site Plan Analysis:

Compliance with The Land Development Regulations (LDR):

Items identified in the Land Development Regulations shall specifically be addressed by the body taking final action on the site and development application/request.

Landscape Analysis

The existing trees to be relocated are Live Oaks and Cabbage Palms. The new landscape material consists of Variegated Shell Ginger, Verawood, Queen Emma Lily, Green Buttonwood, Bridalviel tree, Thornless Floss Silk tree, Seagrape, Red Tip Cocoplum, Royal Poincianna, Thornless Crown of Thorns, Green Island Ficus, Dwarf Yaupon Holly, Wax Jasmine, Pink Crape Myrtle, Wild Tamarind, Japanese Privet, Simpson Stopper, Pink Muhly Grass, Selloum, Queen's Wreath, Highrise Live Oak, Royal Palm, Dwarf Variegated Scheffelera, Paradise tree, Cabbage Palm, and Yellow Trumpet tree. The landscape plan has been submitted and evaluated by the City's Senior Landscape Planner.