



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: December 8, 2021

File No.: 2022-001-
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)

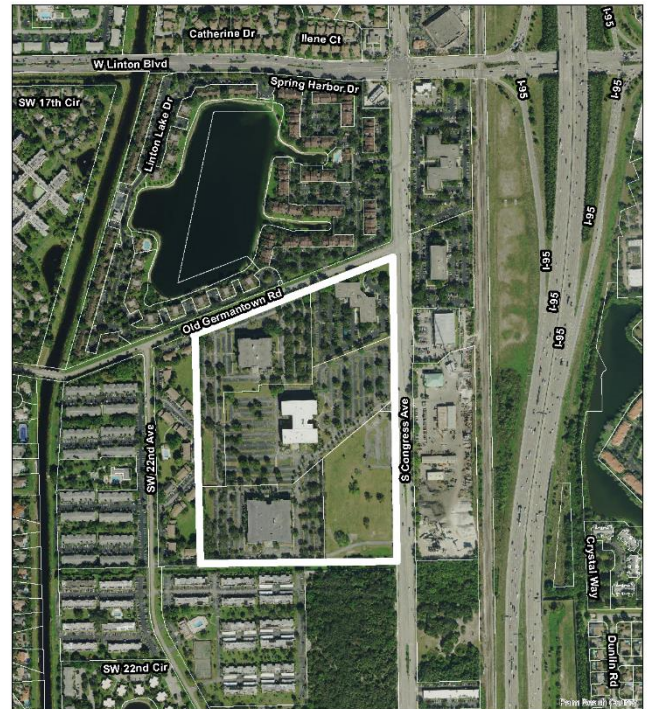
Existing Land Use: Former Office Depot campus and the Arbors office building

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



Alternative Actions:

- A. Move **postponement** of the Class II Site Plan Modification (2022-001) 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 (2022-001) 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 (2022-001) 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:
December 8, 2021

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 to the perimeter pedestrian paths and landscaping.

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.

From 1981 to 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.

At its meeting of October 23, 2019, the SPRAB approved a Class II Site Plan Modification for the perimeter pedestrian path and perimeter landscape buffer, which included all of the trees to be relocated on the site.

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.

Site Plan Analysis

The location of the perimeter pedestrian path has been modified along Old Germain Town Road due to grading to accommodate drainage requirements.

Landscape Analysis

There is no change to the proposed landscape species pallet approved in the previously approved Class II Site Plan Modification. However, an updated tree survey was conducted that revealed the existing Ficus trees along Old Germain Town Road to be poor condition. These Ficus trees will be replaced by Live Oak trees. The revised tree disposition plan has been submitted and is part of the proposed landscape plans. The revised landscape plan (see table below) indicates that a total of 28 additional trees will be removed. However, the replacement of trees will exceed the diameter at breast height of replacement/relocated trees by 221 inches. Further, the replacement/relocation of palms has been increased to a total of 193 palms from the required 188 palms to be relocated or replaced.



Totals	Original Plan	This Plan
Trees & Palms On Site	617	619
Trees & Palms To Remain	116	96
Trees & Palms To Be Relocated	99	93*
Trees & Palms To Be Removed	402	430

*(52 Live Oaks & 41 Cabbage Palms)

Required Replacements

Trees @ 1:1 (cond. less than 50%)	175	183
Trees @ d.b.h. (cond. 50% or greater)	698"	919"
Palms @ 1:1 (cond. less than 50%)	168	173
Palms @ 16' o.a. or greater ht. (cond. 50% or greater)	20	20