



DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING

SITE PLAN REVIEW AND APPEARANCE BOARD STAFF REPORT

351 NE 7th Avenue

Meeting	File No.	Application Type
January 25, 2023	2022-245-SPI-SPR-CL2	Class II Site Plan Modification
Property Owner	Agent	
Danny Abreu, Manager LR Delray Latitude LLC	Paul Tremblay	

Request

Consideration of a Class II Site Plan Modification associated with site improvements including a new swimming pool and pool deck, and the addition of paver walkways, fences, and landscaping.

Site Data & Information

Location: 351 NE 7th Avenue

PCN: 12-43-46-16-05-121-0270

Property Size: 0.33 acres

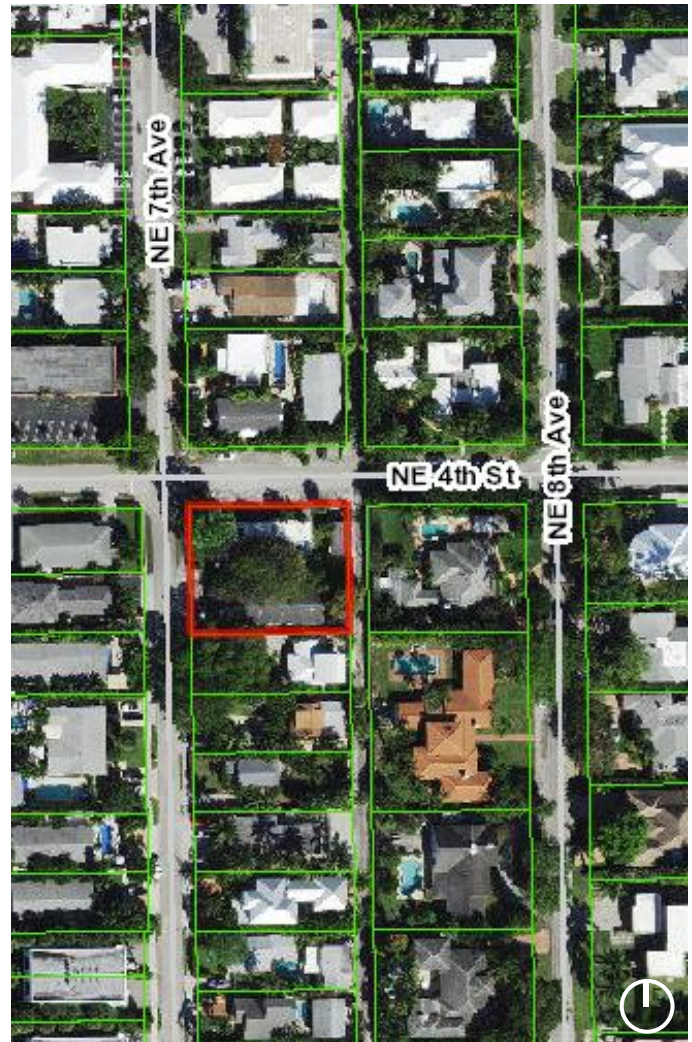
LUM: Medium Density Residential, 5-12 DU/Acre (MD)

Zoning: Multiple Family Residential – Medium Density (RM)

Adjacent Zoning:

- **North, South, West:** RM
- **East:** Single Family Residential (R-1-AA)

Existing Land Use: Multi-family



The proposed landscaping includes the entire site, and provides: 15 canopy trees, three being street trees; 16 palm trees, equivalent to eight canopy trees; and additional accenting plants and ground covers throughout the site.

The extent of the proposed modifications does not necessitate that any right-of-way be dedicated on the west side adjacent to NE 7th Avenue. Future applications might require dedication and the proposed street trees may conflict with the right-of-way dedication.

Review & Analysis: Site Plan and Zoning

LDR Section 2.4.5(G)(1)(c), Modifications to Site Plans and Master Development Plans: Class II

Approval of a modification to a site plan (other than Class I applications) which requires no review of Performance Standards found in Section 3.1.1, but which requires action by a Board.

The proposal includes modifications to the site plan therefore requiring Board action, however, no review of Performance Standards required.

LDR Section 2.4.5(G)(5), Modifications to site plans and Master Development Plans: Findings

Formal findings are not required for a Class I or II modification.

Formal findings are not required for the Class II Site Plan Modification.

Review & Analysis: Landscape

LDR Section 2.4.5(H)(1)(a), Landscaping Plans: Rules

The Site Plan Review and Appearance Board or the Historic Preservation Board, as appropriate, may approve, approve subject to conditions or deny a landscape plan for other than single family residences and duplexes.

The proposed changes are associated with a multi-family residential development; therefore, Board action is required.

LDR Section 2.4.5(H)(5), Landscaping Plans: Findings

At the time of action on a landscape plan, the approving body shall make finding with respect to the proposed plan's relationship to the following:

- (a) Objectives of landscaping regulations Section 4.6.16;*
- (d) Site and landscape design standards pursuant to Section 4.6.16;*

An overall determination of consistency with respect to the above items is required in order for a landscaping plan to be approved.

LDR Section 4.6.16(C)(1)(a), Compliance

Prior to the issuance of a building permit for a structure or a paving permit, compliance with the requirements of Section 4.6.16 shall be assured through the review and approval of a landscape plan submitted pursuant to Section 2.4.3(C).

The landscape plan has been reviewed by staff for compliance pursuant to LDR Section 4.6.16, Landscape Regulations. The proposed landscape plans illustrate new landscaping along the west property line adjacent to NE 7th Avenue and along the north property line adjacent to NE 4th Street and between the existing north and south buildings. Proposed pavers are provided between the north and south buildings creating a courtyard-type area. A six-foot aluminum white picket fence is proposed between the existing north buildings and a six-foot wood vertical fence along the east property line adjacent the alleyway. Also, a four-foot picket fence with a gate is provided on west property line between the north and south buildings. Hedges are provided along the proposed fences. The proposed landscape improvement plan complies with LDR Sec. 4.6.16, Landscape Regulations.

Optional Board Motions

- A. Move **approval** of the Class II Site Plan Modification (2022-245) associated with site and landscaping improvements for the property located at **351 NE 7th Avenue**, by finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in the Land Development Regulations.
- B. Move **approval, as amended**, of the Class II Site Plan Modification (2022-245) associated with site and landscaping improvements for the property located at **351 NE 7th Avenue**, by finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in the Land Development Regulations.
- C. Move **denial** of the Class II Site Plan Modification (2022-245) associated site and landscaping improvements for the property located at **351 NE 7th Avenue**, by finding that the request is inconsistent with the Comprehensive Plan and does not meet criteria set forth in the Land Development Regulations.
- D. Move to **continue with direction**.