



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 MEMORANDUM STAFF REPORT

Meeting: October 16, 2019

File No.: 2019-120-SPF-SPR-CLIV

Application Type: Class IV Site Plan Modification for AutoNation Land Rover Jaguar of Delray Beach.

Item before the Board:

Reconsideration of a Class IV Site Plan Modification application, pursuant to LDR Section 2.4.5 (G), for the AutoNation Land Rover Jaguar of Delray Beach at 1111 W. Linton Blvd. for the redevelopment of the existing property into a new 59,214 sf. full-service automotive dealership. The item includes the following:

- Site Plan;
- Landscape Plan;
- Architectural Elevations, and;
- Special Action for LDR Section 4.4.10(G)(4), Locational Restrictions for Service Bay Doors Facing a Public Street.

Optional Board Motions for Action Item:

1. Move to continue with direction.
2. Move approval of the Class IV Site Plan Modification (2019-120) for site plan, landscape plan, architectural elevation changes, and special action for LDR Section 4.4.10(G)(4) Locational Restrictions, for **AutoNation Land Rover Jaguar of Delray Beach**, by finding that the request is consistent with the Comprehensive Plan and Land Development Regulations, (as amended, if applicable).
3. Move denial of the Class IV Site Plan Modification (2019-120) for site plan, landscape plan, and architectural elevation changes, and special action for LDR Section 4.4.10(G)(4) Locational Restrictions, for **AutoNation Land Rover Jaguar of Delray Beach**, by finding that the request is inconsistent with the Comprehensive Plan and does not meet the Land Development Regulations.

***Notes:**

1. Prior to building permit issuance, the AutoNation Land Rover Jaguar of Delray Beach Replat and the Cross-Access Easement Agreement under review shall be recorded.
2. Prior to building permit issuance, a Tree Mitigation fee in the amount of \$23,000 must be remitted.
3. Receipt of a letter Palm Beach County Traffic Division indicating that the project meets the Traffic Performance Standards of Palm Beach County is required prior to site plan certification.

**If the request is approved, the items listed under the Notes section must be addressed as applicable.*

Background:

At its meeting of September 25, 2019, the Site Plan Review and Appearance Board (SPRAB) considered and postponed action on the Class IV Site Plan Modification for **AutoNation Land Rover Jaguar of Delray Beach** and provided the applicant direction on changes to be made. The Board had the following observations/concerns regarding the proposed landscape plan:

- Concerns regarding the height and the proposed location of existing trees to be relocated on site along Linton Blvd.
- Direction to redesign the landscape area along Linton Blvd. to include a more robust, attractive design was presented as the property location serves as a gateway to the City.
- Concerns with the shade tree spacing requirement per LDR Section 4.6.16(H)(3)(a), along the perimeter landscape facing Linton Blvd were expressed.
- Redesign the landscape plan to include additional foundation planting around the building was discussed.

Project Planner:

Debora Slaski, Planner; SlaskiD@mydelraybeach.com,
(561) 243-7348

Review Dates:

SPRAB: October 16, 2019



Landscape Analysis:

The proposed Landscape Plan was redesigned as directed by the SPRAB. The revised landscape plan has been submitted and evaluated by the Senior Landscape Planner and found to be in compliance. The revised areas are identified on the plans (L-4 and L-5); the remaining areas were not modified. The following is a narrative of the proposed changes.

- The existing Magnolia trees proposed to be relocated on-site were moved from the southern property line perimeter to the interior landscape areas around the detention pond.
- The perimeter landscape buffer facing Linton Blvd. was redesigned to include seven 20 ft. greywood Royal Palms, planted 30 ft. on center/apart from each other. Three 18 ft. overall height Live Oak trees were added between the proposed Royal Palms along the perimeter landscape buffer facing Linton Blvd.
- The proposed landscape tiers along Linton Blvd. were redesigned to increase the number of shrubs, ground covers, and to introduce additional pockets of seasonal color.
- To soften the blank walls along the north elevation of the building, two additional trees (Crape Myrtle and Silver Buttonwood) were added to the foundation plantings in front building, and the proposed hedge (Podocarpus) was increased to 5 to 6 ft. high.

No modifications were proposed to the proposed architectural elevations and site plan.

Attachments:

- Proposed Site Plan, Architectural Elevations, Engineering Plans and Original and Newly Revised Landscape Plan.
- SPRAB Staff Report September 25, 2019