



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

Meeting: November 18, 2020

File No.: 2020-096-233-SPF-SPR-CL5

Application Type: Class 5 Site Plan – Parks at Delray

General Data:

Agent: Covelli Design Associates, Inc

Applicant/Owner: Centerpointe Delray Holdings, LLLP

Location: Southwest corner of Congress Avenue and Germantown Road (1690-2350 South Congress)

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

12-43-46-30-15-001-0000

12-43-46-30-37-000-0020

12-43-46-30-39-001-0010

Property Size: 23.13 acres

LUM: CMU (Commercial Mixed Use)

Zoning: SAD (Special Activities District)

Adjacent Zoning:

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

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

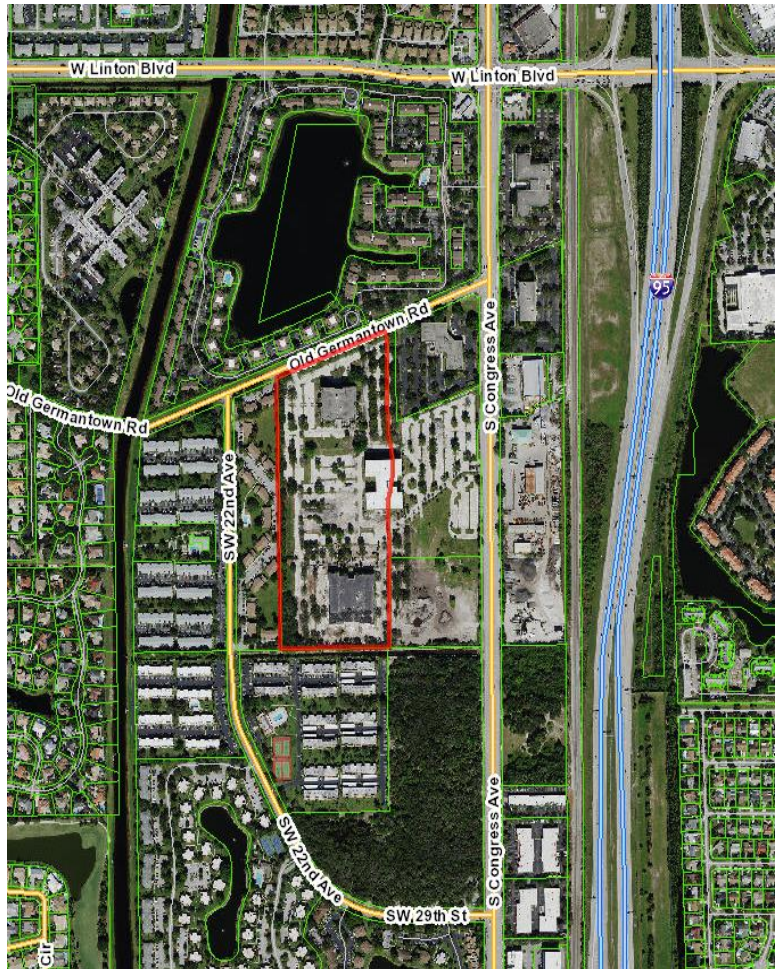
Proposed Land Use: Multiple Family Residential – 600 total residential units

FAR: 1.20

Item before the Board:

The action before the Board is the approval of a Class V Site Plan application for Parks at Delray pursuant to LDR Section 2.4.5 (F)(1)(a), including the following:

- Site Plan
- Landscape Plan
- Architectural Elevations



Optional Recommendations:

- A. Continue with direction.
- B. Move approval of the request for a Class V Site Plan 2020-096-SPF-SPR-CL5 for **Parks at Delray**, 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 request for a Class V Site Plan 2020-096-SPF-SPR-CL5 for **Parks at Delray**, by finding that the request is inconsistent with the Comprehensive Plan and does not meet criteria set forth in the Land Development Regulations.

Project Planner:
Scott Pape, AICP, Principal Planner;
pape@mydelraybeach.com,
(561) 243-7040 x7321

Review Dates:
SPRAB Board:
November 18, 2020

- Attachments**
1. Site Plans
 2. Landscape Plans
 3. Architectural Elevations



Technical Notes: The following must be satisfied if the site plan is approved based on the respective timing.

1. That the SAD Ordinance address the encroachments of the buildings into the property setbacks. Further, the inconsistency between the building setbacks in the setback table in the Exhibit "B", page 4, and the site plan on sheet SP-2 in how the setbacks are measured be resolved as part of the SAD Ordinance. These inconsistencies must be addressed and adopted into the SAD Ordinance prior to certification of the site plan.
2. That the SAD ordinance address the inconsistency between the rotary requirement and the site plan prior certification of the site plan.
3. That the SAD ordinance address the separation of club house and leasing office uses and that a floor plan or the club house and leasing office be provided prior to certification of the site plan.
4. That pursuant to the adopted SAD Ordinance, Exhibit "B", page 2, the development is required to follow a sequencing procedure for common infrastructure improvements including roads, utilities, buffers, multi-use paths, and central park. The buffers along Germantown Road and Congress Avenue must be installed with the first phase of development. The internal infrastructure such as buffers, roads, and utilities for each parcel must be completed prior to issuance of the first certificate of occupancy for each phase. Further, the demolition of the former Office Depot headquarters and tree preservation/relocations must be accomplished prior to issuance of the first certificate of occupancy for a residential building.
5. That the 6-foot wide sidewalks are provided for the infrastructure roadway prior to site plan certification.
6. That a dumpster enclosure detail be provided prior to site plan certification.
7. That the applicant amend the SAD Ordinance to reflect the City's Workforce Housing moderate income level of 120 percent and enters into a Workforce Housing Covenant with the City of Delray Beach prior issuance of a building permit.

Project Request:

The proposed project is a Class V Site Plan proposal to construct 76 townhouses and 524 apartment dwelling units. The recreational facilities include two swimming pools, two dog parks, a playground, and a clubhouse. Access to the development is via a road system from Congress Avenue and Germantown Road.

Background:

The subject property is located at the southwest corner of Congress Avenue and Old Germantown Road and is 23.13 acres in size. The site consists of the western half of the Parks at Delray master development plan, which has a total of 48.78 acres. 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.

The City Commission approved the rezoning of the property from MROC to SAD (Special Activities District) on December 11, 2018 (Ordinance No. 30-18) and a waiver to LDR Section 4.4.25(D) of the requirement that the site plan be processed concurrently with the SAD Ordinance. This approval includes 1,009 dwelling units; 70,000 square feet of office; 250,000 square feet of retail; and 80,000 square feet of restaurant.

An amendment to Ordinance No. 30-18 has been submitted, and is being processed as a rezoning, as required by the LDRs. The SAD Ordinance is also being processed concurrently with the subject site plan application. This rezoning has been submitted to address inconsistencies with the proposed site plan, such as building setbacks and building separations. Consideration of this rezoning by the Planning and Zoning Board and City Commission will follow the consideration of the site plan by the Site Plan Review and Appearance Board. The proposed amendments do not increase or change the number of units or commercial square footage that was approved by Ordinance No. 30-18.



SITE PLAN REVIEW AND APPEARANCE BOARD STAFF REPORT

At its meeting of October 28, 2020, the Site Plan Review and Appearance Board considered the Class V site plan application for the 600 dwelling unit project known as Parks at Delray. The SPRAB postponed the Class V site plan application with direction that additional landscaping along Germantown Road be provided, that a sidewalk connection be provided through the parking area to the central recreation area, and that additional architectural treatment be provided at the end and rear of the dwelling units. The applicant has submitted revised building elevations for the 5-story building. The revisions include raised panels in areas that were previously bare. Additional balconies have been provided on the rear elevations at the corners of the building. There have been no changes to the 3-story building or 2-story building elevations. A pedestrian connection to the central recreation facility has been added to the southern parking area. This connection is located on the east side of Park #2 (see sheet SP-6). The revised landscape plan includes additional landscaping within the perimeter buffer along the west side of the site. No additional landscaping has been provided along Germantown Road as requested by the SPRAB. However, the landscape plan has been revised to “ghost” in the approved perimeter buffer landscaping that was previously approved by the SPRAB. A copy of the approved landscape buffer is attached to this staff report. The full analysis of the Class V site plan can be found in the attached staff report dated October 28, 2020.