



# DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING

100 NW 1<sup>ST</sup> AVENUE, DELRAY BEACH, FLORIDA 33444  
PLANNING & ZONING DIVISION: (561) 243-7040 • BUILDING DIVISION: (561) 243-7200

## SITE PLAN REVIEW AND APPEARANCE BOARD MEMORANDUM

Meeting: 01/13/2021

File No: 2020-094-SPF-SPR-CLII

Application Name: Banyan Court

### General Data:

**Applicant:** Steller Communities, LLC.

**Agent:** Miller Land Planning, Inc.

**Location:** 13132 & 13088 Barwick Road

**PCN:** 00-42-46-12-00-000-1060, 1020, 1050

**Property Size:** 6.68 ± acres

**FLUM:** Medium Density Residential (MD)

**Zoning:** Planned Residential Development 6 units/acre (PRD-6)

### Adjacent Zoning

- **North:** Single Family Residential (RS)\*
- **East:** Community Facility (CF)
- **South:** Agricultural Residential (AR)\*
- **West:** Agricultural Residential (AR)\*, Planned Residential Development (PRD)

\*Unincorporated Palm Beach County

**Existing Land Use:** Vacant Lot

**Proposed Land Use:** 40-Unit Single-Family Home Development

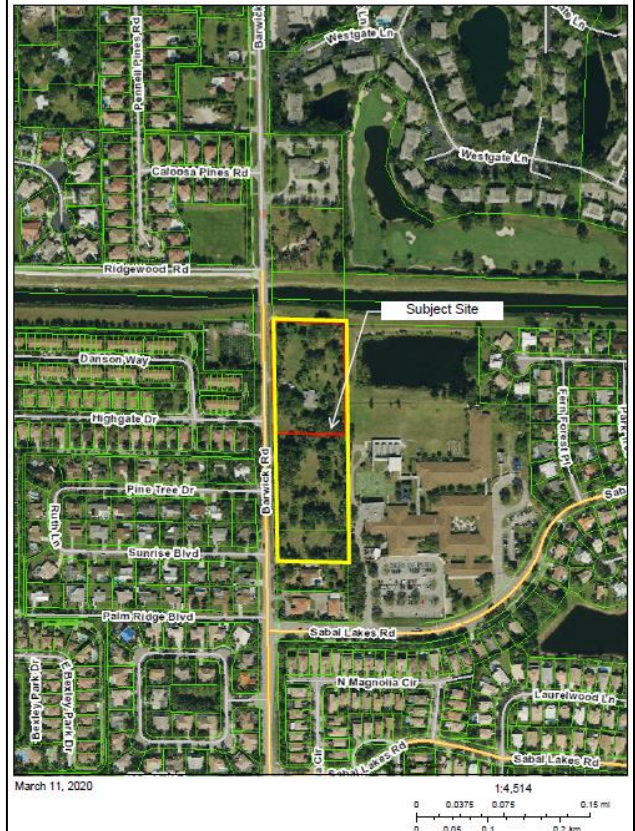
**Density:** 6 dwelling units per acre

### Item before the Board:

The action before the Board is for the approval of a Class II Site Plan application for Banyan Court pursuant to LDR section 2.4.5 (G)(1)(b), including the following:

- ☐ Site Plan
- ☐ Landscape Plan
- ☐ Architectural Plan

Location Map



### Optional Board Motions for Action Items:

1. **Move to continue** with direction
2. **Move approval** of the Class II (2020-094) Site Plan, Landscape Plan, and Architectural Elevations for Banyan Court located at 13132 & 13088 Barwick Road as amended, by finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in the Land Development Regulations.
3. **Move denial** of the Class II (2020-094) Site Plan, Landscape Plan, and Architectural Elevations for Banyan Court located at 13132 & 13088 Barwick Road, by finding that the request is inconsistent with the Comprehensive Plan and does not meet the criteria set forth in the Land Development Regulations.

### Notes:

1. Prior to building permit issuance, provide a draft copy of the Homeowner Association (HOA) documents.
2. Prior to building permit issuance, update the Property Control Number (PCN) for each parcel from Palm Beach County numbers (00-xx) to the City of Delray Beach numbers (12-xx).

#### Project Planner:

Kent Walia, AICP, Senior Planner;  
[waliak@mydelraybeach.com](mailto:waliak@mydelraybeach.com)  
561-243-7365

#### Review Dates:

SPRAB Board:  
01/13/2021

#### Attachments

1. Site Plans
2. Landscape Plans
3. Architecture Plans



3. Prior to building permit issuance, provide a maintenance agreement for the green trail at the front of the property along Barwick road.
4. Provide the cost for the installation of the bus shelter (\$11,000) per LDR Section 2.4.3 (D)(7) prior to building permit issuance.

**Project Description:**

On October 21, 2019 the Planning and Zoning Board (P&Z Board) approved the Master Development Plan (MDP) file number 2018-162 for a 40 unit zero-lot-line single-family detached home development known as Banyan Court. Pursuant to LDR Section 2.4.4 (F)(6)(a), "a MDP shall be the guide for any subsequent site plan or subdivision action. A site plan shall be required for any phase or the entire area encompassed by a MDP. Individual site plans shall be processed pursuant to Section 2.4.5(G), (H), and (I) with approval authority of the Site Plan Review and Appearance Board (SPRAB)." Before the SPRAB is a request for approval for a Class II Site Plan, landscape plan, and architectural elevations for the Banyan Court development located at 13132 & 13088 Barwick Road. The site plans include paving and drainage installations. The architectural elevation plans include four home model designs. The landscape plans include the new plantings and the removal, relocation, and replacement of various vegetation.

**Background:**

At its meeting on October 28, 2020, the Site Plan Review and Appearance Board considered the Class II Site Plan modification (2020-094) for the Banyan Court development located at 13132 & 13088 Barwick Road. At the meeting, the SPRAB postponed the site plan application, with the direction that the architectural elevations be revised. Specifically, the board mentioned that the designs were dated, boxy and did not demonstrate aesthetic cohesion internally or with the surrounding neighborhoods. The applicant has submitted revised building elevations and floor plans that appear more contemporary with sharper roof pitches, additional façade cladding, and improved color contrasts (see example below). A full analysis of the Class II site plan can be found in the attached staff report dated October 28, 2020.

