



# SITE PLAN REVIEW AND APPEARANCE BOARD STAFF REPORT

DEVELOPMENT SERVICES DEPARTMENT

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

Meeting: October 13, 2021

File No.: 2021-238  
SPF-SPR-CL 2

Application Type: Class II Landscape Plan

### General Data:

Agent/Applicant: Shane Laakso, Keith and Associates

Owner: 7-Eleven, Inc.

Location: 16000 S. Military Trail, Linton Oaks Square

PCN: 12424625100030000

Property Size: 0.93 Acres

FLUM: GC (General Commercial)

Zoning: PC (Planned Commercial)

### Adjacent Zoning:

- North: PC
- South: CF (Community Facilities)
- East: POC (Planned Office Center)
- West: PC

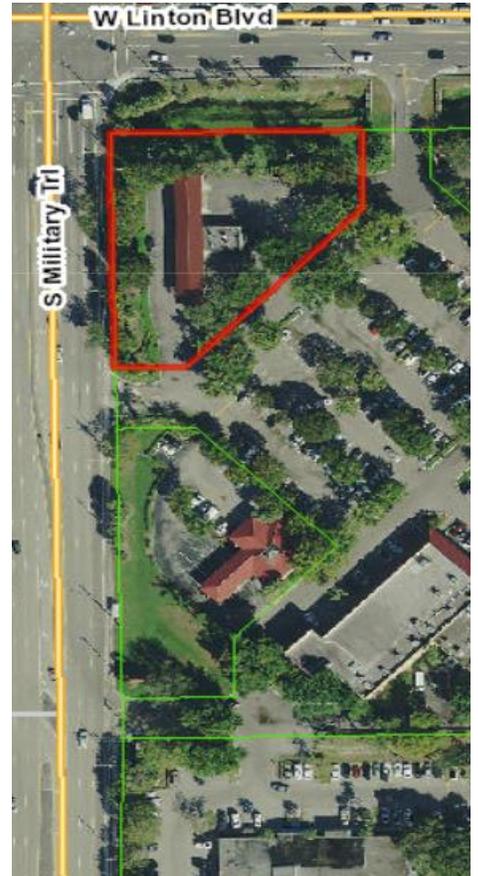
Existing Land Use: 24-hour Convenience Mart

Proposed Land Use: 24-hour Convenience Mart

### Item before the Board:

The action before the Board is the consideration of a Class II Site Plan application for the **7-Eleven** located at **16000 S. Military Trail** associated with a

- Site Plan
- Landscape Plan



### Optional Board Motions for Action Items:

1. Move to continue with direction.
2. Move approval of the Class II Landscape Plan (2021-238) for **7-Eleven** located at **16000 S. Military Trail** as amended, 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 criteria set forth in the Land Development Regulations.
3. Move denial of the Class II Landscape Plan (2021-238) for **7-Eleven** located at **16000 S. Military Trail** as amended, by adopting the findings of fact and law contained in the staff report and finding that the request is not consistent with the Comprehensive Plan and meets criteria set forth in the Land Development Regulations.

Project Planner:  
Jennifer Buce, Planner;  
[buce@mydelraybeach.com](mailto:buce@mydelraybeach.com),  
561-243-7138

Review Dates:  
SPRAB October 13, 2021

Attachments:  
1. Landscape Plan



**Background:**

The 0.93-acre parcel is Tract C of Linton Oaks Square, an 8.8-acre shopping center as recorded in Plat Book 51, Page 118 of the public records of Palm Beach County. The property is zoned Planned Commercial (PC) with a Future Land Use Map designation of General Commercial (GC). In early 1985, the vacant site was annexed into the City. In March of 1985, the City approved a land use amendment changing the designation from single family to commercial. Concurrently, a Conditional Use to allow a service station (convenience mart per current code) and the shopping center site plan was reviewed and approved. A service station with no mechanical repairs was approved as a conditional use. The approved site plan for the shopping center consisted of 62,080 sf of retail space and three outparcels, including a service station, financial establishment, and a restaurant.

In November of 1985, a site plan modification was approved to accommodate development of the corner outparcel, the subject parcel (Tract C) as a Mobile Gas Station. In association with the site plan modification approval, a Shopping Center Easement Agreement was recorded providing the subject parcel use of, and mutual benefit from, common parking, parking lot lighting, access over and across all paved drives and parking areas, sidewalks, and other pedestrian areas within the Linton Oaks Square. The subject parcel, as well as the entire shopping center, has no residential zoning directly adjacent. PC zoning is located to the north across W. Linton Boulevard; Planned Office Center (POC), is to the east of the shopping center; Community Facilities (CF) is located to the south of the center; PC is to the west across S. Military Trail; and, at the northwest corner of the intersection of S. Military Trail and West Linton Boulevard, there is a residentially zoned development, multi-family residential (RM) within unincorporated Palm Beach County. Although the distance from the subject parcel to the residentially zoned property is approximately 200 feet, the distance to the closest residential lot is just over 500 feet.

On July 10, 2018, a waiver for minimum structure size in the PC zoning district was granted by City Commission. On August 20, 2018, the Planning and Zoning Board recommended approval for the Modification of the Conditional Use to demolish the existing facilities to construct a larger convenience mart and increase the number of fueling stations from 4 stations (8 fueling positions) to 8 stations (16 fueling positions). The modification was subsequently approved by City Commission on October 2, 2018.

On February 27, 2019, the Site Plan Review and Appearance Board approved a Class V Site Plan Modification.

**Project Description:**

The applicant has submitted a Class II Site Plan Modification for the proposed removal of three Mahogany trees along Linton Blvd due to the proximity to the overhead powerlines. The trees were improperly pruned by Florida Power and Light. The proposed trees are from the "Right Tree Right Place" plant list which are five Silver Buttonwoods. The site plan also includes a proposed ice machine located on the outside of the main entrance on the NE side of the building. The ice machine is to be used for the overflow for the store. In addition, a proposed propane tank is proposed against the building on the northside of the building near the parking lot. This was proposed on the original site plan in the same location.



**Site Plan Analysis:**

The following items identified in the Land Development Regulations shall specifically be addressed by the Site Plan Review and Appearance Board (SPRAB) for final action on the site and development applications/requests, as presented.

Per LDR Section 4.6.6(C)(2), Outside Storage, materials and equipment stored outside must be screened from view from public rights-of-ways in a manner approved by the Site Plan Review and Appearance Board. The proposed propane tank and ice machine will be screened from Linton Boulevard by the provided landscaping.

**Landscape Analysis:**

Pursuant to LDR section 4.6.16(C)(1)(a), 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 was found to comply on February 27, 2019, by the Senior Landscape Planner and certified with the Class V on March 7, 2019. A tree disposition plan is included to reflect the number of trees that are to be removed under 50% condition rating or less. A landscape plan is also included to show the proposed Silver Buttonwoods to replace the three Mahogany trees. The Silver Button Woods are proposed at a ten ft. height and a five ft. spread. In addition, two additional Japanese Privet have been included and the Black Olive trees have been removed and replaced with six additional Live Oak.

