



101 East Palmetto

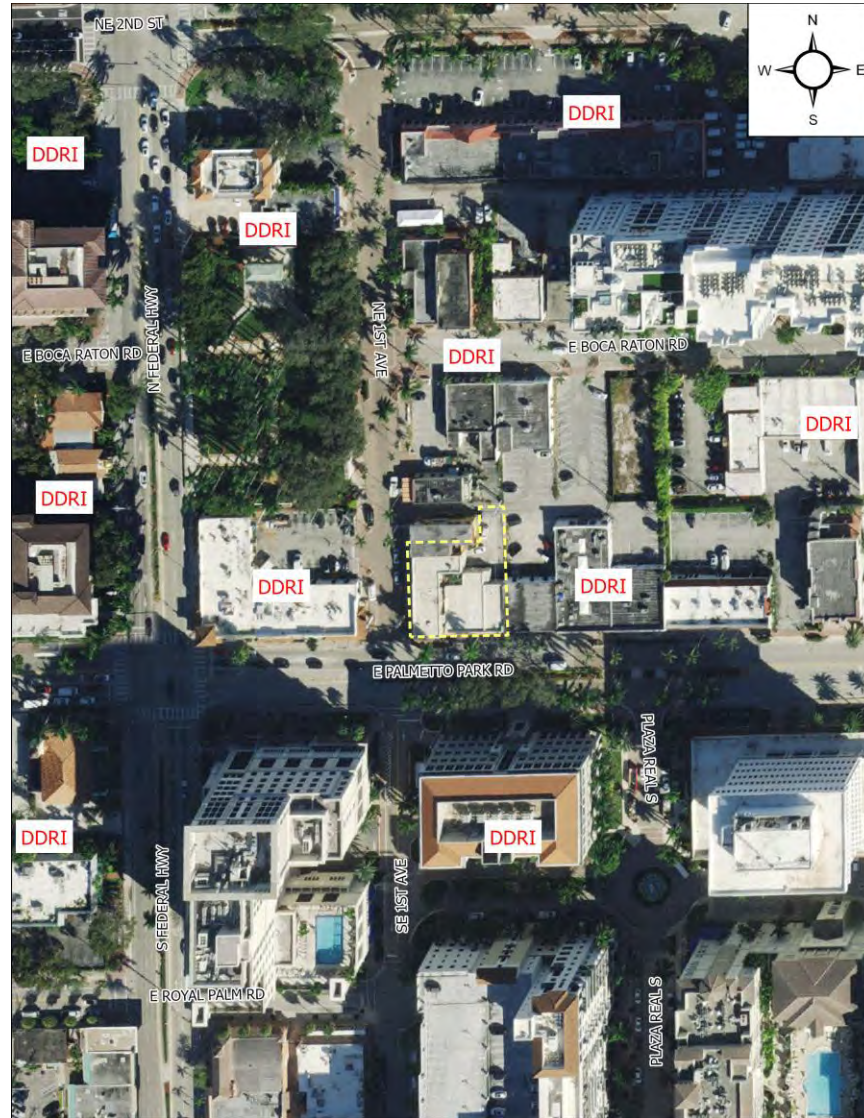


DDRI IDA CRP-24-02

Community Redevelopment Agency

October 26, 2026

PROPERTY LOCATION – 101 EAST PALMETTO PARK ROAD



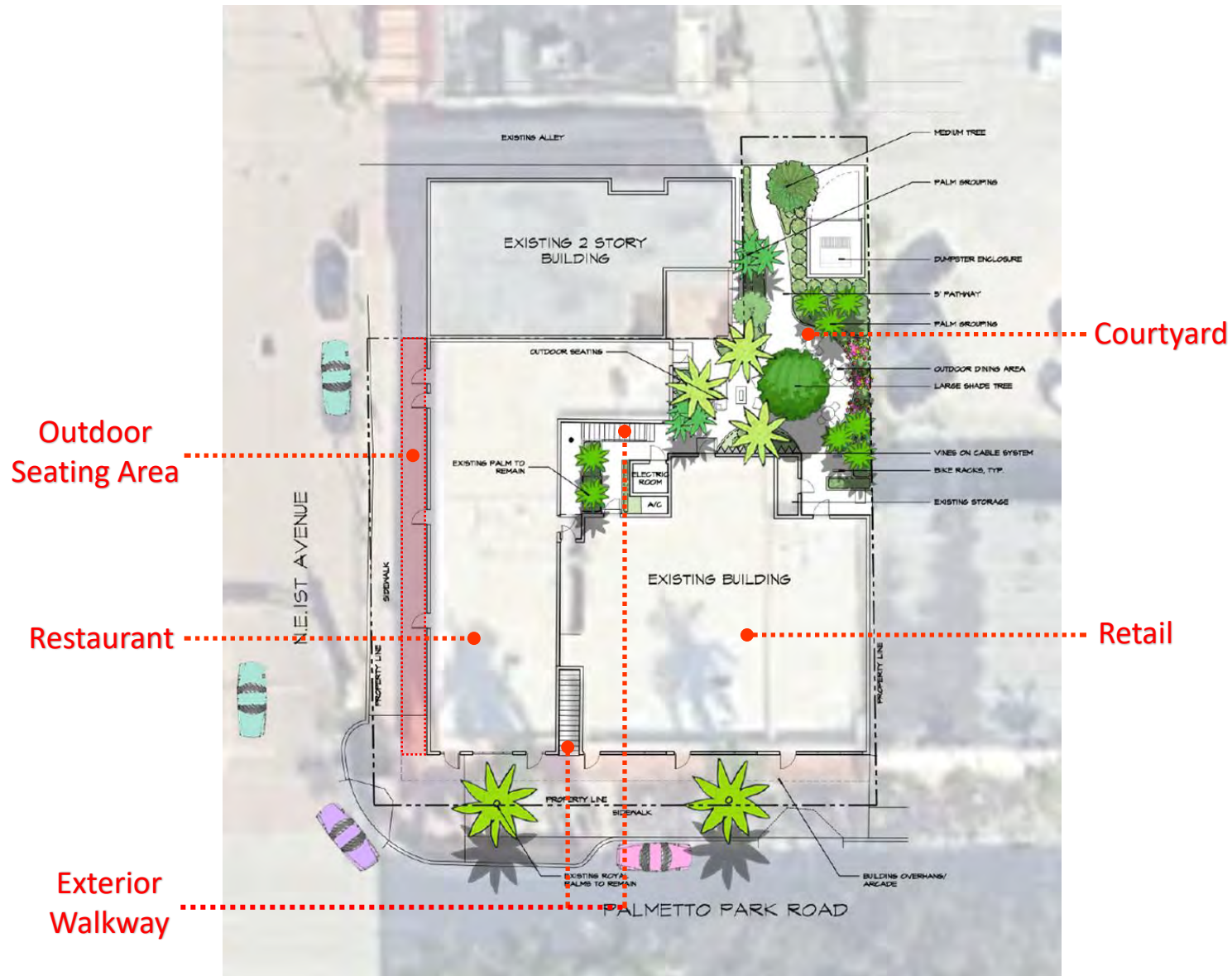
APPLICANT'S REQUEST

DDRI IDA No. CRP-24-02

Individual Development Approval to authorize, in an existing 8,235 square foot, two (2)-story building:

- A change in use from Retail (High) to Office.
- Redevelop the Property to construct a new outdoor courtyard space and allow a new outdoor customer seating area.
- Technical Deviation to reduce the required number of parking spaces by 27 parking spaces.
- A conversion of uses within Downtown Subarea B.

SITE PLAN



PARKING TECHNICAL DEVIATION



- Existing Required Parking: 25 spaces
- Existing Provided Parking: 0 Spaces
- Required Parking: 59 Spaces
 - 12 Spaces for Retail use
 - 39 Spaces for Restaurant use
 - 1 Space for Office use
- Provided Parking: 0 Spaces
- Required Bicycle Parking: 3 Spaces
- Provided Bicycle Parking: 7 Spaces



STAFF RECOMMENDATION

Staff recommends approval of the Application for the following reasons:

1. The proposed Project complies with the DDRI Development Order, inclusive of its appendices, with the exception of required parking.
2. The proposed mixed-use building is consistent and compatible with adjacent land uses.
3. The proposed Project will add a new landscaped area to Downtown with the approximately 2,154 square foot Courtyard.
4. The proposed Project includes a TDM Plan and transit contributions/subsidies.

The City's Urban Design Consultant, Complete Cities Planning Group, reviewed the Project and found it to be consistent with Ordinance No. 4035 and its appendices.

The Development Services Department recommends **APPROVAL** of the Individual Development Approval Application, subject to the conditions.

RECOMMENDATION

CAB: **August 19, 2025** – Approval (5-0).

PNZ: **February 5, 2026** – Approval with Conditions (5-0).

CRA: **May 11, 2026** – Postponed (5-0).

PNZ: **October 15, 2026** – Approval (6-0).

Thank you



101 East Palmetto



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TDM PLAN / PROFFERS

TDM Plan includes:

- Designation of an entity to oversee and coordinate the TDM Plan.
- Provide facilities for the posting of the TDM Program Information
- Provide sheltered, secure facilities for the storage of bicycles.
- Provide meaningful incentives, which include:
 - A fully paid monthly pass for Tri-Rail and Palm Tran for each resident and each on-site employee.
 - A 25% transit pass subsidy for monthly Brightline passes to each Residential Unit.
- Inform and encourage residents and employees to participate.
- Perform tenant surveys.
- Provide a yearly report.

Proffers include:

- Annual contribution of \$10,258.92 to the City's Downtown transit programs.

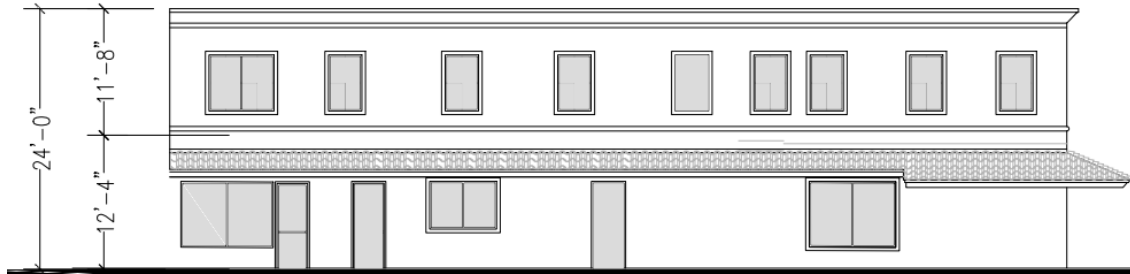
BACKGROUND / HISTORY

1939: The original two (2)-story portions of the existing building were constructed.

1955: Building Permit No. 1302 was issued to construct the eastern, one (1)-story portion of the building.

No IDAs have been issued for this Property.

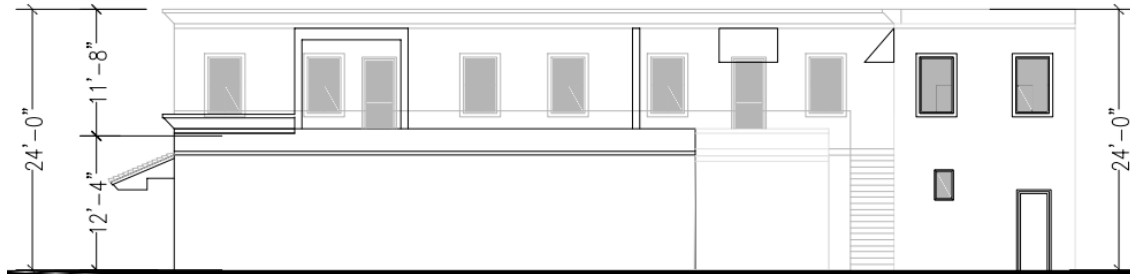
ELEVATIONS



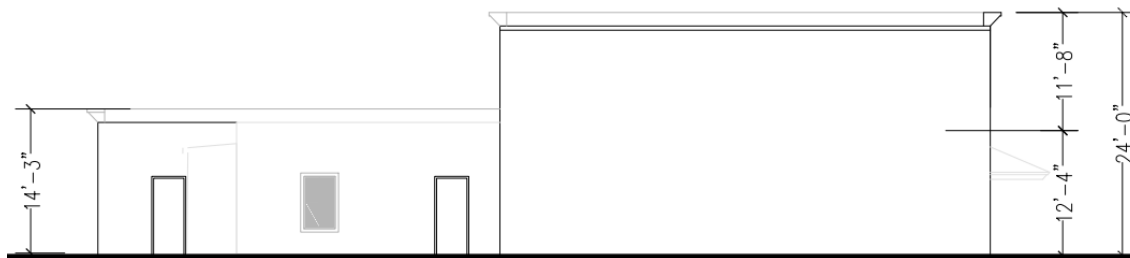
- West Elevation: Fronts Northeast 1st Avenue



- South Elevation: Fronts East Palmetto Park Road



- East Elevation: Fronts new courtyard



- North Elevation: Fronts new courtyard/alley and existing building

OPEN SPACE

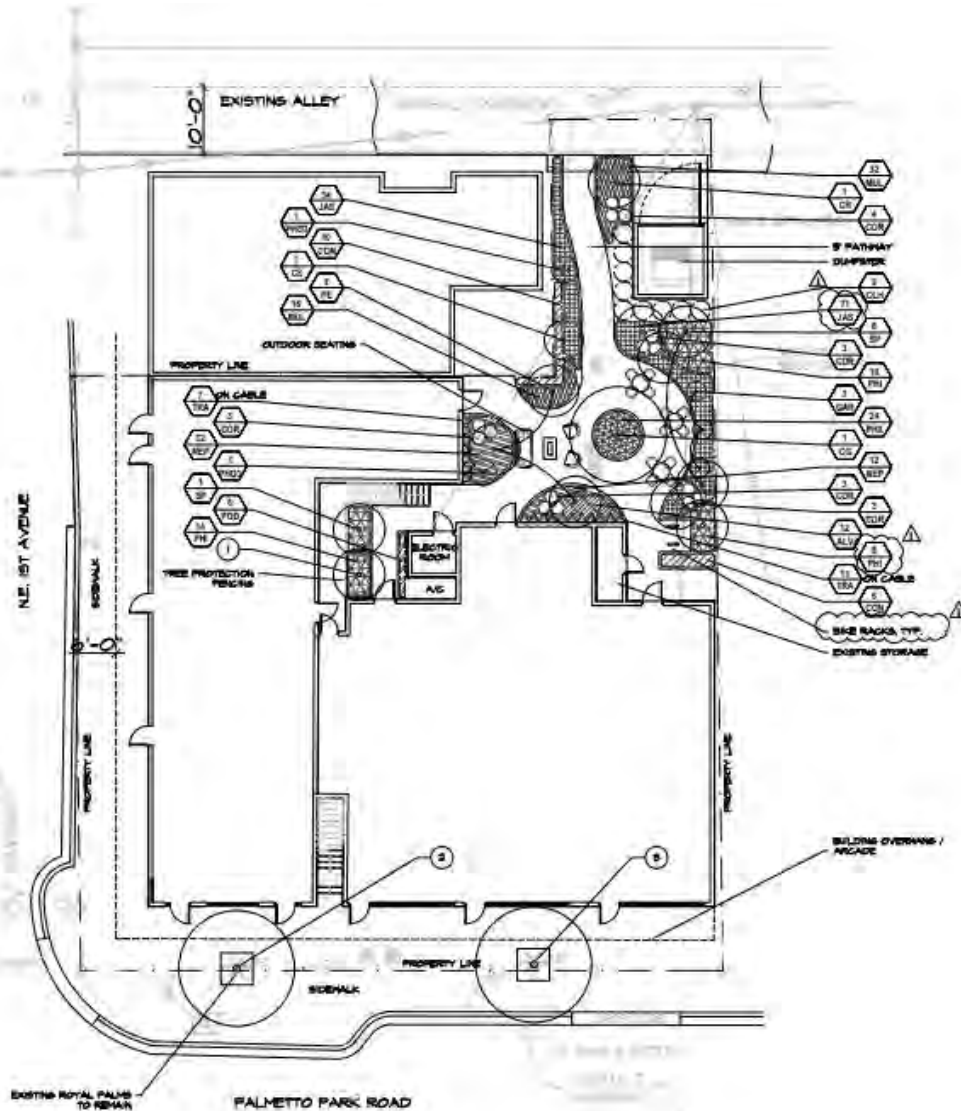


- Total Required: 15% or 1,543 SF
- Total Provided: 41% or 4,263 SF
 - Open to Sky: 3,223 SF
 - Covered Open Space: 1,040 SF

CITY OF
Boca Raton
DEVELOPMENT SERVICES



LANDSCAPING PLAN



PLANT LIST										
TREES AND PALMS										
KEY	QTY.	TOTAL	LP-1	BOTANICAL/COMMON NAME	HEIGHT	SPREAD	CLEAR THK	SPA.	REMARKS	NATIVE
CO	1	1		CAESALPINA GRANADILLO BIRDAL WEIL	15'	1'	7'		FULL CANOPY	
CR	1	1		CLUSIA ROSEA	12'	3'	5'		FULL CANOPY	X
CS	1	1		CONOCARPUS 'BONNIE' SH. W. BUTTWOOD	12'	4'	3-4'		FULL CANOPY	X
PE	3	3		PTYCHOPERMA ELEGANS ALEXANDER PALM	14' O.A.				2" DIAM. FULL HEADS	
SP	7	7		SABAL PALMETTO	MIN. 12' - 18' HT.				STAGS, HT. GROUPS, REGENERATED HEADS	X
SHRUBS AND GROUNDCOVER										
KEY	QTY.	TOTAL	LP-1	BOTANICAL/COMMON NAME	HEIGHT	SPREAD	CLEAR THK	SPA.	REMARKS	NATIVE
ALV	12	12		ALPHEA 'Z. VAREGATA' VARIETIES SHALL UNDER 25 LBS. (OUTDOOR WOODS)	30"	30"			FULL CLUMP	
CLH	9	9		SMALL LEAF CLUSIA HEDGE	5-6'	18"	1 FT. TO BASE	3' O.C.	FULL CONT.	
CON	16	16		CONOCARPUS ERECTUS GREEN BUTTWOOD	30"	20-22"		2' O.C.	FULL CONT.	X
COR	14	14		COROTINE FRUITCOSA TI PLANT	24"	18"	FULL TO BASE		MULTI FOLIAGE	
DAR	3	3		DARGENA JASMINOIDES GARDENIA	5-6'	2-3'			TREE STANDARDS	
JAS	180	180		JASMINUM VOLUBILE WAXY LEAF JASMINE	18"	18"		18" O.C.	FULL CONT.	
MIA	48	48		MURDERBLOSSOM CAPILLARIS	12"	12"		18" O.C.	FULL CONT.	X
NER	44	44		NEPENTHES EXCELSA TAIL DOG TOOTH FERN	15"	16"		18" O.C.	FULL CONT.	X
PH6	36	36		PHILODENDRON BELLICUM SP. IT. LEAF PHLODENDRON	30"	30"			FULL CLUMP	
PH3	2	2		PHOENIX ROSELINE 'TRIPLE' PHOENIX DATE PALM		3-6'	3-5' OF WOOD		TRIPLE TRUNK, FULL HEADS	
PHX	24	24		PHILODENDRON 'XANADU' DWARF PHLODENDRON	15"	16"		18" O.C.	FULL CLUMP	
PO3	6	6		POEONIA 'JAPANESE' JAPANESE YEW COLUMBIA	4-5'	24"	FULL TO BASE	2' O.C.	FULL CONT.	
TRA	18	18		TRACHELOSPERMUM JASMINOIDES CONFEDERATE JASMINE	2-10'	2-10' LONG BRANCHES ON CAULIS			TROUSLES GROWN	

MISCELLANEOUS

- Sod to be St. Augustine sod.
- Planting soil - 62 cu. yd. per tree and 4" depth at all hedges and mass planting beds.
- Sand - Palms to be planted in clean sand; 1 cu. yd. per palm.
- Mulch - 8" depth of shredded "dark brown" hybrid mulch B grade or better at all hedges and mass planting beds.

GENERAL NOTES

- All ground-mounted valves and equipment shall be screened with plant material.
- All sod to be Stenotaphrum secundatum 'Tiger Tail', St. Augustine solid sod.
- All plant materials shall conform to the standards for Florida No. 1 or better as given in "Grades and Standards for Nursery Plants", Latest Edition, State of Florida Department of Agriculture, Tallahassee, or thereon.
- All trees shall be properly galled and staked at the time of planting to ensure proper establishment.
- The planting soil for all planting areas shall be composed of a minimum of 30% mulch or horticulturally acceptable organic material. The minimum soil depth shall be four inches in all hedges and mass planting beds and 1 cu. yd. per tree. Palms to be planted in clean sand.
- Three inches minimum of shredded "dark brown" hybrid mulch shall be installed around each tree and palm and throughout mass planting beds, the use of Cypress mulch is strongly discouraged.
- Irrigation system provide 100% coverage to landscaped areas with 100% overlap. Irrigation to be an automatic system with a rain gauge/sensor sensor shut-off.
- In case of discrepancies, planting plan takes precedence over plant list.
- Landscaping contractor is responsible for his own quantity take-offs.

LANDSCAPE POINT SYSTEM (CALC)

1. IRRIGATION SYSTEM	5 POINTS
MOISTURE SENSING CONTROLLER	5 POINTS
PLANT WATER USAGE ON PLAN LIST	5 POINTS
2. SHRUBS	5 POINTS
25-50% OF PLANTS FROM LIST	5 POINTS
3. TREES	10 POINTS
50-100% OF THE TOTAL QUANTITY OF TREES FROM LIST	10 POINTS
4. SOOD AREAS	5 POINTS
SOOD AREA LESS THAN 60% OF LANDSCAPE AREA	5 POINTS

