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MEMO TO: Planning & Zoning Board of Directors
DATE: May 10, 2022

ITEM – Opal Grand (2022-167) - 10 N Ocean Blvd - Class I Site Plan Modification

Dear Board Members:

This concerns the City Advisory Board Memo for Opal Grand (2022-167) - 10 N Ocean Blvd - Class I Site Plan Modification, which came before the Delray Beach Downtown Development Authority at the May 10, 2022, "FY22/23 Goal Setting Meeting", for discussion.

The City Advisory Board Memo for Opal Grand (2022-167) - 10 N Ocean Blvd - Class I Site Plan Modification refers to a request for some interior and exterior changes on the western side of the building along Andrews Avenue as follows:

"The exterior features include three roll-up windows in Brilliant White which will accommodate the lading area and recycling and dumpster area, a new entrance door to the laundry, and two new windows in aluminum bronze. The walls will be painted in Acadia White. The exterior work is a secondary entrance/exit that is no longer utilized as the parking entrance is on the north side of the building and exited on Andrews further south. Parking is not accessed as the interior changes include areas that accommodate uses within the hotel for daily functions".

As the parking exit/entry is still made through Andrews Avenue, this traffic flow does not cause delays on the main road artery traffic of Atlantic Avenue. Therefore, it is the DDA Board consensus to approve the Opal Grand (2022-167) - 10 N Ocean Blvd - Class I Site Plan Modification as presented.

Please take the DDA's review into consideration on final review and trust that we send this information to assist you in making your decisions as they affect the DDA District of Downtown Delray Beach.

Sincerely,

Peter Arts, Chairman

Mayor and City Commission
DDA Board of Directors, Laura Simon, Executive Director