



DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING

SITE PLAN REVIEW AND APPEARANCE BOARD STAFF REPORT

Delray Beach Ocean Club

Meeting	File No.	Application Type
November 9, 2022	2021-194-SPF-SPM-SPR-CL3	Class III Site Plan Modification
Property Owner	Applicant	Agent
Delray Beach Club Inc.	GE Architecture Inc./Gary P. Eliopoulos	GE Architecture Inc./Gary P. Eliopoulos

Consideration of a Class III Site Plan Modification, Landscape Plan, and Architectural Elevations for Delray Beach Club, located at 2001 South Ocean Boulevard, associated with the construction of a one story covered parking garage (17,243 SF) with two rooftop tennis courts.

General Data

Location: 2001 South Ocean Boulevard

PCN: 12-43-46-28-00-000-1111

Property Size: 2.5754 acres

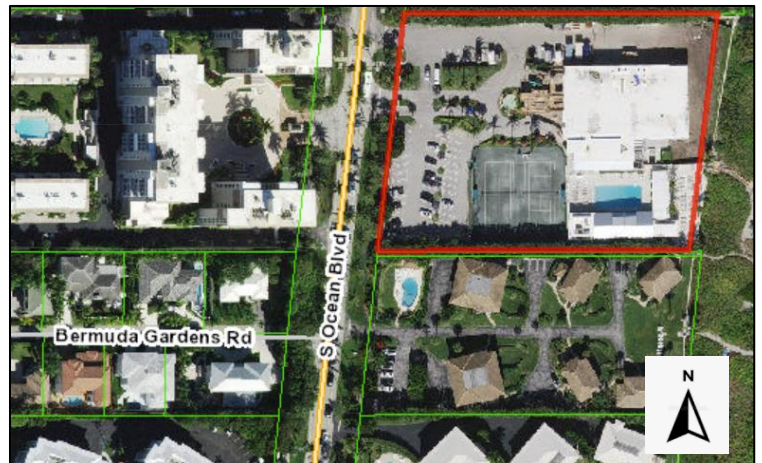
Land Use Designation: MD (Medium Density, 5-12 DU/Acre)

Zoning: Multiple Family Residential - Medium Density (RM)

Adjacent Zoning:

- North, East and West: RM
- South: Atlantic Ocean

Existing Land Use: Private Beach Club



Background

The subject property is located on the east side of South Ocean Boulevard, south of Linton Boulevard and north of Highland Beach and is adjacent to the Delray Beach Club residence. The Delray Beach Club is a private club constructed in 1970. Modifications have occurred to the property since its initial construction; the most recent approvals, which are part of the Club's phased improvements to the site, are provided below:

2021: SPRAB approved a Class I Site Plan Modification associated with the removal of the existing awning Porte Cochere and the construction of a new Porte Cochere, and minor elevation changes such as the relocation of doors and windows as well architectural features.

2022: SPRAB approved a Class II Site Plan Modification associated with architectural elevation changes that included a new metal roof, exterior color change to the existing clubhouse building, and landscaping.

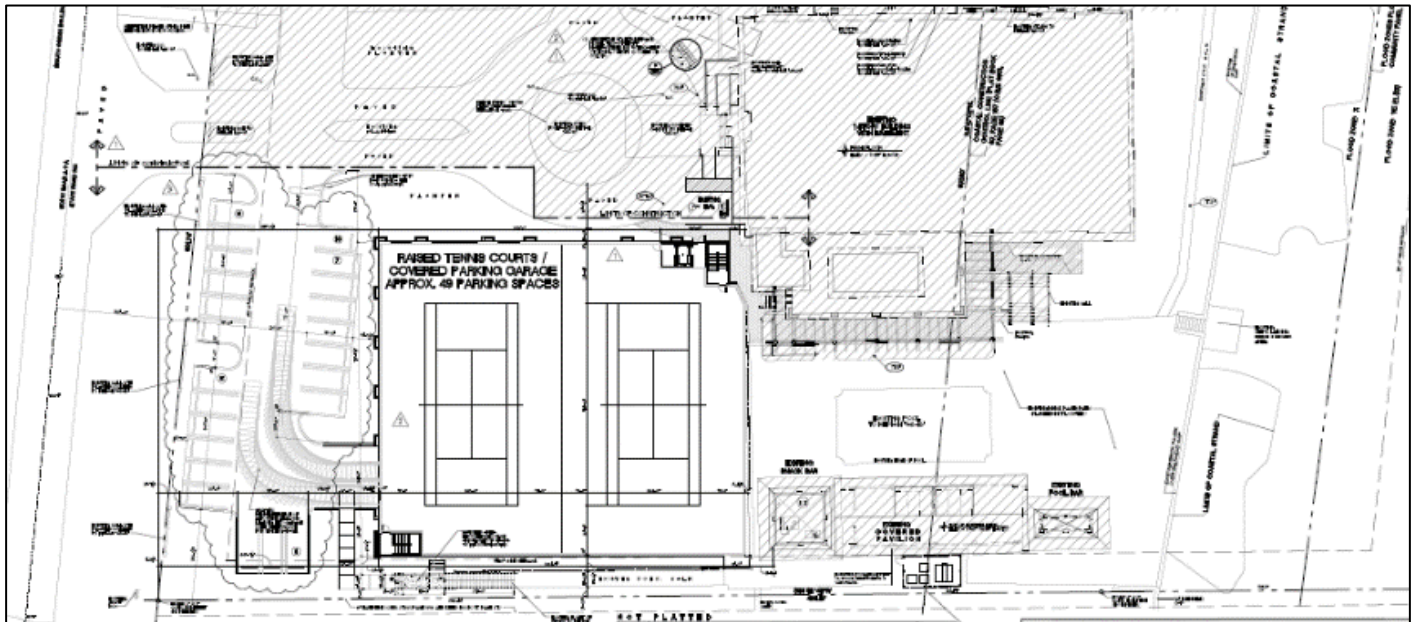
2022: A Class I Site Plan Modification was approved administratively associated with a material change from a flat canvas to a metal roof with a one and half pitch on the south, east and west elevations to match the Board's prior approval.

Description of Proposal

The proposed improvements, which are deemed the Club's Phase 4 of the site's overall improvements, include:

- Demolition of the two existing surface tennis courts;
- Construction of a one story covered parking garage approximately 17,325 Square feet with 49 new parking spaces and interior lighting;
- Construction of two rooftop tennis courts;
- Installation of new landscaping throughout project area, including, interior landscaping on the west and south parking area, new trees and the removal and relocation of trees due to the raised tennis courts;

The hatched areas of the plan are not included in the current proposal.



The proposed garage and roof deck tennis courts are nine feet four inches to the top of the tennis court perimeter wall, while the towers are 13 feet eight inches. The parking garage is ten feet eight inches from the garage slab to the tennis court finish floor. The exiting stairs on the south elevation will remain as is. The parking garage offers entrance to the outside on the south and north elevation through stairs. An elevator is provided on the north elevation. A six-foot-high privacy fence in white vinyl separates the pool from the garage.

Review and Analysis: Site Plan and Zoning view and Analysis

LDR Section 2.4.5(G)(1)(d), Class III Site Plan Modification

A modification to the site plan which represents either a change in intensity of use, or which affects the spatial relationship among improvements on the land, requiring partial review of Performance Standards found in Section 3.1.1.

LDR Section 3.1.1 Required Findings, prior to the approval of development applications, certain findings must be made in a form which is part of the official record. This may be achieved through information on the application, written materials submitted by the applicant, the staff report, or minutes. Findings shall be made by the body which has the authority to approve or deny the development application.

A complete review and analysis of the request based on the applicable Required Findings of LDR Section 3.1.1 are provided throughout the following report sections.

Section 3.1.1.(A), Land Use Map

The resulting use of land or structures must be allowed in the zoning district within which the land is situated and said zoning must be consistent with the applicable land use designation as shown on the Land Use Map.

The subject property has a Land Use Designation of MD and is zoned RM, which is consistent as a preferred implementing zoning district for the land use designation. The improvements are associated with an allowed and established use.

Section 3.1.1(B), Concurrency

Concurrency as defined by Objective NDC 3.1 of the Neighborhoods, Districts, and Corridors Element of the adopted Comprehensive Plan must be met and a determination made that the public facility needs, including public schools, of the requested land use and/or development application will not exceed the ability of the City and The School District of Palm Beach County to fund and provide, or to require the provision of, needed capital improvements in order to maintain the Levels of Service Standards established in Table CIE-2, Level of Service Standards, of the Capital Improvements Element of the adopted Comprehensive Plan of the City of Delray Beach.

Water and Sewer: An existing 6-inch water main exists along State Road A-1-A. A sanitary sewer connection are made with a 12 inch main located on the West side of State Road A-1-A. Pursuant to the Always Delray Comprehensive Plan, treatment capacity is available at the City's Water Treatment Plant and the South-Central County Wastewater Treatment Plant for the City at build-out.

Drainage: A drainage system exists on-site.

Transportation: A Traffic Performance Standard review was provided by Palm Beach County; the review was approved and did not identify the need for any improvements or restrictions given that no new daily trips are anticipated as a result of the project.

Solid Waste: The proposal does not add use area, and therefore, a solid waste impact is not anticipated.

Section 3.1.1(C), Consistency

A finding of overall consistency may be made even though the action will be in conflict with some individual performance standards contained within Article 3.2, provided that the approving body specifically finds that the beneficial aspects of the proposed project (hence compliance with some standards) outweighs the negative impacts of identified points of conflict.

The applicable subsections of Article 3.2, Performance Standards, are Section 3.2.1, which requires a determination of consistency with the Comprehensive Plan, and Section 3.2.3, which provides standards for site plan actions.

Comprehensive Plan: Healthy Community Element

Policy HCE 1.6.1 *Support programs geared to raising awareness of the benefits of good nutrition and physical activity.*

Objective HCE 1.7 Physical Activity *Promote physical activity to increase quality of life, reduce chronic illnesses, and maintain a healthy lifestyle.*

Objective HCE 1.9 Sustainable Health & Design *Create, develop, and maintain programs and infrastructure designed to support sustainable community health.*

Objective HCE 3.6 Design & Social Interaction *Encourage new developments to promote social interaction through site design.*

Comprehensive Plan: Open Space, Parks, and Recreation Element

Objective OPR 1.4 Private Development Requirements *Provide sufficient and appropriate park and recreational facilities to supplement the City's provision of recreation facilities and programs in private development, particularly residential, for the well-being of the future residents of the development.*

Policy OPR 1.4.1 *Continue to require the provision of sufficient open space in public and private development projects through the Land Development Regulations.*

The Delray Beach Ocean Club is a private Beach Club that provides amenities such as a clubhouse, pool, and two tennis courts for members of the private club, as well as access to the beach for the residents that live directly across the street on A-1-A or members of the private club. The private club offers socialization and provides access to physical activity through the pool, beach, and tennis courts. The existing courts are not being removed but raised to provide more (shaded) parking for the club members to encourage additional memberships to promote social interaction and promote a healthy lifestyle.

Section 3.2.3, Standards for Site Plan Actions

The following standards are deemed applicable to the request.

- A. Building design, landscaping, and lighting (glare) shall be such that they do not create unwarranted distractions or blockage of visibility as it pertains to traffic circulation.
- C. Open space enhancements and recreational amenities shall be provided to meet Objective OPR 1.4 and other requirements of the Goals, Objectives, and Policies, as applicable, of both the Open Space, Parks, and Recreation Element and Conservation Element.
- F. Property shall be developed or redeveloped in a manner so that the use, intensity, and density are appropriate in terms of soil, topographic, and other applicable physical considerations; encourage affordable goods and services: are complementary to and compatible with adjacent land uses; and fulfill remaining land use needs.
- H. Consideration shall be given to the effect a development will have on the safety, livability, and stability of surrounding neighborhoods and residential areas. Factors such as but not limited to, noise, odors, dust, and traffic volumes and circulation patterns shall be reviewed and if found to result in a degradation of the-surrounding areas, the project shall be modified accordingly or denied.
- I. Development shall not be approved if traffic associated with such development would create a new high accident location or exacerbate an existing situation causing it to become a high accident location, without such development taking actions to remedy the accident situation.

The parking garage is proposed on the location of the existing ground tennis courts and the tennis courts will be raised on top of the garage; the land is being redeveloped in a manner so that the intensity is appropriate. The one-story parking garage is designed to complement the existing clubhouse with the same color palette in Baize Green. The decorative aluminum screening will help eliminate any noise created by traffic flow. The lighting proposed is inside the covered garage and on the pillars which is decorative. The lighting is all cut off luminaires and meets the lamination for both City Standards and Palm Beach County turtle lighting. There is no lighting proposed for the raised tennis courts, thereby limiting their use to daylight hours. The Delray Beach Club, although private, provides a place for the residents across the street and those who join the club a place for socialization and recreation. It is situated on the beach which allows additional open space and recreation.

Section 3.1.1(D), Compliance with the LDRs

Whenever an item is identified elsewhere in these Land Development Regulations (LDRs), it shall specifically be addressed by the body taking final action on a land development application/request. Such items are found in Section 2.4.5 and in special regulation portions of individual zoning district regulations.

Applicable Regulations

Standard/Regulation	Review
RM Development Standards 4.4.6 (F)	<i>The development standards set forth in Section 4.3.4 shall apply.</i> The development standards associated with the subject improvements have been met.
4.4.6 (D)(8)	Requirement: <i>Private beach clubs with attendant recreational, dining, and related accessory facilities within one of the following areas: (a) the area lying south of Atlantic Dunes Park and east of State Road A1A, or (b) south of Casuarina Road, north of Bucida Road, and east of State Road A1A.</i> Provided: March 5, 2007, the City Commission approved the conditional use to allow the private club, which includes the recreational uses and dining.

<p>Lighting, Cutoff luminaire required LDR Section 4.6.8(2)</p>	<p>Requirement: <i>all perimeter exterior lighting shall be full cutoff luminaires to minimize spillover on adjacent properties...to decrease urban glow, no luminaires shall be directed upwards.</i></p> <p>Provided: The proposed foot candles are within the permitted minimum and maximum ranges for the parking garage. There is no proposed lighting for the tennis courts to protect the turtle nesting.</p>
<p>Off Street Parking, Requirements for commercial uses LDR Section 4.6.9(C)(3)(d)</p>	<p>Requirement: The required parking for a swim club shall provide one-thirtieth of one square foot of total water surface.</p> <p>Provided: December 18, 2006, the Planning and Zoning Board recommended approval to the SPRAB Board for the approval of the reduction of parking spaces required pursuant to LDR Section 4.6.9(C)(3)(d) by 55 spaces, with 46 spaces to be accommodated through LDR Section 4.6.9(F)(1), provided that valet service was used at the private club. The proposed parking garage will provide a total of 126 parking spaces, and the valet parking service will remain at the club.</p>

Review and Analysis: Landscape Plan

LDR Section 2.4.5(H)(5), Landscape Plan Findings

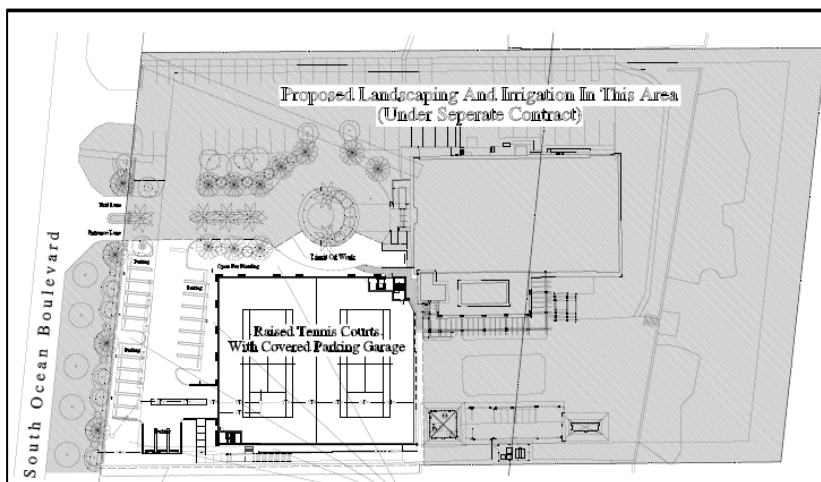
At the time of action on a landscape plan, the approving body shall make finding with respect to the proposed plan's relationship to the following:

- (a) *Objectives of landscaping regulations Section 4.6.16.*
- (b) *Site and landscape design standards pursuant to Section 4.6.16.*

An overall determination of consistency with respect to the above items is required in order for a landscaping plan to be approved.

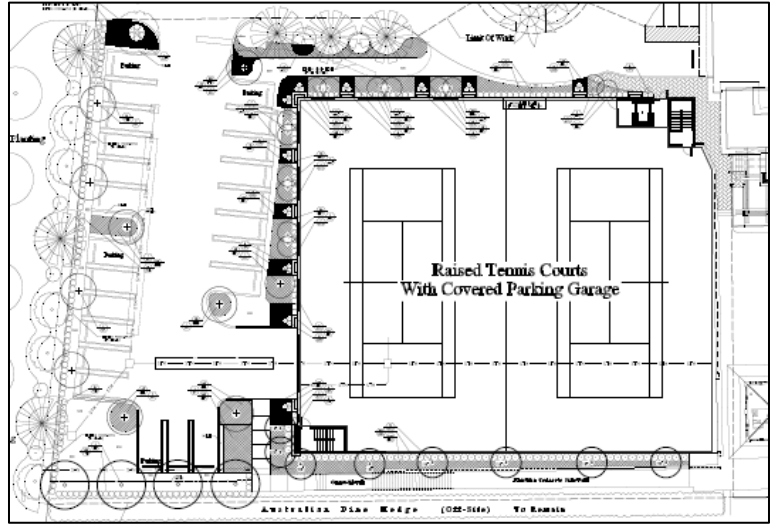
Pursuant to LDR Section 4.6.16(C)(1)(a), prior to the issuance of a building permit for a structure or a paving permit, compliance with the requirements of LDR Section 4.6.16 shall be assured through the review and approval of a landscape plan submitted pursuant to Section 2.4.3(C).

The landscaping for the Delray Beach Club is being completed with each of the approved phases. The current proposal is phase four while the other three phases are part of an approval for the front entrance and along the rear yard between the existing club house building and the dune vegetation that was approved by SPRAB in June 2022. (See plan to the right that indicates all the shaded area as Phase One - three).



The proposed, phase four landscape plan was reviewed by staff for compliance to **LDR Section 4.6.16: Landscape Regulations**. Pursuant to **LDR Section 4.6.1.6(H)(3)(d)**, a five-foot landscape strip has been provided along A-1-A and on the south side of the property adjacent to the parking lot and abutting residentially zoned property. The landscape legend provided on LP-3 calculates the required interior landscaping and the total number of trees that are required.

The tree mitigation is provided on TD-1, which indicates the relocation and removal of Palms and Trees. Phase Four mitigation is contingent on the completion of the first three phases. Pursuant to **LDR 4.6.19(C)(2)(c) Vegetation removal permits for development applications**, a condition assessment (See Appendix "A" for definitions) for all trees performed by a certified arborist that describes the condition percentage rating of the tree, makes note of hazardous trees and identifies trees that are a threat to endanger structures, pavement, and/or utilities. Those trees that are identified to be relocated will require a written assessment of transplant feasibility. The tree mitigation cannot be completed on phase four until the first three phases have been completed. Given the improvements required by the prior phases that are within the limitations of Phase Four, the arborist report for phase four will be provided at the time of building permit and is noted on the site and landscape plan. If the report determines that the existing trees require mitigation, then a site plan modification will be required to address the insufficiency and will need to provide the sufficient height, clear trunk, DBH, and condition rating.



Review and Analysis: Architectural Elevations

LDR Section 2.4.5(I)(5), Architectural (Appearance) Elevations: Findings

At the time of action on architectural elevations the approving Board shall make findings with respect to the objectives and standards as contained in the architectural regulations, Section 4.6.18. An overall determination of consistency with respect to the above is required in order for an architectural plan to be approved.

4.6.18, Architectural Elevations and Aesthetics

(A), Minimum Requirements

1. The requirements contained in this Section are minimum aesthetic standards for all site development, buildings, structures, or alterations except for single family development.
2. It is required that all site development, structures, buildings, or alterations to same, show proper design concepts, express honest design construction, and be appropriate to surroundings.

Consideration of the minimum requirements is provided throughout the review below.

4.6.18

(B) Building Structure and requirements

1. Buildings or structures which are a part of a present or future group or complex shall have a unity of character and design. The relationship of forms and the use, texture, and color of materials shall be such as to create a harmonious whole. When the area involved forms an integral part of, is immediately adjacent to, or otherwise clearly affects the future of any established section of the City, the design, scale, and location on the site shall enhance rather than detract from the character, value, and attractiveness of the surroundings.
3. All facades visible to public or adjacent property shall be designed to create a harmonious whole. Materials shall express their function clearly and not appear as a material foreign to the rest of the building.

4.6.18

(D) Parking lots and vehicular use areas.

1. Parking lots and other vehicular use areas are to be designed as an aesthetic asset to a neighborhood and to the building, group of buildings, or facility they serve. A parking lot is to be considered an outside, transitional space which is located between the access (such as roads) and the building, group of buildings, or other outside spaces, which it serves. The parking lot, because it is viewed from above as well as at eye level, should be designed accordingly.

5. *Lighting is to be designed not only from the standpoint of safety and resistance to vandalism, but for visual effect. It should avoid any annoyance to the neighbors from brightness or glare. It should not impart a prison-like atmosphere. Low lights of a modest scale can be used along with feature lighting emphasizing plants, trees, barriers, entrances, and exits. The fixtures are to be selected not only for their functional value, but for their aesthetic qualities. They are to be considered furniture of the parking lot visible both day and night.*

The proposed garage and roof deck tennis courts are on the south side of the property and meet the required side setback of 15 feet for RM zoning district. Native coral stone rubble veneer and Baise Green walls will complement the main club house building to create a harmonious aesthetic throughout the site. The garage will be enclosed with decorative aluminum vent grates painted white. The lighting in the garage is full cut off luminaire and is not anticipated to affect or disturb the neighbors to the south from brightness or glare. In addition, the lighting proposed on the outside of the garage is Amber lighting, which will not impact the sea turtles while nesting; the use of amber lighting is required. A mature landscape buffer along the southside will also continue to help alleviate any negative impact to the neighbors.

(E), Criteria for board action

The following criteria shall be considered, by the Site Plan Review and Appearance Board or Historic Preservation Board, in the review of plans for building permits. If the following criteria are not met, the application shall be disapproved.

1. *The plan or the proposed structure, is in conformity with good taste, good design, and in general contributes to the image of the City as a place of beauty, spaciousness, harmony, taste, fitness, broad vistas, and high quality.*
2. *The proposed structure, or project, is in its exterior design and appearance of quality such as not to cause the nature of the local environment or evolving environment to materially depreciate in appearance and value.*
3. *The proposed structure, or project, is in harmony with the proposed developments in the general area, with the Comprehensive Plan, and with the supplemental criteria which may be set forth for the Board from time to time.*

Overall, the proposed structure is in good taste and design and will not depreciate the neighborhood surroundings in appearance and value. The color of the parking garage and the native coral stone are complementary to the main clubhouse building. Signage is shown on the architectural elevations, which is not part of the approval of the Class III site plan modification.



Technical Note:

1. Prior to building permit issuance, a landscape arborist report for Phase Four will be required to be submitted and reviewed for compliance.

Board Action Options

- A. Move **approval** of the Class III Site Plan Modification (2021-194), Landscape Plan, and Architectural Elevations for the **Delray Beach Club** located at **2001 South Ocean Boulevard**, by finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in the Land Development Regulations.
- B. Move **approval, as amended**, of the Class III Site Plan Modification (2021-194), Landscape Plan, and Architectural Elevations for the **Delray Beach Club** located at **2001 South Ocean Boulevard**, 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 Class II Site Plan Modification (2021-194), Landscape Plan, and Architectural Elevations for **the Delray Beach Club** located at **2001 South Ocean Boulevard**, by finding that the request is inconsistent with the Comprehensive Plan and does not meet criteria set forth in the Land Development Regulations.
- D. Move to continue with direction

Courtesy notices

Courtesy Notices were sent to:

- X Chamber of Commerce
- X Delray Beach Club Apartments
- X Bermuda High South
- X Bermuda High West Condo 1 and 2