



***Planning, Zoning, and Building Department***

**BOARD ACTION REPORT – APPEALABLE ITEM**

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**Project Name:** The Ray, fka Grove Beach Hotel  
**Project Location:** 233-279 NE 2nd Avenue  
**Request:** Class IV Site Plan Modification request, including Site Plan, Architectural Elevations, and Landscape Plan with waiver request to demolish an approximately 15,381 sq. ft. portion of a one-story shopping center and construct a four-story 143 room hotel with retail and restaurant uses in the first story, and rooftop amenities  
**Board:** Site Plan Review and Appearance Board  
**Meeting Date:** February 14, 2018  
**Board Actions:** Approved the Class IV Site Plan (2017-197) with conditions on a 6 to 0 vote (Fred Kaub absent); approved the Architectural Elevations with conditions on a 6 to 0 vote; approved the Landscape Plan with a waiver on a 6 to 0 vote.

**Project Description:**

The subject property is zoned Central Business District (CBD) and is in the Central Core sub-district. The property has a Commercial Core (CC) Future Land Use Map (FLUM) designation. The 82,762 sq. ft. (1.89 acres) site is located on the east side of NE 2nd Avenue, between NE 2nd and NE 3rd Streets. The site contains an approximately 32,511 sq. ft. strip shopping center originally constructed in 1954.

The Ray is a four-story hotel with retail and restaurant uses in the first floor, rooftop amenities, and a subterranean parking garage providing 186 valet parking spaces. On December 5, 2017, the City Commission approved the following for The Ray:

1. The use of Tropical Modern architecture with the following conditions:
  - Vines, or similar landscape material, approved by the Senior Landscape Planner, will be specified for the building walls with corrugated perforated metal panels.
  - The rooftop garden is required as an integral part of the architecture.
  - Art and sculpture will be integrated throughout the project – at a minimum one sculpture within each of the two proposed civic spaces and art as presented on the elevation of the north façade of the civic space.
2. A waiver to LDR Section 4.4.13(I)(3)(a), to permit parking in front setbacks or civic open spaces, with a valet drop-off, queue, and parking.
3. A waiver to LDR Section 4.4.13(I)(3)(b)(6), to permit public sidewalks to be deviated to accommodate drop-off or valet parking on NE 2nd Avenue.
4. A waiver to LDR Section 4.4.13(D)(2)(a), reducing the rear setback from a minimum of 10 feet to zero for fully subterranean parking levels.

5. A waiver to LDR Section 4.4.13(D)(2)(a), reducing the rear setbacks from a minimum of 10 feet to zero for the parking garage access ramps.
6. An appeal to the required right-of-way width of 20 feet for the alley, which would not require a dedication of two feet.
7. An appeal to the required paving width of 20 feet for an alley to permit a paving width of between 16 feet and 10 feet.

The development proposal includes a request for a waiver to LDR Section 4.6.16(H)(3)(i), which requires a landscape island for every 13 standard parking spaces, whereas the existing surface parking lot to the north has a row with 20 spaces.

**Board comments:**

The Board approved the project with conditions, as follows:

**Site Plan:**

Approved (6-0 vote, Fred Kaub absent) the Class IV Site Plan Modification for **The Ray** (2017-197), 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 Section 2.4.5(G)(1) and Chapter 3 of the Land Development Regulations, subject to the following conditions:

1. Prior to building permit issuance, a letter from Palm Beach County stating the traffic impact of the proposed development consisting of 143 hotel rooms; 14,194 sq. ft. of retail use; 17,810 sq. ft. of restaurant use; and 1,238 sq. ft. of medical office use meets the Traffic Performance Standards of the County is required;
2. Prior to site plan certification, the Photometric Plans must be updated to show lighting levels in the rear of the property, in the pedestrian passageway, and on the full rooftop; light poles on the roof shall be no greater than 9 feet, replaced by accent lighting where possible;
3. Prior to building permit issuance, the applicant shall record a Declaration of Restrictive Covenants that runs with the land, in a form acceptable to the City Attorney that declares that the owner shall only provide access to the garage by the valet in accordance with the LDRs. In the alternative, applicant shall revise the plans for parking design and/or use area to comply with the LDR requirements prior to site plan certification;
4. Prior to site plan certification, the design for the parking garage exhaust vents in the Civic Open Spaces shall be provided to be evaluated for visual impact.

**Landscape with waiver:**

Approved (6-0 vote, Fred Kaub absent) the Landscape Plan for **The Ray** (2017-197) and requested landscape island waiver to LDR Section 4.6.16(H)(3)(i), by adopting the findings of fact and law contained in the staff report, and finding that the request is consistent with and meets the standards set forth in LDR Section 4.4.13(K)(8)(b)(2) and 2.4.7(B)(5).

**Architectural Elevations:**

Approved (6-0 vote, Fred Kaub absent) the Architectural Elevations for **The Ray** (2017-197), by adopting the findings of fact and law contained in the staff report, and finding that the request meets criteria set forth in 2.4.5(I)(5), Section 4.6.18(E) and Section 4.4.13(F)(3) of the Land Development Regulations, subject to the following condition:

1. Prior to site plan certification, a landscape plan, including plant species, quantity, location, and irrigation for the green walls depicted on the façades will be submitted for staff approval.

**Public Comments:**

Public Comment was provided by adjacent residents. The main concerns were the style of the architecture and the potential noise and light impacts from the rooftop uses.

**Associated Actions:**

All required actions were taken.

**Next Action:**

SPRAB action is final unless appealed by the City Commission.

# SITE PLAN REVIEW AND APPEARANCE BOARD

CITY OF DELRAY BEACH

---STAFF REPORT---

**MEETING DATE:** February 14, 2018

**ITEM:** **The Ray (fka Grove Beach Hotel) (2017-197):** A Class IV Site Plan Modification request, including Site Plan, Architectural Elevations, and Landscape Plan with waiver request to demolish an approximately 15,381 sq. ft. portion of a one-story shopping center and construct a four-story 143 room hotel with retail and restaurant uses in the first story, and rooftop amenities, located at 233-279 NE 2<sup>nd</sup> Avenue.

**RECOMMENDATION:** Approve with Conditions

## GENERAL DATA:

Applicant..... Gonzalez Architects

Location..... 233-279 NE 2<sup>nd</sup> Avenue - east side of NE 2<sup>nd</sup> Avenue between NE 2<sup>nd</sup> Street and NE 3<sup>rd</sup> Street

Property Size..... 1.89 Acres

Future Land Use.... CC (Commercial Core)

Current Zoning..... CBD (Central Business District)

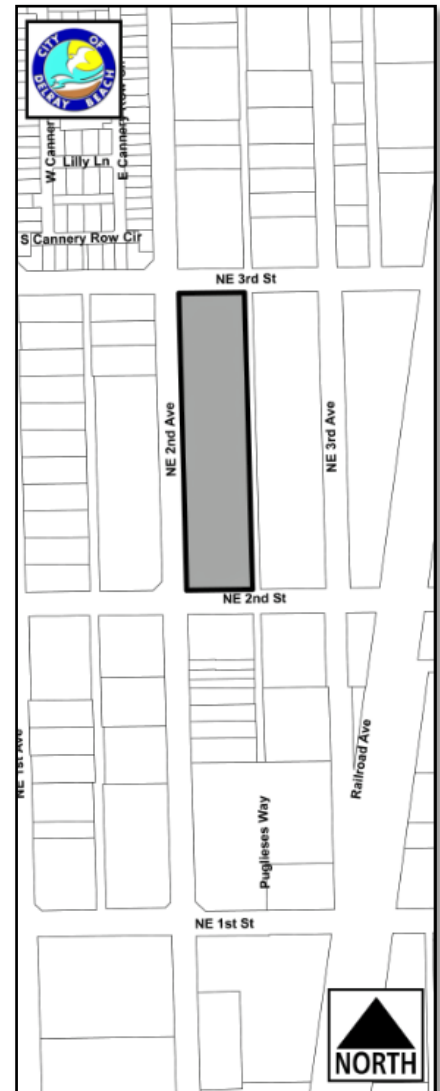
Adjacent Zoning....North: CBD; Central Core Sub-district  
East: CBD; Railroad Corridor Sub-district  
South: CBD; Central Core Sub-district  
West: CBD; Central Core Sub-district

Existing Land Use..... Mixed-use Development

Proposed Land Use..... Mixed-use Development

Water Service..... Available on site

Sewer Service..... Available on site



## ITEM BEFORE THE BOARD

The action before the Board is approval of a Class IV Site Plan Modification for The Ray (fka the Grove Beach Hotel) located at 233-279 NE 2<sup>nd</sup> Avenue, pursuant to LDR Section 2.4.5(G)(1), including the following:

- Site Plan
- Architectural Elevations
- Landscape Plan with waiver request

## BACKGROUND

The subject property is zoned Central Business District (CBD) and is in the Central Core sub-district. The property has a Commercial Core (CC) Future Land Use Map (FLUM) designation. The 82,762 sq. ft. (1.89 acres) site is located on the east side of NE 2<sup>nd</sup> Avenue, between NE 2<sup>nd</sup> and NE 3<sup>rd</sup> Streets. The site contains an approximately 32,511 sq. ft. strip shopping center originally constructed in 1954.

In February 2017, a Class III Site Plan Modification (2016-254) was approved for improvements to the existing strip shopping center, including updated architectural elevations in the Masonry Modern style. The approved elevations include stucco finish, green walls and simulated wood accents. The Class III Site Plan Modification included the southernmost tenant spaces (233 and 241 NE 2<sup>nd</sup> Avenue), which are currently a restaurant and vacant (recently a gym). Both tenant spaces are now included with the surface parking lot located in the southern portion of the lot in the Class IV Site Plan Modification application for The Ray.

The Ray is a four-story hotel with retail and restaurant uses in the first floor, rooftop amenities, and a subterranean parking garage providing 186 valet parking spaces. On December 5, 2017, the City Commission approved the following for The Ray:

1. The use of Tropical Modern architecture with the following conditions:
  - Vines, or similar landscape material, approved by the Senior Landscape Planner, will be specified for the building walls with corrugated perforated metal panels.
  - The rooftop garden is required as an integral part of the architecture.
  - Art and sculpture will be integrated throughout the project – at a minimum one sculpture within each of the two proposed civic spaces and art as presented on the elevation of the north façade of the civic space.
2. A waiver to LDR Section 4.4.13(I)(3)(a), to permit parking in front setbacks or civic open spaces, with a valet drop-off, queue, and parking.
3. A waiver to LDR Section 4.4.13(I)(3)(b)(6), to permit public sidewalks to be deviated to accommodate drop-off or valet parking on NE 2nd Avenue.
4. A waiver to LDR Section 4.4.13(D)(2)(a), reducing the rear setback from a minimum of 10 feet to zero for fully subterranean parking levels.
5. A waiver to LDR Section 4.4.13(D)(2)(a), reducing the rear setbacks from a minimum of 10 feet to zero for the parking garage access ramps.
6. An appeal to the required right-of-way width of 20 feet for the alley, which would not require a dedication of two feet.
7. An appeal to the required paving width of 20 feet for an alley to permit a paving width of between 16 feet and 10 feet.

## PROJECT DESCRIPTION

The subject request includes a Class IV Site Plan, Architectural Elevations, and Landscape Plan with waiver, to demolish the existing building (two tenant spaces of the existing strip commercial center) and construct a new four-story hotel with 143 rooms, 9,185 sq. ft. of restaurant use, and 5,271 sq. ft. of retail use. The development proposal includes a request for a waiver to LDR Section 4.6.16(H)(3)(i), which requires a landscape island for every 13 standard parking spaces, whereas the existing surface parking lot to the north has a row with 20 spaces.

## 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.

### **Right-of-Way Dedications**

Pursuant to LDR Section 5.3.1(A)(3), new development adjacent to existing streets is responsible for one-half of the ultimate right-of-way. LDR Section 5.3.1(D)(2) requires a 20-ft. right-of-way width for alleys. On December 5, 2017, the City Commission granted relief to The Ray from this development requirement. It is important to note that adequate Fire Department access must still be provided. Page 10 of the Site Plan indicates a clear 20-ft. wide route comprised of the public right-of-way the northern portion of the rear setback of the applicant's property, and a portion of an access/utility easement within the property located to the east. The applicant has agreed to provide striping and pavement markings denoting the fire access route, with the final color and pattern to be determined at the time of building permit; this is addressed as a condition of approval.

### **LDR Section 4.4.13(D) – Dimensional Requirements by CBD Sub-district**

Pursuant to Figure 4.4.13-5 (Central Core Regulating Plan), NE 2<sup>nd</sup> Avenue and NE 2<sup>nd</sup> Streets are classified as Primary Streets. Pursuant to Table 4.4.13(C), the following dimensional requirements are applicable:

PROPOSED BUILDING (CLIV)	Required	Proposed
Lot Width	20 ft. min.	612.28 ft.
Lot Area	2,000 sf. min.	82,762 sf.
Front Setback NE 2 <sup>nd</sup> Avenue & NE 2 <sup>nd</sup> Street	10 ft. min./15 ft. max.	10 ft.
Front Setback Above 3 <sup>rd</sup> Story NE 2 <sup>nd</sup> Avenue & NE 2 <sup>nd</sup> Street	20 ft. min	20 ft.
Rear Setback	10 ft. min.	0 ft.*
Building Frontage on Primary Street (NE 2 <sup>nd</sup> Avenue)	75% min. = 444.21' min. (612.28' – 20' = 592.28 x .75)	40% = 238'-4" **
Building Frontage on Primary Street (NE 2 <sup>nd</sup> Street)	75% = 86.4' 135-2.5" – 20= 115-2.5"	97% = 112'-0"
Civic Open Space	3,993 sq. ft.	4,098 sq. ft.
Maximum Height	4 Stories & 54 ft.	4 Stories & 53'-7"

\* Waiver approved

\*\*Existing Non-conformity Reduced

The proposed building complies with the dimensional requirements in Table 4.4.13(C). The minimum rear setback requirement of 10 feet was reduced to 0 feet via approval of waiver by the City Commission. At the same hearing, the decision was made to waive setback requirements for the subterranean parking levels. These levels are built to the property line. Please note, that footers will not be permitted to encroach into the public right-of-way.

The new building will decrease the existing building frontage nonconformity on the site. The building frontage requirement is the length of building or civic open space that should line the sidewalk at the minimum/maximum front setback area. Currently, NE 2<sup>nd</sup> Avenue has a building frontage of approximately 21%, whereas 75% is the minimum standard on Primary Streets. As shown on Page 11A, if calculated on its own, the new building would exceed the minimum building frontage requirement, by providing 77% of building and civic open space along the portion of the site proposed for redevelopment. The new building will bring the full site from 21% to 40% building frontage along NE 2<sup>nd</sup> Avenue and will fully meet the criteria on NE 2<sup>nd</sup> Street, where no building frontage exists currently. The dimensional data on Page 11 requires updates prior to site plan certification. The building frontage table does not indicate the existing and proposed building frontage for the whole site to demonstrate the reduction of the existing nonconformity.

### **Frontage Types**

NE 2<sup>nd</sup> Avenue is designated as a Required Retail street. Pursuant to LDR Section 4.4.13(B)(2), streets with this designation are intended to be lively, highly active pedestrian environments that support businesses and reinforce local character. LDR Section 4.4.13(C)(3) limits the ground story uses and frontage types. The ground floor of The Ray has retail/restaurant uses, which are permitted uses on Required Retail Streets. The Ray uses the Storefront frontage type along both streets, which is a permitted frontage type and appropriate for the proposed uses.

### **Parking**

Parking for the project is accommodated on an existing surface lot located in the northern portion of the property and within a new subterranean parking garage. The parking garage will function as valet only, with patrons dropping their cars in front of the hotel and the valet circling the block to the alley to access the garage ramps. The applicant has included auto-turn analyses on Sheet 15A (certified by the architect) and Sheets CS106 (certified by the engineer). Both studies test passenger vehicles. Valet parking allows tandem stacking of vehicles and smaller stall sizes. Due to the proposed configuration of the ramps, ingress/egress turning movements, and parking garage design, a condition of approval is recommended to ensure 24-hours a day/365-days a year valet operations.

### **Bicycle Parking:**

Pursuant to LDR Section 4.4.13(I)(4) bicycle parking is required. The project has provided the required number of spaces as presented below.

Use	Requirement	Units/Sq. ft.	Number Required
Hotel Rooms	1 per 10 rooms	143	14.3
Hotel Retail and Meeting Rooms	3,650	1/5,000 sq. ft.	1.0
Restaurant	9,185	2/1,000 sq. ft.	18
Retail	5,271	2/1,000 sq.ft.	10
<b>Total Bicycle Spaces Required</b>			<b>43</b>
<b>Total Bicycle Spaces Provided</b>			<b>52</b>

Bicycle parking is located throughout the site, with a large bank available between the existing inline shops and the new hotel building. No bicycle parking is proposed within the garage. On Page 25, the enlarged Civic Open Space plan, a bank of bicycle parking is shown within a planter bed under the meeting room. Wheeling into a planter bed seems inconvenient and potentially damaging to the planting.

Since the bike parking is not shown on the landscape sheets, and large banks of bicycle parking are planned in other locations, this parking area is an inconsistency to be updated prior to certification.

**Refuse Enclosure:**

The trash and recycling room for the new hotel is located in the rear of the building. Trash and recycling pick up is from the alley. Pursuant to LDR Section 4.6.6(C)(1), dumpsters, recycling containers and similar service areas must be enclosed on three sides with vision obscuring gates on the fourth side, unless such areas are not visible from any adjacent public rights-of-way. The new hotel will be serviced from a loading dock accessed from the rear alley. Trash and recycling will be located inside a room near the loading area. The enclosure details on the site plan indicate that this requirement has been met.

**Lighting:**

Pursuant to LDR Section 4.6.8, on-site lighting must be provided and be consistent with the minimum and maximum foot candle illumination level requirements. The project has provided photometric plans for the parking garage on Pages 33 and 34. The light levels on the ramps have maximum of 7.3 ft. candles and minimum of 2.1, which is within the required levels. The parking areas have levels between 5.8 and 1.2, which fall within the minimum and maximum levels.

The photometric plan for the ground floor is provided on Pages L801 with the fixture details on Page L800. The lighting on the ground floor is provided through landscape up-lighting, pole lights, and LED wall luminaires. The plan proposes street lighting that is not the city's standard pole and acorn fixture. The Pineapple Grove Main Street Plan recommends pedestrian lights at 12 feet in height; 16 feet is proposed. The lighting levels provided meet the minimum and maximum foot candle allowances; however, lighting levels are not provided for the full length of the pedestrian passageway or along the rear alley and loading area.

The photometric plan for the roof top garden is provided on Pages L802 with the fixture details on Page L800. Lighting is provided on poles 16 feet in height. The code limits pole height to 15 feet if located within 20 feet of the edge of the structure, otherwise the pole height maximum is 20 feet. The most recently approved rooftop use was Gunther Volvo, which specified a 9-ft high light pole. No lighting levels are shown. The photometric plan does not provide levels to the edge of the structure and given the location of adjacent residential units, this information is necessary. While cut-off luminaires are proposed, when the adjacent unit is at a slightly lower height, glare remains a concern.

Prior to site plan certification, the Photometric Plans must be updated to reflect lighting levels in the rear of the property, in the pedestrian passageway, and on the full rooftop; light poles on the roof shall be no greater than 9 feet and street lights shall be consistent with the City standard pole and fixtures.

**Green Building requirements:**

Pursuant to LDR Section 4.4.13(F)(10) buildings that are 50,000 sq. ft. or greater are required to have green building certification. This building will be certified USGB LEED Silver, which is noted on Page 10, the Proposed Site Plan.

LDR Section 4.4.13(F)(9), contains standards that apply to all development in the CBD to reduce urban heat islands for both roofed and non-roofed areas. The project proposes to have a rooftop garden, which covers over 44% of the rooftop with planting. A tensile structure covers an open-air bar. The applicant has specified material to meet the high-reflectance and high emissivity roofing option. Through a combination of elements, the project complies with the regulations.

The code requires non-roofed areas to provide shade on at least 30% of the non-roofed impervious surfaces. The existing surface lot located in the northern portion of the site has mature Mahogany trees lining the sidewalks and providing shade to a third of the existing surface lot, meeting this standard. New



impervious areas are Civic Open Spaces, and, as such, include landscaping elements and pervious surfaces. The GIAB (Green Implementation Advancement Board) reviewed this project on November 16, 2017; the GIAB comments are attached.

## LANDSCAPE PLAN

A Landscape Plan is included with the Class IV application. Pursuant to 4.6.16(B)(4), any modification to existing development which results in an increase of 25% in the gross floor area of the structure(s) on the site requires the entire site be upgraded to current landscape standards. The proposed development has provided landscape improvements to meet this standard:

1. Two Civic Open Spaces are provided, exceeding the 3,993 sq. ft. required for the total site area.
2. Twenty street trees are required and provided along NE 2<sup>nd</sup> Avenue;
3. Five street trees are required and provided along NE 2<sup>nd</sup> Street;
4. The existing Silver Buttonwood hedge lining the parking lot in the norther portion of the site will be replaced with Small Leaf Clusia.

One current landscape standard has not been met. LDR Section 4.6.16(H)(3)(i) requires a landscape island for every 13 parking spaces. The existing surface parking lot on the northern portion of the site has 20 spaces without an island in the western tier. A waiver to this standard has been requested and is analyzed in the next section of this report.

### **Streetscape**

Pursuant to LDR Section 4.4.13(E)(2)(b)(1), consistency in street tree species is required on both sides of the street along a block. The existing streetscape palette for NE 2<sup>nd</sup> Avenue is comprised of palms, including Royal Palms (usually demarcating crosswalks), Foxtail Palms, and Alexander Palms as well as shade trees, including Mahogany and Cassia. The Cassia has not been successful, being prone to overturning in storms. The project proposes using Royal Palms at the valet entry area. Existing Gumbo Limbo trees will be relocated from the surface parking lot and installed on NE 2<sup>nd</sup> Avenue and continue along NE 2<sup>nd</sup> Street.

As a point of design discussion, the project proposes to use street lighting and curvilinear streetscape planters, unique to this property. The proposed shrubs and ground covers within the planters are also unique (Sand Cord and Golden Creeper) and are not consistent with the streetscape plantings on Pineapple Grove Way. The code requires a consistent streetscape design on both sides of streets, to avoid a string of individual, uncoordinated designs. The success of using a design that “stands out” is reliant upon the consistency of the surroundings. Staff recommends adjusting the streetscape to better blend with the surroundings and maintain a unified and consistent streetscape. Independent of the ultimate design, pursuant to LDR Section 4.4.13(E)(2)(b)(5), a maintenance agreement, requiring the property owner to be responsible for and maintain any tree grates, irrigation, and landscaping installed by the property owner to meet streetscape requirements is required and attached as a condition of building permit issuance.

### **Civic Open Spaces**

The project has two plazas on either side of the elevated meeting room. The spaces are hardscaped with palms and street furniture, such as benches, water fountains, bike racks, pet clean up stations. As a point of design discussion, the palm species palette departs from the surrounding area, opting for Coconut Palms and Princess Hurricane Palms.

Each space also accommodates two exhaust vents for the parking garage. In the event that the final design of the exhaust system requires the vents to be elevated above the planter, a design adjustment to shield the vent stack from view or incorporate it into a design feature will be required. The design will be evaluate prior to building permit for visual impact.

### **Landscaping in the Architecture**

The Landscape Plan incorporates a line of greenery along the second story balconies. Bougainvillea, Night-blooming Jasmine, Dracaena, and Cycad are planned in a linear planter along the edge of the balconies. Over time, these plants could cascade over the railings, draping greenery onto the building. Other plantings to accomplish the green walls on the facades are not currently incorporated in the Landscape Plan. The green walls are a substantial component of the proposed architecture and a condition of approval of the Tropical Modern architecture. As such, the anticipated greenery on the facades are discussed under the Architectural Elevations section.

The project will have a substantial roof garden. The design provides 9,750 sq. ft. of planted area and has a mix of Coconut Palms, Alexander palms, Sabal Palms, Silver Buttonwood, and Bay Rums with tropical understory plantings. The rooftop will have a swimming pool, Jacuzzi, support restroom facilities, and an open-air refreshment service bar. The roof garden is enclosed with an 8-ft. tall glass enclosure.

### **PARKING LOT LANDSCAPE - WAIVER ANALYSIS**

The waiver request is to LDR Section 4.6.16(H)(3)(i), which requires a landscape island for every 13 parking spaces. The request is for the western tier of the existing surface lot, which has 20 spaces without a landscape island. The applicant's verbatim waiver justification:

*The Ray is a proposed hotel that is adjacent to an existing shopping center. While our site plan is just for the southern half of the property, LDR 4.6.16(B)(4) requires the entire property to be brought up to code for landscaping. But for one landscape island in the shopping center parcel to the north, the Applicant is meeting all landscaping requirements for the property, including the requisite 20 street trees along NE 2nd Avenue (from the hotel site to the shopping center parcel). The Applicant is requesting a waiver from Section 4.6.16(H)(3)(i), which requires landscape islands for every 13 standard parking spaces. Given the level of use of this shopping center, which provides neighborhood services and retail, we believe the center's surface parking lot is better served with the additional parking space rather than a landscape island.*

### **CBD Waiver Criteria:**

Pursuant to LDR Section 4.4.13(K)(8)(b)(2), waivers, in addition to the findings in LDR Section 2.4.7(B)(5), within the CBD, the following standards shall be considered when reviewing waiver requests:

- (a) The waiver shall not result in an inferior pedestrian experience along a Primary Street, such as exposing parking garages or large expanses of blank walls.
- (b) The waiver shall not allow the creation of significant incompatibilities with nearby buildings or uses of land.
- (c) The waiver shall not erode the connectivity of the street and sidewalk network or negatively impact any adopted bicycle/pedestrian master plan.
- (d) The waiver shall not reduce the quality of civic open spaces provided.

### **LDR Required Findings:**

Pursuant to LDR Section 2.4.7(B)(5), prior to granting a waiver, the approving body shall make a finding that the granting of the waiver:

- (a) Shall not adversely affect the neighboring area;

- (b) Shall not significantly diminish the provision of public facilities;
- (c) Shall not create an unsafe situation; and,
- (d) Does not result in the grant of a special privilege in that the same waiver would be granted under similar circumstances on other property for another applicant or owner.

**Staff Assessment of CBD Waiver Criteria and Required Findings:**

The existing surface parking lot serves the inline shops located in the norther portion of the site, which will not be redeveloped as part of this project. The parking lot is lined with mature Mahogany trees, providing shade to both the adjacent sidewalks and the lot. To comply with the code, a parking space would need to be removed to accommodate one new landscape island.

The center contains many local business and is very active. The parking for the new building will be located in a valet-serviced garage. If the space is removed from the lot, it would be accommodated in the garage, which is less convenient for shoppers who frequent the stores and restaurants in the shopping center.

Since the lot has regularly spaced, mature trees on the lot, shade is provided and planned upgrades to the hedge will add beautification to the site. The project will fully landscape NE 2<sup>nd</sup> Avenue. It is also important to note the project will provide Civic Open Space in the amount required for the full site, not just the area affected by redevelopment. Two plazas are proposed in front of the hotel along NE 2<sup>nd</sup> Avenue which will provide new landscaped areas along the street.

Since existing mature trees line the parking lot, additional street trees will be added, and the redevelopment will add new Civic Open Spaces, approval of the waiver will not result in an inferior pedestrian experience along a Primary Street. These improvements will maintain the connectivity of the pedestrian route. The waiver will not create incompatibilities with the shopping center across the street to the north or the development across the street to the west. The waiver will not negatively impact the proposed Civic Open Spaces. Therefore, the request for the waivers meets the standards of LDR Section 4.4.13(K)(8)(b)(2).

Granting the requested waiver will not have an adverse effect on the neighboring area as discussed above and will not create an unsafe situation. Incorporating a new landscape island in the existing parking lot would result in the loss of a space. The waiver would be supported under similar circumstances and therefore will not result in the granting of a special privilege. Consequently, a positive finding with respect to LDR Section 2.4.7(B)(5) is made for the a waiver to LDR Sections 4.6.16(H)(3)(d).

<b>ARCHITECTURAL ELEVATIONS ANALYSIS</b>
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Pursuant to LDR Section 4.4.13(F), the CBD has seven permitted architectural styles, which are described and illustrated in the Central Business District Architectural Design Guidelines. LDR Section 4.4.13(F)(3)(c) provides that other architectural styles may be utilized with approval by the City Commission via recommendation by the SPRAB. On November 20, 2017, the applicant presented a request to the SPRAB to depart from the seven established styles for “Tropical Modernism”. The board recommended approval with the following conditions:

1. Vines, or similar landscape material, approved by the Senior Landscape Planner will be specified for the building walls with corrugated perforated metal panels.
2. The rooftop garden is required as an integral part of the architecture.

3. Art and sculpture will be integrated throughout the project – at a minimum one sculpture within each of the two proposed civic spaces and art as presented on the elevation of the north façade of the civic space.

On December 5, 2017, the City Commission approved the proposed “Tropical Modern” architecture with the same conditions the SPRAB recommended.



Pursuant to LDR Section 4.6.18(E), the following criteria shall be considered by the Site Plan Review and Appearance 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.

The proposed Tropical Modernism style has simple forms, an elevated mass, and integrated architectural screening. Exposed concrete provides an unfinished, but resilient material at the sidewalk level. The base uses the Storefront frontage type along both NE 2<sup>nd</sup> Street and NE 2<sup>nd</sup> Avenue. Corrugated, perforated aluminum metal panels are proposed to cover much of the façade of the upper stories, which also incorporate green walls. The facades have a high level of transparency and glazing, with glass enclosures on the balconies and roof line.

The three conditions of approval for the architecture are addressed as follows:

1. *Vines, or similar landscape material, approved by the Senior Landscape Planner will be specified for the building walls with corrugated perforated metal panels.*

The current submittal has three creeping figs planted on either side of the elevated meeting room. A note on Sheet L700 indicates, “Contractor to provide Landscape Architect with \$6,000 wholesale plant allowance for green wall water plants, orchids, and accents”. This note suggests that the species, quantity, location, and irrigation that comprise the green walls will be resolved after building permit is issued, in the field. The design and implementation plan for the greenery on the facades that was presented throughout the public process for The Ray should be available now. The green walls are a substantial component of the proposed architecture and a condition of approval. Staff recommends that prior to issuance of a building permit, a landscape plan for the greenery depicted on the façade walls be submitted for staff approval. If the green walls cannot be executed as presented in the renderings as conditioned by the architecture style approval, the elevations comprised of metal panels without greenery will be required to be approved by the City Commission.

2. *The rooftop garden is required as an integral part of the architecture.*

The rooftop garden is shown on Sheet L703. The design provides 9,750 sq. ft. of planted area and has a mix of Coconut Palms, Alexander palms, Sabal Palms, Silver Buttonwood, and Bay Rums.

3. *Art and sculpture will be integrated throughout the project – at a minimum one sculpture within each of the two proposed civic spaces and art as presented on the elevation of the north façade of the civic space.*

The North Elevation in the Civic Open Space on Page 31 has a projection screen to accommodate changing art imagery. Please note, advertising is not permitted to be projected on the screen. The Civic Open Spaces do not indicate where a sculpture will be located; this is a condition for site plan certification.

The architectural elevations initially reviewed by the advisory boards, SPRAB and the City Commission were presented with an exposed concrete base, corrugated metal panels with greenery – largely in gray tones (see image on previous page). This submittal has a more diverse color palette than previously reviewed. The facades lining the streets will have metal panels that are silver and blue with the recessed portions around the civic open spaces and rear façade will incorporate colors, including Rosebud, Polar Frost, and Misted Green. A color board has been provided, which is keyed to the elevations on Pages 29 and 30 for the precise locations. The renderings on Pages 4, 5, and 6 show the color application.

<b>REQUIRED FINDINGS</b>
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Pursuant to **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, the staff report, or minutes. Findings shall be made by the body which has the authority to approve or deny the development application. These findings relate to the following four areas.

**FUTURE LAND USE MAP: The use or structures must be allowed in the zoning district and the zoning district must be consistent with the land use designation).**

The subject property has a Future Land Use Map designation of CC and a zoning designation of CBD. It is located in the Central Core Sub-district. The CBD zoning is consistent with the Commercial Core FLUM designation. Pursuant to Table 4.4.13(A), Allowable Uses in the CBD Sub-Districts, in the Central Core, principle uses “P” include hotel, retail, and restaurant uses. Based upon the above, a positive finding is made with respect to consistency with the Future Land Use Map (FLUM) designation.

**CONCURRENCY: Facilities which are provided by, or through, the City shall be provided to new development concurrent with issuance of a Certificate of Occupancy. These facilities shall be provided pursuant to levels of service established within the Comprehensive Plan.**

As described in Appendix “A”, a positive finding of concurrency is made as it relates to applicable standards such as water and sewer, drainage, and solid waste. Regarding streets and traffic, a letter from Palm Beach County stating the traffic impact addressing the proposed development program is within the County’s standards is required prior to site plan certification.

**CONSISTENCY: Compliance with performance standards set forth in Chapter 3 and required findings in Section 2.4.5(F)(5) for the request shall be the basis upon which a finding of overall consistency is to be made. Other objectives and policies found in the adopted Comprehensive Plan may be used in making a finding of overall consistency.**

A review of the objectives and policies of the adopted Comprehensive Plan was conducted and the following applicable objective and policy was found:

**Future Land Use Element - Objective A-1: Property shall be developed or redeveloped in a manner so that the future use and intensity is appropriate and complies in terms of soil, topographic, and other applicable physical considerations, is complimentary to adjacent land uses, and fulfills remaining land use needs.**

The proposed infill development will replace a one-story portion of a building and a surface parking lot with a four-story building that lines the street with active uses and new civic open spaces, improving the downtown CBD. The proposed uses are compatible and consistent with other existing establishments in the downtown area. Therefore, the proposed use and intensity of the development will be complementary to adjacent land uses.

**Transportation Element Policy D-2.2: Bicycle parking facilities shall be required on all new development and redevelopment. Particular emphasis is to be placed on development within the TCEA Area.**

Bicycle Parking requirements are applied to new development, expansion of an existing use, and changes of use. The proposed project has provided racks to accommodate 43 bicycle parking spaces. Thus, this LDR requirement is met.

**COMPLIANCE WITH THE LAND DEVELOPMENT REGULATIONS (LDRs): Items identified in the Land Development Regulations shall specifically be addressed by the body taking final action on the site and development application/request.**

As described under the Site Plan Analysis section of this report, a positive finding of compliance with the LDRs is made.

**LDR Section 2.4.5(F) (5) - Compatibility (Site Plan Findings):** The approving body must make a finding that development of the property pursuant to the site plan will be compatible and harmonious with adjacent and nearby properties and the City as a whole, so as not to cause substantial depreciation of property values.

The following zoning designations and uses are abutting the subject property:

	<i>Zoning Designation:</i>	<i>Land Use:</i>
<i>North:</i>	CBD – Central Core Sub-district	Retail and Services
<i>South:</i>	CBD – Central Core Sub-district	Restaurants, Retail, Services
<i>East:</i>	CBD – Railroad Corridor Sub-district	Multi-family
<i>West:</i>	CBD – Central Core Sub-district	Mixed Use (Retail, Restaurant, Residential)

The surrounding uses are a wide mix, including restaurants, shops, personal services, and residences, typical of development in the Central Core Sub-district of the CBD. The Hyatt Place hotel is located one block to the south. The project is compatible with the surrounding uses and consistent with the mixed-use district. Thus, a finding can be made that the use will not have a detrimental effect upon the stability of the downtown, nor will it hinder the development or redevelopment of nearby properties. Thus, positive findings is made pursuant to LDR Section 2.4.5(F)(5).

#### REVIEW BY OTHERS

At its meeting of October 20, 2017, the **PGMS (Pineapple Grove Main Street)** board reviewed the development proposal and voted unanimously in support of the architectural style.

At its meeting of November 9, 2017, the **CRA (Community Redevelopment Agency)** reviewed the development proposal.

At the meeting of December 11, 2017, the **DDA (Downtown Development Authority)** reviewed the development proposal and voted in support of the project

At the meeting of November 20, 2017, the **GIAB (Green Implementation Advancement Board)** reviewed the development proposal, voted in support of the project, and provided comments, which are attached.

Courtesy notice has been provided to the Pineapple Grove Village Condominium Association, City Walk at Pineapple Grove Condo Association, and the Chamber of Commerce.

#### ASSESSMENT AND CONCLUSION

The Class IV Site Plan, Architectural Elevations, and Landscape Plan with waiver is associated with demolition of an existing building (two tenant spaces of the existing strip commercial center) and construction of a new four-story hotel, with retail and restaurant tenant spaces in the ground floor and rooftop hotel amenities. A waiver to parking lot landscaping requirements is requested and supported by staff to accommodate as many on-site parking spaces as possible in the existing small surface lot. The hotel, restaurant, and retail development will be consistent with the current policies and objectives of the Comprehensive Plan and Chapter 3 of the Land Development Regulations, subject to the conditions as indicated in the staff report. Therefore, positive findings are made with respect to Section 2.4.5(G)(1) and LDR Section 4.6.18(E), with the proposed conditions of approval.



<b>ALTERNATIVE ACTIONS</b>
----------------------------

- A. Continue with direction.
- B. Move approval of the Class IV Site Plan, Landscape Plan with waiver, and Architectural Elevations for **The Ray**, 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 Sections 2.4.5(G)(1), 2.4.5(I)(5), 2.4.7(B)(5), 4.4.13(K)(8)(b)(2), 4.6.16, 4.6.18(E) and Chapter 3 of the Land Development Regulations.
- C. Move denial of the Class IV Site Plan, Landscape Plan with waiver, and Architectural Elevations for **The Ray**, by finding that the request is inconsistent with the Comprehensive Plan and does not meet criteria set forth in Sections 2.4.5(G)(1), 2.4.5(I)(5), 2.4.7(B)(5), 4.4.13(K)(8)(b)(2), 4.6.16, 4.6.18(E) and Chapter 3 of the Land Development Regulations.

<b>RECOMMENDED ACTION</b>
---------------------------

**By Separate Motions:**

Site Plan:

Move approval of the Class IV Site Plan (2017-197) for **The Ray** 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 Section 2.4.5(G)(1) and Chapter 3 of the Land Development Regulations, subject to the following conditions:

1. Prior to site plan certification, each Civic Open Space shall indicate a location for a permanent sculpture.
2. Prior to site plan certification, a letter from Palm Beach County stating the traffic impact of the proposed development consisting of 143 hotel rooms; 14,194 sq. ft. of retail use; 17,810 sq. ft. of restaurant use; and 1,238 sq. ft. of medical office use meets the Traffic Performance Standards of the County is required;
3. Prior to site plan certification, a note must be added to the plans stating that the relocation of the utility pole in the alley will be coordinated with FPL and the adjacent property owners to the east.
4. Prior to site plan certification, the Photometric Plans must be updated to show lighting levels in the rear of the property, in the pedestrian passageway, and on the full rooftop; light poles on the roof shall be no greater than 9 feet, replaced by accent lighting where possible, and specify street lights consistent with the City standard poles and fixtures.
5. Prior to building permit issuance, the applicant shall record a Declaration of Restrictive Covenants that runs with the land, in a form acceptable to the City Attorney, that declares that the owner shall provide 24-hour valet parking services for owners and guests every day of the year.
6. Prior to building permit issuance, striping and pavement markings denoting the fire access route in the rear alley shall be provided, with the final color and pattern to be approved by the Fire Department prior to issuance;
7. Prior to building permit issuance, a sidewalk easement and a maintenance agreement for the portions of the pedestrian clear zone within the front setbacks must be executed;



8. Prior to building permit issuance, a Composite Utility Plan signed by a representative of each utility provider attesting to the fact that services can be accommodated as shown must be submitted;
9. Prior to building permit issuance, the final location of any required FPL easements must be determined; please note, the City will not grant easements to FPL for facilities located in the City right-of-way.
10. Prior to building permit issuance, the design for the parking garage exhaust vents in the Civic Open Spaces shall be provided to be evaluated for visual impact.

**Landscape Plan:**

Move approval of the Landscape Plan for **The Ray** and the requested waiver to LDR Section 4.6.16(H)(3)(i), whereas a landscape island is required every 13 spaces and 20 spaces are proposed without a landscape island, due to positive findings identified in the staff report and consistency with LDR Section 4.6.16, Section 4.4.13(K)(8)(b)(2), and Section 2.4.7(B)(5) with the following condition:

1. Prior to site plan certification, the streetscape design including street lighting will be revised to be consistent with the streetscape design for the Pineapple Grove area on all applicable plan sheets.
2. Prior to building permit issuance, a maintenance agreement, in a form acceptable to the City Attorney, requiring the property owner to be responsible for and maintain any lighting, tree grates, irrigation, and landscaping installed by the property owner in the public right-of-way is required.

**Architectural Elevations:**

Move approval of the Architectural Elevations for **The Ray**, by adopting the findings of fact and law contained in the staff report, and finding that the request meets criteria set forth in 2.4.5(I)(5), Section 4.6.18(E) and Section 4.4.13(F)(3) of the Land Development Regulations, subject to the following condition:

1. Prior to issuance of a building permit, a landscape plan, including plant species, quantity, location, and irrigation for the green walls depicted on the façades will be submitted for staff approval. If the green walls cannot be executed as presented in the renderings presented to the City Commission during the architectural style approval, revised elevations without greenery will be required to be approved by the City Commission.

**NOTE:**

If the site plan and associated plans are approved, the following must be addressed prior to certification:

1. The table on Page 11 should indicate the building frontage of the whole site to demonstrate the reduction of the existing nonconformity.
2. The bicycle parking shown on Page 25 should be updated to be consistent with the parking shown on L704.

## APPENDIX “A” CONCURRENCY FINDINGS

**Pursuant to LDR Section 3.1.1(B), Concurrency, as defined pursuant to Objective B-2 of the Land Use Element of the Comprehensive Plan, must be met and a determination made that the public facility needs of the requested land use and/or development application will not exceed the ability of the City to fund and provide, or to require the provision of, needed capital improvements for the following areas:**

### Water and Sewer:

- Water Service is available via an existing 8” water main within the adjacent street ROW to the west.
- Sewer Service is available via an existing 8” sewer main within the adjacent rear alley ROW to the east.

Pursuant to the City's Comprehensive Plan, treatment capacity is available at the City's Water Treatment Plant and the South Central County Waste Water Treatment Plant for the City at build-out. Based upon the above, positive findings can be made with respect to this level of service standard.

### Streets and Traffic:

It is noted that the site is located within the City's Transportation Concurrency Exception Area (TCEA), which encompasses the CBD and OSSHAD zoning districts. Therefore, a Trip Generation Analysis was prepared, which indicates that a development of 150 hotel rooms and 17,367 sq. ft. retail shopping center, would result in an additional 136 net new daily vehicle trips, 60 net new AM peak hour trips, and one less net new PM peak hour trips. To date, a letter from Palm Beach County Traffic Division has not been received regarding review of the proposed project and determined the project meets the Traffic Performance Standards of Palm Beach County. Since overtime, the development program has been finalized to be 143 hotel rooms, 14,194 sq. ft. of retail, 17,810 sq. ft. of restaurant, and 1,238 sq. ft. of medical office, the Traffic Statement should be updated and submitted to Palm Beach County for review. The letter from Palm Beach County indicating the projects meets the TPS is a condition of site plan certification.

### Parks and Recreation Facilities:

Pursuant to LDR Section 5.3.2, a park impact fee of \$500.00 per each new dwelling unit is not applicable.

### Solid Waste:

The existing 2,347 sq. ft. restaurant generates approximately 29.2 tons of solid waste per year and the existing 13,034 sq. ft. gym generates approximately 76.9 tons of solid waste per year. The proposed 9,185 sq. ft. of restaurant use will generate approximately 114.4 tons of solid waste per year; the proposed 5,271 sq. ft. of retail use will generate 26.8 tons of solid waste per year; and, the 143 room hotel will generate approximately 236.3 tons of solid waste per year. The development will create a 271.4 ton net increase in solid waste per year (377.5 tons less 106.1 tons). The Solid Waste Authority has indicated that its facilities have sufficient capacity to accommodate all development proposals until 2047.

### Drainage:

Drainage will be accommodated in a vault located on the northern portion of the site, in the existing parking lot that will remain. The vault will be designed to accommodate the 10 year – 24 hour storm event and provide discharge recovery in three days, with exfiltration as the primary discharge method. No problems for adjacent properties are anticipated with respect to drainage as it relates to this standard.

## APPENDIX B STANDARDS FOR SITE PLAN ACTIONS

- 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.**

Not applicable	
Meets intent of standard	<b>X Subject to Conditions of Approval</b>
Does not meet intent	

- B. Separation of different forms of transportation shall be encouraged. This includes pedestrians, bicyclists, and vehicles in a manner consistent with policies found under Objectives D-1 and D-2 of the Transportation Element.**

Not applicable	
Meets intent of standard	<b>X</b>
Does not meet intent	

- C. Open space enhancements as described in Policies found under Objective B-1 of the Open Space and Recreation Element are appropriately addressed.**

Not applicable	<b>X</b>
Meets intent of standard	
Does not meet intent	

- D. The City shall evaluate the effect that any street widening or traffic circulation modification may have upon an existing neighborhood. If it is determined that the widening or modification will be detrimental and result in a degradation of the neighborhood, the project shall not be permitted.**

Not applicable	<b>X</b>
Meets intent of standard	
Does not meet intent	

- E. Development of vacant land which is zoned for residential purposes shall be planned in a manner which is consistent with adjacent development regardless of zoning designations.**

Not applicable	<b>X</b>
Meets intent of standard	
Does not meet intent	

- F. Vacant property shall be developed in a manner so that the future use and intensity are appropriate in terms of soil, topographic, and other applicable physical considerations; complementary to adjacent land uses; and fulfills remaining land use needs.**

Not applicable	<b>X</b>
Meets intent of standard	
Does not meet intent	

- G. Redevelopment and the development of new land shall result in the provision of a variety of housing types which shall continue to accommodate the diverse makeup of the City's demographic profile, and meet the housing needs identified in the Housing Element. This shall be accomplished through the implementation of policies under Objective B-2 of the Housing Element.**

Not applicable	<b>X</b>
Meets intent of standard	
Does not meet intent	

- H. The City shall consider the effect that the proposal will have on the stability of nearby neighborhoods. Factors such as noise, odors, dust, traffic volumes and circulation patterns shall be reviewed in terms of their potential to negatively impact the safety, habitability and stability of residential areas. If it is determined that a proposed development will result in a degradation of any neighborhood, the project shall be modified accordingly or denied.**

Not applicable	
Meets intent of standard	<b>X</b>
Does not meet intent	

- 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.**

Not applicable	
Meets intent of standard	<b>X</b>
Does not meet intent	

- J. Tot lots and recreational areas, serving children from toddler to teens, shall be a feature of all new housing developments as part of the design to accommodate households having a range of ages. This requirement may be waived or modified for residential developments located in the downtown area, and for infill projects having fewer than 25 units.**

Not applicable	<b>X</b>
Meets intent of standard	
Does not meet intent	

*Proposed improvements to the strip shopping center north of the project*



*City Walk located on the west side of NE 2<sup>nd</sup> Avenue.*





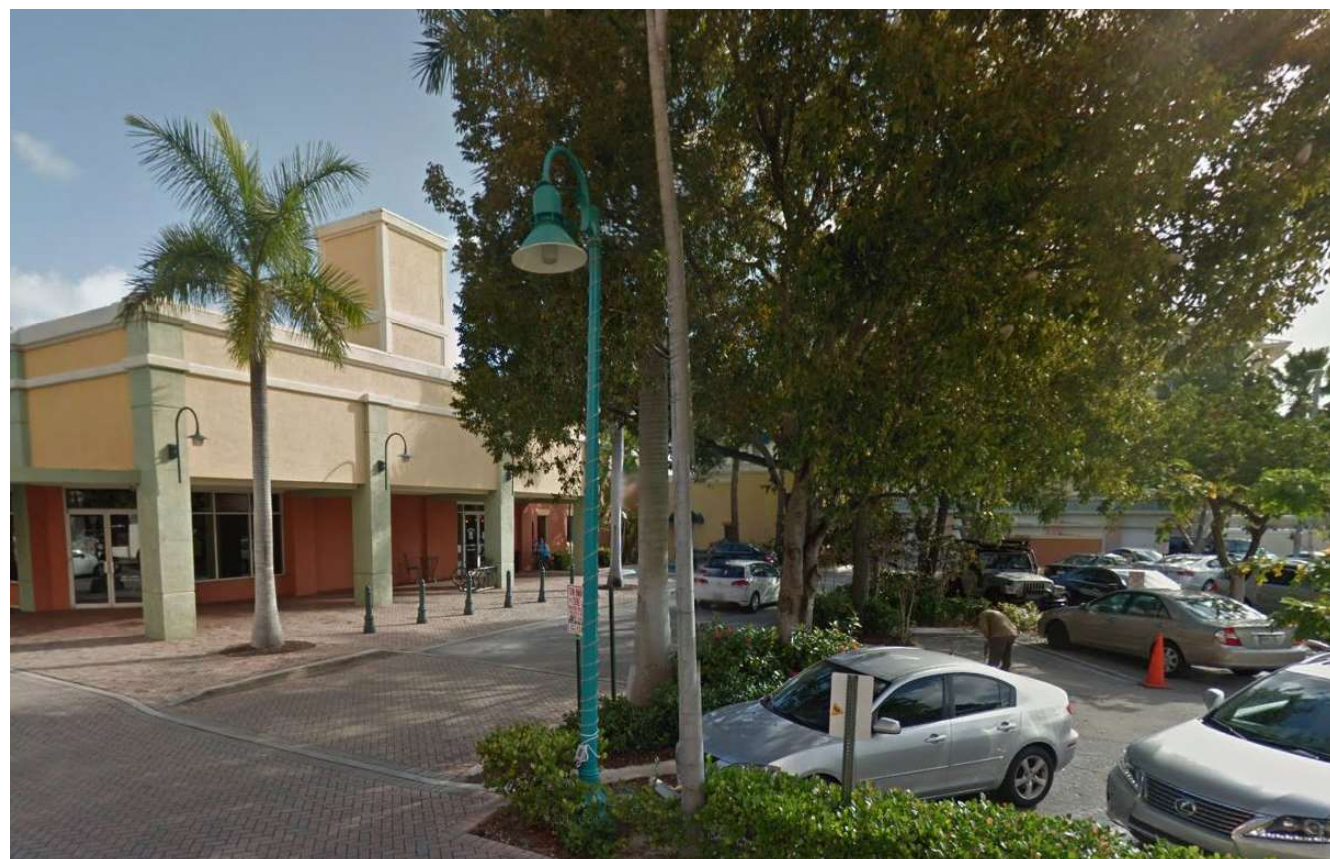
*Residential Development on the east side of the adjoining alley/ the utility pole to be adjusted.*



*Development on the south side of NE 2<sup>nd</sup> Street.*







EXISTING



PROPOSED

Facades Comparison





1. NORTHWEST FACADE



2. CIVIC SPACE- SOUTH FACADE



3. SOUTHWEST FACADE



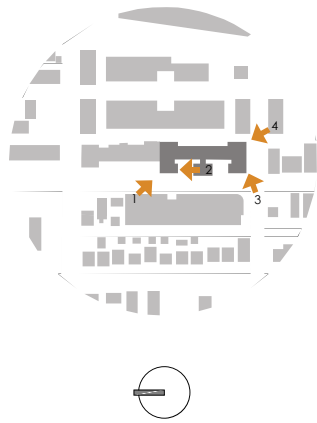
4. SOUTH EAST



# The RAY

Working Title  
Grove Beach Hotel  
233-279 NE 2nd Avenue  
Delray Beach, FL 33444

June 19, 2017  
Rev 01: Sept 25, 2017  
Rev 02 : Nov 3rd, 2017  
Rev 03: Jan 30, 2018



Proposed Facades





1. ROOFTOP



2. ROOFTOP



3. AERIAL VIEW - ROOFTOP



4. AERIAL VIEW - ROOFTOP



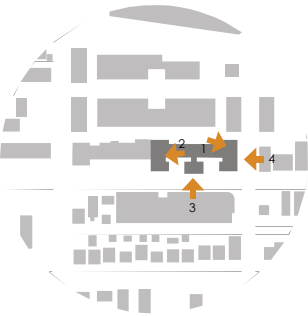
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Proposed Facades

**González Architects**



June 19, 2017

Rev 01: Sept 25, 2017

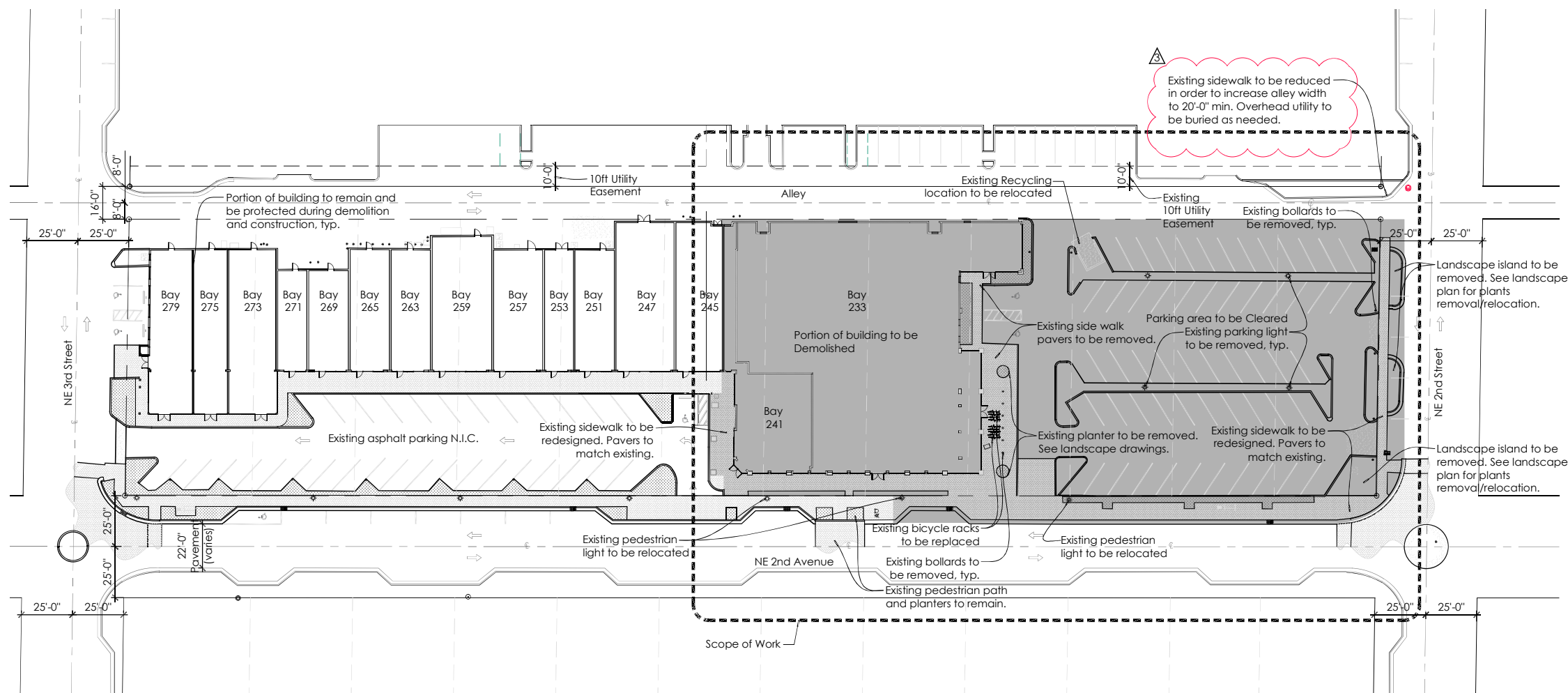
Rev 02 : Nov 3rd, 2017

Rev 03: Jan 30, 2018



Demolition Site Plan

Scale  
1" = 30'-0"



Existing Shopping Center

Bay	Use	Sq.Ft.
Bay 279	Restaurant	1,768 SF (gross)
Bay 275	Retail Space	1,390 SF (gross)
Bay 273	Retail Space	1,969 SF (gross)
Bay 271	Retail Space	738 SF (gross)
Bay 269	Retail Space	989 SF (gross)
Bay 265	Medical Office Space	1,238 SF (gross)
Bay 263	Restaurant	1,180 SF (gross)
Bay 259	Restaurant	2,061 SF (gross)
Bay 257	Retail Space	1,470 SF (gross)
Bay 253	Retail Space	898 SF (gross)
Bay 251	Retail Space	1,179 SF (gross)
Bay 247	Retail Space	2,182 SF (gross)
Bay 245	Retail Space	1,724 SF (gross)
Bay 241 (Demo)	Restaurant	2,347 SF (gross)
Bay 233 (Demo)	Personal Services Space	13,034 SF (gross)
USE		TOTAL SF
Restaurant		5,009 SF
Retail Space		12,539 SF
Medical Office Space		1,238 SF

General Notes

- All dimensions are to be field verified. Notify Architect in writing of any discrepancies prior to commencement/continuation of the work.
- Parking are in scope to be cleared. Landscape and pavers in scope of work to be removed. See landscape drawings for plant removal/relocation.

■ Indicated existing portion of building to be demolished.

General Notes

- Existing pedestrian light posts to remain unless otherwise noted.
- See Enlarged Civic Space (page 25) for location of trash recycling, benches, drinking fountain, pet clean-up station, and bicycle racks.
- Building shall be certified by USGB LEED Silver standards.

Bicycle Parking	Existing	Removed	Required*	Proposed***
Bicycle	09	0**	43	52

\*Required bicycle parking count only accounts for the new development.

\*\* Existing bicycle parking spaces are to be replaced and relocated in order to match proposed bicycle racks within the new development.

\*\*\* Proposed bicycle parking accounts for existing and required bicycle spaces.

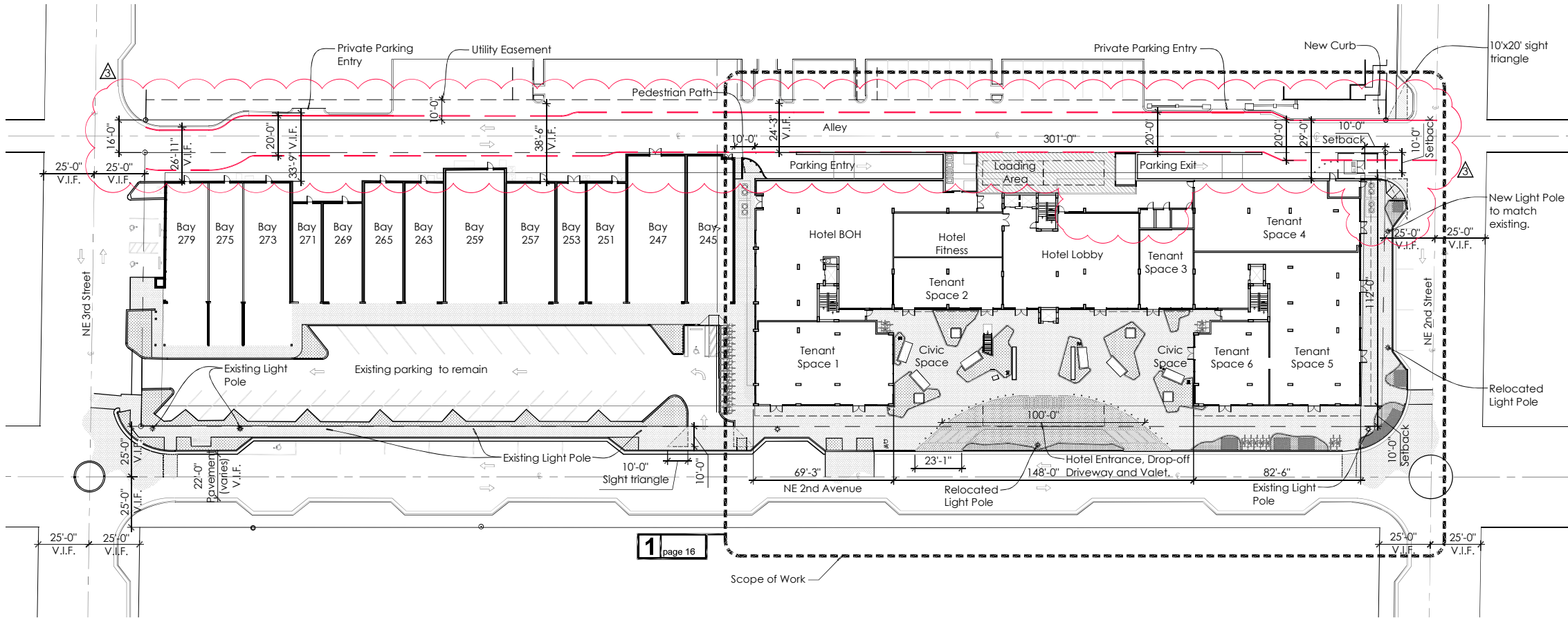
Lot Coverage calculations  
Building Footprint\*: 43,947 SF  
Paved Area\*\*: 33,025 SF  
Landscape Area: 1,768 SF  
Civic Space (4.4.13(G)): 4,098 SF  
Gross Land Area: 1.9 Acres (82,762 SF)  
W 135.16' x L 612.28'

\*Existing Shopping Center: 18,786 SF footprint  
Proposed Hotel: 25,401 SF footprint  
\*\*Paved Area: Accounts for pavement as well as sidewalk pavers.

Civic Space Calculations  
Total Lot Area = 82,762 SF  
First 20,000SF = 0% = 0 SF  
Second 20,000SF = 5% = 1,000 SF  
Remaining 42,762SF = 7% = 2,993 SF  
Total Civic Space required 3,993 SF  
Total Civic Space proposed: 4,098 SF

Gross Building Area Calculations  
2nd Level Parking: 41,786 SF  
1st Level Parking: 41,786 SF  
Ground Floor: 43,947 SF  
Second Floor: 24,676 SF  
Third Floor: 22,038 SF  
Fourth Floor: 22,038 SF + 2,327 SF  
Rooftop: 22,038 SF  
Total Building Area: 220,636 SF

Frontage Type: Storefront			
LDR Table 4.4.13(i) - Dimensional Requirements for Storefronts			
Description	Minimum	Maximum	Provided
A Building Setback	10 ft.	15ft.	10ft.
B Store Width	N/A	75ft.	Varies
C Storefront Base	9 in.	3ft.	10in.
D Glazing Height	8 ft.	-	13'-4"
E Required Openings	80%	-	80%
Maximum Allowable Encroachment of Elements in All Districts			
F Awning Projection	3ft.	-	Varies*
G Projecting Sign	N/A	3ft.	N/A



Existing Shopping Center

Bay	Use	Sq.Ft.
Bay 279	Restaurant	1,768 SF (gross)
Bay 275	Retail Space	1,390 SF (gross)
Bay 273	Retail Space	1,969 SF (gross)
Bay 271	Retail Space	738 SF (gross)
Bay 269	Retail Space	989 SF (gross)
Bay 265	Medical Office Space	1,238 SF (gross)
Bay 263	Restaurant	1,180 SF (gross)
Bay 259	Restaurant	2,061 SF (gross)
Bay 257	Retail Space	1,470 SF (gross)
Bay 253	Retail Space	898 SF (gross)
Bay 251	Retail Space	1,179 SF (gross)
Bay 247	Retail Space	2,182 SF (gross)
Bay 245	Retail Space	1,724 SF (gross)
Bay 241 (Demo)	Restaurant	2,347 SF (gross)
Bay 233 (Demo)	Personal Services Space	13,034 SF (gross)

USE	TOTAL SF
Restaurant	5,009 SF
Retail Space	12,539 SF
Medical Office Space	1,238 SF

Proposed Hotel

Area	Use	Sq.Ft.
Hotel Lobby		3,166 SF (gross)
Hotel BOH		5,263 SF (gross)
Hotel Fitness		1,197 SF (gross)
Hotel Rooms	Hotel Rooms	143 Units
Tenant Space 1	Restaurant	2,806 SF (gross)
Tenant Space 2	Retail Space	1,391 SF (gross)
Tenant Space 3	Retail Space	1,065 SF (gross)
Tenant Space 4	Retail Space	2,815 SF (gross)
Tenant Space 5	Restaurant	4,273 SF (gross)
Tenant Space 6	Restaurant	1,512 SF (gross)
Meeting Room	Hotel Shops & Meeting Room	3,650 (gross)
Circulation		1,288 SF (gross)
Utilities		625 SF (gross)
Rooftop Bar	Restaurant	594 SF (gross)

USE	TOTAL SF
Hotel Shops & Meeting Room	3,650 SF
Retail Space	5,271 SF
Restaurant	9,185 SF
Hotel Rooms	143 Units

Use	No. of Units/Square Feet	Parking Requirements	Parking spaces required
HOTEL ROOMS	143 Units	0.7 spaces per guest room	100.1
HOTEL SHOPS & MEETING ROOM	3,650 SF	1 space per 800SF of meeting rooms	4.56
COMMERCIAL/RETAIL (Existing)	12,539 SF	1 space per 500 SF of gross floor area	25.1
COMMERCIAL/RETAIL (Proposed)	5,271 SF	1 space per 500 SF of gross floor area	10.5
RESTAURANT (Existing)	6,009 SF	6 spaces per 1,000 SF of gross floor area	30.1
RESTAURANT (Proposed)	9,185 SF	6 spaces per 1,000 SF of gross floor area	55.11
MEDICAL OFFICE	1,238 SF	5 spaces per 1,000 SF of gross floor area	6.19
TOTALS			231.66

\* Table 4.4.13(L)  
Minimum Number of Off-Street Parking Spaces Required in the CBD

USE	REQUIRED	WEEKDAY			WEEKEND	
		NIGHT MIDNIGHT TO 6 A.M.	DAY 9 A.M. TO 4 P.M.	EVENING 6 P.M. TO MIDNIGHT	DAY 9 A.M. TO 4 P.M.	EVENING 6 P.M. TO MIDNIGHT
Hotel (Rooms + Meeting space)	104.66	(80%)=83.7	(100%)=104.66	(100%)=104.66	(80%)=83.7	(100%)=104.66
Commercial/Retail	36.6	(5%)=1.78	(70%)=25.1	(90%)=32.04	(100%)=35.6	(70%)=24.92
Restaurant	85.21	(10%)=8.52	(50%)=42.6	(100%)=85.21	(50%)=42.6	(100%)=85.21
Medical Office	6.19	(5%)=0.31	(100%)=6.19	(100%)=6.19	(100%)=6.19	(5%)=0.31
TOTALS	231.66	94.3	157.6	222.5	162.5	215.1

\* Section 4.6.9 (C) (8): Multiple Uses - Shared Parking  
Shared Parking Calculations Table - Use for multiple use projects.  
According to this section of the code, the minimum total parking requirement is 223 parking spaces, which is the highest sum of the vertical columns.



The  
RAY

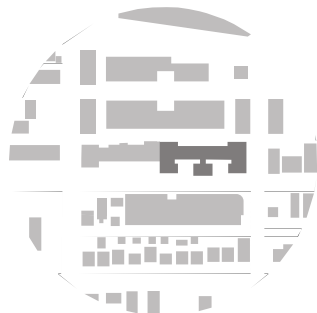
Working Title  
Grove Beach Hotel  
233-279 NE 2nd Avenue  
Delray Beach, FL 33444

June 19, 2017

Rev 01: Sept 25, 2017

Rev 02 : Nov 3rd, 2017

Rev 03: Jan 30, 2018



Proposed Site Plan

Scale  
1" = 30'-0"

González Architects