



# MIDTOWN DELRAY BEACH DEVELOPMENT

Conditions of Approval - Delray Beach City Commission

May 15th, 2018





# Approved

## Requests **Approved With Conditions** By City Commission on March 6th, 2018

- ✓ • Alley Abandonment - Block 69
- ✓ • Alley Abandonment - Block 61
- ✓ • Waivers:
  - Building Length
  - Rear Setback
- ✓ • Conditional Use Request for 24 Residential Inn Units
- ✓ • Historic Structure Relocations
- ✓ • Historic Structure Demolitions
- ✓ • **Class V Site Plan (With Conditions)**
- ✓ • Landscape Plan
- ✓ • **Architectural Elevations (With Conditions)**



# Approved - With Conditions

## Remaining Conditions By City Commission Requesting Approval Tonight

- Buildings 1 & 2
  - **Eliminate 4th Floor**
  - Revise **Exterior Elevations** - Redesign by Rick Gonzalez
  - Adjust **Floor Plans** to Reflect The New 3 Story Elevations
- Building 3
  - Revise to **3 Stories**
  - Revise **Exterior Elevations** - Redesign by Rick Gonzalez
  - Adjust **Floor Plans** to Reflect The New 3 Story Elevations

**All Revisions Submitted to City Staff for Review**  
on April 25th, 2018



# Building 1 & 2 - 4th Floor Eliminated



AFTER REVISION **New 3 Story Design**



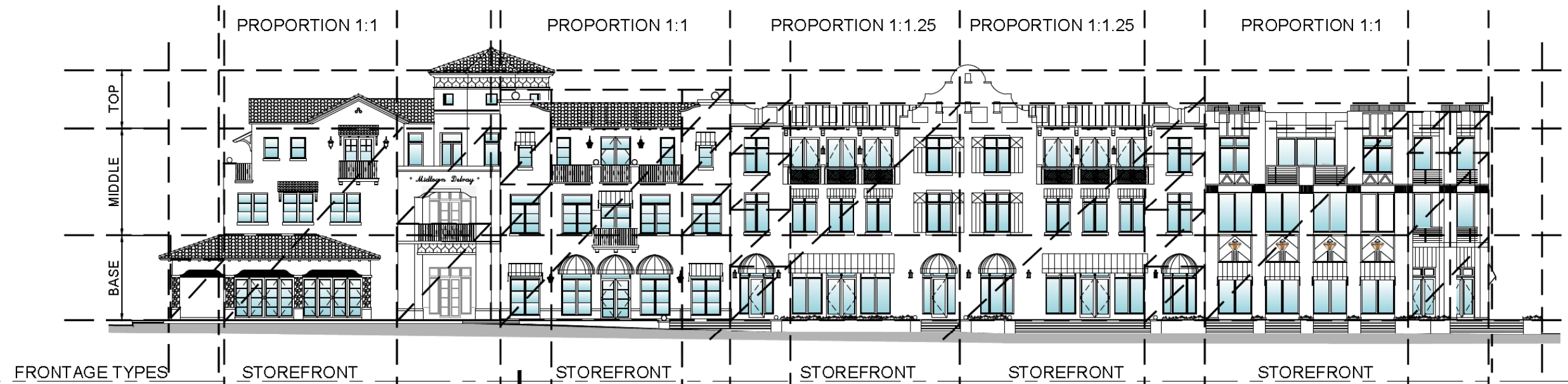
BEFORE REVISION

**Former 4 Story Design**

## 3 STORY BUILDINGS 1 & 2 DESIGN



# Buildings 1 & 2 - Exterior Elevations



3 Story Elevation - North (Atlantic Ave)

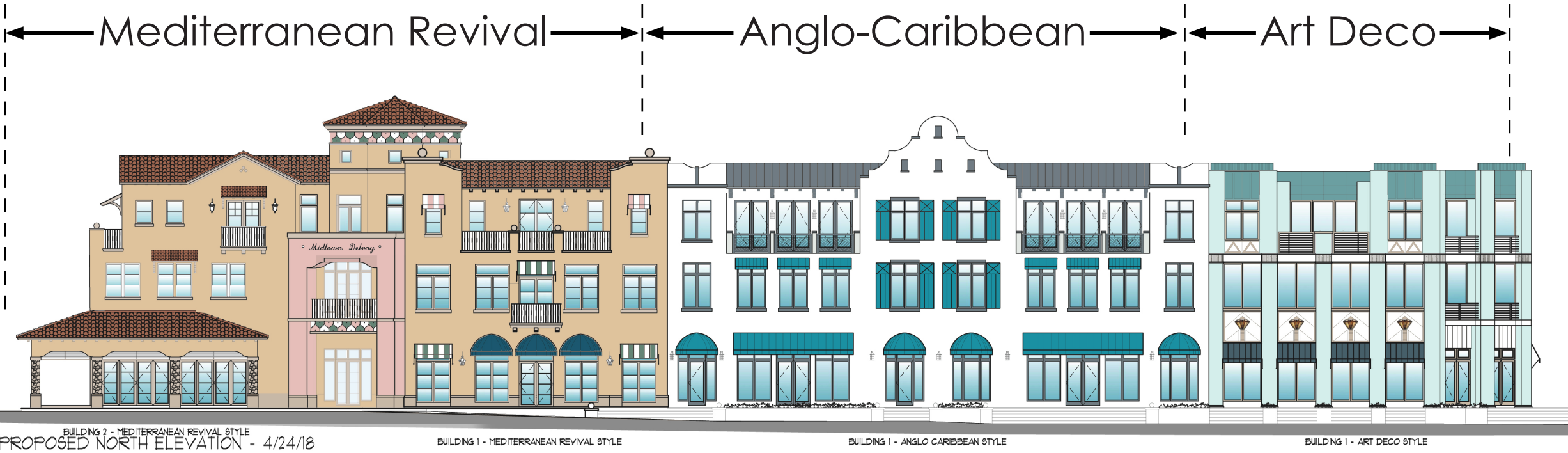


3 Story Elevation - South (Courtyard)

New 3 Story Design  
**BUILDINGS 1 & 2 ELEVATIONS**



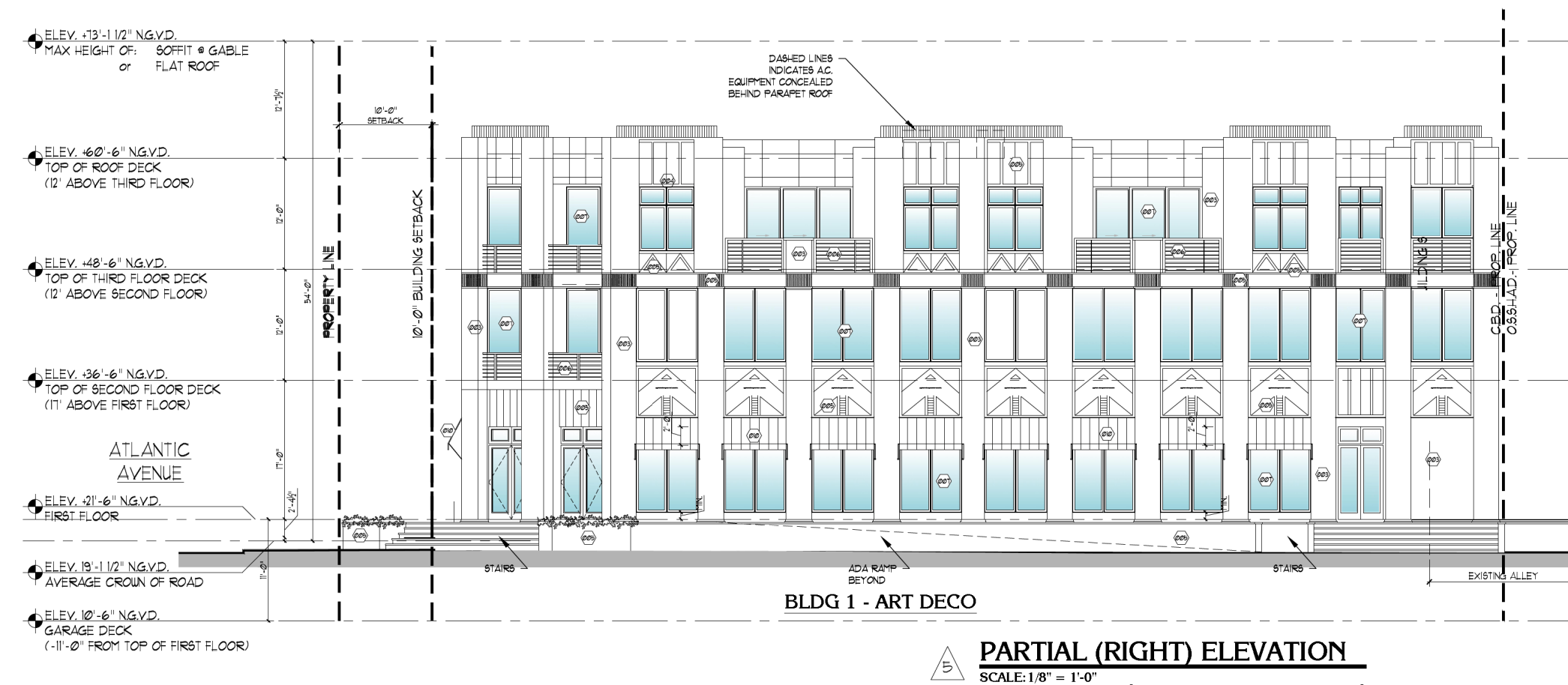
Rick Gonzalez Sketch - **Atlantic Ave Facade**



Rendered Elevation - **Atlantic Ave Facade**



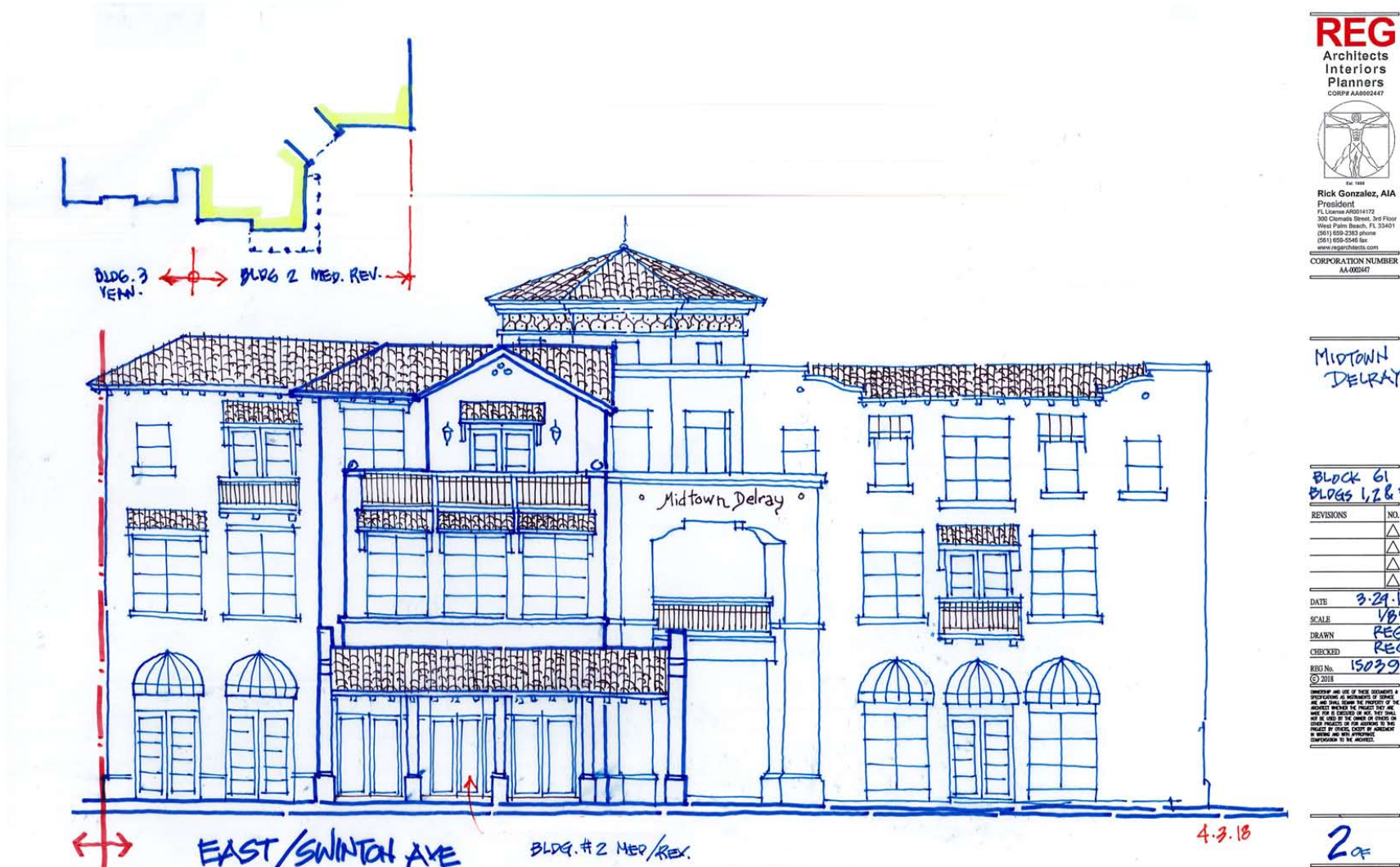
# Buildings 1 & 2 - Exterior Elevations



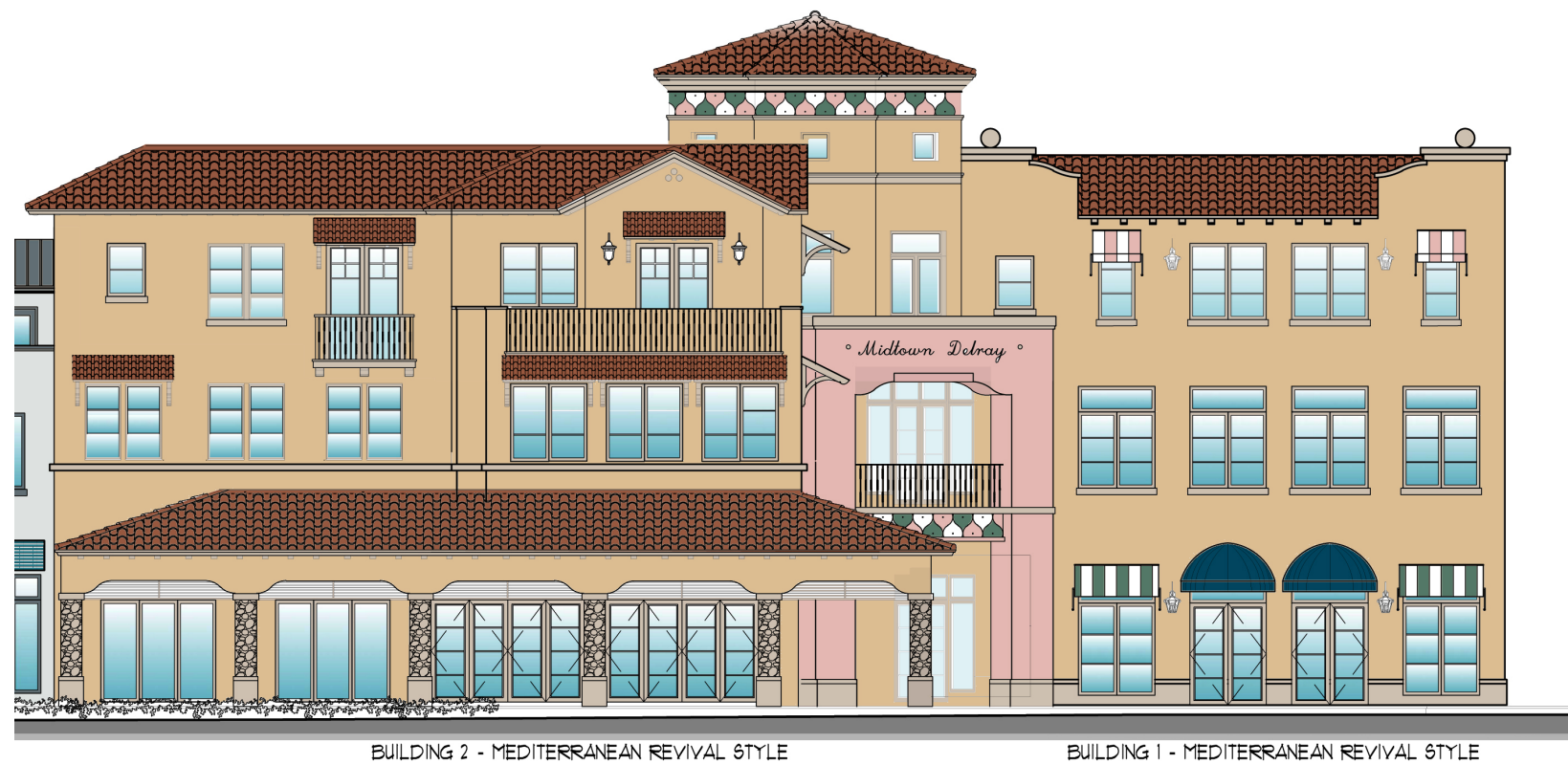
3 Story Elevation - SW 1st Ave Facade



Rick Gonzalez Sketch - SW 1st Ave Facade



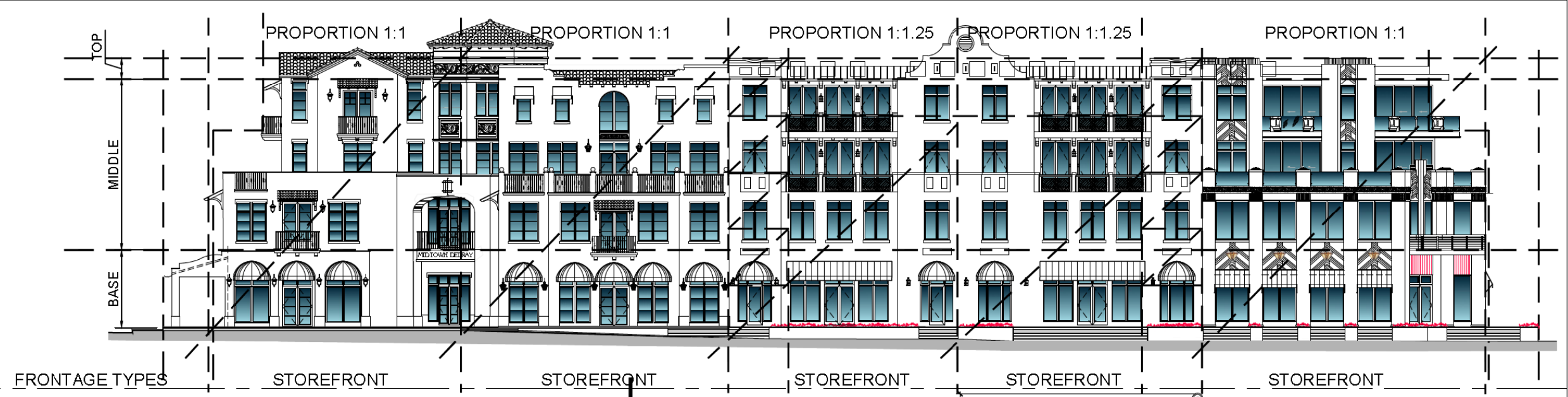
Rick Gonzalez Sketch - S. Swinton Ave Facade



Rendered Elevation - S. Swinton Ave Facade



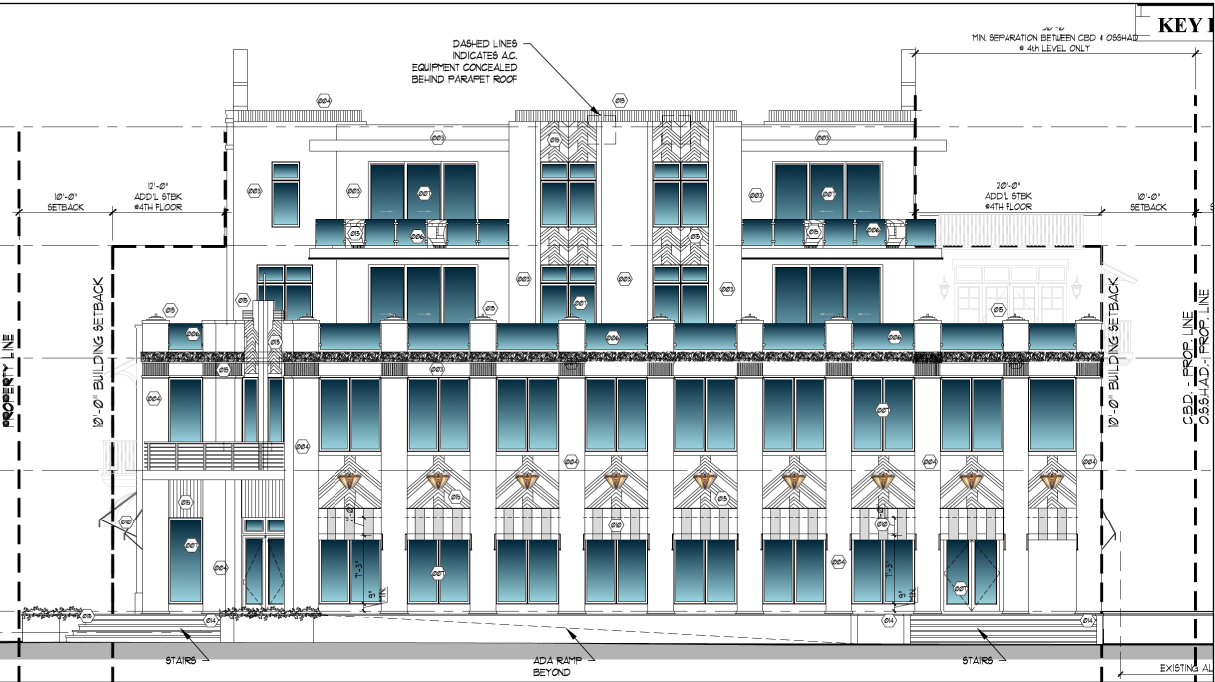
# Buildings 1 & 2 - Before & After Comparison



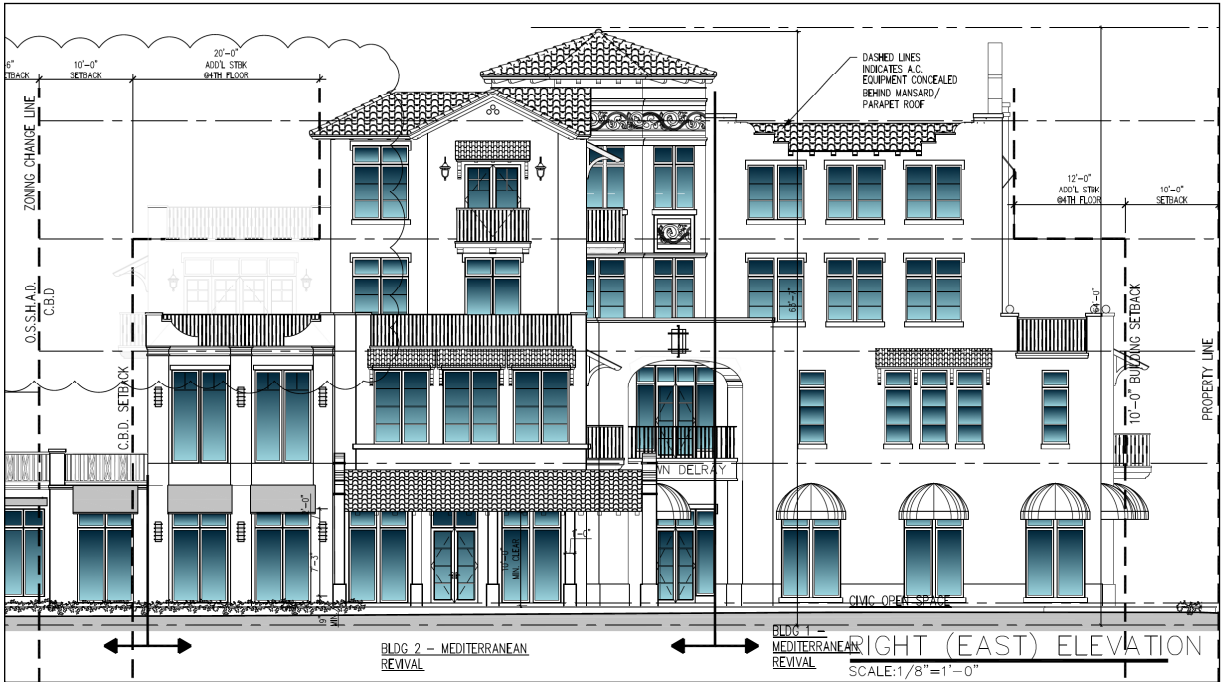
4 STORY - North Elevation (Atlantic Ave.)



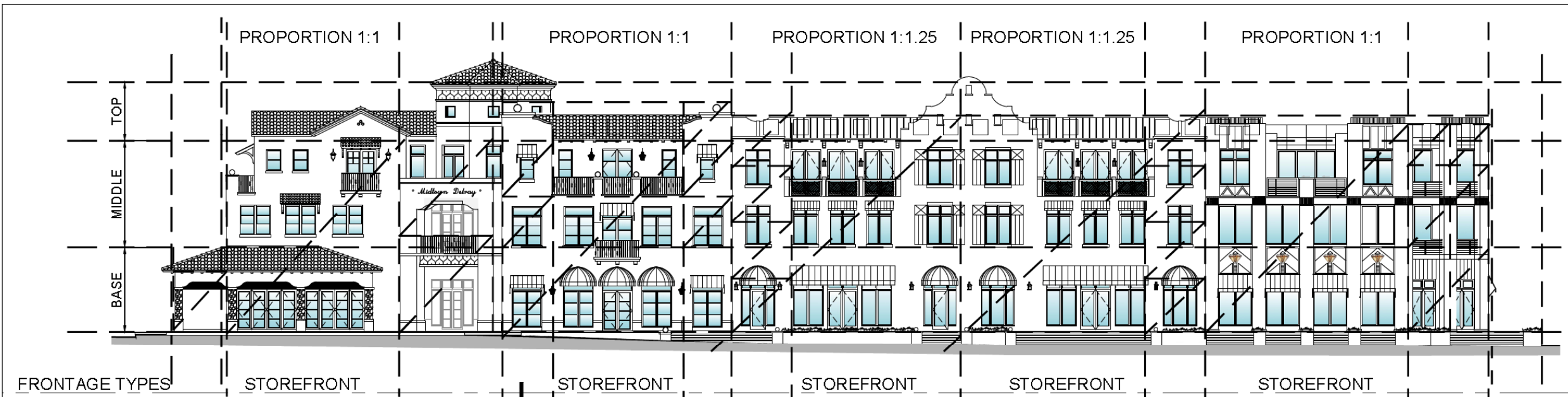
4 STORY - South Elevation (Courtyard)



4 STORY  
West Elevation (SW 1st Ave)



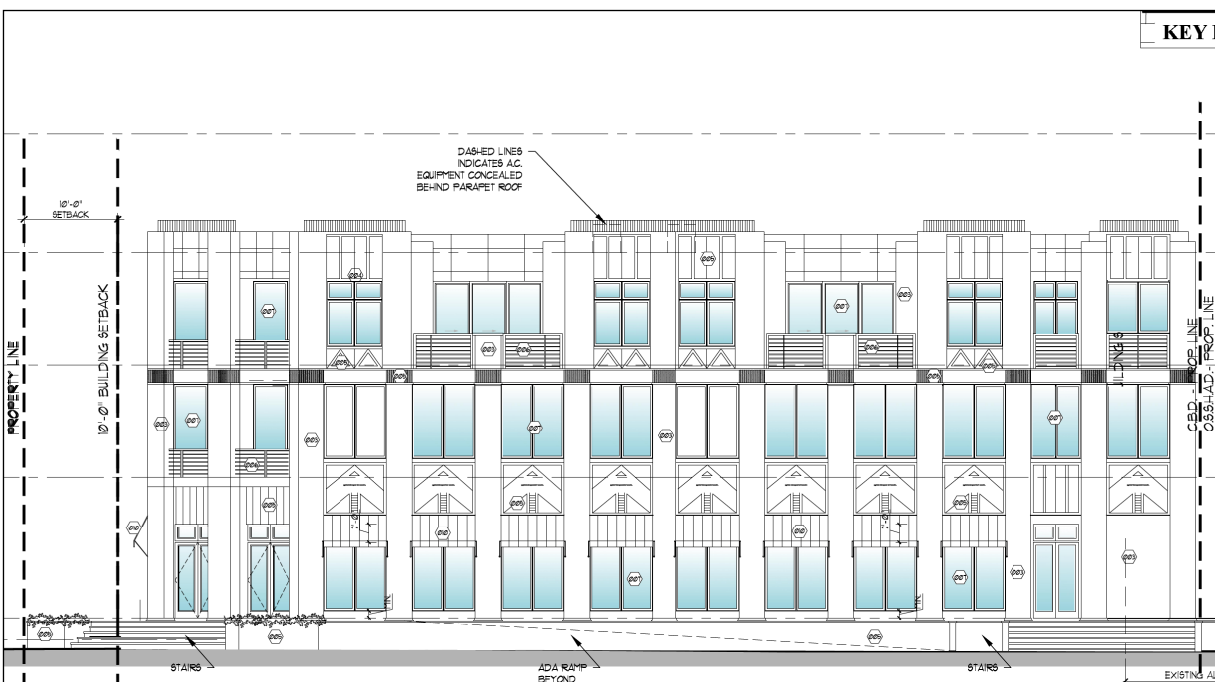
4 STORIES  
East Elevation (S. Swinton Ave)



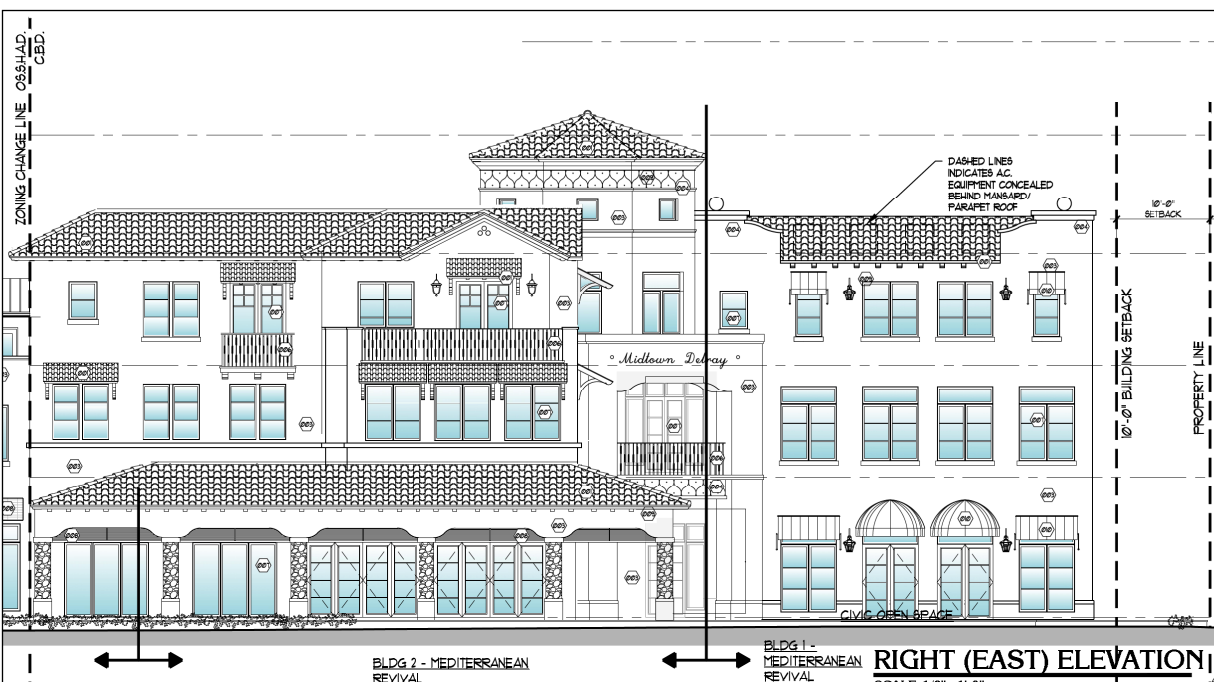
3 STORY - North Elevation (Atlantic Ave.)



3 STORY - South Elevation (Courtyard)



3 STORY  
West Elevation (SW 1st Ave)



3 STORY  
East Elevation (S. Swinton Ave)

## BUILDINGS 1 & 2 ELEVATIONS



# Building 3 - Exterior Elevations



Revised Elevation - - S. Swinton Ave Facade



Revised Elevation - West Facade (Courtyard)



Rick Gonzalez Sketch - S. Swinton Ave Facade



Rendered Elevation - S. Swinton Ave Facade



# Building 3 - Before & After Comparison



**2 STORY**  
East Elevation (S. Swinton Ave)



West Elevation (Courtyard)



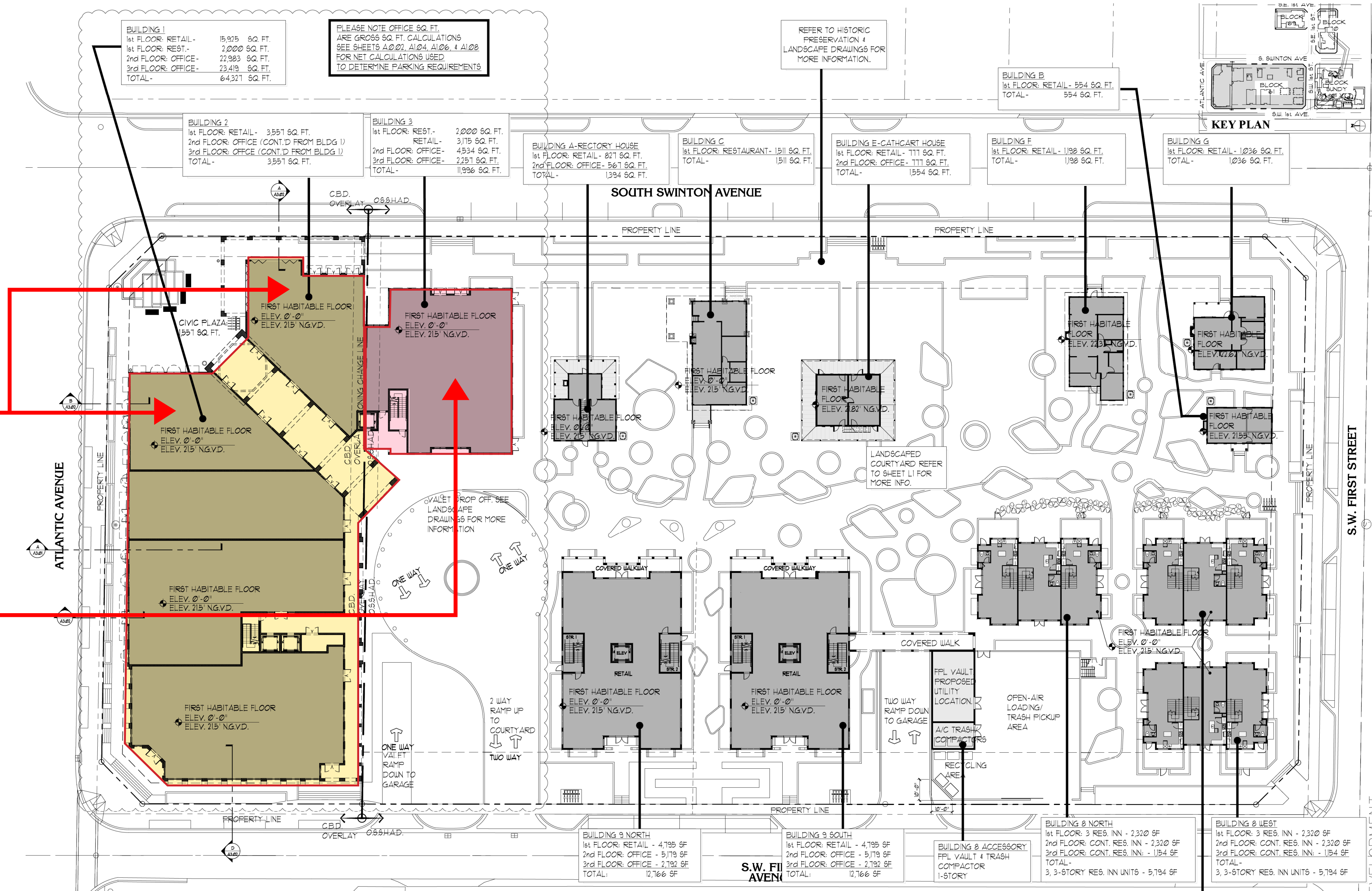
**3 STORY**  
East Elevation (S. Swinton Ave)



**3 STORY**  
West Elevation (Courtyard)



# Revised Floor Plans



# BUILDING 1 & 2

### 3 Stories

Retail / Restaurant / Office

# BUILDING 3

## 3 Stories

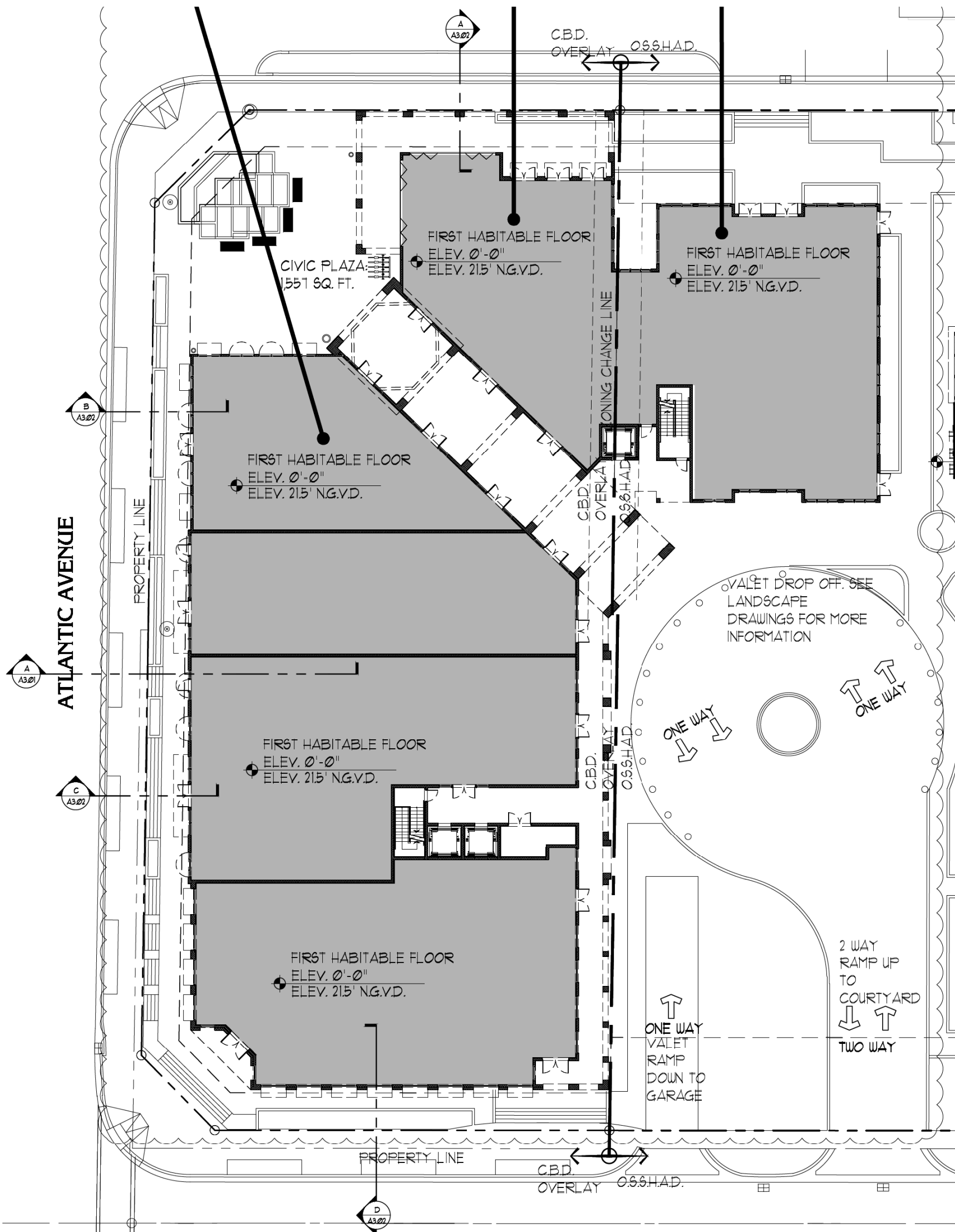
Retail / Restaurant / Office

# REVISED SITE PLAN

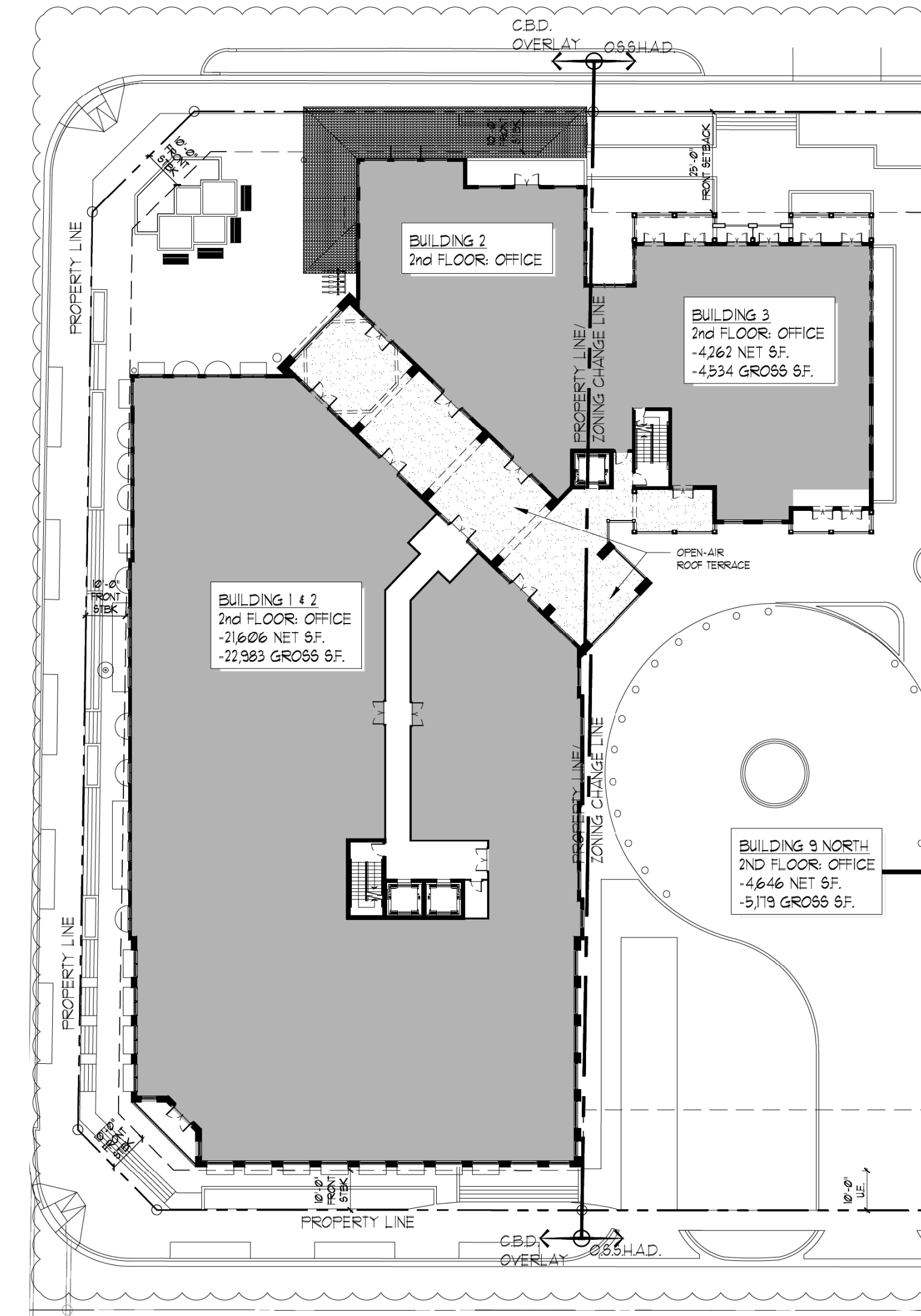


# Revised Floor Plans Match New Elevations

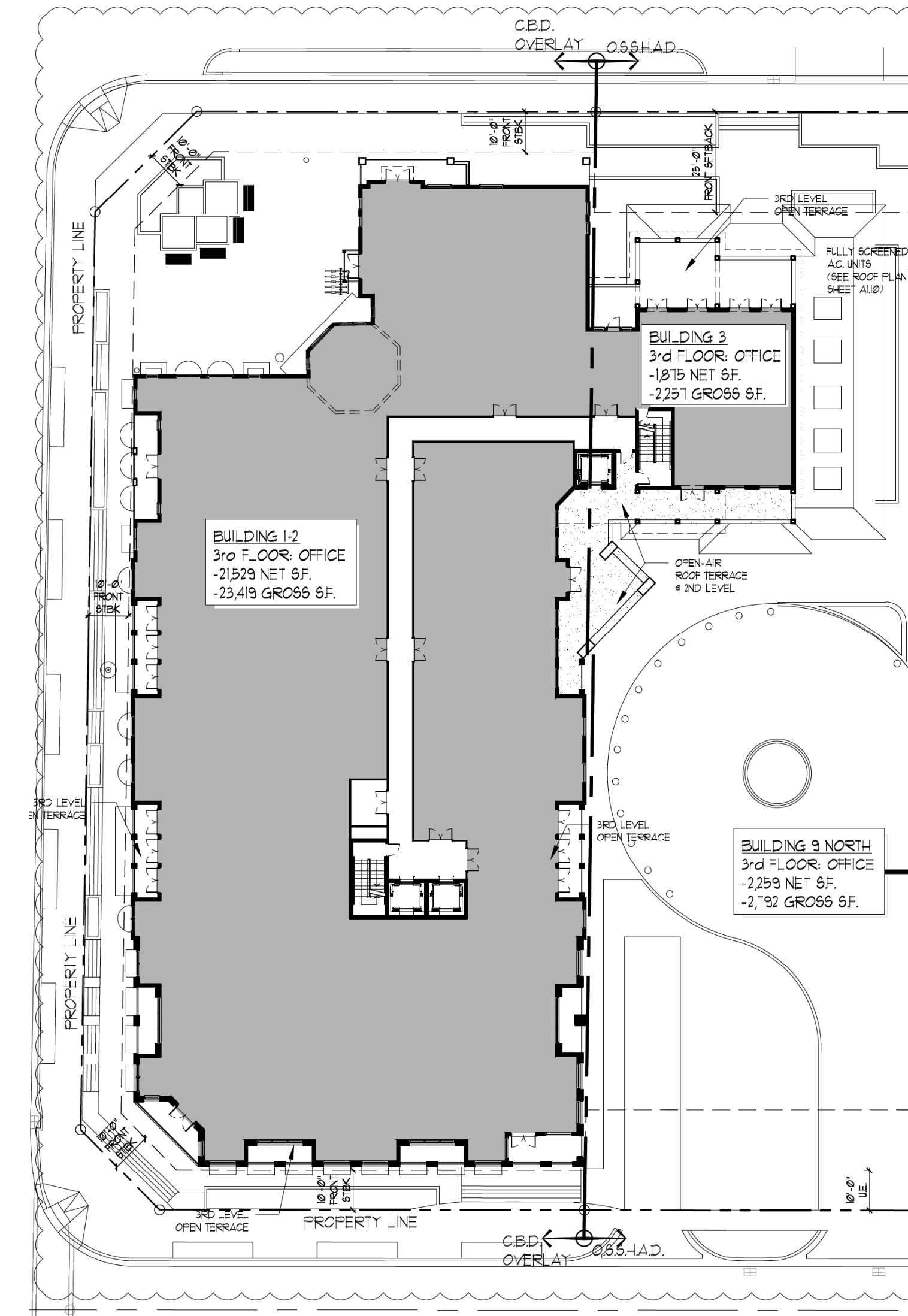
Submitted To Staff on 4.25.18



**Ground Floor Plan**  
(Minimal Change)



**2nd Floor Plan**  
(Minimal Change)



**3rd Floor Plan**  
(Expanded with Deep Recesses)

## REVISED FLOOR PLANS - BUILDINGS 1, 2 & 3



The background of the slide is a composite image. On the left, there is a photograph of a house with orange-brown horizontal siding and a brick chimney. In the foreground on the left is a swimming pool with a colorful mosaic tile border. On the right side, there is a photograph of a lush garden with various plants, including Bird of Paradise flowers and pink blossoms, with a large green tree in the background.

# Midtown Delray Beach

On Track with City Staff to **Comply With  
All Other Conditions of Approval**

Plan on Beginning **Construction By the  
End Of The Year**

THANK YOU FOR YOUR SUPPORT  
Questions?