



# SITE PLAN REVIEW AND APPEARANCE BOARD STAFF REPORT

## DEVELOPMENT SERVICES DEPARTMENT

100 NW 1<sup>ST</sup> AVENUE, DELRAY BEACH, FLORIDA 33444

PLANNING & ZONING DIVISION: (561) 243-7040 • BUILDING DIVISION: (561) 243-7200

### SITE PLAN REVIEW AND APPEARANCE BOARD

**Meeting:** June 12, 2019

**File No.** 2019-178

**Application Type:** Class II Site Plan Modification

#### General Data:

**Agent:** Gary Eliopoulos

**Location:** 10 N. Ocean Boulevard

**PCN:** 12-43-46-16-E3-003-0010

**Property Size:** 4.6 Acres

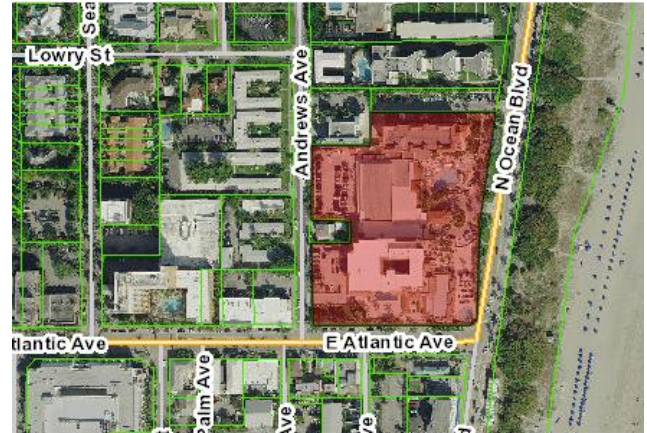
**FLUM:** Central Core (CC)

**Zoning:** Central Business District (CBD)

#### Adjacent Zoning:

- North: CBD/ Community Facilities (CF)
- West: CF/ Open Space (OS)
- South: CBD
- East: OS

**Existing Land Use:** Hotel (300 rooms)



#### Item before the Board:

Consideration of a Class II Site Plan Modification associated with architectural elevation changes throughout the development.

#### Optional Board Motions for Action Item:

1. Move to continue with direction.
2. Move approval of the Class II (2019-178) Site Plan Modification for architectural changes for the Marriott hotel at 10 N. Ocean Blvd, as amended, 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), 2.4.5(I)(5), 4.6.18(E), and Chapter 3 of the Land Development Regulations.
3. Move denial of the Class II (2019-178) Site Plan Modification for architectural elevations changes for the Marriot hotel at 10 N. Ocean Blvd, by adopting the findings of fact and law contained in the staff report, and finding that the request is inconsistent with the Comprehensive Plan and does not meet criteria set forth in Sections 2.4.5(G), 2.4.5(I)(5), 4.6.18(E), and Chapter 3 of the Land Development Regulations.

#### Assessment:

The proposed Class II Site Plan Modification for the existing Marriott hotel is associated with architectural elevation changes to the east, west, north, and south elevations. The proposed transition from a Mediterranean to an Anglo Caribbean architectural design meets the Central Business District (CBD) architectural design requirements. The proposal will be an improvement to the existing property, in general it will contribute to the image of the City, and it will be architecturally harmonious with the surrounding areas. The criteria set forth in Section 4.6.18(E) is met.

#### Background:

The Marriott hotel is located on the northwest corner of Atlantic Avenue and N. Ocean Boulevard. The 4.64 acres property is located in the Central Business District (CBD) within the Beach sub-district and has a Central Core (CC) Future Land Use Map (FLUM) designation. The existing 328,486 sf. development was first constructed in 1983 and has gone through several modifications and expansions since it was constructed.

#### Project Planner:

Debora Slaski;

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561-243-7348

#### Review Dates:

SPRAB Board 6/12/19

#### Attachments:

1. Approved Site Plan
2. Architectural Elevations
3. Renderings



On July 14, 1980 the Planning and Zoning Board recommended approval of the Seacrest Hotel conditional use request to allow a 168-room hotel in a six-story structure. The Planning & Zoning Board approval was subject to the condition that a time limitation of 18 months be set for development of the project. On October 28, 1980, the City Council (later renamed City Commission) approved the conditional use request subject to the applicant providing 16 parking spaces in the southwest corner for public parking. Prior to building permit issuance, the applicant was also required to enter into a long-term lease with the City at the rate of \$1.00 per year with a termination date 99 years from October 28, 1980. This condition of approval was not to take effect until the applicant received written approval from the Florida Department of Transportation (FDOT) regarding elimination of ten (10) spaces on the south side of Atlantic Avenue between Gleason Street and Bronson Avenue, as well as, the removal of thirteen (13) spaces on the north side of Atlantic Avenue between State Road A1A and Andrews Avenue. The condition of approval also established a time period of 12 months to obtain FDOT approval or the approval would be rendered null and void and a new conditional use request would need to be processed and approved. Upon FDOT approval, the time limitation for development of the project would be 18 months. FDOT approval was not received and the conditional use approval expired.

On July 20, 1981, the Planning and Zoning Board recommended approval of the revised Seacrest Hotel conditional use request to construct a 5 story, 150 room hotel. The City Commission voted to approve the conditional use request for the Seacrest Hotel on August 11, 1981 and stipulated that 18 parking spaces located in the southwest corner of the site be made public to reduce the impact on the merchants that were to be affected by the elimination of 23 parking spaces located along Atlantic Avenue between Gleason Street and State Road A1A. However, FDOT did not approve the proposed road improvements along Atlantic Avenue and the 23 spaces were not removed. The Seacrest Hotel nonetheless proceeded with their plans to include an 18 space public parking lot in the southwest corner of their site, in the event of eventual FDOT approval. To date, FDOT has not approved any proposed road modifications on Atlantic Avenue for the Delray Marriott. Thus, the original parking configuration containing 19 parallel spaces on the south side of Atlantic Avenue and 21 parallel parking spaces on the north side of Atlantic Avenue between Venetian Drive and State Road A1A has not changed.

On April 10, 1984, the City Commission approved the construction of a rooftop restaurant as a sixth floor on the existing hotel. On February 23, 1988, the City Commission approved a waiver of the rezoning fee and final boundary plat fee with a City land exchange for the parking lot (Parcel 1) along the north property line for public beach access and Fire Station #2. The final land exchange agreement between the City and Ocean Properties (owner) was approved by the City Commission on April 11, 1989.

On June 28, 1990, the Board of Adjustment approved a variance for a fifty space parking reduction to run in perpetuity with the site via petition #861. On July 16, 1990, the Planning and Zoning Board recommended approval of a conditional use modification request for the hotel renamed to Camino Real Holiday Inn on an expanded site (from 2.62 to 4.64 acres), with a revised proposal to construct a five-story, 100 room hotel addition, two tennis courts and 87 additional parking spaces. The City Commission approved the conditional use on July 24, 1990. The subject property was initially zoned Limited Commercial (LC). After October 1, 1990, with the city-wide rezoning, the subject property was rezoned to the Central Business District (CBD) zoning district.

On January 21, 1992, the City Commission approved a conditional use modification extension request associated with the Camino Real Holiday Inn hotel expansion.

On February 23, 1994, the Site Plan Review and Appearance Board (SPRAB) approved the site plan associated with the approved conditional use modification for the *Camino Real - Holiday Inn Expansion*. Two subsequent site plan extensions associated with the hotel expansion were approved on July 26, 1995 and February 5, 1997.

On March 19, 1997, the Site Plan Review and Appearance Board (SPRAB) approved three (3) waivers associated with the beach public parking lot bordering the north property line of the hotel site. The waivers were with regard to the following: 1) the provision of a 20' stacking distance if A1A is widened in the future [LDR Section 4.6.9.D.3.c.1], 2) the allowance of a reduction in the perimeter landscaping width from 5' to 3 ½' along the south property line of the City property containing the parking row adjacent to the building [LDR Section 4.6.16.H.3.d], and 3) the provision of only a 5' landscape strip along the east property line where tree plantings were required, adjacent to A1A [LDR Section 4.6.16.H.3.a].



At its meeting of April 16, 1997, SPRAB considered two design layouts for the Camino Real Holiday Inn hotel expansion to accommodate a 5-story addition with 100 rooms. One site plan combined the beach parking lot with the proposed hotel parking area adjacent to the north property line, and the second plan maintained the previously approved separation of the two parking areas. The site plan combining the parking areas was approved, while the associated landscaping and elevations were continued. The Manor House Condominium Association appealed the April 16, 1997 SPRAB approval of the site plan challenging the use and accessibility of a public parking lot located within a commercial establishment. This appeal was heard at the City Commission meeting of May 6, 1997 and was denied, thus maintaining the original SPRAB approval. At its meeting of June 25, 1997, SPRAB approved the architectural elevations for the project. The revised landscape plan was approved by SPRAB on July 9, 1997.

On December 17, 1997, SPRAB approved minor modifications to the approved plans for expansion of the hotel. These items included redesign of the main entry from an elliptical to a circular drive, redesign of the proposed pool area, relocation of garage entry along Andrews Avenue, elimination of one tennis court and floor plan changes which resulted in an 85 sq. ft. increase in total building area. The associated landscape plan was approved on January 21, 1998. On February 17, 1998, the Seacrest Hotel Final Boundary Plat (ORB 660 PG 4) was approved which included the hotel, fire station #2 and beach parking lot. At that time, an access easement for Parcel 1 (City Parking Lot) was established with Ocean properties which called for payment of \$50,000 to the City. A landscape maintenance easement agreement for this lot had already been established and approved on February 3, 1998.

On September 16, 1998, a site plan modification was approved to convert the penthouse restaurant to hotel suites and construct a restaurant addition. The new restaurant addition required additional parking, which was subject to payment of in-lieu parking fees. The adjacent property owners along Atlantic Avenue between Venetian Drive and Seabreeze Avenue appealed the September 16, 1998 SPRAB approval of the site plan, due to concerns about the parking requirement associated with the restaurant addition. This appeal was heard at the City Commission meeting of October 20, 1998 and was granted, thus reversing the original SPRAB approval.

On January 29, 2001, a Class I site plan modification request to change the elevations of the hotel to provide stealth telecommunication antennas was approved.

On October 14, 2008, the Site Plan Review and Appearance Board (SPRAB) approved a Class IV Site Plan Modification for the Delray Marriott Expansion which entailed construction of a two-story hotel addition containing nine (9) cabana suites, expanding the existing restaurant, adding a retail and commercial component, constructing a four-story hotel addition with twenty-seven (27) suites along the entire south property line (i.e. fronting on East Atlantic Avenue), adding a kitchen to better accommodate existing banquet rooms and expansion of the existing pool deck.

On September 22, 2010, the Site Plan Review and Appearance Board (SPRAB) approved a two (2) year extension request for the Class IV Site Plan, Landscape Plan and Architectural elevations. This provided an expiration date of October 14, 2012.

On August 8, 2012 the Board approved an extension request and a Class I Site Plan Modification associated with the establishment of three (3) phases for the previously approved Class IV site plan Modification which was associated with changes to the cabana suites and courtyard area along East Atlantic Avenue.

**Project Description:**

- Transition of the existing Mediterranean architectural design to Anglo Caribbean;
- Introduction of French doors;
- Changes in the roof material;
- Introduction of new architectural features and appurtenances; and,
- Introduction of a new color scheme.

**Site Plan Analysis:**

Pursuant to Section 2.4.5(G)(1)(b), approval of a modification to a site plan through a Class II application requires no review of Performance Standards found in Section 3.1.1, but requires action by the Board.



**LDR Section 4.6.18(E) – Criteria for Board Action:** The following criteria shall be considered, by the Site Plan Review and Appearance Board (SPRAB), 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 Class II Site Plan Modification is associated with architectural elevation changes to the east, west, north, and south elevations. A transition from a Mediterranean to an Anglo Caribbean architectural design is proposed [one of the permissible architectural styles in the CBD per Section 4.4.13(F)(2)(a)]. The architectural composition of the development will continue to be emphasized by mansard roofs, decorative parapet walls, aligned openings, decorative metal railings and visually strengthened corners. The ground floor along E. Atlantic Avenue (south elevation) will feature vertically proportioned French doors, and the existing roof material on the first level will be emphasized with wood cedar shingles. The existing decorative stucco medallion will be removed and a decorative raised stucco panel (palm leaves illustrated) will be introduced where large expanses of blank walls exist on the south and west elevations. The existing arch openings throughout all the elevations will be squared-off. The existing tile roof will be replaced with white (sandstone) metal roof throughout upper levels within the entire development. The proposed white building facades will be accented with simulated wood shutters and brackets, and wood details between the balconies and the roof gable ends. The tower features will be painted light beige. New light sconces are proposed.

All buildings will continue to express a well-defined tripartite composition (base middle and top), per Section 4.4.13(F)(2)(b). The proposal will maintain the thick lower portion of the building and the elements and materials proposed along the base floor on the south and east elevations are unique to the base level which distinguishes this level from the remaining portions. The top presents a notable roof line with changes in fenestration patterns. The proposed architectural elevation change is in conformity and harmony with the surrounding area and is an enhancement to the existing development. It will not cause the nature of the local environment or evolving environment to materially depreciate in appearance and value. Based upon the above, positive findings are made about the criteria listed in LDR Section 4.6.18(E).

**Review by Others:**

The proposal was reviewed by the Downtown Development Authority (DDA) on May 13<sup>th</sup>, 2019. The DDA Board recommended approval of the proposal.