



Development Services Department

BOARD ACTION REPORT – APPEALABLE ITEM

Project Name: Marriott Hotel (2019-178)

Project Location: 10 N. Ocean Blvd.

Request: Class II Site Plan Modification

Board: Site Plan Review and Appearance Board

Meeting Date: June 12, 2019

Board Action:

Approved (5-0 Annie Adkins-Roof and Linda Purdo absent) the Class II Site Plan Modification for architectural elevation changes as presented.

Project Description:

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.

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. 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.

Board Comments:

The Board asked questions about the proposed materials and made positive comments regarding the proposal.

Public Comments:

No members of the public spoke on this proposal.

Associated Actions:

No associated actions.

Next Action:

The SPRAB action is final unless appealed by the City Commission.



SITE PLAN REVIEW AND APPEARANCE BOARD STAFF REPORT

DEVELOPMENT SERVICES DEPARTMENT

100 NW 1ST 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;

SlaskiD@mydelraybeach.com,

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.

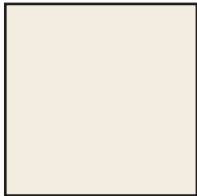
All buildings will continue to express a well-defined tripartite composition (base middle and top), per Section 4.4.13(F)(2)(b). The proposal will maintain the thick lower portion of the building and the elements and materials proposed along the base floor on the south and east elevations are unique 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 13th, 2019. The DDA Board recommended approval of the proposal.



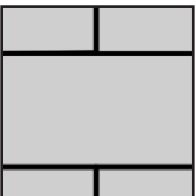
East Elevation



"ACADIA WHITE"
(SMOOTH STUCCO
MAIN TOWER)



"BRONZE"
(WINDOWS, DOORS,
ALUMINUM SHUTTERS
AND RAILINGS)



"STONINGTON GRAY"
(SCORE LINE BASE)



"BERKSHIRE BEIGE"
(LAP SIDING)



"TUDOR BROWN"
(WOOD TRIM, COLUMNS,
OUTLOOKERS, BRACKETS
& GABLE ENDS)



"PERFECTION"
(WOOD CEDAR
SHINGLE ROOF)



"BRILLIANT WHITE"
(WOOD TRIM,
COLUMNS
& BANDING)

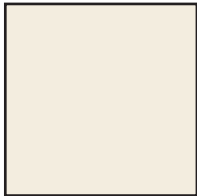


"SANDSTONE"
(KYNAR 500
STANDING SEAM
METAL ROOF)

DELRAY BEACH MARRIOTT
Delray Beach, Florida



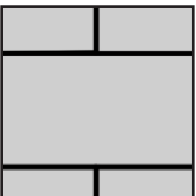
North Elevation



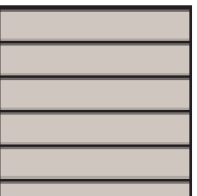
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DELRAY BEACH MARRIOTT
Delray Beach, Florida

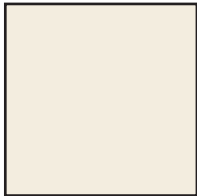
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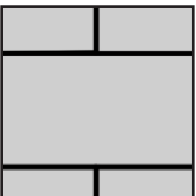
South Elevation



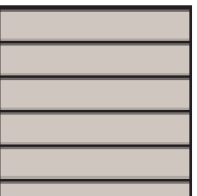
"ACADIA WHITE"
(SMOOTH STUCCO
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"BRONZE"
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DELRAY BEACH MARRIOTT
Delray Beach, Florida

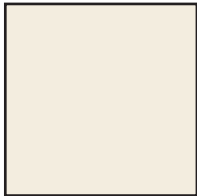
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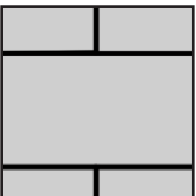
West Elevation



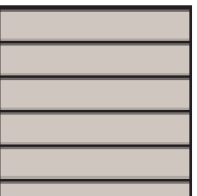
"ACADIA WHITE"
(SMOOTH STUCCO
MAIN TOWER)



"BRONZE"
(WINDOWS, DOORS,
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DELRAY BEACH MARRIOTT
Delray Beach, Florida

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BUILDING FRONTAGE HEIGHT SETBACK (AS PER TABLE 4.3.4(N) L.D.R.)					
ROAD/ BUILDING SIDE	BUILDING HEIGHT (FEET)	% BUILDING FRONTAGE (MIN. / MAX.)	REQUIRED BUILDING FRONT SETBACK (FEET)	PROPOSED BUILDING FRONTAGE	
NORTH OCEAN BLVD.	MINIMUM 10'-0"	10% / 50%	0'-0" MAX	333' / 344'	0'
	331 LOT FRONTAGE	REMAINING LENGTH	5'-0" MIN	51' / 50'	43'-0"
ALLOWABLE MIN BUILDING LENGTH					
ALLOWABLE MAX BUILDING LENGTH					
UNITS: THE ALLOWABLE 5'-0" 1'-0" OF SETBACK SHALL BE CONSTRUCTED WITHIN THE ALLOWABLE 5'-0" 1'-0" OF SETBACK					
THE ALLOWABLE 5'-0" 1'-0" OF FRONT SETBACK SHALL BE CONSTRUCTED WITHIN THE ALLOWABLE 5'-0" 1'-0" OF FRONT SETBACK					
PROPOSED BUILDING LENGTH A MIN OF 5'-0" FRONT SETBACK					
BUILDING HEIGHT					
REQUIRED: 43'-0" • 500 %					
PROPOSED: 43'-0" • 48'-0"					
REMARKS: 13 %					
PROPOSED: 5'-0" TOP OF CABANA SUITES					

BUILDING FRONTAGE HEIGHT SETBACK (AS PER TABLE 4.3.4(N) L.D.R.)					
ROAD/ BUILDING SIDE	BUILDING HEIGHT (FEET)	% BUILDING FRONTAGE (MIN. / MAX.)	REQUIRED BUILDING FRONT SETBACK (FEET)	PROPOSED BUILDING FRONTAGE	
ATLANTIC OCEAN	MINIMUM 10'-0"	10% / 50%	0'-0" MAX	278' / 351'	283'-6"
	331 LOT FRONTAGE	REMAINING LENGTH	5'-0" MIN	40' / 19'	49'-0"
ALLOWABLE MIN BUILDING LENGTH					
ALLOWABLE MAX BUILDING LENGTH					
UNITS: THE ALLOWABLE 5'-0" 1'-0" OF SETBACK SHALL BE CONSTRUCTED WITHIN THE ALLOWABLE 5'-0" 1'-0" OF SETBACK					
THE ALLOWABLE 5'-0" 1'-0" OF FRONT SETBACK SHALL BE CONSTRUCTED WITHIN THE ALLOWABLE 5'-0" 1'-0" OF FRONT SETBACK					
PROPOSED BUILDING LENGTH A MIN OF 5'-0" FRONT SETBACK					
BUILDING HEIGHT					
REQUIRED: 49'-0" • 132 %					
PROPOSED: 49'-0" • 123 %					
REMARKS: 13 %					
PROPOSED: 40'-0" DECK ABOVE AVG CROWN OF RD.					

BUILDING FRONTAGE HEIGHT SETBACK (AS PER TABLE 4.3.4(N) L.D.R.)					
ROAD/ BUILDING SIDE	BUILDING HEIGHT (FEET)	% BUILDING FRONTAGE (MIN. / MAX.)	REQUIRED BUILDING FRONT SETBACK (FEET)	PROPOSED BUILDING FRONTAGE	
ANDREWS AVENUE	MINIMUM 10'-0"	10% / 50%	0'-0" MAX	54' / 70'	12'-0"
	71'-11" 18" LOT FRONTAGE	REMAINING LENGTH	5'-0" MIN	23' / 7'	26'-0"
ALLOWABLE MIN BUILDING LENGTH					
ALLOWABLE MAX BUILDING LENGTH					
UNITS: THE ALLOWABLE 5'-0" 1'-0" OF SETBACK SHALL BE CONSTRUCTED WITHIN THE ALLOWABLE 5'-0" 1'-0" OF SETBACK					
THE ALLOWABLE 5'-0" 1'-0" OF FRONT SETBACK SHALL BE CONSTRUCTED WITHIN THE ALLOWABLE 5'-0" 1'-0" OF FRONT SETBACK					
PROPOSED BUILDING LENGTH A MIN OF 5'-0" FRONT SETBACK					
BUILDING HEIGHT					
REQUIRED: 26'-0" • 244 %					
PROPOSED: 40'-0" DECK ABOVE AVG CROWN OF RD.					
REMARKS: 13 %					
PROPOSED: 40'-0" DECK ABOVE AVG CROWN OF RD.					

EXISTING BUILDING 1 LEFT TO COVERED GARAGE TO REMAIN YAS 8'.

ANDREWS AVENUE
(50'-0" R.O.W.)

50'-0"

EXISTING BUILDING 1 LEFT TO COVERED GARAGE TO REMAIN YAS 8'.

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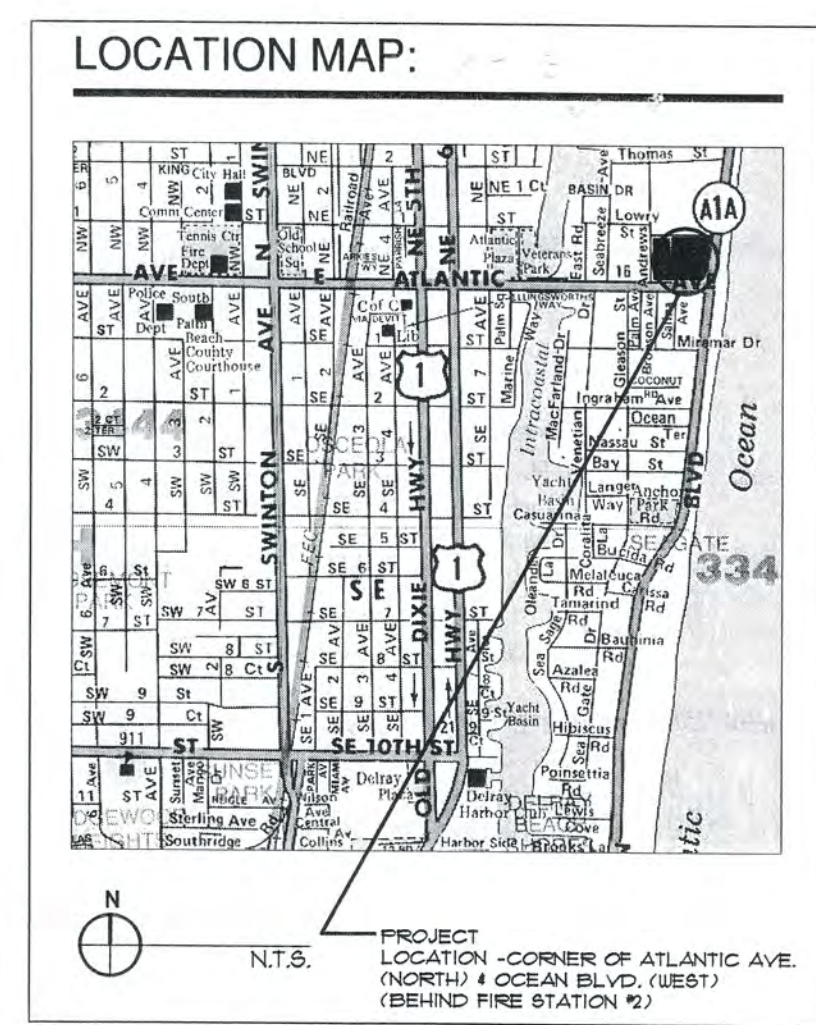
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BUILDING FRONTAGE HEIGHT SETBACK (AS PER TABLE 4.3.4(K) L.D.R.)				
ROAD/ BUILDING SIDE	BUILDING HEIGHT (FEET)	% BUILDING FRONTAGE (MIN. / MAX.)	REQUIRED SETBACK (FEET)	PROPOSED BUILDING FRONTAGE
NORTH OCEAN BLVD.	FINISHED GRADE TO 31'-0" 3ST LOT FRONTAGE	10% / 90%	10'-0" MAX.	353' / 454'
		REMAINING LENGTH	15'-0" MIN.	15' / 50'
NORTH OCEAN BLVD.	ALLOWABLE MIN. BUILDING LENGTH	353'-0" * 10% MIN. BUILDING FRONTAGE SHALL BE CONSTRUCTED WITHIN THE ALLOWABLE 5'-0" * 10'-0" SETBACKS.		478'-0"
		ALLOWABLE MAX. BUILDING LENGTH	454'-0" * 90% MAX. BUILDING FRONTAGE SHALL BE CONSTRUCTED WITHIN THE ALLOWABLE 5'-0" * 10'-0" SETBACKS.	
NORTH OCEAN BLVD.	PROPOSED BUILDING LENGTH WITHIN THE ALLOWABLE 5'-0" * 10'-0" FRONT SETBACK	60'-0" * 60%		
		PROPOSED BUILDING LENGTH A MIN. OF 15'-0" FRONT SETBACK	478'-0" * 100% REQUIRED: MIN. 25'-0" / 48'-0" REQUIRED: 10%	PROVIDED: 15'-6" (TOP OF CABANA SUITES) PROVIDED: 13%
NORTH OCEAN BLVD.	BUILDING HEIGHT			
		OPEN SPACE		

BUILDING FRONTAGE HEIGHT SETBACK (AS PER TABLE 4.3.4(K) L.D.R.)				
ROAD/ BUILDING SIDE	BUILDING HEIGHT (FEET)	% BUILDING FRONTAGE (MIN. / MAX.)	REQUIRED SETBACK (FEET)	PROPOSED BUILDING FRONTAGE
ATLANTIC AVENUE (LOWER LEVEL)	FINISHED GRADE TO 31'-0" 3ST LOT FRONTAGE	10% / 90%	10'-0" MAX.	218' / 351'
		REMAINING LENGTH	15'-0" MIN.	40' / 119'
ATLANTIC AVENUE (UPPER LEVEL)	31'-0" TO 48'-0" 3ST LOT FRONTAGE	10% / 90%	15'-0" MIN.	218' / 351'
		REMAINING LENGTH	5'-0" MIN.	40' / 119'
ATLANTIC AVENUE (UPPER LEVEL)	ALLOWABLE MIN. BUILDING LENGTH	218'-0" * 10% MIN. BUILDING FRONTAGE SHALL BE CONSTRUCTED WITHIN THE ALLOWABLE 5'-0" * 10'-0" SETBACKS.		283'-6"
		ALLOWABLE MAX. BUILDING LENGTH	351'-0" * 90% MAX. BUILDING FRONTAGE SHALL BE CONSTRUCTED WITHIN THE ALLOWABLE 5'-0" * 10'-0" SETBACKS.	
ATLANTIC AVENUE (UPPER LEVEL)	PROPOSED BUILDING LENGTH WITHIN THE ALLOWABLE 5'-0" * 10'-0" FRONT SETBACK	283'-6" * 114%		
		PROPOSED BUILDING LENGTH A MIN. OF 5'-0" FRONT SETBACK	48'-0" * 123% REQUIRED: MIN. 25'-0" / 48'-0" REQUIRED: 10%	PROVIDED: 42'-11" (ROOF DECK ABOVE AVG. CROWN OF RD.) PROVIDED: 113%
ATLANTIC AVENUE (UPPER LEVEL)	BUILDING HEIGHT			
		OPEN SPACE		

BUILDING FRONTAGE HEIGHT SETBACK (AS PER TABLE 4.3.4(K) L.D.R.)				
ROAD/ BUILDING SIDE	BUILDING HEIGHT (FEET)	% BUILDING FRONTAGE (MIN. / MAX.)	REQUIRED SETBACK (FEET)	PROPOSED BUILDING FRONTAGE
ANDREWS AVENUE	FINISHED GRADE TO 42'-11" 11'-4" LOT FRONTAGE	10% / 90%	10'-0" MAX.	54' / 10'
		REMAINING LENGTH	15'-0" MIN.	23' / 1'
ANDREWS AVENUE	ALLOWABLE MIN. BUILDING LENGTH	54'-0" * 10% MIN. BUILDING FRONTAGE SHALL BE CONSTRUCTED WITHIN THE ALLOWABLE 5'-0" * 10'-0" SETBACKS.		12'-0"
		ALLOWABLE MAX. BUILDING LENGTH	10'-0" * 90% MAX. BUILDING FRONTAGE SHALL BE CONSTRUCTED WITHIN THE ALLOWABLE 5'-0" * 10'-0" SETBACKS.	
ANDREWS AVENUE	PROPOSED BUILDING LENGTH WITHIN THE ALLOWABLE 5'-0" * 10'-0" FRONT SETBACK	12'-0" * 5.6%		26'-6"
		PROPOSED BUILDING LENGTH A MIN. OF 5'-0" FRONT SETBACK	26'-6" * 344% REQUIRED: MIN. 25'-0" / 48'-0" REQUIRED: 10%	PROVIDED: 42'-11" (ROOF DECK ABOVE AVG. CROWN OF RD.) PROVIDED: 113%
ANDREWS AVENUE	BUILDING HEIGHT			
		OPEN SPACE		



Architecture, Planning and Design
AA-26002044
205 George Bush Blvd.
Delray Beach, Florida 33444
TEL: 561-276-6011
FAX: 561-276-6129

ISSUED FOR: SPRAS
BIDS
PERMIT: 06.05.12
CONSTRUCTION

PROJECT TITLE
**PROPOSED
MARRIOTT
EXPANSION
(PHASE II)**

ZONING: CENTRAL BUSINESS DISTRICT	
SITE:	
TOTAL SITE AREA	100%
EXISTING BASEMENT PARKING GARAGE	11,473 SF.
EXISTING GROUND FLOOR	6,134 SF.
EXISTING MEZZANINE	4,039 SF.
EXISTING SECOND FLOOR	3,141 SF.
EXISTING THIRD FLOOR	3,134 SF.
EXISTING FOURTH FLOOR	3,062 SF.
EXISTING FIFTH FLOOR	3,042 SF.
EXISTING FIFTH FLOOR SUITES	5,414 SF.
TOTAL EXISTING BUILDING AREA	312,735 SF.
WESTSIDE EXPANSION (4 STORY COMMERCIAL-HOTEL GUEST SUITES)	
PROPOSED GROUND FLOOR (RETAIL SPACES & RESTAURANT)	5,807 SF.
PROPOSED MEZZANINE LEVEL (HOTEL SUITES & ICE CREAM SHOP)	4,514 SF.
PROPOSED SECOND FLOOR (HOTEL SUITES)	6,041 SF.
PROPOSED THIRD FLOOR (HOTEL SUITES)	6,041 SF.
TOTAL BLDG. AREA	26,420 SF.
EASTSIDE EXPANSION (2 STORY HOTEL CABANA GUEST SUITES)	
PROPOSED GROUND FLOOR	5,160 SF.
PROPOSED SECOND FLOOR	5,411 SF.
TOTAL EASTSIDE ADDITION	10,571 SF.
PAVILION & TIKI HUT	2,500 SF.
BANGUET KITCHEN EXPANSION	1,300 SF.
TOTAL BUILDING FOOTPRINT	18,844 SF.
IMPERVIOUS	100,330 SF.
LANDSCAPE (PERV.)	22,806 SF.
SETBACKS:	
SIDE INT.	0'-0"
FRONT	5'-0" / 10'-0"
REAR	10'-0"
SIDE STREET	5'-0" / 10'-0"
ALLOWABLE HT.	48'-0"

LEGAL DESCRIPTION
PARCEL 3, SEACREST HOTEL PROPERTY - PLAT NO. 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 84, PAGE 35 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LEGEND:	
	EXISTING & PHASE I COMPLETED
	PHASE II (FUTURE PHASE) AREAS TO REMAIN 'AS IS' OR CONVERTED TO OPEN SPACE - SEE LANDSCAPE PLAN
	PAVERS AS PER CITY SPECIFICATIONS.
	REMAINDER OF DRIVEWAYS TO BE ASPHALT - SEE CIVIL DUGS.

SITE PLAN APPROVAL
Site Plan Review & Appearance Board
Planning Dept. Paul Dory
Name & Date
All Applications For Permits Must Conform In Every Respect To These Approved Plans.
In-Lieu Parking N/A
Amount Due \$

ADDITION AND RENOVATION:
PROPOSED PARKING:

PROPOSED RENOVATION/ADDITION OF HOTEL EXPANSION AREA CALCULATIONS:	
2 STORY HOTEL WING ADDITION	
PROPOSED SOUTH EAST CORNER - (3) 2-STORY CABANA HOTEL GUESTROOM SUITES: (RANGING FROM 921 SQ.FT. TO 1,083 SQ.FT.)	
1. 8 SPACES/ROOM (REQUIRED) = 16 SPACES	
PROPOSED OUTDOOR PAVILION @ 1,300 SQ.FT. (HOTEL GUEST ONLY) = (NO ADDIT. PARKING REQ.)	
PROPOSED OUTDOOR TIKI HUT @ 322 SQ.FT. (HOTEL GUEST ONLY) (NO ADDIT. PARKING REQ.)	
1 STORY RESTAURANT/KITCHEN ADDITION	
PROPOSED RESTAURANT/PARTY ROOM @ 4,233 SQ.FT. @ 10 SPACES/1,000 SQ.FT. (REQUIRED) = 43 SPACES	
PROPOSED OUTDOOR SEATING (NOTED: RELOCATING EXISTING 1,000 SQ.FT.) @ 84 ADDIT. SQ.FT. @ 10 SPACES/1,000 SQ.FT. = (84 SPACES) 1 SPACE	
PROPOSED COVERED COURTYARD SEATING @ 560 SQ.FT. @ 10 SPACES/1,000 SQ.FT. = 56 SPACES	
1 STORY BANQUET/KITCHEN ADDITION	
PROPOSED KITCHEN ADDITION @ NW CORNER/1,300 SQ.FT. (HOTEL GUEST ONLY) (NO ADDIT. PARKING REQUIRED)	
4 STORY COMMERCIAL-HOTEL GUEST SUITES ADDITION	
PROPOSED ICE CREAM SHOP @ 1,500 SQ.FT. @ 4.5 SPACES/1,000 SQ.FT. (REQUIRED) = (6.7 SPACES) 7 SPACES	
PROPOSED RETAIL BAY #1 @ 1,173 SQ.FT. @ 4.5 SPACES/1,000 SQ.FT. = (2.6 SPACES) 3 SPACES	
PROPOSED RETAIL BAY #2 @ 1,639 SQ.FT. @ 4.5 SPACES/1,000 SQ.FT. (REQUIRED) = (3.6 SPACES) 4 SPACES	
PROPOSED RETAIL BAY #3 @ 630 SQ.FT. @ 4.5 SPACES/1,000 SQ.FT. (REQUIRED) = (1.4 SPACES) 2 SPACES	
PROPOSED (25) 4-STORY HOTEL GUESTROOM SUITES @ SE CORNER (RANGING FROM 383 SQ.FT. TO 1,150 SQ.FT.)	
NOTE: (2) EXISTING HOTEL SUITES ELIMINATED IN EXISTING HOTEL FOR NEW HOTEL CORN. CORRIDOR	
EXISTING HOTEL FLOORS 2 & 3	
7 SPACES/ROOM (REQUIRED) = (17.5 - 14 = 16.1) 17 SPACES	
TOTAL PARKING REQUIRED FOR HOTEL RENOVATION/ADDITION = (84.44 SPACES) 85 SPACES	
TOTAL PARKING REQUIRED FOR EXISTING HOTEL & HOTEL RENOVATION/ADDITION	
EXISTING HOTEL (REQUIRED)	383 SPACES
ENCLOSED HOTEL RENOVATION/ADDITION	85 SPACES
TOTAL PARKING REQUIRED	468 SPACES
PROPOSED HOTEL RENOVATION/ADDITION WILL ELIMINATE 32 EXISTING SURFACE PARKING SPACES	
EXISTING PARKING	483 SPACES
EXISTING H.C. PARKING	2 SPACES
EXISTING PARALLEL PARKING	4 SPACES
EXISTING STANDARD PARKING	26 SPACES
TOTAL SPACE ELIMINATED	32 SPACES
EXISTING PARKING	451 SPACES
50 SPACE VARIANCE (JUNE 1990)	50 SPACES
TOTAL PARKING PROVIDED	501 SPACES
(1) ADDITIONAL H.C. SPACE	500 SPACES
(REQUIRED 418 SPACE - PROVIDED 500 SPACES)	

PROPOSED SITE PLAN
SCALE: 1"= 30'

