



Development Services Department

BOARD ACTION REPORT – APPEALABLE ITEM

Project Name: Opal Grand
Project Location: 10 N. Ocean Blvd
Request: Class 2 Site Plan Modification
PCN: 12-43-46-16-E3-003-0010
Board: Site Plan Review and Appearance Board
Meeting Date: October 28, 2020
Board Action: 7-0

Board Action:

Approved (7-0)

Project Description:

The Opal Hotel formally known as the Marriott Hotel is located on the northwest corner of Atlantic Avenue and N. Ocean Boulevard. The 4.64 acres property is 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 the addition of a new event deck, new green buffer deck, and architectural elevation features. The proposed event deck is approximately 3,943 sq. ft and proposed green buffer deck is approximately 1,132 sq. ft. The proposed event deck and green buffer deck will be located above the previously approved restaurant on the eastern portion of the hotel. The proposed green buffer deck will be covered with an astro turf surface and planters.

The proposed 3,943 sq. ft. event deck requires an increase in parking of 24 spaces for the hotel. The proposal provides the required parking spaces due to the surplus of parking spaces within the hotel. Currently, the hotel has a surplus of 52 parking spaces. The proposed 1,132 sq. ft. green buffer area intended use is to provide a buffer between the event deck area and the adjacent hotel rooms. Therefore, the green buffer deck area does not require additional parking due to the area being a not occupiable space.

The modification to the architectural features throughout the Opal Grand include the addition of glass railings to the top of the restaurant; replacing existing railings at the covered walkway to cable railings; addition of stucco decorative panels (palm leaves), decorative architectural brackets, and decorative shutters. The proposal includes the replacement of decorative railings at the existing parking garage; modification of the “Marriot Clock Tower;” addition of shutters to north tower and the removal of false windows on the tower feature. Lastly, the project proposes to rebuild the existing wooden roof top trellises out of aluminum.

Board Comments:

N/A

Appealable Item Report

Public Comments:

N/A

Associated Actions:

N/A

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