



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: April 28, 2021

File No.: 2021-192 SPF-SPR-
CLI

Application Type: Class II Site Plan Modification

General Data:

Owner: Grove Rosebud Two, LLC

Location: 233-279 NE 2nd Avenue

PCN: 12-43-46-16-01-082-0010

Property Size: 1.89 Acres

FLUM: CC (Commercial Core)

Zoning: CBD (Central Business District)

Adjacent Zoning:

- North: CBD
- South: CBD
- East: CBD
- West (CBD)

Existing Land Use: Restaurant, Retail and Office

Proposed Land Use: Restaurant, Retail, Office



Item before the Board:

The action before the Board is the consideration of a Class II Site Plan Modification for **The Ray Hotel** located at **233 NE 2nd Avenue** associated with a

- ☐ Landscape Plan
- ☐ Architectural Elevations

Optional Board Motions for Action Items:

1. Move to continue with direction.
2. Move approval of the Class II Site Plan Modification, Landscape Plan, and Architectural Elevations (2021-192) for **The Ray Hotel** located at **233 NE 2nd Avenue** 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 the Land Development Regulations.
3. Move denial of the Class II Site Plan Modification, Landscape Plan, and Architectural Elevations (2021-192) for **The Ray Hotel** located at **233 NE 2nd Avenue** as amended, by adopting the findings of fact and law contained in the staff report and finding that the request is not consistent with the Comprehensive Plan and meets criteria set forth in the Land Development Regulations.

Project Planner:

Jennifer Buce
buce@mydelraybeach.com
561-243-7138

Review Dates:

July 13, 2021

Attachments:

1. Site Plan
2. Elevations
3. Landscape Plan



Background:

The property is located on the east side of NE 2nd Avenue in between NE 2nd Street and NE 3rd Street in the Central Business District (CBD). The property consists of 82,762 Square feet and is known as TOWN OF DELRAY LTS 1 TO 12 INC BLK 82.

On February 14, 2018, the Site Plan Review and Appearance Board (SPRAB) approved the Class IV Site Plan (2017-197) for with conditions for the four-story, 143 room, The Ray hotel with retail and restaurant uses on the 1st floor, rooftop amenities, and a subterranean parking garage with 186 valet parking spaces.

On December 5, 2017, the City Commission approved the following waivers and appeal:

- 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.
- 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.
- 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.
- 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.
- An appeal to the required right-of-way width of 20 feet for the alley, which would not require a dedication of two feet.
- 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.

On March 3, 2020, the City Commission approved a valet parking agreement.

On August 26, 2020, the Site Plan Review and Appearance Board approved a Class IV Site Plan Modification for the Ray Hotel which includes 141 room with retail and restaurant uses in the first story, a two-level parking garage and rooftop amenities.

On April 28, 2021, the Site Plan Review and Appearance Board approved a Class IV Site Plan Modification for the Ray Hotel and Shops at the Ray which included changes to the plaza, landscaping, and minor architectural changes to the Shops at the Ray.

On July 6, 2021, the City Commission approved an LMA, Pedestrian Clear Zone Easement Agreement for the Ray Hotel and the Shops at the Ray, Bicycle Maintenance Agreement, and an Access Easement Agreement.

Now before the board is a Class II Site Plan Modification for the Ray Hotel which include changes the landscaping plan and minor architectural elevations to the second-floor balcony planters.

Notes:

1. A Light Pole Maintenance Agreement and a Landscape Maintenance Agreement will need to be approved prior to CO.

Project Description:

The project consists of changes to the landscape plan due to conflicts with underground utilities. The architectural elevations include changes to the second-floor planters along NE 2nd Avenue and NE 2nd Street which will be relocated adjacent to the glass railing to the sides of the balconies along the privacy screening. The relocation reduced the number of planters. The relocation of the planters is for safety reasons.

The overall site plan is not affected by the proposed changes.



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.

Landscape Analysis:

The Class IV landscape plans were approved by the Site Plan Review and Appearance Board on August 26, 2020. The plans consisted of rooftop landscaping that consists of Traveler and Thatch Palms, Autograph and Silverbutton trees, Bridalveil, and Frangipani "Tricolor" potted plants, Bougainvillea, Cocoplum, Monstera and Philodendron shrubs and ground covers, and Slanders Weaver's Bamboo. The ground level plantings consisted of Alexander, Hurricane, Thatch, Montgomery, and Washington Palms. The trees consist of Crape Myrtle, Autograph Tree, Sea Grape, Japanese Privet, Bay Rum and Frangipani. Blue and Black Bamboo and shrubs and groundcover is also being provided.

Minor changes are proposed to the ground level due to conflicts with underground utilities. The changes to the ground level are the reduction of three Gumbo Limbos from 13 to 11, Washington Palms have been eliminated and four Montgomery Palms relocated to the center medium. There are also proposed changes to the rooftop which are the addition of 281 Green Island Ficus, 22 Silver Saw Palmetto, and additional Beautiful Bamboo.

Due to the safety concerns and the change in the planters on the second story along NE 2nd Avenue and NE 2nd Street, the planters are being relocated from adjacent to the glass railings to the sides of the balconies along the privacy screening. The change of the relocation of the planters slightly changed the count of the planters and the planting count. The Bougainvillea has decreased from 98 to 82 and the Dwarf Clusia has been removed.

A Landscape Maintenance Agreement amendment is required for the trees in the right of way along with a Light Pole Maintenance agreement.

Architectural Elevations Analysis

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. 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.

2. 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.
3. 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.
4. 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 architectural elevation changes consist of the planters on the second-floor balcony on NE 2nd Avenue and NE 2nd Street being relocated from parallel or adjacent to the balconies to perpendicular to the balcony. This was done for safety concerns for the hotel guest. As a result, a slight reduction of planters is being proposed as well as the plant material which was discussed above.