



*Development Services Department*

**BOARD ACTION REPORT – APPEALABLE ITEM**

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**Project Name:** Delray Beach Club (2021-182)

**Project Location:** 2001 S. Ocean Blvd

**Request:** Class I Site Plan Modification

**PCN:** 12-43-46-28-00-000-1111

**Board:** Site Plan Review and Appearance Board

**Meeting Date:** August 11, 2021

**Board Vote:** (5-0)

**Board Action:**

Approved the Class I Site Plan Modification (5-0 vote) for Delray Beach Club, by finding the request is consistent with the Comprehensive Plan and Land Development Regulations.

**Project Description:**

The proposed modifications include a new Porte Cochere structure and minor elevations changes to the North, East and West Elevations of the structure. The modification includes the removal of windows, door and stairs from the center of the north façade and the installation of two windows, a door, and stairs. The stairs will consist of a 1 ½” Aluminum Guard and Handrail and painted, galvanized metal. The proposed Porte Cochere structure will remain in the same footprint of the previous awning Porte Cochere. The structure is proposed to be taller than the original awning and will be approximately 15’ 10.5” high. Between the Porte Cochere and the principal structure is an additional roof to cover the entrance of the Clubhouse. On the eastern elevation, the center window is larger than the surrounding windows, therefore, it will be modified to match the size of the remainder of the windows of the east elevation. The southern elevation has no changes. All modifications are in harmony with the surrounding structures on site. The proposal includes an updated color palette to provide a fresh and updated look to the structure.

**Board Comments:**

N/A

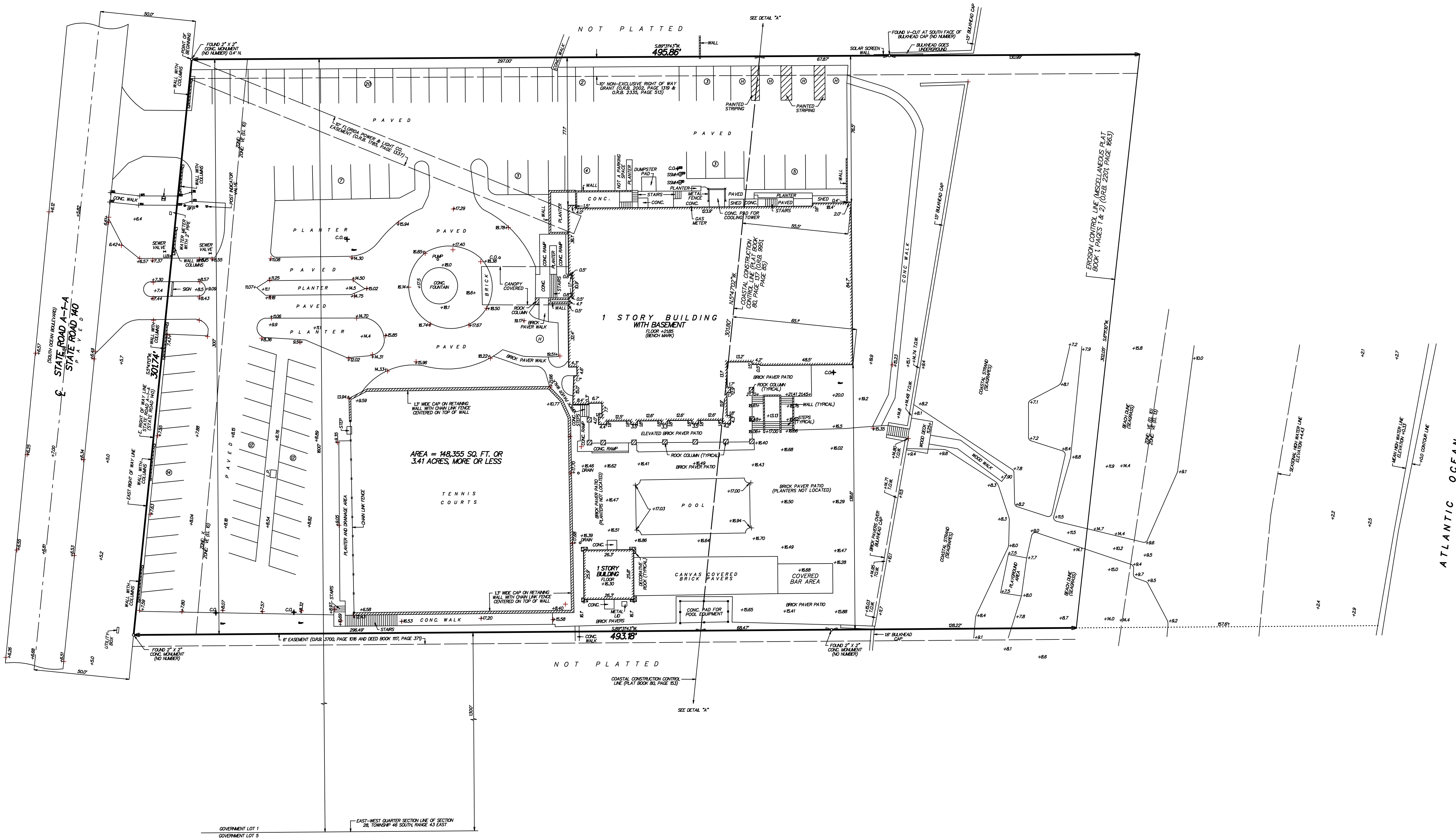
**Public Comments:**

N/A

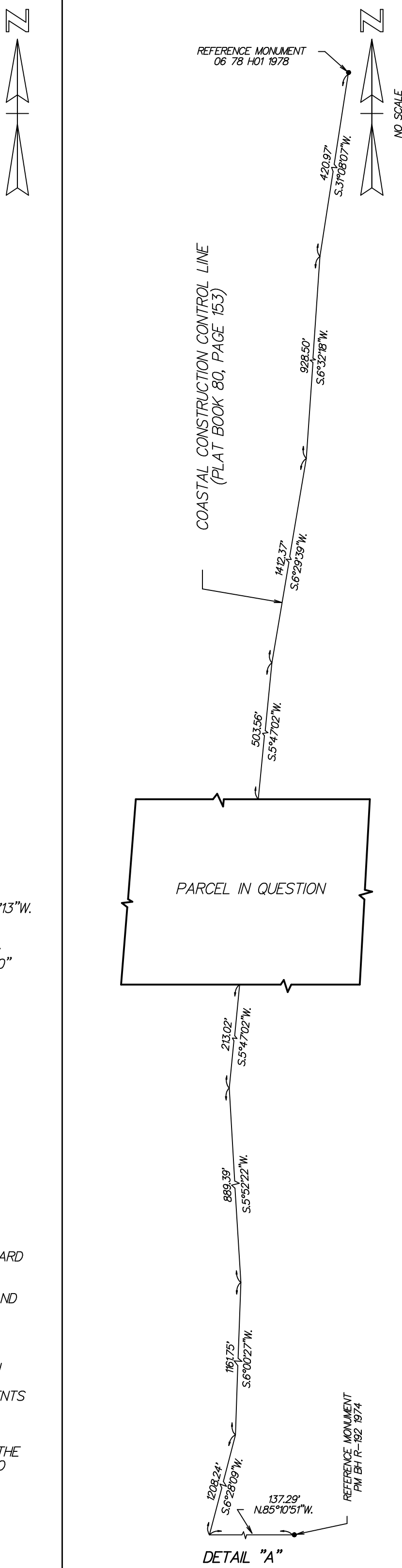
**Associated Actions:**

N/A

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



**LEGEND:**  
CL = CENTERLINE  
CONC = CONCRETE  
THE EAST, RIGHT OF WAY LINE OF STATE ROAD A-1-A IS ASSUMED TO BEAR S.5°41'13"W.  
+18.25 = ELEVATION BASED ON NORTH AMERICAN VERTICAL DATUM 1988, SOURCE: PALM BEACH COUNTY BENCH MARK "M-310"  
W.M. = WATER METER  
O.R.B. = OFFICIAL RECORD BOOK  
L.P. = LIGHT POLE  
BFP = BACKFLOW PREVENTER  
C.O. = SANITARY SEWER CLEAN OUT  
① = HANDICAP PARKING SPACE  
③ = NUMBER OF PARKING SPACES  
FLOOD ZONE: X, VE (EL 10) & VE (EL 13) COMMUNITY PANEL NO. 125102 & 120192  
MAP NO.: 12099C0979F & 12099C0991F  
MAP DATE: OCTOBER 5, 2017  
ALL DIMENSIONS SHOWN BASED ON STANDARD U.S. FOOT  
ALL ANGLES AND DIMENSIONS ARE PLAT AND MEASURED UNLESS STATED OTHERWISE  
THIS SURVEY HAS ACHIEVED A MINIMUM LEVEL OF CLOSURE OF 1 FOOT IN 10,000 FEET AS REQUIRED FOR COMMERCIAL/HIGH RISK PROPERTY CLOSURE WAS ACHIEVED BASED ON A REDUNDANCY OF MEASUREMENTS FOR VERTICAL HORIZONTAL AND ANGULAR DIMENSIONS.  
NO TITLE WAS REVIEWED OR SEARCH OF THE PUBLIC RECORDS WAS MADE IN REGARD TO EASEMENTS THAT MAY AFFECT SUBJECT PARCEL  
NO SUBSURFACE SEARCH WAS MADE FOR UTILITIES OR UNDERGROUND FOOTERS



**MAP OF BOUNDARY SURVEY**  
PARCEL OWNER: DELRAY CLUB LLC  
SITE ADDRESS: 2001 SOUTH OCEAN BOULEVARD, DELRAY BEACH, FLORIDA 33483  
PARCEL ID. NO.: 12-43-46-28-00-000-1111

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 55-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Paul D. Engle  
SURVEYOR & MAPPER #5708

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL, RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

**O'BRIEN, SUITER & O'BRIEN, INC.**  
LAND SURVEYORS

CERTIFICATE OF AUTHORIZATION #LB353  
SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE: PAUL D. ENGLE  
955 N.W. 17TH AVENUE, SUITE K-1, DELRAY BEACH, FLORIDA 33445  
(561) 276-4501 732-3279 FAX 276-2390

DATE OF SURVEY JULY 20, 2020	SCALE: 1" = 30'
FIELD BOOK D.247	ORDER NO. 69-439db "D"
PAGE NO. 43	

**DESCRIPTION:**

THAT PORTION OF THE FOLLOWING DESCRIBED PROPERTY LYING EAST OF THE CENTERLINE OF STATE ROAD NO. 140:

A PART OF SECTION 28, TOWNSHIP 46 SOUTH, RANGE 43 EAST, BEING ALL THAT PART OF THE NORTH HALF (N1/2) OF SECTION 28, SIXTEEN HUNDRED FEET (MEASURED AT RIGHT ANGLES TO THE EAST AND WEST QUARTER SECTION LINE THROUGH SAID SECTION) OF THAT PART OF SAID SECTION WHICH LIES NORTH OF THE EAST AND WEST QUARTER SECTION LINE THROUGH SAID SECTION AND LIES EAST OF THE EASTERLY RIGHT-OF-WAY LINE OF THE INTRACOASTAL WATERWAY (FLORIDA EAST COAST CANAL) TOGETHER WITH ALL RIPARIAN RIGHTS AND LITTORAL RIGHTS THEREUNTO BELONGING OR IN ANYWISE APPERTAINING AND SUBJECT TO RIGHT-OF-WAY THROUGHOUT, RUNNING NORTHERLY AND SOUTHERLY THROUGH SAID TRACT, AS HERETOFORE CONVEYED TO THE STATE OF FLORIDA FOR STATE ROAD NO. 140, THE SAID EAST AND WEST QUARTER SECTION LINE THROUGH SAID SECTION 28 IS ESTABLISHED BY AGREEMENT BETWEEN BESSEMER PROPERTIES INCORPORATE AND BASSETT W. MITCHELL AND MARY STARR MITCHELL, HIS WIFE, DATED NOVEMBER 20, 1941, RECORDED IN DEED BOOK 642, PAGE 474, OF THE PALM BEACH COUNTY, FLORIDA, PUBLIC RECORDS.

**ALSO DESCRIBED AS FOLLOWS:**

THAT PORTION OF THE NORTH HALF (N1/2) OF SECTION 28, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF STATE ROAD A-1-A (STATE ROAD 140) AND A LINE 1600 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTH HALF (N1/2) OF SAID SECTION 28; THENCE N.89°31'43"E, ALONG SAID PARALLEL LINE, A DISTANCE OF 495.86 FEET, MORE OR LESS, TO THE MEAN HIGH WATER LINE OF THE ATLANTIC OCEAN AS SHOWN ON THE MAP OF EROSION CONTROL LINE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MISCELLANEOUS PLAT BOOK 1, PAGES 1 AND 2, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S.6°11'30"W, ALONG SAID EROSION CONTROL LINE, A DISTANCE OF 302.05 FEET, MORE OR LESS, TO A POINT ON A LINE 1300 FEET NORTH OF AND PARALLEL TO THE SAID SOUTH LINE OF THE NORTH HALF (N1/2) OF SAID SECTION 28; THENCE S.89°31'43"W, ALONG SAID PARALLEL LINE, A DISTANCE OF 493.18 FEET, MORE OR LESS, TO A POINT ON THE SAID EAST RIGHT OF WAY LINE OF STATE ROAD A-1-A (STATE ROAD 140); THENCE N.5°41'13"E, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 301.74 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.



SIGNATURE \_\_\_\_\_  
REINALDO A. GOMEZ  
APR 01/17/16

CONSULTANTS:



PROJECT NAME:

**EXTERIOR & INTERIOR  
RENOVATION  
DELRAY BEACH CLUB  
2001 South Ocean Blvd.  
Delray Beach, FL**

REVISIONS:  
1 02/12/21 INFORMATION  
CLARIFICATION

DATE: 12-18-20  
PERMIT REVIEW SET

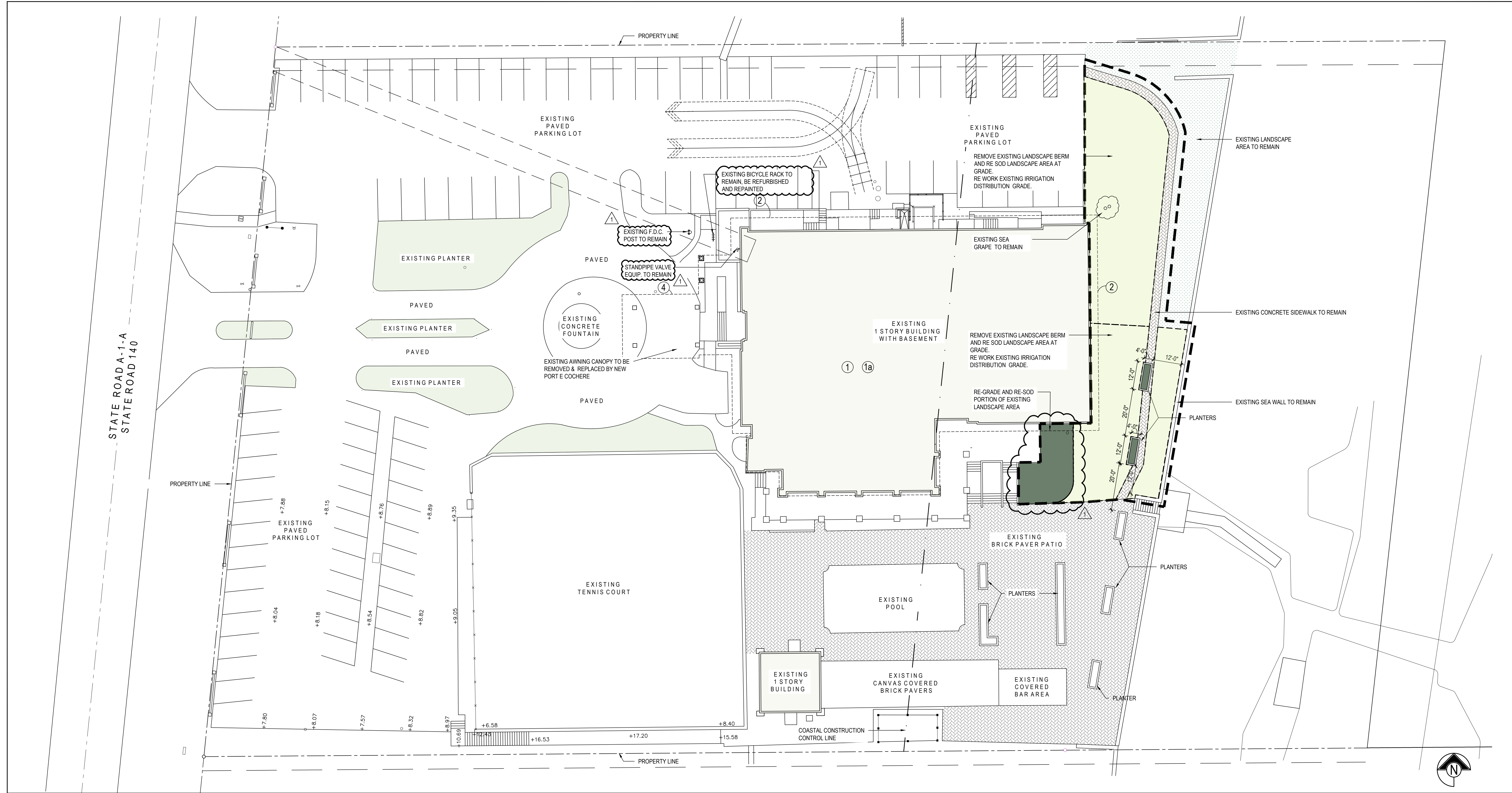
DRAWN: AES REVIEW EL

SCALE: AS NOTED

DRAWING TITLE:  
**SITE PLAN**

SHEET No:

**SP-100**



**2 SITE PLAN**  
SCALE: 1" = 20'-0"

**4 NOT USED**  
SCALE: N.T.S.

**3 SCOPE OF WORK**  
SCALE: N.T.S.

**SCOPE OF WORK**

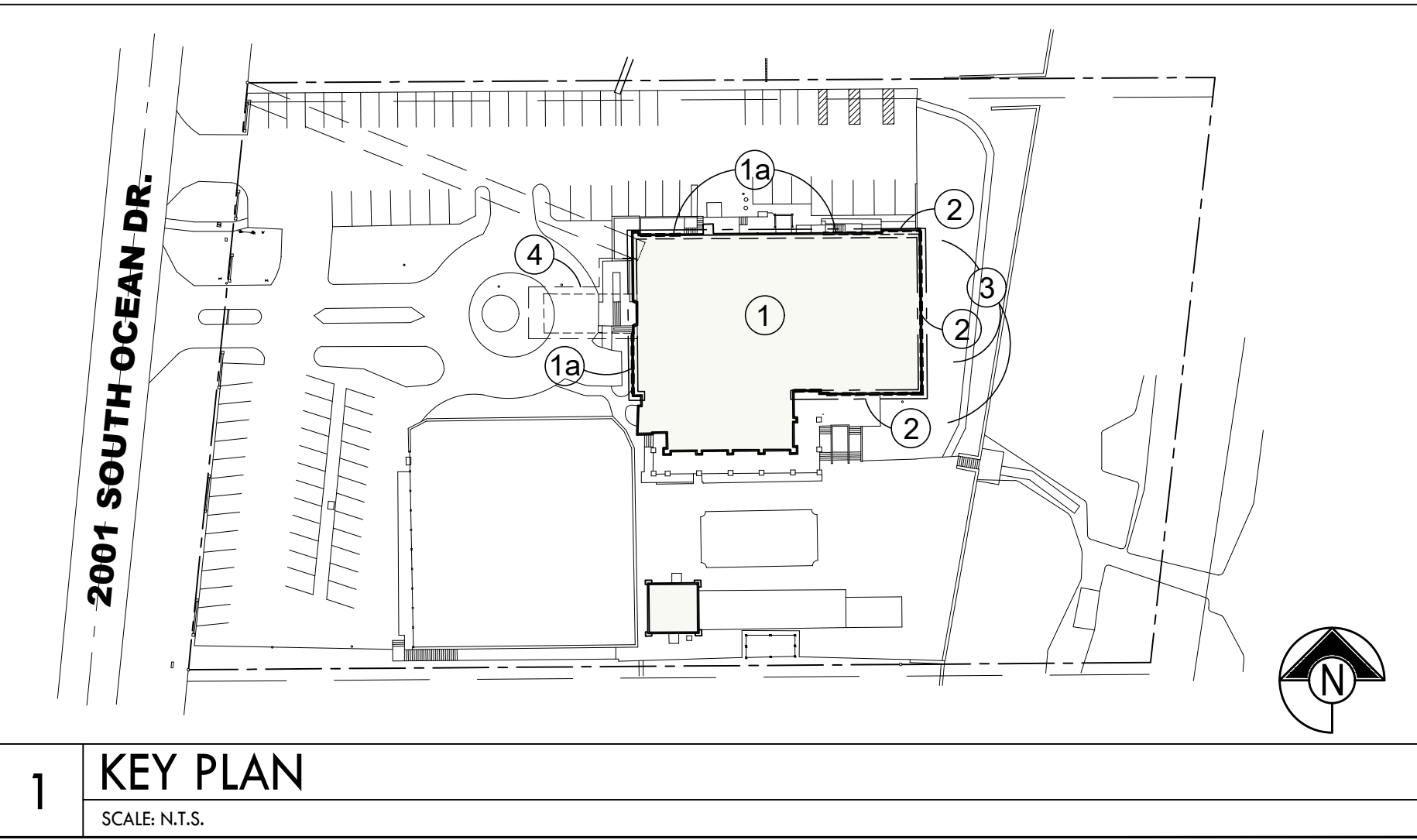
PROJECT PHASE ①  
-- INTERIOR RENOVATIONS

PROJECT PHASE ①a  
-- EXTERIOR WINDOW REPLACEMENTS

PROJECT PHASE ②  
-- EXTERIOR ROOF FASCIA / SOFFIT  
REPAIR & REPLACEMENT

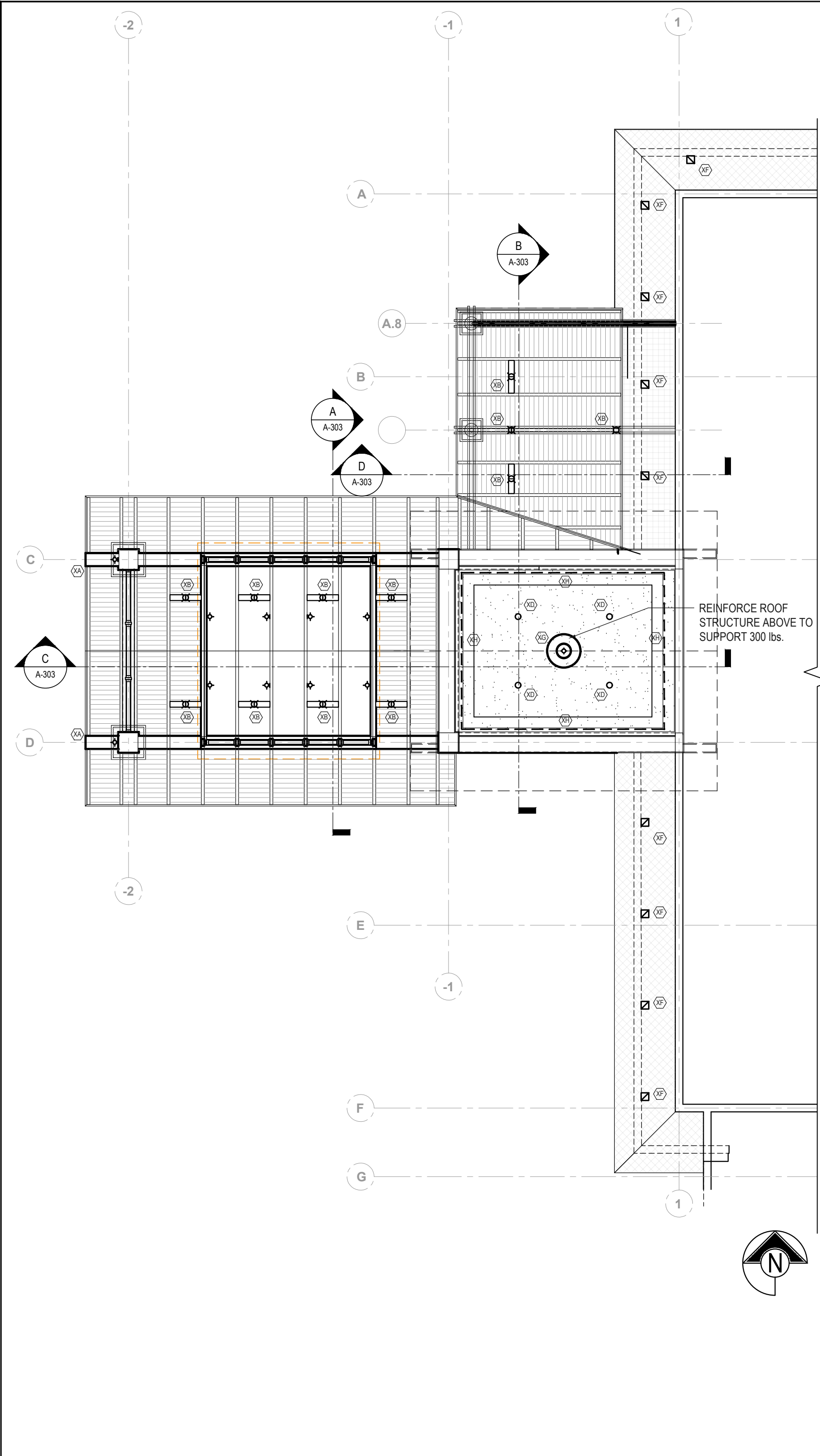
PROJECT PHASE ③  
-- REAR LANDSCAPE / PAVER WORK  
(SEE SHT. A-001)

PROJECT PHASE ④  
-- ENTRY PORTE-COCHERE  
(ADA REPAIR & COMPLIANCE)

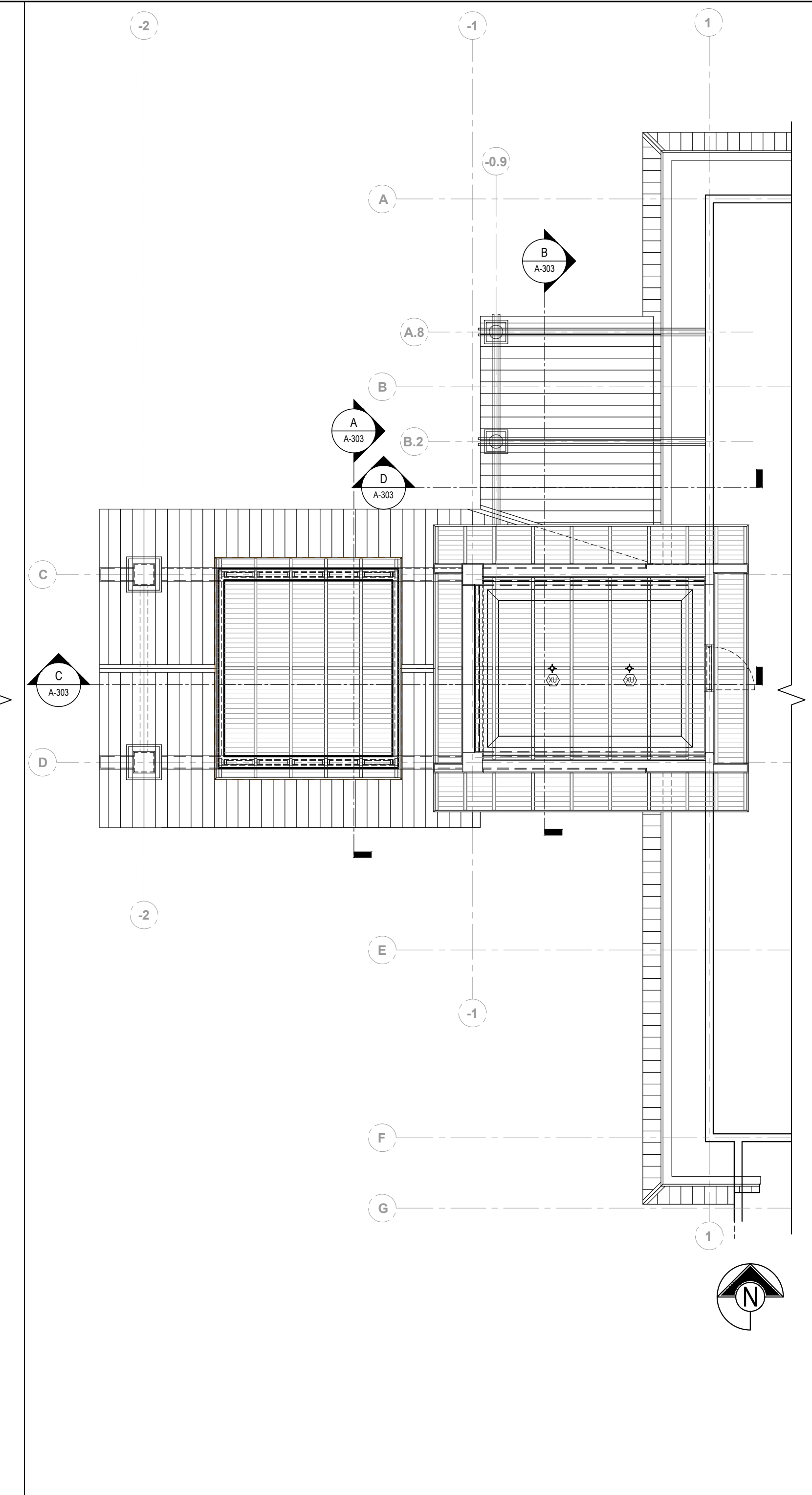


**1 KEY PLAN**  
SCALE: N.T.S.

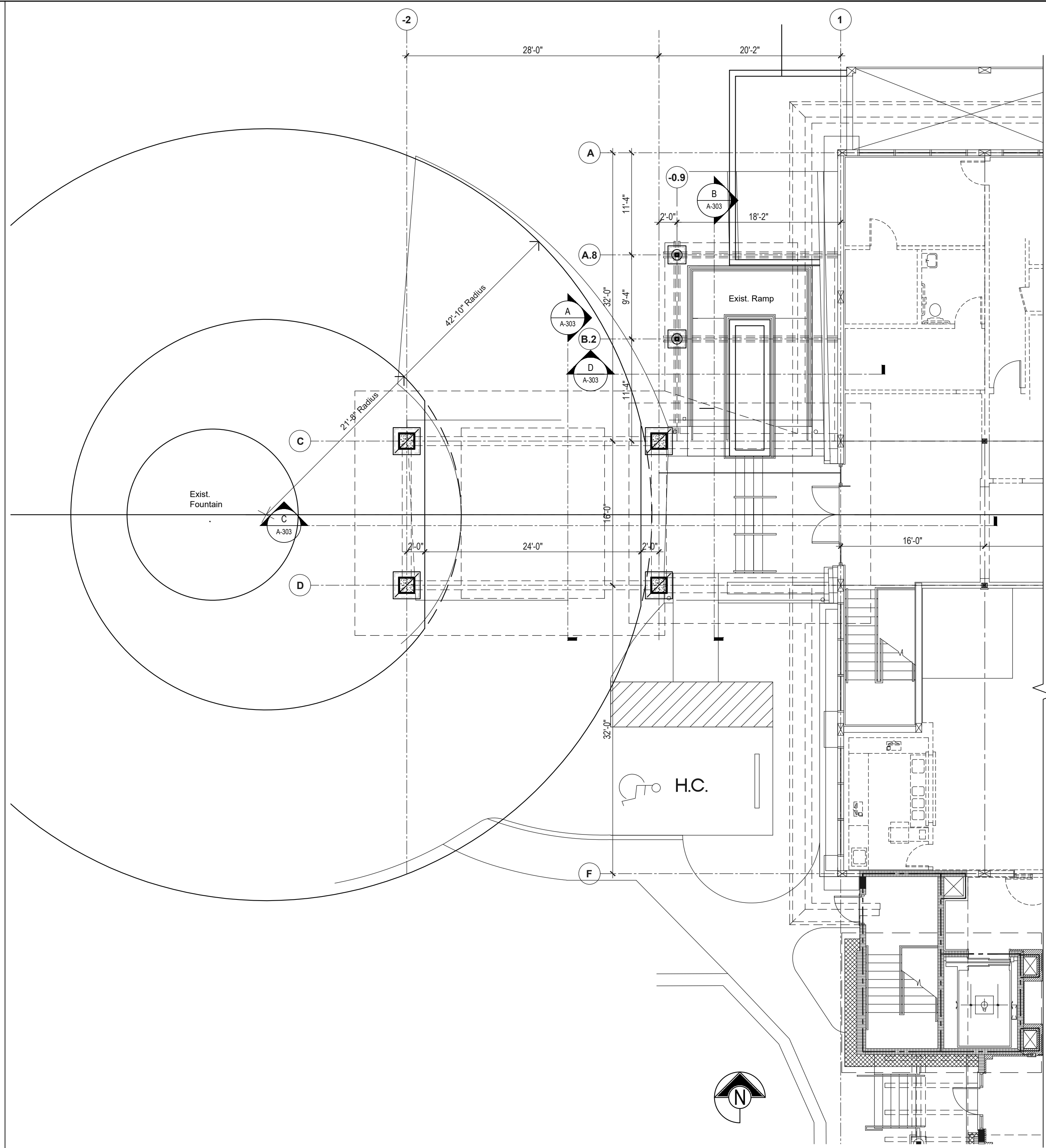




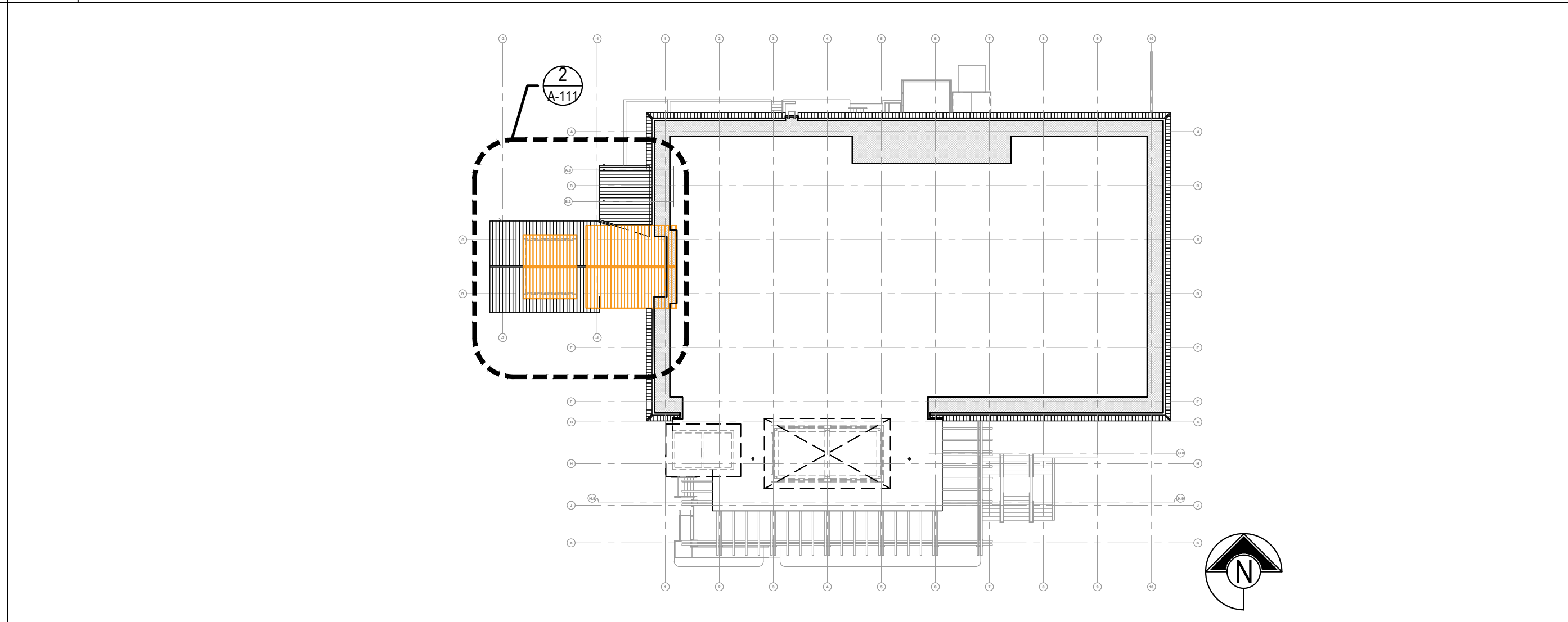
4 PARTIAL LOWER ROOF REFLECTED CEILING PLAN  
SCALE: 1/8" = 1'-0"



3 PARTIAL UPPER ROOF REFLECTED CEILING PLAN  
SCALE: 1/8" = 1'-0"



2 PARTIAL PLAN - PORTE COCHERE (West Elevation Face)  
SCALE: 1/8" = 1'-0"



1 KEY PLAN  
N.T.S.

**ONE A**  
architecture

1100 CORPORATE DR  
BOYNTON BEACH, FL 33496  
AA-26003520

STATE OF FLORIDA  
REINALDO A. GOMEZ  
APR 01/17/16  
REGISTERED PROFESSIONAL ARCHITECT  
12/18/20  
SIGNATURE REINALDO A. GOMEZ APR 01/17/16  
CONSULTANTS:

Northlake  
studio

PROJECT NAME:

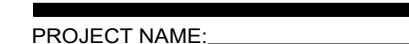
**EXTERIOR & INTERIOR  
RENOVATION  
DELRAY BEACH CLUB  
2001 South Ocean Blvd.  
Delray Beach, FL**

REVISIONS:

DATE	12-18-20
PERMIT REVIEW SET	
DRAWN	AES REVIEW EL
SCALE	AS NOTED
DRAWING TITLE:	PROP. ENTRY PLAN AND REFLECTED CEILING PLANS
SHEET No:	<b>A-111</b>

ISSUED FOR PERMIT & PRICING 12/18/20





REVISIONS: \_\_\_\_\_

4 05/28/21 FIELD COORD'N.

DATE 12 18 20

DATE 12-18-20  
PERMIT REVIEW SE

DRAWN: AES REVIEW: E

SCALE AS NOTED

DRAWING TITLE:

## ROOF PLAN

SHEET No: \_\_\_\_\_

**A 100**

**A-120**



TYPICAL EXIST. FLAT ROOFING NOTE  
GAF "EVERGUARD EXTREME" 60 MIL  
REINFORCED SINGLE-PLY TPO MEMBRANE  
ROOFING, AND APPROPRIATE ACCESSORIES  
LISTED THEREIN (NOA No. 19-1028.04, OR  
APPRVD. EQUAL),  
SECURED TO EXISTING ISO-INSULATED DECK AS  
SPECIFIED BY MANUFACTURE'S  
SPECIFICATIONS.  
ROOF FINISH COLOR: MATCH EXISTING



DEMOLITION KEYNOTES

- [A] EXISTING WINDOW AND WINDOW FRAME TO BE REMOVED. REFER TO ARCHITECTURAL DRAWINGS FOR NEW INFILL. PATCH SURFACES TO RECEIVE NEW INFILL.
- [B] EXISTING DOOR AND DOOR FRAME TO BE REMOVED. REFER TO ARCHITECTURAL DRAWINGS FOR NEW INFILL. PATCH SURFACES TO RECEIVE NEW INFILL.
- [C] EXISTING ROOF SOFTIT AND FASCIA TO BE REMOVED. REFER TO STRUCTURAL DRAWINGS FOR INFILL. PATCH CONCRETE WALL TO MATCH ADJACENT SURFACE.
- [D] EXISTING STORM SHUTTERS TO BE REMOVED. PATCH CONCRETE WALL TO MATCH ADJACENT SURFACE.
- [E] CUT AND REMOVED PORTION OF EXISTING CONCRETE WALL. TO ACCOMMODATE NEW WINDOW. PATCH AND REPAIR EXISTING CONCRETE WALL TO MATCH ADJACENT SURFACE.
- [F] EXISTING ENTRANCE CANOPY TO BE REMOVED AND REPLACED WITH A NEW ONE AS DIRECTED BY THE ARCHITECT.
- [G] EXISTING LOADING DOCK AWNING TO BE REMOVED AND REPLACED WITH A NEW ONE AS DIRECTED BY THE ARCHITECT.
- [H] EXISTING CORAL STONE FINISH TO BE REMOVED. REPAIR AND PREPARE SURFACE TO RECEIVE NEW FINISH AS DIRECTED BY THE ARCHITECT.
- [I] EXISTING KNEE WALL AND PLANTER BOXES TO BE REMOVED. REFER TO STRUCTURAL DRAWINGS FOR INFILL. PATCH CONCRETE WALL TO MATCH ADJACENT SURFACE.
- [J] EXISTING STORAGE SHED TO BE REMOVED.
- [K] EXISTING METALLIC SERVICE LEADER TO BE REMOVED AND REPLACED. SEE STRUCTURAL DRAWINGS FOR DETAILS.
- [L] EXISTING DOOR WITH TRANSOM, SIDELITES AND DOOR FRAME TO BE REMOVED. REFER TO STRUCTURAL DRAWINGS FOR INFILL. PATCH CONCRETE WALL TO MATCH ADJACENT SURFACE.
- [M] EXISTING RAILING TO BE REMOVED AND REPLACED.

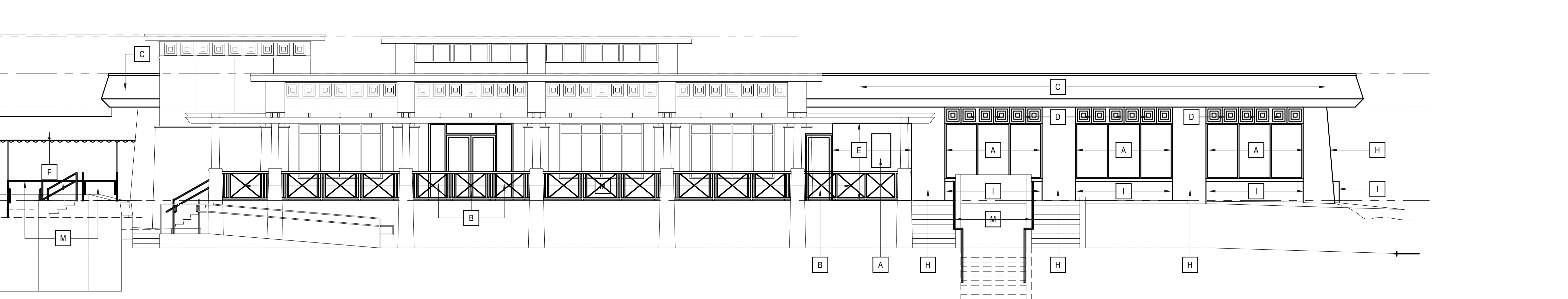
1 EAST ELEVATION - OCEAN SIDE

SCALE: 1/8" = 1'-0"



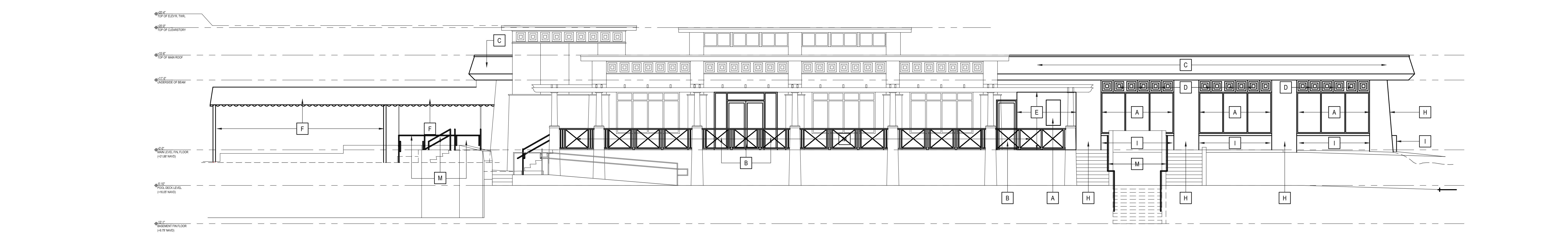
3 WEST ELEVATION - FRONT (STREET SIDE)

SCALE: 1/8" = 1'-0"



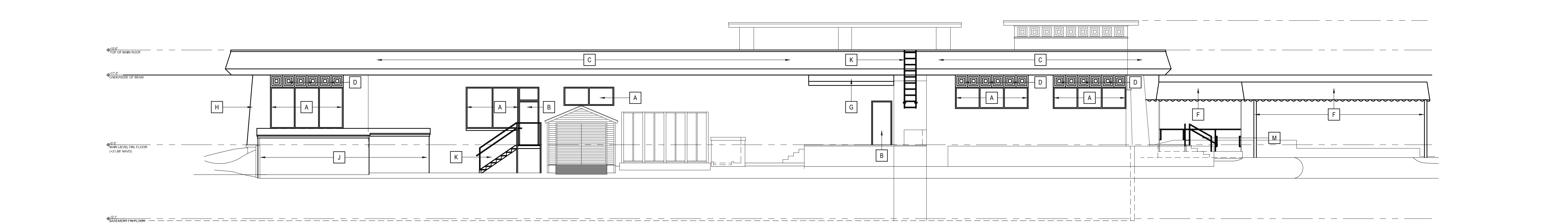
2 DEMOLITION NOTES

SCALE: N.T.S.



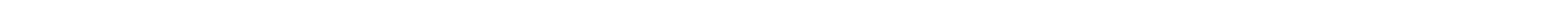
3 SOUTH ELEVATION - RIGHT SIDE

SCALE: 1/8" = 1'-0"



1 NORTH ELEVATION - LEFT SIDE

SCALE: 1/8" = 1'-0"



SIGNATURE  
REINALDO A. GOMEZ  
ASE 001376

CONSULTANTS :



PROJECT NAME:

EXTERIOR & INTERIOR  
RENOVATION  
DELRAY BEACH CLUB  
2001 South Ocean Blvd.  
Delray Beach, FL

REVISIONS:

DATE 12-18-20  
PERMIT REVIEW SET  
DRAWN : AES REVIEW EL  
SCALE AS NOTED

DRAWING TITLE:  
EXISTING  
ELEVATIONS  
SHEET No:  
AE-200

SIGNATURE  
REINALDO A. GOMEZ  
ASE 0010706

CONSULTANTS :



PROJECT NAME:

EXTERIOR & INTERIOR  
RENOVATION  
DELRAY BEACH CLUB  
2001 South Ocean Blvd.  
Delray Beach, FL

REVISIONS:

DATE 12-18-20  
PERMIT REVIEW SET  
DRAWN : AES REVIEW EL

SCALE AS NOTED

DRAWING TITLE:  
PROPOSED BUILDING  
ELEVATIONS

SHEET No:

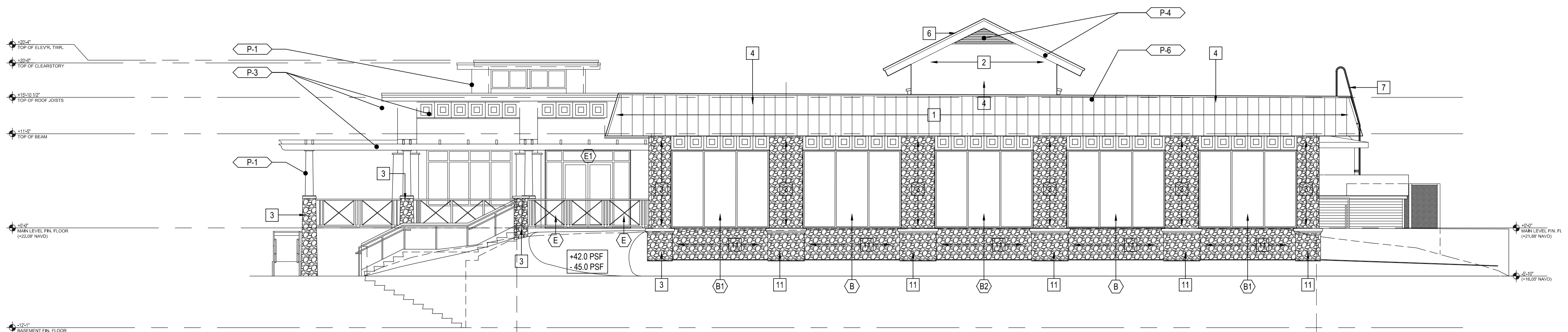
A-200

PROPOSED ELEVATION NOTES:

- NEW PRE-FAB METAL TRUSS AND O.H. MANSARD .  
SEE NOTES ON SHEET A-120.
- 5/8" SMOOTH STUCCO FINISH TO MATCH EXISTING ON  
C.M.U. WALL AREAS NEWLY EXPOSED. PATCH WITH  
SMOOTH STUCCO TO MATCH EXISTING ON AREAS THAT  
REQUIRE.
- EXISTING NATIVE CORAL RUBBLE STONE TO REMAIN.
- EXISTING FLOOD LIGHT TO BE REPLACED AND RELOCATED.  
SEE ARCHITECTURAL PLANS.
- NEW C.M.U. INFILL. PATCH WITH STUCCO FINISH TO MATCH  
EXISTING.
- NEW PRE-FAB METAL TRUSS AND METAL ROOF COVERED  
ADDITION. SEE NOTES ON SHEET A-120.
- NEW PAINTED, GALV. METAL ROOF ACCESS LADDER .  
SEE SHOP DRAWINGS.
- STRUCTURAL STEEL TUBE COLUMN WITH EPOXY  
COATING CONCEALED WITHIN DECORATIVE SMOOTH  
TAPERED ORNAMENTAL PRECAST CONCRETE COLUMN.
- 1 1/2" O.D. ALUMINUM GUARD AND HAND RAIL.
- NEW PAINTED, GALV. METAL SERVICE STAIR .  
SEE SHOP DRAWINGS.
- NEW NATIVE CORAL RUBBLE STONE OVER  
STUCCO ON EXISTING C.M.U.

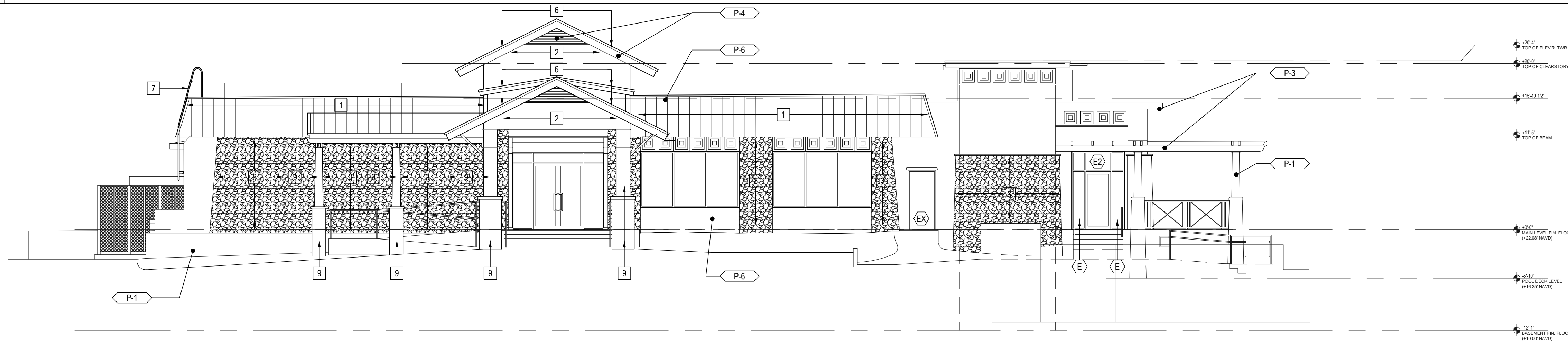
PAINT LEGEND

- P-1 BAIZE GREEN #SW 6429  
(MAIN BODY OF BUILDING)
- P-2 MORNING #SW 6672  
(MOLDED CONCRETE BEAM)
- P-3 WHITE  
(OVERHEAD DOOR)
- P-4 PURE WHITE #SW 7005  
(ALUMINUM LOUVERS & FASCIA)
- P-5 ACCESSIBLE BEIGE #SW 7036  
(STUCCO HEADERS & WINDOW SILLS)
- P-6 SANDSTONE  
METAL ROOFING



1 EAST ELEVATION - OCEAN SIDE

SCALE: 1/8" = 1'-0"

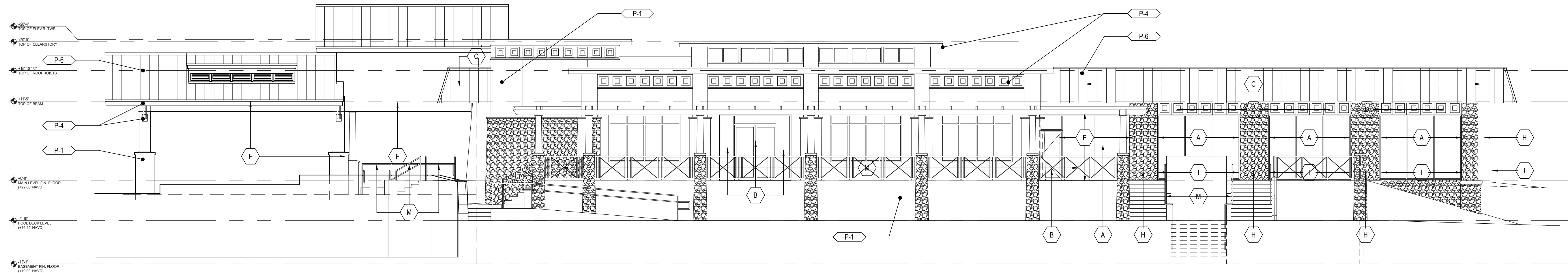


3 WEST ELEVATION - FRONT (STREET SIDE)

SCALE: 1/8" = 1'-0"

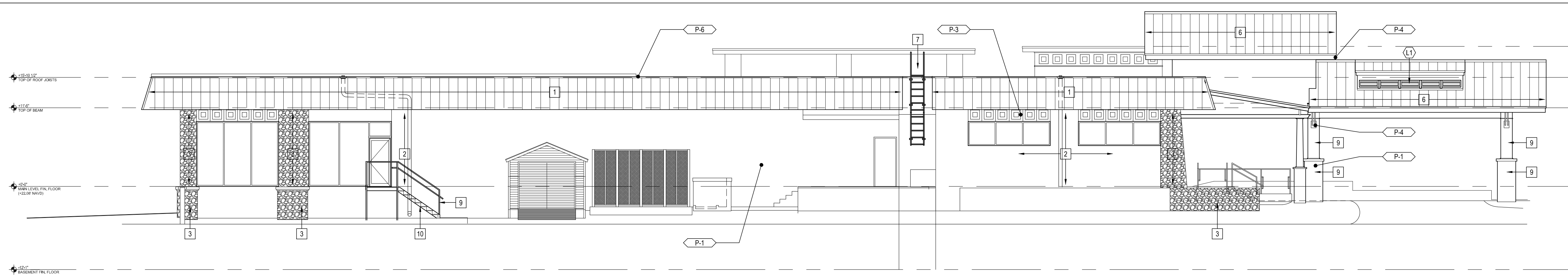
2 ELEVATION NOTES

SCALE: N.T.S.



3 SOUTH ELEVATION - RIGHT SIDE

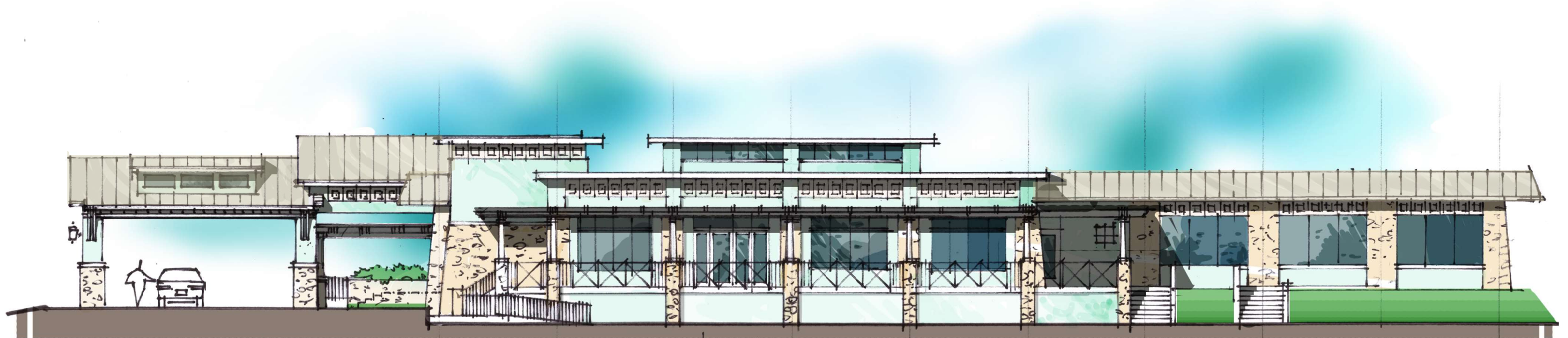
SCALE: 1/8" = 1'-0"



1 NORTH ELEVATION - LEFT SIDE

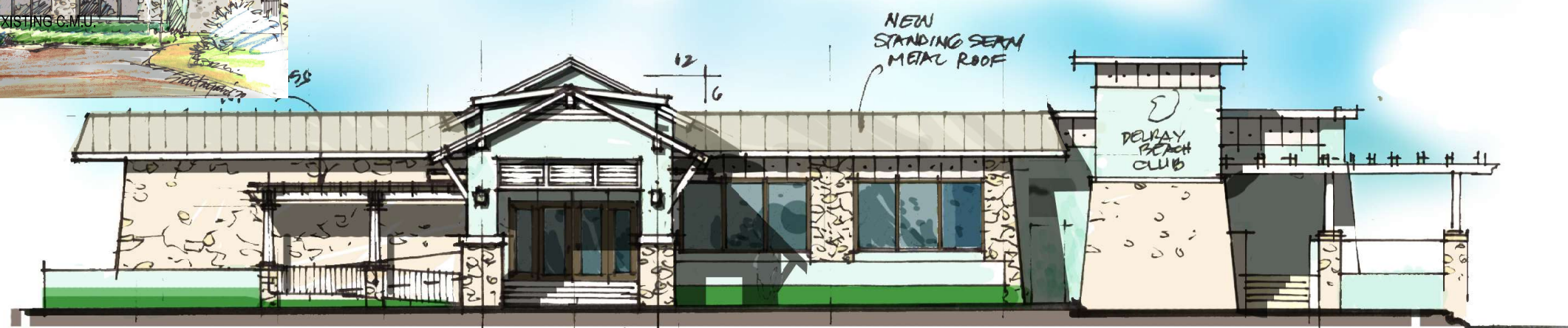
SCALE: 1/8" = 1'-0"





SOUTH ELEVATION

Scale: 1/32" = 1'-0"



WEST ELEVATION

1/32" = 1'-0"



DELRAY BEACH CLUB

**ONE A**  
architecture

2100 CORPORATE DR  
BOYNTON BEACH, FL 33426  
AA-26003520