

The Sanborn

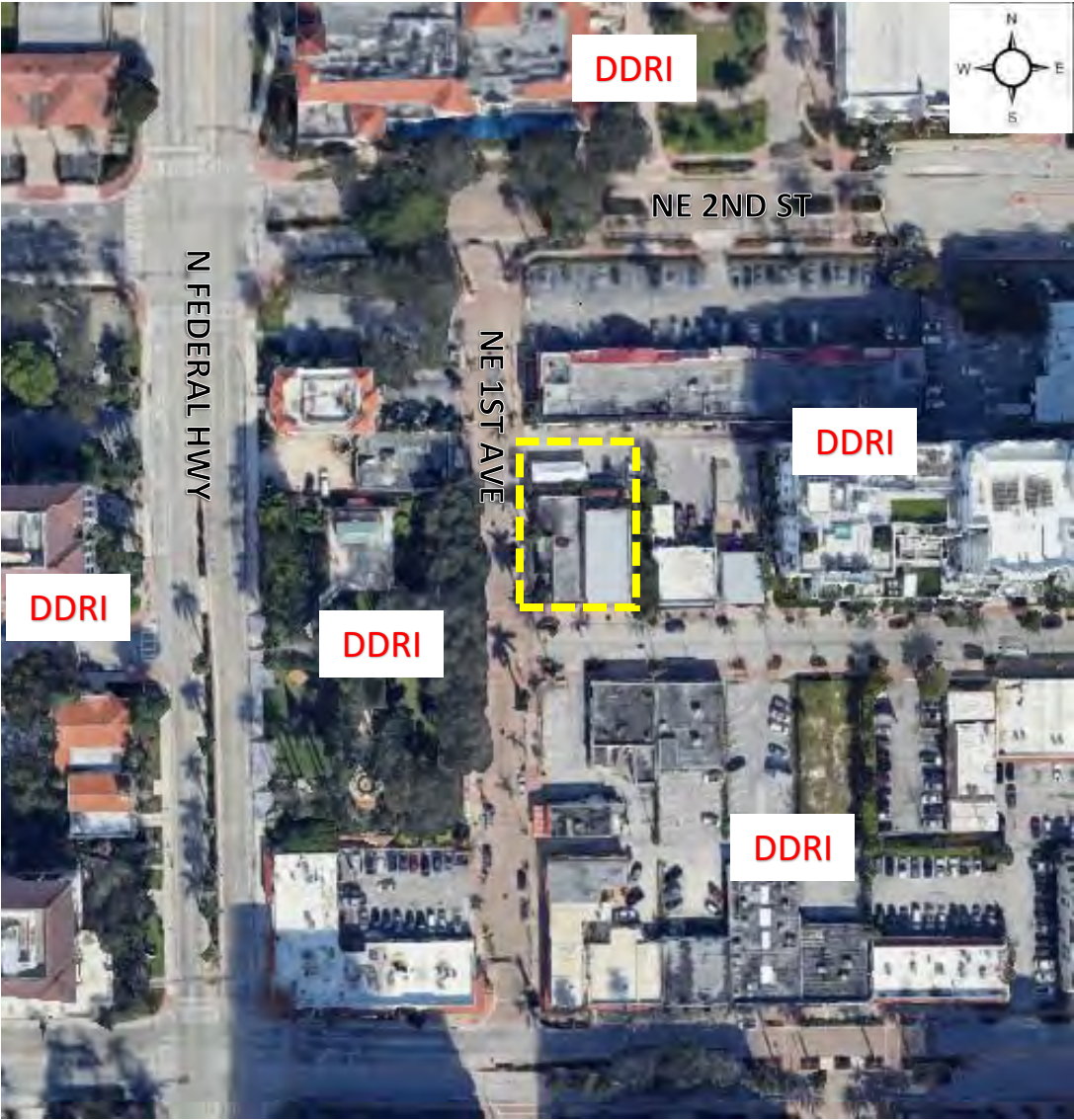


DDRI IDA CRP-25-01

Community Redevelopment Agency

October 13, 2026

PROPERTY LOCATION – 100 NORTHEAST 1ST AVENUE



BACKGROUND / HISTORY

- Original two-story building constructed in 1948, per Palm Beach Property Appraiser.
- City does not have the original building permit number on record.
- No Individual Development Approval has ever been authorized for the property.
- Earliest available City record is a permit card from 1970.
- Historical aerial photographs dated February 14, 1968, confirm the building's existence at that time.

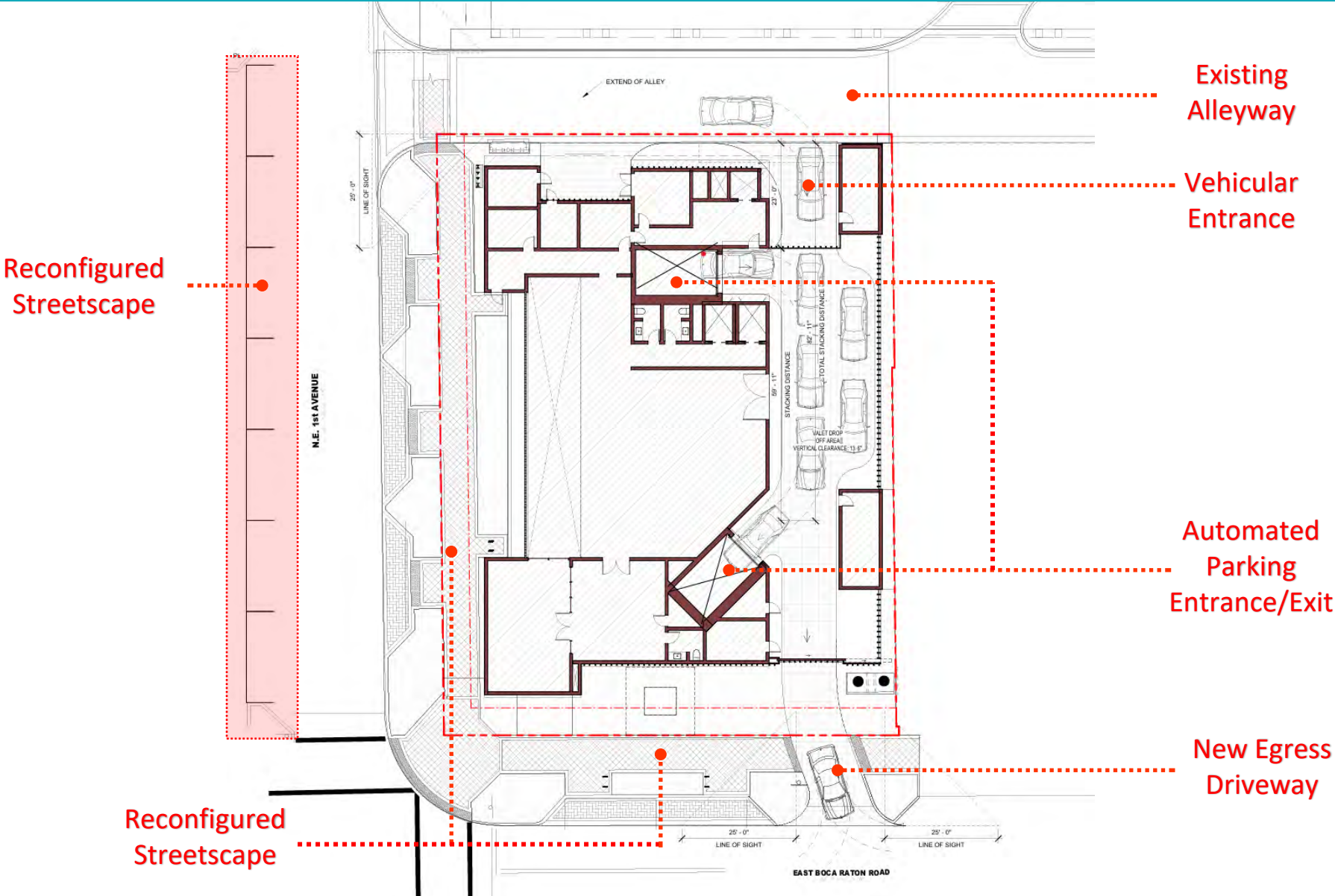
APPLICANT'S REQUEST

DDRI IDA No. CRP-25-01

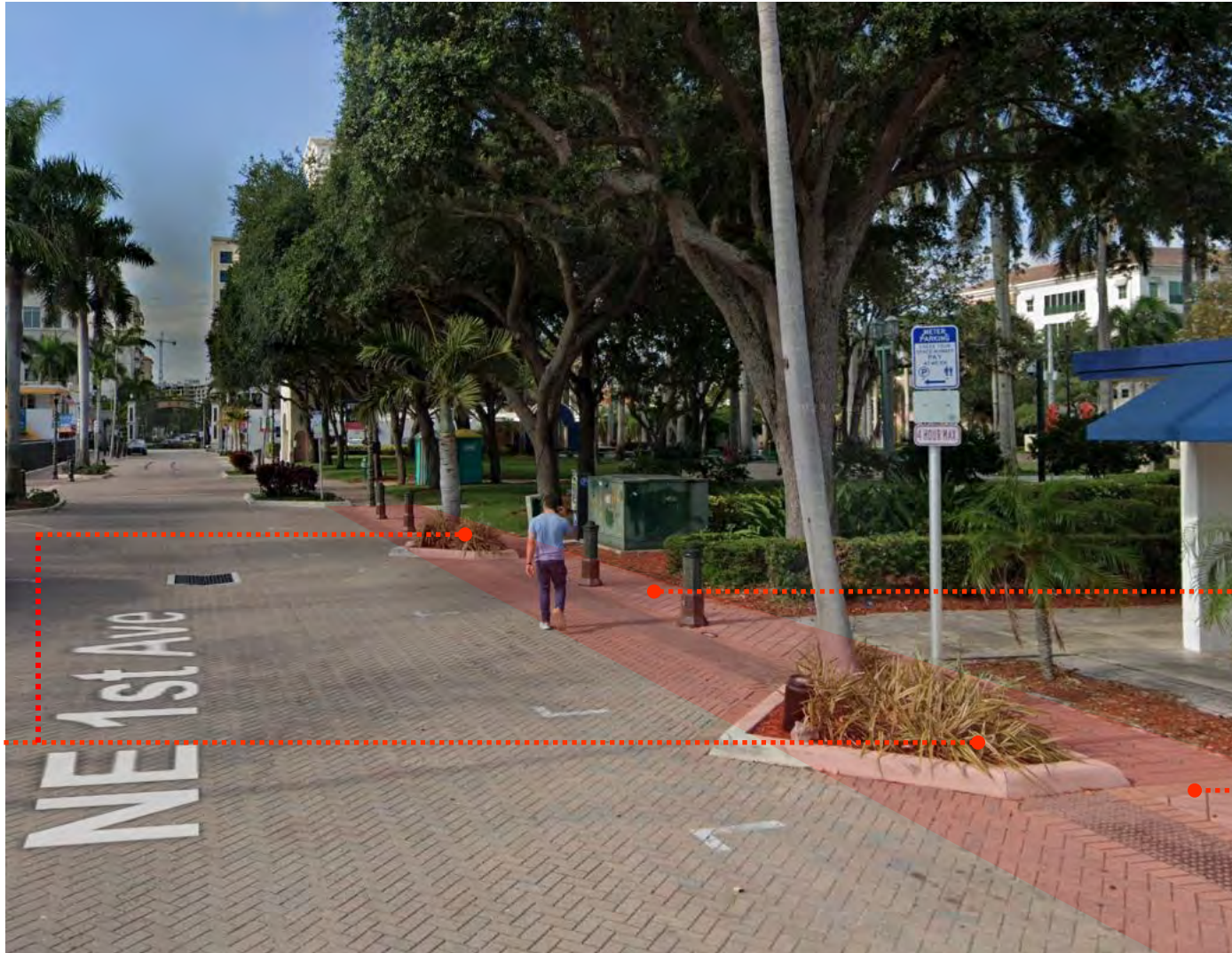
Individual Development Approval to authorize:

- Redevelopment of a new 8-story private club totaling approximately 54,681 square feet.
- Include a 2-level, fully automated, below-grade valet parking structure of roughly 11,200 square feet.
- Implement on-site and off-site improvements, including:
 - Relocation of an on-street parallel parking space.
 - Landscaping enhancements.
 - Hardscape upgrades.
- A transfer of authorized development from Downtown Subarea D to Downtown Subarea B.
- A conversion of uses within Downtown Subarea B.

OVERALL SITE PLAN

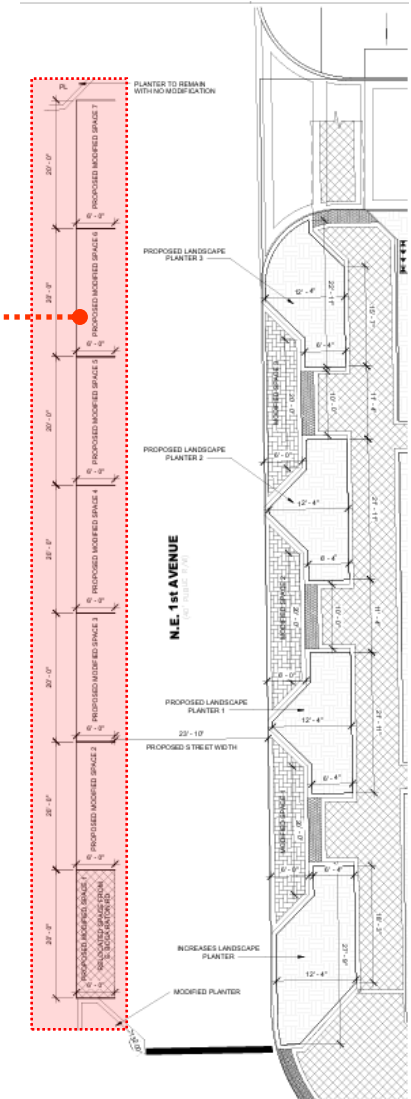


ON-STREET PARKING



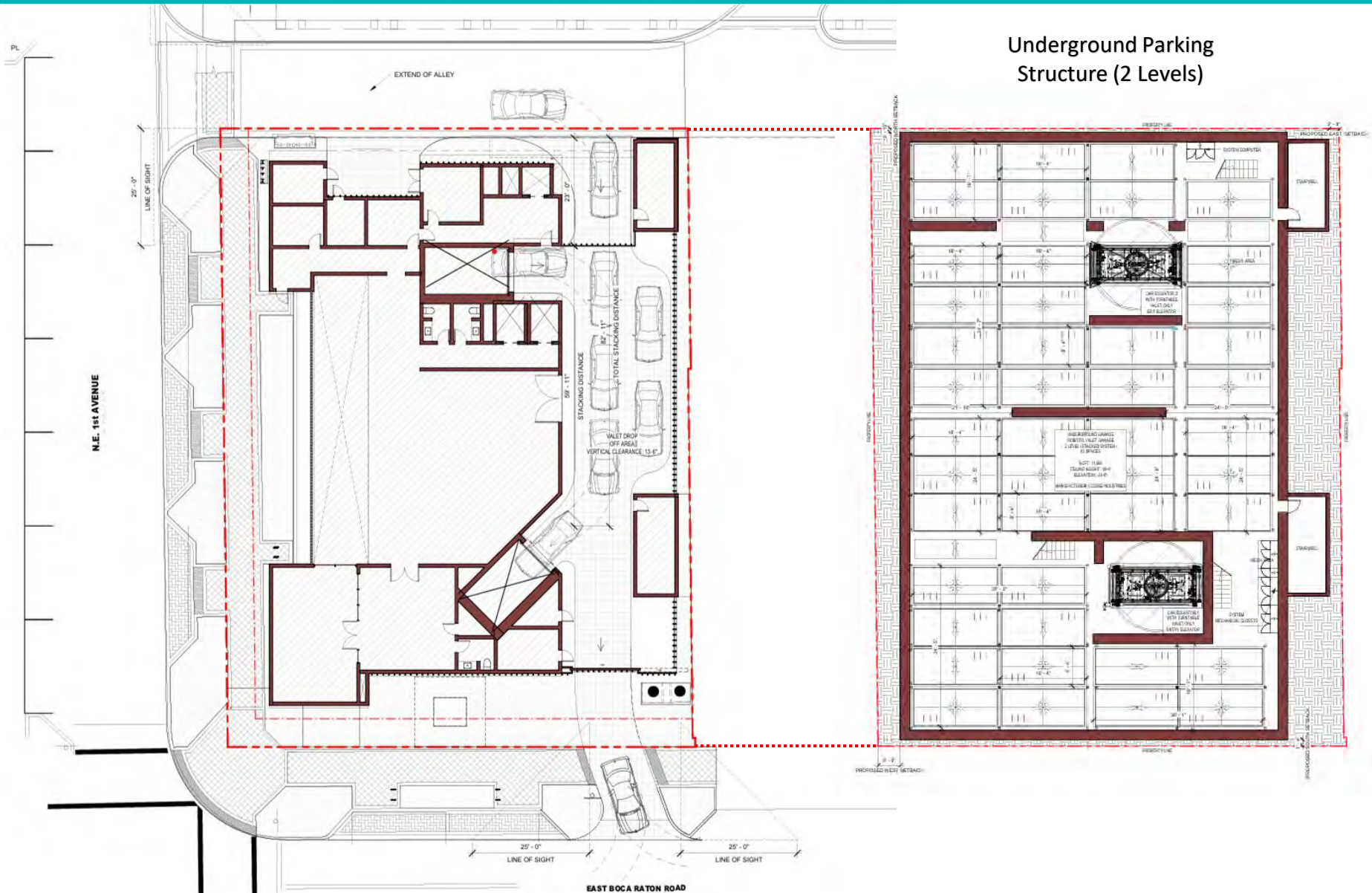
Reconfigured Streetscape

Sidewalk to be Widened



Planters to be Removed

PARKING

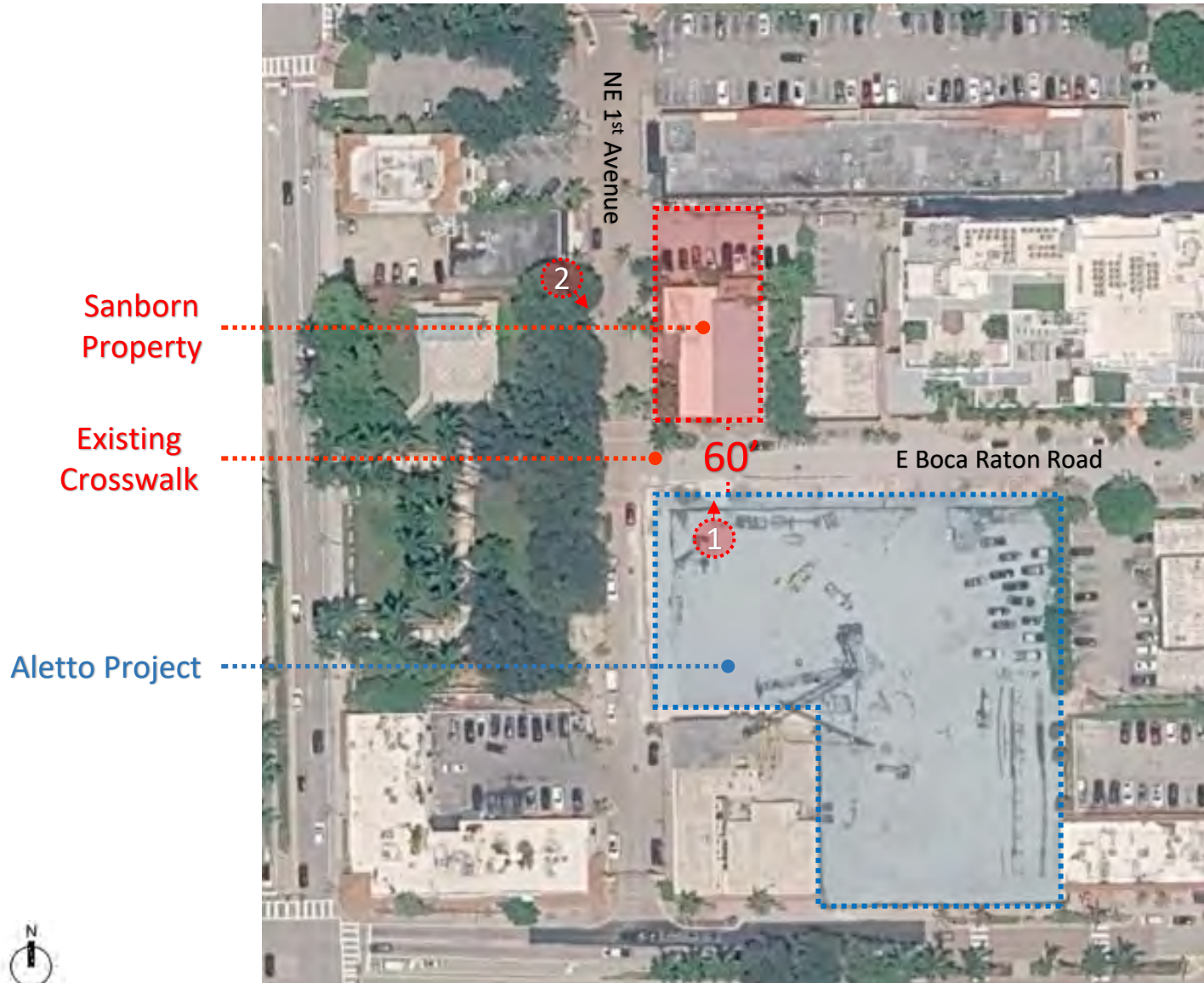


Underground Parking
Structure (2 Levels)

- Required Parking: 183 Parking Spaces
- Provided Parking: 183 Parking Spaces
 - 85 On-Site
 - 98 Off-Site



PARKING



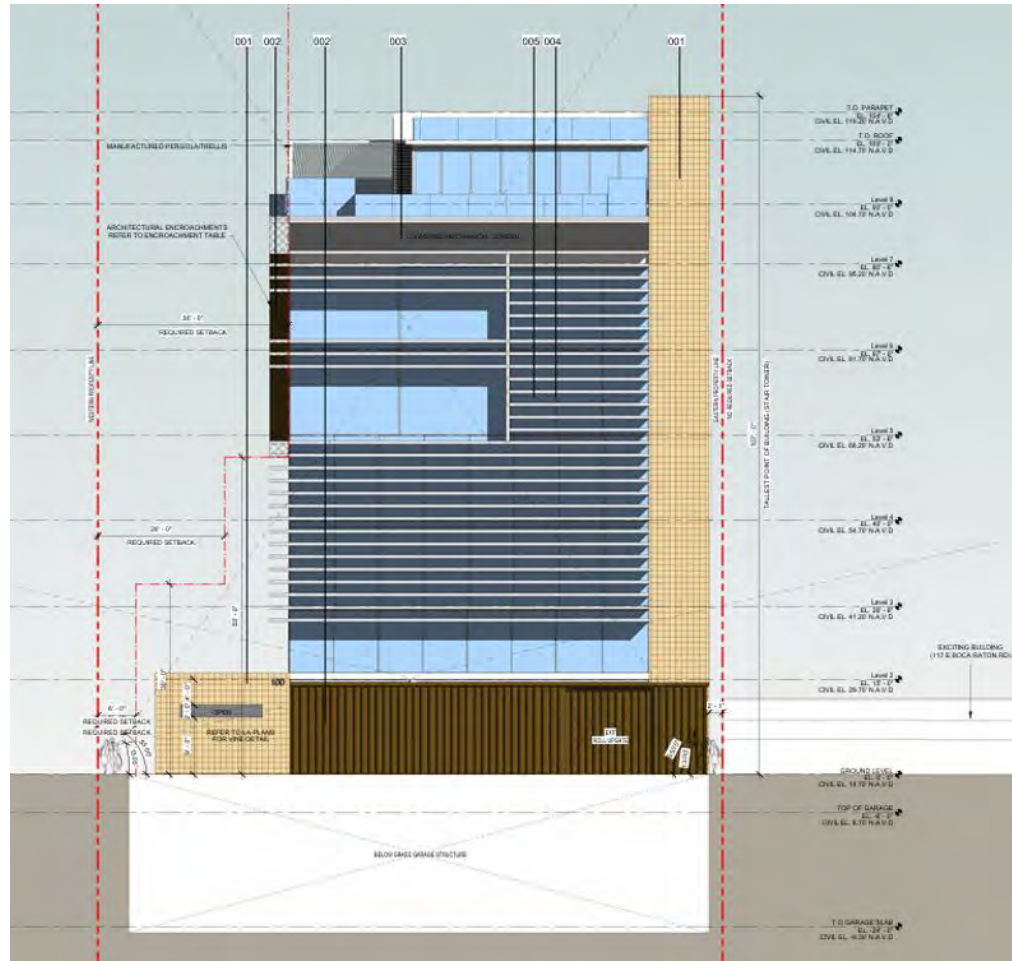
OPEN SPACE



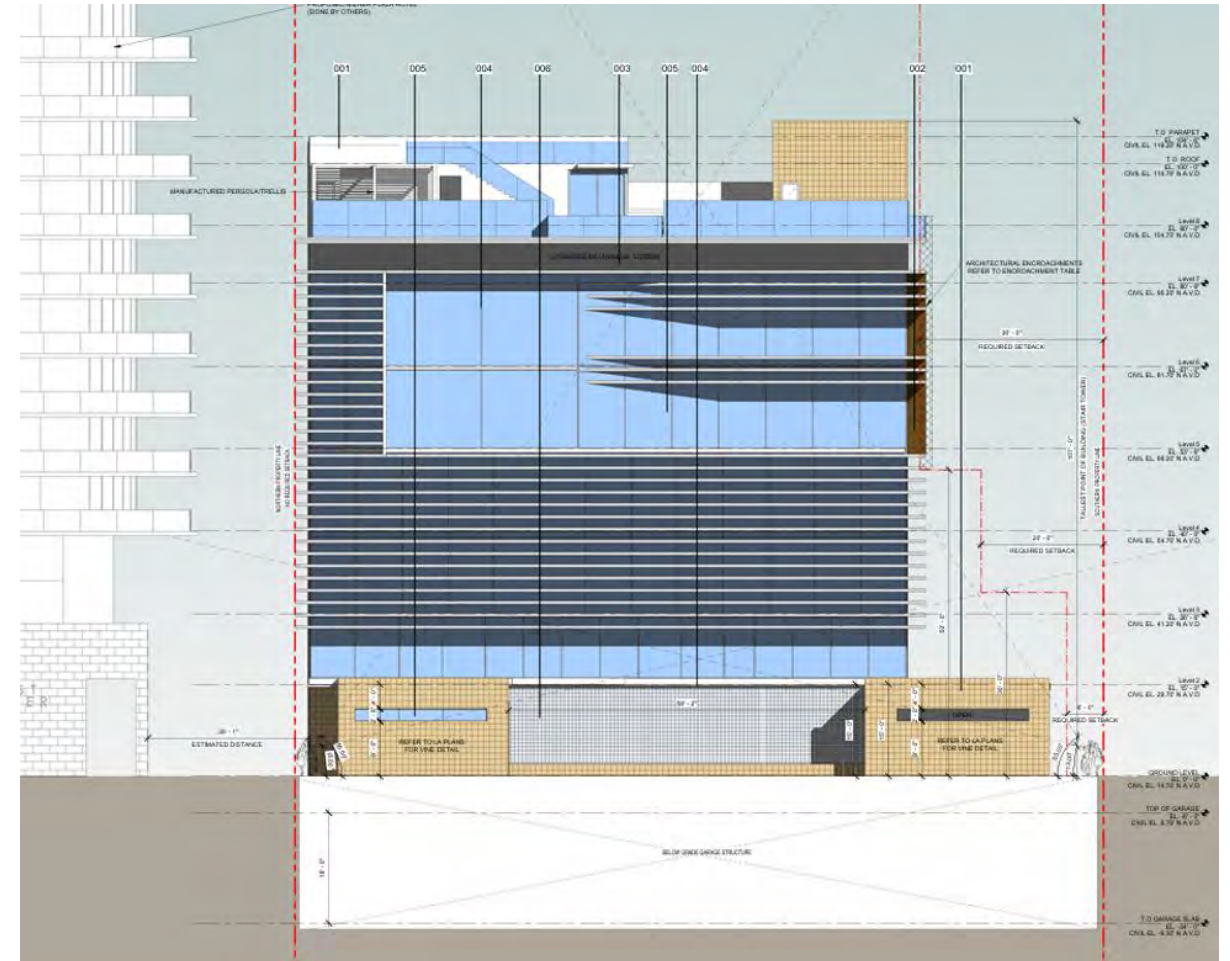
- Total Required: 40.00% or 5,265 SF
- Total Provided: 42.16% or 5,549 SF
 - Open to Sky: 4,400 SF
 - Covered Open Space: 1,149 SF



ELEVATIONS



SOUTH ELEVATION



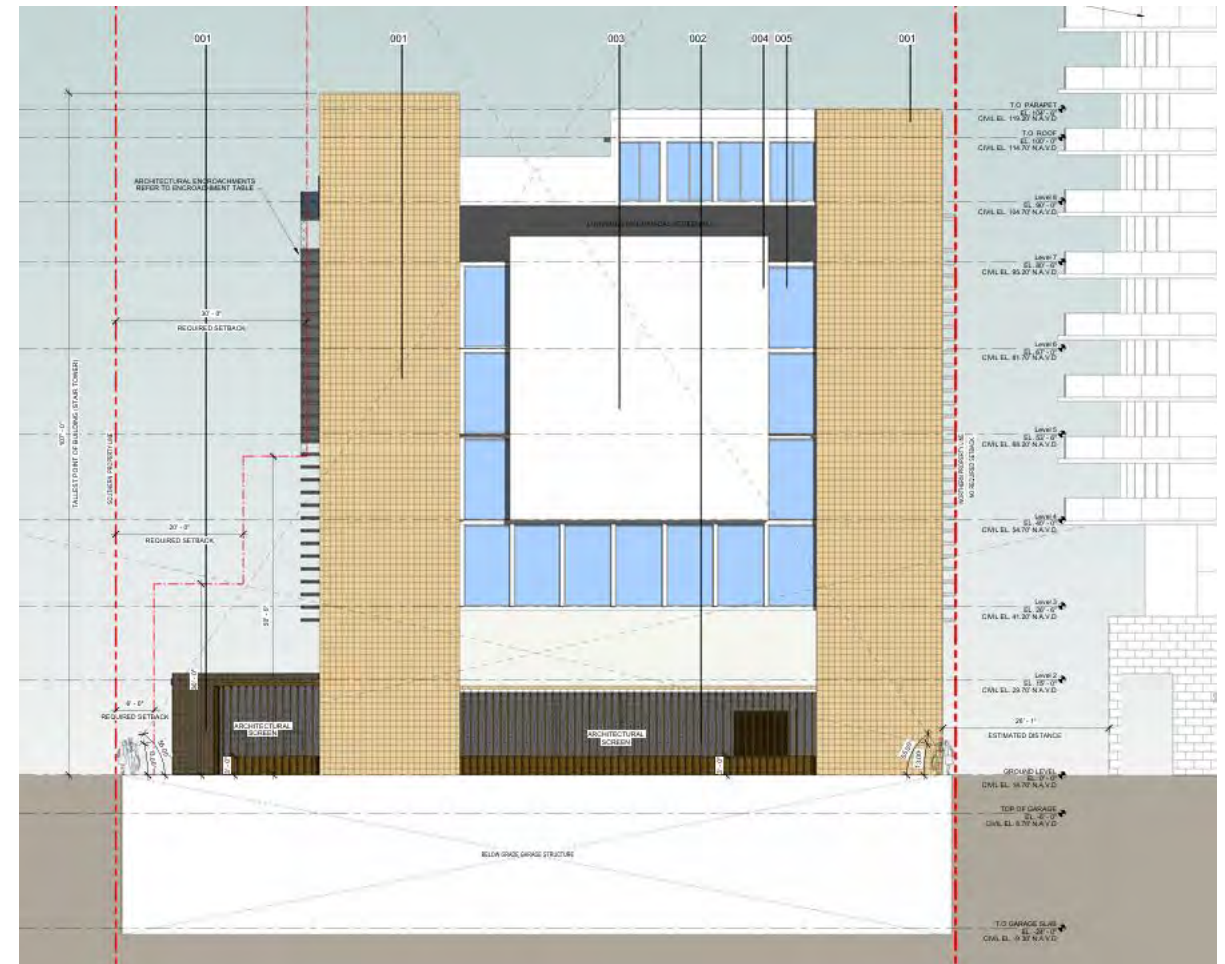
WEST ELEVATION

$$1^{\circ} = 20-0^{\circ}$$

ELEVATIONS



NORTH ELEVATION



EAST ELEVATION

RENDERING



RENDERING



STAFF RECOMMENDATION

Staff finds that:

1. The Project complies with the DDRI Development Order.
2. The proposed use is consistent and compatible with adjacent land uses.
3. The Application includes off-site improvements to the Northeast 1st Avenue and East Boca Raton Road rights-of-way that consist of reconfiguring the on-street parallel parking spaces, relocating an existing on-street parallel parking space, sidewalk improvements, and the installation of street trees.

The City's Urban Design Consultant, Complete Cities Planning Group, reviewed the Project and found it to be consistent with Ordinance No. 4035 and its appendices.

The Development Services Department recommends **APPROVAL** of the Individual Development Approval Application, subject to the conditions.

BOARD RECOMMENDATION

CAB: **September 15, 2026** – Approval with Conditions **(5-0)**.

PZB: **October 1, 2026**, - Approval **(5-0)**.

Thank you.

The Sanborn

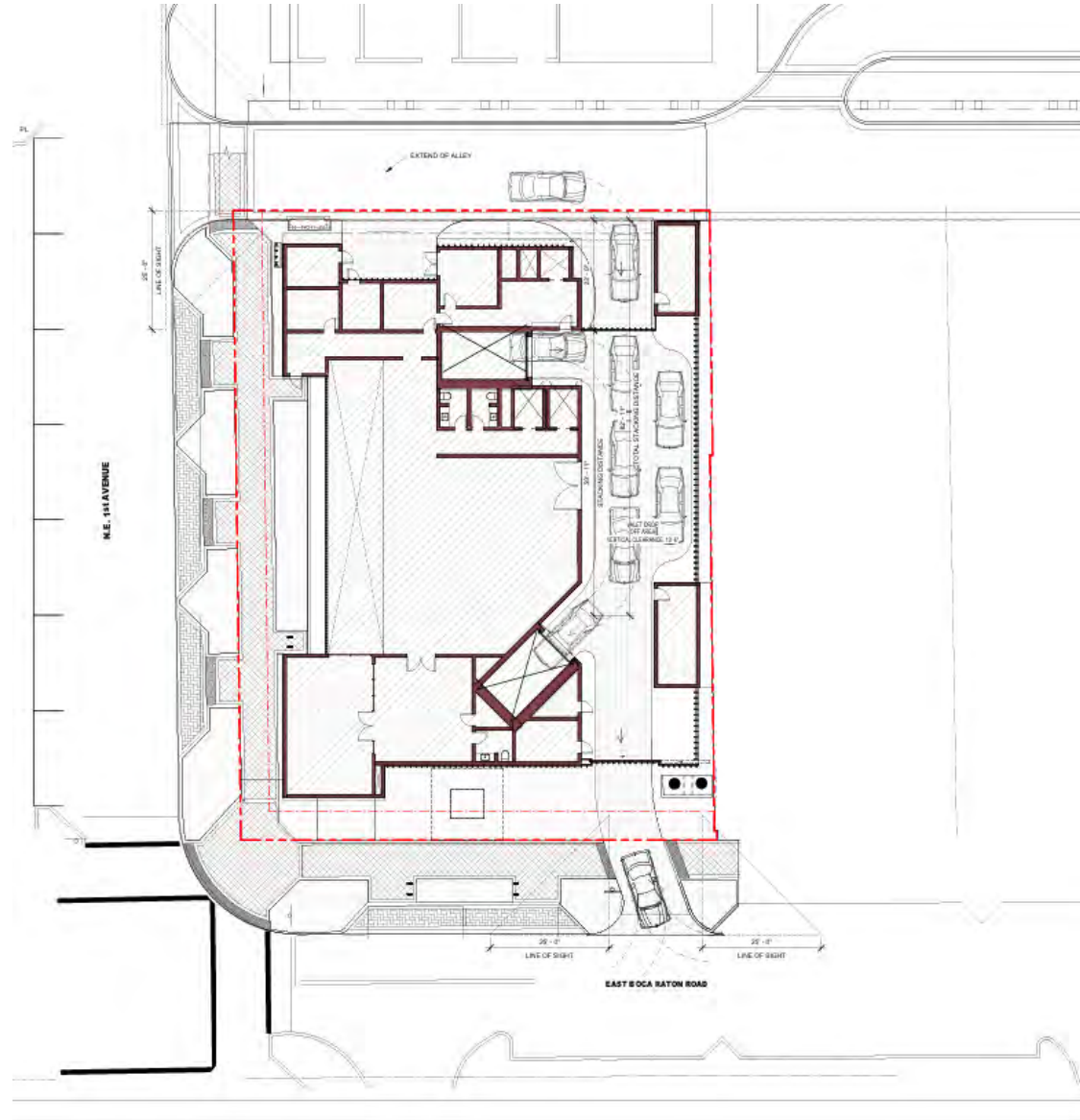


DDRI IDA CRP-25-01

Community Redevelopment Agency

October 13, 2026

STACKING DIAGRAM



SHARED PARKING CALCULATIONS

Required Vehicular Parking for the Project by Use Before Applying Shared Parking			
Use	Required Vehicular Rate*	Quantity of Use on Property	Pre-Shared Parking Requirement
Office	3 spaces per 1,000 SF	297 SF	1 Space
Gym**	(1 parking space per 175 square feet) X 90%	3,096 SF	16 Spaces
Spa	4 spaces per 1,000 SF	5,328 SF	22 Spaces
Game/Card Room	4 spaces per 1,000 SF	1,670	7 Spaces
Multi-use and Meeting**	(1 space for each 3 seats, plus 1 space for each 25 square feet of additional gross floor area for public assembly purposes) X 90%	146 Seats	44 Spaces
Bar	1 space per 2.2 linear feet	121 Feet	55 Spaces
Restaurant	1 space per 38.9 SF of CSA	4,767 SF of CSA	123 Spaces
Lobby (Retail)	4 spaces per 1,000 SF	2,555 SF	11 Spaces
TOTAL			279

NON-CONCURRENT USE BREAKDOWN						
Spaces	Use	weekday			weekend	
		12 to 6	9 to 4	6 to 12	9 to 4	6 to 12
3	cigar	3	3	3	3	3
22	spa	0	22	22	22	22
16	gym	16	16	16	16	16
6	game	0	0	6	0	6
8	meeting rooms	0	8	8	8	8
22	multi-purpose	0	0	22	0	22
30	Rest A	0	0	30	0	30
6	Cellar	0	0	6	0	6
2	Card	2	0	2	0	2
3	Library	0	0	3	0	3
15	Speakeasy	15	15	15	0	15
46	Main Bar	46	0	46	46	46
5	Private	5	0	5	0	5
30	Rest B	0	30	0	30	30
18	roof bar	0	18	18	18	18
1	Office	1	1	1	1	1
11	Lobby	11	11	11	11	11
office	48	9	12	48	12	48
retail	57	29	49	57	49	57
rest	139	61	63	109	94	139
TOTAL	244	99	124	214	155	244

ADDITIONAL OFF-SITE PARKING REQUIRED				
TIME	SANBORN REQUIRED	SANBORN PROVIDED	SPACES SHORT	AVAILABLE AT ALETTO
WD 12-6	10	85	0	446
WD 9-4	78	85	0	0
WD 6-12	166	85	-81	206
WE 9-4	98	85	-13	348
WE 6-12	183	85	-98	212

SHARED PARKING CALCULATIONS

WEEKDAY NIGHT

12 AM - 6 AM

REQ'D	USE	%	SPACES
9	OFFICE	5%	1
29	RETAIL	5%	2
61	RESTAURANT	10%	7
99			10

WEEKDAY DAY

9 AM - 4PM

REQ'D	USE	%	SPACES
12	OFFICE	100%	12
49	RETAIL	70%	34
63	RESTAURANT	50%	32
124			78

WEEKDAY EVENING

6 PM - 12 AM

REQ'D	USE	%	SPACES
48	OFFICE	10%	5
57	RETAIL	90%	52
109	RESTAURANT	100%	109
214			166

WEEKEND DAY

9 AM - 4 PM

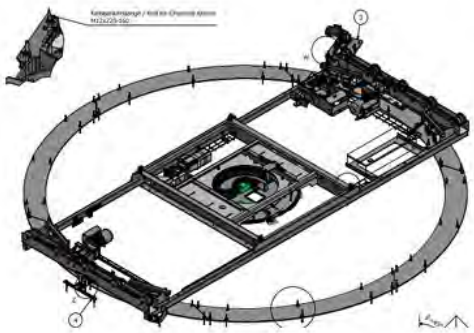
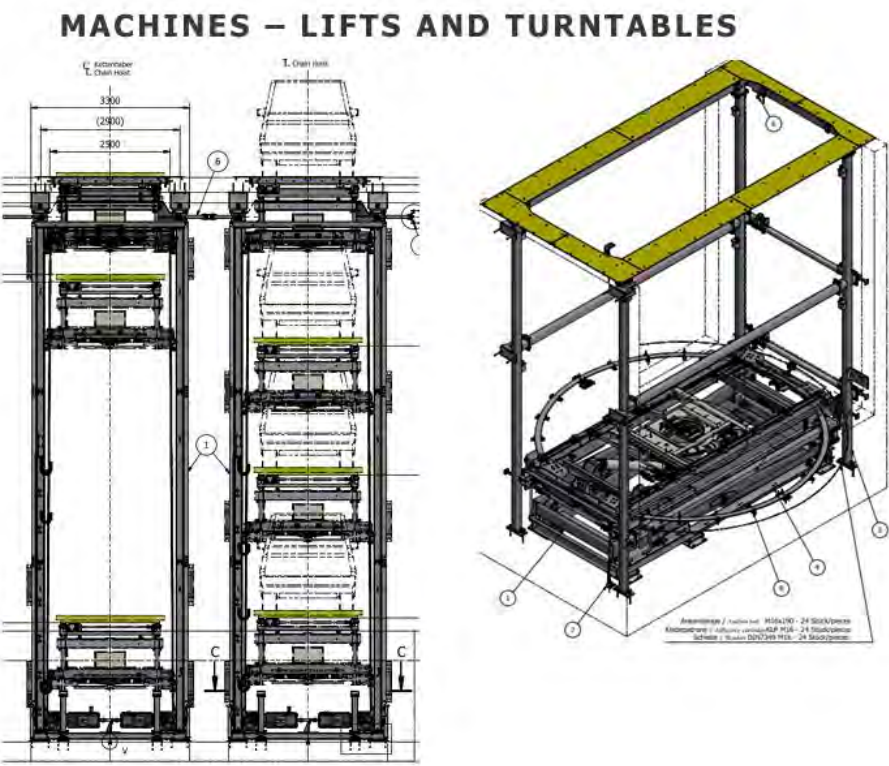
REQ'D	USE	%	SPACES
12	OFFICE	10%	2
49	RETAIL	100%	49
94	RESTAURANT	50%	47
155			98

WEEKEND NIGHT

6 PM - 12 AM

REQ'D	USE	%	SPACES
48	OFFICE	5%	4
57	RETAIL	70%	40
139	RESTAURANT	100%	139
244			183

PARKING STRUCTURE – LIFTS AND TURNTABLES



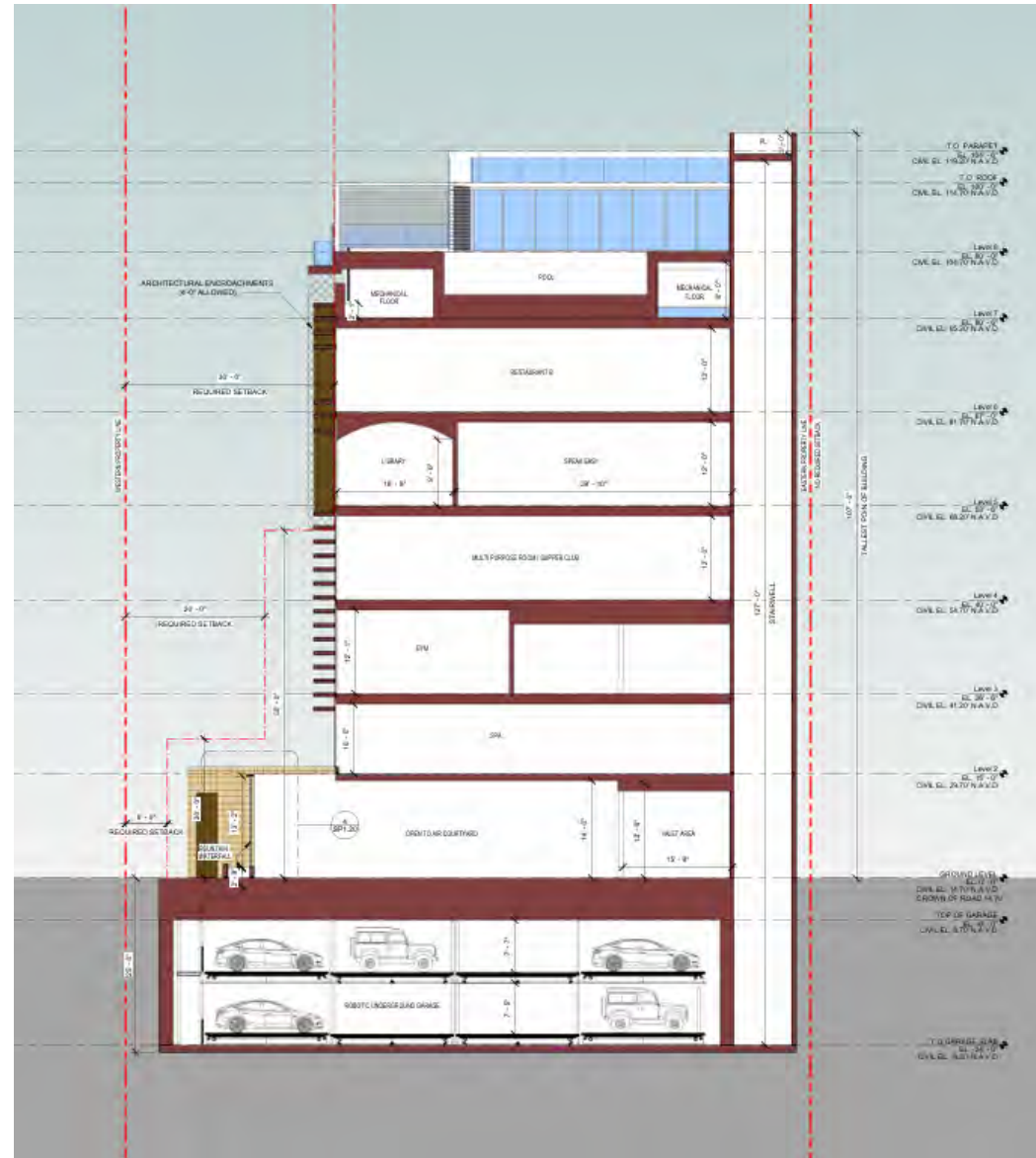
ALETTO SITE PLAN



ALETTO RENDER FROM NORTHWEST (SOUTH OF SANBORN)



CROSS SECTION

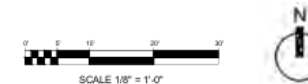


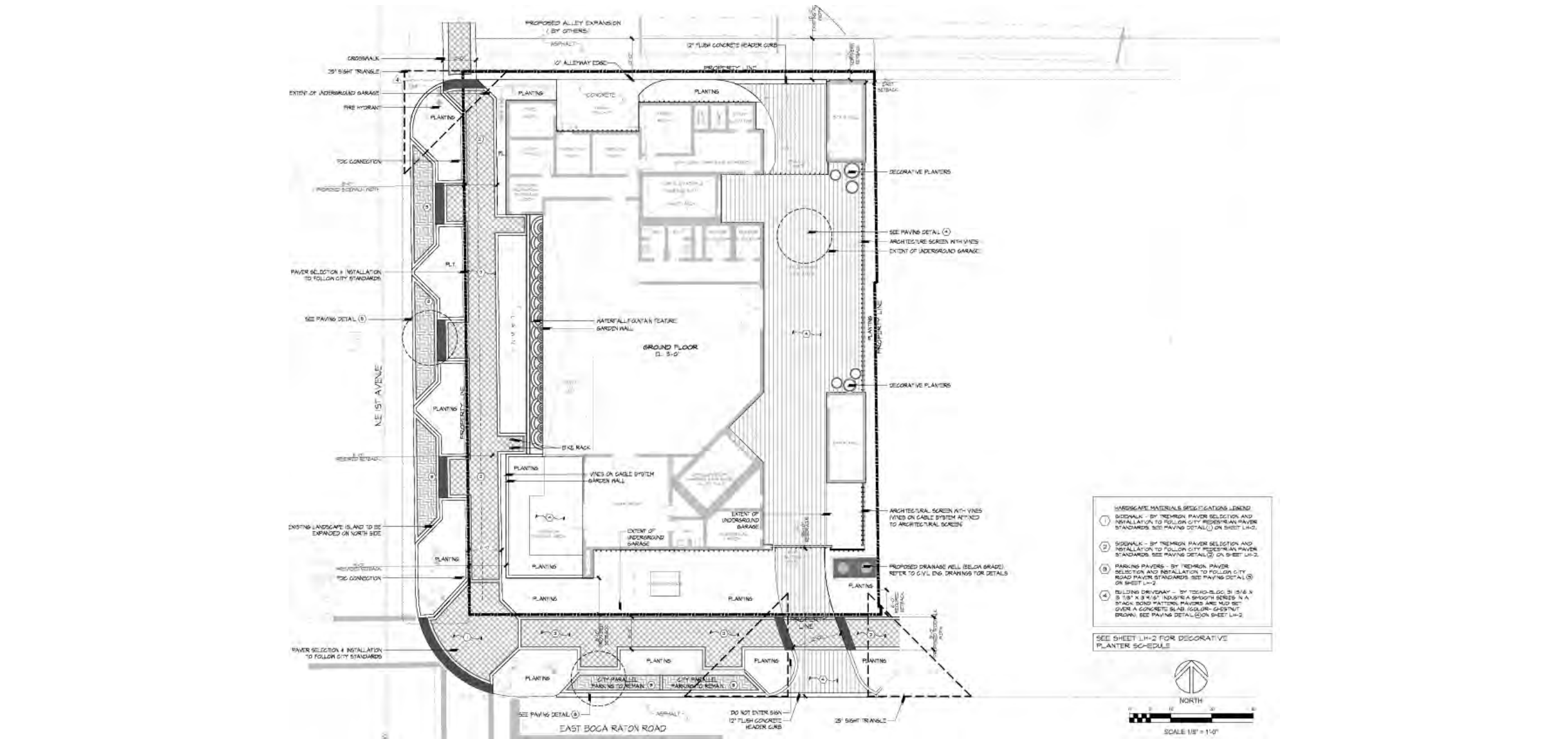
DOWNTOWN
BOCA

Architectural floor plan of the second floor of a building. The plan shows a central area labeled "OPEN TO AIR POOL DECK" with several rectangular tables and chairs. To the left of this area is a "VIEWPOINT BALCONY" with a circular railing. Above the balcony is a "VINE ON CABLE SYSTEM". To the right of the balcony is a "BUILDING FACADE EDGE RAILING". The plan also shows a "PROPERTY LINE" and a "PROPERTY LINE" label. The plan is oriented with North at the top.

Labels on the plan include:

- 2 GLASS RAILING
- 4 GLASS RAILING
- VIEWPOINT BALCONY
- BUILDING FACADE EDGE RAILING
- OPEN TO AIR POOL DECK
- VINE ON CABLE SYSTEM
- PROPERTY LINE
- PROPERTY LINE





HARDSCAPE PLAN - DETAILS

CONCRETE PAVERS BY TREMSON

STYLE A' - 8X8X2 CORNERS TO BE NOTCHED IN FIELD 4X4X2
PAVER PEDESTRIAN RATED. SEE DETAIL FOR PATTERN.
COLOR: RED

STYLE B' - 4X4X2 PEDESTRIAN RATED PAVES. SEE DETAIL FOR PATTERN - INSET AS SHOWN
COLOR: CHARCOAL

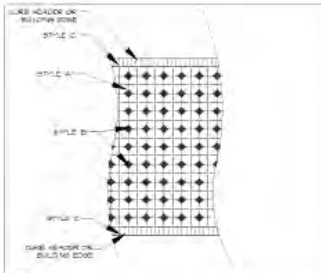
STYLE C' - 4X4X2 PEDESTRIAN RATED PAVES. HEADER COURSE PERPENDICULAR TO EDGE. COLOR: RED
HEADER COURSE COMPLETELY SURROUNDS 8X8 FIELD. SEE PLANS FOR DESIGN/LAYOUT.

STYLE D' - 8X8X2 PEDESTRIAN RATED PAVES. PATTERN AS SHOWN - AT 45 DEGREES TO PATHWAY. COLOR: SOUTH BEACH

STYLE E' - 8X8X2 TO RECEIVE 4X4X2 PAVES. PEDESTRIAN RATED PATTERN AS SHOWN - AT 45 DEGREES TO PATHWAY. COLOR: SOUTH BEACH. CORNERS TO BE NOTCHED IN FIELD

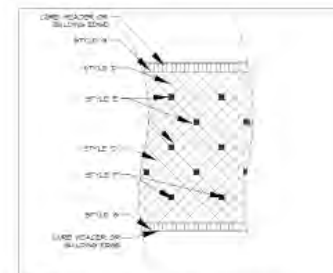
STYLE F' - 4X4X2 PEDESTRIAN RATED PAVES. SEE DETAIL FOR PATTERN - INSET AS SHOWN
COLOR: TAN

STYLE G' - 4X4X2 PEDESTRIAN RATED PAVES. HEADER COURSE PERPENDICULAR TO EDGE. COLOR: TAN. HEADER COURSE COMPLETELY SURROUNDS 8X8 FIELD. SEE PLANS FOR DESIGN/LAYOUT.



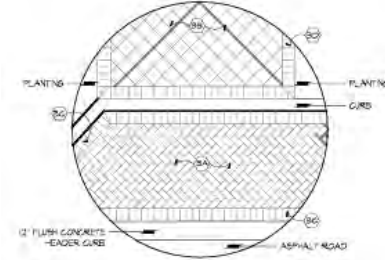
STANDARD CITY PEDESTRIAN PAVING DETAIL
PATTERN 1

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



STANDARD CITY PEDESTRIAN PAVING DETAIL
PATTERN 2

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



PARALLEL PARKING PAVING DETAIL

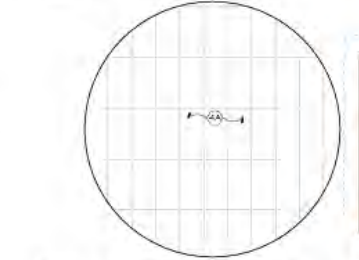
SCALE: 3/8" = 1'-0"

PAVING FIELD: HERRINGBONE PATTERN PAVERS TO FOLLOW CITY STANDARDS IN SELECTION AND INSTALLATION

PEDESTRIAN FIELD: PAVERS TO FOLLOW STANDARD CITY PEDESTRIAN PAVES. PATTERN. REFER TO PAVING DETAIL (2)

PARALLEL PARKING BORDER: SOLDIER COURSE PATTERN PAVERS TO FOLLOW CITY STANDARDS IN SELECTION AND INSTALLATION

PEDESTRIAN BORDER: PAVERS TO FOLLOW STANDARD CITY PEDESTRIAN PAVES. PATTERN. REFER TO PAVING DETAIL (2)



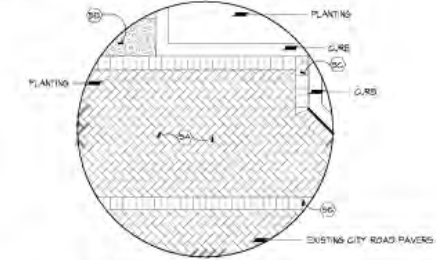
BUILDING DRIVEWAY PAVING DETAIL

SCALE: 3/8" = 1'-0"

FIELD: 8X8X2 TECH-BLOC IN 8X8X8 IN A STACK. BOND MATERIAL PAVERS ARE NOT SET OVER A CONCRETE SLAB (COLOR: CHESTNUT BROWN)



4A (COLOR) TECH-BLOC IN 8X8X8 IN A STACK



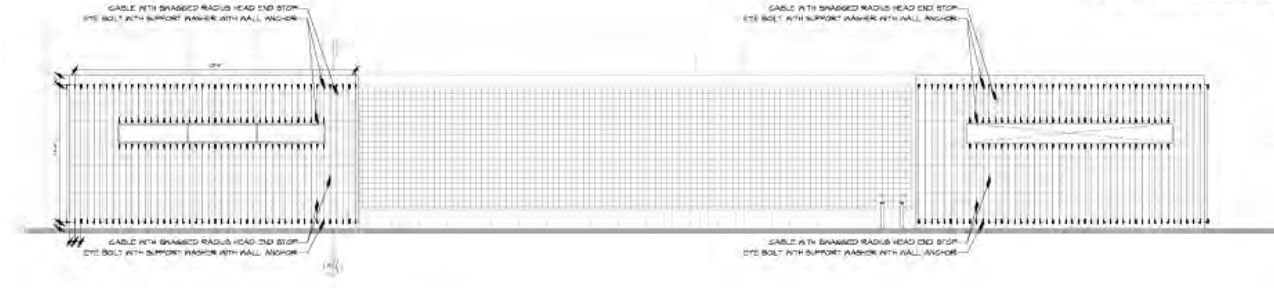
PARALLEL PARKING PAVING DETAIL

SCALE: 3/8" = 1'-0"

PAVING FIELD: HERRINGBONE PATTERN PAVERS TO FOLLOW CITY STANDARDS IN SELECTION AND INSTALLATION

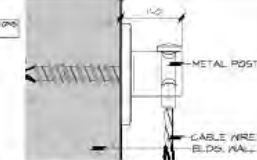
TRUNCATED CONE: TRUNCATED CONE PAVES TO FOLLOW STANDARD CITY TRUNCATED CONE PATTERN AND STYLE

PARALLEL PARKING BORDER: SOLDIER COURSE PATTERN PAVERS TO FOLLOW CITY STANDARDS IN SELECTION AND INSTALLATION



BUILDING WEST SIDE - VINE CABLE SYSTEM ELEVATION

SCALE: 3/8" = 1'-0"



TRELLIS PROFILE DETAIL

SCALE: 1/4" = 1'-0"



JAKOB-USA CABLE IMAGE

DOWNTOWN
BOCA

EXISTING CONDITIONS

