



Development Services Department

BOARD ACTION REPORT – APPEALABLE ITEM

Project Name: Drug Abuse Foundation (2018-189)

Project Location: 400 South Swinton Avenue

Request: Class III Site Plan Modification

Board: Site Plan Review and Appearance Board

Meeting Date: December 12, 2018

Board Action:

Approved (6 to 0 – Roger Cope absent) the site plan modification, architectural elevations and landscape plan.

Project Description:

The subject 6.77 acres site is located on 400 South Swinton Avenue in the Community Facilities (CF) zoning district. The site is a multi-purpose drug treatment facility established in 1989. The complex is composed of six buildings which includes a church sanctuary, Sunday school building, child care center, and dorms with 150 total beds.

The proposed Class III Site Plan Modification request is for a 3,100-sf addition to a Women and Children Center, a new 3,000-sf standalone education building, a children playground area, a recreational track, landscape improvements and additional site lighting at an existing multi-purpose drug treatment facility. The proposal will not increase the number of beds on site.

Board Comments:

The Board comments were supportive.

Public Comments:

No members of the public spoke for or against the project.

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: December 12, 2018

File No.: 2018-189-SPM-SPR-
CL3

Application Type: Class III Site Plan Modification – Drug Abuse Foundation

General Data:

Agent: Jose A. Obeso, J.A.O Architects & Planners

Applicant: Drug Abuse Foundation of Palm Beach County, Inc., Alton Taylor, CEO,

Owner: Drug Abuse Foundation of Palm Beach County, Inc.

Location: 400 S. Swinton

PCN: 12-43-46-20-69-001-0000

Property Size: 6.58 Acres

FLUM: CF (Community Facilities)

Zoning: CF (Community Facilities)

Adjacent Zoning:

- **North:** R-1-A (Single-Family)
- **West:** R-1-A (Single-Family)
- **South:** CF (Community Facility)
- **East:** R-1-A (Single-Family)

Existing Land Use: Multi-Purpose Drug Treatment Facility

Proposed Land Use: Additional program space to a Women and Children Center, and New Education Building

Item before the Board:

The action before the Board is for the approval of the following aspects of a Class III Site Plan application for the Drug Abuse Foundation pursuant to LDR Section 2.4.5 (G)(1)(d):

- ☐ Site Plan
- ☐ Landscape Plan
- ☐ Architectural Elevations



Recommendation: By Separate Motions:

Site Plan:

Move approval of the Class III Site Plan Modification (2018-189) for **Drug Abuse Foundation**, 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)(5) of the Land Development Regulations.

**Note: If the site plan is denied, no further action shall be taken on the landscape plan or the architectural elevation plan due to potential inconsistencies.*

Landscape Plan:

Move approval of the request for Landscape Plan (2018-189) for **Drug Abuse Foundation**, by adopting the findings of fact and law contained in the staff report and finding that the request and approval thereof is consistent with the Comprehensive Plan and meets criteria set forth in Sections 4.6.16 of the Land Development Regulations.

Architectural Elevations:

Move approval of the Architectural Elevations (2018-189) for **Drug Abuse Foundation**, by adopting the findings of fact and law contained in the staff report and finding that the request meets criteria set forth in Section 4.6.18(E) of the Land Development Regulations.

Project Planner:

Kent Walia, AICP, Senior Planner;
waliak@mydelraybeach.com,
561-243-7365

Review Dates:

SPRAB Board:
December 12, 2018

Attachments:

1. Site plans
2. Landscape Plans
3. Architectural Elevations
4. Parking Study



Staff Comments:

1. That the applicant provides an approval letter of the traffic analysis from Palm Beach County Traffic Division prior to site plan certification.
2. That the applicant updates the site plan page A101 with the approved parking calculations prior to site plan certification.
3. That the applicant updates the plans identifying the paving materials on the playground and on the sports track prior to site plan certification.
4. That the applicant updates the civil plan to extend the side walk along Swinton further South prior to site plan certification.
5. That the applicant updates site plans to show the correct location of the site line visibility triangles along Swinton Avenue prior to site plan certification.
6. That the applicant provide a composite site plan signed by the utility companies prior to site plan certification.

Background:

The subject site is located on 400 South Swinton Avenue with Palm Beach County with the parcel control number (PCN) 12-43-46-20-69-00-10-000. The subject property consists of Lot 20 of the Block 20 Subdivision and contains 6.77 acres. Construction first began on the site in 1958 according to Palm Beach County Property appraiser. In 1965 the site contained six structures which included a church sanctuary, Sunday school building, child care center, and a garage.

In 1988, the Drug Abuse Foundation took ownership of the property and petitioned the City for a rezoning of the property from R-1-A (Single Family Residential) to CF (Community Facility), a conditional use permit, and a site plan approval to establish the use of the property as a residential treatment center.

At its meeting on October 17, 1988, the applicant presented the rezoning request to the Planning and Zoning Board (the P&Z Board), and the board provided a positive recommendation to the City Commission for the rezoning of the subject property from R-1-A to CF. On November 8, 1988, the City Commission approved the rezoning request (Ord. 142-88). On November 28, 1989, the City Commission approved the Conditional Use and site plan applications for the facility.

In 1991, the Foundation applied for a minor site plan modification to convert the existing church and Sunday School buildings in to an auditorium and an administration building, respectively. In addition, the modification also included parking and landscape improvements. On April 25, 1991, the modification was approved with conditions by the Site Plan Review and Appearance Board (SPRAB). One of the conditions was that the plat for the property had to be recorded. On June 23, 1992, the plat was approved by the City Commission and on December 26, 2001 it was recorded.

On August 19, 1998, SPRAB approved a site plan modification for a perimeter chain link fence and decorative aluminum fence on the property.

On April 17, 2000, the P&Z Board approved the conditional use modification (2000-130) to construct 10,093-sf building for an 80-bed dormitory. The additional building allowed for a total of 150 beds on site.

On May 24, 2000, SPRAB approved a Class IV Site Plan modification (2000-145), Landscape Plan and Building Elevations associated with the construction of the 10,093-sf, 80-Bed residential dormitory. The addition resulted in a total of 150 beds on site.

On September 3, 2002, the Planning and Zoning Department Director (the "P&Z" Director) administratively approved a Class I Site Plan modification (2002-339-SPI), for the removal of basketball and volleyball courts, and landscape improvements.

On May 9, 2005, the P&Z Director administratively approved a Class I Site Plan modification (2005-185-SPI) for the removal of a walkway canopy.

On August 3, 2007, the P&Z Director administratively approved a Class I Site Plan modification (2007-246-SPI) for minor landscape improvements around the property.

On June 21, 2016, the P&Z Director administratively approved a Class I Site Plan modification (2016-174-SPI) for 6' vinyl fence at the rear and side street of the property.

On December 13, 2016, the City Commission approved file number 16-1146, for a waiver reducing the minimum 100' foot clear stacking distance requirement for security gates, to 10'-6" with the condition that the proposed rolling gate remain open during



business hours.

On December 16, 2016, the P&Z Director administratively approved a Class I Site Plan modification (2016-266-SPI) for installation of a fence and a security rolling gate.

On July 12, 2017, the P&Z Director administratively approved a Class I Site Plan modification (2017-171-SPI) for the installation shutters (Wine Red) and a color change (Dark Gray Melville, Stonewashed Light Grey, and Burgundy Accent color).

Project Description:

The proposed Class III Site Plan Modification request is for a 3,100-sf addition to a Women and Children Center, a new 3,000-sf standalone education building, a children playground area, a recreational track, landscape improvements and additional site lighting at an existing multi-purpose drug treatment facility.

Site Plan Analysis:

The project as proposed is in compliance with the Land Development Regulations (LDR). Pursuant to LDR section 3.1.1 (D), whenever an item is identified in the Land Development Regulations (LDRs), it shall specifically be addressed by the body taking final action (SPRAB) on a land development application/request. The following are the applicable LDR sections reviewed for compliance:

Compliance with The Land Development Regulations (LDR):

Base District Requirements:

- Pursuant to **LDR Section 4.3.4 (K) Development Standards Matrix—Nonresidential Zoning District** for CF zoned districts, the setback requirement is 10'-ft for the perimeter, and N/A for the front, side street, side interior and rear. The height limit is 48'-ft.
 - ✓ The applicant has an existing 15' landscape buffer around the site. The proposed 3,100-sf addition to the Women and Children Center is providing an approximate side setback of 50', a rear setback of 160', a front setback of 660' and a height of 20'. The proposed 3,000-sf Education building is providing an approximate side interior setback of 35', a rear setback of 457' and a front setback of 340'. The CF zone requires 10' minimum perimeter setback. As designed, the applicant has met all the minimum required setbacks, thus meeting this requirement.

LDR Section 4.3.4 (K) Development Standards Matrix—Nonresidential Zoning District

Zoning	Required	Provided
CF (Community Facility)		
Building Setbacks:		
Front	N/A	660' (Addition), 340' (Ed. Bldg.)
Side Interior	N/A	35' (Ed. Bldg)
Side Street	N/A	50' (Addition)
Rear	N/A	160' (Addition), 457' (Ed. Bldg)
Perimeter Setback	10'	Existing perimeter setback over 10' feet around the site.
Open Space:	25%	50.2%
Height	48'	20'

Open Space Requirement:

- Pursuant to **LDR Section 4.3.4 (K) Development Standards Matrix—Nonresidential Zoning District** for CF zoned districts: In addition to lot coverage restrictions, a minimum of 25-percent non-vehicular open space shall be provided. Interior and perimeter landscaping may be applied toward meeting this requirement.
 - ✓ The applicant is providing 50.2% of non-vehicular open space on site, thus meeting with this requirement.

Landscape Requirement:

- Pursuant to **LDR Section 4.6.16 (B)(4)**, for any modification to existing development which results in an increase of 25 percent in the gross floor area of the structure, or structures, situated on the site. In such cases the entire site shall be



upgraded to present landscape standards.

- ✓ The proposed structures equate to 10.7 % of the gross square foot (GSF) floor area of structures situated on the site; thus, no landscape upgrades are required for this site. (6,100 proposed GSF/56,619 existing GSF = 10.7% proposed increase). However, the applicant is providing additional trees and shrubs on site to beautify the property and to provide screening and shade. Thus, complying with this requirement.
- Pursuant to **LDR Section 4.4.21 (H)(2)**, when this zone district is adjacent to residential zoning, the perimeter landscape area should be increased to a depth of 15 feet; or, as an alternative, either a wall, decorative fencing, or hedging should be installed for aesthetic and buffer purposes.
 - ✓ The applicant has an existing 15' wide landscape buffer adjacent to the residential zoned districts with an existing 6' tall aluminum and chain link fences around the perimeter, thus complying with this requirement.
- Pursuant to **LDR Section 4.6.16 (7)(a)**, provide for perimeter landscaping adjacent to public rights-of-way to screen vehicular parking, open-lot sales, service and storage areas to the extent physically possible and deemed feasible.
 - ✓ The applicant has an existing 6'-8' ficus hedge around the perimeter of the property, thus complying with this requirement.
- Pursuant to **LDR Section 4.6.16 (7)(c)**, provide screening for all dumpsters and refuse areas and all ground level air-conditioning units and mechanical equipment.
 - ✓ The applicant is providing Podocarpus shrubs at a height 3' at time of planting to screen the air conditioning units. Furthermore, the site currently has an existing dumpster enclosure with existing landscape screening. Thus, this requirement has been met.
- Pursuant to **LDR Section 4.6.16 (E)(6)**, Palms must have an overall height of a minimum of 14-16 feet and a minimum of eight feet of clear trunk at the time of planting.
 - ✓ On page LP-1, the applicant is proposing (2) Adonidia Palms Triples, and (4) Adonidia Palm Doubles at a 16' overall height at time of planting, thus meeting this requirement.
- Pursuant to **LDR Section 4.6.16 (E)(7)**, Shrubs and hedges. Shall be a minimum of two feet in height when measured immediately after planting.
 - ✓ On page LP-1, the applicant is providing Geminifolia Agave, Maki Podocarpus, Variegated Pittosporum, Wax Jasmine, Green Island Ficus, and Dwarf Natal Plum shrubs all a minimum of 3' in height at time of planting, thus, meeting this requirement.

Off-Street Parking Requirement:

- Pursuant to LDR Section 4.6.9 (F)(1), **Reduction allowed.** When, upon receipt and acceptance of special documentation, it is conclusively demonstrated that a reduced number of parking spaces will accommodate a specific use, the body which acts on the attendant site plan may reduce the parking requirements accordingly.

The applicant has submitted the attached technical memorandum ("The Memo") and parking study (the "Study") as "special documentation" to SPRAB requesting approval for a parking reduction in accordance with LDR Section 4.6.9 (F)(1). The applicant is submitting this request to; (1), reduce the required parking for the addition to the Women and Children's Center and the Education Building to zero, and (2) to establish an overall parking calculation for the site.

The Women and Children Center (William Building) is a 3,100-sf addition to an approved women's dormitory. Since the dorm is not increasing number of beds (residents), no parking is required for the additional space added. The new Education Building is a 3,000-sf standalone building on subject site. Since the Education building is accessory space and not primary space, it does not require additional parking spaces.

Since DAF received initial rezoning, conditional use and site plan approval back in 1988, staff has determined the parking requirements using the primary uses on site. The primary uses on site are the rehabilitation center and office/administration. The rehabilitation use was approved by conditional use permit. The most recent modification was in 2000, when DAF received a conditional use modification (2000-130) and Class IV site plan modification (2000-145) approvals to construct 10,093-sf building for an 80-bed dormitory building, resulting in a total of 150



beds on site.

The memo provided illustrates the number of parking spaces required and the number of spaces provided in accordance with LDR section 4.6.9 (C). As mentioned previously, the primary uses are used to determine the parking required on site. The technical memo indicates that the office use (132 spaces) and dormitory beds (38) require 170 parking spaces pursuant to the LDR, and that the site currently has 161 spaces. The applicant has indicated that per the Drug Abuse Foundation's Residents policy, that patients in the residential program are prohibited from a.) driving, and b.) having a car on the campus, therefore eliminating the need for the 38 Dormitory parking spaces and bringing down the total required spaces to 132. It is understood that since the uses on the property are all limited to the number of patients allowed on site, traditional square foot calculations for building uses used to determine the number of parking spaces cannot be used. For example, traditional medical office parking calculations are 5 spaces per 1000 SF of gross building space. The office space on site requires 132 spaces. However, the applicant is indicating that they only need 45 spaces on average. Since only 150 beds are permitted (1 patient per bed), the amount of staff needed for those offices are determined by the number of patients the facility is allowed to have. As such, the parking study indicates that property owner uses less parking on average than what is required. Since the conditional use limits the number beds allowed, it therefore limits the number patients (residents) and subsequently the number of staff members required, an assumption can be made that the intensity of the uses are less than the intent of the LDR. Since the site functions in a "campus-like" manner, the limited number of patients and staff move from one building to another, and the accessory use structures such as the new Life Skill Education Center, and Assembly buildings do not generate parking. Furthermore, the Study shows that the average parking utilization on the lot is approximately 42% leaving it 58% vacant.

- ✓ Staff feels that applicant has demonstrated that the proposed addition to the Women's and Children Center and New Education building will not require additional parking and that the existing parking on site is sufficient, therefore, a positive finding can be made recommending approval for the parking reduction.
- Pursuant to **LDR Section 4.6.9 (D)(3)(b)**, the point of access to a street or alley shall not be less than: 24 feet for a normal two-way private street or parking lot driveway aisle and twelve feet for a one-way driveway or parking lot aisle.
 - ✓ As shown on SP-1, the site has an existing 24' wide entrance width into the two-way drive isle, thus complying this requirement.
- Pursuant to **LDR Section 4.6.9 Section (D)(4)(a)**, standard parking spaces are required to be 9'x18', ADA parking spaces are 12'x18', and Compact Car spaces are 8'x16'.
 - ✓ As shown on page SP-1, the site has (155) 9'x18' existing standard parking spaces and six (6), 9'x18' ADA handicap spaces, thus meeting this requirement.
- Pursuant to **LDR Section 4.6.9(D)(3)(c)**, provisions must be made for stacking and transition of incoming traffic from a public street, such that traffic may not backup into the public street system. For 20 to 50 parking spaces along local access streets a minimum 20' stacking distance is required.
 - ✓ As mentioned previously, on the City Commission approved file number 16-1146, for a waiver reducing minimum of 100' foot clear stacking distance requirement for security gates, to 10'-6" with the condition that the proposed rolling gate remain open during business hours. Therefore, this requirement has been met.

Refuse Facilities:

- Pursuant to LDR Section 4.6.6(C)(1), dumpsters, recycling containers and similar service areas must be enclosed on three sides with vision obscuring gates on the fourth side, unless such areas are not visible from any adjacent public right-of-way.
 - ✓ The existing refuse area, located on the southern middle end of the property as shown on page SP1, and is enclosed on three sides by an existing concrete block wall, has a metal gate on the fourth side and is screened with existing landscaping on the three visible sides. Thus, this requirement has been met.

Site Visibility Requirement:

- Pursuant to **LDR Section 4.6.14(B)(1)**, when an access way intersects a street or alley, 10 ft. sight visibility triangles areas



shall be provided as measured from the area on both sides of a driveway formed by the intersection of a driveway and the parcel boundary with a length of 10 ft. along the driveway and a length of 10 ft. along the property line and the third side being a line connecting the ends of the other two lines.

- ✓ As shown on SP-1, the applicant has provided 10' site line visibility triangles at all access points on the site. The plans show that there is nothing within the site triangle that is obstructing visibility, thus, meeting this requirement.

Lighting:

- Pursuant to LDR Section 4.6.8 (A)(3) table 2, on-site lighting must be provided and be consistent with the minimum and maximum foot candle illumination level requirements. The chart below demonstrates compliance with the minimum acceptable standards for the proposed and existing parking lots pursuant to LDR Section 4.6.8(B)(3)(c):

Photometric Plan	Requirements		Proposed		
	Minimum (fc)	Maximum (fc)	Minimum (fc)	Maximum (fc)	
Building Entrance Walkway (Addition)	1.0	10.0	1.0	5.80	✓
Building Entrance Walkway (Ed. Bldg)	1.0	10.0	1.0	5.5	✓

Architectural Elevations and Aesthetics

- Pursuant to **LDR Section 4.6.18 (B)(1)**, Buildings or structures which are a part of a present or future group or complex shall have a unity of character and design. The relationship of forms and the use, texture, and color of materials shall be such as to create a harmonious whole. When the area involved forms an integral part of, is immediately adjacent to, or otherwise clearly affects the future of any established section of the City, the design, scale and location on the site shall enhance rather than detract from the character, value, and attractiveness of the surroundings.
 - ✓ The proposed 3,100 sf addition to the Women and Children has the same scale and aesthetic appearance as the existing building and was designed to be a continuous extension. The proposed 3,000-sf Education building is at the same scale and aesthetic appearance as the Women and Children Center and the Residential Dormitory that was built in 2000 as approved by SPRAB. As such, both structures are in unity of character and design; thus, meeting this requirement.



Establishment of the Proposed Use/ Certificate of Occupancy:

- Per LDR Section 2.4.6(C), a certificate of occupancy is required prior to the establishment of use on any site or occupancy of a structure. Prior to issuance of an occupancy permit, all conditions associated with this development approval shall be met.

Required Findings:

Pursuant to Section 3.1.1 (Required Findings), prior to the approval of development applications, certain findings must be made in a form which is part of the official record. This may be achieved through information on the application, written materials submitted by the applicant, the staff report, or minutes. Findings shall be made by the body which has the authority to approve or deny the development application. These findings relate to the following areas:

Section 3.1.1 (A) - Future Land Use Map:

"The resulting use of land or structures must be allowed in the zoning district within which the land is situated and said zoning must be consistent with the applicable land use designation as shown on the Future Land Use Map."

- ✓ The subject property has a designation as Community Facilities (CF) on the Future Land Use Map (FLUM) and has a designation of Community Facilities (CF) on the Zoning Map. The CF zoning is consistent with the CF land use



designation. The proposed Class III Site Plan Modification request is for a 3,100-sf addition to the Women and Children Center and a new 3,000-sf Education building. As mentioned earlier, the Drug Abuse Foundation received CU approval from the City Commission on November 28, 1989 which allowed for a full-service campus for prevention and treatment of drug abuse (rehabilitation center) use on the subject site. The CU and subsequent modifications limit the number beds and accessory uses on site. On April 5, 2011, the City Commission amended Community Facility ordinance (09-11) removing rehabilitation centers as an allowable conditional use for the CF zoning district, and creating the Medical Arts Overlay District which allows the rehabilitation center use. As such, the amendment made the subject site non-conforming due to the elimination of the use in the CF district. Staff has determined since the conditional use approving rehabilitation facility is not expanding (limited to 150 beds), and therefore cannot expand because of its non-conformity, the accessory structures which are not traditional use buildings can be expanded because the number patients and the principle use can never increase. As such, staff has determined that a positive finding can be made with respect to consistency with the Future Land Use Map designation.

Section 3.1.1 (B) – Concurrency:

- ✓ As described in Appendix A, a positive finding of concurrency can be made as it relates to water, sewer, drainage, parks and recreation, solid waste, and traffic.

Section 3.1.1 (D) – Compliance with the LDRs:

- ✓ As described in the previous Site Plan Analysis section of this report, a positive finding of compliance with the LDRs can be made.

Section 2.4.5 (F)(5) – Required Findings:

- ✓ Pursuant to LDR Section 2.4.5(F)(5), “the approving body must make a finding that development of the property pursuant to the site plan will be compatible and harmonious with adjacent and nearby properties and the City as a whole, so as not to cause substantial depreciation of property values”: The following table indicates the zoning and land use of the properties surrounding the subject property:

	<i>Adjacent Zoning</i>	<i>Adjacent Land Use (FLUM)</i>
<i>North</i>	Single Family Residential (R-1-A) Open Space and Recreation (OSR)	Single Family Homes (R-1-A) Park Space (Open Space Passive - OS)
<i>East</i>	Multiple Family Residential (RM)	Townhomes (MD – Medium Density Residential)
<i>South</i>	Community Facility (CF)	Government Facility (CF)
<i>West</i>	Community Facility (CF)	Government Facility (CF)

- ✓ The proposed Community Facility uses (Women and Children Center addition and Education Building) is compatible with the adjacent Single-Family, Multi-family, and Community Facility use in accordance with LDR Section 4.4.21 (A). Furthermore, the LDR section states “*The CF District is deemed compatible with all land use designations shown on the Future Land Use Map,*” thus, this requirement is met.

Comprehensive Plan Policies:

A review of the objectives and policies of the adopted Comprehensive Plan was conducted, and the following applicable objectives or policies were noted.

Future Land Use Element (FLUE)

Objective A-1: Property shall be developed or redeveloped, in a manner so that the future use, intensity and density are appropriate in terms of soil, topographic, and other applicable physical considerations; encourage affordable goods and services; are complementary to and compatible with adjacent land uses; and fulfill remaining land use needs.

- ✓ The proposed development will be compatible in intensity and physical appearance with the existing buildings on the site. Furthermore, the buildings will be constructed on the same site as the existing buildings and will remain compatible with the adjacent properties.



Review by Others:

Palm Beach County Traffic Division

- Pursuant to 2.4.6 (I)(3)(b), the **Palm Beach County Traffic Division** reviewed the traffic study and deemed it compliant with accordance with the County's regulations as described in Appendix "A."

Utility Providers:

- Pursuant to 2.4.2 (C)(2)(a), utility providers were notified of the site plan submission and no objectionable comments have been received to date.

Green Initiative Advancement Board (GIAB)

Attached are the GIAB comments.

Courtesy Notice:

Courtesy notices have been provided to the following homeowner's associations, which have requested notice of developments in their areas:

- Merrit Park Neighborhood

Letters of objection or support, if any, will be presented at the Site Plan Review and Appearance Board (SPRAB) meeting.

Assessment and Conclusion

The proposed Women and Children Center addition and New Education building will be compatible in scale and design as the existing six buildings on Drug Abuse Foundation Treatment Center complex. The proposed development meets the minimum required development standards in for the CF district in regard to setbacks, height and open space. Furthermore, the proposed development meets the minimum supplemental district requirements in regard to parking, landscaping, refuse and site lighting. Moreover, the project as proposed meets the performance standards in regard to Future Land Use, Comprehensive Plan policy and Concurrency. Staff has determined a positive finding can be made in regard to the review of the "special documentation" and supports approval by SPRAB for the reduction of parking to zero for the addition to the Women and Children Center and new Education Building. Staff recommends approval of the Class III Site Plan Modification.

Alternative Actions:

- A. Continue with direction.
- B. Move approval of the request for a Class III Site Plan Modification (2018-189) for the **Drug Abuse Foundation Women and Children Center Addition and Education Building**, 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 LDR Section 2.4.5(G)(5), Chapter 3, Section 4.6.18(E), and Section 4.6.16.
- C. Move denial of the request for a Class III Site Plan Modification (2018-189) for **Drug Abuse Foundation Women and Children Center Addition and Education Building**, 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 LDR Section 2.4.5(G)(5), Chapter 3, Section 4.6.18(E), and Section 4.6.16.

**Appendix "A" – Concurrency Findings**

Pursuant to LDR Section 3.1.1(B), Concurrency, as defined pursuant to Objective B-2 of the Land Use Element of the Comprehensive Plan, must be met and a determination made that the public facility needs of the requested land use and/or development application will not exceed the ability of the City to fund and provide, or to require the provision of, needed capital improvements for the following areas:

Water and Sewer:

- ✓ Water service is provided via an existing 6" water main and a 24" raw water main
- ✓ Sewer service is being provide via an existing 8" sanitary sewer

Pursuant to the City's Comprehensive Plan, treatment capacity is available at the City's Water Treatment Plant and the South-Central County Waste Water Treatment Plant for the City at build-out. Based upon the above, positive findings can be made with respect to this level of service standard.

Streets and Traffic:

- Pursuant to LDR Section 2.4.2 (C)(2)(d), Whenever a site plan involves property adjacent to a thoroughfare maintained by Palm Beach County, its Traffic Division shall be notified upon receipt of the development application and its approval of any improvements or connections to the thoroughfare shall be required prior to approval of a final plat or final engineering plans when a plat is not required. In addition, whenever a proposed project will generate average daily traffic in excess of 200 trips, the required Traffic Study shall be forwarded to the County Engineer for review and comment prior to any consideration, by the approving body, of the associated development application.
 - ✓ The applicant has provided the Traffic Study to the Palm Beach County Traffic Division. As noted in the Planner comments, the applicant would have to provide an approval letter from the County prior to final engineering plans. Since the proposed buildings are accessory uses and therefore not adding additional patients, the proposed project will not be generating additional traffic. Thus, a positive finding can be made with respect to this level of service standard

Parks and Recreation Facilities: Park dedication requirements do not apply for non-residential uses. Thus, the proposed development will not have any impact with respect to this standard.

Solid Waste:**Current Demand:**

Admin Building: $18,000\text{-sf} \times 5.4\text{lbs} = 97,200\text{ lbs.} / 2,000 = 48.6\text{ tons per year}$
Assembly Bldg. w/ after school: $7,744\text{-sf} \times 3.5\text{lbs} = 27,104\text{ lbs.} / 2,000 = 13.55\text{ tons per year}$
After Care Wing: $6,549\text{-sf} \times 3.5\text{lbs} = 22,921.5\text{ lbs.} / 2,000 = 11.46\text{ tons per year}$
Women and Children Center: $8,551\text{-sf} \times 8.0\text{lbs} = 68,408\text{ lbs.} / 2,000 = 34.2\text{ tons per year}$
Oak Square Dormitory: $3,717\text{-sf} \times 8.0\text{lbs} = 29,736\text{ lbs.} / 2,000 = 14.87\text{ tons per year}$
Maintenance Bldg.: $880\text{-sf} \times 9.3\text{lbs} = 8,184\text{ lbs.} / 2,000 = 4\text{ tons per year}$
Residential Dormitory: $11,178\text{-sf} \times 8.0\text{lbs} = 89,424\text{ lbs.} / 2,000 = 44.7\text{ tons per years}$

Total per year = 171.38 tons

Proposed Demand:

Women and Children Center Addition: $3,100\text{-sf} \times 3.5\text{ lbs.} = 10,850\text{ lbs.} / 2,000 = 5.4\text{ tons per year}$
Education Building: $3,000\text{-sf} \times 3.5\text{ lbs.} = 10,500\text{ lbs.} / 2,000 = 5.2\text{ tons per year}$

Additional ton per year = 10.6 tons

The proposed addition to the Women and Children Center and the new Education Building will add approximately **10.6 tons (6% increase)** of waste per year to the current demand. The Solid Waste Authority has indicated that its facilities have sufficient capacity to handle all development proposals till the year 2048; thus, a positive findin can be made with respect to this level of service standard.

**APPENDIX "B" - STANDARDS FOR SITE PLAN ACTIONS Sec. 3.2.3 (A) through (J)**

- A. Building design, landscaping and lighting (glare) shall be such that they do not create unwarranted distractions or blockage of visibility as it pertains to traffic circulation.
- ☐ Not applicable
☒ Meets intent of standard
☐ Does not meet intent
- B. Separation of different forms of transportation shall be encouraged. This includes pedestrians, bicyclists and vehicles in a manner consistent with policies found under Objectives D-1 and D-2 of the Transportation Element.
- ☒ Not applicable
☐ Meets intent of standard
☐ Does not meet intent
- C. Open space enhancements as described in Policies found under Objective B-1 of the Open Space and Recreation Element are appropriately addressed.
- ☐ Not applicable
☒ Meets intent of standard
☐ Does not meet intent
- D. The City shall evaluate the effect that any street widening or traffic circulation modification may have upon an existing neighborhood. If it is determined that the widening or modification will be detrimental and result in a degradation of the neighborhood, the project shall not be permitted.
- ☐ Not applicable
☒ Meets intent of standard
☐ Does not meet intent
- E. Development of vacant land which is zoned for residential purposes shall be planned in a manner which is consistent with adjacent development regardless of zoning designations.
- ☒ Not applicable
☐ Meets intent of standard
☐ Does not meet intent
- F. Property shall be developed or redeveloped in a manner so that the future use and intensity are appropriate in terms of soil, topographic, and other applicable physical considerations; complementary to adjacent land uses; and fulfills remaining land use needs.
- ☐ Not applicable
☒ Meets intent of standard
☐ Does not meet intent
- G. Redevelopment and the development of new land shall result in the provision of a variety of housing types which shall continue to accommodate the diverse makeup of the City's demographic profile and meet the housing needs identified in the Housing Element. This shall be accomplished through the implementation of policies under Objective B-2 of the Housing Element.
- ☒ Not applicable
☐ Meets intent of standard
☐ Does not meet intent
- H. The City shall consider the effect that the proposal will have on the stability of nearby neighborhoods. Factors such as noise, odors, dust, traffic volumes and circulation patterns shall be reviewed in terms of their potential to negatively impact the safety, habitability and stability of residential areas. If it is determined that a proposed development will result in a degradation of any neighborhood, the project shall be modified accordingly or denied.
- ☐ Not applicable
☒ Meets intent of standard



☐ Does not meet intent

- I. Development shall not be approved if traffic associated with such development would create a new high accident location, or exacerbate an existing situation causing it to become a high accident location, without such development taking actions to remedy the accident situation.

☐ Not applicable

☒ Meets intent of standard

☐ Does not meet intent

- J. Tot lots and recreational areas, serving children from toddler to teens, shall be a feature of all new housing developments as part of the design to accommodate households having a range of ages. This requirement may be waived or modified for residential developments located in the downtown area, and for infill projects having fewer than 25 units.

☒ Not applicable

☐ Meets intent of standard

☐ Does not meet intent



BLDG NAME	# OF SEATS	PARKING RATIO	# OF REQUIRED PARKING SPACES	# OF PROVIDED PARKING SPACES
ASSEMBLY BLDG.	324	1 SPACE FOR EVERY 3 SEATS	108	161

new
garden
area

EXISTING PROJECT DATA

ZONING DISTRICT	CF		(6.77 ACRES)
LOT AREA		295,210 S.F.	
EXISTING BLDGS GROUND FLOOR AREA	AREA		PERCENTAGE OF SITE
ASSEMBLY BUILDING W./ AFTER CARE WING	11,029 S.F.		
ADMINISTRATION BLDG.	15,134 S.F.		
WOMEN AND CHILDREN CENTER (WILLIAMS BLDG.)	8,551 S.F.		
FRANK CAREY BLDG.	3,717 S.F.		
MAINTENANCE BLDG.	880 S.F.		
RESIDENTIAL DORMITORY (EVERT BLDG.)	11,178 S.F.		
TOTAL EXIST BLDGS. GROUND AREA COVERAGE	50,489 S.F.		17 %
EXISTING CONSTRUCTION AREA	(to remain)		
PAVED PARKING AREA	72,631 S.F.		24.6%
WALKS AND OTHER PAVED AREAS	16,644 S.F.		05.6%
TOTAL PARKING AND OTHER PAVED AREAS	89,275 S.F.		30 %
TOTAL OF GROUND COVERAGE AREA			
PARKING + PAVED + BLDG. GROUND	139,774 S.F.		47.3%
GREEN AREA	155,436 SQ.FT.		52.7%
<u>BUILDINGS TOTAL FLOOR AREAS</u>			
ADMINISTRATION BLDG. TOTAL AREA	18,000 S.F.		
ASSEMBLY BUILDING W./ AFTER CARE	7,744 S.F.		
AFTER CARE WING (TWO STORIES)	6,549 S.F.		
TOTAL ASSEMBLY BLDG. W./ DAYCARE WING	14,293 S.F.		
WOMEN AND CHILDREN CENTER (WILLIAMS BLDG.)	8,551 S.F.		
FRANK CAREY BLDG.	3,717 S.F.		
MAINTENANCE BLDG.	880 S.F.		
RESIDENTIAL DORMITORY (EVERT BLDG.)	11,178 S.F.		
TOTAL BLDG. AREAS	56,619 S.F.		

EXISTING PARKING SPACES	155
HANDICAPPED PARKING	6
TOTAL	161

<u>DORMITORY BED COUNT</u>	
WOMEN AND CHILDREN CENTER (WILLIAMS BLDG.)	37 BEDS
FRANK CAREY BLDG.	19 BEDS
DETOX RESIDENCE	14 BEDS
RESIDENTIAL DORMITORY (EVERT BLDG.)	80 BEDS
TOTAL BEDS	150 BEDS

PROPOSED PROJECT DATA "PART-A"

	AREA
PROPOSED ADDITION TO THE WOMEN & CHILDREN CENTER (WILLIAMS BLDG.)	3,103 S.F.
COVERED PATIO	393 S.F.
COVERED ENTRY	95 S.F.
FRONT CONC. WALK	600 S.F.

PROPOSED PROJECT DATA "PART-B"

	AREA
PROPOSED LIFE SKILLS EDUCATION CENTER	3,000 S.F.
COVERED ENTRY	112 S.F.
REAR SLAB	64 S.F.

PROPOSED TOTAL PROJECT DATA

	AREA	PERCENTAGE OF SITE
PROPOSED PART-A	3,591 S.F.	
PROPOSED PART-B	3,112 S.F.	
EXISTING BLDGS GROUND AREA COVERAGE	50,489 S.F.	
PROPOSED BLDGS GROUND AREA COVERAGE	57,192 S.F.	19.3 %
PROPOSED WALKS AND OTHER PAVED AREAS	664 S.F.	
EXISTING WALKS AND OTHER PAVED AREAS	89,275 S.F.	
TOTAL WALKS AND OTHER PAVED AREAS	89,939 S.F.	30.46 %
TOTAL GROUND COVERAGE AREA		
PARKING + PAVED + BLDG. GROUND	147,131 S.F.	49.8 %
NEW GREEN AREA	148,079 S.F.	50.2 %
<u>DORMITORY BED COUNT</u>		
WOMEN AND CHILDREN CENTER (WILLIAMS BLDG.)	37 BEDS	
FRANK CAREY BLDG.	19 BEDS	
DETOX RESIDENCE	14 BEDS	
RESIDENTIAL DORMITORY (EVERT BLDG.)	80 BEDS	
PART-A (ADDITION TO WOMEN & CHILDREN CENTER)	0 BEDS	
PART-B (LIFE SKILLS EDUCATION CENTER)	0 BEDS	
TOTAL BEDS	150 BEDS	
TOTAL ADDITIONAL BEDS	0 BEDS	

CONTENTS

FOR T

© 2018 L
WITHOUT
SCALE OR
SPECIFIC
FIGURES OF
THE WORK

LEGEND

= NEW ADDITION OR
NEW BUILDING

PARKING REQUIREMENTS

PARKING SPACES	155
HANDICAPED PARKING	6
TOTAL	161

SETBACKS

FRONT: _____ 10 FT.
REAR: _____ 10 FT.
INTERIOR SIDE: _____ 10 FT.
STREET SIDE: _____ 10 FT.

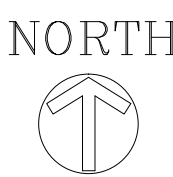
BUILDING HEIGHT

EXIST/PROPOSED SITE PLAN

SCALE: 1"=30'

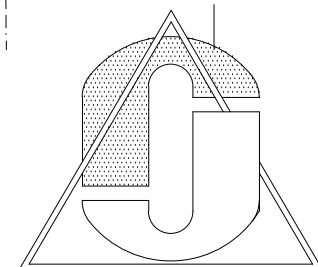
LEGAL DESCRIPTION

THE NORTH ONE HALF OF THE EAST ONE HALF
AND THE NORTHEAST QUARTER
OF THE WEST ONE HALF OF LOT 9
(BEIN N 1/2 OF NE 1/4 OF NE 1/4 ON NE 1/4
AND NE 1/4 OF NW 1/4 OF NE 1/4 OF NE 1/4 OF
NE 1/4 OF NE 1/4 OF NE 1/4) IN SUBDIVISION OF SECTION
20, TOWNSHIP 46 SOUTH, RANGE 43
A SUBDIVISION IN THE CITY OF DELRAY BEACH,
FLORIDA ACCORDING TO THE PLAT THEREOF
RECORDED RECORDED IN PALM BEACH COUNTY
FLORIDA PLAT BOOK 1, PAGE 4 PUBLIC RECORDS,
OF PALM BEACH COUNTY, FLORIDA.
LESS THE EAST 33 FEET AND THE NORTH 25' THEREOF



LOCATION MAP

SCALE: N.T.S



J.A.O.
ARCHITECTS
&
PLANNERS

3100 N.W. BOCA RATON BLVD.
SUITE 115
BOCA RATON, FL 33431
TEL (561) 391-4115
FAX (561) 391-4173
E-MAIL JAOARCH@AOL.COM

DATE DRAWN: 11-08-2018

DRAWN BY:

CHECKED BY:

REVISIONS

1. _____
2. _____
3. _____
4. _____
5. _____

JOB NUMBER: 17-088
SHEET NO: 4 17-08

$$SP = 1$$

CONTENTS:	PART A- ADDITION TO WOMEN CENTER
	PART B- NEW EDUCATION BUILDING

FOR THE PROJECT: DRUG ABUSE FOUNDATION

400 SOUTH SWINTON AVE.
FLEMINGHAM, FLORIDA

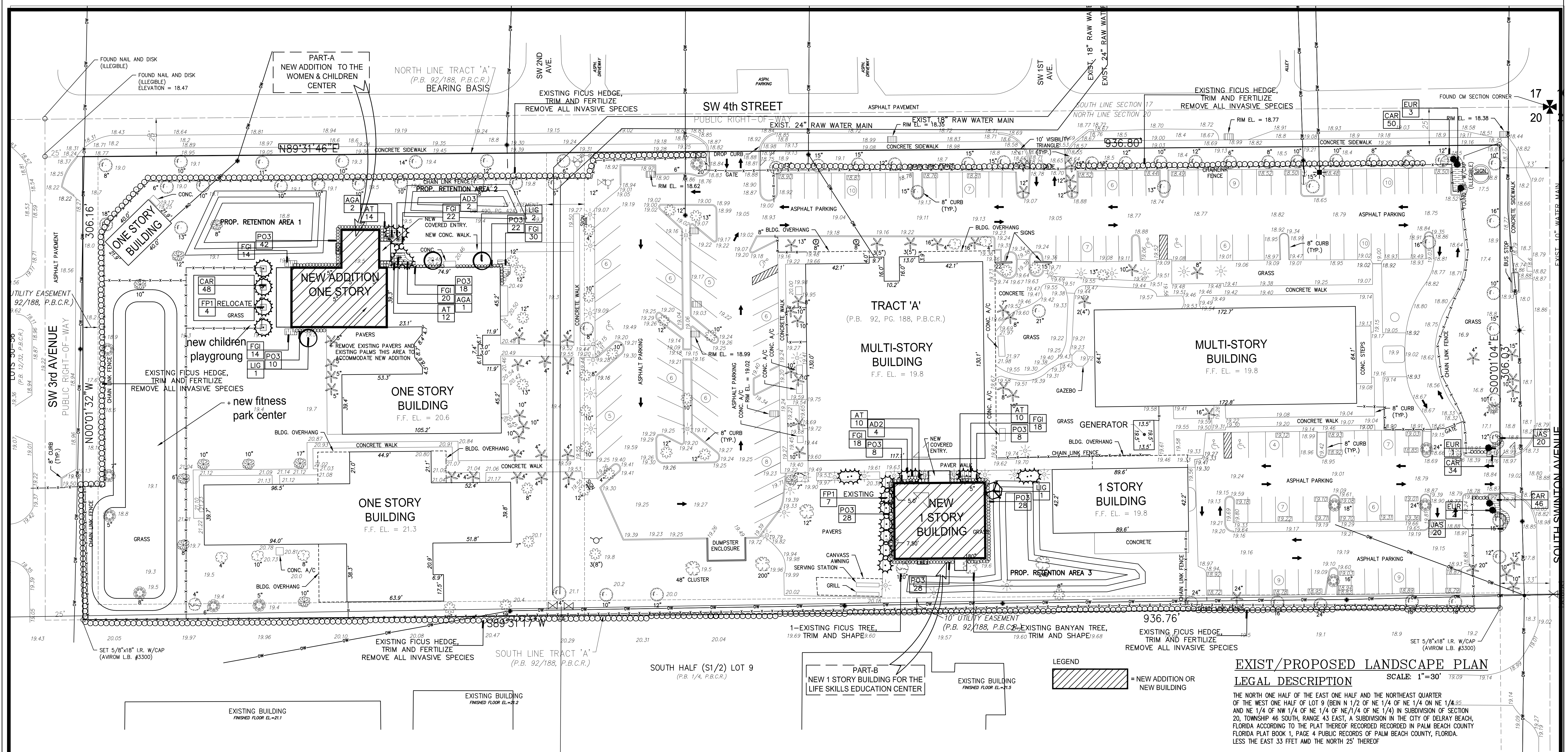
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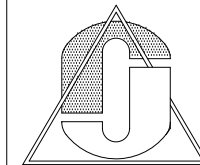
ADDITION
TO WOMEN CENTER
AND
NEW EDUCATION BUILDING
SIEMENS-EVERT CAMP
FOR: DAF

0 SOUTH SWINTON AVE
ELRAY BEACH, FLORIDA

DATE OF LAST REVISION: 11/07/15







CONTENTS:

FOR THE PROJECT: **THE LIFE SKILLS EDUCATION CENTER**

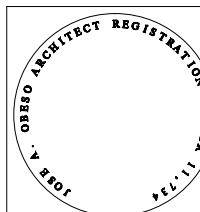
DRUG ABUSE FOUNDATION
400 SOUTH SWINTON AVE.
DELRAY BEACH, FLORIDA

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&
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3100 N.W. BOCA RATON BLVD
SUITE 115
BOCA RATON, FL 33431

TEL (561) 391-4115
FAX (561) 391-4173
E-MAIL JAOARCH@AOL.COM



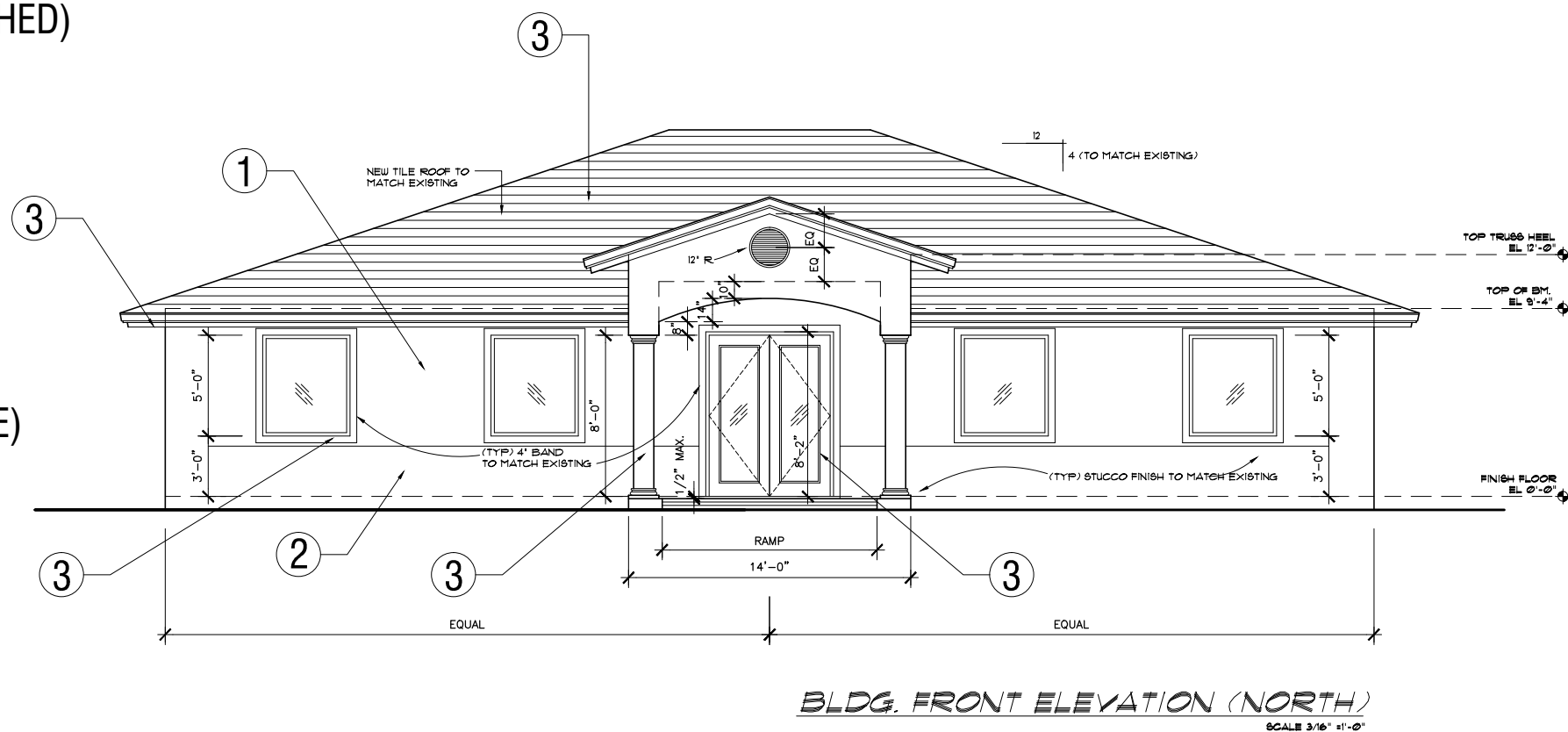
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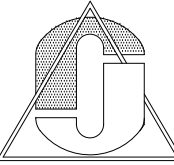


3 

SW 7138 LAVENDAR WISP (WHITE)



BLDG. FRONT ELEVATION (NORTH)



CONTENTS:
THE LIFE SKILLS EDUCATION CENTER
FOR THE PROJECT: DRUG ABUSE FOUNDATION
400 SOUTH SWINTON AVE.
DELRAY BEACH, FLORIDA

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&
PLANNERS

300 N.W. BOCA RATON BLVD.
SUITE 115
BOCA RATON, FL 33431
TEL (561) 391-4115
FAX (561) 391-4173
E-MAIL JAOARCH@AOL.COM



DATE DRAWN: 12-28-2017

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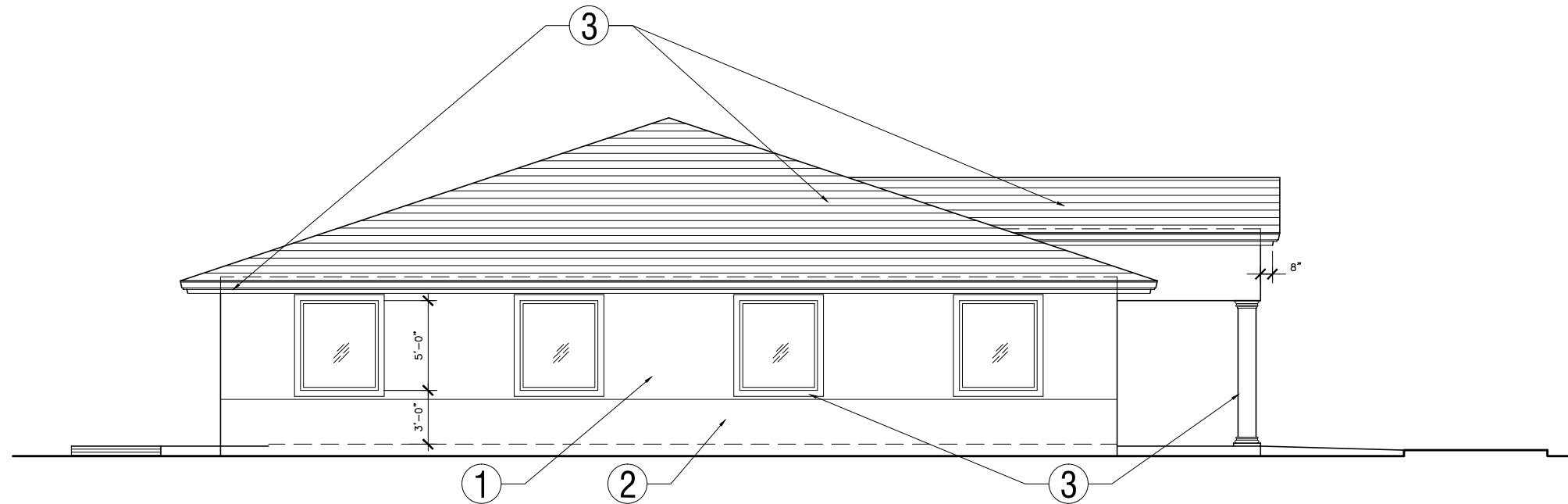
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JOB NUMBER: 17-028

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A-2

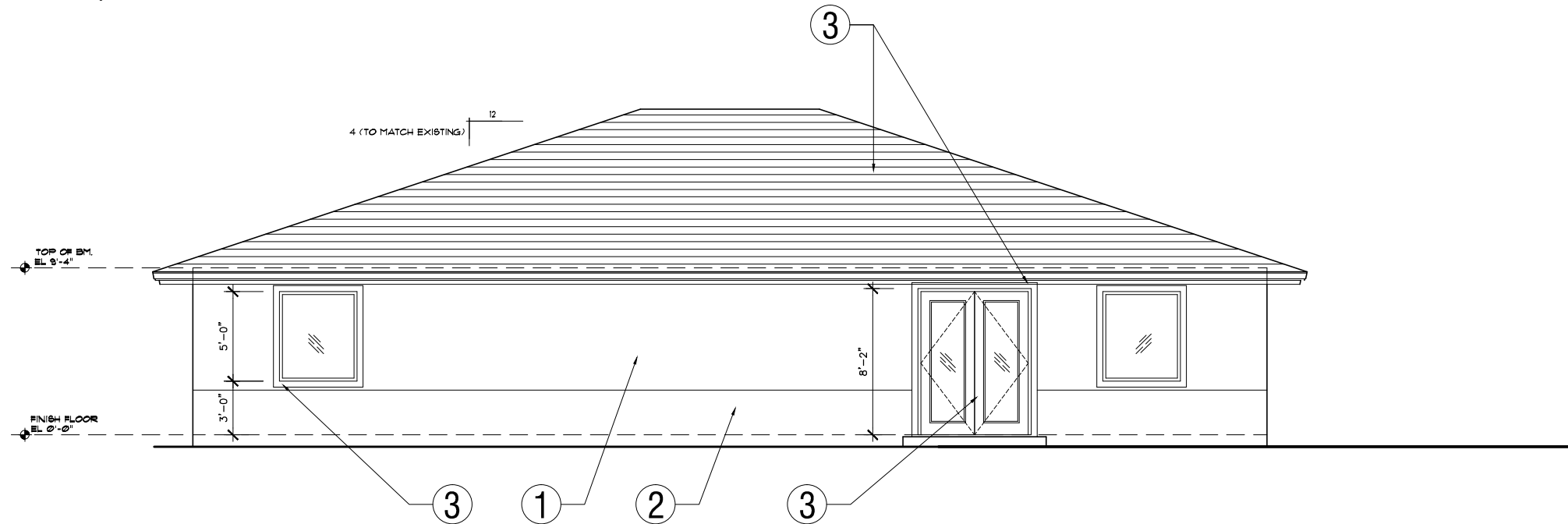


BLDG. LEFT SIDE ELEVATION (EAST)
SCALE 3/16" = 1'-0"

1 3603-T LIGHT GREY (STONE WASHED)

2 17-342-14 BURGUNDY

3 SW 7138 LAVENDAR WISP



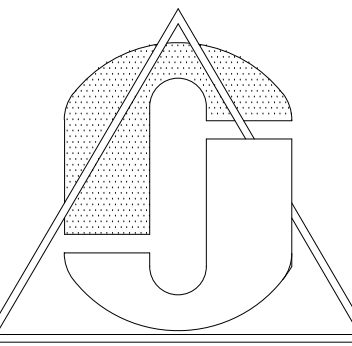
BLDG. REAR ELEVATION (SOUTH)
SCALE 3/16" = 1'-0"

THE WOMEN
AND CHILDREN
CENTER

REMODELING

400 SOUTH SWINTON AVE.
DELRAY BEACH, FLORIDA

DATE OF LAST REVISION: 11/09/18

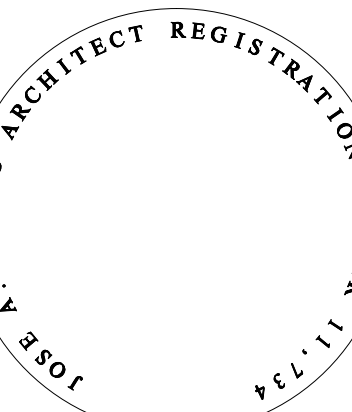


CONTENTS:
THE WOMEN AND CHILDREN CENTER
FOR THE PROJECT: DRUG ABUSE FOUNDATION
400 SOUTH SWINTON AVE.
DELRAY BEACH, FLORIDA

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3100 N.W. BOCA RATON BLVD.
SUITE 115
BOCA RATON, FL 33431
TEL (561) 391-4115
FAX (561) 391-4173
E-MAIL JAOARCH@AOL.COM



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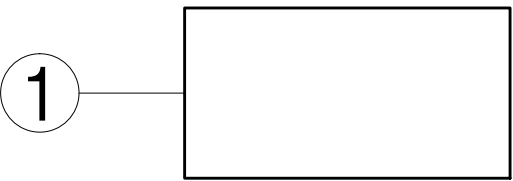
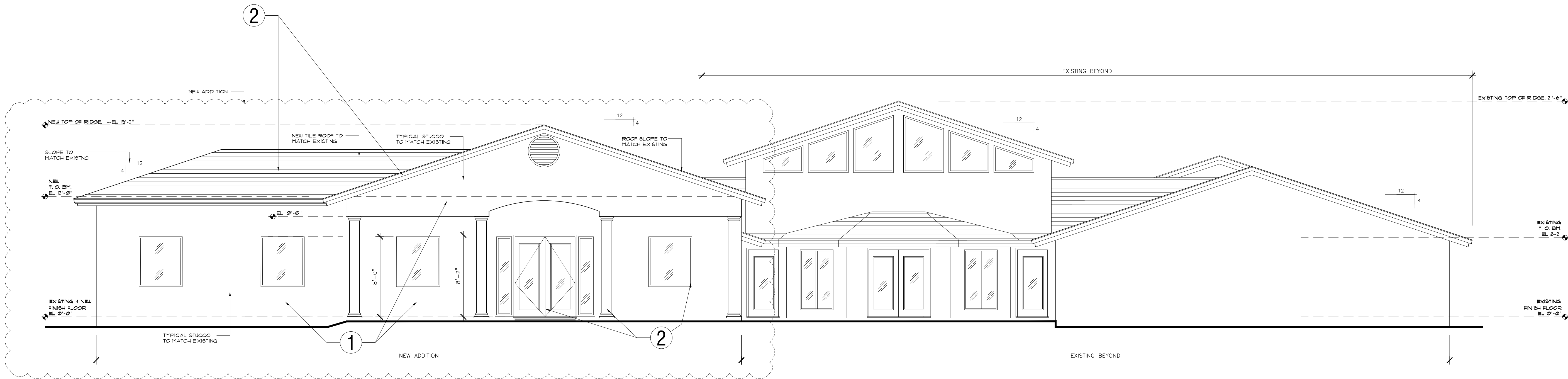
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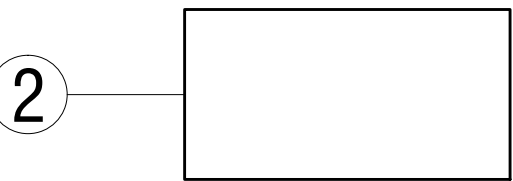
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SHEET NO:

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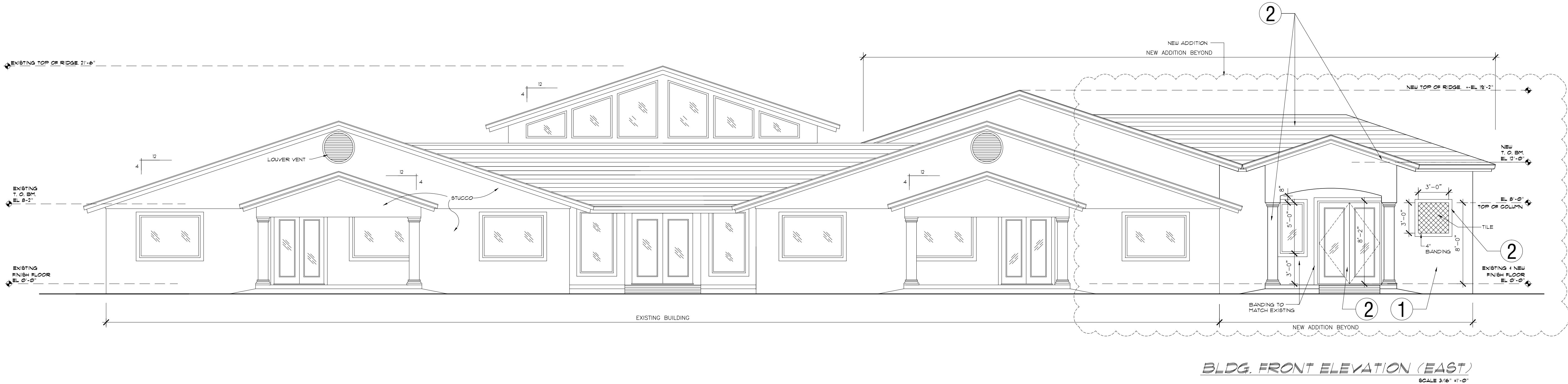


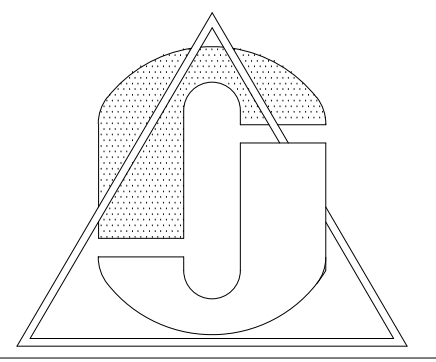
SW 6182 ETHEREAL WHITE



SW 7138 LAVENDAR WISP

BLDG. REAR ELEVATION (WEST)
SCALE 3/16" = 1'-0"





CONTENTS:

THE WOMEN AND CHILDREN CENTER

FOR THE PROJECT: DRUG ABUSE FOUNDATION

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ARCHITECTS
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PLANNERS

3100 N.W. BOCA RATON BLVD.
SUITE 115
BOCA RATON, FL 33431

TEL (561) 391-4115
FAX (561) 391-4173
E-MAIL JAOARCH@AOL.COM



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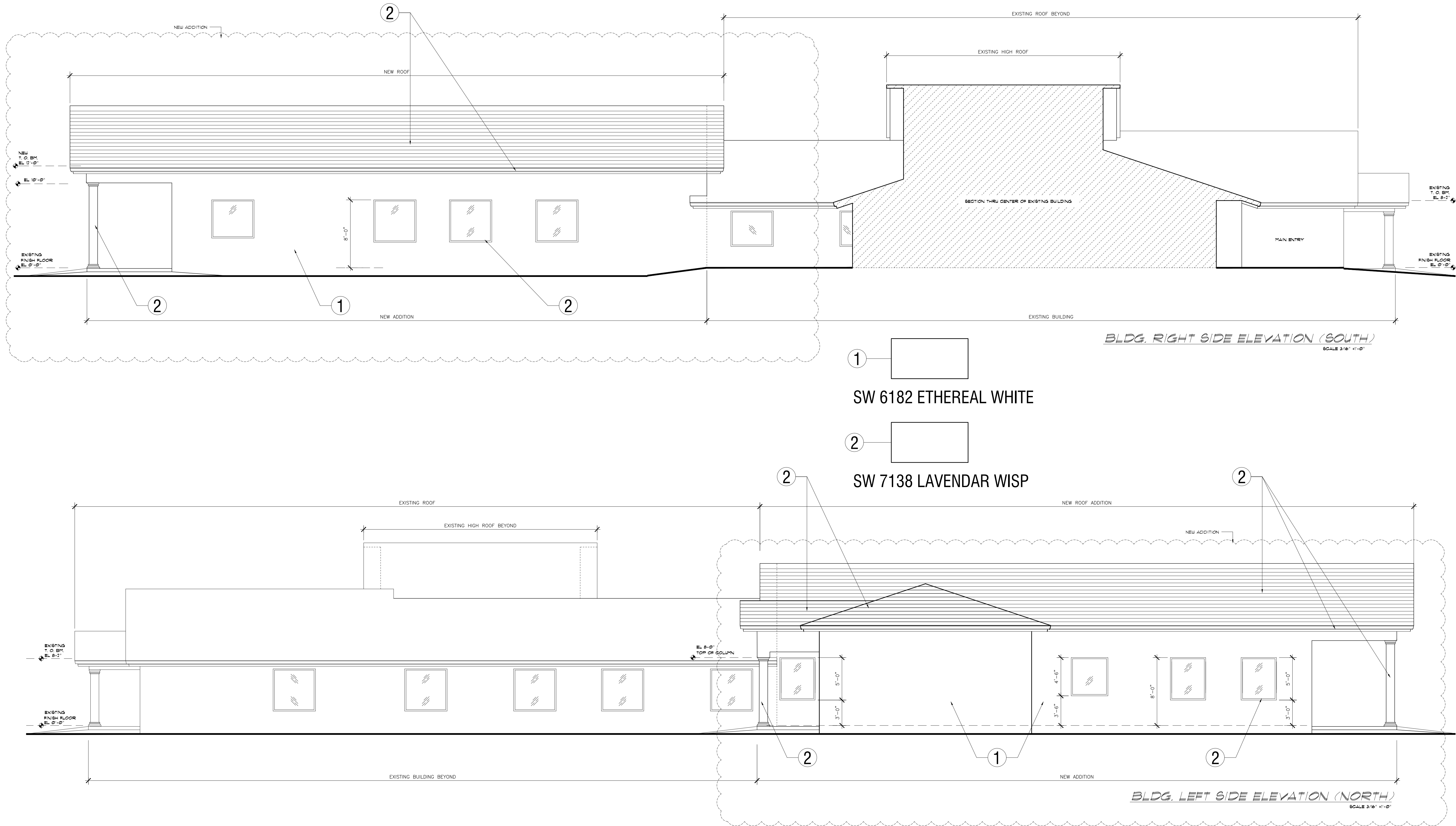
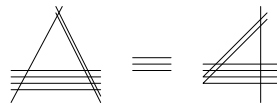
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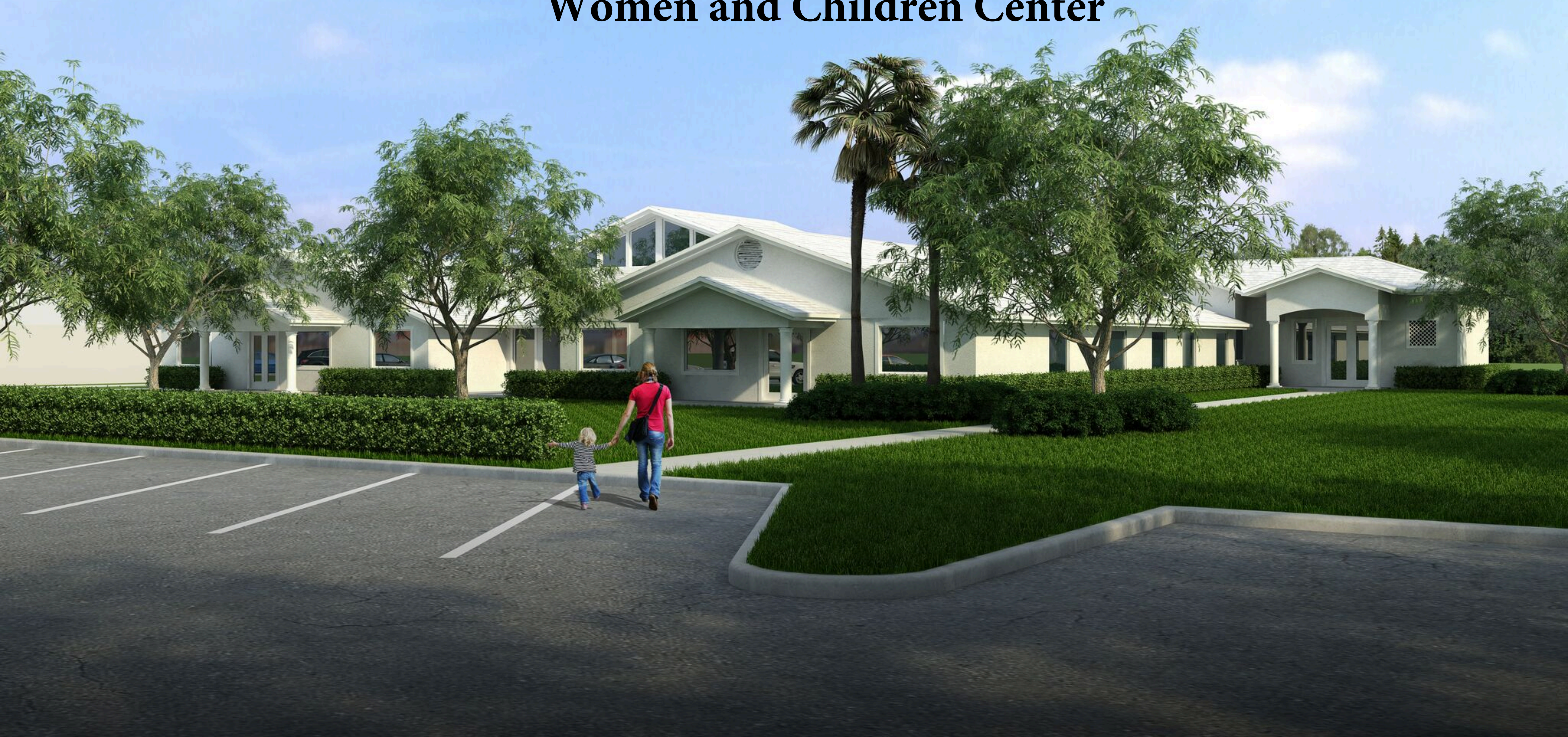
Life Skill Education Building



Outdoor Playground and Recreation Track



Women and Children Center



Technical Memorandum

Drug Abuse Foundation Parking Requirements Breakdown

The Drug Abuse Foundation is using the following parking calculation in order to establish parking for the site. The principle uses of this site generate the required parking. The staff and patients (residents) circulate throughout the site in a 'campus-like' manner, moving from one building to another, therefore **not** generating parking in addition to the principle uses. Furthermore, the number of staff required is limited to the number of beds allowed by the conditional use permit (2000-130-USM-CCA). Therefore, because DAF is at its maximum 150 bed capacity and no new beds will be added, no new staff will be added either. Because we are limited to the number of beds, we are limited to the number of employees. The calculation is as follows:

Principle Use Parking (Demand Generation)

Building Name	Building SF	Parking Ratio	# of Required Parking Spaces	# of Provided Parking Spaces	# of Parking Spaces needed on average
Administration Building (Office)	18,000 SF	5 spaces per 1,000 SF	90	90	30.2
Intake Building (Office)	6,549 SF	5 spaces per 1,000 SF	33	33	11.3
Assembly Building (Office Area Only)	1,984 SF	5 spaces per 1,000 SF	10	10	3.3
Total # of Parking Spaces:			133	133	45

Dormitory Name	# of Beds	Parking Ratio	# of Required Parking Spaces	# of Provided Parking Spaces	# of Parking Spaces needed on average
Women & Children Center "Williams BLDG"	37	1 space for every 4 beds	9.25*	10*	0
Detox Unit	14	1 space for every 4 beds	3.5*	4*	0
Frank Carey Building	19	1 space for every 4 beds	4.75*	5*	0
Evert Building	80	1 space for every 4 beds	20*	20*	0
Total Number of Parking Spaces for 150 Beds:			Required	Provided	0
			37.5*	38*	0

Total # of Parking Spaces for Administration Building, Intake Building and Dormitories*:	Required	Provided	Needed on Average
	171	161	45

* Per the Drug Abuse Foundation's Residents Policy, Patients in the Residential program are prohibited from a.) driving, and b.) having a car on the campus, therefore eliminating the need for the 38 Dormitory parking spaces and bringing down the total required spaces to 132.

Accessory Spaces to Principle Uses**

Building Name	Building SF	Parking Ratio	# of Required Parking Spaces	# of Provided Parking Spaces	# of Parking Spaces needed on average
Life Skills Education Center***	3,000 SF	5 spaces per 1,000 SF	15	15	0

Building Name	# of Seats	Parking Ratio	# of Required Parking Spaces	# of Provided Parking Spaces	# of Parking Spaces needed on average
Assembly Building****	324	1 space for every 3 seats	108	161	33

# of Seats	Parking Ratio	# of Required Parking Spaces	# of Provided Parking Spaces	# of Parking Spaces needed on average
Total Number of Parking Spaces:		123	161	68

** The accessory spaces are subordinate to the principle use. In this 'campus-like' setting, the principle use generates the parking required for the DAF Center. Staff workers and patients (residents) circulate throughout the site from one building to another. The number of staff required is limited to the number of patients(residents) the facility can accommodate, which, according to the conditional use modification (2000-130-USM-CCA) is 150 beds, maximum.

*** The Life Skills Education Center will only serve the maximum allowable patients (residents) on site and would use only existing staff members, therefore, no additional parking spaces are needed.

**** The Assembly Building is used for staff and patient meetings Monday through Friday and does not require any parking spaces throughout the week. However, the Assembly Building is available to the community on weekends, which is when the parking lot has on average 82% (144 spaces) of available parking spaces. The Assembly Building can accommodate 324 seats requiring 108 spaces by code, but on average only 33 spaces are used leaving approximately 128 spaces available.

In summary, the Drug Abuse Foundation is technically required to have 294 spaces and 161 spaces are provided. However, based on the Parking Utilization Analysis, on average DAF uses 42% (68 spaces) of its existing parking spaces for its **principle** uses, leaving 58% (93 spaces) available Monday through Sunday. As a result of the analysis provided, DAF displays that it maintains a surplus of parking throughout the year. Please see attached 'Statistical Parking Data' for further information on our one week parking study.



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STATISTICAL PARKING DATA DRUG ABUSE FOUNDATION PARKING STUDY

400 S SWINTON AVE, DELRAY BEACH, FL 33444

STARTED: Tuesday, October 16, 2018 ENDED: Monday, October 22, 2018

Total # of Parking Spaces on Campus: 161

Day/Time	South Parking lot (by ERC off Swinton)	North Parking Lot facing 4 th street	Back parking Lot Between Admin & RTC Building	Total Cars on Campus	Total Parking Spaces Available	Parking Utilization
Tuesday AM	17	40	40	97	64	60.2%
Wednesday AM	12	32	37	81	80	50.3%
Thursday AM	15	31	33	79	82	49%
Friday AM	11	30	32	73	88	45.3%
Saturday AM	8	14	15	37	124	22.9%
Sunday AM	8	10	14	32	129	19.8%
Monday AM	17	30	32	79	82	49%
Tuesday PM	13	37	38	88	73	54.6%
Wednesday PM	11	33	40	84	77	52.1%
Thursday PM	13	34	38	85	76	52.7%
Friday PM	11	33	40	84	77	52.1%
Saturday PM	7	8	14	29	132	18%
Sunday PM	8	10	14	32	129	19.8%
Monday PM	12	28	36	76	85	47.2%

AVERAGE PARKING LOT UTILIZATION	42.3%
HIGHEST PARKING LOT UTILIZATION	60.2%
LOWEST PARKING LOT UTILIZATION	18%

SPECIAL NOTES

- A. Most of the people they serve do not have personal transportation
- B. Patients in residential programs do not leave campus and do not have cars on campus.
- C. The Assembly Building is only used by the community on weekends, which is when they have the lowest parking lot utilization, 18%.