



Planning, Zoning and Building Department

BOARD ACTION REPORT – APPEALABLE ITEM

Project Name: Abbey Delray (2017-242)
Project Location: 2105 Lawson Blvd.
Request: Class II Site Plan Modification
Board: Site Plan Review and Appearance Board
Meeting Date: November 29, 2017

Board Action:

Site Plan
Approved (6-0).

Architectural Elevations
Approved (6-0).

Landscape Plan
Approved (6-0).

Project Description:

The subject property consists of 25.67 acres (1,118,003 square feet). It is zoned RM (Medium Density Residential) with RM (Medium Density Residential) Future Land Use Map (FLUM) designation. The subject Class II Site Plan Modification is associated with a reduction of 1,138 sq.ft. to the recently approved building expansion (approved in April 2017) and modifications to the floor plan, landscape plan and architectural elevations.

Board Comments:

The Board approved the proposal with no conditions.

Public Comments:

No public comment was provided at the meeting.

Associated Actions:

No actions

Next Action:

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

SITE PLAN REVIEW AND APPEARANCE BOARD

CITY OF DELRAY BEACH

---STAFF REPORT---

MEETING DATE: November 29, 2017

ITEM: **Abbey Delray (2017-242):** Class II Site Plan Modification associated with site plan, landscape plan and architectural elevation changes to the recently approved development expansion and renovation.

RECOMMENDATION: Approval of the Class II Site Plan Modification.

GENERAL DATA:

Agent..... Lindsay Libes (WGA)
Owner..... Lifespace Communities, Inc.
Location..... 2105 Lawson Boulevard– South side of Lawson Blvd., west of S. Congress Ave.
Property Size..... 25.67 acres (1,118,003 sq.ft.)
Future Land Use Map.... Medium Density Residential (RM)
Current Zoning..... RM
Adjacent Zoning. North: RM
East: Mixed Residential Office and Commercial (MROC)
South: Single Family Residential (R-1-A)
West: RM
Existing Land Use..... Assisted Living
Proposed Land Use.... No Change
Water Service..... Existing on site
Sewer Service..... Existing on site



ITEM BEFORE THE BOARD

The item before the Board is the approval of the following aspects of a Class II Site Plan Modification request for **Abbey Delray**, pursuant to Land Development Regulations (LDR) Section 2.4.5(G)(1)(b):

- Site Plan;
- Landscape Plan; and,
- Architectural Elevations

The subject property is located at 2105 Lawson Boulevard at the southwest corner of the intersection of Lawson Boulevard and South Congress Avenue.

BACKGROUND

The subject property consists of 25.67 acres (1,118,003 square feet). It is zoned RM (Medium Density Residential) with RM (Medium Density Residential) Future Land Use Map (FLUM) designation. The site has been developed with an assisted living/nursing home use since its original approval in the mid-1970s. The first approval of a conditional use for 363 multi-family units and a 100-bed convalescence facility was in 1976 with the corresponding plan approved in 1977. Since then, the site has received numerous development approvals, including minor changes such as the addition of covered walkways and more significant development under Class III and IV modifications to expand the number of beds and to accommodate new buildings.

In 1999, a Class IV modification was approved to reconstruct and enlarge the main building and add five residential buildings surrounding a small "town center" building in a campus formation. Each residential building included a nursing station as well as dining and activity/living rooms for the residents. The approval included a new conditional use to increase the number of beds from 100 to 114. Subsequent changes have been minor. A Class III modification was approved in 2014 to expand the clubhouse, center, and the Wellness Center but the proposed improvements were not constructed.

At its meeting of April 26, 2017, the Site Plan Review and Appearance Board (SPRAB) approved a Class IV Site Plan Modification to expand the existing assisted living facility. The improvements included upgrades and expansion of an existing building in the center of the site.

PROJECT DESCRIPTION

The development proposal consists of the following:

- Reduction of 1,138 sq.ft. to the recently approved building expansion; and,
- Modifications to the floor plan, landscape plan and architectural elevations.

SITE PLAN

COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

Items identified in the Land Development Regulations shall specifically be addressed by the body taking final action on the site and development application/request.

The overall modifications total a reduction of 1,138 sq.ft. to the recently approved one-story building expansion. The proposed modifications include the removal of an 868 sq.ft indoor dining area, revisions to reduce the entry lobby area and minor interior additions and reductions that impact the previous site plan, architectural elevations and landscape plan approvals. The total building square footage will be reduced from 116,847 sq.ft to 115,709 sq.ft. The proposed changes do not impact the number of parking spaces, density or building height

Photometric Plan:

Pursuant to LDR Section 4.6.8(B)(3)(c), the minimum illumination for accent paths is between 0.5 and 5.0. foot-candles. The Photometric Plan provided shows accent path illumination levels between 0.5 and 5.0. foot-candles; therefore, this requirement is met.

LANDSCAPE PLAN

The proposed landscape modifications include improvement to the foundation landscaping around the building. Some of the proposed foundation shrubs are Dwarf Firebush, Dwarf Schillings Holly, Dwarf Clusia, Dwarf Podocarpus and Green Island Ficus. Some of the proposed ground covers are Blueberry Flax Lily, Foxtail Fern and Victoria Birds Nest Ferns. The proposed landscaping revisions are consistent with the existing and recently approved landscaping design and meet the City's landscape requirements. The proposed landscape plan provided has been evaluated by the Senior Landscape Planner and complies with LDR Section 4.6.16.

ARCHITECTURAL ELEVATIONS

LDR Section 4.6.18(E) – Criteria for Board Action: The following criteria shall be considered, by the Site Plan Review and Appearance Board (SPRAB), in the review of plans for building permits. If the following criteria are not met, the application shall be disapproved:

1. 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.
2. 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.
3. 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 existing campus is characterized by low rise, one to three-story buildings in relatively close proximity, lining walkways and forming outdoor courtyard spaces. The proposed changes to the previously approved architectural elevations address the reduction of 1,138 sq.ft. to the recently approved building expansion. The proposed changes do not impact the building height, architectural style and color palate. Therefore, the modifications made to the previously approved architectural elevations are in harmony with the existing and proposed development, and will not materially depreciate the neighboring areas. Based on the above, positive findings can be made with respect to LDR Section 4.6.18(E).

ALTERNATIVE ACTIONS

- A. Continue with direction.
- B. Approve the Site Plan, Landscape Plan and Architectural Elevations for **Abbey Delray (2017-242)**, 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 Section 2.4.5(F)(5) and Chapter 3 (Performance Standards) of the Land Development regulations, subject to conditions.
- C. Deny the Site Plan, Landscape Plan and Architectural Elevations for **Abbey Delray (2017-242)**, by adopting the findings of fact and law contained in the staff report, and finding that the request is inconsistent with the Comprehensive Plan and does not meet criteria set forth in Section 2.4.5(F)(5) and Chapter 3 (Performance Standards) of the Land Development regulations.

STAFF RECOMMENDATION

By separate motions:

Site Plan:

Approve the Class II Site Plan Modification for **Abbey Delray (2017-242)**, 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 Section 2.4.5(F)(5) and Chapter 3 (Performance Standards) of the Land Development regulations.

Landscape Plan:

Approve the Landscape Plan for **Abbey Delray (2017-242)**, 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 Section, 4.6.16 of the Land Development regulations.

Architectural Elevations:

Approve the Architectural Elevations for **Abbey Delray (2017-242)**, 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 Section 4.6.18 of the Land Development regulations.

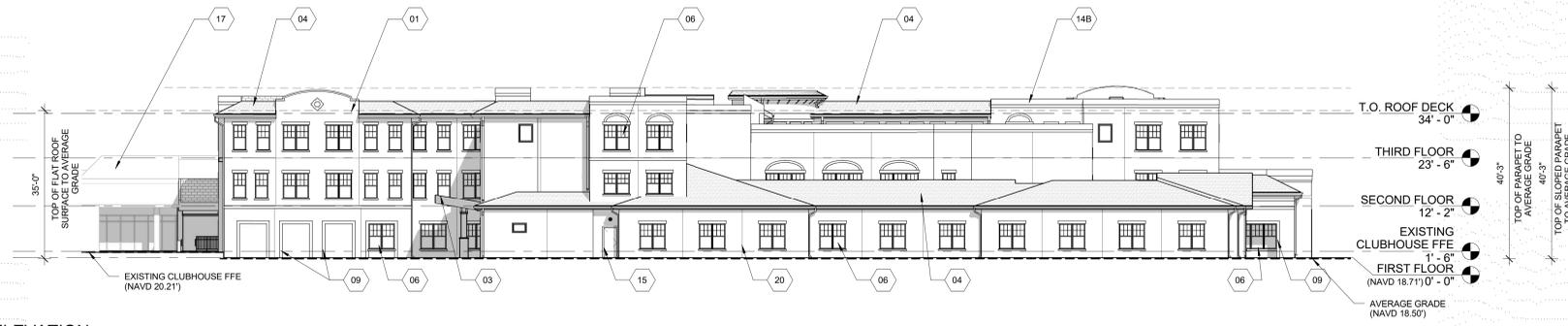
Attachments:
Report prepared by:

Proposed Plans
Debora Slaski, Assistant Planner

H
G
F
E
D
C
B
A

ELEVATION SHEETNOTE	
01	STUCCO - COLOR 1
02	STUCCO - COLOR 2
03	STANDING SEAM METAL ROOF
04	CONCRETE TILE ROOF
05	STOREFRONT ENTRANCE SYSTEM
06	SINGLE-HUNG WINDOWS
07	DECORATIVE BRACKET #1, SEE 3/A520 FOR PROFILE DETAIL
08	DECORATIVE BRACKET #2, SEE 3/A520 FOR PROFILE DETAIL
09	STUCCO TRIM
10	CANOPY SUPPORT WITH METAL CLADDING
11	FIBER CEMENT SOFFIT, PAINTED
11A	FIBER CEMENT WALL PANEL
11B	FIBER CEMENT TRIM
12	STOREFRONT WINDOWS
13	FIXED WINDOW
14A	DECORATIVE STUCCO PROFILE #1. SEE A520.
14B	DECORATIVE STUCCO PROFILE #2. SEE A520.
14C	DECORATIVE STUCCO PROFILE #3. SEE A520.
15	HOLLOW METAL DOOR, PAINTED
16	LOUVERED MECHANICAL EQUIPMENT SCREEN
17	EXISTING STRUCTURE TO REMAIN
18	DECORATIVE SHUTTER, TYPE A, SEE A526
19	DECORATIVE SHUTTER, TYPE B, SEE A526
20	CONTROL JOINT

4 OVERALL SOUTH ELEVATION
1/16" = 1'-0"



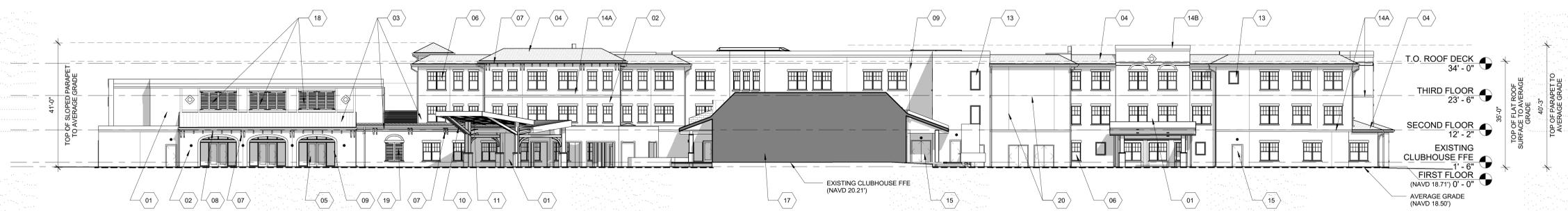
3 OVERALL EAST ELEVATION
1/16" = 1'-0"



2 OVERALL NORTH ELEVATION
1/16" = 1'-0"



1 OVERALL WEST ELEVATION
1/16" = 1'-0"



ABBAY DELRAY SENIOR LIVING
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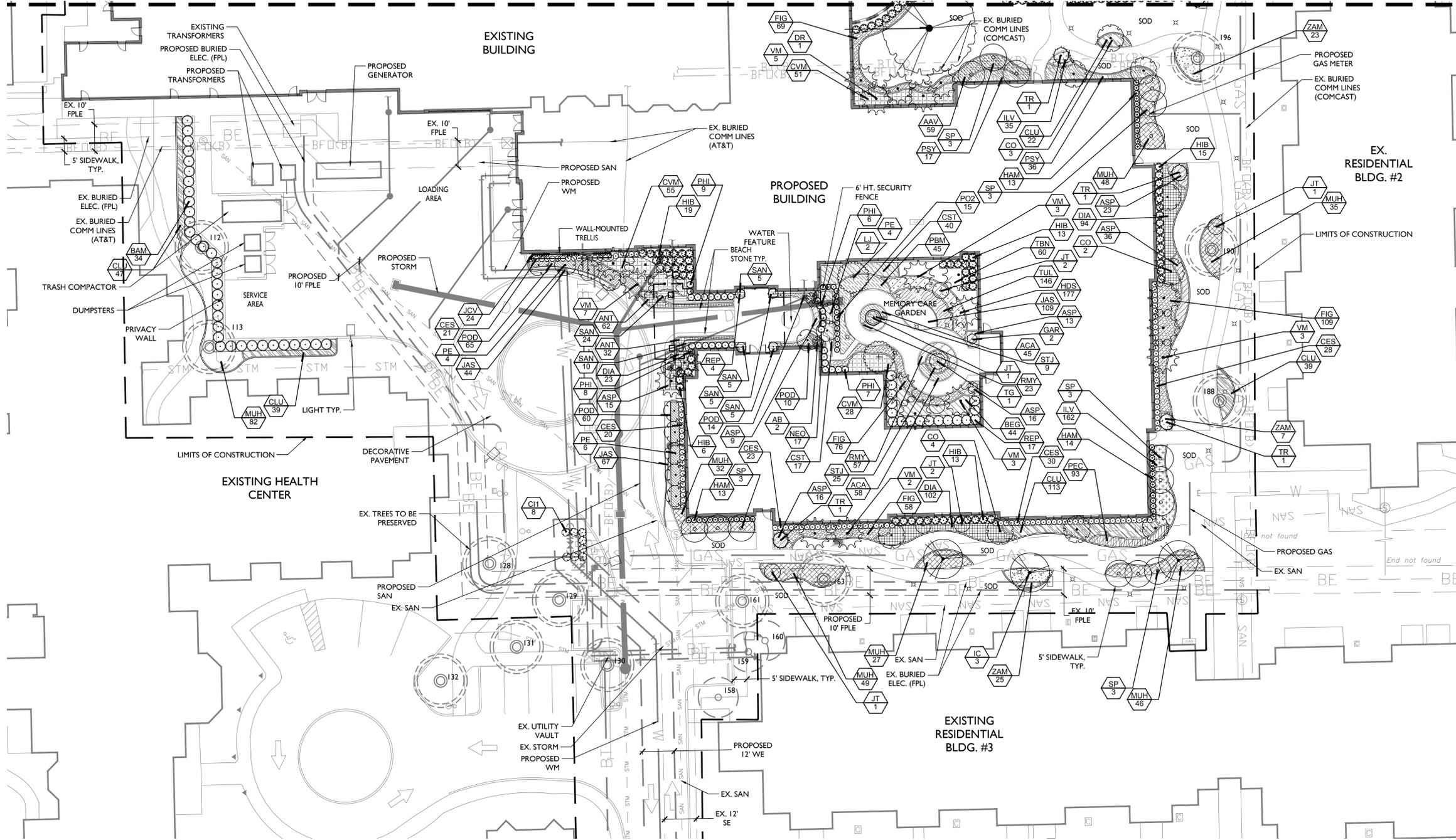
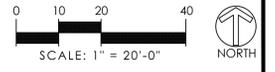
CLASS II SITE PLAN SUBMITTAL

Project No.: 2016025
 Date: 09-08-2017
 Drawn By: CB/SZ
 Checked By: CV

BUILDING ELEVATIONS

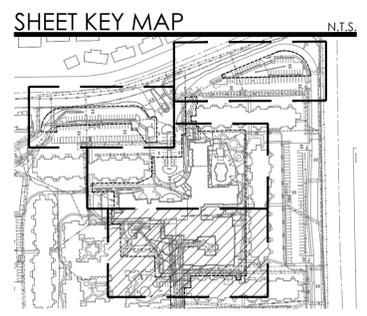
A-200

MATCHLINE A, SEE SHEET LP-1.02



LEGEND

- WM = WATER MAIN
- SAN = SANITARY SEWER
- STORM = STORM WATER DRAINAGE
- CL = CENTER LINE
- EX. = EXISTING
- SE = SANITARY EASEMENT
- WE = WATER EASEMENT
- U.E. = UTILITY EASEMENT
- FPLE = FLORIDA POWER & LIGHT EASEMENT
- L.W.D.D. = LAKE WORTH DRAINAGE DISTRICT



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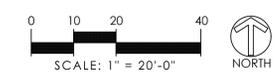
NO.	DATE	REVISIONS	DESCRIPTION	BY
1	02-21-17	RESUBMITTAL		
2	09-18-17	SPRAB CLASS II RESUBMITTAL		
3	10-20-17	SPRAB CLASS II RESUBMITTAL		
4	11-17-17	SPRAB CLASS II RESUBMITTAL		

CAD/LP: 2188.00-SPRAB.DWG
 DRAWN/DESIGNED: GFW
 CHECKED/OC: AMB
 JOB NO.: 2188.00
 DATE: 11/17/2017

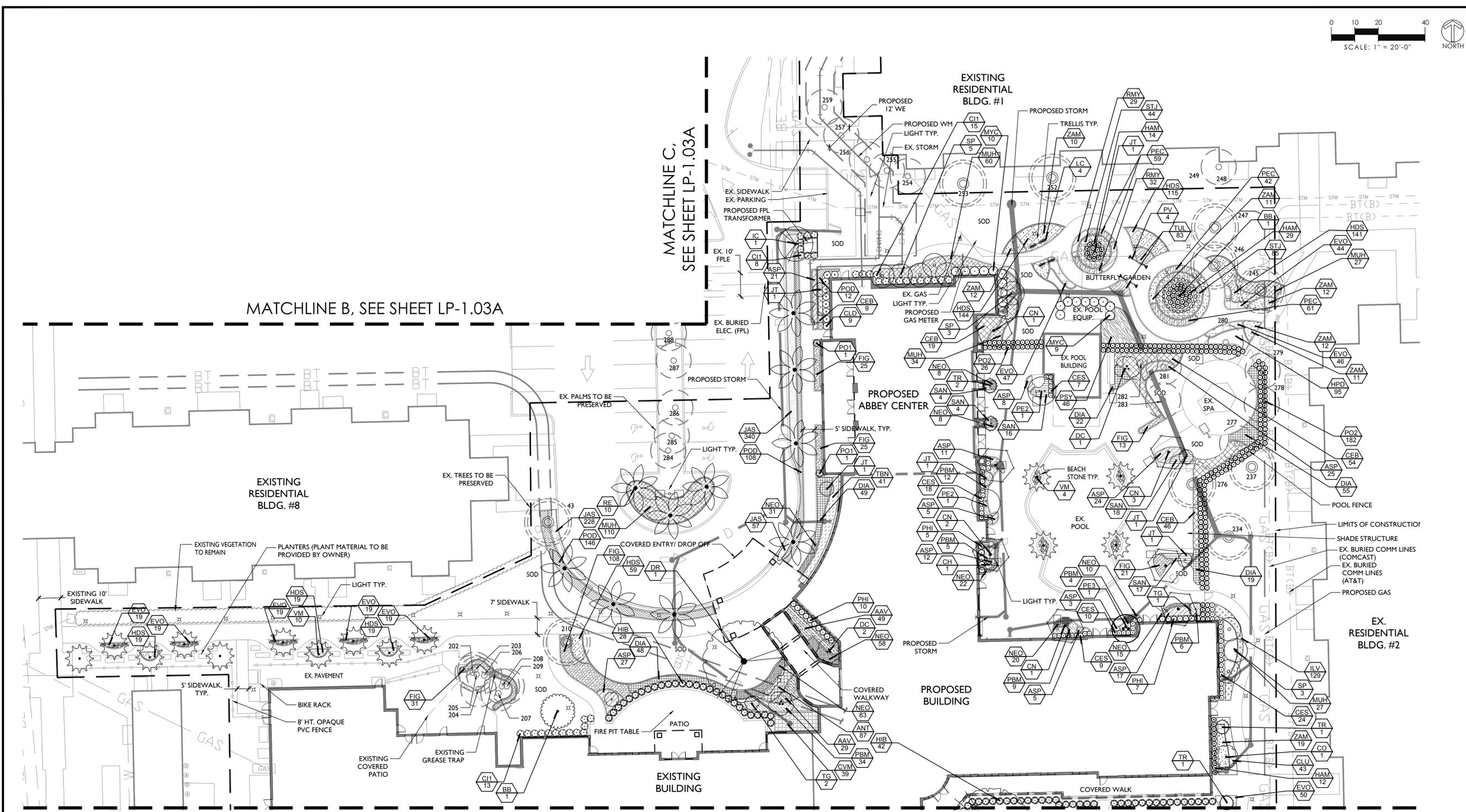
LANDSCAPE ARCHITECT OF RECORD
 ANGELA M. BIAGI
 LA# 6666787
 11/17/2017

PROJECT: ABBEY DELRAY
 TASK: LANDSCAPE PLAN
 SHEET: LP-1.01

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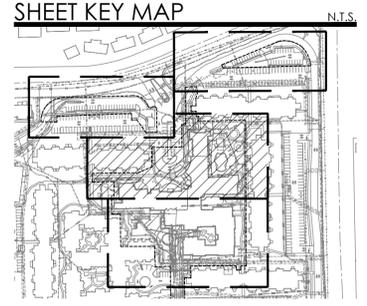


MATCHLINE B, SEE SHEET LP-1.03A

MATCHLINE C, SEE SHEET LP-1.03A

MATCHLINE A, SEE SHEET LP-1.01

- LEGEND**
- WM = WATER MAIN
 - SAN = SANITARY SEWER
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 - LW.D.D. = LAKE WORTH DRAINAGE DISTRICT



NO.	DATE	REVISIONS	DESCRIPTION
1	02-21-17	RESUBMITTAL	SRAB CLASS II RESUBMITTAL
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CAD/LP: 2188.00-SPRAB.DWG	DATE: 11/17/2017
DRAWN/DESIGNED: GPW	JOB NO.: 2188.00
CHECKED/OC: AMB	DATE: 11/17/2017

LANDSCAPE ARCHITECT OF RECORD
 ANGELA M. BIAGI
 LA# 6666787
 11/17/2017

PROJECT: ABBEY DELRAY
 TASK: LANDSCAPE PLAN

SHEET:
 LP-1.02

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