

Planning, Zoning, and Building Department

BOARD ACTION REPORT – APPEALABLE ITEM

Project Name:	Drug Abuse Appealable
Project Location:	400 S. Swinton
Request:	Class I Site Plan Modification and Landscape Plan
Board:	Site Plan Review and Appearance Board
Meeting Date:	June 28, 2017
Board Action:	Class I Site Plan Modification approved (7 to 0)

Project Description:

The Drug Abuse Foundation of Palm Beach County, a residential treatment center, is located at 400 S. Swinton Avenue on the southwest corner of S. Swinton Avenue and S.W. 4th Street within the Community Facilities (CF) Zoning District.

The applicant was before the board for minor architectural elevation changes that included the addition of Bermuda shutters over the existing windows and a color change to the building.

The proposed architectural elevation changes involve the addition of 63 Wine Red shutters on the north south and east elevations. The shutters will range in 8 different sizes according to window size on the building. The building will also be painted a Dark Gray Melville, Stonewashed Light Grey and the accent color in Burgundy.

Board Comments:

None

Public Comments:

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

Associated Actions:

All required actions were taken.

Next Action:

SPRAB action is final unless appealed by the City Commission.

SITE PLAN REVIEW AND APPEARANCE BOARD CITY OF DELRAY BEACH ---STAFF REPORT---

MEETING DATE:

ITEM:

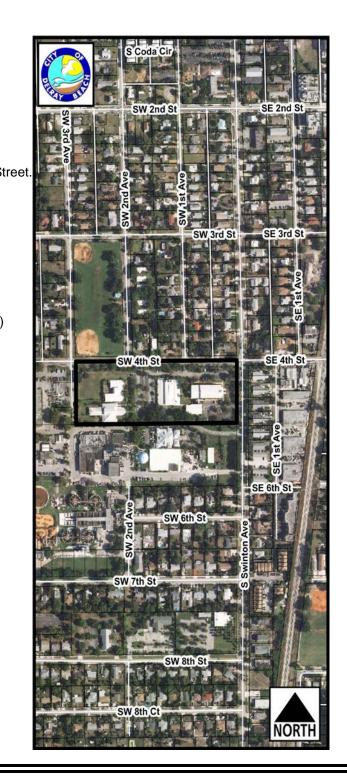
June 28, 2017

Drug Abuse Foundation (2017-171) – Approval of a Class I Site Plan Modification for the Drug Abuse Foundation located at 400 S. Swinton Avenue.

Approval **RECOMMENDATION:**

GENERAL DATA:

Owner	Drug Abuse Foundation of Palm Beach County Inc.			
Applicant	Jose Obeso			
Location	South west corner of S. Swinton Avenue and SW 4 th St			
Property Size	6.5			
Future Land Use Map	CF (Community Facilities)			
Current Zoning	CF (Community Facilities)			
Adjacent ZoningNorth:	R-1-A (Single Family Residential OSR (Open Space & Recreation)			
East:	RM (Multi Family)			
South:	R-1-A			
West:	R-1-A			



ITEM BEFORE THE BOARD

The action before the Board is approval of a Class I Site Plan Modification for the Drug Abuse Foundation pursuant to Land Development Regulations (LDR) Section 2.4.5(G)(1)(a).

BACKGROUND

The subject property consists of Lot 20 of the Block 20 Subdivision, and contains 6.5 acres.

The Drug Abuse Foundation of Palm Beach County, a residential treatment center, is located at 400 S. Swinton Avenue on the southwest corner of S. Swinton Avenue and S.W. 4th Street within the Community Facilities (CF) Zoning District.

In 1991, the Site Plan Review and Appearance Board approved a minor site plan modification to convert the existing church and Sunday School buildings to an auditorium and an administration facility. In 1998, a site plan modification for a perimeter chain link and decorative aluminum fence was also approved by SPRAB.

The Planning and Zoning Board approved a conditional use modification to construct an 80-bed dormitory in a 10,093 square foot building in 2000. The Foundation is proposing to eliminate 44 existing beds, which results in a net increase of 36 additional beds to the residential treatment facility.

In 2016, a Class I Site Plan Modification was approved administratively for a replacement fence. Also in 2016, a waiver to the stacking distance for security gates was approved by the City Commission.

They are now before the board for minor architectural elevation changes that include the addition of Bermuda shutters over the existing windows and a color change to the building.

ARCHITECTURAL ELEVATION ANALYSIS

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). 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.

Drug Abuse Foundation – SPRAB June 28, 2017 (2017-171) Page 2

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 proposed architectural elevation changes involve the addition of 63 Wine Red shutters on the north south and east elevations. The shutters will range in 8 different sizes according to window size on the building. The building will also be painted a Dark Gray Melville, Stonewashed Light Grey and the accent color in Burgundy.

The proposed architectural modifications are in good design and taste and will not adversely affect the surrounding area or 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. Move approval of the request for the architectural elevation changes associated with a Class I site plan modification for **The Drug Abuse Foundation** located at **400 S**. **Swinton Avenue**, by adopting the findings of fact and law contained in the staff report, and finding that the request is consistent with and meets criteria set forth in Section 4.6.18(E).
- C. Move denial of the request for a Class I site plan modification, for elevation changes for The Drug Abuse Foundation located at 400 S. Swinton Avenue., 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 4.6.18(E).

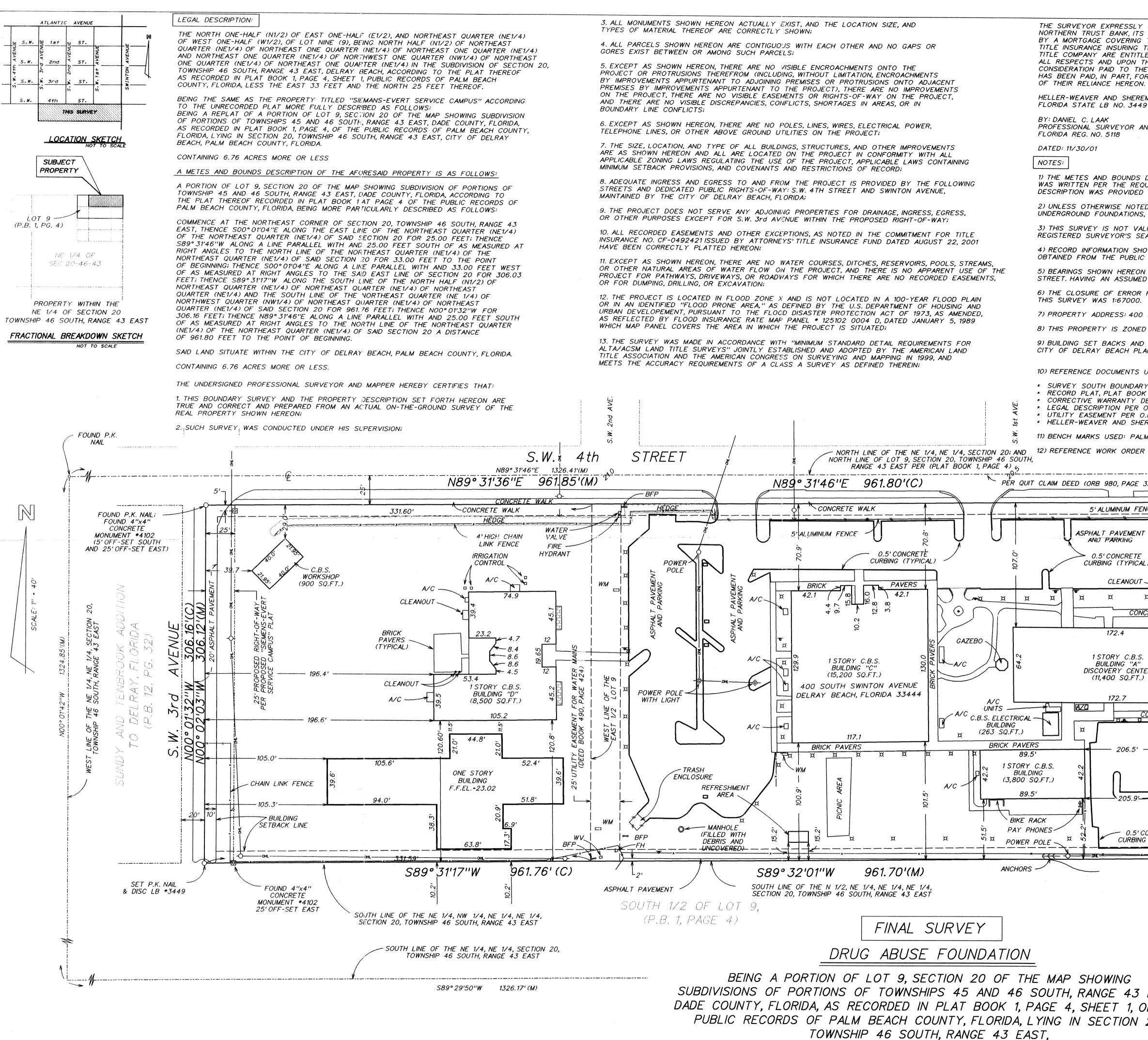
RECOMMENDATON

Move approval of the request for the architectural elevation changes associated with a Class I site plan modification for **The Drug Abuse Foundation** located at **400 S. Swinton Avenue**, by adopting the findings of fact and law contained in the staff report, and finding that the request is consistent with and meets criteria set forth in Section 4.6.18(E).

Prepared by: Jennifer Buce, Assistant Planner

Attachment:

- Elevation Changes
- Pictures
- Location map



CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

THE SURVEYOR EXPRESSLY UNDERSTANDS AND AGREES THAT (i) THIS CERTFICATE IS MADE TO INDUCE NORTHERN TRUST BANK, ITS SUCCESSORS AND/OR ASSIGNS ("LENDER") TO EXTEND CREDIT SECURED BY A MORTGAGE COVERING THE PROJECT AND TO INDUCE THE TITLE COMPANY TO ISSUE A POLICY OF TITLE INSURANCE INSURING THE VALIDITY AND PRIORITY OF SUCH MORTGAGE; (ii) LENDER AND TITLE COMPANY ARE ENTITLED TO RELY ON THIS PLAT OF SURVEY AS BEING TRUE AND ACCURATE IN ALL RESPECTS AND UPON THIS CERTIFICATE AS BEING TRUE AND ACCURATE; AND (iii) THE CONSIDERATION PAID TO THE SURVEYOR FOR THE PREPARATION AND CERTIFICATION OF SUCH SURVEY HAS BEEN PAID, IN PART, FOR THE BENEFIT OF LENDER AND TITLE COMPANY AND IN ANTICIPATION

ND SHEREMETA, INC. NO. 3449	\mathcal{O}	$\langle \rangle$			
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				enginee	ers surveyors planners
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					phone (561) 243-8700
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H-W-S FILE NO. 01-15166.101-S

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



SOUTH ELEVATION



WEST ELEVATION



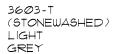
EAST ELEVATION



NORTH ELEVATION







(1)

(2)

3

(4)



