



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: June 28, 2017

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

RECOMMENDATION: Approval

GENERAL DATA:

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

Applicant..... Jose Obeso

Location..... South west corner of S. Swinton Avenue and SW 4th Street.

Property Size..... 6.5

Future Land Use Map..... CF (Community Facilities)

Current Zoning..... CF (Community Facilities)

Adjacent Zoning.....North: 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.

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).

RECOMMENDATION

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

DRUG ABUSE FOUNDATION

400 S. SWINTON AVE.
DELRAY BEACH, FLORIDA



SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION

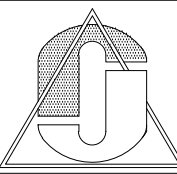
DRUG ABUSE
FOUNDATION

400 S. SWINTON AVE
DELRAY BEACH, FLORIDA

MAY-17-2017

REVISIONS:

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SITE PLAN, COVER SHEET

FOR THE PROJECT: 400 S. SWINTON AVE

DELRAY BEACH, FLORIDA

© 2015 JAO. ARCHITECTS AND PLANNERS. NO PART OF THESE PLANS OR DESIGNS MAY BE COPIED, OR REPRODUCED IN ANY FORM WITHOUT THE WRITTEN CONSENT OF JAO. ARCHITECTS AND PLANNERS. THESE PLANS ARE THE PROPERTY OF JAO. ARCHITECTS AND PLANNERS AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. THE CONTRACTOR SHALL COMPLY WITH ALL CITY, COUNTY, STATE, AND FEDERAL REQUIREMENTS AND ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND LANDSCAPE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING ROADS AND HIGHWAYS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND LANDSCAPE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING ROADS AND HIGHWAYS.

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DATE DRAWN: MAY-2017

DRAWN BY: RH

CHECKED BY: JAO

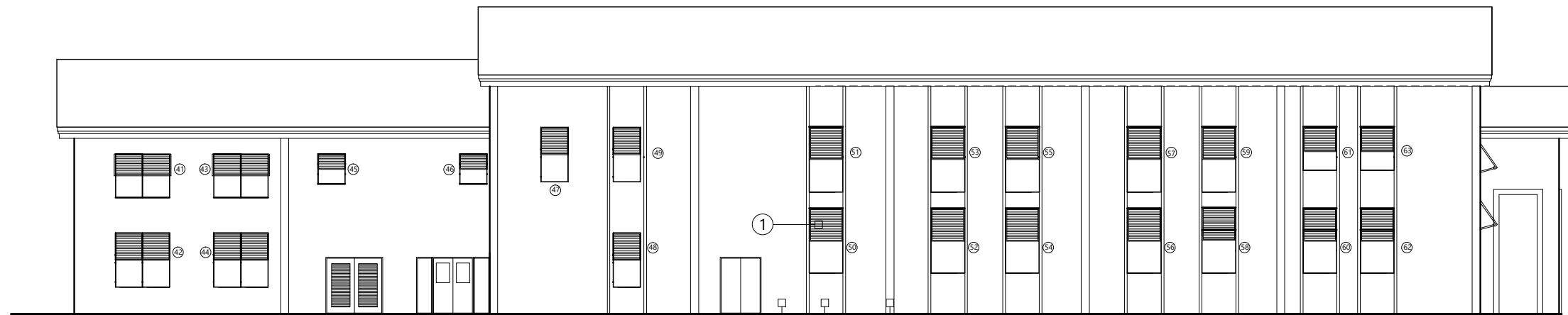
JOB NUMBER: 17-000

SHEET NO:



1

SHUTTERS
WINE
RED
NO.
3005



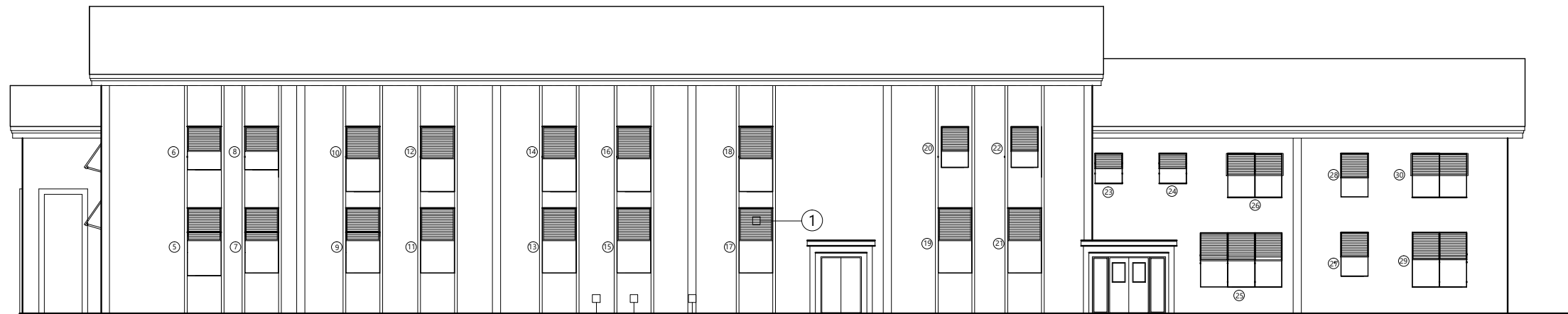
WINDOW SCHEDULE			
LOC. MARK	WIDTH	HEIGHT	DESCRIPTION
(A)	4'-0"	8'-0"	
(B)	4'-0"	5'-4"	
(C)	3'-4"	5'-4"	
(D)	3'-4"	6'-8"	
(E)	3'-4"	5'-4"	

SOUTH ELEVATION

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

2

3101-D
(DARK
GRAY)
MELVILLE

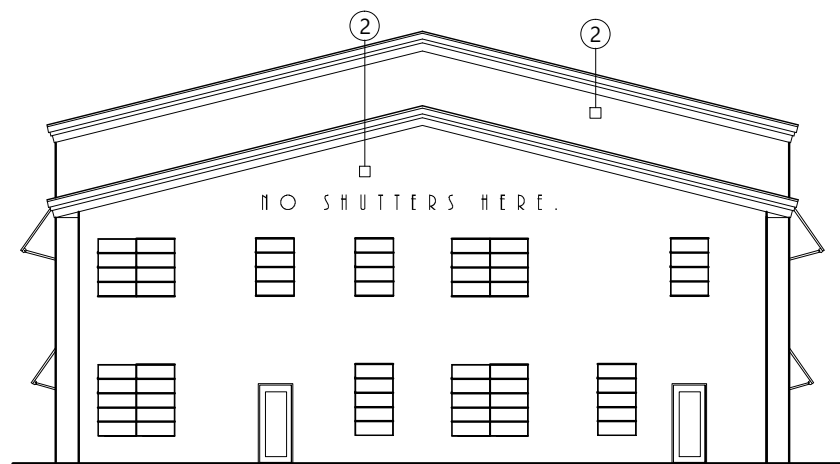


NORTH ELEVATION

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

3

3603-T
(STONEWASHED)
LIGHT
GREY

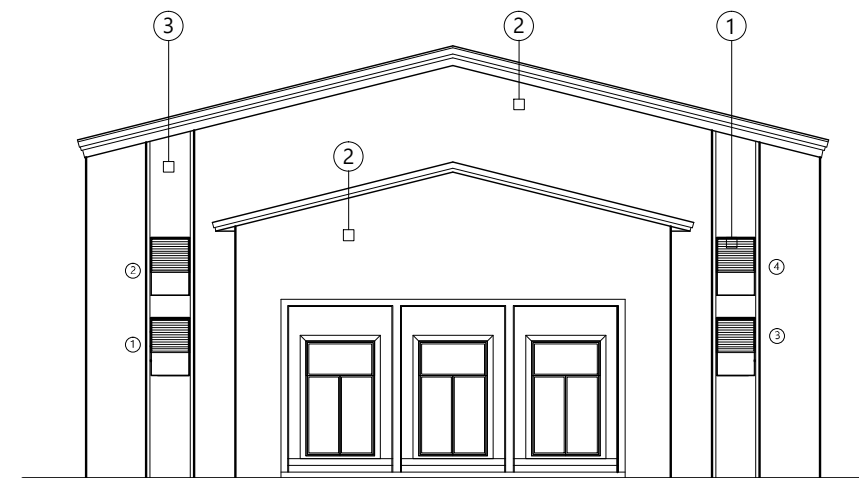


WEST ELEVATION

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

4

17-342-14
BURGUNDY



EAST ELEVATION

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

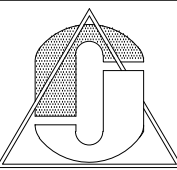
DRUG ABUSE
FOUNDATION

400 S. SWINTON AVE
DELRAY BEACH, FLORIDA

MAY-17-2017

REVISIONS:

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3
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5
6



FIRST FLOOR PLAN

400 S. SWINTON AVE

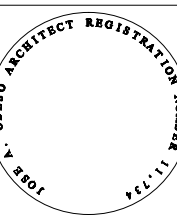
DELRAY BEACH, FLORIDA

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