



AGENDA
CITY OF LAKE WORTH BEACH
REGULAR CITY COMMISSION MEETING
CITY HALL COMMISSION CHAMBER
TUESDAY, FEBRUARY 15, 2022 - 6:00 PM

ROLL CALL:

INVOCATION OR MOMENT OF SILENCE: led by Vice Mayor Herman Robinson

PLEDGE OF ALLEGIANCE: led by Commissioner Sarah Malega

AGENDA - Additions / Deletions / Reordering:

PRESENTATIONS: (there is no public comment on Presentation items)

- A. [Tourism Master Plan Recommendations and Overview by Don Kolodz, President & CEO of Tourism Strategic Solutions](#)
- B. Presentation by Friends of the Library
- C. Street Painting Festival

COMMISSION LIAISON REPORTS AND COMMENTS:

PUBLIC PARTICIPATION OF NON-AGENDAED ITEMS AND CONSENT AGENDA:

APPROVAL OF MINUTES:

- A. [Pre-agenda work session - January 26, 2022](#)
- B. [Work Session - January 26, 2022](#)

CONSENT AGENDA: (public comment allowed during Public Participation of Non-Agendaed items)

- A. [Proclamation declaring February 11-17, 2022 as 2-1-1 Awareness Week](#)
- B. [Resolution No. 11-2022 – Documenting the levy of municipal special assessment liens for unpaid lot clearing charges](#)
- C. [Payments of Fiscal Year 2021 Invoices](#)
- D. [Approval of settlement with James Johnson for \\$74,900 \(inclusive of attorney's fees and costs\) plus \\$100 for general release of non-workers' compensation claims](#)

PUBLIC HEARINGS:

- A. [Ordinance No. 2022-01 - First Reading – \(quasi-judicial\) Consideration of a Mixed-Use Urban Planned Development, Major Site Plan, Conditional Use, and Sustainable Bonus Program Incentives to construct an 18-unit, mixed use multifamily development](#)

commonly referred to as “Casa Bella” within the Mixed Use – West (MU-W) zoning district.

UNFINISHED BUSINESS:

- A. [Resolution No. 08-2022 – amending the City Commission’s Rules of Procedure](#)

NEW BUSINESS:

- A. [WGI Task Order #26 for FDOT Local Agency Project \(LAP\) 448301-1-58](#)
B. [Resolution No. 12-2022 – authorizing the City to reimburse itself for expenditures incurred from projects included in the upcoming bond authorization](#)
C. [Ordinance No. 2022-02 – First Reading – amending the Advisory Board Appointment Process](#)
D. Discussion regarding a policy for the City as a landlord

CITY ATTORNEY'S REPORT:

CITY MANAGER'S REPORT:

UPCOMING MEETINGS AND WORK SESSIONS:

February 17 - Public Meeting on CDBG funding
February 22 - Utility Commission meeting
February 23 - pre-agenda work session
February 23 - joint meeting with CRA at Casino Ballroom

[Draft Agenda - March 1, 2022](#)

ADJOURNMENT:

The City Commission has adopted Rules of Decorum for Citizen Participation (See Resolution No. 25-2021). The Rules of Decorum are posted within the City Hall Chambers, City Hall Conference Room, posted online at: <https://lakeworthbeachfl.gov/government/virtual-meetings/>, and available through the City Clerk’s office. Compliance with the Rules of Decorum is expected and appreciated.

If a person decides to appeal any decision made by the board, agency or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. (F.S. 286.0105)



TOURISM MASTER PLAN

City Council Meeting
February 15, 2022





AGENDA

- Key Accomplishments
- Strategic Rationale
- Business Case and Industry Alignment
- Methodology & Timeline
- Implementations Plan
- Next Steps
- Questions

KEY ACCOMPLISHMENTS

- Hosted weekly **Tourism Steering Committee Meetings** with City Staff – 30
- Assembled **Tourism Task Force** – 61 organizations/individuals
- Led monthly **Tourism Task Force & Committee Meetings** – 7
- Coordinated subject-matter-expert **Guest Speakers** - 10
- **S.W.O.T. Analysis** – 331 responses categorized
- Partnered with Palm Beach State College to document **Tourism assets** – 196
- Created and ranked **Recommendations** – 95
- Developed **Tourism Master Plan** on time, on budget and on specification



STRATEGIC RATIONALE

- Links to City's **Strategic Plan** and **Department Objectives**
- Articulates a clear **Road Map** for future and **aligns Stakeholders**
- Creates **jobs** and increases **quality-of-life** for Residents
- Generates incremental **taxes** and **competitive advantage**
- Supports **community development** to include business, expansion, retention, and recruitment
- Accelerates **recovery** from Pandemic
- Drives **economic** value





BUSINESS CASE

HOTEL ROOMS

Palm Beach County	16,930
Lake Worth Beach	473
% of over all Rooms	3%

VISITATION

PBC Visitors 2019	8,200,000
Visitors to Lake Worth Beach based upon Hotel Rooms	229,096

ECONOMIC

Average Direct/Indirect Economic Impact/Visitor	\$900
Estimated Direct/Indirect Annual Economic Impact	\$206,000,000

Tourism on average generates **daily**
\$564,000 in direct/indirect Economic Value



INDUSTRY ALIGNMENT

Organization



Destination Focus | Visitors | Cities

International generating

80 Million Visitors from 194 Countries



United States generating

2.29 Billion Visitors for 19,500 Cities



Florida generating

131 Million Visitors for 282 Cities

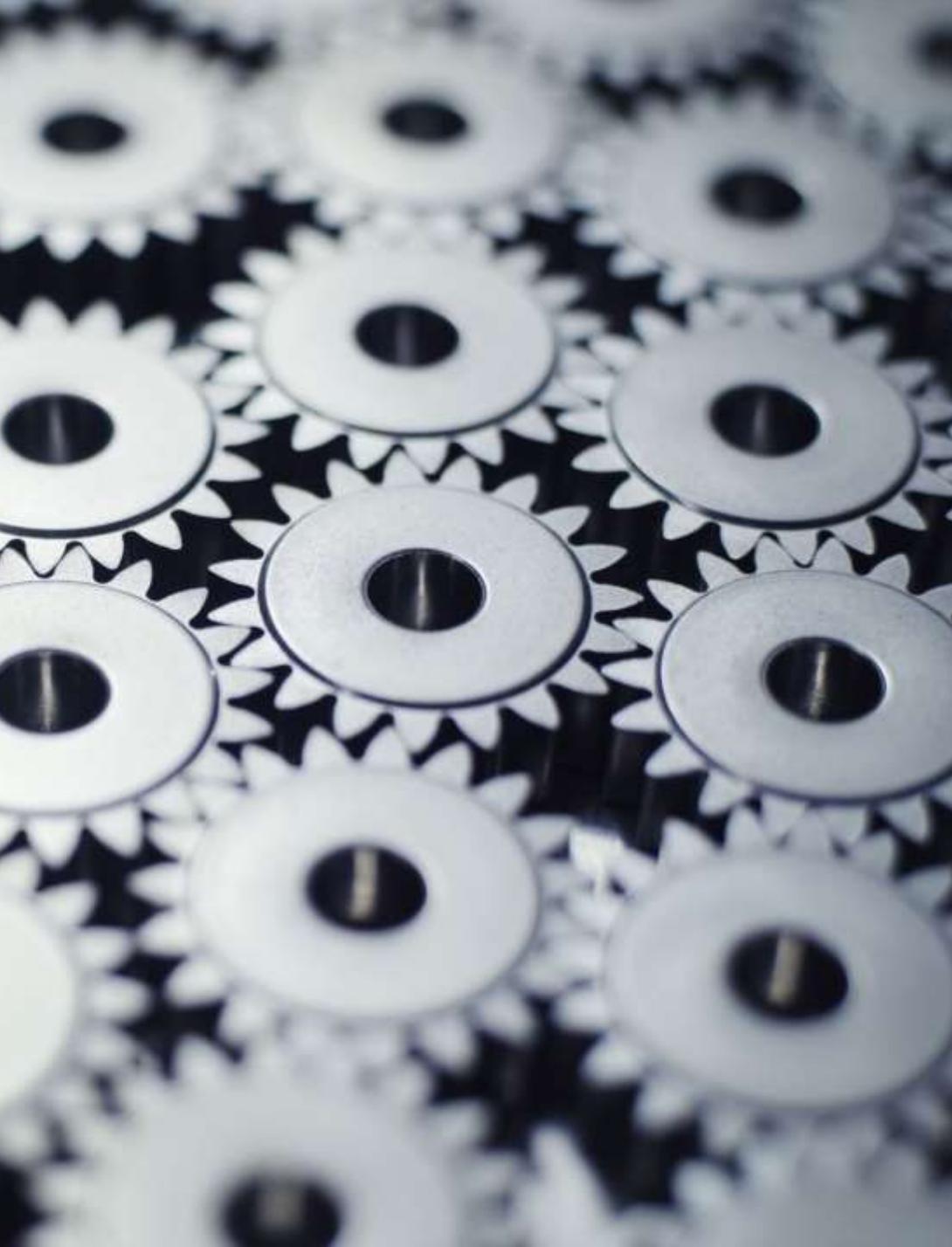


Palm Beach County generating

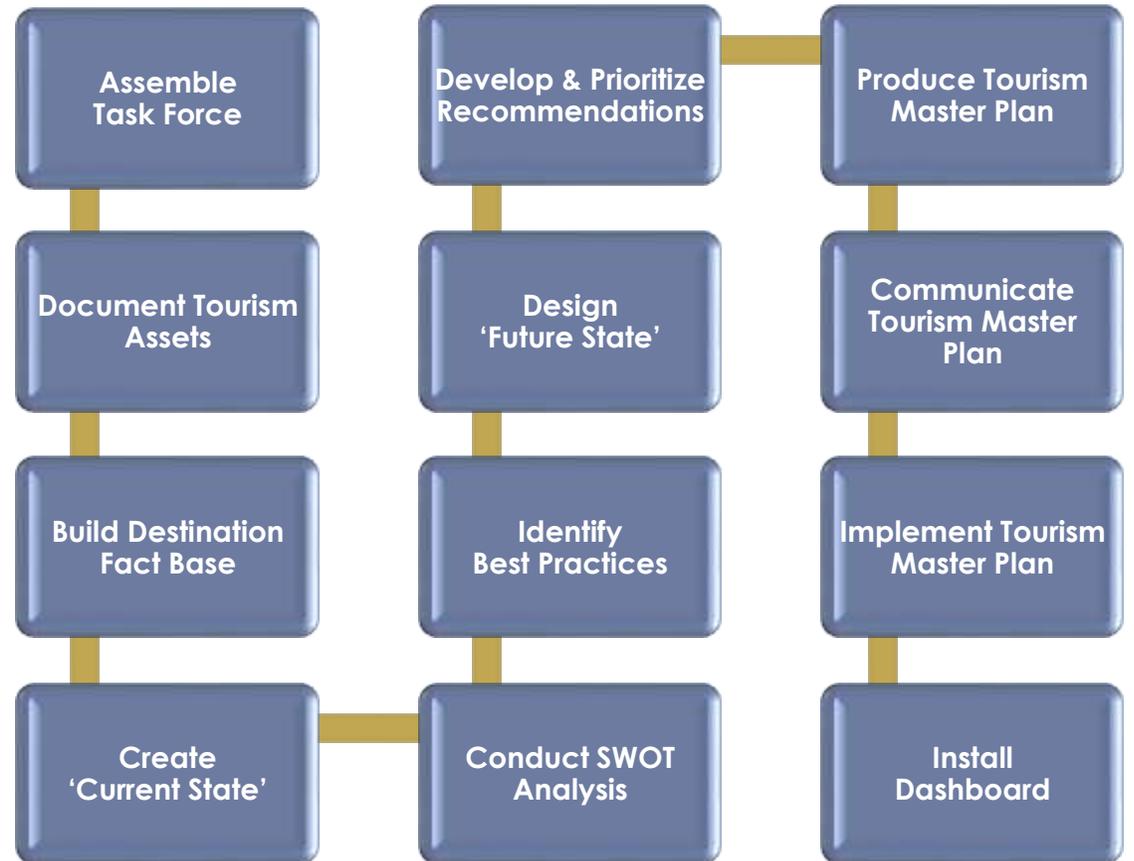
8.2 Million Visitors for 39 Cities



Lake Worth Beach generating an estimated
229,000 Visitors for the destination

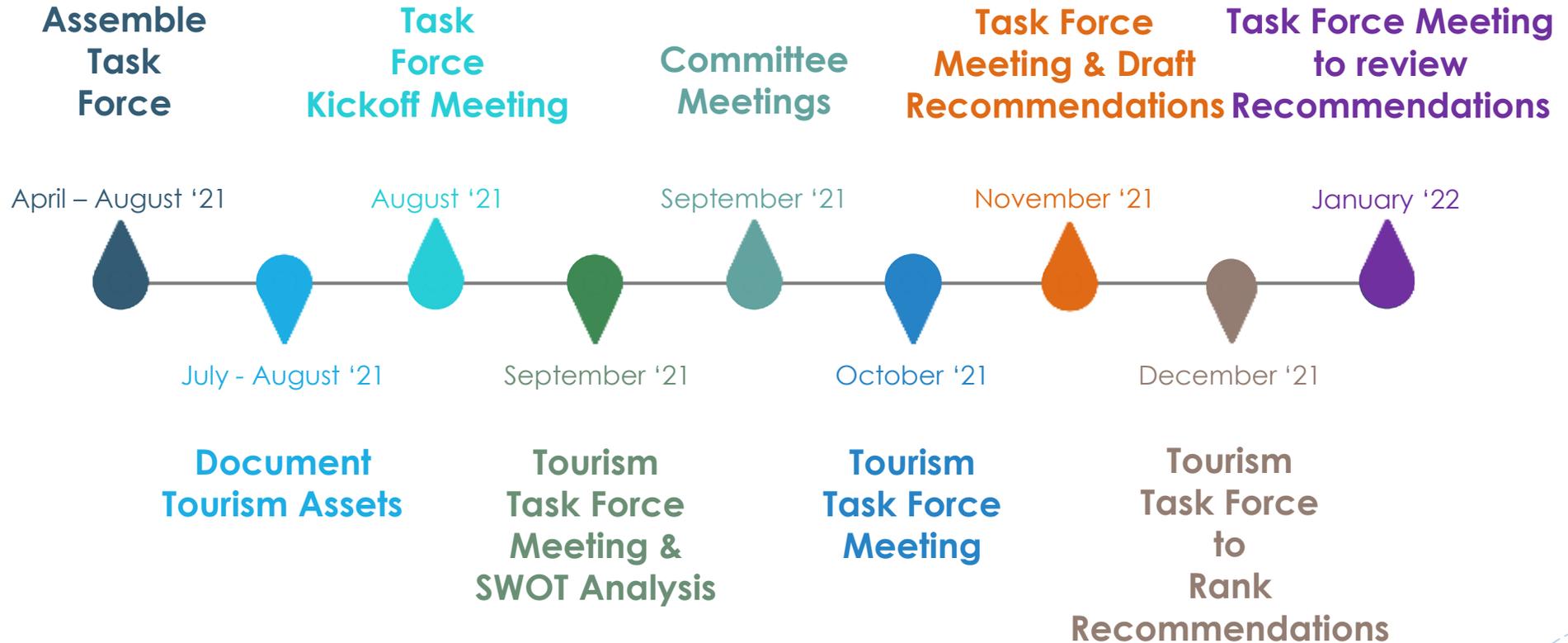


METHODOLOGY



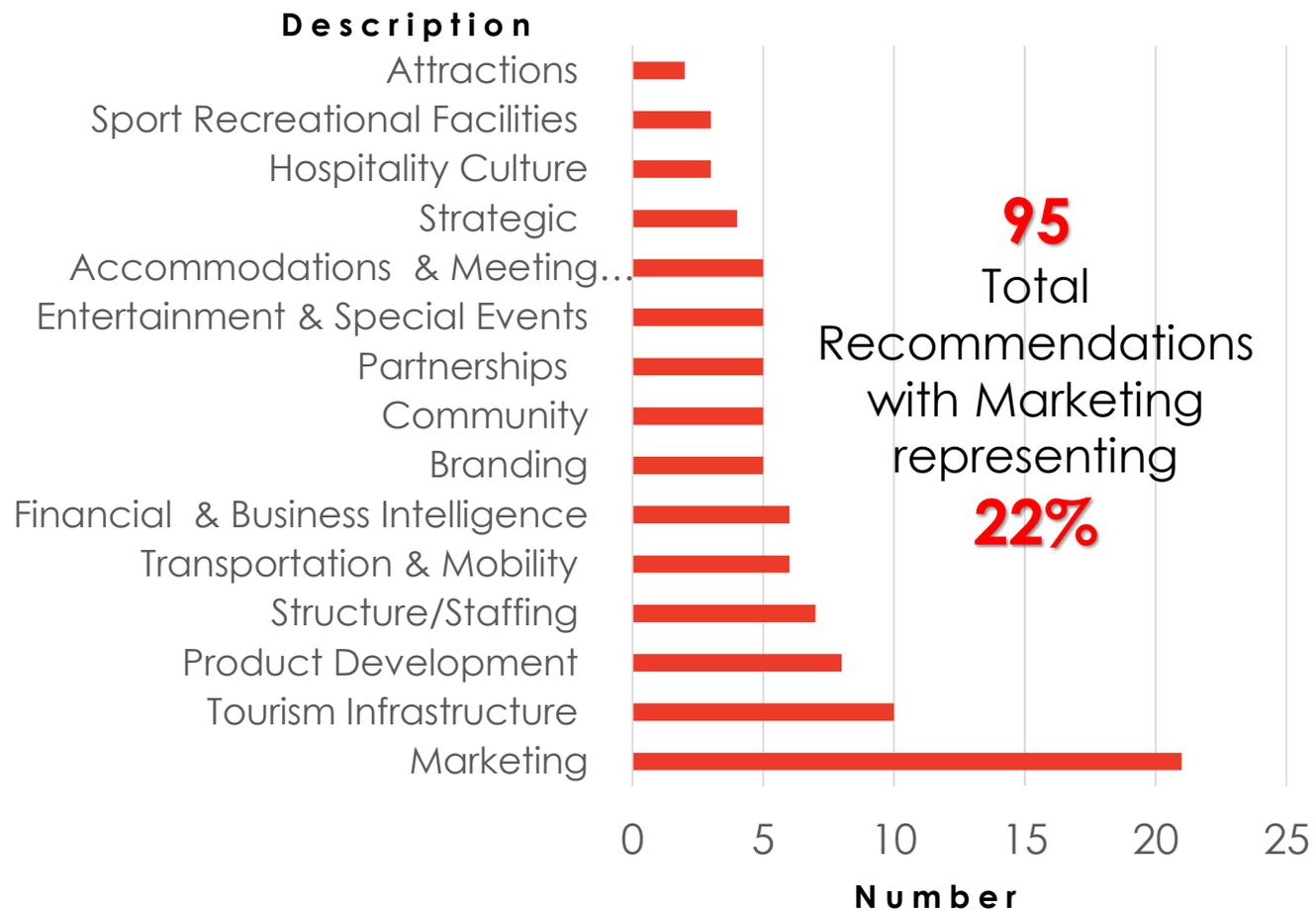
12 Step process leveraging
Industry Best Practice

TIMELINE





RECOMMENDATIONS SUMMARY



TOP 10 RANKED RECOMMENDATIONS

The following are those recommendations that received the highest score of a **five (5)**

<u>RANKING</u>	<u>RECOMMENDATION DESCRIPTION</u>	<u>SCORE</u>
1	Continue to address the crime-challenge	84.1
2	Clean and beautify the City's downtown	81.6
3	Support the renovation and re-opening of the Gulfstream Hotel to include all entitlements	78.9
4	Add Visitors Tab to City website to provide information on things to do in the destination	71.8
5	Ensure that Tourism continues to be a key pillar in the City's Strategic Plan and Department Objectives	71.1
6	List all City/CRA-sponsored tourism-friendly events on the Cultural Council's online events calendar	66.7
7	Continue to partner with Arts, Cultural, and Sporting events producers to develop a series of City-supported outdoor festivals and events	66.7
8	Engage City staff, CRA and Tourist Development Agencies to continue developing the Tourism Master & Implementation Plan to foster strategic collaboration and alignment	66.7
9	Develop a Destination Marketing Plan that will document the strategies/tactics to drive Visitors to destination	64.1
10	Complete the deployment of the destination name change to Lake Worth Beach	64.1

*Note, that the ranking of **ALL Recommendations** are located within the Appendix*

TOP 10 RANKED RECOMMENDATIONS

The following are those recommendations that received the two highest scores of a **five (5)** and a **four (4)**

<u>RANKING</u>	<u>RECOMMENDATION DESCRIPTION</u>	<u>5's</u>	<u>4's</u>	<u>TOTAL</u>
1	Continue to address the crime-challenge	84.1	10.5	94.6
2	Ensure that Tourism continues to be a key pillar in the City's Strategic Plan and Department Objectives	71.1	21.1	92.2
3	Add Visitors Tab to City website to provide information on things to do in the destination	71.8	17.9	89.7
4	Review content dissemination strategies to ensure all social media channels are being optimized	53.8	35.9	89.7
5	Clean and beautify the City's downtown	81.6	7.9	89.5
6	Support the renovation and re-opening of the Gulfstream Hotel to include all entitlements	78.9	10.5	89.4
7	List all City/CRA-sponsored tourism-friendly events on the Cultural Council's online events calendar	66.7	20.5	87.2
8	Continue to partner with Arts, Cultural, and Sporting events producers to develop a series of City-supported outdoor festivals and events	66.7	17.9	84.6
9	Develop a plan to optimize the diversity of parks, trails, waterways and beaches	60.5	23.7	84.2
10	Link Tourism Master Plan to County and State Travel Industry organizations	50	34.2	84.2

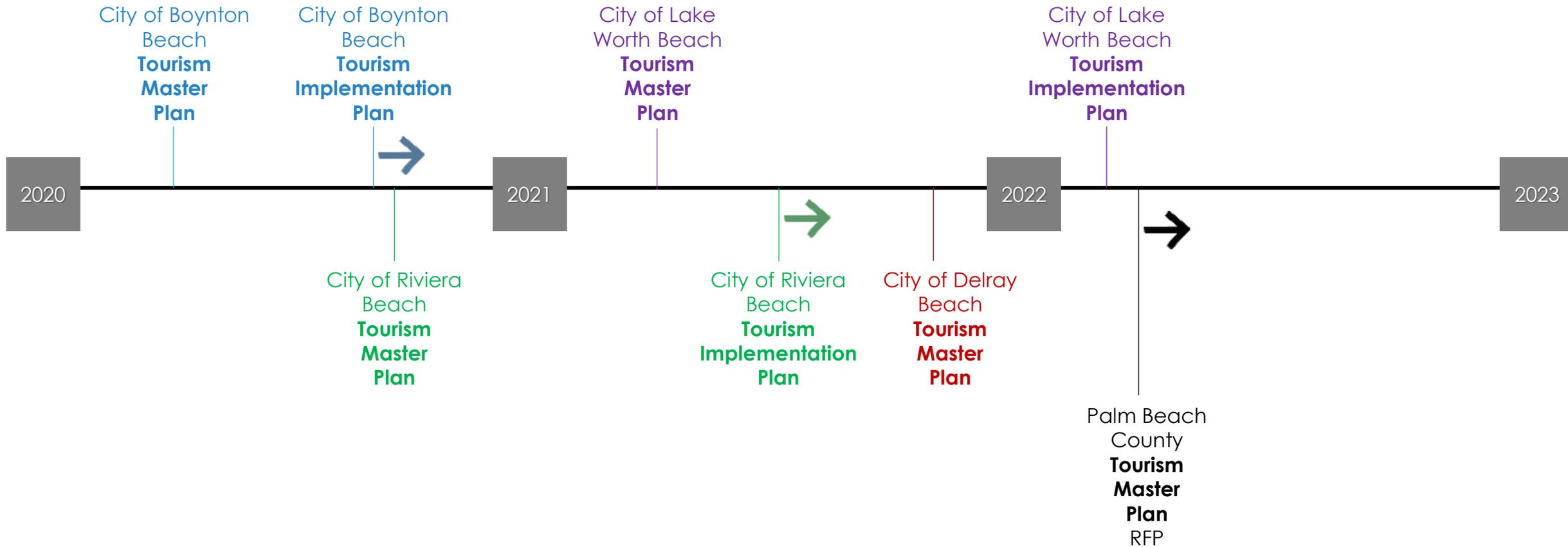
Indicates that these Recommendations were not on the TOP 10 based upon a score of 5

IMPLEMENTATION PLAN

- Migrates from strategy development to **action-oriented** deployment
- Provides high-level execution **timeline**
- Defines **roles and responsibilities**
- **Focuses** on high-priority recommendations
- Tourism Strategic Solutions can provide **execution leadership**



IMPLEMENTATION PLAN EXAMPLES



SUGGESTED NEXT STEPS

City of Lake Worth Beach

- Establish a **budget** to invest in the Tourism Implementation Plan
- Identify a **resource** from City Staff and/or Council to be the “Tourism-Champion” and key point-of-contact
- Finalize **Tourism Implementation Plan** to focus on Statements-of-Work:
 - Enhance City **Website** with Tourism content
 - Develop a **Destination Marketing Plan**
 - Create Action Plans with **Tourist Development Council Agencies**
 - Assemble **Tourism Committee**
- **Approve** Tourism Strategic Solutions Implementation Plan and SOW's

Tourism Strategic Solutions

- Document SOW's, deliverables and **proposal**
- Advise **Tourism Task Force** of next steps



A scenic sunset over a beach. The sun is low on the horizon, casting a golden glow across the sky and reflecting on the water. The foreground is dominated by tall, golden-brown grasses growing on a sandy dune. The ocean is visible in the middle ground, with gentle waves lapping at the shore.

THANK YOU

Don Kolodz , President & CEO
DonKolodz@TourismStrategicSolutions.com
561.866.2021



APPENDIX





TOURISM STRATEGIC SOLUTIONS

- Boutique consulting practice focused on **destination tourism optimization**
- Created and/or implemented Tourism Master Plans for **Boynton Beach, Riviera Beach, Lake Worth Beach** and **Delray Beach**
- Ability to assemble Task Force of Tourism and business-sector **subject-matter-experts**
- Existing City relationships and extensive travel industry **network**
- **Experiences** in several key Travel Industry sectors

CAREER EXPERIENCES

TRANSPORTATION



Director,
Business Development



Staff Vice President,
Direct Marketing

LODGING



EMBASSY
SUITES

Vice President,
Reservations



CHOICE HOTELS
INTERNATIONAL

Vice President,
Strategic Planning

VACATION OWNERSHIP



Vice President,
Reservations



Vice President,
Commerce

DESTINATION MARKETING



Senior Vice President,
Destination
Development



RANKING	RECOMMENDATION DESCRIPTION	5's	4's	TOTAL
1	Continue to address the crime-challenge	84.1	10.5	94.6
2	Ensure that Tourism continues to be a key pillar in the City's Strategic Plan and Department Objectives	71.1	21.1	92.2
3	Add Visitors Tab to City website to provide information on things to do in the destination	71.8	17.9	89.7
4	Review content dissemination strategies to ensure all social media channels are being optimized	53.8	35.9	89.7
5	Clean and beautify the City's downtown	81.6	7.9	89.5
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7	List all City/CRA-sponsored tourism-friendly events on the Cultural Council's online events calendar	66.7	20.5	87.2
8	Continue to partner with Arts, Cultural, and Sporting events producers to develop a series of City-supported outdoor festivals and events	66.7	17.9	84.6
9	Develop a plan to optimize the diversity of parks, trails, waterways and beaches	60.5	23.7	84.2
10	Link Tourism Master Plan to County and State Travel Industry organizations	50	34.2	84.2
11	Engage City staff, CRA and Tourist Development Agencies to continue developing the Tourism Master & Implementation Plan to foster strategic collaboration and alignment	66.7	15.4	82.1
12	Develop a Destination Marketing Plan that will document the strategies/tactics to drive Visitors to destination	64.1	17.9	82
13	Increase utilization of LWB Casino meeting space by developing strategies and partnering opportunities	56.4	25.6	82
14	Incorporate meeting space as part of the Gulfstream Hotel project	60.5	21.1	81.6
15	Review process to manage weekend event parking	52.6	28.9	81.5
16	Establish an annual budget to ensure the Tourism Master Plan is implemented on time and on specification	63.2	15.8	79
17	Leverage destination videos as it is the new currency of destination marketing and storytelling	38.5	38.5	77
18	Continue to explore partnerships with travel industry, County and State governments	46.2	30.8	77
19	Refresh an enhanced destination branding strategy that celebrates and elevates the unique way of life in the destination - free, relaxed, nature-loving, arts engaged, community-minded, multi-cultural, inclusive, contemporary, and a little bit edgy—with fun options for everyone	53.8	23.1	76.9
20	Continue to enhance the annual Special Events Calendar to provide an opportunity for Tourists/Residents to "test-drive" the destination	56.4	20.5	76.9
21	Engage short-term rental property owners in a Lodging Certification Program that provides them with online listing of available properties, reinforces the destination's brand, and links Visitor to the booking platforms; and adheres to State/County rules of engagement	52.6	23.7	76.3
22	Expand the second floor of the LWB Casino to infrastructure upgrades	57.9	18.4	76.3
23	Develop a team to focus on long-term Tourism Product Development	50	26.3	76.3
24	Research alternate funding strategies to create incremental private revenues to implement the Tourism Master Plan	60.5	15.8	76.3

<u>RANKING</u>	<u>RECOMMENDATION DESCRIPTION</u>	<u>5's</u>	<u>4's</u>	<u>TOTAL</u>
25	Leverage the Cultural Council's Visitor Information Center for distribution of City collateral/maps/event calendars	43.6	30.8	74.4
26	Develop suggested Visitor Itineraries that are unique and support authentic local experiences	43.6	30.8	74.4
27	Complete the deploy of the destination name change to Lake Worth Beach	64.1	10.3	74.4
28	Leverage Cultural Council to more effectively market local cultural assets and identify future opportunities	48.7	25.6	74.3
29	Reopen Visitor Information Center and add others	42.1	31.6	73.7
30	Reinvest in the City's alleyways, golf-course clubhouse, and parking	47.4	26.3	73.7
31	Establish a dedicated staff to manage the Casino Complex, including the pier, pool, lawn/ballroom, common spaces and retail/restaurant properties	50	23.7	73.7
32	City should approach Tourism from an integrated, multi-departmental perspective focused on economic development	47.4	26.3	73.7
33	Implement data management platforms that report key-performance-indicators including - Economic impact of Tourism; Room-nights generated; Visitor satisfaction; # of Visitors, Resident sentiment; Marketing ROI; Hotel performance metrics, Social and environment impacts; Overnight visitation, Leads/referrals to business; Social Media metrics; Earned media; Conversion metrics; Visitor Spending; and Venue operating profit	42.1	31.6	73.7
34	Extend downtown corridor beautification westward to A Street	44.7	28.9	73.6
35	Continue to distribute walking maps that define neighborhoods for Tourists	44.7	28.9	73.6
36	Develop a communications strategy to continue to educate the benefits of Tourism to community and businesses	25.6	46.2	71.8
37	Integrate 'Eco-Tourism' to leverage the local natural assets	43.6	28.2	71.8
38	Establish a monthly Bryant Park Community Concert series	51.3	20.5	71.8
39	Conduct Hotel Room Supply/Demand Research to determine optimal number of hotel rooms	47.4	23.7	71.1
40	Maintain the one-stop permitting process with the Film & TV Commission	47.4	23.7	71.1
41	Leverage best-practices and emerging trends	44.7	26.3	71
42	Implement processes to measure Visitor Satisfaction to identify improvement opportunities	44.7	26.3	71
43	Investigate deployment of shuttle services to accommodate Visitor transportation needs	38.9	31.6	70.5
44	Collaborate with Tourist Development Council Agencies to develop partnerships, fam tours, major events, and tradeshow	38.5	30.8	69.3
45	Review the Partnership Programs at the Tourist Development Council Agencies to identify engagement opportunities	41	28.2	69.2
46	Unify the look of all City-focused Tourism collateral	48.7	20.5	69.2
47	Integrate Tourism into the City's communication strategies to enhance the general understanding of the importance and economic impact it has on the destination and direct/indirect jobs that are created	43.6	25.6	69.2
48	Explore marketing partnerships with the DOT, Brightline Trains, Tri-Rail, car rental companies, ride-sharing organizations and Palm Beach International Airport	48.7	20.5	69.2
49	Partner with Meeting/Event Planners as business event customers are looking for better collaboration with destinations to achieve greater business outcomes	35.9	33.3	69.2

<u>RANKING</u>	<u>RECOMMENDATION DESCRIPTION</u>	<u>5's</u>	<u>4's</u>	<u>TOTAL</u>
50	Research new "must-experience" attractions that will support Visitor acquisition and retention strategies	35.9	33.3	69.2
51	Research how technology to create competitive advantage	28.9	39.5	68.4
52	Review key existing City Job Descriptions to incorporate Tourism responsibilities	39.5	28.9	68.4
53	Develop action plans with Tourism Development Council Agencies to ensure resources and intellectual capital are being optimized	46.2	20.5	66.7
54	Deploy QR Codes at all key businesses that link to a Tourist Landing Page	35.9	30.8	66.7
55	Implement the "Destination Champions" Program to encourage organizations to host meetings within the City	30.8	35.9	66.7
56	Engage Residents to document their own tourism-related-experiences that can be used as itineraries for Visitors to support living-like-a-local strategy which is an emerging trend	35.9	30.8	66.7
57	Identify new entertainment venues that will support acquisition and retention of Visitors	43.6	23.1	66.7
58	Update the Film Commission with new location images that will be used to market the destination for filmmakers and production professionals	41	25.6	66.6
59	Activate the existing water-taxi system and engage third party to provide other water related options	34.2	31.6	65.8
60	Implement a Mobile Device Application to create an engagement platform for the Traveler	46.2	17.9	64.1
61	Enhance Content Management Systems as Travelers are demanding more curated destination content, control, interaction and personalized information	25.6	38.5	64.1
62	Investigate Public-Private-Partnerships to enhance economic performance of LWB Casino parcel	53.8	10.3	64.1
63	Join VISIT FLORIDA Partnership Program	43.6	20.5	64.1
64	Partner with Palm Beach State College by leveraging the Duncan Theatre located on the Lake Worth Beach campus	41	23.1	64.1
65	Investigate how to attract sand-related sporting events	38.5	25.6	64.1
66	Enhance the City's pool into a state-of-the-art water/sports complex	47.4	15.8	63.2
67	Create a new City Staff position to spearhead the Tourism strategy	50	13.2	63.2
68	Conduct an assessment by Department to determine human resources required to implement and maintain the Tourism Master Plan	39.5	23.7	63.2
69	Identify additional locations to support Visitor Selfies	34.2	28.9	63.1
70	Implement research to monitor and better understand Visitor perceptions of destination appeal	34.2	28.9	63.1
71	Form a Tourism Committee comprised of City Staff, destination stakeholders and Travel Industry experts to focus on Tourism	47.4	13.2	60.6
72	Actively define pedestrian zones , so signs, restaurant seating, and other hazards will not continue to impede pedestrian traffic	42.1	18.4	60.5
73	Develop blogs for the destination highlighting key experiences for Visitors	30.8	28.2	59
74	Link culturalconcierge.com to City website	33.3	25.6	<u>58.9</u>

<u>RANKING</u>	<u>RECOMMENDATION DESCRIPTION</u>	<u>5's</u>	<u>4's</u>	<u>TOTAL</u>
75	Integrate information about nearby resource just beyond City limits - Duncan Theatre at PBSU; John Prince Park; Antiques Row; etc.	36.8	21.1	57.9
76	Create walking tours of downtown/neighborhoods	36.8	21.1	57.9
77	Develop strategic alliance with Palm Beach State College	36.8	21.1	57.9
78	Determine the investment required to implement a Hospitality Certification Program for the destination to create an "Aloha" type culture	28.2	28.2	56.4
79	Partner with the Palm Beach Attractions Association to optimize local authentic experiences	23.1	33.3	56.4
80	Identify the quantity and uniqueness of dining/gastronomy assets and partner with FRLA to determine product segments that could attract additional visitors and investors	28.9	26.3	55.2
81	Monitor stakeholder opinions and provide regular communications of key activities and business intelligence	23.1	30.8	53.9
82	Partner with PBC Sports Commission to develop action plans aimed at increasing sports related visitation	38.5	15.4	53.9
83	Enhance engagement with the local community to manage future considerations for the Visitor economy	28.2	25.6	53.8
84	Leverage Real Estate Analysis and develop recommendations for additional commerce	23.7	28.9	52.6
85	Continue to deploy Way-finding Signage with emphasis on LWB Casino and beach	23.7	28.9	52.6
86	Install The Palm Beach Television Channel in all hotels and high-traffic Visitor locations	28.2	23.1	51.3
87	Create a Customer Relationship Management database of the 200 business linked to Tourism	23.1	28.2	51.3
88	Utilize key City locations to enhance distribution of Cultural Council collateral - Magazine, Rack Cards and Destination Guides	25.6	25.6	51.2
89	Implement Arts & Cultural Master Plan sponsored by the Cultural Council of the Palm Beaches	34.2	15.8	50
90	Commission The Palm Beach's to conduct a Visitors Profile Study to support future target efforts	36.8	13.2	50
91	Identify future product/sports related development opportunities	33.3	15.4	48.7
92	Outsource the implementation of the Tourism Master Plan to a Consultant to provide oversight/leadership	34.2	13.2	47.4
93	Conducted an audit to determine Wi-Fi access in high traffic Visitor areas	23.7	23.7	47.4
94	Partner with Residents to become Tourism Ambassadors and volunteering to staff the Visitor Information Center(s)	30.8	15.4	46.2
95	Deploy the Sunglasses icon that the Cultural Council has created	15.8	21.1	36.9

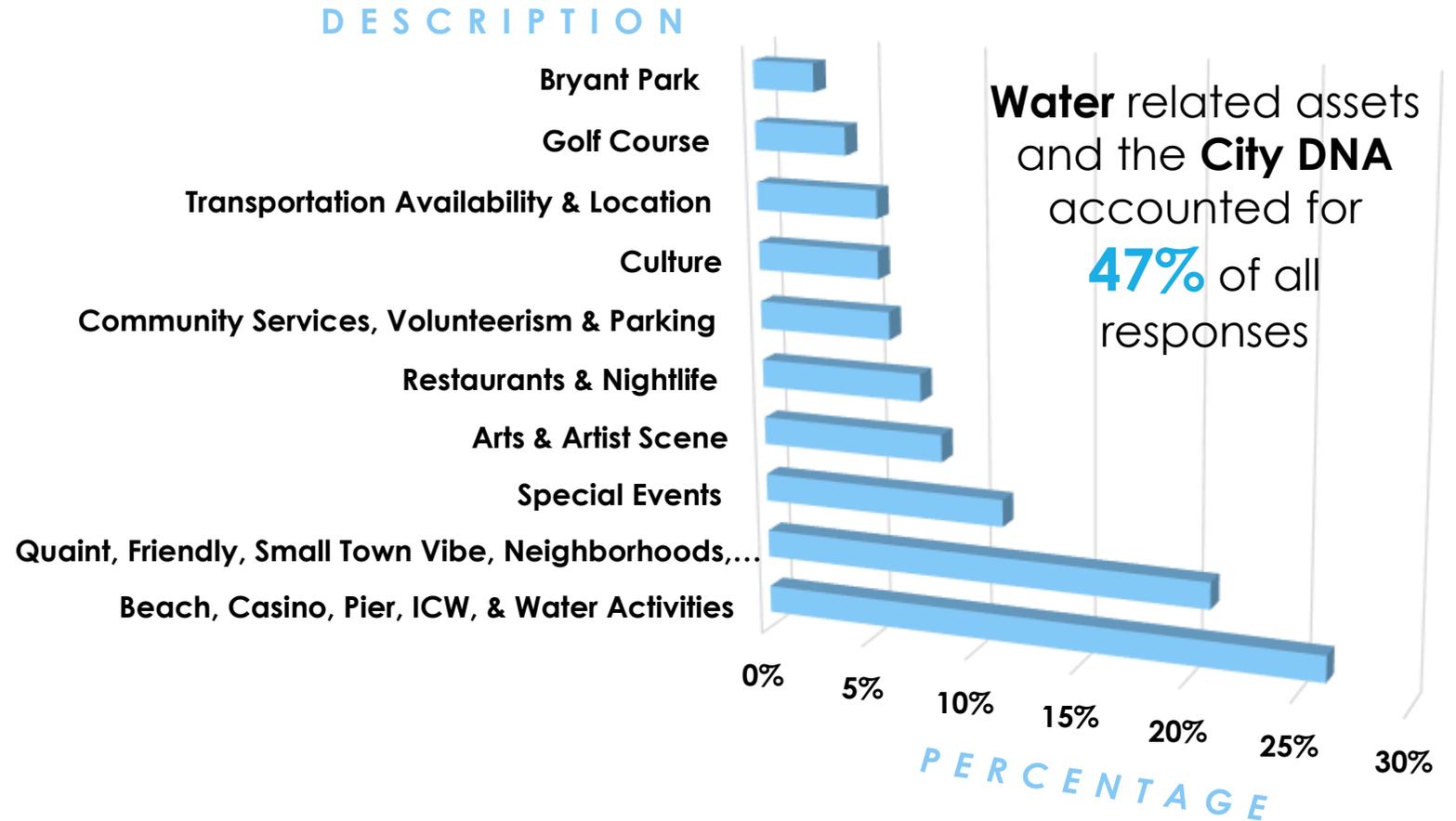


S.W.O.T. ANALYSIS

- Standardized **template** Task Force completes
- Responses will be compiled, analyzed and **key findings** documented
- Results will be used to assist in developing **recommendations**
- Provides potential **insights** for City outside Tourism sector



STRENGTHS

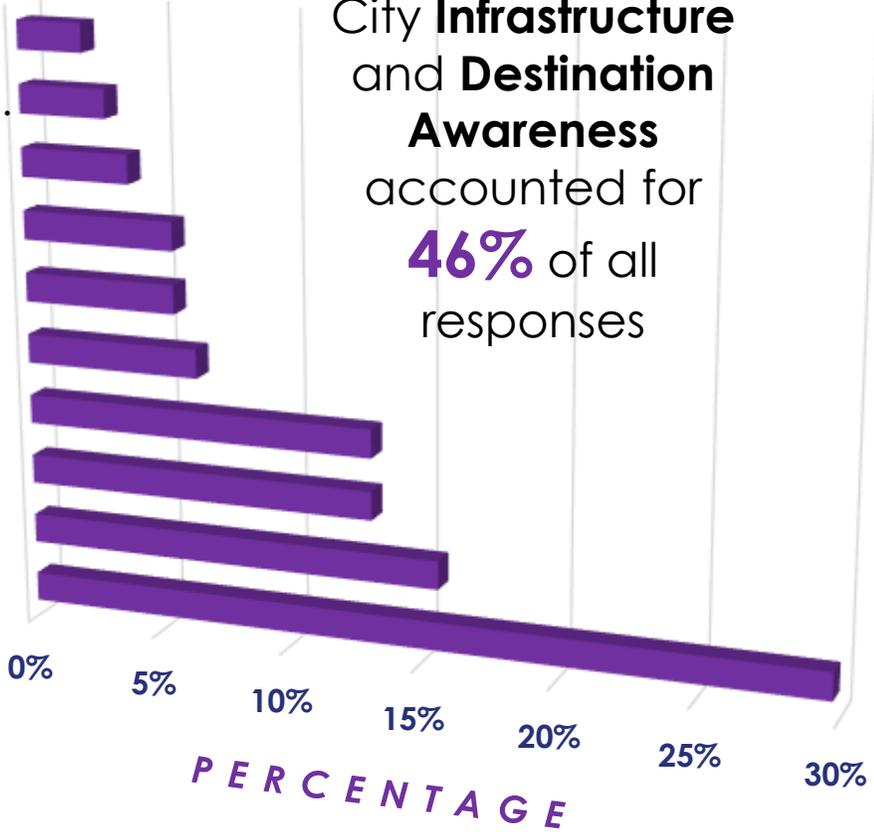


WEAKNESSES

Alley ways, neglected neighborhoods, poor customer service, maintenance, lighting, private property maintenance, parking, government instability, lack of code enforcement, littering/cleanliness, and permitting process

DESCRIPTION

- Major Attraction
- Destination Competition & Special Event...
- Food & Beverage quality
- Transportation
- Product Development Plan
- Retail Quality, Turnover & Diversity
- Lodging Inventory
- Crime, Blight, Homelessness & Drug Use
- Destination Marketing
- City Infrastructure Challenges



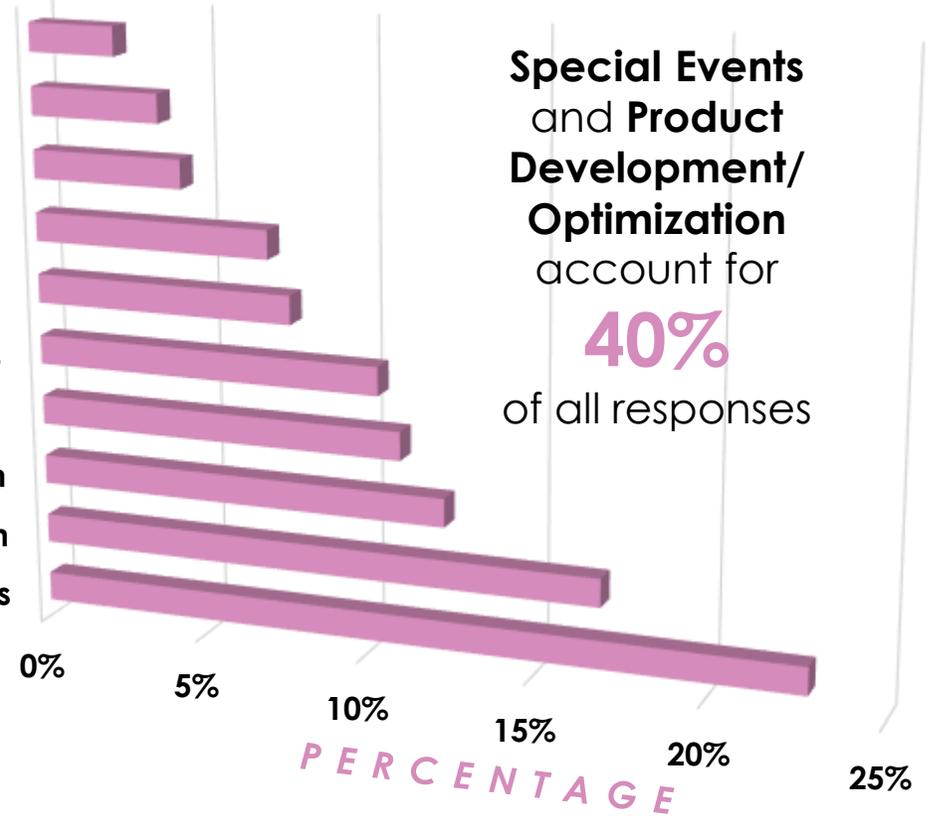
City Infrastructure and Destination Awareness accounted for 46% of all responses



OPPORTUNITIES

DESCRIPTION

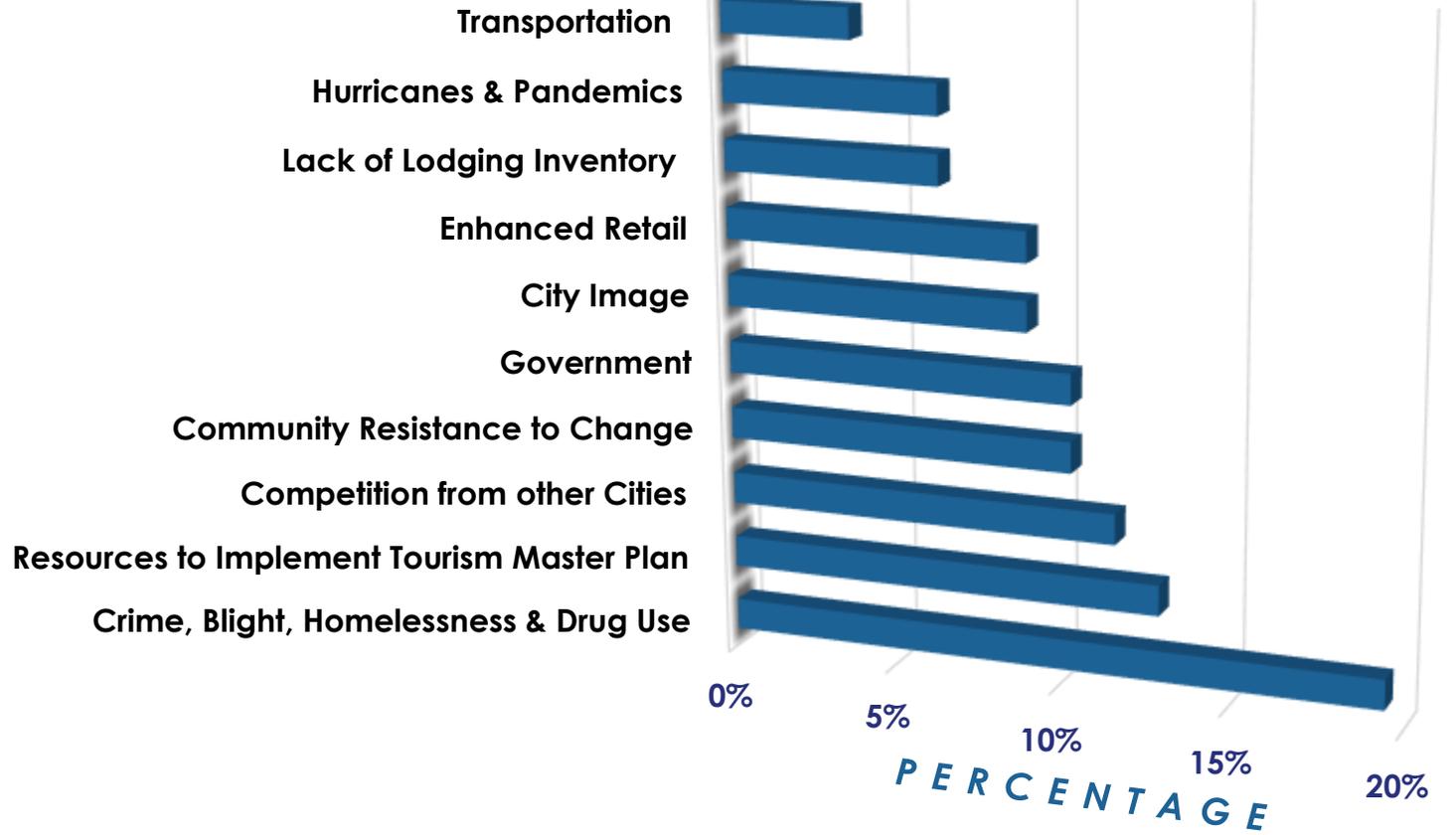
- Retail Diversification
- Food & Beverage
- Transportation
- Destination DNA Definition
- Lodging
- Enhanced Tours
- Destination Marketing
- Beach, Casino, Pier & ICW Activation
- Product Development & Optimization
- Special Events





THREATS

DESCRIPTION



**MINUTES
CITY OF LAKE WORTH BEACH
CITY COMMISSION PRE-AGENDA WORK SESSION
CITY HALL COMMISSION CHAMBER
WEDNESDAY, JANUARY 26, 2022 - 9:00 AM**

The meeting was called to order by Mayor Resch on the above date at 9:03 AM in the City Commission Chamber located at City Hall, 7 North Dixie Highway, Lake Worth Beach, Florida.

ROLL CALL: (0:33) Present were Mayor Betty Resch; Vice Mayor Herman Robinson and Commissioners Sarah Malega and Christopher McVoy. Also present were City Manager Carmen Davis, City Attorney Christy L. Goddeau and City Clerk Melissa Ann Coyne. **ABSENT:** Commissioner Kimberly Stokes.

UPDATES / FUTURE ACTION / DIRECTION (1:28)

A. Possible agenda topics

Action: Consensus to look at loosening regulations related to home-based occupations.

ADJOURNMENT: (1:00:10)

The meeting adjourned at 10:04 AM.

ATTEST:

Betty Resch, Mayor

Melissa Ann Coyne, City Clerk

Minutes Approved: February 15, 2021

Item time stamps refer to the recording of the meeting which is available on YouTube.

**MINUTES
CITY OF LAKE WORTH BEACH
CITY COMMISSION WORK SESSION – BEACH COMPLEX
CITY HALL COMMISSION CHAMBER
WEDNESDAY, JANUARY 26, 2021 - 4:00 PM**

The meeting was called to order by Mayor Resch on the above date at 4:03 PM in the City Commission Chamber located at City Hall, 7 North Dixie Highway, Lake Worth Beach, Florida.

ROLL CALL: (2:14) Present were Mayor Betty Resch; Vice Mayor Herman Robinson and Commissioners Sarah Malega (via Zoom), Christopher McVoy and Kimberly Stokes (via Zoom then in person). Also present were City Manager Carmen Davis, City Attorney Christy L. Goddeau, and Deputy City Clerk Shayla Ellis.

PLEDGE OF ALLEGIANCE: (2:37) led by Commissioner Christopher McVoy.

UPDATES / FUTURE ACTION / DIRECTION (2:57)

A. Next steps at the City's beach complex

Action: Consensus for the finance department to review and analyze fund balances to address varying revenue sources to fund the pool project and to get a proposal from Chris Zimmerman of CPZ for additional design sessions to discuss each Commissioner's requirements for the pool.

The meeting recessed from 5:04 PM and reconvened at 5:20 PM.

ADJOURNMENT: (2:29:04)

The meeting adjourned at 6:31 PM.

Betty Resch, Mayor

ATTEST:

Melissa Ann Coyne, City Clerk

Minutes Approved: February 15, 2022

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CITY OF LAKE WORTH BEACH

PROCLAMATION

- WHEREAS,** 2-1-1 HelpLine is entering its 6th decade of quality & caring service to the community; and
- WHEREAS,** Over this span of time 2-1-1 HelpLine has responded to over 3 million requests for help from people of all walks of life- providing the guidance and support they've needed; 2-1-1 continues to do so through these trying times; and
- WHEREAS,** Mental & Emotional Health, Addiction, Housing/Utilities, Food Insecurity and Health concerns are the top needs expressed by people reaching out to us; and
- WHEREAS,** 2-1-1's caring staff continue to be that beacon of hope providing crisis support and resources when people are overwhelmed and do not know where to turn... 2-1-1 is available any time of day or night; and
- WHEREAS,** 2-1-1 also has specialized advocacy and support programs that include The Caregiver Support Project, The Special Needs HelpLine, Help Me Grow catching children's developmental delays early, Elder Crisis Outreach; and
- WHEREAS,** 2-1-1's life-saving "Sunshine" Daily Telephone Reassurance calls continue to brighten the lives of local isolated seniors and has expanded to include isolated caregivers
- WHEREAS,** 2-1-1's My Florida Veterans provides peer to peer support, & helps veterans to readjust, providing linkage to services- for veterans and their families.

NOW THEREFORE, I Betty Resch, Mayor of the City of Lake Worth Beach, by virtue of the authority vested in me do hereby proclaim

FEBRUARY 11-17, 2022
as
2-1-1 AWARENESS WEEK

and urge all citizens to be aware that if they are overwhelmed and in crisis or just need to talk, 2-1-1 is available any time of day or night and that 2-1-1 staff can also provide referrals for Mental Health Counseling, Substance Abuse, Health Care, Employment, Food Assistance, Day Care, Support Groups, Volunteering, VITA free income tax preparation and so much more.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Lake Worth Beach, Florida, to be affixed this 15th day of February, 2022.

Betty Resch, Mayor

ATTEST:

Melissa Ann Coyne, City Clerk

EXECUTIVE BRIEF REGULAR MEETING

AGENDA DATE: February 15,2022

DEPARTMENT: Community Sustainability

TITLE:

Resolution No. 11-2022 – Documenting the levy of municipal special assessment liens for unpaid lot clearing charges

SUMMARY:

This resolution documents the assessment of the costs incurred by the City for lot clearing services and the levy of such costs as special assessment liens against the properties identified in the resolution.

BACKGROUND AND JUSTIFICATION:

Pursuant to the provisions of sections 12-38 through 12-42 of the Code of Ordinances (the “Lot Clearing Ordinance”), the owners of certain parcels of real property were notified of the existence of debris, vegetation, tree or other matter thereon which were determined to create a hazard declared to be a public nuisance and a violation of the City’s Lot Clearing Ordinance. Certain owners failed to abate such nuisances and the City or its contractor, in accordance with the procedures set forth in the Lot Clearing Ordinance, have abated said nuisances by clearing the offending lots. In accordance with section 12-42, the costs incurred by the City to abate said nuisances were assessed against each property as a special assessment lien at the time services were provided. The list of properties assessed for unpaid lot clearing charges, along with the associated administrative costs, totaling **\$17,227.89** and are attached to Resolution No. 11-2022 as Exhibit “A”. If not paid, these liens may be foreclosed by the City or they may be certified to the tax collector for collection pursuant to the uniform method provided in section 197.3632, Florida Statutes.

Attached is the proposed resolution documenting the levy of the special assessments for unpaid lot clearing charges including a spreadsheet of addresses, services provided and costs.

MOTION:

Move to approve/disapprove Resolution No. 11-2022 – Documenting the levy of municipal special assessment liens for unpaid lot clearing charges.

ATTACHMENT(S):

Fiscal Impact Analysis – N/A
Resolution 11-2022

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RESOLUTION NO. 11-2022 OF THE CITY OF LAKE WORTH BEACH, FLORIDA, DOCUMENTING THE ASSESSMENT OF THE COSTS INCURRED BY THE CITY PURSUANT TO SECTION 12-42 OF THE CITY CODE OF ORDINANCES FOR THE ABATEMENT OF CERTAIN NUISANCES (LOT CLEARING) WITHIN THE CITY; LEVYING LIENS ON SAID PROPERTIES IDENTIFIED HEREIN; PROVIDING FOR THE RECORDING OF THIS RESOLUTION IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; PROVIDING A SEVERABILITY CLAUSE, AN EFFECTIVE DATE AND FOR OTHER PURPOSES.

WHEREAS, the City of Lake Worth Beach, Florida has, pursuant to sections 12-38 through 12-42 of the Code of Ordinances of the City of Lake worth beach, Florida, as amended, found and determined that the condition of certain properties or parcels of land as hereinafter described violated section 12-38 of said Code by reason of the existence of debris, vegetation, tree, or other matter thereon and thereby created a hazard declared to be a public nuisance; and

WHEREAS, the respective owners of the parcels of property hereinafter described were duly notified of the existence of the aforesaid nuisances on their properties and were required to abate the nuisances; and

WHEREAS, said owners have, after being duly notified by a Notice of Violation, failed to bring their property into code compliance; and

WHEREAS, the lots have been cleared of debris, vegetation, tree or other public nuisance thereon by the City or its contractor at a cost to the City as set forth below; and

WHEREAS, it is recommended that in accordance with section 12-42 of the Code of Ordinances of the City of Lake Worth Beach, the costs incurred to abate said nuisances, which are assessed against the respective properties as special assessment liens, be hereby documented and recorded against the properties in the Public Records of the Palm Beach County, Florida.

NOW THEREFORE BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF LAKE WORTH BEACH, FLORIDA, that:

Section 1. The foregoing recitals are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this resolution.

Section 2. Legislative Determinations. It is hereby ascertained and declared that the lot clearing on the properties listed in **Exhibit "A"** (attached hereto and incorporated herein) provided a special benefit to each parcel assessed, based upon the following legislative determinations:

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(A) It is hereby ascertained, determined, and declared that each assessed parcel has benefitted by the City's provision of lot clearing services in an amount not less than the amount of the lot clearing services costs imposed against each parcel.

(B) It is fair and reasonable to assess the lot clearing services costs in the amounts actually expended by the City to benefit each assessed parcel.

Section 3. In accordance with sec. 12-42 of the Code of Ordinances, at the time services were provided, all costs incurred by the City in the abatement of nuisances on the following parcels of land, along with an administrative fee, were levied and assessed against said properties as municipal special assessment liens on the properties identified and in the amounts indicated on the attached "**Exhibit A**". To each of the aforesaid lien amounts shall be added the cost to reimburse the City to record each lien in the Public Records of Palm Beach County, Florida. The City Commission is hereby documenting such special assessment liens through this resolution.

Section 4. Said liens shall be prior in dignity to all other liens, encumbrances, titles and claims against the property and equal in rank and dignity with ad valorem taxes and shall remain on such property until paid. A failure to pay any such lien, even a lien upon homesteaded property, may result in a loss of title to property.

Section 5. Said special assessment liens shall bear interest from the date of adoption of this resolution at the legal rate until fully paid.

Section 6. The City Clerk is hereby directed to record a certified copy of this resolution in the Public Records of Palm Beach County, Florida. The failure to record a certified copy of this resolution shall not affect the validity of any special assessment.

Section 7. The Finance Department is hereby directed to mail a copy of this resolution to the owners of the parcels of land levied hereby at the last known address of such owner.

Section 8. Such assessment liens, together with interest, administrative fees costs, and reasonable attorneys' fees shall be enforced and collected, and may be foreclosed, pursuant to the Code of Ordinances of the City of Lake Worth Beach and applicable provisions of law. Such assessment liens, if they remain unpaid, may also be collected pursuant to the uniform method set forth in sec. 197.3632, Fla. Stat. or through any other remedy available at law or in equity.

Section 9. All resolutions or parts of resolutions in conflict herewith are hereby repealed.

Section 10. If any provision of this resolution or the application thereof to any person or circumstances is held invalid, the invalidity shall not affect other provisions or applications

92 of this resolution which can be given effect without the invalid provision or application and
93 to this end the provisions of this resolution are declared severable.

94
95 **Section 11.** This resolution shall take effect upon adoption.

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97 The passage of this resolution was moved by Commissioner _____,
98 seconded by Commissioner _____, and upon being put to a vote, the vote
99 was as follows:

- 100
101 Mayor Betty Resch
102 Vice Mayor Herman Robinson
103 Commissioner Sarah Malega
104 Commissioner Christopher McVoy
105 Commissioner Kim Stokes
106 Commissioner Herman Robinson

107
108 The Mayor thereupon declared this resolution duly passed and adopted on this
109 ___ day of February, 2022.

110
111 LAKE WORTH BEACH CITY COMMISSION

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114 By: _____
115 Betty Resch, Mayor

116 ATTEST:

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119 _____
120 Melissa Ann Coyne, City Clerk
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EXHIBIT "A"
LOT CLEARINGS

CASE #	OWNER	OWNER'S ADDRESS	OWNER'S MAILING CITY/STATE	PCN	LEGAL DESCRIPTION	PROPERTY ADDRESS	INVOICE AMOUNT
21-1239	JOHNSON BRUCE	412 S B ST	LAKE WORTH BEACH FL 33460	38-43-44-21-15-137-0061	TOWN OF LAKE WORTH N 25 FT F LT 6 BLK 137	412 S B ST	\$328.97
21-1161	DEALE WILLIAM R & WILLIAMS ICON HOMES PROPERTIES	1616 CAMERON LANDING DR	STOCKBRIDGE GA 30281 6863	34-43-44-21-15-082-0312	TOWN OF LAKE WORTH W 45 FT OF LTS 31&32 BLK 82	1006 3RD AVE N	\$248.97
21-1656	APPRECIATE CHARITY INC	700 S DIXIE HWY	LAKE WORTH BEACH FL 33460 4951	38-43-44-21-15-223-0090	TOWN OF LAKE WORTH LT 9 (LESS E2.25 FT & NELY TRGLR PAR US NO 1R/W) BLK 223	700 S DIXIE HWY	\$461.75
21-1407	WERNER JOHN T EST	130 AKRON ST	LAKE WORTH BEACH FL 33461	38-43-44-28-01-007-0141	BUFFALO HEIGHTS,REVISED PLAT LT 14/LS N 12.5 FT/BLK 7	130 AKRON ST	\$749.75
21-1542	BARRIOS CARLOS	2520 IDA WAY	WEST PALM BEACH FL 33415 7402	38-43-44-27-01-026-0051	LAKE WORTH TOWN OF ADD 1, LT 5 (LES E 42.7 FT)BLK 26	912 SOUTH J ST	\$423.50
21-1541	BARRIOS CARLOS	2520 IDA WAY	WEST PALM BEACH FL 33415 7402	38-43-44-27-01-026-0040	ADD 1 TO TOWN OF LAKE WORTH LT 4 BLK 26	920 S J ST	\$677.25
21-1689	BARRIOS CARLOS	2520 IDA WAY	WEST PALM BEACH FL 32415 7402	38-43-44-27-01-026-0052	LAKE WORTH TOWN OF ADD 1, E 42.7 FT OF LTS 5&6 BLK 26	914 S J ST	\$369.50
21-1760	ROSA RAMOS JANET	980 SW 21ST LN	BOCA RATON FL 33486 6837	38-43-44-27-01-064-0010	ADD 1 TO TOWN OF LAKE WORTH LT 1 & S 5FT OF LT 2 BLK 64	1332 S L ST	\$723.75
21-1775	BUYERS INVESTMENT GROUP LTD INC	6717 STONECREEK ST	GREENACRES FL 33413 3408	38-43-44-15-07-000-8740	COLLEGE PARK ADD 1 LTS 874 & 875 E OF FED HWY	1902 N FEDERAL HWY	\$562.00
21-1790	MAESEL SHAWN R	105 PALMETTO PARK RD	BOCA RATON FL 33432 4801	38-43-44-21-15-118-0091	TOWN OF LAKE WORTH N 1/2 OF LT 9 & 10 BLK 118	420 N H ST	\$409.50
21-1832	BOYER RUTH EST	201 S F ST	LAKE WORTH BEACH FL 33460 4014	38-43-44-21-15-077-0170	TOWN OF LAKE WORTH LT 17 BLK 77	201 S F ST	\$1,177.08
21-1684	MALDONADO CELESTINA & RIVASDARDAN AMANDA S	417 S D ST	LAKE WORTH BEACH FL 33460 4345	38-43-44-21-15-139-0240	TOWN OF LAKE WORTH LTS 24 &25 BLK 139	417 S D ST	\$518.58
21-1803	CAMPBELL ALICE F EST	1913 MONTAGUE ST	LAKE WORTH BEACH FL 33461	38-43-44-33-06-000-0930	LAKE OSBORNE HILLS LT 93	1913 MONTAGUE ST	\$1,941.90
21-1829	KEIRN MICHAEL & SCARCELLA KEIRN ANNETTE	1420 HILLCREST DR	LAKE WORTH BEACH FL 33461	38-43-44-33-07-000-0150	LAKE OSBORNE MANOR LT 15	1420 HILLCREST DR	\$290.00
21-2037	PIMENTA JUAN C	1015 S G ST	LAKE WORTH BEACH FL 33460	38-43-44-21-15-281-0120	TOWN OF LAKE WORTH LT 12 BLK 281	1015 S G ST	\$750.68
21-1811	CRITELLI JOSEPH P & CRITELLI LORRAINE	1408 COCHRAN DR	LAKE WORTH BEACH FL 33461	38-43-44-33-07-000-0350	LAKE OSBORNE MANOR LT 35	1408 COCHRAN DR	\$3,178.52
21-2052	S PINE ST LAND TRUST FLORIDA TRUST SERVICES LLC TR	3014 N US HIGHWAY 301 STE 700	TAMPA FL 33619 2279	38-43-44-28-03-000-0280	ADD 1 TO LAKEVIEW HGTS LT 28	616 S PINE ST	\$571.00
21-1999	JOHNSON BRUCE	412 S B ST	LAKE WORTH BEACH FL 33460	38-43-44-21-15-137-0061	TOWN OF LAKE WORTH N 25 FT F LT 6 BLK 137	412 S B ST	\$784.06
21-2470	MAESEL SHAWN R	105 E PALMETTO PARK RD	BOCA RATON, FL 33432	38-43-44-21-15-118-0091	TON OF LAKE WORTH N 1/2 OF LT 9 & 10 BLK 118	420 N H ST	\$594.81

EXHIBIT "A"
LOT CLEARINGS

21-1791	MTAG CUST FOR HAYDEN MANAGEMENT LLC	PO BOX 409584	ATLANTA GA 30384 9584	38-43-44-21-15-082-0010	TOWN OF LAKE WORTH LT 1 BLK 82	302 N G ST	\$308.56
21-2039	MEZUZA LLC	PO BOX 6532	DELRAY BEACH FL 33482 6532	38-43-44-27-01-045-0160	ADD 1 TO TOWN OF LAKE WORTH LT 16 BLK 45	1131 S L ST	\$1,094.92
21-2611	BOYER RUTH EST	201 S F ST	LAKE WORTH BEACH FL 33460 4014	38-43-44-21-15-077-0170	TOWN OF LAKE WORTH LT 17 BLK 77	201 S F ST	\$411.42
21-2605	MALDONADO CELESTINA RIVARSDARDAN AMANDA S	417 S D ST	LAKE WORTH BEACH FL 33460	38-43-44-21-15-139-0240	TOWN OF LAKE WORTH LTS 24 & 25 BLK 139	417 S D ST	\$651.42
						TOTAL	\$17,227.89

EXECUTIVE BRIEF REGULAR MEETING

AGENDA DATE: February 15, 2022

DEPARTMENT: Financial Services

TITLE:

Payments of Fiscal Year 2021 Invoices

SUMMARY:

Authorization for payment of outstanding invoices for goods and services provided in Fiscal Year 2021 not paid prior to the closure of the accounts for the fiscal year

BACKGROUND AND JUSTIFICATION:

Financial Services Department received invoices for goods and services provided to the City Departments during Fiscal Year 2021. Though the goods and services were approved and provided for in Fiscal Year 2021 the invoices for said goods and services provided by Vendors were not paid prior to the Fiscal Year 2021's books being closed. As such, the payment for the goods and services requires authorization of the use of Fiscal Year 2022 funds to cover the expenditures.

The item provides for the necessary authorization by the City Commission to utilize Fiscal Year 2022 funds in the amount of \$ 41,675.95 to cover the expenses incurred and goods and services received in Fiscal Year 2021.

MOTION:

Move to approve/disapprove authorization of the use of Fiscal Year 2022 funds to pay for expenditures incurred in Fiscal Year 2021.

ATTACHMENT(S):

Fiscal Impact Analysis
Invoice List

FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2022	2023	2024	2025	2026
Capital Expenditures	0	0	0	0	0
Operating Expenditures	41,675.95	0	0	0	0
External Revenues	0	0	0	0	0
Program Income	0	0	0	0	0
In-kind Match	0	0	0	0	0
Net Fiscal Impact	41,675.95	0	0	0	0
No. of Addn'l Full-Time Employee Positions	0	0	0	0	0

B. Recommended Sources of Funds/Summary of Fiscal Impact:

Invoice list contains fiscal impact details.

Company Name	Invoice Number	GL Account	Amount
Farmer & Irwin	132074	140-8055-575.46-10	1,375.00
Wiginton	SVC058945	140-8055-575.46-10	250.00
Pro Energy	235115	530-0000-141.04-00	21,202.08
Level One	57711	001-8010-513-47.00	1,137.50
Nabors Gilblin & Nickerson	TLH21-086	001-9010-519.31-90	2,162.18
Beach Environmental	75025532	001-8062-572.34-50	35.00
Arco Supply	846276	001-3010-521.46-10	1,719.73
Regal Decorating & Paint	23938/1	001-5062-519.46-10	98.93
Regal Decorating & Paint	24199/1	001-5062-519.46-10	141.54
Regal Decorating & Paint	24158/1	001-5062-519.46-10	28.99
Globaltech	24739	402-7022-533.34-50	4,600.00
Natur Chem	Inv8049	402-7021-533.46-10	3,960.00
Florida Atlantic University	IG13355	520-1331-513.34-45	4,965.00
			41,675.95

EXECUTIVE BRIEF REGULAR MEETING

AGENDA DATE: February 15, 2022

DEPARTMENT: Risk/City Attorney

TITLE:

Approval of settlement with James Johnson for \$74,900 (inclusive of attorney's fees and costs) plus \$100 for general release of non-workers' compensation claims

SUMMARY:

This is a request to settle a workers' compensation claim filed by James Johnson for injuries he sustained on December 12, 2019. If approved, the Claimant's execution of a Mediated Settlement Agreement will be enforceable and will execute a general release of non-workers' compensation claims in favor of the City.

BACKGROUND AND JUSTIFICATION:

The Claimant, James L. Johnson, is a 55-year-old Equipment Operator II, who began working for the City of Lake Worth Beach on July 25, 2016. On December 12, 2019, the Claimant was involved in a motor vehicle accident where he sustained injuries to his lower back. The Carrier accepted this claim as compensable and authorized medical care with Dr. Craig Steiner who has recommended a one-level anterior body fusion (ALIF) at the L5-S1 level. If the City does not approve the proposed settlement, then the Claimant will go forward with the lower back surgery that has been recommended. The City will be required to pay workers' compensation wage benefits during the time of the Claimant's recovery from the surgery.

At mediation on January 21, 2022, the Claimant agreed to resolve the case for \$74,900 (inclusive of attorney's fees and costs). In addition, the City will pay \$100.00 consideration for a General Release for non-worker's compensation claims. The City will also retain their third party lien as part of the settlement.

MOTION:

Move to approve/disapprove settlement with James Johnson for \$74,900 (inclusive of attorney's fees and costs) plus \$100 for general release of non-workers' compensation claims.

ATTACHMENT(S):

Fiscal Impact Analysis

EXECUTIVE BRIEF REGULAR MEETING

AGENDA DATE: February 15, 2022

DEPARTMENT: Community Sustainability

TITLE:

Ordinance No. 2022-01 - First Reading – (quasi-judicial) Consideration of a Mixed-Use Urban Planned Development, Major Site Plan, Conditional Use, and Sustainable Bonus Program Incentives to construct an 18-unit, mixed use multifamily development commonly referred to as “Casa Bella” within the Mixed Use – West (MU-W) zoning district.

SUMMARY:

The applicant, Giorgio Antoniazzi, AIA of Antoniazzi Architecture on behalf of Julie Cruz of Creative Financing, LLC, is requesting approval of the following:

1. Mixed-Use Urban Planned Development to construct an 18-unit mixed-use multifamily development.
2. Major Site Plan for the development of a new mixed-use development in excess of 7,500 square feet.
3. Conditional Use for the establishment of residential uses in excess of 7,500 square feet.
4. Sustainable Bonus Incentive Program for additional density of 3 units.

BACKGROUND AND JUSTIFICATION:

The 0.52-acre subject site is currently vacant and is located on the east side of Boutwell Road approximately 230 feet south of 10th Avenue North. The site currently contains a single-family residence as well as a vacant lot. The existing single-family residence is proposed to be demolished prior to the project’s construction if the project is approved. The proposed project consists of a 2-story building with 18 dwelling units and 417 square feet of office space.

On May 5, 2021, the Planning and Zoning Board (PZB) recommended the project be approved by the City Commission with conditions outlined in Exhibit C of the ordinance (4-1 vote).

First reading of the application was delayed to allow for an ownership transfer of Creative Financing, LLC to Julie Cruz on September 13, 2021, subsequent to the passing of Richard Cruz.

The applicant submitted revisions on January 3, 2022 per a Planning & Zoning Board condition of approval that required the applicant to provide a photometric plan and revised site and landscape plans to reflect the location of the monument sign. A condition of approval has been added to require that 50% of the \$21,600 sustainable incentive bonus fee for the three (3) additional residential units be paid to the City prior to the issuance of a building permit or to vest the project, whichever occurs first.

MOTION:

Move to approve/disapprove Ordinance No. 2022-01 on first reading and to tentatively schedule the second reading and public hearing for March 15, 2022.

ATTACHMENT(S):

Ordinance 2022-01

PZB Staff Report

Site Plan Package

Supplemental Supporting Documents

ORDINANCE NO. 2022-01 AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF LAKE WORTH BEACH, FLORIDA, AMENDING THE OFFICIAL ZONING MAP BY APPROVING THE CREATION OF A MIXED USE URBAN PLANNED DEVELOPMENT DISTRICT, LOCATED ON THE EAST SIDE OF BOUTWELL RD APPROXIMATELY 230 FEET SOUTH OF 10TH AVE NORTH AND CONSISTING OF APPROXIMATELY 0.52 ACRES AS MORE PARTICULARLY DESCRIBED IN EXHIBIT A, LOCATED WITHIN THE MIXED USE - WEST (MU-W) ZONING DISTRICT WITH A FUTURE LAND USE DESIGNATION OF MIXED USE – WEST (MU-W) SUBJECT TO SPECIFIC DEVELOPMENT STANDARDS SET FORTH IN EXHIBIT B AND CONDITIONS OF APPROVAL SET FORTH IN EXHIBIT C; APPROVING A CONDITIONAL USE PERMIT; APPROVING DENSITY BONUS INCENTIVE THROUGH THE CITY'S SUSTAINABLE BONUS INCENTIVE PROGRAM; APPROVING A MAJOR SITE PLAN FOR THE CONSTRUCTION OF A 18-UNIT MIXED USE URBAN PLANNED DEVELOPMENT; PROVIDED FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE

WHEREAS, the City Commission of the City of Lake Worth Beach, Florida, pursuant to the authority granted in Chapters 163 and 166, Florida Statutes, and the Land Development Regulations, as adopted by the City of Lake Worth Beach, is authorized and empowered to consider petitions relating to zoning and land development orders; and

WHEREAS, Chapter 23, Article 3, Division 6. – Planned Development of City of Lake Worth Beach's Land Development Regulations allows for the creation of planned development districts to incentivize innovative development through the utilization of incentive programs and flexible dimensional and use requirements that are defined within and occur in conformity with an approved master development plan; and

WHEREAS, Giorgio Antoniazzi, AIA of Antoniazzi Architecture on behalf of Julie Cruz of Creative Financing, LLC (the applicant) has petitioned the City of Lake Worth Beach (the City) for creation of a Mixed Use Urban Planned Development District to allow for the approval of a 18-unit mixed use development, currently known as "Casa Bella" on a site located East side of Boutwell Rd approx. 230 feet south of 10th Ave N (PCN 38-43-44-20-01-033-0060) as further described in Exhibit A (the Property) within the MU-W Zoning District and the MU-W Future Land Use designation, which, if approved, shall constitute an amendment to the City's official zoning map; and

WHEREAS, the applicant requests use of the City's Sustainable Bonus Incentive Program to allow for additional density to be considered in conjunction with the applicant's request for approval for a major site plan for the construction of a mixed-use urban planned development currently known as "Casa Bella" that will contain 18 dwelling units and +/- 417 square feet of office space to be constructed on this site;

WHEREAS, on May 5, 2021, the Lake Worth Beach Planning and Zoning Board (P&Z Board) considered the subject application for a Mixed Use Urban Planned Development District, Major Site Plan, Conditional Use Permit, and Sustainable Bonus Incentive Program, and recommended that the City Commission approve the creation of this mixed use urban planned development subject to specific district development standards and certain enumerated conditions; and

WHEREAS, the City Commission has considered all of the testimony and evidence and has determined that the Mixed Use Urban Planned Development Major Site Plan, Conditional Use Permit, and Sustainable Bonus Incentive Program including the development regulations and conditions, meets the requirements of the Land Development Regulations, Section 23.3.25.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF LAKE WORTH BEACH, FLORIDA, that:

Section 1. Recitals. The foregoing recitals are true and correct and are hereby affirmed and ratified.

Section 2. The Mixed Use Urban Planned Development District located within the MU-W Zoning District with a future land use designation of MU-W, as described more particularly in **Exhibit A**, is hereby approved. This approval includes the approval of the following elements to be known as the Master Development Plan: (a) Residential Urban Planned Development (b) Major Site Plan (c) Sustainable Bonus Incentive Program and (d) Conditional Use Permit; (e) district development standards (**Exhibit B**); (f) conditions of approval (**Exhibit C**); (g) required plans including the site plan, landscape plan, and civil & drainage plans; (h) supplemental supporting documents, as well as all agreements, provisions and/or covenants which shall govern the use, maintenance, and continued protection of the residential urban planned development and any of its common areas or facilities. The applicant is bound to all elements and requirements of the Master Development Plan.

Section 3. The City's zoning maps shall be updated to reflect the changes to the property described in **Exhibit A**.

Section 4. Repeal of Laws in Conflict. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 5. Severability. If any provision of this ordinance or the application thereof is held invalid by a court of competent jurisdiction, the invalidity shall not affect other provisions of the ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are declared severable.

Section 6. Effective Date. This ordinance shall become effective ten (10) days after its final passage.

The passage of this ordinance on first reading was moved by _____,
seconded by _____ and upon being put to a vote, the vote was as follows:

Mayor Betty Resch
Vice Mayor Herman Robinson
Commissioner Sarah Malega
Commissioner Christopher McVoy
Commissioner Kimberly Stokes

The Mayor thereupon declared this ordinance duly passed on first reading on the
1st day of June 2021.

The passage of this ordinance on second reading was moved by _____,
seconded by _____, and upon being put to a vote,
the vote was as follows:

Mayor Betty Resch
Vice Mayor Herman Robinson
Commissioner Sarah Malega
Commissioner Christopher McVoy
Commissioner Kimberly Stokes

The Mayor thereupon declared this ordinance duly passed on the _____ day of
_____, 2022.

LAKE WORTH BEACH CITY COMMISSION

By: _____
Betty Resch, Mayor

ATTEST:

Melissa Coyne, City Clerk

Exhibit A

DEPARTMENT FOR COMMUNITY SUSTAINABILITY, PLANNING, ZONING AND HISTORIC PRESERVATION DIVISION
PROPERTY DESCRIPTION FOR PZB CASE No. 20-009000021 / Ordinance 2022-01

The subject site is a vacant 0.52-acre parcel. The site is located at 1715 North Dixie Highway on East side of Boutwell Rd approx. 230 feet south of 10th Ave N.

Applicant	Giorgio Antoniazzi, AIA of Antoniazzi Architecture
Owner(s)	Julie Cruz of Creative Financing, LLC
General Location	East side of Boutwell Rd approx. 230 feet south of 10 th Ave N
Existing PCN Numbers	38-43-44-20-01-033-0060
Existing Land Use	Vacant
Zoning	Mixed Use – West (MU-W)
Future Land Use Designation	Mixed Use – West (MU-W)

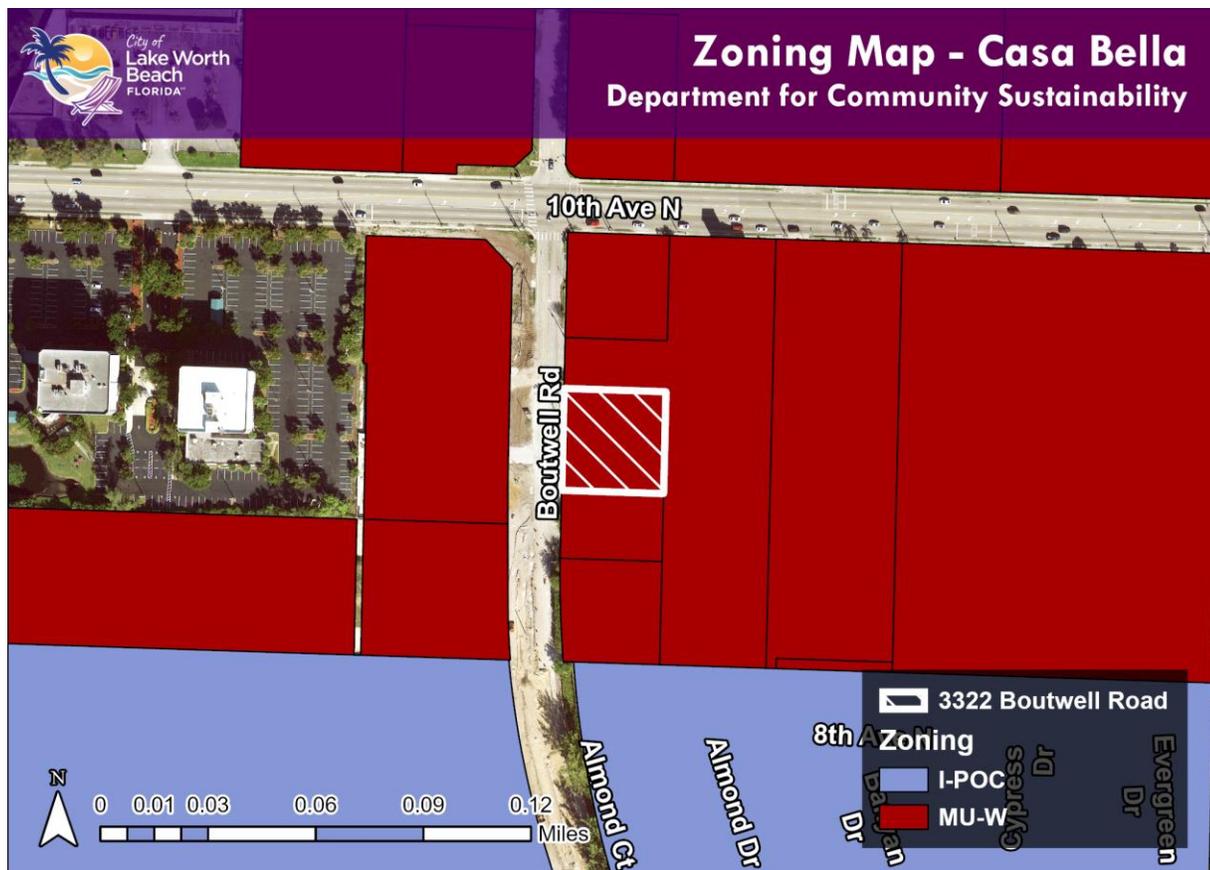


Exhibit B**DEPARTMENT FOR COMMUNITY SUSTAINABILITY, PLANNING, ZONING AND HISTORIC PRESERVATION DIVISION
DEVELOPMENT STANDARDS FOR PZB CASE # 20-00900002**

Development Standard		Base Zoning District	Mixed-Use Urban Planned Development w/ Sustainable Bonus Incentive Program (SBIP)	Provided
Lot Size (min) In square feet (sf)		13,000 sf	Greater or equal to 21,780 sf (0.5 acres)	22,500 sf (0.52 acres)
Lot Width (min)		100'	100'	150'
Setbacks	Front (min) (Boutwell Rd)	20' min. 32' max	20' min. 32' max	16.5'*
	Rear (min)	15' or 10%	15' or 10%	15'
	Side (min)	10'	10'	11'
Impermeable Surface Coverage (maximum)		65%	65%	69.8%*
Structure Coverage (max)		50%	50%	33%
Living Area (min)		Efficiency: 400 sf 1-bed: 600 sf 2-bed: 750 sf	Efficiency: 400 sf 1-bed: 600 sf 2-bed: 750 sf	Efficiency: +/-557 sf (Qty. 4) 1-bed: +/-650 sf (Qty. 6) 2-bed: +/-815 sf (Qty. 8)
Parking		22	22	23
Density (max)		30 du/acre (15 units)	37.5 du/acre (19 units)	34.6 du/acre (18 units)
Building Height (max)		30'	81.25'	24'
Floor Area Ratio (FAR) (max)		1.3	3.75	0.60

**A relaxing or waiving of base zoning district requirements is requested.*

Exhibit C

DEPARTMENT FOR COMMUNITY SUSTAINABILITY, PLANNING, ZONING AND HISTORIC PRESERVATION DIVISION CONDITIONS OF APPROVAL FOR PZB CASE No. 20-00900002 (Ordinance 2022-01)

Electric Utilities:

1. Prior to the issuance of a building permit, the following actions shall be completed:
 - a. Provide the voltage requirements on the site plan.
 - b. Provide the electrical riser diagram and load calculations.
 - c. Provide 3-foot clearance of the padmount transformer from the nearby parking space, or provide a bollard.
2. Prior to the issuance of a Certificate of Occupancy, the following actions shall be completed:
 - a. Provide and record a 10-foot utility easement at the padmount transformer location.
 - b. Pay all fees associated with the new service (materials and construction fees).
 - c. Complete a final electrical inspection.

Planning:

1. Prior to the issuance of a building, submit the unity of title documentation from when the lots were combined. If unity of title documentation cannot be submitted, a new unity of title form shall be filled out with the City (see attached form). The lot does not show record of being platting. Instead, it appears the lots were joined by unity of title or by parcel combination for tax deed purposes.
2. Prior to the issuance of a building permit, fifty percent (50%) of the sustainable bonus fee shall be paid to the City.
3. Prior to building permit and subject to concurrent minor site plan review, the photometric plan shall be updated to provide the lighting level at the southern property line to ensure compliance with LDR Section 23.4-3(c)(4), which states that "lighting shall be shielded and located to not allow light to trespass upon neighboring residential properties or districts in excess of 12.57 lumens when measured from the property line." Further, LED lighting shall have a warm tone (not to exceed 3000K) with fixtures that are dark sky compliant. Specifically, the wall fixture identified in the photometric plan shall be replaced with a dark sky compliant fixture.
4. Prior to the issuance of a building permit, a sign plan shall be submitted that depicts a minimum of 50% of the face of one of the monument signs shall be dedicated to the proposed office and small internal directional signage approximately 2 sf in size shall be provided
5. The office shall have a separate business license from the multi-family complex in order for the project to qualify as mixed-use.
6. Prior to the issuance of a business license, all code violations shall be remediated.

Public Works:

1. The issuance of any permits shall comply with all provisions of the Lake Worth Municipal Code and all other applicable standards including but not limited to the Florida Department of Transportation (FDOT), Manual on Uniform Traffic Control Devices (MUTCD), and City of Lake Worth Public Works Construction Standards and Policy and Procedure Manual.
2. Thirty days prior to first reading at the City Commission, contact and meet with a representative from the Public Works Solid Waste and Recycling Division to confirm dumpster enclosure location, accessibility and demand on property and that it is compatible with the requirements of the Department of Public Works.
3. Prior to the issuance of a Certificate of Occupancy:
 - a. All conditions of approval shall be satisfied under jurisdiction of the Department of Public Works.
 - b. Ensure the entire surrounding off-site infrastructure inclusive of the roadway, sidewalk, curbing, stormwater system piping and structures, valve boxes, manholes, landscaping, striping, signage, and other improvements are in the same condition as prior to construction.
 - c. Fine grade and sod all disturbed areas with bahia sod.
 - d. Broom sweep all areas of the affected right of way and remove of all silt and debris collected as a result of construction activity.
 - e. The right of way shall be restored to a like or better condition. Any damages to pavement, curbing, striping, sidewalks or other areas shall be restored in kind.
4. Prior to the issuance of a building permit, contact the Lake Worth Drainage (LWDD) District's Engineering Department and obtain any required permit(s), if necessary, and furnish to the City.
5. Prior to the issuance of a building permit, the contact the South Florida Water Management District's (SFWMD) Engineering Department and obtain any required permit(s), if necessary.

Utilities Water & Sewer:

The building department Engineering Submittal shall include the following:

1. At time of engineering submittal, provide a full drawing set of the proposed drainage calculations and any permits or permitting information from SFWMD and LWDD.
2. The irrigation service and the lift station service shall use an RPZ device/s instead of a pressure vacuum breaker.
3. Provide PBC county right of way permit for utility work and driveway cut.
4. Provide the PBC department of Health permit for the sewer transmission system and water distribution system.
5. Show water & sewer services, drainage structures, and stormmains on landscape plan. Confirm minimum spacing between landscape and services per Public Services Detail 23, Typical Tree with Root Barrier.
6. Fireflow calculations based on a recent hydrant test. Contact Pedro Segovia with Palm Beach County at psegovia@pbcgov.com
7. Water will require a dedicated 15-foot utility easement.
8. Signed and sealed Drainage Calculations including statement regarding floodplain management provisions for water quality and quantity shall be provided to the City.
9. Provide geotechnical information for the determination of the hydraulic conductivity of the soil, and groundwater elevation.

10. An Erosion Control plan and with the BMPs and NPDES compliance practices shall be provided for the project site.
11. Engineering plans shall include cross-sections along each property line and with grading showing the design storm (3 yr, 1 hour (2.6")) runoff being maintained on site.
12. Provide existing and proposed site grades.
13. Indicate vertical datum on all plan drawings with grades.
14. All applicable City of Lake Worth details.
15. capacity fees for water and sewer must be paid in full in accordance with the current City Ordinance.
16. Prior to Certificate of Occupancy, a Bill of Sale for the public utilities and easements must be dedicated for recording.



DATE: June 30, 2021

TO: Members of the Planning and Zoning Board

FROM: Andrew Meyer, Senior Community Planner

THRU: William Waters, AIA, NCARB, LEED, AP BD+C, ID, SEED, Director for Community Sustainability

MEETING: June 2, 2021

SUBJECT: **PZB Project # 20-00900002:** A request by Giorgio Antoniazzi, AIA of Antoniazzi Architecture on behalf of Richard Cruz of Creative Financing, LLC for consideration of a Mixed-Use Urban Planned Development, Major Site Plan, Conditional Use, and Sustainable Bonus Program Incentives to construct an 18-unit, mixed use multifamily development within the Mixed Use – West (MU-W) zoning district, PCN # 38-43-44-20-01-033-0060.

PROJECT DESCRIPTION:

The applicant, Giorgio Antoniazzi, AIA of Antoniazzi Architecture on behalf of Richard Cruz of Creative Financing, LLC, is requesting approval of the following:

1. **Mixed-Use Urban Planned Development** to construct an 18-unit mixed-use multifamily development.
2. **Major Site Plan** for the development of a new mixed-use development in excess of 7,500 square feet.
3. **Conditional Use** for the establishment of residential uses in excess of 7,500 square feet.
4. **Sustainable Bonus Incentive Program** for additional density of 3 units.

The 0.52-acre subject site is currently vacant, and is located on the east side of Boutwell Road approximately 230 feet south of 10th Avenue North. The site currently contains a single-family residence as well as a vacant lot. The existing single-family residence is proposed to be demolished prior to the project's construction if approved. The proposed project consists of a 2-story building with 18 dwelling units and 417 square feet of office space.

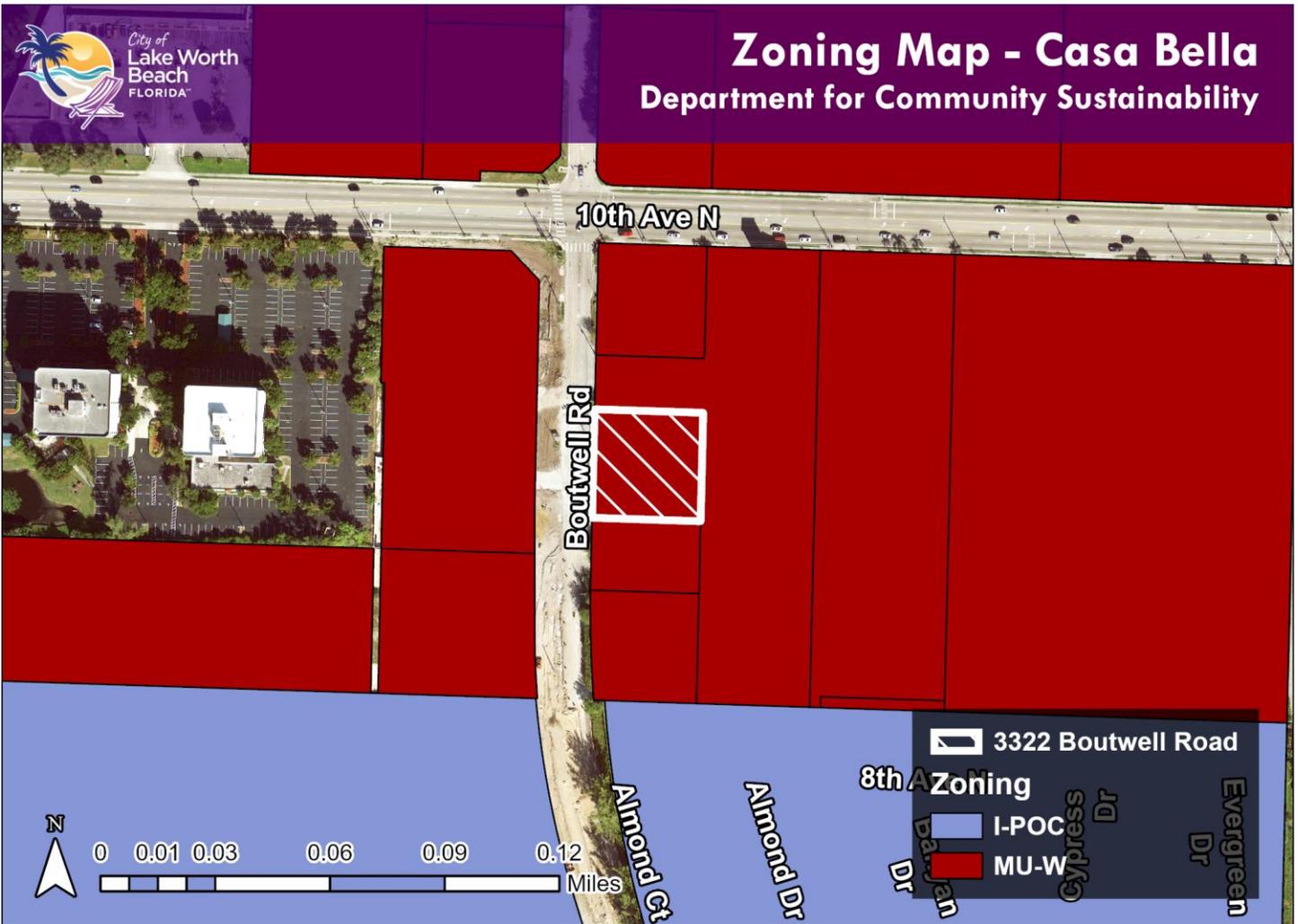
Staff Recommendation:

Staff has reviewed the documentation and materials provided by the applicant for consistency with applicable guidelines and standards found in the City of Lake Worth Beach Zoning Code and Comprehensive Plan. The proposed development meets the criteria of the Comprehensive Plan and LDRs. Therefore, staff recommends that the Board approve the Mixed-Use Urban Planned Development, Major Site Plan, Conditional Use, and Sustainable Bonus Incentive Program with conditions of approval to the City Commission, including that 50% of the requested sustainable bonus be paid into the City's Sustainable Bonus Trust.

PROPERTY DESCRIPTION:

Applicant	Giorgio Antoniazzi, AIA of Antoniazzi Architecture
Owner(s)	Richard Cruz of Creative Financing, LLC
General Location	East side of Boutwell Rd approx. 230 feet south of 10 th Ave N
Existing PCN Numbers	38-43-44-20-01-033-0060
Existing Land Use	Vacant
Zoning	Mixed Use – West (MU-W)
Future Land Use Designation	Mixed Use – West (MU-W)

ZONING MAP:



BACKGROUND:

The project site is located on the east side of Boutwell Road approximately 230 feet south of 10th Avenue North. Based on Palm Beach Property Appraiser's records and City records, the site currently contains a single-family residence as well as a vacant lot. Should the project be approved, the existing single-family residence would be demolished prior to the project's construction. Additionally, a search performed on May 20, 2021 indicated that there was one open code compliance violation at the project site for storage and accumulation of refuse containers and trash. The project has been conditioned so that the subject code violation shall be completed prior to the issuance of a business license.

ANALYSIS:**Consistency with the Comprehensive Plan and Strategic Plan**

The subject site has a Future Land Use (FLU) designation of Mixed Use – West (MU-W). Per Policy 1.1.1.6, the MU-W FLU is intended to provide for a mixture of residential, office, service, and commercial retail uses within specific areas west of I-95. The preferred mix of uses area-wide is 75% residential and 25% non-residential. The proposed residential development is a higher-density residential use with a small office component in a district where there is a significant amount of existing non-residential uses. The addition of these units would further the policy objective of increasing residential development within the zoning district. Therefore, the proposal is consistent with the intent of the MU-W FLU.

The City's Strategic Plan focuses on fostering safer neighborhoods, encouraging community pride, building a vibrant and diverse economy, planning for the future, and enhancing the natural, historic, and cultural environment of the City. Pillar II.A, and Pillar II.B of the Strategic Plan state that the City shall diversify housing options and continue crime reduction and prevention in achieving a safe, livable and friendly community. Casa Bella proposes a mixed-use multi-family residential development that is consistent with Pillar II.A and Pillar II.B. Further, the proposal is consistent with Pillar IV.A of the Strategic Plan which states that the City shall achieve economic and financial sustainability through a versatile and stable tax base.

Based on the analysis above, the proposed development is consistent with the goals, objectives, and polices of the City of Lake Worth Beach's Comprehensive Plan and Strategic Plan.

Consistency with the City's Land Development Regulations

Per Section 23.3-25, planned developments are intended to encourage innovative land planning and development techniques through incentives to create more desirable and attractive development within the City. The Department of Community Sustainability is tasked to review planned development applications in accordance with the City's LDRs, to assess compliance with the findings for granting planned developments (analyzed in the following sections) and to provide a recommendation for whether the application should be approved, approved with conditions, or denied. The subject planned development is requesting to waive or relax base zoning district requirements in two (2) areas of the LDRs, including:

- LDR Section 23.3-18(c)(4)(B)(1) regarding the minimum front setback
- LDR Section 23.3-18(c)(5)(C)(3) regarding the maximum impermeable surface

Mixed Use – West (MU-W): Per LDR Section 23.3-18(a), the MU-W zoning district is intended to provide for the establishment and expansion of office and commercial uses, including moderate intensity and higher intensity commercial, hotel/motel, and medium-density multi-family residential development along the City's western thoroughfares. The proposed mixed-use urban planned development is consistent with the intent of the MU-W district.

The table below shows the proposed site features and its compliance with the Code, including requests to waiver or relax base zoning district requirements as permitted in planned developments and factoring in the Sustainable Bonus incentives, Planned Development incentives, and the Comprehensive Plan maximums:

Development Standard		Base Zoning District	Mixed-Use Urban Planned Development w/ Sustainable Bonus Incentive Program (SBIP)	Provided
Lot Size (min) In square feet (sf)		13,000 sf	Greater or equal to 21,780 sf (0.5 acres)	22,500 sf (0.52 acres)
Lot Width (min)		100'	100'	150'
Setbacks	Front (min) (Boutwell Rd)	20' min. 32' max	20' min. 32' max	16.5' *
	Rear (min)	15' or 10%	15' or 10%	15'
	Side (min)	10'	10'	11'
Impermeable Surface Coverage (maximum)		65%	65%	69.8% *
Structure Coverage (max)		50%	50%	33%
Living Area (min)		Efficiency: 400 sf 1-bed: 600 sf 2-bed: 750 sf	Efficiency: 400 sf 1-bed: 600 sf 2-bed: 750 sf	Efficiency: +/-557 sf (Qty. 4) 1-bed: +/-650 sf (Qty. 6) 2-bed: +/-815 sf (Qty. 8)
Parking		22	22	23
Density (max)		30 du/acre (15 units)	37.5 du/acre (19 units)	34.6 du/acre (18 units)
Building Height (max)		30'	81.25'	24'
Floor Area Ratio (FAR) (max)		1.3	3.75	0.60

*A relaxing or waiving of base zoning district requirements is requested.

Density & Floor Area Ratio (FAR): The base zoning district allows a maximum density of 30 units per acre. Based on Section 23.3-25(b)(2)(C) of the City's Land Development Regulations, planned developments may obtain a 25% bonus on density, intensity and height over the base outlined in Table 1 of the City's Comprehensive Plan. Table 1 of the City's Comprehensive Plan allows a density of 30 units an acre. Therefore, 30 units per acre plus 25% equals a maximum density of 37.5 units per acre. The proposed residential planned development proposes a density of 34.6 units per acre (18 units) which does not exceed the maximum density allowed on this property. The FAR permitted by right at this location is 1.3, and a Planned Development at this location allows for a FAR of 3.75. The project proposes one building with an FAR of .60, well below the maximum FAR for this location.

Height: The maximum building height permitted by right at this location is 30 feet not to exceed 2 stories. A Planned Development at this location allows for a building height of up to 81.25 feet (5 stories in height). The project proposes a building that is 24 feet and 2 stories in height, well below the allowed height for this location.

Landscaping: The development proposal has been reviewed for landscaping and exceeds the City's landscape regulations in LDR Section 23.6-1. The excess landscaping is being used as credit toward the project's Sustainable Bonus application. Gumbo Limbo, Pigeon Plum, Silver Buttonwood, and Simpsons Stopper are proposed for the site, as well as Bahama Coffee and Spanish Stopper, among others.

Lighting: No photometric plan has been submitted, however the applicant has stated that the project will utilize motion-sensing lighting for the site's exterior to fulfill part of the project's Sustainable Bonus application. Staff has conditioned the project to provide lighting fixtures which shall be compatible with the architectural style of the building and be shielded so as to not trespass upon neighboring residential properties or districts in excess of 12.57 lumens when measured from the property line. Further, all lighting shall comply with lighting code regulations in LDR Section 23.4-3. If using LED lighting, a warm light tone not to exceed 2700 K is required and all fixtures shall be dark skies compliant.

Signage: This application is proposing two small monument signs at the southeast and southwest corners of the site along Boutwell Road. The project has been conditioned to provide the location of the proposed monument signs on the site plan, and ensure that they are landscaped in conformance with the code prior to first reading before the City Commission. Further, a minimum of 50% of the face of one of the monument signs shall be dedicated to the proposed office and internal directional signage approximately 2 sf in size shall be provided and depicted on a signage plan prior to the issuance of a building permit.

Mixed-Use Urban Planned Development:

The intent of this section is to encourage, through incentives, the use of innovative land planning and development techniques to create more desirable and attractive development in the City. Incentives include but are not limited to:

1. Relaxing or waiving of height, setback, lot dimensions, and lot area requirements;
2. Allowing an increase in density or a decrease in minimum living area per dwelling unit; and
3. Permitting uses or a mixture of uses not normally permitted in the underlying zoning district.

The proposed planned development will require the relaxing of a section of the LDRs related to a staff recommended reduction in required parking by two (2) on-street parking spaces to improve safety. The analysis of this recommendation is outlined under the "Consistency with the City's LDR Requirements" analysis section above. The criteria below list the requirements of all mixed-use urban planned developments.

Section 23.3-25(e) – Mixed-Use Urban Planned Development District

1. *Location.* Urban planned developments may be located in any mixed-use district, such as Mixed Use — East, Mixed Use — West, Mixed Use — Dixie Highway, Mixed Use — Federal Highway, Transit Oriented Development — East, Transit Oriented Development — West and Downtown with the exception of the neighborhood commercial district. Industrial planned developments are not allowed as a mixed use urban planned development.

Staff Analysis: The proposed subject site is located within the Mixed-Use – West zoning district. **Meets Criterion.**

2. *Minimum area required.* The minimum area required for an urban planned development district shall be one-half (0.5) acres.

Staff Analysis: This residential urban planned development will be situated on a lot of 0.52 acres, which is over the required minimum area. **Meets Criterion.**

3. *Permitted uses.* Permitted uses within a mixed-use urban development are shown in article 3 of these LDRs. An urban planned development may be residential alone or may be any mixture of residential, retail, commercial, office, personal services, institutional, and cultural and artisanal arts or other uses specifically listed with the use tables of section 23.3-6 for the districts where the planned development is to be located.

Staff Analysis: The project will contain a mix of multi-family units and a 417 square foot office space. **Meets Criterion.**

4. *Required setbacks.* Required setbacks shall be as provided in these LDRs for the zoning district in which the planned development is to be located.

Staff Analysis: Planned Developments are intended to encourage innovative land planning and development techniques through incentives to create more desirable and attractive development within the City. The subject planned development is requesting to relax LDR Section 23.3-18(c)(4)(B)(1) regarding the minimum front setback of 20 feet. The project proposes a front setback of 16.5 feet. Staff finds the proposed front setback acceptable and meets the general intent of this code section. **Meets Criterion.**

5. *Parking and loading space requirements.* Parking and loading spaces shall be provided pursuant to article 4 of these LDRs.

Staff Analysis: The proposed project has not requested to waive or reduce any of the requirements associated with parking, and meets the minimum parking requirements. By being a mixed-use project, the project obtains a 25% reduction in required parking as per Section 23.4-10.

6. *Landscaping/buffering.* Landscaping and buffering shall be provided as required by section 23.6-1.

Staff Analysis: The development proposal has been reviewed for landscaping and exceeds the City's landscape regulations in LDR Section 23.6-1. The site provides perimeter landscaping and as well as landscaping internal to the site, and provides extra landscaping to meet a portion of the Sustainable Bonus Incentive Program. **Meets Criterion.**

7. *Illumination.* Any source of illumination located within a commercial or industrial planned development district shall not exceed one (1) foot candle at or beyond the boundaries of such development.

Staff Analysis: The project has proposed to use motion-activated exterior lighting to limit the amount of light present during the dark hours. The project has been conditioned to provide a photometric plan and ensure lighting does not exceed 12.57 lumens when measured from the property line. Furthermore, the project has also been conditioned to use fixtures which are architecturally appropriate and have a warm color temperature in alignment with Dark Sky guidelines. **Meets Criterion as Conditioned.**

8. *Outdoor storage.* All outdoor storage facilities are prohibited in any mixed use urban planned development district.

Staff Analysis: No outdoor storage facilities are proposed as part of this request. **Meets Criterion.**

9. *Sustainability.* All mixed use urban planned development districts shall include provisions for sustainability features such as those listed in section 23.2-33, City of Lake Worth Sustainable Bonus Incentive Program.

Staff Analysis: The project has applied for the Sustainable Bonus Incentive Program and is providing sustainable features to partially meet the standards of the Sustainable Bonus Incentive Program. The project has been conditioned to either provide additional sustainable features or use the payment in-lieu to meet the calculated bonus value. The breakdown of the sustainable bonus and features being provided can be found on Page 12. **Meets Criterion.**

Master Development Plan (Major Site Plan):

A master site plan is required in conjunction with a mixed-use urban planned development. The review criteria below is intended to promote safety and minimize negative impacts of development on its neighbors by establishing qualitative requirements for the arrangements of buildings, structures, parking areas, landscaping and other site improvements.

Section 23.2-31(c): Qualitative Development Standards

1. *Harmonious and efficient organization.* All elements of the site plan shall be harmoniously and efficiently organized in relation to topography, the size and type of plot, the character of adjoining property and the type and size of buildings. The site shall be developed so as to not impede the normal and orderly development or improvement of surrounding property for uses permitted in these LDRs.

Staff Analysis: While the project is not located along a major thoroughfare, the project still meets the general intent of the Major Thoroughfare Design Guidelines. The proposal locates the parking to one side of the site to minimize its impact

on Boutwell Road, allowing the residential building to have frontage along Boutwell Road. The project is designed harmoniously and efficiently with the project site and does not impede the development or improvement of surrounding properties. **Meets Criterion.**

2. *Preservation of natural conditions.* The natural (refer to landscape code, Article 6 of these LDRs) landscape shall be preserved in its natural state, insofar as practical, by minimizing tree and soil removal and by such other site planning approaches as are appropriate. Terrain and vegetation shall not be disturbed in a manner likely to significantly increase either wind or water erosion within or adjacent to a development site. Natural detention areas and other means of natural vegetative filtration of stormwater runoff shall be used to minimize ground and surface water pollution, particularly adjacent to major waterbodies as specified in Part II, Chapter 12, Health and Sanitation, Article VIII, Fertilizer Friendly Use Regulations. Fertilizer/pesticide conditions may be attached to development adjacent to waterbodies. Marinas shall be permitted only in water with a mean low tide depth of four (4) feet or more.

Staff Analysis: The applicant is proposing to redevelop a previously developed site. As such, the disturbance of the natural conditions had already taken place. The proposal incorporates landscaping which greatly improves upon the natural conditions that had existed prior. **Meets Criterion.**

3. *Screening and buffering.* Fences, walls or vegetative screening shall be provided where needed and practical to protect residents and users from undesirable views, lighting, noise, odors or other adverse off-site effects, and to protect residents and users of off-site development from on-site adverse effects. This section may be interpreted to require screening and buffering in addition to that specifically required by other sections of these LDRs, but not less.

Staff Analysis: Landscape screening and buffering are provided along the perimeter of the site to meet and exceed the landscape buffering requirements. **Meets Criterion**

4. *Enhancement of residential privacy.* The site plan shall provide reasonable, visual and acoustical privacy for all dwelling units located therein and adjacent thereto. Fences, walls, barriers and vegetation shall be arranged for the protection and enhancement of property and to enhance the privacy of the occupants.

Staff Analysis: The proposed development provides landscape buffering to enhance the residential privacy of the occupants. The entrance to the units and commercial space is from a courtyard which is oriented away from Boutwell Road which provides enhanced privacy of the occupants from view of the right-of-way. **Meets Criterion.**

5. *Emergency access.* Structures and other site features shall be so arranged as to permit emergency vehicle access by some practical means to all sides of all buildings.

Staff Analysis: Emergency access is provided to the site through means of Boutwell Road, and an interior private drive-aisle permits access towards the rear of the site. **Meets Criterion.**

6. *Access to public ways.* All buildings, dwelling units and other facilities shall have safe and convenient access to a public street, walkway or other area dedicated to common use; curb cuts close to railroad crossings shall be avoided.

Staff Analysis: The site has vehicular access to Boutwell Road, which are public streets. Furthermore, an internal pedestrian circulation system bring pedestrians from Boutwell Road to all points of access to the building. **Meets Criterion.**

7. *Pedestrian circulation.* There shall be provided a pedestrian circulation system which is insulated as completely as reasonably possible from the vehicular circulation system.

Staff Analysis: The residential building has frontage along Boutwell Road, which allows the pedestrian circulation network to have direct access to the right-of-way and be completely insulated from the on-site vehicular circulation system. **Meets Criterion.**

8. *Design of ingress and egress drives.* The location, size and numbers of ingress and egress drives to the site will be arranged to minimize the negative impacts on public and private ways and on adjacent private property. Merging and turnout lanes traffic dividers shall be provided where they would significantly improve safety for vehicles and pedestrians.

Staff Analysis: Only one vehicular access point is provided to and from the on-site parking. No turnout or merging lanes are proposed are part of this application. **Meets Criterion.**

9. *Coordination of on-site circulation with off-site circulation.* The arrangement of public or common ways for vehicular and pedestrian circulation shall be coordinated with the pattern of existing or planned streets and pedestrian or bicycle pathways in the area. Minor streets shall not be connected to major streets in such a way as to facilitate improper utilization.

Staff Analysis: The site plan shows that the site's vehicular and pedestrian circulation connects to the existing street pattern and pedestrian walkways. **Meets Criterion.**

10. *Design of on-site public right-of-way.* On-site public street and rights-of-way shall be designed for maximum efficiency. They shall occupy no more land than is required to provide access, nor shall they unnecessarily fragment development into small blocks. Large developments containing extensive public rights-of-way shall have said rights-of-way arranged in a hierarchy with local streets providing direct access to parcels and other streets providing no or limited direct access to parcels.

Staff Analysis: There are no on-site public rights-of-way. **Meets Criterion.**

11. *Off-street parking, loading and vehicular circulation areas.* Off-street parking, loading and vehicular circulation areas shall be located, designed and screened to minimize the impact of noise, glare and odor on adjacent property.

Staff Analysis: Landscape buffers are proposed around the perimeter of the property to provide screening for the parking areas and buildings on the site. **Meets Criterion.**

12. *Refuse and service areas.* Refuse and service areas shall be located, designed and screened to minimize the impact of noise, glare and odor on adjacent property.

Staff Analysis: The site plan proposes the refuse area within the parking area along Boutwell Road. The dumpster is screened by a wall and landscaped to minimize the impact of noise, glare, and odor on adjacent property insofar as feasible. Locating the dumpster elsewhere on the site would either cause unsafe conditions in the parking lot during trash pickup or greater impact on additional adjacent properties. **Meets Criterion.**

13. *Protection of property values.* The elements of the site plan shall be arranged so as to have minimum negative impact on the property values of adjoining property.

Staff Analysis: The proposed project will revitalize the vacant site, constructing 18 multi-family units with office space. The building to situated towards the north of the site as far away as possible from the residence located on the property to the south, and the enhanced landscape buffer will provide a lesser impact on property values of adjoining properties than the standard landscaping required by code. **Meets Criterion.**

14. *Transitional development.* Where the property being developed is located on the edge of the zoning district, the site plan shall be designed to provide for a harmonious transition between districts. Building exteriors shall complement other buildings in the vicinity in size, scale, mass, bulk, rhythm of openings and character. Consideration shall be given to a harmonious transition in height and design style so that the change in zoning districts is not accentuated. Additional consideration shall be given to complementary setbacks between the existing and proposed development.

Staff Analysis: The subject site is located within the MU-W zoning district and is surrounded by properties zoned MU-W, therefore the project is not located on the edge of a zoning district. **Criterion Does Not Apply.**

15. *Consideration of future development.* In finding whether or not the above standards are met, the review authority shall consider likely future development as well as existing development.

Staff Analysis: With future development in mind, the proposed development meets the intent of the MU-W zoning district and is consistent with intent of the MU-W future land use designation. **Meets Criterion.**

Section 23.2-31(l): Community Appearance Criteria

1. The plan for the proposed structure or project 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.

Staff Analysis: The application has been reviewed by the City's Site Plan Review Team (SPRT) and has been determined that the proposal complies with the Land Development Regulations and that the architecture is in conformity with good taste, good design, and contributes to the image of the City. **Meets Criterion.**

2. The proposed structure or project is not, in its exterior design and appearance, of inferior quality such as to cause the nature of the local environment or evolving environment to materially depreciate in appearance and value.

Staff Analysis: The application has been reviewed by the City's Site Plan Review Team (SPRT) and has been determined to not be of inferior quality that would cause harm to the nature of the local environment or materially depreciate in appearance and value. **Meets Criterion.**

3. The proposed structure or project is in harmony with the proposed developments in the general area, with code requirements pertaining to site plan, signage and landscaping, and the comprehensive plan for the city, and with the criteria set forth herein.

Staff Analysis: The proposal is consistent with the City's Comprehensive Plan and Strategic Plan, and the City's Land Development Regulations. **Meets Criterion.**

4. The proposed structure or project is in compliance with this section and 23.2-29, as applicable.

Staff Analysis: The project proposes uses which are permitted by right, therefore 23.2-29 does not apply. **Meets Criterion.**

Conditional Use Permit:

Conditional uses are those uses that are generally compatible with the other uses permitted in a district, but that require individual review of their location, design, structure, configuration, density and intensity of use, and may require the imposition of conditions pertinent thereto in order to ensure the appropriateness and compatibility of the use at a particular location and to prevent or minimize potential adverse impacts to the surrounding area. The project proposal includes a conditional use request to establish a residential master plan greater than 7,500 square feet.

Section 23.2-29(d): General findings relating to harmony with LDRs and protection of public interest

The proposed project is consistent with the general findings relating to harmony with the LDRs and protection of public interest, as follows:

1. The conditional use exactly as proposed at the location where proposed will be in harmony with the uses which, under these LDRs and the future land use element, are most likely to occur in the immediate area where located.

Staff Analysis: The site contains a zoning designation of MU-W. Based on the intent of the MU-W zoning district, uses most likely to occur in the district are office and commercial uses, including moderate intensity and higher intensity commercial, hotel/motel, and medium-density multi-family residential development along the City’s western thoroughfares. The proposed mixed-use urban planned development is consistent with the intent of the MU-W district. Therefore, the proposed mixed-use urban planned development is compatible and harmonious with the existing and anticipated surrounding uses. **Meets Criterion.**

2. The conditional use exactly as proposed at the location where proposed will be in harmony with existing uses in the immediate area where located.

Staff Analysis: The existing uses in the surrounding area are as follows:

Direction	Future Land Use	Zoning District	Current Use
North & East (adjacent)	MU-W	MU-W	Woodspring Suites Hotel
South (adjacent)	MU-W	MU-W	Single-Family Residence
West (across Boutwell Rd)	MU-W	MU-W	Hotel/Vacant (Multi-Family Residential approved)

Per the Palm Beach County Property Appraiser and City Business License Records, the site is surrounded by a mixture of hotel and residential uses. The proposed office and multi-family residential uses have been found to be consistent with the surrounding residential and hotel uses. **Meets Criterion.**

3. The conditional use exactly as proposed will not result in substantially less public benefit or greater harm than would result from use of the Property for some use permitted by right or some other conditional use permitted on the Property.

Staff Analysis: The approval of this conditional use will bring more residents to the City and contribute to the City’s tax base. The proposed development is also at an intensity less than what would be permitted by right if developed with non-residential uses. Therefore, the development is not anticipated to result in less public benefit than a use permitted by right. **Meets Criterion.**

4. The conditional use exactly as proposed will not result in more intensive development in advance of when such development is approved by the future land use element of the comprehensive plan.

Staff Analysis: Based on the table on pages four, the project proposes a height and floor area ratio (FAR) that is less than the maximum development potential the code allows on this lot. In addition, the project proposes an intensity which is less than what the Comprehensive Plan anticipates. Therefore, the project is not anticipated to be a more intensive development than what is approved by the future land use element of the Comprehensive Plan. **Meets Criterion.**

Section 23.2-29(e): Specific standards for all conditional uses

1. The proposed conditional use will not generate traffic volumes or movements, which will result in a significant adverse impact or reduce the level of service provided on any street to a level lower than would result from a development permitted by right.

Staff Analysis: The applicant has submitted a traffic impact statement which showed minimal impact to adjacent local roads at peak with only 13 trips in the AM peak hour and 11 trips in the PM peak hour, with a total trip generation of 132 trips per day. If the subject property were developed with two or more non-residential uses less than 2,500 square feet and a residential use less than 7,500 square feet, then it is likely that the cumulative volumes on the site would be greater than the proposed office with residential uses. Therefore, the proposal is not anticipated result in a lower level of service than if developed with uses permitted by right. The applicant's Traffic Study can be viewed in Attachment B. **Meets Criterion.**

2. The proposed conditional use will not result in a significantly greater amount of through traffic on local streets than would result from a development permitted by right and is appropriately located with respect to collector and arterial streets.

Staff Analysis: The applicant has submitted a traffic impact statement, which showed minimal impact to traffic on Boutwell Road with only 13 additional trips at AM peak hour and 11 additional trips at PM peak hour. The mixed-use urban planned development is a conditional use because of its size (> 7,500 sf). Subdivision of the property and/or the development of the property with multiple non-residential uses less than 7,500 sf would not mitigate the reliance of future development on Boutwell Road. Therefore, the traffic generated from the proposed development is not anticipated to generate a significant amount of through traffic on local streets than would result from a development permitted by right. **Meets Criterion.**

3. The proposed conditional use will not produce significant air pollution emissions, to a level compatible with that which would result from a development permitted by right.

Staff Analysis: Staff does not anticipate the proposed 18-unit residential development to produce significant air pollution emissions that are greater than that of a development permitted by right. The proposed residential uses do not pose a pollution hazard to the nearby properties. **Meets Criterion.**

4. The proposed conditional use will be so located in relation to the thoroughfare system that neither extension nor enlargement nor any other alteration of that system in a manner resulting in higher net public cost or earlier incursion of public cost than would result from development permitted by right.

Staff Analysis: The project is not anticipated to cause a higher net public cost or earlier incursion of public cost than what would result from a development permitted by right. **Meets Criterion.**

5. The proposed conditional use will be so located in relation to water lines, sanitary sewers, storm sewers, surface drainage systems and other utility systems that neither extension nor enlargement nor any other alteration of such systems in a manner resulting in higher net public cost or earlier incursion of public cost than would result from development permitted by right.

Staff Analysis: The applicant will be utilizing existing City utility lines. Should any additional infrastructure be constructed to connect the development to the city's utilities, the applicant shall be responsible for the expense. No adverse impact to infrastructure or public utilities is anticipated to occur as a result of this request. **Meets Criterion.**

6. The proposed conditional use will not place a demand on municipal police or fire protection service beyond the capacity of those services.

Staff Analysis: The proposed development is not anticipated to place a demand on municipal police or fire protection service beyond the capacity of those services. The site is designed to allow for emergency vehicle and service access to all sides of the site. **Meets Criterion.**

7. The proposed conditional use will not generate significant noise, or will appropriately mitigate anticipated noise to a level compatible with that which would result from a development permitted by right. Any proposed use must meet all the requirements and stipulations set forth in section 15.24, Noise control.

Staff Analysis: Unreasonable noise, which is defined in Section 15.24-1, is prohibited in the City when:

- Equal to or greater than 65 dba between 11:00 p.m. and 8:00 a.m., Sunday through Thursday
- Greater than 85 dba between 8:00 a.m. and 11:00 p.m., Sunday through Thursday
- Equal to or greater than 65 dba between 12:00 a.m. and 8:00 a.m., Friday through Saturday
- Equal to or greater than 85 dba between 8:00 a.m. and 12:00 a.m., Friday through Saturday

The requested use is for an 18-unit mixed-use project. The use is not anticipated to cause unreasonable noise during the hours listed above. Therefore, the mixed-use project is anticipated to generate noise levels that are compliant with Section 15.24. **Meets Criterion.**

8. The proposed conditional use will not generate light or glare which encroaches onto any adjacent property in excess of that allowed in Section 23.4-3, Exterior lighting.

Staff Analysis: Staff has conditioned the project to provide lighting fixtures which shall be compatible with the architectural style of the building and be shielded so as to not trespass upon neighboring residential properties or districts in excess of 12.57 lumens when measured from the property line. Further, all lighting shall comply with lighting code regulations in LDR Section 23.4-3. If using LED lighting, a warm light tone not to exceed 2700 K is required and all fixtures shall be dark skies compliant. **Meets Criterion as Conditioned.**

Sustainable Bonus Incentive Program

The proposal includes a Sustainable Bonus Incentive Program as part of the Planned Development to obtain additional density from the base zoning district, MU-W. Section 23.3-25(b)(2)(B) states that mixed-use urban planned developments may obtain a 25% bonus on density, intensity and height over the base outlined in Table 1 of the City’s Comprehensive Plan. The site proposes a density of 34.6 units/acre, which is a 15.3% increase on the base density under the maximum established under the subject section. Section 23.2-33(e) provides an applicant the option to pay a fee in lieu of on or off-site features and improvements to be held in a sustainability bonus incentive trust account to be expended on capital projects that enhance community sustainability. The increase in density result in an additional 3 units above the density permitted by right. With an average unit size of 720 square feet, a total of 2,160 square feet of residential units are being added above Table 1 in the Comprehensive Plan. Any increase in density above the allowances under Table 1 in the Comprehensive Plan are at a bonus cost of 10 dollars per square foot.

Incentive	On-Site or Off-Site	Bonus Value Provided
Site Furniture	On-site	\$3,500.00
Additional Landscaping	On-site	\$11,960.00
Lighting Mitigation	On-site	\$6,140.00
TOTAL INCENTIVES PROVIDED		\$21,600.00

The total Sustainable Bonus value is calculated as \$21,600, which the applicant has proposed to provide through a combination of on-site features and payment to the City’s Sustainability Bonus Incentive Trust account. Features being included to meet the Sustainable Bonus include 8 additional trees and 745 additional shrubs above the requirement of the code, as well as motion-sensing light fixtures to reduce energy consumption. Staff has concerns about the nature of

several proposed improvements, and, in addition to therefore staff is recommending payment of 50% of the sustainable bonus fee in lieu of improvements.

Public Support/Opposition

As of June 30, 2021, Staff has not received any letter or comments of support for or opposition against the project.

CONCLUSION:

The proposed request for a Mixed-Use Urban Planned Development, Major Site Plan, Conditional Use, and Sustainable Bonus Incentive Program is consistent with the purpose, intent and requirements of the Comprehensive Plan, underlying zoning district, and surrounding areas, subject to compliance with staff's proposed conditions of approval. Therefore, staff recommends that the Board recommend approval of the proposed request with the conditions below:

Electric Utilities:

1. Prior to the issuance of a building permit, the following actions shall be completed:
 - a. Provide the voltage requirements on the site plan.
 - b. Provide the electrical riser diagram and load calculations.
 - c. Provide 3-foot clearance of the padmount transformer from the nearby parking space, or provide a bollard.
2. Prior to the issuance of a Certificate of Occupancy, the following actions shall be completed:
 - a. Provide and record a 10-foot utility easement at the padmount transformer location.
 - b. Pay all fees associated with the new service (materials and construction fees).
 - c. Complete a final electrical inspection.

Planning:

1. Prior to the issuance of a building, submit the unity of title documentation from when the lots were combined. If unity of title documentation cannot be submitted, a new unity of title form shall be filled out with the City (see attached form). The lot does not show record of being platting. Instead, it appears the lots were joined by unity of title or by parcel combination for tax deed purposes.
2. No less than 30 days prior to the anticipated first reading date before the City Commission, the plans shall be amended and resubmitted to staff addressing the following:
 - a. Provide a photometric plan that shows the location, dimensions, and intensity of all outdoor illumination. Note that per LDR Section 23.4-3(c)(4), lighting shall be shielded and located to not allow light trespass upon neighboring residential properties or districts in excess of 12.57 lumens when measured from the property line. The photometric plan should reflect adequate security lighting for area with public access. Also refer to page 52 of the City's Major Thoroughfare Design Guidelines to view the City's design criteria for lighting. LED lighting should have a warm tone (2700K) with fixtures that are dark skies compliant.
 - b. The proposed monument signs shall be depicted the site plan and landscape plan. Landscaping shall be provided as consistent per Section 23.6-1.
 - c. Revise the Sustainable Bonus Incentive proposal to provide half of the required value as fee-in lieu.
3. Prior to the issuance of a building permit, a sign plan shall be submitted that depicts a minimum of 50% of the face of one of the monument signs shall be dedicated to the proposed office and small internal directional signage approximately 2 sf in size shall be provided
4. The office shall have a separate business license from the multi-family complex in order for the project to qualify as mixed-use.

5. Prior to the issuance of a business license, all code violations shall be remediated.

Public Works:

1. The issuance of any permits shall comply with all provisions of the Lake Worth Municipal Code and all other applicable standards including but not limited to the Florida Department of Transportation (FDOT), Manual on Uniform Traffic Control Devices (MUTCD), and City of Lake Worth Public Works Construction Standards and Policy and Procedure Manual.
2. Thirty days prior to first reading at the City Commission, contact and meet with a representative from the Public Works Solid Waste and Recycling Division to confirm dumpster enclosure location, accessibility and demand on property and that it is compatible with the requirements of the Department of Public Works.
3. Prior to the issuance of a Certificate of Occupancy:
 - a. All conditions of approval shall be satisfied under jurisdiction of the Department of Public Works.
 - b. Ensure the entire surrounding off-site infrastructure inclusive of the roadway, sidewalk, curbing, stormwater system piping and structures, valve boxes, manholes, landscaping, striping, signage, and other improvements are in the same condition as prior to construction.
 - c. Fine grade and sod all disturbed areas with bahia sod.
 - d. Broom sweep all areas of the affected right of way and remove of all silt and debris collected as a result of construction activity.
 - e. The right of way shall be restored to a like or better condition. Any damages to pavement, curbing, striping, sidewalks or other areas shall be restored in kind.
4. Prior to the issuance of a building permit, contact the Lake Worth Drainage (LWDD) District's Engineering Department and obtain any required permit(s), if necessary, and furnish to the City.
5. Prior to the issuance of a building permit, the contact the South Florida Water Management District's (SFWMD) Engineering Department and obtain any required permit(s), if necessary.

Utilities Water & Sewer:

The building department Engineering Submittal shall include the following:

- a. At time of engineering submittal, provide a full drawing set of the proposed drainage calculations and any permits or permitting information from SFWMD and LWDD.
- b. The irrigation service and the lift station service shall use an RPZ device/s instead of a pressure vacuum breaker.
- c. Provide PBC county right of way permit for utility work and driveway cut.
- d. Provide the PBC department of Health permit for the sewer transmission system and water distribution system.
- e. Show water & sewer services, drainage structures, and stormmains on landscape plan. Confirm minimum spacing between landscape and services per Public Services Detail 23, Typical Tree with Root Barrier.
- f. Fireflow calculations based on a recent hydrant test. Contact Pedro Segovia with Palm Beach County at psegovia@pbcgov.com
- g. Water will require a dedicated 15-foot utility easement.
- h. Signed and sealed Drainage Calculations including statement regarding floodplain management provisions for water quality and quantity shall be provided to the City.
- i. Provide geotechnical information for the determination of the hydraulic conductivity of the soil, and groundwater elevation.
- j. An Erosion Control plan and with the BMPs and NPDES compliance practices shall be provided for the project site.
- k. Engineering plans shall include cross-sections along each property line and with grading showing the design storm (3 yr, 1 hour (2.6")) runoff being maintained on site.
- l. Provide existing and proposed site grades.
- m. Indicate vertical datum on all plan drawings with grades.

- n. All applicable City of Lake Worth details.
 - o. capacity fees for water and sewer must be paid in full in accordance with the current City Ordinance.
2. Prior to Certificate of Occupancy, a Bill of Sale for the public utilities and easements must be dedicated for recording.

Board Actions:

I MOVE TO RECOMMEND APPROVAL OF PZB PROJECT NUMBER 20-00900002 with staff recommended **conditions** for a Mixed-Use Urban Planned Development, Major Site Plan, Conditional Use, and Sustainable Bonus Incentive Program to construct an 18-unit residential development at the subject site. The project meets the applicable criteria based on the data and analysis in the staff report.

I MOVE TO RECOMMEND DENIAL OF PZB PROJECT NUMBER 20-00900002 with staff recommended **conditions** for a Mixed-Use Urban Planned Development, Major Site Plan, Conditional Use, and Sustainable Bonus Incentive Program to construct an 18-unit residential development at the subject site. The project does not meet the applicable criteria for the following reasons [Board member please state reasons.]

Consequent Action:

The Planning & Zoning Board will be making a recommendation to the City Commission on the Mixed-Use Urban Planned Development, Major Site Plan, Conditional Use, and Sustainable Bonus Incentive Program.

ATTACHMENTS:

- A. Architecture and Site Plans
- B. Landscape Plan
- C. Civil Plans
- D. Supplemental Supporting Documents

DRAWING INDEX

GENERAL				
Sheet Number	Sheet Name	Revision	Date	
G-000	COVER			
G-001	PROJECT STATISTICS	1	09/30/2020	
G-002	AERIAL VIEW			

CIVIL				
Sheet Number	Sheet Name	Revision	Date	
C-001	COVER SHEET	1	09/30/2020	
C-101	PAVING, GRADING & DRAINAGE PLAN	1	09/30/2020	
C-102	EROSION AND SEDIMENT CONTROL PLAN	1	09/30/2020	
C-103	STRIPING AND SIGNAGE PLAN	1	09/30/2020	
C-301	EROSION CONTROL NOTES & DETAILS	1	09/30/2020	
C-302	STANDARD DETAILS	1	09/30/2020	
C-303	STANDARD DETAILS	1	09/30/2020	
C-WS001	WATER MAIN COVER SHEET	1	09/30/2020	
C-WS002	GENERAL NOTES	1	09/30/2020	
C-WS101	WATER & SEWER PLAN	1	09/30/2020	
C-WS102	SANITARY SEWER STANDARD DETAILS	1	09/30/2020	
C-WS103	SANITARY SEWER STANDARD DETAILS	1	09/30/2020	
C-WS104	WATER STANDARD DETAILS	1	09/30/2020	

LANDSCAPE				
Sheet Number	Sheet Name	Revision	Date	
L0-00	LANDSCAPE INDEX	1	09/30/2020	
L0-01	LANDSCAPE NOTES	1	09/30/2020	
L0-02	LANDSCAPE CALCULATIONS	1	09/30/2020	
L0-03	TREE SURVEY	1	09/30/2020	
L1-00	TREE DISPOSITION PLAN	1	09/30/2020	
L1-01	TREE MITIGATION PLAN	1	09/30/2020	
L1-10	RENDERED PLAN	1	09/30/2020	
L1-11	HARDSCAPE PLAN	1	09/30/2020	
L1-12	TREE PLAN	1	09/30/2020	
L1-13	SHRUB PLAN	1	09/30/2020	
L5-11	HARDSCAPE DETAILS	1	09/30/2020	
L5-12	PLANTING DETAILS	1	09/30/2020	
L6-00	TREE DISPOSITION & MITIGATION SCHEDULES	1	09/30/2020	
L6-10	LANDSCAPE SCHEDULES	1	09/30/2020	

ARCHITECTURE				
Sheet Number	Sheet Name	Revision	Date	
A-001	SITE PLAN	1	09/30/2020	
A-002	AREA DIAGRAMS	1	09/30/2020	
A-003	FAR DIAGRAMS			
A-004	3D IMAGES			
A-005	3D IMAGES			
A-006	3D IMAGES			
A-100	GROUND LEVEL PLAN	1	09/30/2020	
A-101	LEVEL 2 PLAN	1	09/30/2020	
A-102	ROOF PLAN	1	09/30/2020	
A-300	ARCHITECTURAL ELEVATION			
A-301	ARCHITECTURAL ELEVATION			
A-302	Section			

OWNER/DEVELOPER

RICHARD CRUZ
3322 BOUTWELL RD
LAKE WORTH BEACH, FL 33461

ARCHITECT OF RECORD

ANTONIAZZI ARCHITECTURE INC
340 W. FLAGLER ST # 1108
MIAMI FL 33130
(786) 496 2979

LANDSCAPE ARCHITECT

PEREZ LANDSCAPE ARCHITECT
10311 SW 142 CT
MIAMI FL 33186

CIVIL ENGINEER

TYG CONSULTING ENGINEERING
3921 NEW VALENCIA
GREENACRES, FL 33467
(561) 891 5124



SITE PLAN APPROVAL SET
3322 BOUTWELL RD.
LAKE WORTH FLORIDA, 33461
03/03/2020



ANTONIAZZI ARCHITECTURE INC
340 W. FLAGLER ST #1108
MIAMI FL 33130
P: 786-496-2979
E: GIORGIO@ANTONIAZZIARCH.COM

3322 BOUTWELL
3322 Boutwell Rd.
Lake Worth Beach Florida,
33461

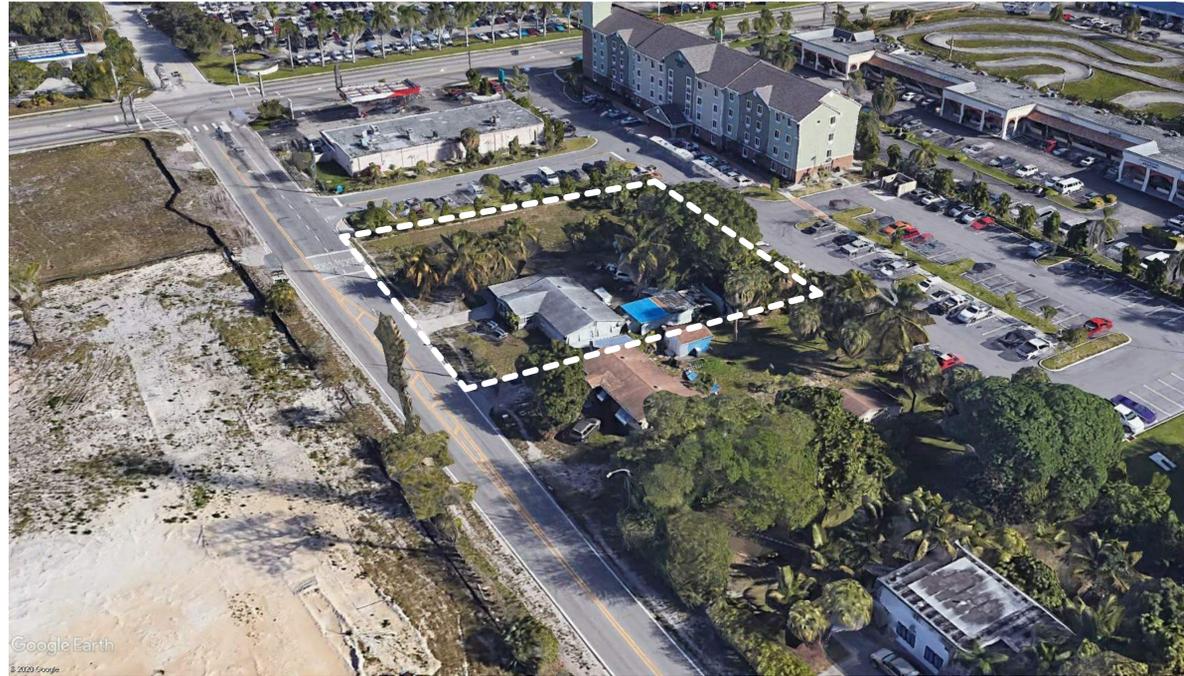
CONCEPT
ISSUE # | DESCRIPTION | DATE

SEAL:

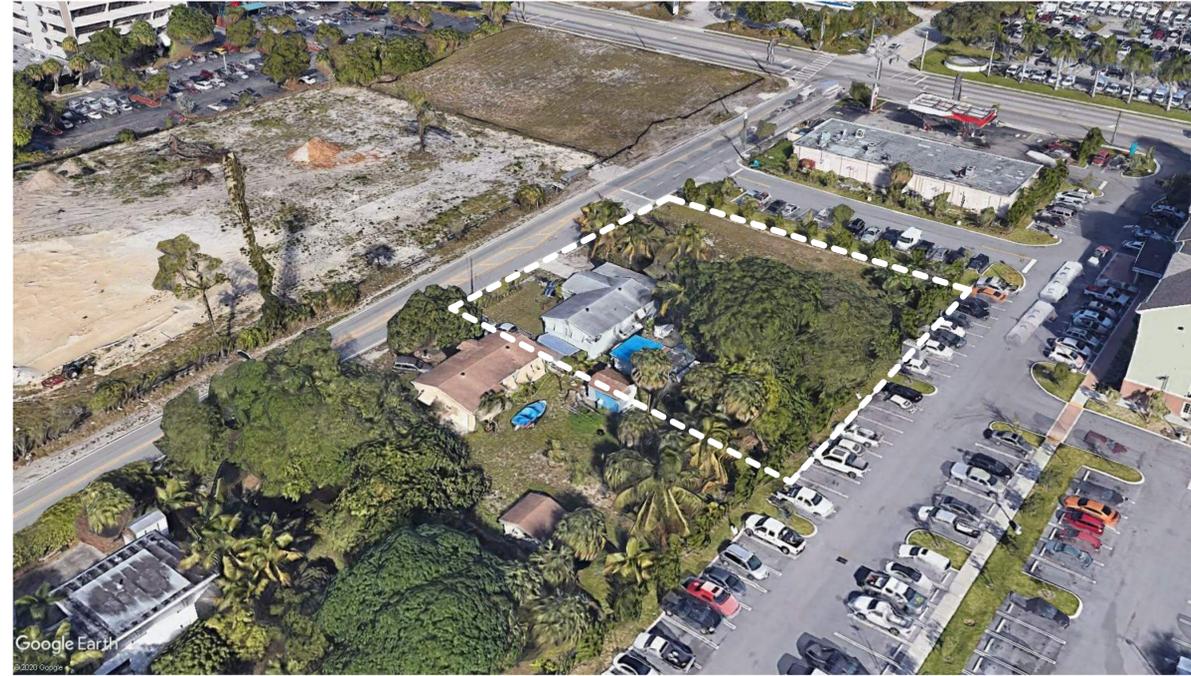
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G-000

DRAWING NAME: COVER
SCALE: DATE: 03/03/2020
PROJECT NUMBER: 1913



VIEW TOWARDS NORTH - EAST



VIEW TOWARDS NORTH - WEST



VIEW TOWARDS SOUTH WEST



VIEW TOWARDS SOUTH EAST

3322 BOUTWELL

3322 Boutwell Rd.
Lake Worth Beach Florida,
33461

CONCEPT

ISSUE #	DESCRIPTION	DATE

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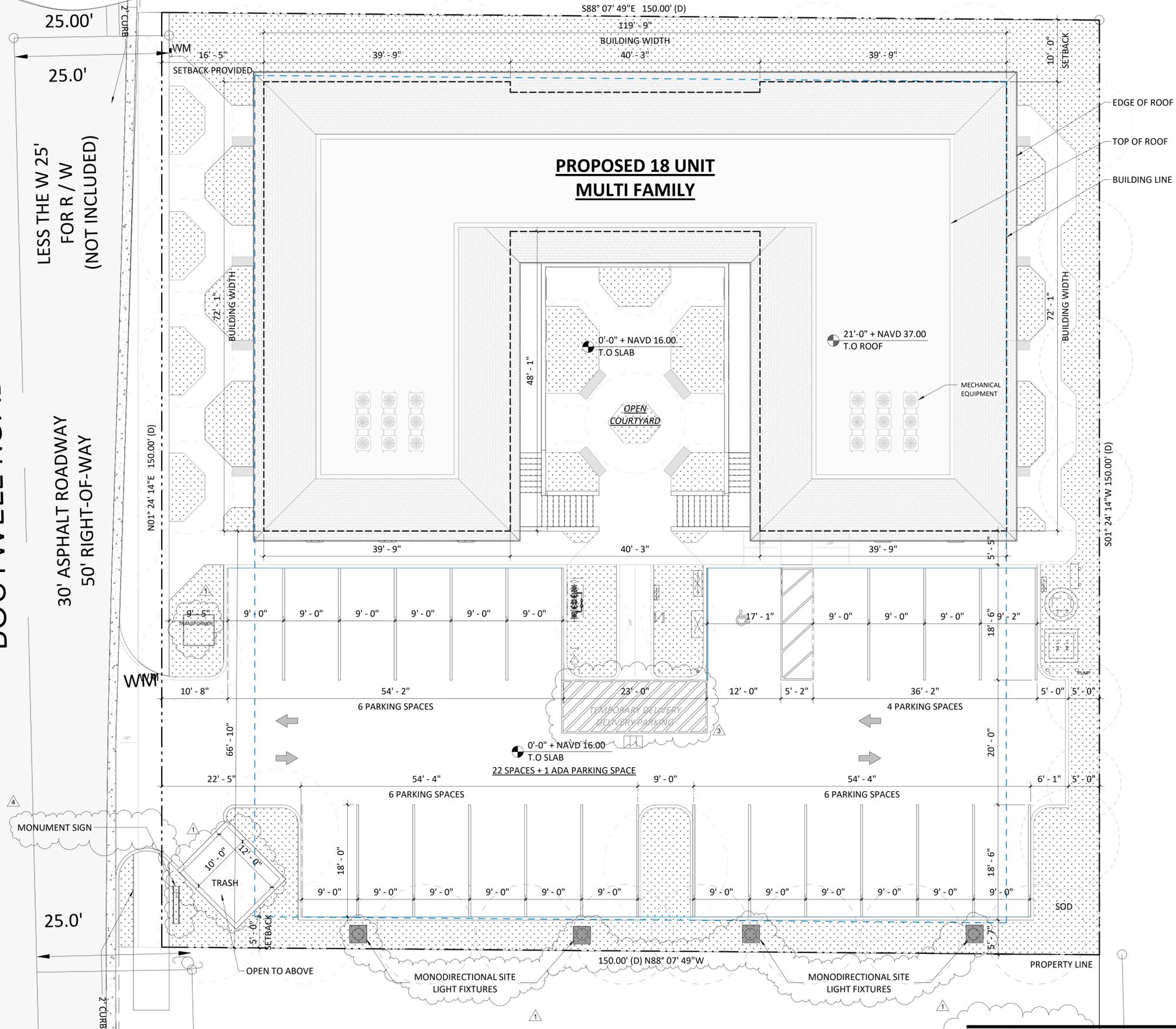
G-002

DRAWING NAME: AERIAL VIEW
SCALE: DATE: 03/03/2020
PROJECT NUMBER: 1913

BOUTWELL ROAD

LESS THE W 25'
FOR R / W
(NOT INCLUDED)

30' ASPHALT ROADWAY
50' RIGHT-OF-WAY



3322 BOUTWELL

3322 Boutwell Rd.
Lake Worth Beach Florida,
33461

CONCEPT

ISSUE #	DESCRIPTION	DATE
1	CITY COMMENTS	09/30/2020
3	CITY COMMENTS	04/12/2020
4	COMMISSION COMMENT	01/03/2022

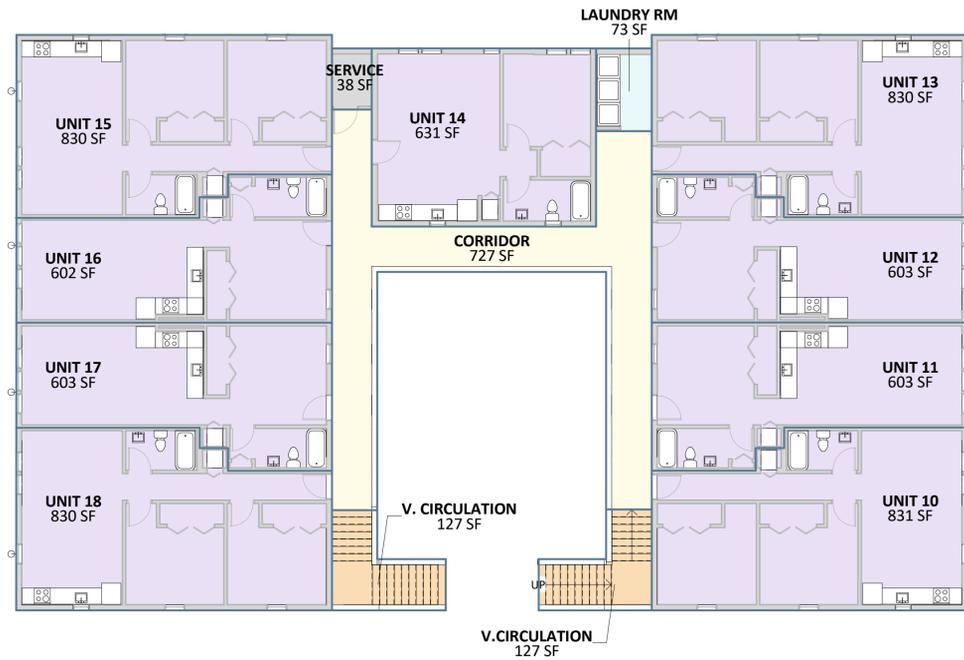
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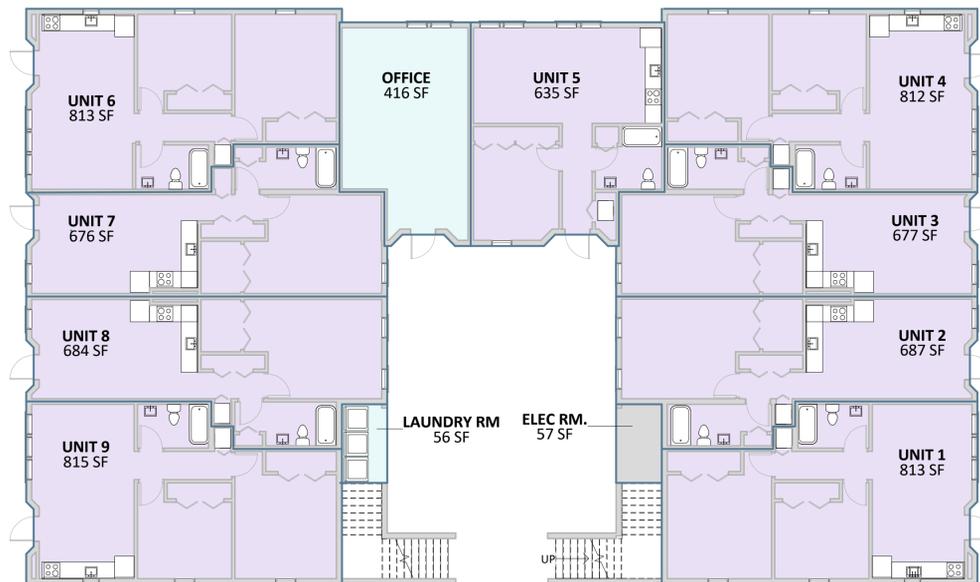
1 SITE PLAN
SCALE: 1/8" = 1'-0"

GROSS AREA SCHEDULE

LEVEL	NAME	AREA
LEVEL 1 +16 NAVD		
LEVEL 1 +16 NAVD	ELEC RM.	57 SF
LEVEL 1 +16 NAVD	LAUNDRY RM	56 SF
LEVEL 1 +16 NAVD	OFFICE	416 SF
LEVEL 1 +16 NAVD	UNIT 1	813 SF
LEVEL 1 +16 NAVD	UNIT 2	687 SF
LEVEL 1 +16 NAVD	UNIT 3	677 SF
LEVEL 1 +16 NAVD	UNIT 4	812 SF
LEVEL 1 +16 NAVD	UNIT 5	635 SF
LEVEL 1 +16 NAVD	UNIT 6	813 SF
LEVEL 1 +16 NAVD	UNIT 7	676 SF
LEVEL 1 +16 NAVD	UNIT 8	684 SF
LEVEL 1 +16 NAVD	UNIT 9	815 SF
LEVEL 1 +16 NAVD: 12		7140 SF
LEVEL 2		
LEVEL 2	CORRIDOR	727 SF
LEVEL 2	LAUNDRY RM	73 SF
LEVEL 2	SERVICE	38 SF
LEVEL 2	UNIT 10	831 SF
LEVEL 2	UNIT 11	603 SF
LEVEL 2	UNIT 12	603 SF
LEVEL 2	UNIT 13	830 SF
LEVEL 2	UNIT 14	631 SF
LEVEL 2	UNIT 15	830 SF
LEVEL 2	UNIT 16	602 SF
LEVEL 2	UNIT 17	603 SF
LEVEL 2	UNIT 18	830 SF
LEVEL 2	V. CIRCULATION	127 SF
LEVEL 2	V.CIRCULATION	127 SF
LEVEL 2: 14		7455 SF
Grand total		14595 SF



3 AREA DIAGRAM LEVEL 2
SCALE: 3/32" = 1'-0"

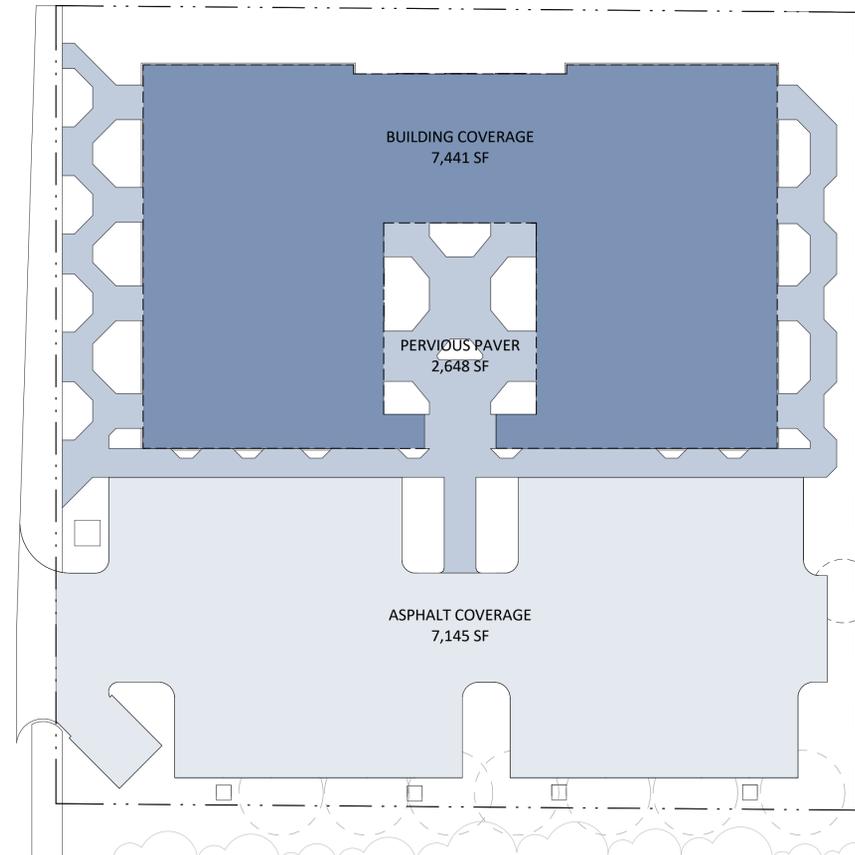


2 AREA DIAGRAM LEVEL 1
SCALE: 3/32" = 1'-0"

SITE COVERAGE CALCULATIONS

BUILDING COVERAGE AREA:	MAX ALLOWABLE	PROPOSED
TOTAL: (22,500 x 50%)	11,250 SF 50%	7,441 SF 33%

IMPERMEABLE AREA:	MAX ALLOWABLE	PROPOSED
ASPHALT COVERAGE		7,145 SF 31.7%
PERVIOUS PAVER		1,324 SF 5% (2,648 SF / 2)*
BUILDING FOOTPRINT		7,441 SF 33%
TOTAL: (22,500 SF x 65%)	14,625 65%	15,910 SF 69.7%



1 SITE COVERAGE DIAGRAM
SCALE: 1/16" = 1'-0"

CONCEPT

ISSUE #	DESCRIPTION	DATE
1	CITY COMMENTS	09/30/2020
3	CITY COMMENTS	04/12/2020

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A-002

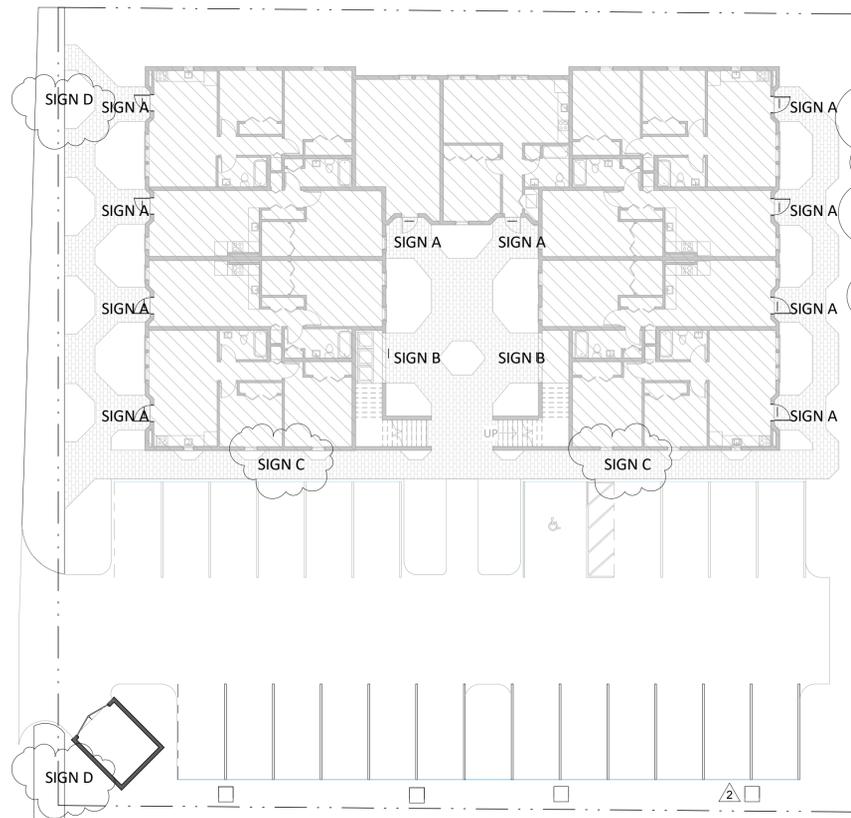
DRAWING NAME: AREA DIAGRAMS
SCALE: As indicated DATE: 03/03/2020
PROJECT NUMBER: 1913

FAR AREA SCHEDULE

LEVEL	AREA	FAR
LEVEL 1	7,174 SF	
LEVEL 2	6,493 SF	
TOTAL FAR PROPOSED	13,667 SF	0.59
FAR MAX ALLOWABLE	58,500 SF	2.6 (2.6 x 22,500 SF)

LEGEND

	AREAS INCLUDED IN FAR
	AREAS NOT INCLUDED IN FAR

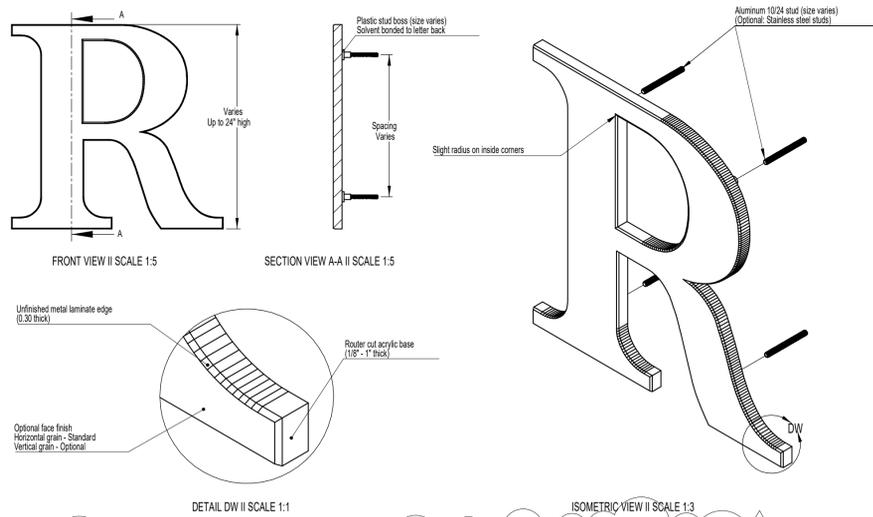


SIGNAGE LEGEND

TYPE	SIZE	AREA	QTY	DESCRIPTION
SIGN A OFFS.	6"H X 12"W	0.5 SF	10	PAINTED WATER-JET CUT STAINLESS STEE LETTERS 1/2" THICK ON 3/4" STAND
SIGN B STEEL	6"H X 24"W	1 SF	2	PAINTED WATER-JET CUT STAINLESS LETTERS 1/2" THICK ON 3/4" STAND OFFS.
SIGN C CUT	6"H X 12"W	0.5 SF	2	WAYFINDING SIGN: PAINTED WATER-JET STAINLESS STEEL LETTERS 1/2" THICK ON 3/4" STAND OFFS.
SIGN D CUT	12"H X 36"W	3 SF	2	MONUMENT SIGN: PAINTED WATER-JET STAINLESS STEEL LETTERS 1/2" THICK ON 3/4" STAND OFFS. ATTACHED TO STONE OR STONE LOOK BASE. 42" ABOVE GRADE
TOTAL		14F	16	

3 SIGNAGE KEY PLAN

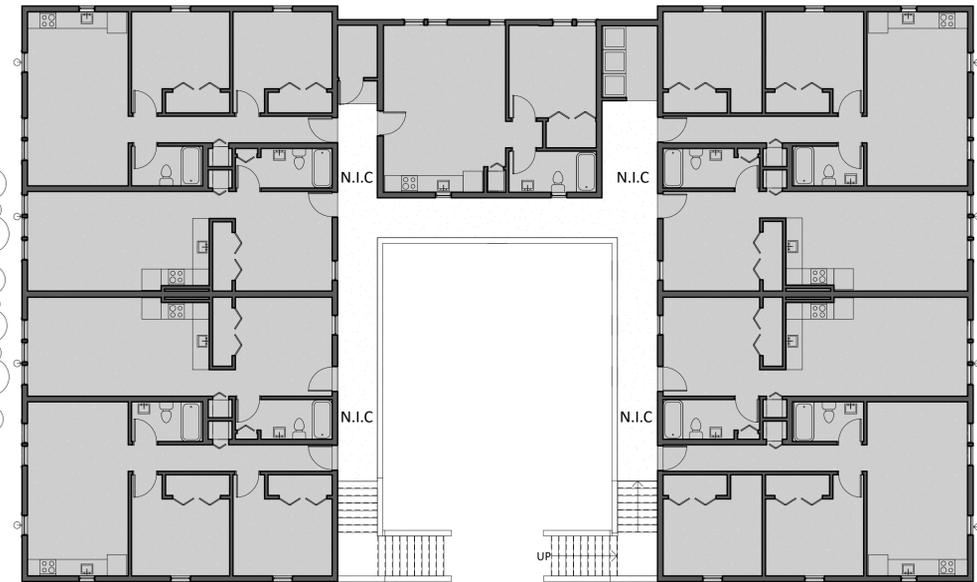
SCALE: 1/16" = 1'-0"



4 TYPICAL METAL LETTER DETAIL

SCALE: 1 1/2" = 1'-0"

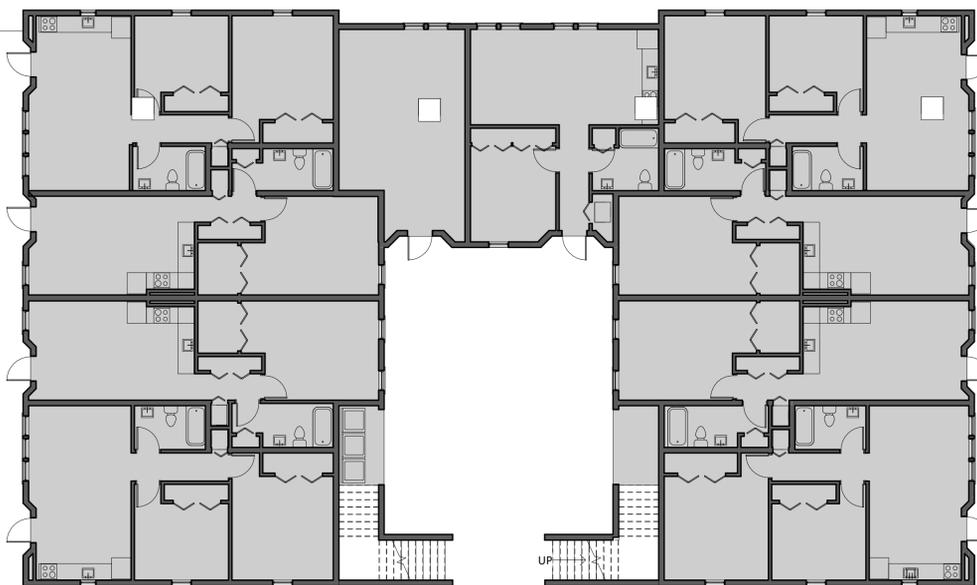
TOTAL FAR LEVEL 2: 6,493 SF



2 FAR - LEVEL 2

SCALE: 3/32" = 1'-0"

TOTAL FAR LEVEL 1 : 7,174 SF



1 FAR - LEVEL 1

SCALE: 3/32" = 1'-0"

CONCEPT

ISSUE #	DESCRIPTION	DATE
2	CITY COMMENTS	12/18/2020
3	CITY COMMENTS	04/12/2020

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A-003

DRAWING NAME: FAR DIAGRAMS
SCALE: As indicated DATE: 03/03/2020
PROJECT NUMBER: 1913



VIEW FROM STREET

3322 BOUTWELL

3322 Boutwell Rd.
Lake Worth Beach Florida,
33461

CONCEPT

ISSUE #	DESCRIPTION	DATE

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A-005

DRAWING NAME: 3D IMAGES
SCALE: DATE: 03/03/2020
PROJECT NUMBER: 1913

3322 BOUTWELL

3322 Boutwell Rd.
Lake Worth Beach Florida,
33461

CONCEPT

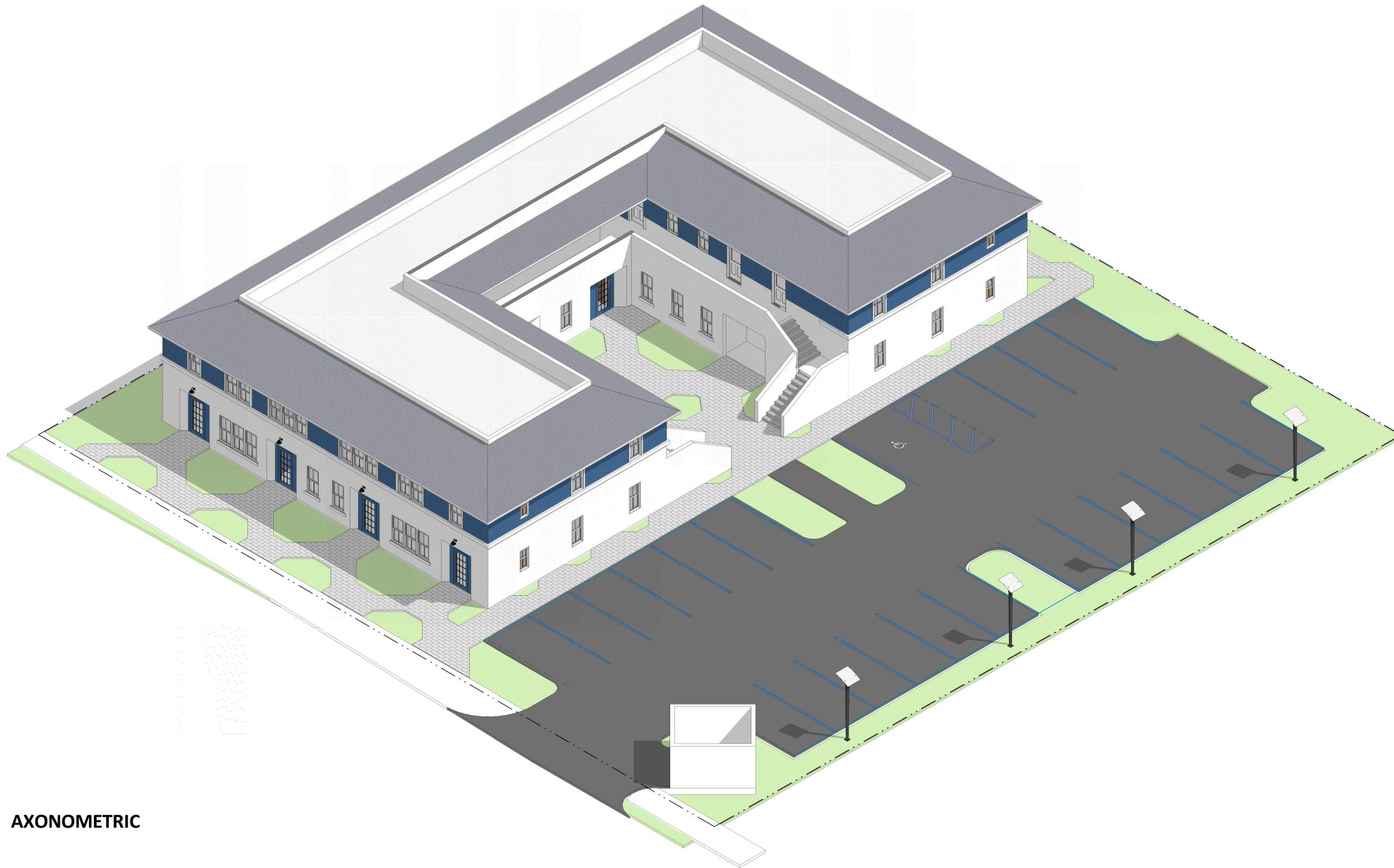
ISSUE #	DESCRIPTION	DATE

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A-006

DRAWING NAME: 3D IMAGES
SCALE: DATE: 03/03/2020
PROJECT NUMBER: 1913



AXONOMETRIC

3322 BOUTWELL

3322 Boutwell Rd.
Lake Worth Beach Florida,
33461

CONCEPT

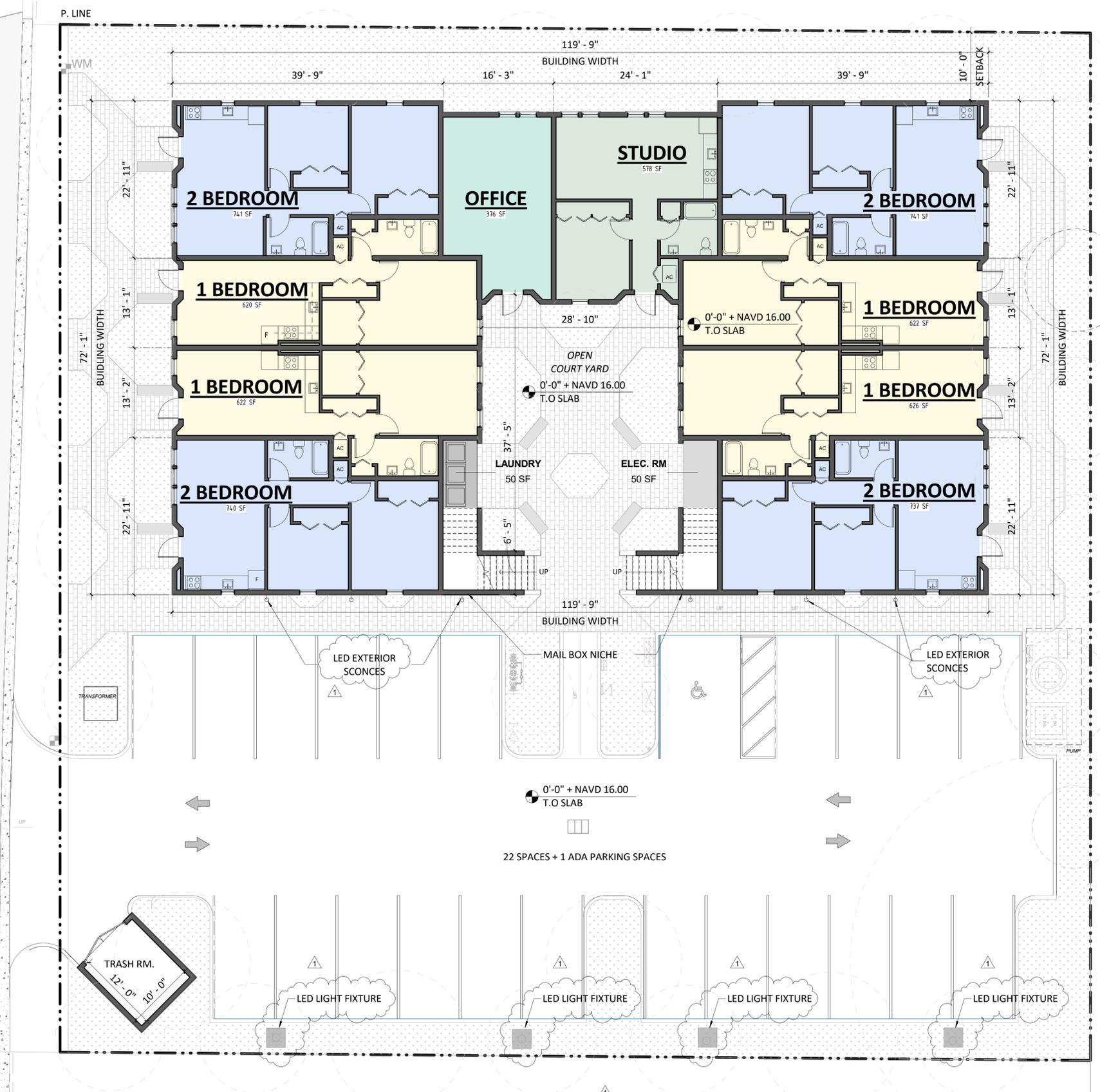
ISSUE #	DESCRIPTION	DATE
1	CITY COMMENTS	09/30/2020
2	CITY COMMENTS	12/18/2020
3	CITY COMMENTS	04/12/2020

SEAL:

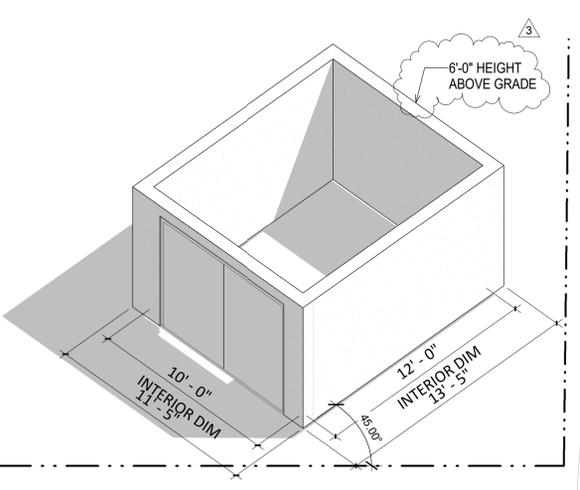
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A-100

DRAWING NAME: GROUND LEVEL PLAN
SCALE: 1/8" = 1'-0" DATE: 03/03/2020
PROJECT NUMBER: 1913

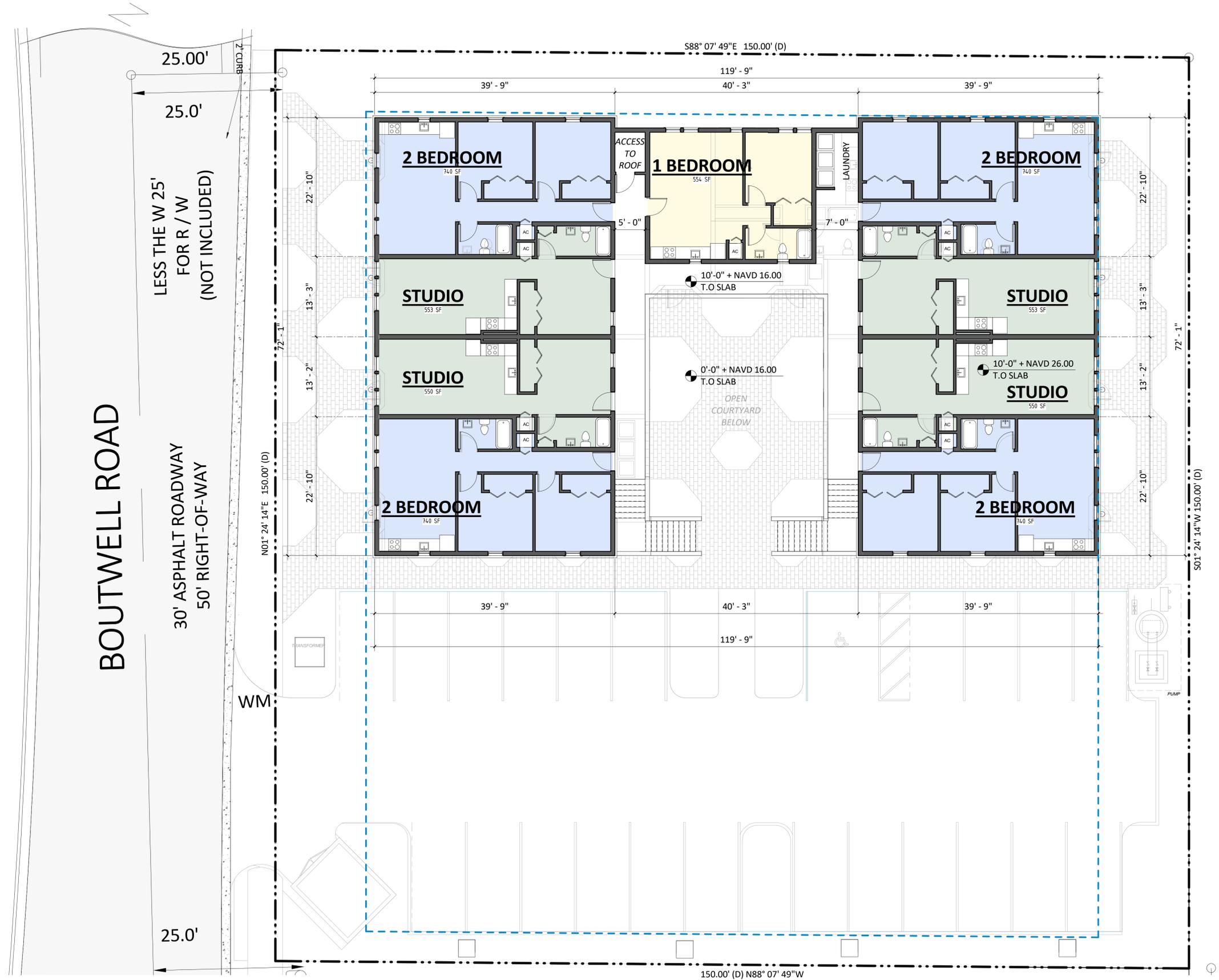


* DUMPSTER ENCLOSURE WALLS TO BE CMU BLOCK & FINISHED IN 3/4" TEXTURED STUCCO.



2 DUMPSTER DETAILS
SCALE:

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



BOUTWELL ROAD

LESS THE W 25'
FOR R / W
(NOT INCLUDED)

30' ASPHALT ROADWAY
50' RIGHT-OF-WAY

3322 BOUTWELL

3322 Boutwell Rd.
Lake Worth Beach Florida,
33461

CONCEPT

ISSUE #	DESCRIPTION	DATE
1	CITY COMMENTS	09/30/2020

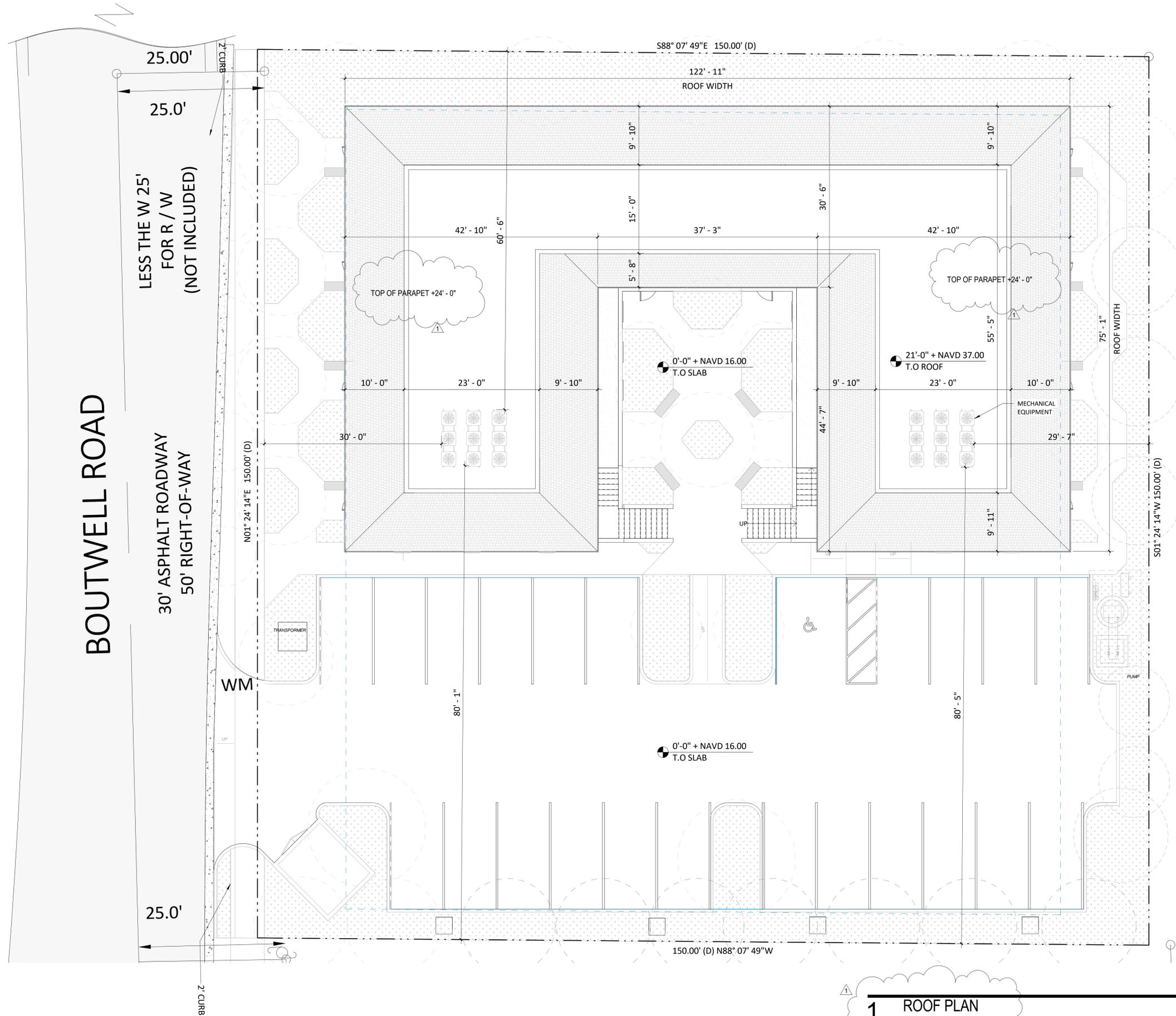
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A-101

DRAWING NAME: LEVEL 2 PLAN
SCALE: 1/8" = 1'-0" DATE: 03/03/2020
PROJECT NUMBER: 1913

1 LEVEL 2
SCALE: 1/8" = 1'-0"



BOUTWELL ROAD

LESS THE W 25'
FOR R / W
(NOT INCLUDED)

30' ASPHALT ROADWAY
50' RIGHT-OF-WAY

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

3322 BOUTWELL

3322 Boutwell Rd.
Lake Worth Beach Florida,
33461

CONCEPT

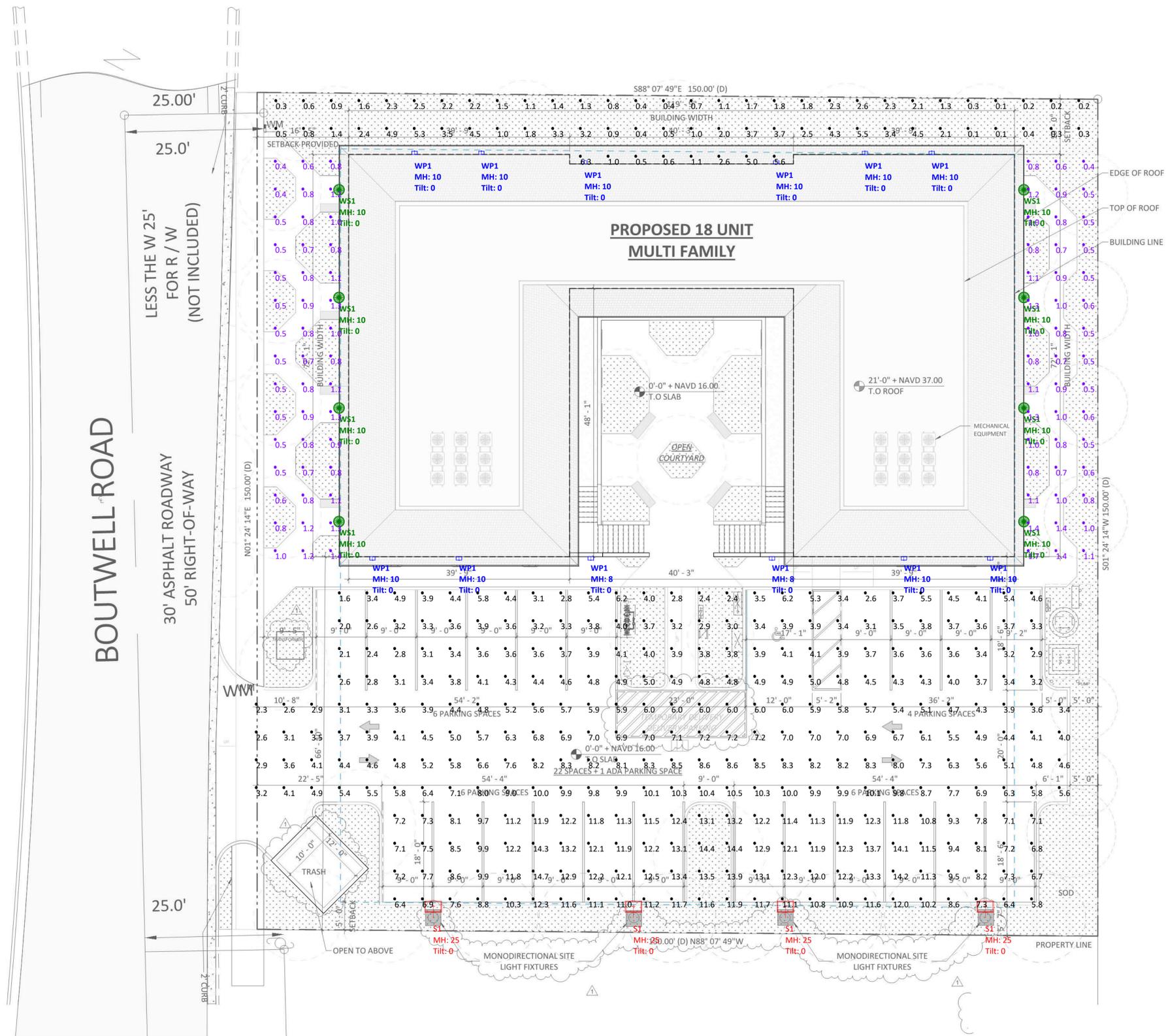
ISSUE #	DESCRIPTION	DATE
1	CITY COMMENTS	09/30/2020

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A-102

DRAWING NAME: ROOF PLAN
SCALE: 1/8" = 1'-0" DATE: 03/03/2020
PROJECT NUMBER: 1913



S1



WP1



WS1

Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Watts	Total Watts	Lum. Lumens
	4	S1	SINGLE	0.950	LUMINOSO-SLS-SO-04-Y-40K-T4M-B5	159.7	638.8	25489
	12	WP1	SINGLE	1.000	LUMINOSO-MWPK-14-17W-40K-3M-Y	17.1	205.2	1162
	8	WS1	SINGLE	0.950	TRANSGLOBE-50330 / SATCO-S8480	10.8	86.4	896

Label	Calculation Type	Units	Avg	Max	Min	Avg/Min	Max/Min
Building Rear	Illuminance	Fc	1.90	6.3	0.1	19.00	63.00
Door Entry East	Illuminance	Fc	0.87	1.7	0.4	2.18	4.25
Door Entry West	Illuminance	Fc	0.81	1.4	0.4	2.03	3.50
Parking Lot	Illuminance	Fc	6.82	14.7	1.6	4.26	9.19

ISSUE #	DESCRIPTION	DATE
4	COMMISSION COMMENT	01/03/2022

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MATERIAL FINISH LEGEND		
1		ASPHALT DIMENSIONAL SHINGLES
2		SMOOTH PAINTED STUCCO
3		STUCCO SIDING
4		ALUM SINGLE HUNG WINDOWS WITH DIMENSIONAL MUNTINS



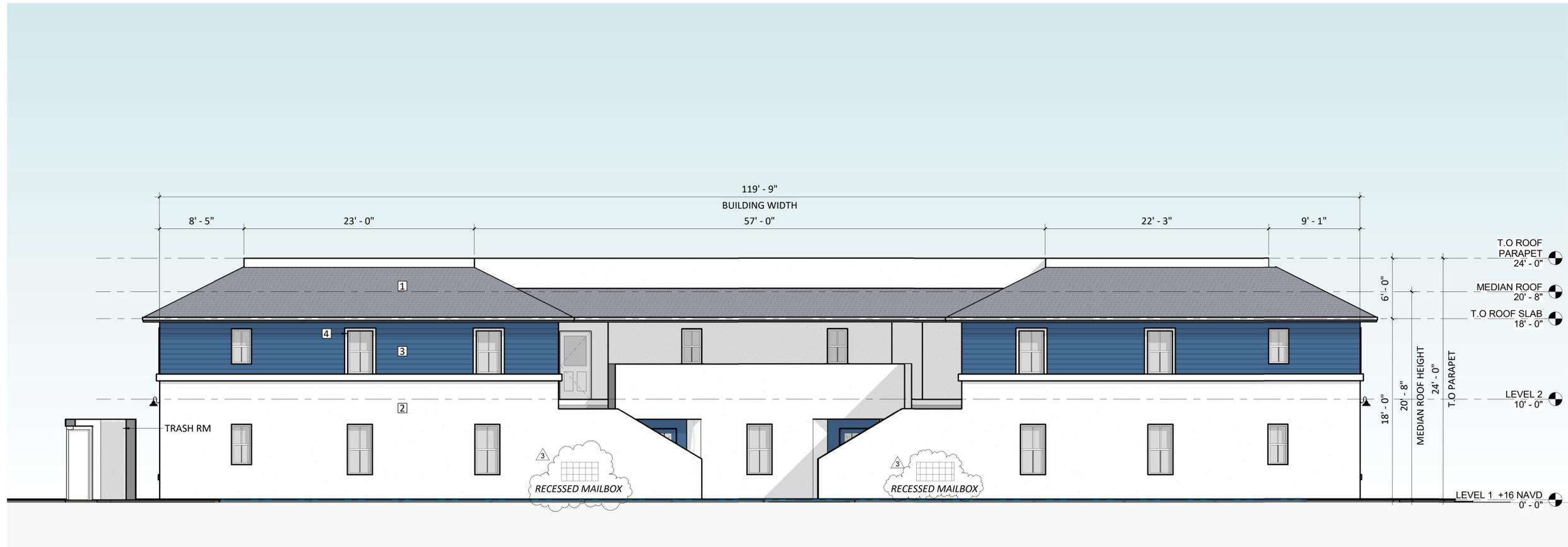
2 WEST ELEVATION
SCALE: 3/16" = 1'-0"



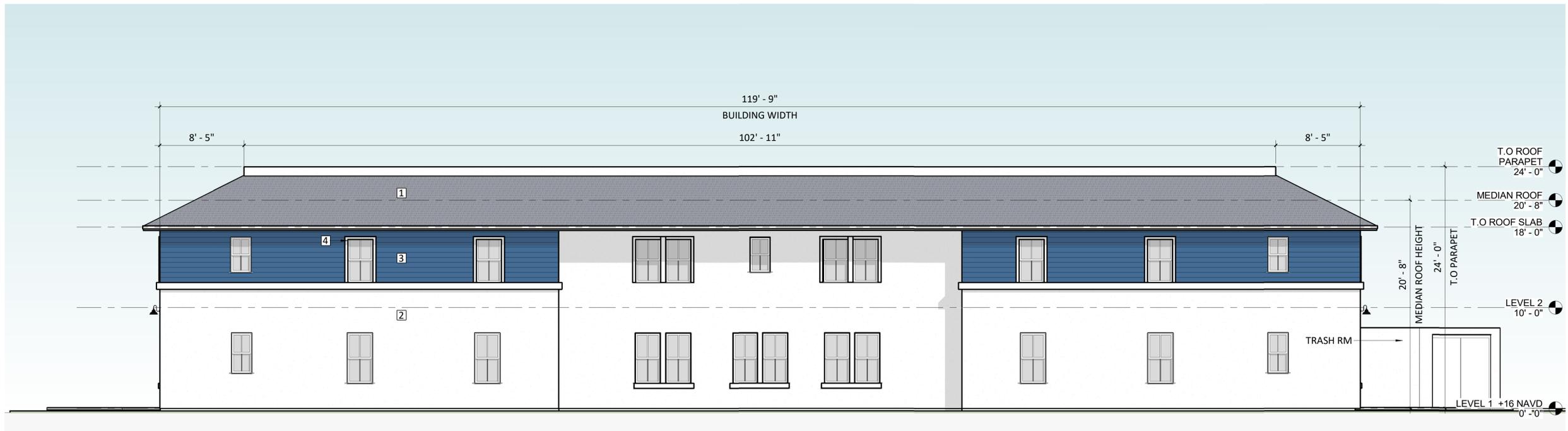
1 EAST ELEVATION
SCALE: 3/16" = 1'-0"

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2 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



1 NORTH ELEVATION
SCALE: 3/16" = 1'-0"

3322 BOUTWELL
3322 Boutwell Rd.
Lake Worth Beach Florida,
33461

CONCEPT

ISSUE #	DESCRIPTION	DATE
3	CITY COMMENTS	04/12/2020

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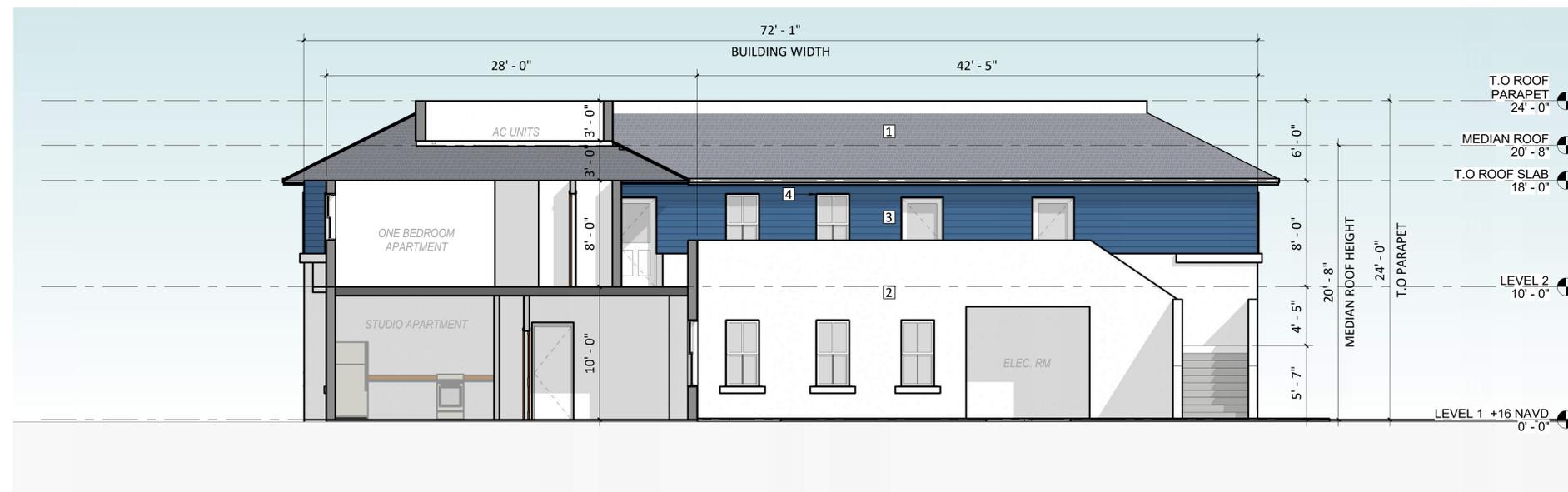
A-301

DRAWING NAME: ARCHITECTURAL ELEVATION
SCALE: 3/16" = 1'-0" DATE: 03/03/2020
PROJECT NUMBER: 1913

MATERIAL FINISH LEGEND		
1		ASPHALT DIMENSIONAL SHINGLES
2		SMOOTH PAINTED STUCCO
3		STUCCO SIDING
4		ALUM SINGLE HUNG WINDOWS WITH DIMENSIONAL MUNTINS



2 INTERIOR COURTYARD WEST ELEVATION
SCALE: 3/16" = 1'-0"



1 INTERIOR COURTYARD EAST ELEVATION
SCALE: 3/16" = 1'-0"

ISSUE #	DESCRIPTION	DATE

SEAL:

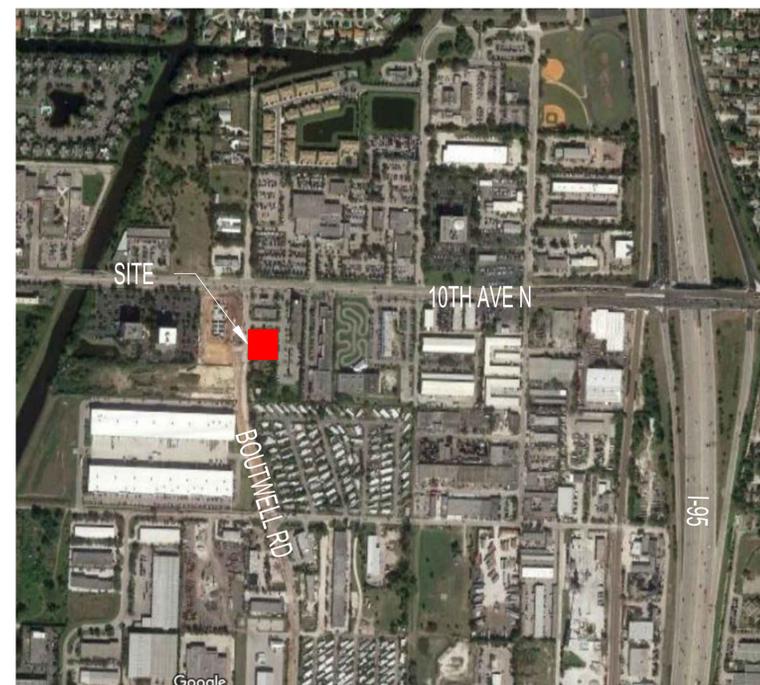
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3322 BOUTWELL RD.

LAKE WORTH BEACH, FLORIDA 33461

LANDSCAPE SITEPLAN SET 09/30/2020

INDEX OF DRAWINGS		
DESCRIPTION (LANDSCAPE SITEPLAN SET)		
1	L0-00	LANDSCAPE INDEX
2	L0-01	LANDSCAPE NOTES
3	L0-02	LANDSCAPE CALCULATIONS
4	L0-03	TREE SURVEY
5	L1-00	TREE DISPOSITION PLAN
6	L1-01	TREE MITIGATION PLAN
7	L1-10	RENDERED PLAN
8	L1-11	HARDSCAPE PLAN
9	L1-20	TREE PLAN
10	L1-30	SHRUB PLAN
11	L5-10	HARDSCAPE DETAILS
12	L5-20	PLANTING DETAILS
13	L6-00	TREE DISPOSITION & MITIGATION SCHEDULES
14	L6-10	LANDSCAPE SCHEDULES



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3322 BOUTWELL

3322 Boutwell Rd.
Lake Worth Beach Florida,
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ISSUE #	DESCRIPTION	DATE
1	COMMENTS	09/30/2020

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L0-00

DRAWING NAME: LANDSCAPE INDEX
SCALE: DATE: 09/30/2020
PROJECT NUMBER: 1913

GENERAL NOTES

1. These plans reflect the scope of the Landscape Architect external services. For Architectural, Civil, Lighting please refer to the appropriate consultant documents.
2. The locations of all site amenities are approximate and may be adjusted in the field with owner and/or their representatives approval. See plans for locations of fixed amenities.
3. The locations of plants, as shown in these plans, are approximate. The final locations may be adjusted to accommodate unforeseen field conditions to comply with safety criteria, to avoid creating unsafe sight conditions, or as otherwise directed by or approved by the landscape architect or owner's representative.
4. Construction shall comply with all local building codes.
5. All dimensions shall be verified in the field prior to construction. Written dimensions shall take precedence over scaled drawings.
6. If a discrepancy should arise between layout geometry and design intent, design intent shall take precedence.
7. A Tree Protection Plan shall be provided prior to the issuance of a building permit.
8. A Tree Care & Watering plan shall be submitted prior to the issuance of a building permit.
9. All existing and proposed utilities will be verified prior to the issuance of a building permit, and will be adequately screened from sight by landscape materials.

GENERAL GRADING NOTES

1. All grading information outside the below grade parking decks provided is intended for aesthetic purposes and to show relationships only. For detailed grading information see Civil Engineers drawings.
2. Rough grading and site preparation shall be completed for review by Landscape Architect / or owners representative prior to final grading.
3. Roadway grading and transition areas to be reviewed and approved by Civil / Traffic Engineer.
4. Grading and calculations for retention areas to be provided by Civil Engineers.
5. Contractor shall not substantially modify grading plan without the approval of designer. All site aesthetic grading is subject to review and approval of the landscape architect or owner's representative.
6. Contours for earth mounds shall be smooth, continuous arcs. Side slopes shall be smooth and even in transition and void of depressions. Careful attention should be given to the grading plans concerning the shapes and formations of proposed slopes.
7. All graded areas shall be dragged with a drag mat or hand radeel to blend in small imperfections and round off any sharp lines that may have been constructed by equipment. All areas to be planted shall have no water holding pockets.

IRRIGATION NOTES

1. All landscaped areas within the property shall be irrigated with automatic irrigation system which shall utilize well and/or domestic water supply.
2. Irrigation system shall be equipped with rain sensor.
3. Irrigation system shall provide 100% coverage. Plans will be submitted prior to the issuance of a building permit.

GENERAL LANDSCAPE NOTES

1. The Contractor shall be responsible for verifying all underground utilities prior to digging in any area. The contractor shall notify all necessary utility companies 48 hours minimum prior to digging for verification of all underground utilities, irrigation and all other obstructions and coordinate with Owner's Representative prior to initiating operations. Drawings are prepared according to the best information available at the time of preparing documents.
2. The contractor is responsible to ensure proper watering and maintenance of new and relocated plant materials during the one year warranty period.
3. Contractor is to report any discrepancies between the construction drawings and field conditions to the Owner's Representative immediately.
4. Landscape Contractor shall coordinate all work with related contractors and with the general construction of the project in order not to impede the progress of the work of others or the contractor's own work. Landscape contractor shall provide schedule of his/her work two weeks in advance, beginning two weeks prior to commencing landscape trade construction.
5. The location of the landscape holding area will be identified by the Owner or Owner's Representative. The Contractor shall adhere to the access routes to and from the holding area without disrupting or impeding access to the site by others. Contractor is responsible for the maintenance of all plant materials, including temporary irrigation and fertilization if necessary during construction, while being held in landscape holding areas.
6. The Contractor shall bear all costs of testing of soils, amendments, etc. associated with the work and included in the specifications. Prior to commencement of the landscape planting work the Contractor shall provide complete soil tests with recommendations for soil treatment in the construction area.
7. Landscape Contractor shall field stake the location of all plant material or field stake the plants prior to initiating installation for the review and approval of the Owner's representative and/or Landscape Architect. Note: **No planting shall commence until there is a functional irrigation system in the area to be planted. No trees shall be planted on top of irrigation lines.**
8. Landscape Contractor shall field adjust location of plant material as necessary to avoid damage to all existing underground utilities and/ or existing above ground elements. All changes required shall be completed at the Contractor's expense and shall be coordinated with Owner's Representative and the Landscape Architect.
9. Any substitutions in size and/or plant species must be approved by the Landscape Architect or Owner's Representative prior to modification of the contract, purchasing and delivery of plants. All plants will be subject to approval by Landscape Architect and/or Owner's Representative before planting can begin. All plant materials will not include any plants considered to be invasive by the City of Lake Worth Beach.
10. Contractor shall refer to the landscape planting details, general notes and the project manual and/or specifications for further and complete landscape planting instructions.
11. Landscape Contractor shall coordinate all planting work with permanent or temporary irrigation work. Landscape Contractor shall be responsible for all hand watering as required by Owner's Representative to supplement irrigation watering and rainfall. Landscape Contractor shall be responsible for hand watering in all planting areas, regardless of the status of existing or proposed irrigation.
12. Landscape Contractor shall clean the work areas at the end of each working day. Rubbish and debris shall be collected and deposited off-site or in an approved disposal area daily. All materials, products and equipment shall be stored in an organized fashion as directed by the Owner's Representative.
13. Landscape Contractor shall re-grade all areas disturbed by plant removal, relocation and/or installation work. Landscape Contractor shall replace (by equal size and quality) any and all existing or new plant material disturbed or damaged by plant removal, relocation, and/or installation work.
14. Site distance concerns must be maintained for clear site visibility from thirty (30) inches to seventy-two (72) inches, tree trunks are excluded as specified in appropriate municipal codes.
15. Guying / staking practices shall not permit nails, screws, wires, etc., to penetrate outer surface of any tree or palm. Trees or palms rejected due to this practice shall be replaced at the Contractor's expense.
16. Burlap material, wire cages, plastic straps, etc., must be cut and removed from top one-third (1/3) of root ball.
17. Trees grown in grow bags or grow bag type material are not allowed.
18. All planting materials shall meet or exceed local requirements as specified by local plant standards.
19. All landscape installations shall meet or exceed the minimum requirements as shown in appropriate municipal codes.
20. The Contractor shall be responsible for the guarantee of all plant material for a period of twelve (12) months from the date of substantial completion. Substantial completion constitutes the beginning of guarantee period.
21. Plant size specifications take precedence over container size.
22. Contractor to verify quantities and report any discrepancies to Owners representative and/or Landscape Architect.
23. All plant material shall be graded Florida #1 or better.

SOIL PREPARATION AND SOIL MIX

1. All plants noted for removal shall be relocated as shown on plans or removed and properly disposed of offsite at contractors expense unless otherwise noted.
2. Before finishing top soil grading, scarify & rake subsoil clear of stones (1" diameter and larger), debris, rubbish, and remaining roots from removed plant material to a depth of 6".
3. Plant holes should be dug and the sides and bottom of the hole should be stable, regardless of depth. Soil scarification is necessary if sides of the hole are compacted.
4. Contractor to apply approved pre-emergent herbicide in accordance with manufacturer's rate and specifications. Contractors to provide manufacturer's specifications for approval.
5. Planting soil mix for planters, trees, shrubs, and ground cover & grasses shall be determined by soil analysis prior to planting landscape.

The planting soil mix should be what comes out of the hole so the plant adapts to the surrounding/existing soil and grows into it. This is why the sides and the bottom of the planting hole should never be compacted with the digging implements. Never fertilize newly planted plants and trees. Please note that peat moss will eventually decompose and clog soil pores thereby inhibiting the plants water and oxygen consumption.

6. Topsoil shall be natural, fertile, agricultural soil capable of sustaining vigorous plant growth. It shall be of uniform composition throughout, with admixture of subsoil, it shall be free of stones, lumps, live plants and their roots, sticks, and other extraneous material. Top soil brought in should match as well as possible the existing soil texture and Ph. Planted material should never be "mounded" or raised; the soil will eventually wash away exposing the roots and it will be difficult to establish the plant material due to drought and excessive soil transpiration. All plant/tree material should be installed with the root collar exposed (approximately 1/2" to 1"). Landscape contractor should find the uppermost lateral root and plant that just below the soil surface.

7. Smooth topsoil without compaction to two inches (2") below finish grade in areas to be sodded without compaction.
8. Finish grade all topsoil areas to a smooth non-compacted, even surface assuring positive drainage away from the structures and eliminate any low areas except in retention areas where water may collect.
9. Contractor to remove debris and excess material immediately from job site while keeping in mind that heavy equipment will compact soil to the detriment of water drainage and the health of the newly installed plants. All planting areas with compacted soil will have surfaces scarified to a min. of 6" in depth.

PLANTING SPECIFICATIONS

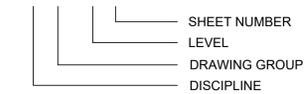
1. The contractor is responsible for maintaining, in full, all planting areas (including watering, spraying, mulching, mowing, fertilizing, etc.) Until the job is accepted, in full, by the owner, its representative and Landscape Architect.
2. All plant material shall be protected during transport and delivery to final location with shade cloth or other acceptable means of windburn prevention. Plant/tree material shall conform to Florida # 1 as described in Florida grades & standards, the latest issue.
3. All trees must be guyed or staked as shown in details.
4. When plant material is delivered onsite, it shall not be laid down for more than two hours. Plant material when stored onsite shall be placed and maintained in good condition in a vertical position. All plants held onsite shall be kept watered regularly in sufficient amounts to permit continuous and vigorous growth.
5. Installation of all plant material shall be installed in a sound, workmanlike manner and according to accepted good planting and tree relocation procedures with the quality of plant materials as hereinafter described. All elements of landscaping shall be installed so as to meet all applicable ordinances and code requirements.
6. There shall be no chains or cables used directly on trees or palms, handle with 2" minimum width nylon straps or equal.
7. Contractor shall assure drainage and percolation of all planting pits. Prior to installation of plant material, contractor shall fill all tree pits with water before planting to assure that proper drainage and percolation is available. Correct if required to assure percolation. Contractor is responsible for replacement of all plants lost due to inadequate drainage conditions. Plant/tree material that has bark scraped off due to shipping, handling, and installation issues may be rejected upon inspection by the L.A.
8. Contractor to request inspection of project in writing. If all work is satisfactory and complete in accordance with conditions of contract documents, then the owner, its representative, and landscape architect shall declare the project substantially complete.
9. Substantial completion constitutes the beginning of guarantee period.
10. Contractor to replace rejected plant within two (2) weeks of notice.
11. Crown pruning of any trees or palms is generally not approved by the national arborist association standards. When it is approved, it must be done in writing.
12. Xeriscaping principles as outlined in the South Florida Water Management District Xeriscape Plant Guide 2 shall be applied throughout landscape installation and maintenance.

DRAWING ORGANIZATION

1. DRAWING NUMBERING SYSTEM

THE DRAWING NUMBER FOR EACH SHEET CONSISTS OF THE FOLLOWING:

L0-01



2. DRAWING GROUP

LANDSCAPE DRAWINGS ARE ORGANIZED INTO THE FOLLOWING GROUPS:

- L0 = GENERAL
- L1 = PLANS
- L2 = ELEVATIONS
- L3 = SECTIONS
- L4 = ENLARGEMENTS
- L5 = DETAILS
- L6 = SCHEDULES

3. SHEET NUMBER

EACH DRAWING SHEET WITHIN EACH GROUP/MULTIPLE SHALL BE NUMBERED SEQUENTIALLY FROM 01 TO 99.

4. DRAWING NUMBER EXAMPLES:

L0-01 LANDSCAPE NOTES



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3322 BOUTWELL
3322 Boutwell Rd.
Lake Worth Beach Florida,
33461

CONCEPT

ISSUE #	DESCRIPTION	DATE
1	COMMENTS	09/30/2020

SEAL:



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L0-01

DRAWING NAME: LANDSCAPE NOTES
SCALE: DATE: 09/30/2020
PROJECT NUMBER: 1913

3322 BOUTWELL
3322 Boutwell Rd.
Lake Worth Beach Florida,
33461

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ISSUE #	DESCRIPTION	DATE
1	COMMENTS	09/30/2020

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L0-02

SITE LANDSCAPE CALCULATIONS

SITE DATA

MUNICIPALITY	LAKEWORTH BEACH
ZONING CLASSIFICATION	MUW - Mixed use West
PROPERTY ADDRESS	3322 Boutwell Rd.
LOT AREA	22500 SF = 5 ACRES
IMPERVIOUS AREA	9,576 SF
PERVIOUS AREA	5,277 SF

STREET TREE REQUIREMENTS:

STREET TREES REQUIRED (150 LF/25 LF)	6
STREET TREES PROVIDED (RIGHT OF WAY CONSTRAINTS, < 5' SIDEWALK)	0

ROW BUFFER REQUIREMENTS:

TREES REQUIRED (150 LF/ 25 LF)	6
TREES PROVIDED	6

SHRUBS REQUIRED (150 LF/ 2 LF)	75
SHRUBS PROVIDED	152

BUFFER AREA REQUIRED (150 LF X 5 SF)	750
BUFFER AREA PROVIDED	1,122

INTERIOR SITE PLANTING REQUIREMENTS:

TREES REQUIRED (4,915 SF/ 225 SF)	22
TREES PROVIDED	24

NATIVE TREES REQUIRED (75%):	17
NATIVE TREES PROVIDED (100%):	24

SHRUBS REQUIRED (384 LF X 5 SF/ 5 SF)	384
SHRUBS PROVIDED	1052

NATIVE SHRUBS & GROUND COVER REQUIRED (75%):	288
NATIVE SHRUBS & GROUND COVER PROVIDED (99%):	1077

BUFFER AREA REQUIRED (228 LF X 5 SF)	1,140
BUFFER AREA PROVIDED	1,950

OFF-STREET PARKING PLANTING REQUIREMENTS:

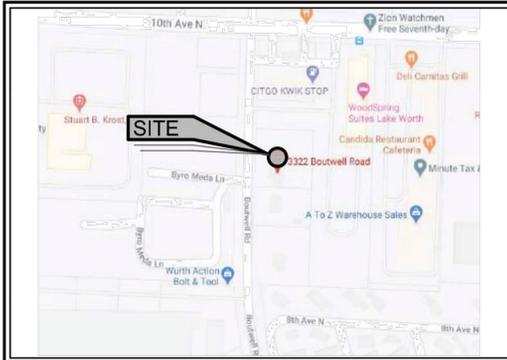
PLANTING SF REQUIRED (6,800 SF X 20%)	1,360
PLANTING SF PROVIDED	1,742

TREES REQUIRED (1,742 / 125 SF)	14
TREES PROVIDED	16

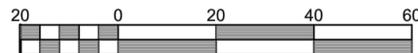
BUFFER TREES REQUIRED (220 LF / 20')	10
BUFFER TREES PROVIDED	10

TOTAL TREES REQUIRED:	48
TOTAL TREES PROVIDED:	49

TOTAL SHRUBS & GROUND COVER REQUIRED:	459
TOTAL SHRUBS & GROUND COVER PROVIDED:	1081



LOCATION MAP N.T.S.



Scale 1" = 20'

NO.	DIA.	TREE TYPE
20	18"	CABBAGE PALM
25	12"	CACTUS
26	4"	UNKNOWN
27	12"	COCONUT PALM
28	8"	COCONUT PALM
29	8"	COCONUT PALM
30	14"	MANGO
31	40"	BANYAN
32	40"	BANYAN
33	12"	COCONUT PALM
42	4"	UNKNOWN
45	10"	CABBAGE PALM
46	10"	MANGO
47	5"	UNKNOWN

- TREE LEGEND:
- = CABBAGE PALM TREE
 - = CACTUS
 - = COCONUT PALM TREE
 - = MANGO TREE
 - = BANYAN TREE
 - = UNKNOWN TREE

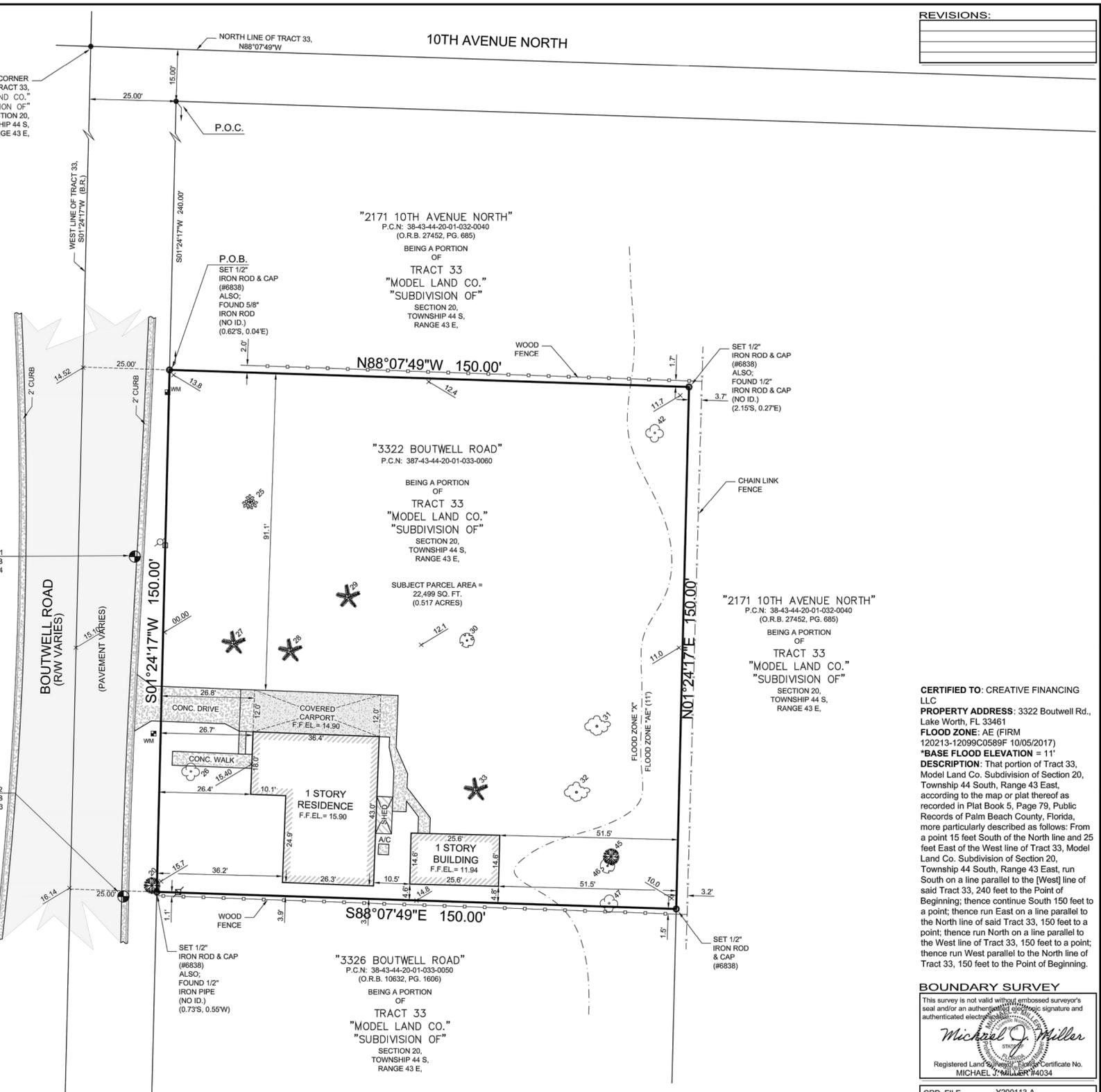


TRACT 34
"MODEL LAND CO."
"SUBDIVISION OF"
SECTION 20,
TOWNSHIP 44 S,
RANGE 43 E.

TRACT 33
"MODEL LAND CO."
"SUBDIVISION OF"
SECTION 20,
TOWNSHIP 44 S,
RANGE 43 E.

TRACT 33
"MODEL LAND CO."
"SUBDIVISION OF"
SECTION 20,
TOWNSHIP 44 S,
RANGE 43 E.

TRACT 33
"MODEL LAND CO."
"SUBDIVISION OF"
SECTION 20,
TOWNSHIP 44 S,
RANGE 43 E.



REVISIONS:

CERTIFIED TO: CREATIVE FINANCING LLC
PROPERTY ADDRESS: 3322 Boutwell Rd., Lake Worth, FL 33461
FLOOD ZONE: AE (FIRM 120213-12099C0589F 10/05/2017)
"BASE FLOOD ELEVATION = 11'
DESCRIPTION: That portion of Tract 33, Model Land Co. Subdivision of Section 20, Township 44 South, Range 43 East, according to the map or plat thereof as recorded in Plat Book 5, Page 79, Public Records of Palm Beach County, Florida, more particularly described as follows: From a point 15 feet South of the North line and 25 feet East of the West line of Tract 33, Model Land Co. Subdivision of Section 20, Township 44 South, Range 43 East, run South on a line parallel to the [West] line of said Tract 33, 240 feet to the Point of Beginning; thence continue South 150 feet to a point; thence run East on a line parallel to the North line of said Tract 33, 150 feet to a point; thence run North on a line parallel to the West line of Tract 33, 150 feet to a point; thence run West parallel to the North line of Tract 33, 150 feet to the Point of Beginning.

BOUNDARY SURVEY
 This survey is not valid without the embossed surveyor's seal and/or an authorized electronic signature and authenticated electronic data.

 Registered Land Surveyor, Florida Certificate No. MICHAEL J. MILLER #4034
 CRD. FILE Y200113-A

SCALE:	1" = 20'
DRAWN BY:	PICARD
FIELD WK:	M.M. / B.M.
DATE:	02/10/2020
REF:	T34/57
PREV. JOB NO'S:	
JOB NO.	Y200113
M - 4731	

- SURVEY NOTES:**
- Lands shown hereon were not abstracted for easements and/or rights-of-way of record by this office.
 - Elevations shown hereon are based on North Atlantic Vertical Datum of 1988 (NAVD 88).
 - Originating benchmark = Leica Global Positioning System.
 - $\times 0.00$ = existing elevation (NAVD 88 typical).
 - No underground improvements located.
 - All bearings and distances shown hereon are plat and measured unless otherwise noted.
 - This firm "Certificate of Authorization" number is "LB 6838".

LEGEND:

CALC. = CALCULATED	(P) = PLAT	P.I. = POINT OF INTERSECTION	ASPH. = ASPHALT PAVEMENT
C.B.S. = CONCRETE BLOCK STRUCTURE	R = RADIUS	P.O.C. = POINT OF COMMENCEMENT	CONC. = CONCRETE
CONC. MON. = CONCRETE MONUMENT	Δ = CENTRAL "DELTA" ANGLE	P.O.B. = POINT OF BEGINNING	CONC. FLATWORK = CONCRETE FLATWORK
CONC. = CONCRETE	A = ARC LENGTH	R.W. = RIGHT OF WAY	WOOD FENCE = WOOD FENCE
D.E. = DRAINAGE EASEMENT	C.H.S. = CHORD BEARING	M.F. = METAL FENCE	WOOD POLE = WOOD POWER POLE
U.E. = UTILITY EASEMENT	N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM	C.F. = CHAIN LINK FENCE	W.M. = WATER METER
P.E. = POOL EQUIPMENT	O.R.B. = OFFICIAL RECORD BOOK	C. = CENTERLINE	F.H. = FIRE HYDRANT
F.F.E.L. = FINISHED FLOOR ELEVATION	P.B. = PLAT BOOK	E. = EASEMENT	C.B. = CATCH BASIN
E.L. = ELEVATION	P.C. = POINT OF CURVATURE	C. = COVERED	S.M. = SANITARY MANHOLE
(B.A.) = BEARING REFERENCE	P.T. = POINT OF TANGENCY	OVERREAD LINES = OVERREAD LINES	LOT LIE = LOT LIE
(D) = DEED	P.R.C. = POINT OF REVERSE CURVATURE		
(M) = MEASURED	P.C.C. = POINT OF COMPOUND CURVATURE		

W:\miller\MILLER-DRAWINGS\20\Y200113.dwg, 18X24, 2/12/2020 2:58:18 PM



3322 BOUTWELL
 3322 Boutwell Rd.
 Lake Worth Beach Florida,
 33461

CONCEPT
 ISSUE # | DESCRIPTION | DATE
 1 | COMMENTS | 09/30/2020



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L0-03

1 TREE SURVEY
 SCALE:

DRAWING NAME: TREE SURVEY
 SCALE: DATE: 09/30/2020
 PROJECT NUMBER: 1913



NOTE: REFER TO SHEET L6-00 FOR TREE DISPOSITION SCHEDULE

1 TREE DISPOSITION PLAN
SCALE: 1/8" = 1'-0"

3322 BOUTWELL
3322 Boutwell Rd.
Lake Worth Beach Florida,
33461

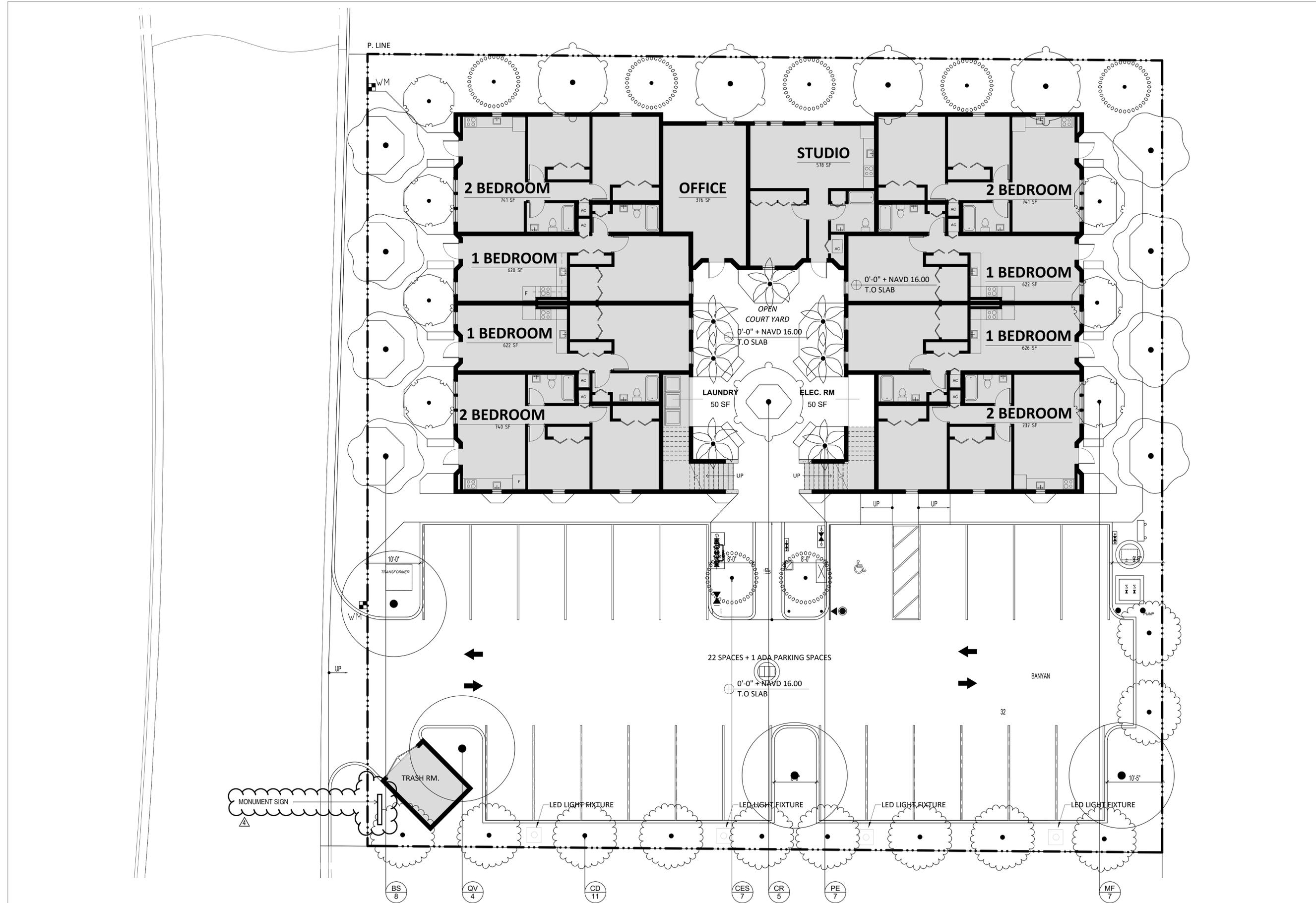
ISSUE #	DESCRIPTION	DATE
1	CONCEPT	09/30/2020



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L1-00

DRAWING NAME: TREE DISPOSITION PLAN
SCALE: 1/8" = 1'-0" DATE: 09/30/2020
PROJECT NUMBER: 1913



NOTE: REFER TO SHEET L6-00 FOR TREE MITIGATION SCHEDULE

1 TREE MITIGATION PLAN
SCALE: 1/8" = 1'-0"

3322 BOUTWELL
3322 Boutwell Rd.
Lake Worth Beach Florida,
33461

ISSUE #	DESCRIPTION	DATE
1	COMMENTS	09/30/2020
4	COMMISSION COMMENT	01/03/2022



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L1-01

DRAWING NAME: TREE MITIGATION PLAN
SCALE: 1/8" = 1'-0" DATE: 09/30/2020
PROJECT NUMBER: 1913



CONCEPT

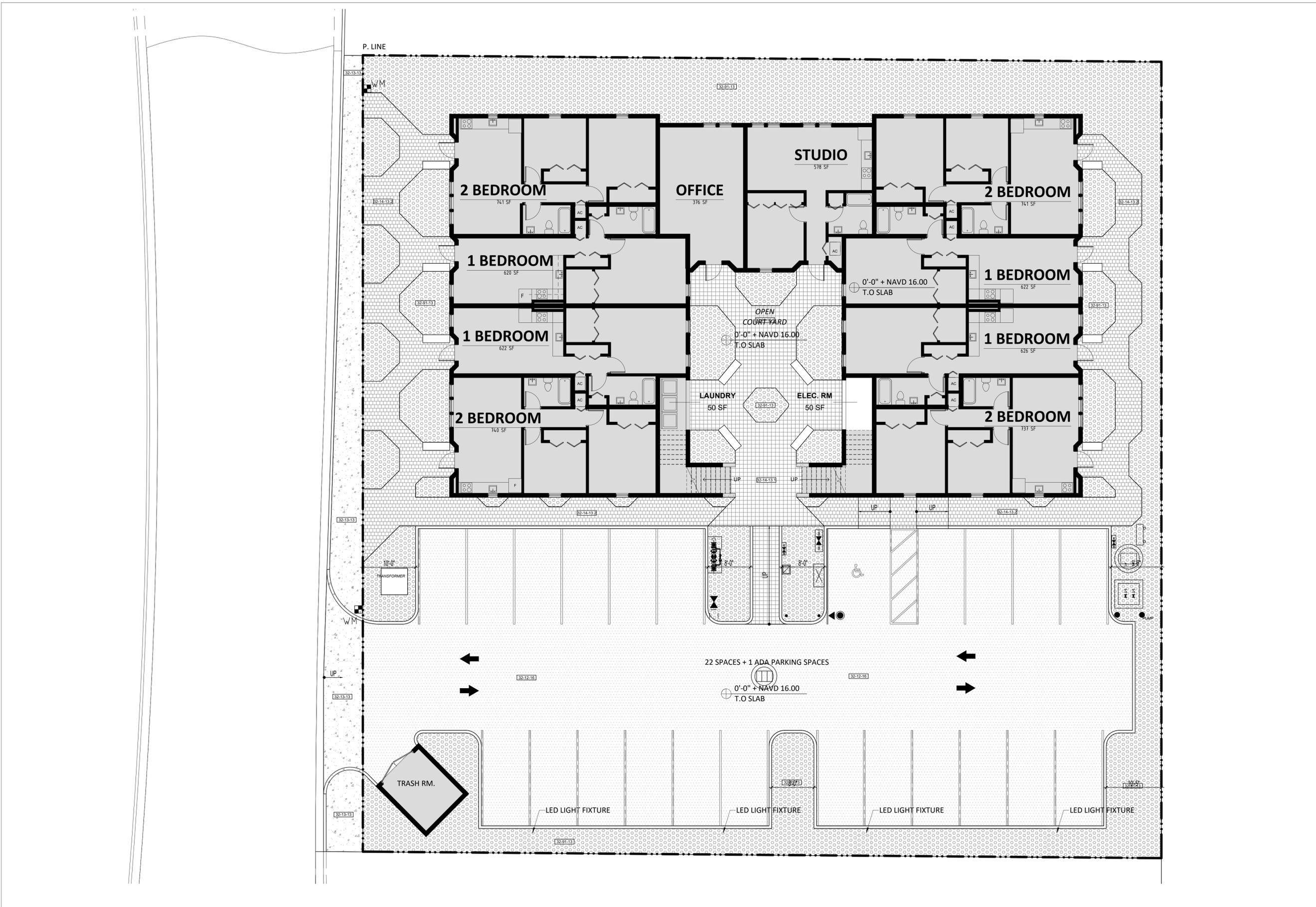
ISSUE #	DESCRIPTION	DATE
1	COMMENTS	09/30/2020



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L1-10





NOTE: REFER TO SHEET L6-10 FOR HARDSCAPE SCHEDULE

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



3322 BOUTWELL
3322 Boutwell Rd.
Lake Worth Beach Florida,
33461

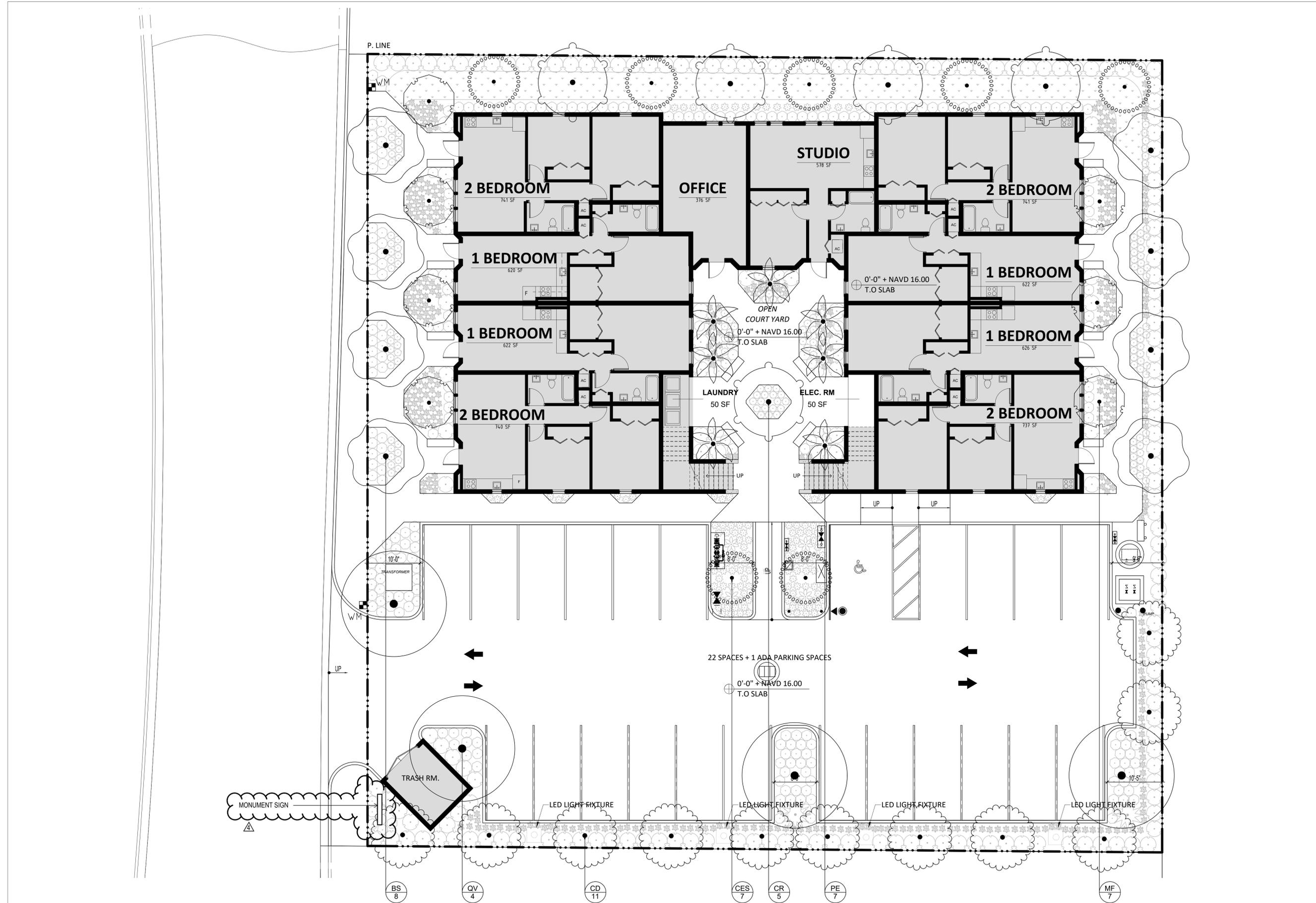
ISSUE #	DESCRIPTION	DATE
1	COMMENTS	09/30/2020



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L1-11

DRAWING NAME: HARDSCAPE PLAN
SCALE: 1/8" = 1'-0" DATE: 09/30/2020
PROJECT NUMBER: 1913



NOTE: REFER TO SHEET L6-10 FOR TREE SCHEDULE

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

3322 BOUTWELL
3322 Boutwell Rd.
Lake Worth Beach Florida,
33461

CONCEPT

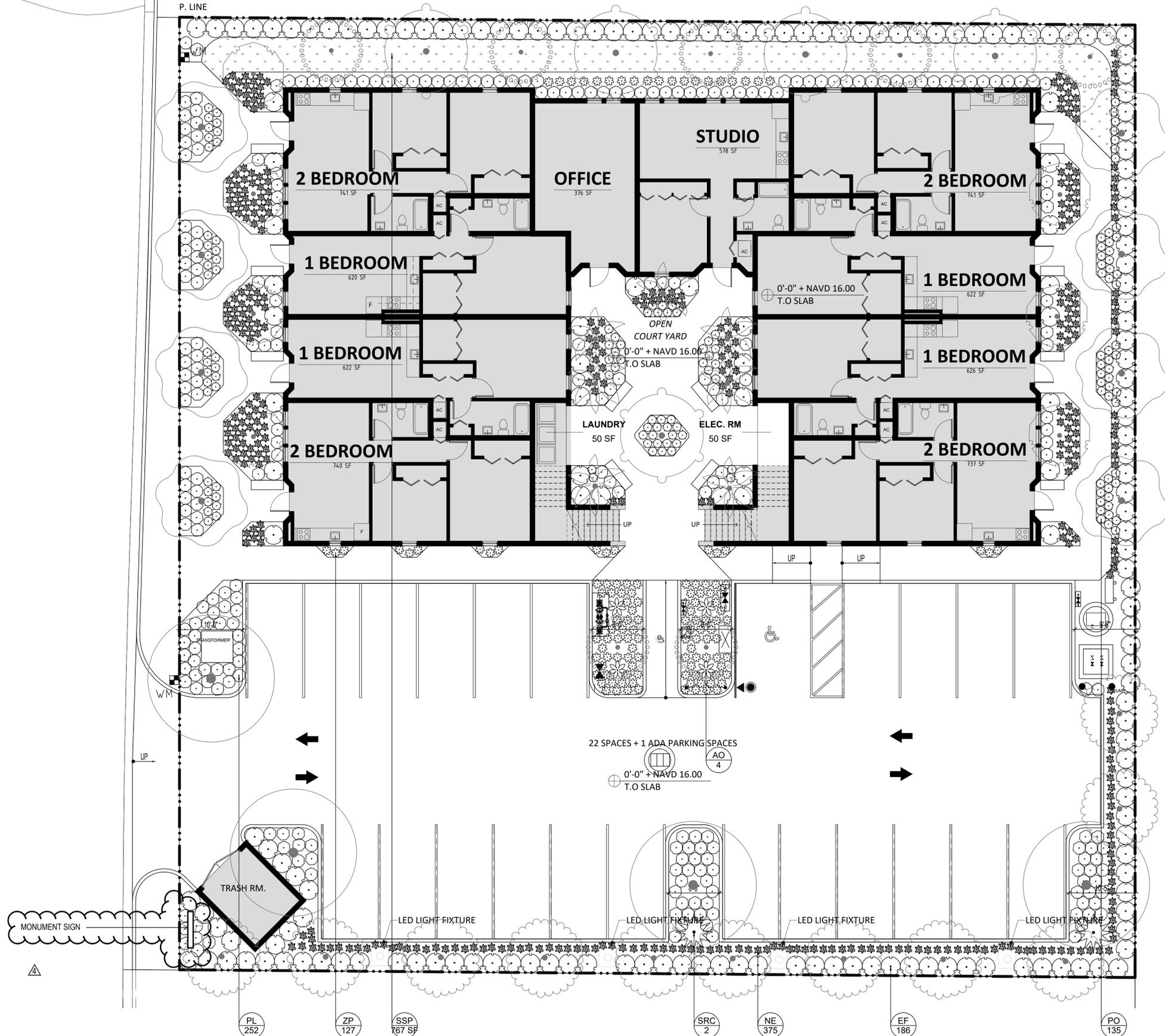
ISSUE #	DESCRIPTION	DATE
1	COMMENTS	09/30/2020
4	COMMISSION COMMENT	01/03/2022



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L1-12

DRAWING NAME: TREE PLAN
SCALE: 1/8" = 1'-0" DATE: 09/30/2020
PROJECT NUMBER: 1913



NOTE: REFER TO SHEET L6-10 FOR SHRUB & GROUND COVER SCHEDULE

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

3322 BOUTWELL
3322 Boutwell Rd.
Lake Worth Beach Florida,
33461

ISSUE #	DESCRIPTION	DATE
1	COMMENTS	09/30/2020
4	COMMISSION COMMENT	01/03/2022



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L1-13

DRAWING NAME: SHRUB PLAN
SCALE: 1/8" = 1'-0" DATE: 09/30/2020
PROJECT NUMBER: 1913

3322 BOUTWELL
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Lake Worth Beach Florida,
33461

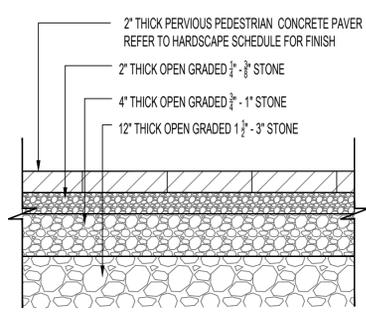
ISSUE #	DESCRIPTION	DATE
1	COMMENTS	09/30/2020

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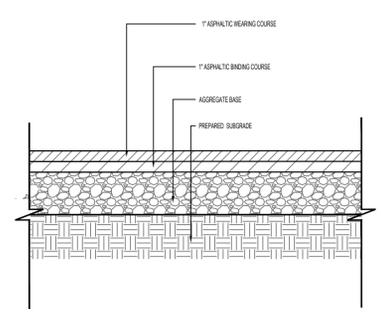


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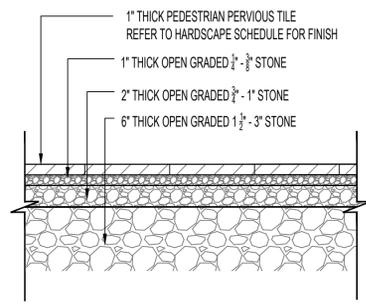
L5-11



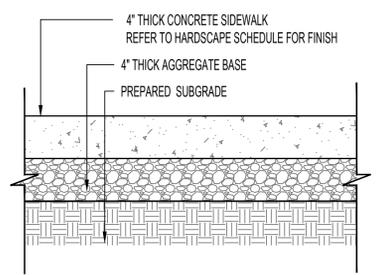
4 2" THICK PERVIOUS PEDESTRIAN CONCRETE PAVER
SCALE: 1-1/2"=1'-0"



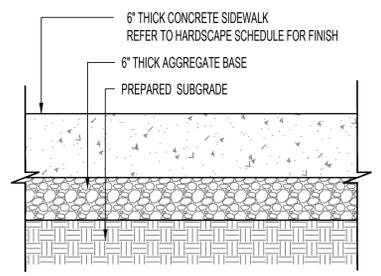
1 ASPHALT PAVING
SCALE: 1-1/2"=1'-0"



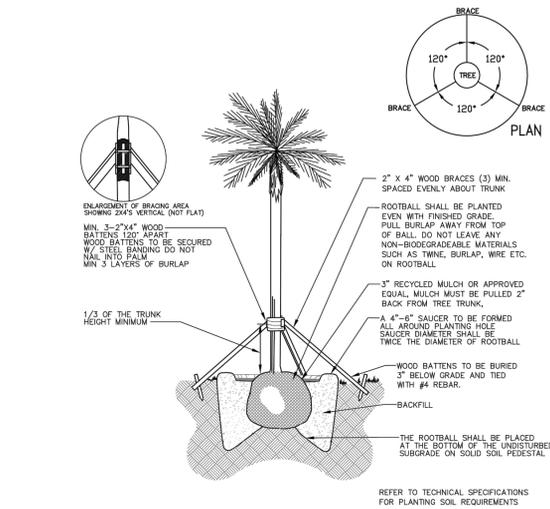
5 1" THICK PERVIOUS PEDESTRIAN TILE
SCALE: 1-1/2"=1'-0"



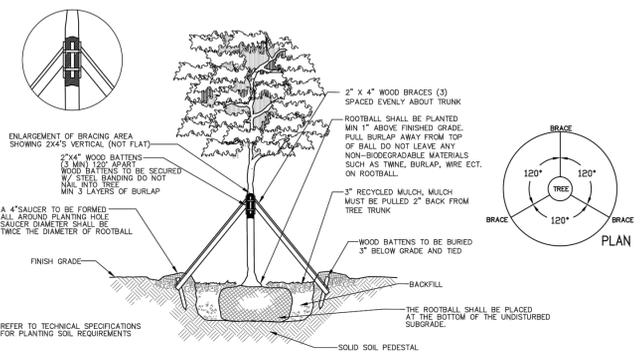
2 4" THICK CONCRETE SIDEWALK
SCALE: 1-1/2"=1'-0"



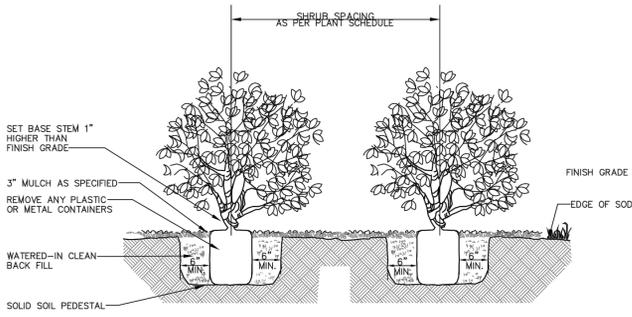
3 6" THICK CONCRETE SIDEWALK AT DRIVEWAYS
SCALE: 1-1/2"=1'-0"



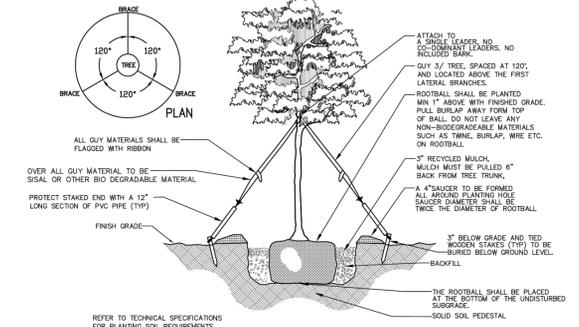
4 PALM PLANTING
SCALE: NTS



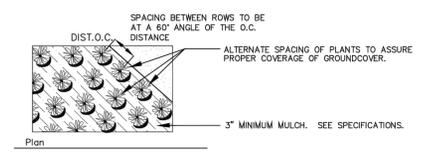
1 LARGE TREE PLANTING TRUNK > 4\"/>



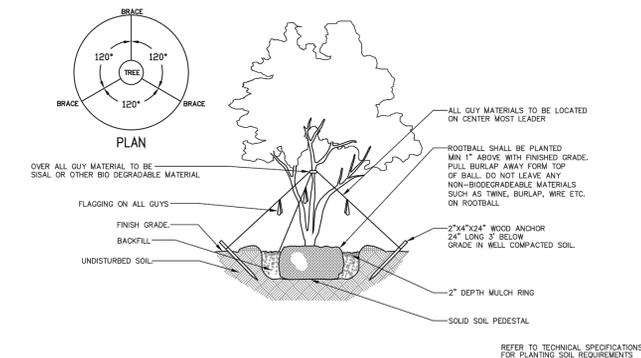
5 SHRUB PLANTING
SCALE: NTS



2 SMALL TREE PLANTING TRUNK < 4\"/>



6 GROUNDCOVER PLANTING
SCALE: NTS



3 MULTI-TRUNK TREE PLANTING
SCALE: NTS



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L6-00

TREE DISPOSITION SCHEDULE

CODE	SYMBOL	BOTANICAL NAME	COMMON NAME	DBH	NATIVE	DISPOSITION	CALC. DBH
20		Sabal palmetto	Cabbage Palm	18"	Yes	REMOVE	0"
25		-	Cactus	12"	-	REMOVE	12"
26		-	UNKNOWN	4"	-	REMOVE	4"
27		Cocos nucifera	Coconut Palm	12"	No	REMOVE	0"
28		Cocos nucifera	Coconut Palm	8"	No	REMOVE	0"
29		Cocos nucifera	Coconut Palm	8"	No	REMOVE	0"
30		Mangifera indica	Mango	14"	No	REMOVE	14"
31		Ficus spp.	Banyan	40"	-	REMOVE	40"
32		Ficus spp.	Banyan	40"	-	REMOVE	40"
33		Cocos nucifera	Coconut Palm	12"	No	REMOVE	0"
42		-	UNKNOWN	4"	-	REMOVE	4"
45		Sabal palmetto	Cabbage Palm	10"	Yes	REMOVE	0"
46		Mangifera indica	Mango	10"	No	REMOVE	10"
47		-	UNKNOWN	5"	-	REMOVE	5"
TOTAL REMOVED DBH							129"
TOTAL PALMS REMOVED							6

NOTE: REFER TO SHEET L1-00 FOR TREE DISPOSITION PLAN

TREE MITIGATION SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	DBH	CLEAR TRUNK	NATIVE	DROUGHT	TOTAL DBH
	BS	8	Bursera simaruba	Gumbo Limbo	20'	10'	6"	5'	Yes	Yes	48
	CD	11	Coccoloba diversifolia	Pigeon Plum	12'	6'	2"	3.5'	Yes	Yes	22
	CES	7	Conocarpus erectus var. sericeus	Silver Buttonwood	10'	5'	1.5"	3'	Yes	Yes	10.5
	CR	5	Clusia rosea	Pitch Apple	14'	7'	3"	4'	Yes	Yes	15
	MF	7	Myrcianthes fragrans	Simpsons Stopper	10'	5'	1.5"	3'	Yes	Yes	10.5
	QV	4	Quercus virginiana	Live Oak	20'	10'	6"	5'	Yes	Yes	24
PALMS	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	DBH	CLEAR TRUNK	NATIVE	DROUGHT	TOTAL DBH
	PE	7	Ptychosperma elegans	Alexander Palm - Double	12'	12'	4"	6' GW	No	Yes	-
TOTAL MITIGATION DBH											130"
TOTAL PALMS PROPOSED											7

NOTE: REFER TO SHEET L1-01 FOR TREE MITIGATION PLAN

TREE SCHEDULE										
TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	DBH	CLEAR TRUNK	NATIVE	DROUGHT
	BS	8	Bursera simaruba	Gumbo Limbo	20'	10'	6"	5'	Yes	Yes
	CD	11	Coccoloba diversifolia	Pigeon Plum	12'	6'	2"	3.5'	Yes	Yes
	CES	7	Conocarpus erectus var. sericeus	Silver Buttonwood	10'	5'	1.5"	3'	Yes	Yes
	CR	5	Clusia rosea	Pitch Apple	14'	7'	3"	4'	Yes	Yes
	MF	7	Myrcianthes fragrans	Simpsons Stopper	10'	5'	1.5"	3'	Yes	Yes
	QV	4	Quercus virginiana	Live Oak	20'	10'	6"	5'	Yes	Yes
PALMS	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	DBH	CLEAR TRUNK	NATIVE	DROUGHT
	PE	7	Ptychosperma elegans	Alexander Palm - Double	12'	12'	4"	6' GW	No	Yes

NOTE: REFER TO SHEET L1-12 FOR TREE PLAN

SHRUB & GROUNDCOVER SCHEDULE										
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	GAL	NATIVE	DROUGHT	
	AO	4	Alcantarea odorata	Silver Bromeliad	2.5'	3'	7G	No	Yes	
	EF	186	Eugenia foetida	Spanish Stopper	4'	2'	7G	Yes	Yes	
	PL	252	Psychotria ligustrifolia	Bahama Coffee	2'	2'	3G	Yes	Yes	
	SRC	2	Serenoa repens 'Cinerea'	Silver Saw Palmetto	2'	2'	7G	Yes	Yes	
	ZP	127	Zamia pumila	Coonite	1.5'	1.5'	3G	Yes	Yes	
GROUNDCOVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	GAL	NATIVE	DROUGHT	
	NE	375	Nephrolepis exaltata	Boston Fern	1'	1'	1G	Yes	Yes	
	PO	135	Peperomia obtusifolia	Baby Rubber Plant	1'	1'	1G	Yes	Yes	
SOD	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	GAL	NATIVE	DROUGHT	
	SSP	767 sf	Stenotaphrum secundatum 'Palmetto'	St. Augustine Palmetto	Flat			No	Yes	

NOTE: REFER TO SHEET L1-13 FOR SHRUB PLAN

HARDSCAPE SCHEDULE			
SYMBOL	CODE	32 EXTERIOR IMPROVEMENTS DESCRIPTION	QTY
	32-12-16	ITEM: Asphalt Paving APPLICATION: Site Driveways	7,025 sf
	32-13-13	ITEM: Concrete Paving APPLICATION: Right-of-Way Sidewalk FINISH: Broomed / Brushed	853 sf
	32-14-13.1	ITEM: Pedestrian Precast Pervious Concrete Unit Paving APPLICATION: Courtyard MANUFACTURER: Tremron PRODUCT: Pervious Paver SIZE: Olde Towne, 6"x4", 6"x6", 6"x9" COLOR: Sierra	913 sf
	32-14-13.2	ITEM: Pedestrian Precast Pervious Concrete Unit Paving APPLICATION: Walkways MANUFACTURER: Tremron PRODUCT: Pervious Paver SIZE: 4"x8" COLOR: Sand Dune	1,762 sf
	32-91-13	ITEM: Mulching APPLICATION: Planting beds TYPE: Mini-Pine Bark Nuggets	5,306 sf

NOTE: REFER TO SHEET L1-11 FOR HARDSCAPE PLAN



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3322 BOUTWELL

3322 BOUTWELL RD. LAKE WORTH, FL 33461

PAVING AND DRAINAGE PLANS

SECTION 20 T44S-R43E

GENERAL NOTES:

1. ELEVATIONS SHOWN ON THE DRAWINGS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
2. THE CONTRACTOR IS RESPONSIBLE FOR VISITING THE SITE AND FAMILIARIZING HIMSELF WITH THE EXISTING CONDITIONS PRIOR TO STARTING CONSTRUCTION.
3. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE NATURE, SIZE, AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION.
4. THE CONTRACTOR SHALL RESTORE ALL EXISTING PAVEMENT, UTILITIES, (ABOVE AND BELOW GROUND), AND SURFACE FEATURES DISTURBED DURING CONSTRUCTION TO A CONDITION EQUAL TO, OR BETTER THAN THE EXISTING IN ACCORDANCE WITH THE CITY OF LAKE WORTH PUBLIC WORKS DEPARTMENT STANDARDS AND SPECIFICATIONS.
5. ALL WORK, MATERIALS AND RESTORATION SHALL CONFORM TO THE CITY OF LAKE WORTH PUBLIC WORKS DEPARTMENT STANDARDS AND SPECIFICATIONS.
6. IT IS THE INTENT OF THESE PLANS TO COMPLY WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. DISCREPANCIES BETWEEN THESE PLANS AND APPLICABLE CODES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER.
7. IT IS THE OWNER'S AND/OR CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY CONSTRUCTION AND MAINTENANCE EASEMENTS THAT MAY BE REQUIRED FOR THIS PROJECT.
8. DIMENSIONS AS SHOWN ON THE PLANS ARE APPROXIMATE. FOR EXACT DIMENSIONS, SEE FINAL PLAT OR SITE PLAN AS PREPARED BY A REGISTERED LAND SURVEYOR. FIELD LAY-OUT OF THE WORK SHALL BE AS PER THE FINAL PLAT OR SITE PLAN AND SHALL BE PERFORMED BY A REGISTERED LAND SURVEYOR.
9. FRENCH DRAIN TO BE CONSTRUCTED WITH HDPE 18-INCH DIA. PERFORATED PIPE UNLESS OTHERWISE NOTED.
10. THE ENGINEER IS NOT RESPONSIBLE FOR COORDINATING THE WORK OF OTHER UTILITIES, SUB-CONSULTANTS OR TRADES. IT IS THE OWNER'S RESPONSIBILITY TO PROVIDE COORDINATION FOR, BUT NOT LIMITED TO, THE LOCATION OF WATER, SEWER, AND DRAINAGE UTILITIES, AS WELL AS THE SERVICES, WITH THE LOCATION OF DRIVEWAYS, RAMPS, LANDSCAPING, OTHER INFRASTRUCTURE IMPROVEMENTS AND OTHER SURFACE FEATURES.
11. CONTRACTORS TO SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO ORDERING STRUCTURES AND OTHER MATERIALS.
14. FEMA ELEVATION: ZONE "AE" 1' NAVD.
15. MIN. F.F. ELEVATION: SEE PLAN N.A.V.D.
16. CONTRACTOR TO BUILD-UP ASPHALT AROUND MANHOLES, VALVES, INLETS, AND ALL OTHER APPURTENANCES. AFTER FIRST LIFT PER FDOT STD INDEX 600
17. EXISTING TOPOGRAPHIC AND TREE LOCATION INFORMATION HAS BEEN OBTAINED FROM THE SKETCH OF TOPOGRAPHIC SURVEY PERFORMED BY MILLER LAND SURVEYING Date: 02/10/2020

UNDERGROUND CONTRACTORS:

- A. UNDERGROUND CONTRACTOR SHALL COMPLY WITH THE TRENCH SAFETY ACT, HB 3183, FLORIDA STATUTES, WHICH INCORPORATES, BUT IS NOT LIMITED TO, THE FOLLOWING:
 1. OSHA STANDARD 29 C.F.R. PART 1926, SUBPART P, EXCAVATION AND TRENCHES.
 2. CONTRACT BIDS FOR TRENCH EXCAVATIONS (IN EXCESS OF 5 FEET DEEP) SHALL INCLUDE REFERENCE TO THE SAFETY STANDARDS, WRITTEN ASSURANCE OF COMPLIANCE, AND A SEPARATE ITEM IDENTIFYING THE COST OF COMPLIANCE.
 3. ADHERE TO ANY SPECIAL SHORING REQUIREMENTS OF THE STATE OR OTHER POLITICAL SUBDIVISION.
- B. ENGINEER IS NOT RESPONSIBLE FOR THE SAFETY OF THE EXCAVATION OR DESIGN AND CONSTRUCTION OF ANY SHORING.

ENGINEER CERTIFICATION NOTE:

THIS PLAN WAS PREPARED UNDER MY DIRECTION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF COMPLIES WITH THE INTENT OF THE "MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS AND HIGHWAYS", AS ADOPTED BY THE STATE OF FLORIDA LEGISLATURE, CHAPTER 72-328.FS.

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- #### DEMOLITION NOTES:
1. CONTRACTOR TO INSPECT PROJECT AREA TO ASCERTAIN THE EXTENT OF DEMOLITION, REMOVAL AND SALVAGE WORK.
 2. CERTAIN AREAS ADJACENT TO DEMOLITION WORK AREAS WILL BE OCCUPIED AND THEIR ACTIVITIES CANNOT BE INTERRUPTED OR DISTURBED DURING NORMAL WORKING HOURS. CONSULT WITH OWNER'S REPRESENTATIVE AND SCHEDULE WORK ACCORDINGLY.
 3. COORDINATE WITH APPLICABLE UTILITY COMPANIES AND OWNER'S REPRESENTATIVE FOR UTILITY LINE REMOVAL, RELOCATION, CAPPING AND UTILITY SHUTDOWNS NECESSITATED BY DEMOLITION WORK.
 4. COMPLY WITH ALL PUBLIC AGENCIES RULES AND REGULATIONS HAVING JURISDICTION IN THE PROJECT REGARDING DEMOLITION, REMOVALS, RELOCATION, CAPPING, SHUTDOWNS, TRAFFIC MAINTENANCE AND BACKFILLING OF BURIED AND ABOVE GROUND UTILITIES, TANKS, AND STRUCTURES OF ANY KIND, INCLUDING TREES AND FENCES. OBTAIN ALL NECESSARY PERMITS AND PROCEDURE APPROVALS BEFORE PROCEEDING WITH THE WORK.
 5. EXISTING SIDEWALKS, CURBS, PAVING, FENCES, LIGHTING POLES, OR OTHER EXISTING WORK NOT SPECIFIED FOR REMOVAL WHICH IS TEMPORARILY REMOVED, DAMAGED, EXPOSED OR IN ANY WAY ALTERED OR DISTURBED SHALL BE REPAIRED, PATCHED OR REPLACED AT NO ADDITIONAL COST TO OWNER.
 6. ENVIRONMENTAL CONTROLS:
 - A. CONTROL AMOUNT OF DUST RESULTING FROM CONSTRUCTION TO PREVENT SPREAD OF DUST TO OCCUPIED PORTIONS OF BUILDINGS AND TO AVOID CREATION OF A NUISANCE IN SURROUNDING AREAS. USE OF WATER TO CONTROL DUST WILL NOT BE PERMITTED WHEN IT WILL RESULT IN, OR CREATE HAZARDOUS OR OBJECTIONABLE CONDITIONS SUCH AS FLOODING.
 - B. USE OF EXPLOSIVES WILL NOT BE PERMITTED.
 - C. DISPOSITION OF DEMOLISHED MATERIALS BY BURNING WILL NOT BE PERMITTED.
 2. CONDUCT DEMOLITION OPERATIONS IN A MANNER THAT TRAFFIC MAY BE MAINTAINED ALONG EXISTING STREETS, WALKS AND PARKING FACILITIES.
 3. TITLE TO MATERIALS AND EQUIPMENT TO BE REMOVED, EXCEPT SALVAGE EQUIPMENT TO BE RETAINED BY OWNER, IS VESTED IN THE CONTRACTOR UPON RECEIPT OF NOTICE TO PROCEED. OWNER WILL NOT BE RESPONSIBLE FOR THE CONDITION, LOSS OF, OR DAMAGE TO SUCH MATERIALS UPON RECEIPT BY THE CONTRACTOR OF THE NOTICE TO PROCEED.
 4. REMOVE EXCESS MATERIALS AND EQUIPMENT, NOT SPECIFIED TO BE SALVAGED, FROM THE SITE AND PREMISES UPON COMPLETION OF REMOVAL OPERATIONS.
 5. FILL HOLES AND OTHER HAZARDOUS OPENINGS CREATED BY DEMOLITION OR REMOVAL WORK.
 6. REMOVE MATERIALS AND RELATED DEBRIS FROM THE SITE IN A REGULAR BASIS. ACCUMULATION OF DEBRIS ON THE SITE WILL NOT BE PERMITTED. AT TERMINATION OF WORK LEAVE AREA READY FOR CONSTRUCTION OF THE PROJECT.
 7. BEFORE PROCEEDING WITH REMOVAL WORK CHECK WITH OWNER'S REPRESENTATIVE IF ANY ITEMS INDICATED TO BE REMOVED IS TO BE SALVAGED. CAREFULLY REMOVE THESE ITEMS AND TRANSFER TO STORAGE AREAS AS DIRECTED BY OWNER'S REPRESENTATIVE.

SITE NOTES:

1. ALL WORK IN THE RIGHT-OF WAY SHALL COMPLY WITH THE CITY OF LAKE WORTH DEPARTMENT OF PUBLIC WORKS STANDARDS AND SPECIFICATIONS
2. CONTRACTOR SHALL UNDERSTAND THAT THE WORK TO BE PERFORMED IS INCLUSIVE WHETHER STATED IN THE PLANS OR NOT. WORK INCLUDES BUT IS NOT LIMITED TO THE FOLLOWING:
 - A. DEMOLITION AND REMOVALS.
 - B. CLEARING AND GRUBBING.
 - C. DEWATERING (INCLUDING ALL PERMITTING).
 - D. EROSION CONTROL BARRIERS.
 - E. TEMPORARY FENCING.
 - F. EARTHWORK (INCLUDING ALL NECESSARY DENSITY TESTS).
 - G. DRAINAGE.
 - H. MAINTENANCE OF TRAFFIC.
 - I. OTHER WORK AS DIRECTED BY OWNER'S REPRESENTATIVE OR ENGINEER OF RECORD.
3. THE CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROLS PRIOR TO OR DURING CONSTRUCTION TO PREVENT VIOLATIONS OF STATE WATER QUALITY STANDARDS FOR OFF-SITE DISCHARGES. THESE BARRIERS SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETED.
4. FILL SOILS WHICH ARE PLACED TO RAISE SITE GRADES SHALL CONSIST OF INORGANIC SAND WITH LESS THAN 10% PASSING THE NUMBER 200 SIEVE OR CRUSHED LIMESTONE. FILL SOILS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DRY DENSITY. FIELD DENSITY TEST SHALL BE TAKEN ON EACH LIFT OF FILL. ON TEST PER 2,500 SQUARE FEET. FILL SOILS SHALL BE PLACED ON A PROOF ROLLED SUBGRADE. THIS WORK SHALL BE AS DIRECTED BY THE PROJECT GEOTECHNICAL / SOILS ENGINEER.
5. FILL FOR LANDSCAPING, COMMON AREAS OR OTHER AREAS THAT DO NOT REQUIRE STRUCTURAL FILL SHALL MEET THE REQUIREMENTS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, SECTION 162.
6. SEQUENCE OF CONSTRUCTION SHALL BE SUCH THAT ALL UNDERGROUND UTILITIES SHALL BE INSTALLED, TESTED, INSPECTED AND APPROVED PRIOR TO ROAD CONSTRUCTION.



PROPERTY
SUBJECT

LOCATION MAP
N.T.S.

DRAWINGS INDEX

SHEET No.	SHEET DESCRIPTION
C-001	COVER SHEET
C-101	PAVING, GRADING & DRAINAGE PLAN
C-102	EROSION AND SEDIMENT CONTROL PLAN
C-103	STRIPING AND SIGNAGE PLAN
C-301	EROSION CONTROL NOTES & DETAILS
C-302	STANDARD DETAILS
C-303	STANDARD DETAILS

SPECIFIC NOTE:

ADEQUATE DRAINAGE SHALL BE PROVIDED AND SURFACE RUN-OFF WATER SHALL BE DIVERTED TO STORM CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION (SEE PLANS) IN ACCORDANCE WITH FLORIDA BUILDING CODE AND LAKE WORTH BEACH CODE ORDINANCES. ALL SITE DRAINAGE IS DESIGNED AND SHALL BE CONSTRUCTED IN SUCH MANNER THAT RUN-OFF RATES, VOLUME AND POLLUTANT LOADS NO EXCEEDING PREDEVELOPMENT CONDITIONS AND PREVENTING FLOODING OF ADJACENT PROPERTIES AND PUBLIC RIGHT OF WAY.

LEGEND.

<p>EXIST. GRADE EL. </p> <p>PROP. GRADE EL. BY OTHERS </p> <p>PROP. GRADE EL. </p> <p>PROP. TOP AND BOTTOM OF CURB GRADE EL. </p>	<p>EXIST. ASPHALT PAVEMENT. </p> <p>PROP. ASPHALT PAVEMENT. </p> <p>PROP. INLET W/ FRENCH DRAIN & STORM SEWER MH. </p> <p>PAVEMENT RESTORATION </p> <p>PAVING BRICK FOR HEAVY VEHICULAR TRAFFIC </p>
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CONTACT PERSON INFORMATION

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 TELEPHONE NUMBER: 561-891-5124
 E-MAIL ADDRESS: ar.tyg.75704@gmail.com

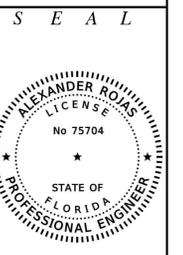
No.	DESCRIPTION	BY APP.	
		GR	FI
1	LAKE WORTH BEACH COMMENTS 09/02/20		
2	LAKE WORTH BEACH COMMENTS 11/24/20		
3	LAKE WORTH BEACH COMMENTS 04/09/21		

RECORD OF REVISION

3322 BOUTWELL

3322 BOUTWELL RD. LAKE WORTH, FL 33461

COVER SHEET



ALEXANDER ROJAS, PE REGISTERED ENGINEER NO. 75704 STATE OF FLORIDA
SCALE: AS SHOWN
DESIGNED: F. I.
DRAWN: G. R.
CHECKED: A. R.
DATE: 02/14/20
PROJECT NO:
20-001
SHEET:
C-001

BY	APP.	DESCRIPTION
GR	FI	LAKE WORTH BEACH COMMENTS 09/22/20
GR	FI	LAKE WORTH BEACH COMMENTS 11/24/20
GR	FI	LAKE WORTH BEACH COMMENTS 04/09/21

RECORD OF REVISION

3322 BOUTWELL
3322 BOUTWELL RD. LAKE WORTH, FL 33461
PAVING, GRADING & DRAINAGE PLAN

S E A L



ALEXANDER ROJAS, PE
REGISTERED ENGINEER NO. 75704
STATE OF FLORIDA

SCALE: 1" = 10'

DESIGNED: F. I.

DRAWN: G. R.

CHECKED: A. R.

DATE: 02/14/20

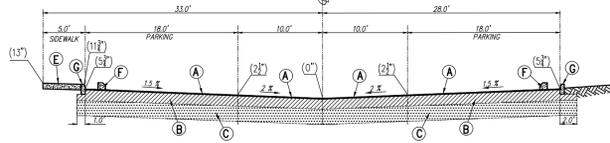
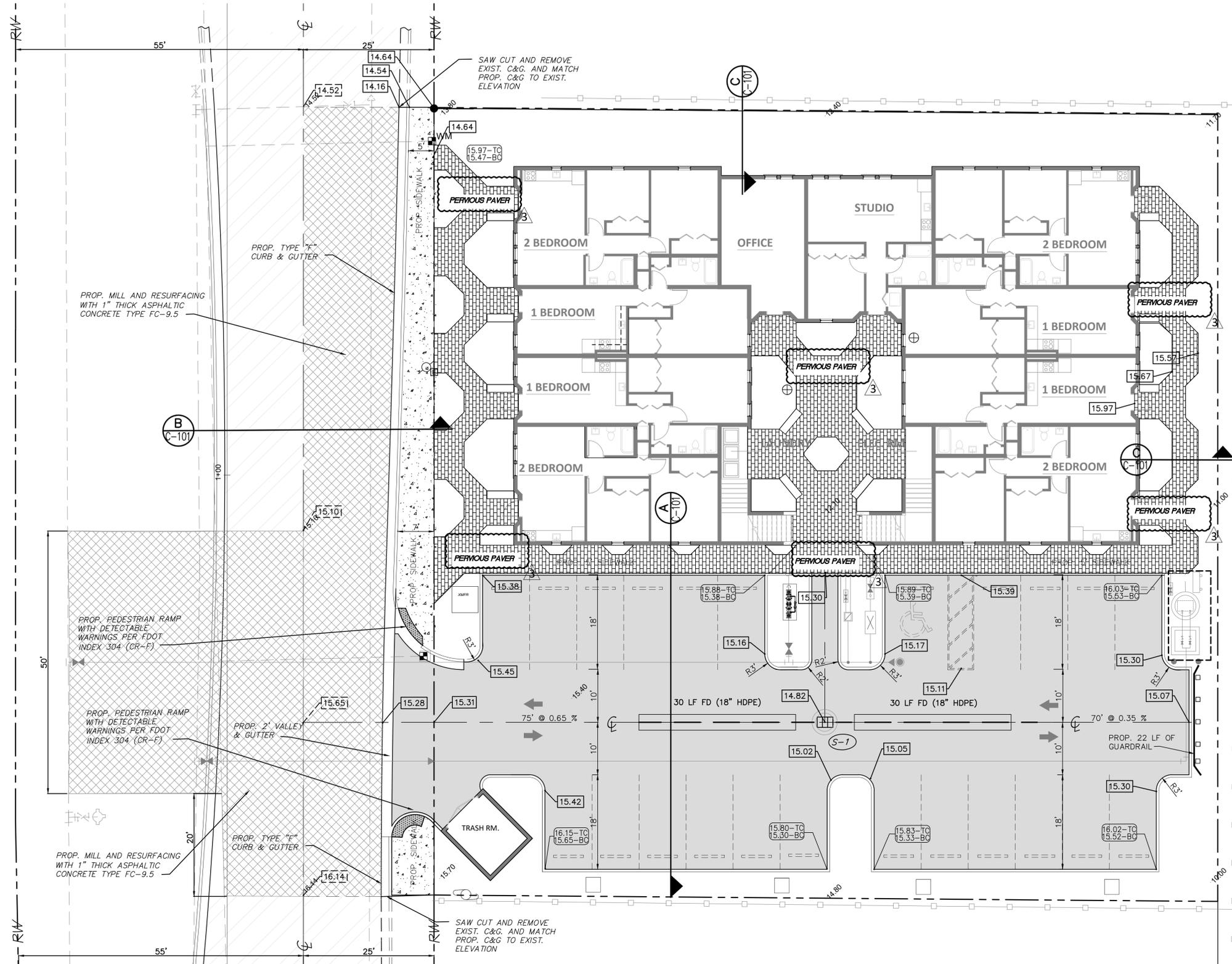
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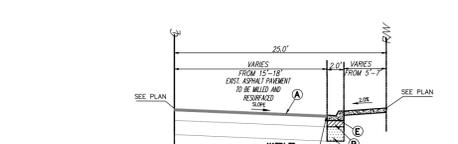
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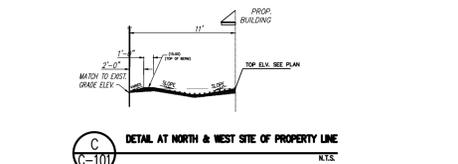
2 OF 7



- (A) ASPHALTIC CONCRETE SURFACE COURSE 1 1/2" THICK ((2) 3/4" LIFT (SP-9.5))
- (B) 8" BASE COURSE (LBR 100), PRIMED ENTIRE WIDTH, COMPACTED TO 98% MAX. DENSITY PER AASHTO T-180
- (C) 12" STABILIZED SUBGRADE (LBR 40) COMPACTED TO 95% MAX. DENSITY PER FM 5-515
- (D) SOLID SOD
- (E) PROP. CONC. SIDEWALK
- (F) CONCRETE WHEEL STOP
- (G) PROP. TYPE "D" CURB



- (A) EXIST. ASPHALT PAVEMENT TO BE MILLED AND RESURFACED
- (B) 8" BASE COURSE (LBR 100), PRIMED ENTIRE WIDTH, COMPACTED TO 98% MAX. DENSITY PER AASHTO T-180
- (C) 12" STABILIZED SUBGRADE (LBR 40) COMPACTED TO 95% MAX. DENSITY PER FM 5-515
- (D) PROP. CONC. SIDEWALK
- (E) PROP. CURB & GUTTER (TYPE "F")



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STRUCTURE NUMBER	GRATE OR RM	SOLID PIPE		FRENCH DRAIN		FLOOR ELV.	GREASE BAFFLE	FRAME TYPE	FRENCH PIPE DIA. (INCH)	STRUCT. SIZE INSIDE DIM. (TYPE)	LENGTH OF FRENCH DRAIN (LF)
		ELV.	DIRECTION	ELV.	DIRECTION						
S-1	14.82			11.32	E/W	7.82		4700-6223	18"	TYPE "A" (R48")	60
TOTAL											60

PAVING, GRADING + DRAINAGE PLAN
SCALE: 1" = 10'



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BY	APP	DESCRIPTION
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GR	FI	LAKE WORTH BEACH COMMENTS 11/24/20
GR	FI	LAKE WORTH BEACH COMMENTS 04/09/21

RECORD OF REVISION

3322 BOUTWELL
3322 BOUTWELL RD. LAKE WORTH, FL 33461
EROSION AND SEDIMENT CONTROL PLAN

S E A L



ALEXANDER ROJAS, PE
REGISTERED ENGINEER NO. 75704
STATE OF FLORIDA

SCALE: 1" = 10'

DESIGNED: F. I.

DRAWN: G. R.

CHECKED: A. R.

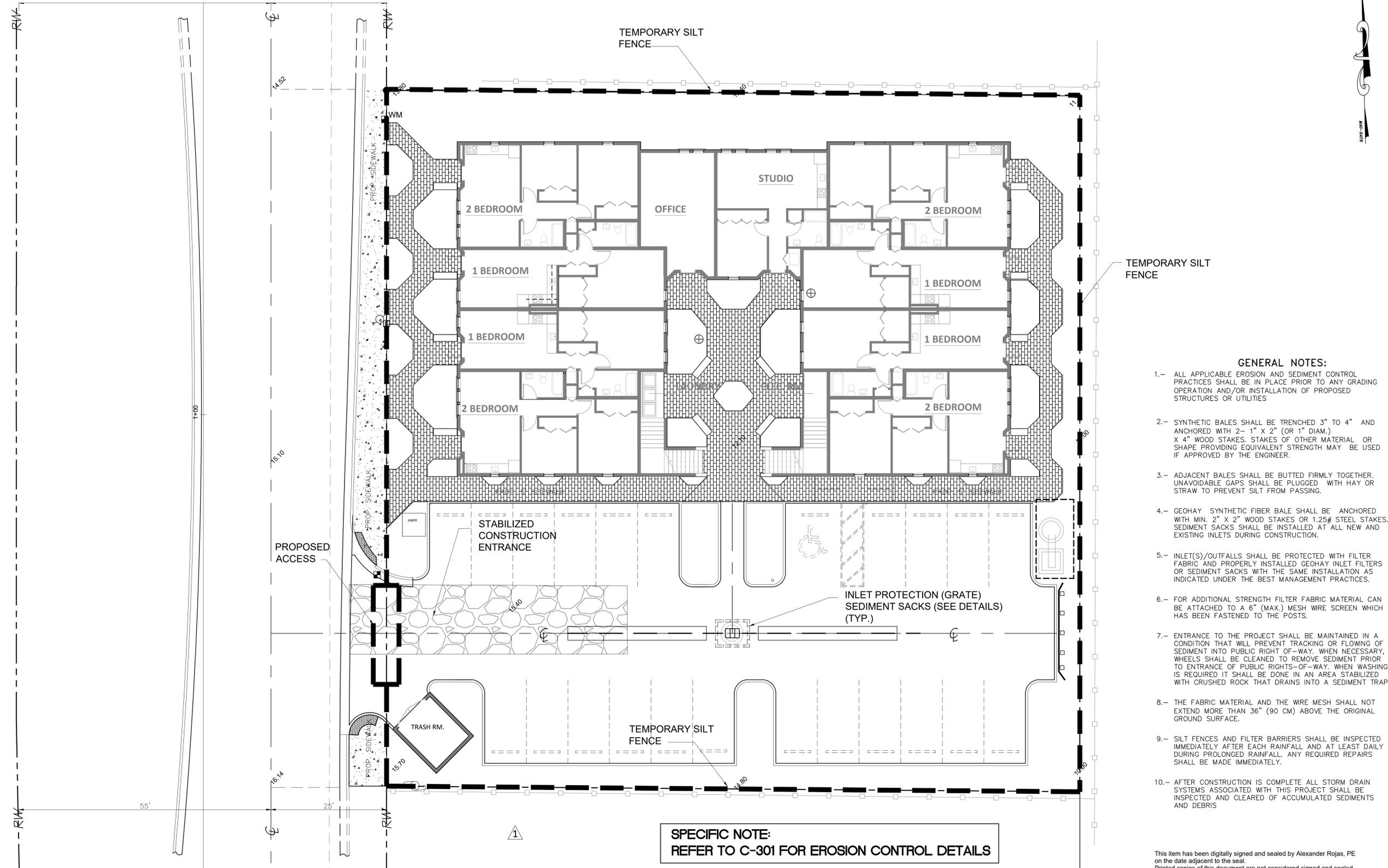
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PROJECT NO:

20-001

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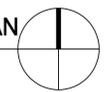
C-102



SPECIFIC NOTE:
REFER TO C-301 FOR EROSION CONTROL DETAILS

- GENERAL NOTES:**
- 1.- ALL APPLICABLE EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN PLACE PRIOR TO ANY GRADING OPERATION AND/OR INSTALLATION OF PROPOSED STRUCTURES OR UTILITIES
 - 2.- SYNTHETIC BALES SHALL BE TRENCHED 3" TO 4" AND ANCHORED WITH 2- 1" X 2" (OR 1" DIAM.) X 4" WOOD STAKES. STAKES OF OTHER MATERIAL OR SHAPE PROVIDING EQUIVALENT STRENGTH MAY BE USED IF APPROVED BY THE ENGINEER.
 - 3.- ADJACENT BALES SHALL BE BUTTED FIRMLY TOGETHER. UNAVOIDABLE GAPS SHALL BE PLUGGED WITH HAY OR STRAW TO PREVENT SILT FROM PASSING.
 - 4.- GEOHAY SYNTHETIC FIBER BALE SHALL BE ANCHORED WITH MIN. 2" X 2" WOOD STAKES OR 1.25# STEEL STAKES. SEDIMENT SACKS SHALL BE INSTALLED AT ALL NEW AND EXISTING INLETS DURING CONSTRUCTION.
 - 5.- INLET(S)/OUTFALLS SHALL BE PROTECTED WITH FILTER FABRIC AND PROPERLY INSTALLED GEOHAY INLET FILTERS OR SEDIMENT SACKS WITH THE SAME INSTALLATION AS INDICATED UNDER THE BEST MANAGEMENT PRACTICES.
 - 6.- FOR ADDITIONAL STRENGTH FILTER FABRIC MATERIAL CAN BE ATTACHED TO A 6" (MAX.) MESH WIRE SCREEN WHICH HAS BEEN FASTENED TO THE POSTS.
 - 7.- ENTRANCE TO THE PROJECT SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT INTO PUBLIC RIGHT OF-WAY. WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE OF PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED IT SHALL BE DONE IN AN AREA STABILIZED WITH CRUSHED ROCK THAT DRAINS INTO A SEDIMENT TRAP
 - 8.- THE FABRIC MATERIAL AND THE WIRE MESH SHALL NOT EXTEND MORE THAN 36" (90 CM) ABOVE THE ORIGINAL GROUND SURFACE.
 - 9.- SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
 - 10.- AFTER CONSTRUCTION IS COMPLETE ALL STORM DRAIN SYSTEMS ASSOCIATED WITH THIS PROJECT SHALL BE INSPECTED AND CLEARED OF ACCUMULATED SEDIMENTS AND DEBRIS

EROSION AND SEDIMENT CONTROL PLAN
SCALE: 1" = 10'





Consulting
Engineering LLC
C.A. #32294

3921 NEW VALENCIA,
GREENACRES, FL 33467
(561) 891-5124

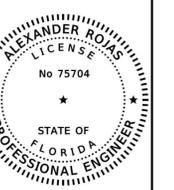
EMAIL: ar.tyg.75704@gmail.com

BY	APP.	DESCRIPTION
GR	FI	LAKE WORTH BEACH COMMENTS 09/22/20
GR	FI	LAKE WORTH BEACH COMMENTS 11/24/20
GR	FI	LAKE WORTH BEACH COMMENTS 04/09/21

RECORD OF REVISION

3322 BOUTWELL
3322 BOUTWELL RD. LAKE WORTH, FL 33461
STRIPING AND SIGNAGE PLAN

S E A L



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ALEXANDER ROJAS, PE
REGISTERED ENGINEER NO. 75704
STATE OF FLORIDA

SCALE: 1" = 10'

DESIGNED: F. I.

DRAWN: G. R.

CHECKED: A. R.

DATE: 02/14/20

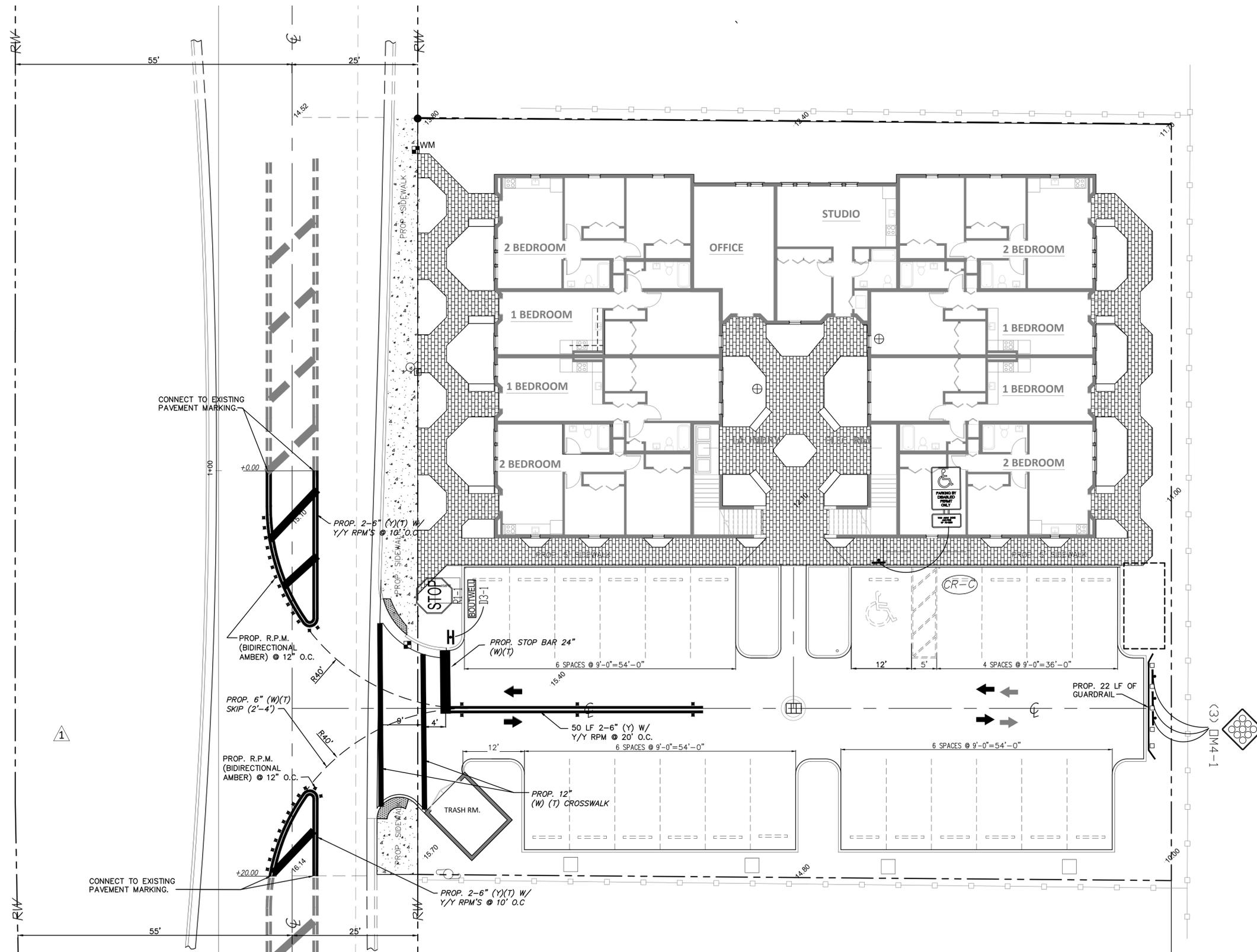
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STRIPING AND SIGNAGE PLAN

SCALE: 1" = 10'



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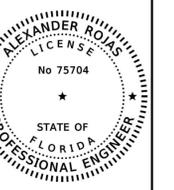
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No.	DESCRIPTION
1	LAKE WORTH BEACH COMMENTS 09/23/20
2	LAKE WORTH BEACH COMMENTS 11/24/20
3	LAKE WORTH BEACH COMMENTS 04/09/21

3322 BOUTWELL
 3322 BOUTWELL RD. LAKE WORTH, FL 33461
 STANDARD DETAILS

S E A L



ALEXANDER ROJAS, PE
REGISTERED ENGINEER NO. 75704
STATE OF FLORIDA

SCALE: AS SHOWN

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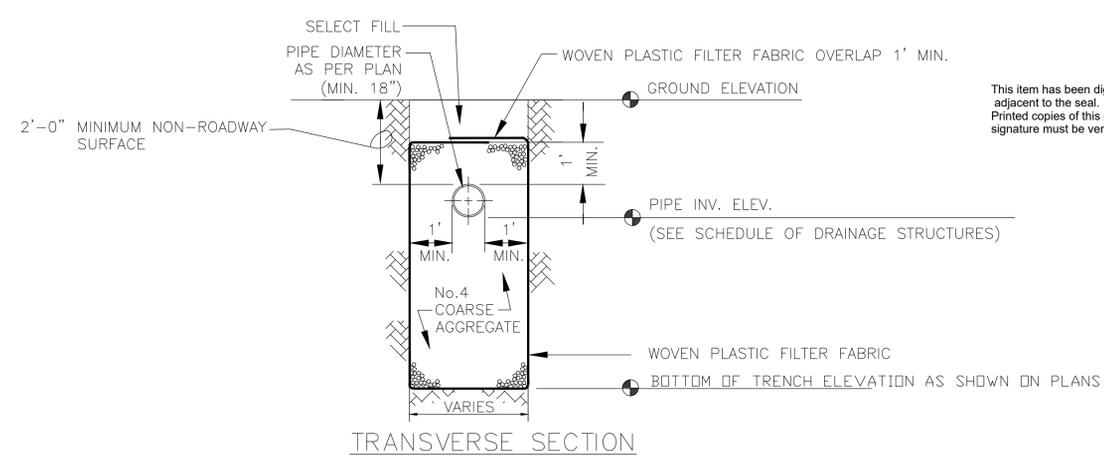
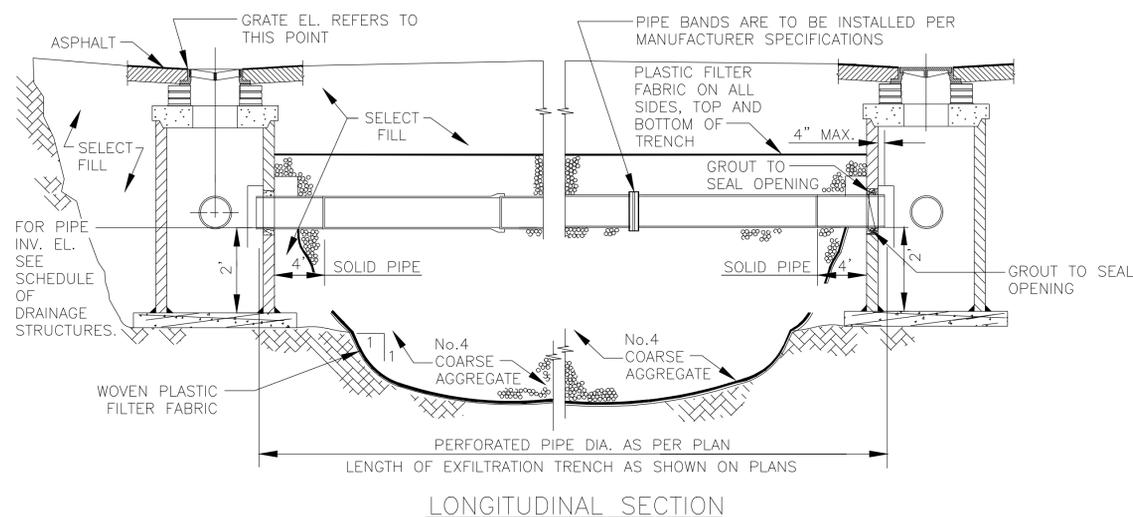
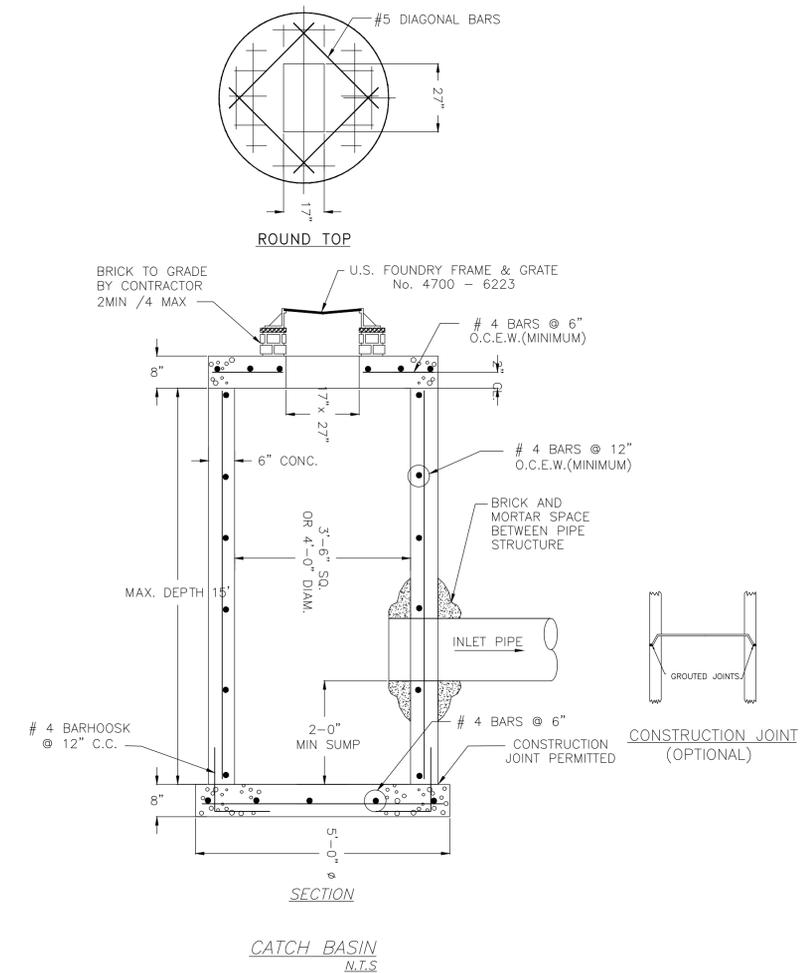
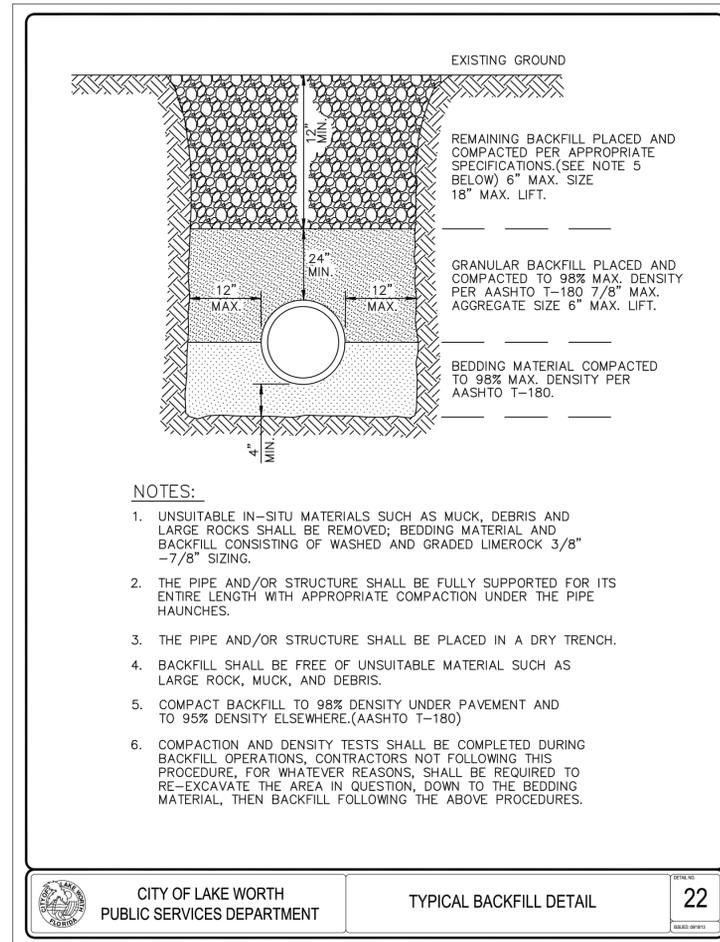
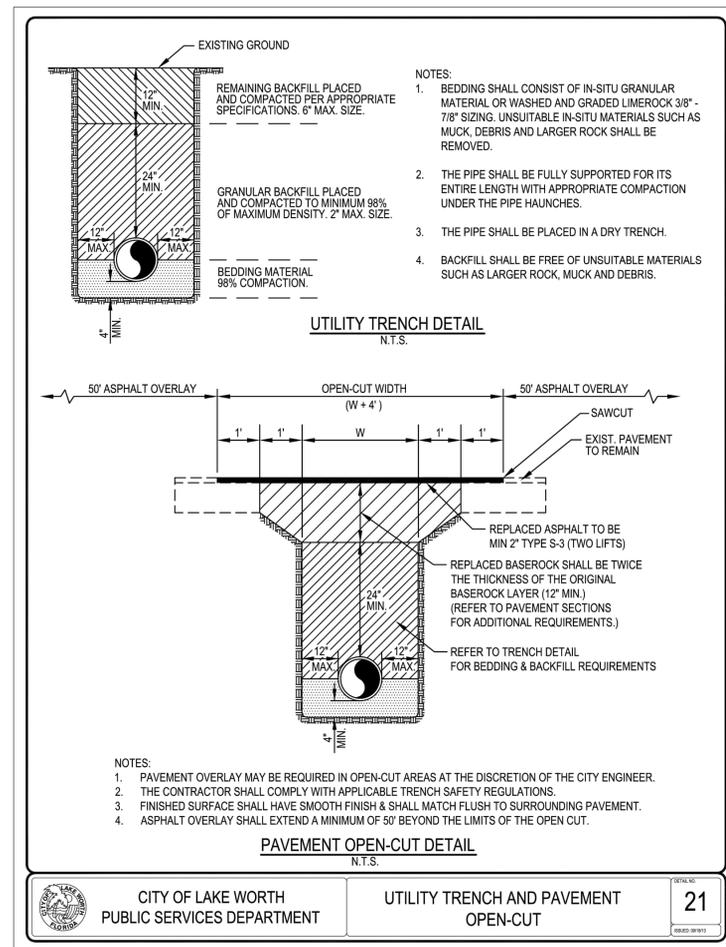
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SHEET:

C-302

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- NOTES:**
- AFTER THE COARSE AGGREGATE HAS BEEN PLACED TO THE PROPER ELEVATION IT SHALL BE CAREFULLY WASHED DOWN WITH CLEAN WATER, OR TAMPED, TO ALLOW FOR INITIAL SETTLEMENT THAT MAY OCCUR. IF SETTLEMENT DOES TAKE PLACE, ADDITIONAL No.4 COARSE AGGREGATE SHALL BE ADDED TO RESTORE THE PROPER ELEVATION SO THAT THE EXFILTRATION TRENCH IS COMPLETED IN ACCORDANCE WITH THE DETAILS.
 - EXCAVATION, SIDE SLOPE SHORING, ETC. SHALL CONFORM TO D.S.H.A. STANDARDS

TYPE D

HEADER CURB

NOTES:

1. ULTIMATE STRENGTH OF CONCRETE FOR CURBS SHALL BE 3,000 P.S.I. @ 28 DAYS.
2. 1/8" - 1/4" CONTRACTION JOINTS IN CURBS SHALL BE 3 1/2" MIN. DEPTH (AS MEASURED FROM TOP OF ADJACENT PAVEMENT) AND AT 10-FOOT CENTERS. NO SECTION SHALL BE LESS THAN 4 FEET.
3. WHEN PAVEMENT IS CONCRETE, PROVIDE A 1/2" EXPANSION JOINT WITH PRE-FORMED JOINT FILLER & JOINT SEAL BETWEEN CURB AND CONCRETE PAVEMENT. (1-1/2" TAPER ON CURB FACE NOT REQUIRED AT CONCRETE PAVEMENT.)
4. ENDS OF ALL CURBING SHALL TRANSITION FROM FULL HEIGHT TO FLUSH IN 3 FEET.
5. THE MINIMUM CONSTRUCTED FLOW-LINE GRADIENT FOR STREET DRAINAGE UTILIZING CURB & GUTTER OR VALLEY GUTTER SHALL BE 0.20%.
6. REFER TO FDOT INDEX 300 FOR ADDITIONAL INFORMATION.

CITY OF LAKE WORTH PUBLIC SERVICES DEPARTMENT **CONCRETE CURB** **06**

CONCRETE WALK CONSTRUCTION

TABLE OF SIDEWALK THICKNESS - "T"

RESIDENTIAL AREAS WITHIN 10' OF CROSS-STREETS, DRIVEWAYS & OTHER AREAS	4"
STANDARD WIDTH	5'

TABLE OF SIDEWALK WIDTHS - "W"

STANDARD WIDTH	5'
OTHER AREAS AS SPECIFIED BY THE CITY ENGINEER.	

NOTE:

1. ALL SIDEWALKS SHALL BE CONSTRUCTED THROUGH DRIVEWAYS.
2. ALL SIDEWALKS SHALL INCLUDE ADA COMPLIANT RAMPS @ INTERSECTIONS.
3. CONCRETE SHALL BE BROOM FINISHED WITH EVEN DUSTLESS SURFACE.

CITY OF LAKE WORTH PUBLIC SERVICES DEPARTMENT **CONCRETE WALK** **07**

PERVIOUS PAVER SECTION DETAIL

NOTE:

CONTRACTOR TO FIELD VERIFY EXACT LOCATION, SIZE AND DEPTH OF ALL EXISTING UTILITIES AT THE OF CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE CITY ENGINEER.

CITY OF LAKE WORTH PUBLIC SERVICES DEPARTMENT **PERVIOUS PAVER SECTION DETAIL** **18**

PAVEMENT RESTORATION DETAIL

CONCRETE SIDEWALK RESTORATION DETAIL

N.T.S.

CITY OF LAKE WORTH PUBLIC SERVICES DEPARTMENT **PAVEMENT AND SIDEWALK RESTORATION** **19**

STANDARD CROSSWALK

SCHOOL CROSSWALK

STANDARD CROSSWALK STRIPING TO BE INSTALLED IN THE FOLLOWING LOCATIONS:

- ALONG COLLECTORS OR ARTERIALS
- BIKE PATH CROSSINGS
- CROSS WALKS WITH HIGH EXPECTED PEDESTRIAN VOLUME
- SCHOOL ACCESS ROUTES

SIGNING REQUIRED AS PER FDOT STANDARDS

SCHOOL CROSSWALK STRIPING TO BE USED ONLY AT DESIGNATED SUPERVISED SCHOOL CROSSING

SIGNS AND ADVANCED PAVEMENT MESSAGES TO BE DESIGNED AND INSTALLED PER FDOT STANDARDS.

CITY OF LAKE WORTH PUBLIC SERVICES DEPARTMENT **CROSSWALK STRIPING** **12**

STOP SIGN AND STOP BAR

NOTES:

1. STOP SIGN PLACEMENT SHALL BE AT RADIUS, WHEN POSSIBLE (8" MINIMUM / 30" MAXIMUM FROM THROUGHFARE).
2. AT CURBED LOCATIONS, SIGN SHALL BE 2' FROM EDGE OF SIGN TO FACE OF CURB. AT UNCURBED LOCATIONS, SIGN SHALL BE 6" TO 12" FROM EDGE OF PAVEMENT. WHERE SIDEWALK ABUTS CURB, SIGN SHALL BE PLACED IN SIDEWALK AS SHOWN.
3. STOP BAR AND STOP SIGN SHALL BE PLACED ADJACENT TO EACH OTHER, WHEN POSSIBLE. WHEN A CROSSWALK IS PRESENT, THE STOP BAR SHALL BE PLACED 4' CLEAR FROM CROSSWALK STRIPING.
4. FLAT BLADE: ALCOA #86054.6063-T6 ALLOY, ETCHED, DECREASED, AND DEBURRED WITH NO.1200 ALDOLINE FINISH WITH #3877 GREEN HIGH INTENSITY BACKGROUND AND EQUAL DIMENSIONS - 9" & 12" MIN. H. 24", 30" OR 36" L.
5. LETTERS: NAME - 6" & 9" SERIES "B" # 3870 HIGH INTENSITY (SILVER) OR EQUAL - SUFFIX - 4.5" SERIES AS ABOVE.
6. 9" BLADES WITH 6" LETTERS FOR TWO LANE ROADS WITH A SPEED LIMIT UNDER 45 MPH.
7. 12" BLADES WITH 9" LETTERS:
 - THROUGHFARE ROADS FOUR LANES OR WIDER.
 - TWO LANE ROADS WITH A POSTED SPEED LIMIT OF 45 MPH OR MORE.
 - ONLY ONE BLADE WILL BE USED INDICATING THE SIDE STREET NAME.

CITY OF LAKE WORTH PUBLIC SERVICES DEPARTMENT **STOP SIGN AND STOP BAR** **09**

STREET SIGN DETAIL RT 2.1a

GENERAL SPECIFICATIONS:

- * BLADE: ALCOA NO.86054.6063-T6 ALLOY, ETCHED, DECREASED, AND DEBURRED WITH NO.1200 ALDOLINE FINISH WITH HIGH INTENSITY GREEN BACKGROUND DIMENSIONS: 6" OR 9" IN HEIGHT, AND 24", 30", OR 36" IN LENGTH
- * LETTERS: NAME 4" SERIES "B" HIGH INTENSITY (SILVER) SUFFIX 2" SERIES "B" HIGH INTENSITY (SILVER) ALL LETTERS FOR SIGNS ALONG COLLECTOR OR ARTERIAL ROADWAYS SHALL BE 7" SERIES "B" WITH 4" SERIES "B" SUFFIX ON 9" HIGH BLADES.
- * POST: STEEL FLANGED GALVANIZED CHANNEL PER A.S.T.M. A123 WITHOUT ANCHOR PLATES.
- * BRACKETS: DIE CAST HIGH STRENGTH ALUMINUM ALLOY, MIN. TENSILE STRENGTH 45,000 P.S.I., DECREASED, TUMBLED, AND POLISHED SIDES OF ALL SLOTS SHALL BE SOLID METAL WITH TWO HOLES PER SLOT (SAME SIDE) DRILLED TO 7/32" AND TAPPED TO 1/4" TO RECEIVE STAINLESS STEEL ALLENHEAD SET SCREWS. SKIRT OF POST CAP BRACKET TO BE DRILLED AND TAPPED FOR 3 SCREWS OF WHICH NO TWO IS TO BE LESS THAN 90° OR MORE THAN 135° APART. (METRO HUSKEY NO.6 OR EQUAL.)

CITY OF LAKE WORTH PUBLIC SERVICES DEPARTMENT **STREET SIGN DETAIL** **10**

ADA SIGN DETAILS

TYPICAL PARKING STALL AND ACCESSIBLE SPACE DETAIL

NOTES:

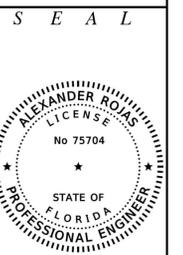
1. SIGN FTP-20-04: ALL LETTERS ARE 1" SERIES "C". TOP PORTION OF SIGN SHALL HAVE A REFLECTORIZED BLUE BACKGROUND WITH WHITE REFLECTORIZED LEGEND & BORDER. BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED WHITE BACKGROUND WITH BLACK OPAQUE LEGEND & BORDER.
2. SIGN FTP-22-04: ALL LETTERS ARE 1" SERIES "C". BACKGROUND WHITE, LEGEND AND BORDER BLACK.

CITY OF LAKE WORTH PUBLIC SERVICES DEPARTMENT **ACCESSIBLE PARKING SIGNAGE AND PAVEMENT MARKINGS** **15**

BY	APP.	DESCRIPTION
GR	FI	LAKE WORTH BEACH COMMENTS 09/22/20
GR	FI	LAKE WORTH BEACH COMMENTS 11/24/20
GR	FI	LAKE WORTH BEACH COMMENTS 04/09/21

RECORD OF REVISION

3322 BOUTWELL
 3322 BOUTWELL RD. LAKE WORTH, FL 33461
 STANDARD DETAILS



ALEXANDER ROJAS, PE
 REGISTERED ENGINEER NO. 75704
 STATE OF FLORIDA

SCALE: AS SHOWN
 DESIGNED: F. I.
 DRAWN: G. R.
 CHECKED: A. R.
 DATE: 02/14/20
 PROJECT NO.: 20-001
 SHEET:

This item has been digitally signed and sealed by Alexander Rojas, PE on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



Consulting
Engineering LLC
C.A. #32294

3921 NEW VALENCIA,
GREENACRES, FL 33467
(561) 891-5124

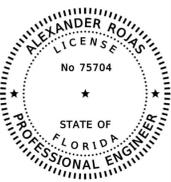
EMAIL: ar.ryg.75704@gmail.com

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GR	FI	LAKE WORTH BEACH COMMENTS 09/22/20
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RECORD OF REVISION

3322 BOUTWELL
 3322 BOUTWELL RD. LAKE WORTH, FL 33461
 COVER SHEET

S E A L



ALEXANDER ROJAS, PE
REGISTERED ENGINEER NO. 75704
STATE OF FLORIDA

SCALE: AS SHOWN

DESIGNED: F. I.

DRAWN: G. R.

CHECKED: A. R.

DATE: 02/14/20

PROJECT NO:

20-001

SHEET:

C-WS001

1 OF 6

LEGEND		
ABBREVIATION	SYMBOL	DEFINITION
AL	⊕	ALUMINUM LIGHT POLE
B.S.	⊕	BELLSOUTH MANHOLE
B.T.	⊕	BELLSOUTH TELEPHONE BOX
B.M.	⊕	BENCHMARK
C.B.	⊕	CABLE BOX
C.B.	⊕	CATCH BASIN
CL	⊕	CENTERLINE
CO	⊕	CLEAN OUT VALVE
CLF	X	CHAIN LINK FENCE
CONC.	⊕	CONCRETE
C.B.S.	⊕	CONCRETE BLOCK STRUCTURE
	⊕	CONCRETE LIGHT POLE
	⊕	CONCRETE POWER POLE
	⊕	CONTROL VALVE
	⊕	DRAINAGE MANHOLE
	⊕	DRILL HOLE
	⊕	DUAL POLE SIGN
	⊕	ELECTRIC BOX
	⊕	ELECTRIC METER
E.W.O.H.	⊕	ELECTRIC WIRE OVERHEAD
ELEV.	⊕	ELEVATION (EXISTING)
ELEV.	⊕	ELEVATION (PROPOSED)
F.F.	⊕	FINISHED FLOOR
	⊕	FIRE HYDRANT
	⊕	FIRE MAIN VALVE
	⊕	FLORIDA POWER AND LIGHT COMPANY MANHOLE
	⊕	FORCE MAIN VALVE
FND.	⊕	FOUND
GAR.	⊕	GARAGE
	⊕	GAS MANHOLE
	⊕	GAS METER
	⊕	GAS VALVE
	⊕	GUARD POST
I.F.	⊕	IRON FENCE
I.P.	⊕	IRON PIPE
L.A. R/W	⊕	LIMITED ACCESS RIGHT OF WAY
	⊕	MAIN SEWER VALVE
	⊕	MAIL BOX
	⊕	MANHOLE
MEAS.	⊕	MEASURED
	⊕	MONUMENT
N. & D.	⊕	NAIL AND DISC
O/L	⊕	ON LINE
P.B.	⊕	PLAT BOOK
P.C.	⊕	POINT OF CURVATURE
P.C.P.	⊕	PERMANENT CONTROL POINT
PG.	⊕	PAGE
⊕	⊕	PROPERTY LINE
P.R.M.	⊕	PERMANENT REFERENCE MONUMENT
	⊕	RAIL ROAD CROSSING SIGN
REC.	⊕	RECORDED INFORMATION
R/W	⊕	RIGHT OF WAY
SEC.	⊕	SECTION
	⊕	SECTION CORNER
	⊕	SEWER MANHOLE
	⊕	SIGN
	⊕	SPRINKLER VALVE
	⊕	SQUARE CUT AND NAIL
	⊕	STORM MANHOLE
	⊕	STREET LIGHT BOX
	⊕	STREET SIGN
	⊕	TELEPHONE BOX
	⊕	TELEPHONE MANHOLE
	⊕	TRAFFIC SIGNAL
	⊕	TRAFFIC SIGNAL BOX
	⊕	VALVE
	⊕	WATER METER
	⊕	WATER VALVE
W.F.	⊕	WOOD FENCE
	⊕	WOOD POWER POLE
	⊕	ASPHALT
	⊕	BRICK
	⊕	CONCRETE
	⊕	TILE

SECTION 20 T44S-R43E



PROPERTY
SUBJECT

LOCATION MAP

N.T.S.

FOR ALL PROJECT WHERE REMOVAL OF UTILITY LINES IS PROPOSED

- ALL EXISTING UTILITIES BEING REMOVED AND/OR RELOCATED MUST REMAIN ACTIVE AND IN SERVICE, UNTIL SUCH TIME WHEN NEW REPLACING UTILITIES HAVE BEEN INSTALLED, IN SERVICE, ACCEPTED BY THE DEPARTMENT AND ALL RELATED SERVICES FROM THE EXISTING MAINS HAVE BEEN TRANSFERRED TO THE NEW ONES, BY THE CITY OF LAKE WORTH FORCES AT OWNER'S EXPENSE AS APPLICABLE.
- ALL WATER AND/OR SEWER FACILITIES LOCATED IN PRIVATE PROPERTY SHALL BE REMOVED AFTER ALL INSTALLED SERVICES FROM THEM HAVE BEEN TRANSFERRED TO THE ALREADY INSTALLED AND IN SERVICE NEW MAINS. ANY ASSOCIATED EXCLUSIVE EASEMENTS SHALL BE CLOSED AND RELEASED AFTER THE REMOVAL OF THE EXISTING WATER AND/OR SEWER FACILITIES.

DRAWINGS INDEX

SHEET No.	SHEET DESCRIPTION
C-WS001	WATER MAIN COVER SHEET
C-WS002	GENERAL NOTES
C-WS101	WATER & SEWER PLAN
C-WS102	SANITARY SEWER STANDARD DETAILS
C-WS103	SANITARY SEWER STANDARD DETAILS
C-WS104	WATER STANDARD DETAILS

CONTACT PERSON INFORMATION

NAME: Alexander Rojas, PE
TELEPHONE NUMBER: 561-891-5124
E-MAIL ADDRESS: ar.ryg.75704@gmail.com



Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.

Check positive response codes before you dig!

GENERAL NOTES

- EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES AND 'SUNSHINE STATE ONE CALL OF FLORIDA, INC.' TO LOCATE ALL EXISTING UTILITIES WITHIN THE CONSTRUCTION AREA PRIOR TO CONSTRUCTION. CONTRACTOR SHALL VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES DURING CONSTRUCTION AND RESETTING UTILITIES TO NEW GRADE AND SLOPE WITHIN THE LIMITS OF CONSTRUCTION.
- SAFETY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH THE PROVISIONS OF THE FLORIDA TRENCH SAFETY ACT, THE FLORIDA UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT, AND ALL APPLICABLE O.S.H.A. REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING ALL NECESSARY PRECAUTIONS WHEN WORKING IN THE VICINITY OF OVERHEAD ELECTRIC LINES.
- MAINTENANCE OF TRAFFIC. CONTRACTOR SHALL PROVIDE MAINTENANCE OF TRAFFIC (MOT) PLANS, PREPARED BY A WORK SITE TRAFFIC SUPERVISOR AS CERTIFIED BY THE AMERICAN TRAFFIC SAFETY SERVICES ASSOCIATION, PRIOR TO COMMENCING CONSTRUCTION WITHIN CITY OF LAKE WORTH RIGHT-OF-WAY.
- ACCESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING SAFE VEHICULAR AND PEDESTRIAN ACCESS AT ALL TIMES.
- WARRANTY. ALL WORK MATERIALS OR EQUIPMENT SHALL BE WARRANTED FOR A MINIMUM OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE BY THE CITY OF LAKE WORTH, AGAINST DEFECTIVE MATERIALS AND/OR WORKMANSHIP. ALL WORK FOUND TO BE DEFECTIVE WILL BE REPLACED BY THE CONTRACTOR AT NO EXPENSE TO THE CITY OF LAKE WORTH.
- SHOP DRAWINGS. THE CONTRACTOR SHALL PROVIDE A MINIMUM OF SEVEN (7) COPIES (OR MORE, IF REQUIRED) OF SHOP DRAWINGS, PRODUCT DATA, MATERIAL SPECIFICATIONS AND OTHER INFORMATION REGARDING CONSTRUCTION MATERIALS AND STRUCTURES AS REQUESTED BY THE ENGINEER OF RECORD OR THE CITY OF LAKE WORTH. SHOP DRAWINGS MUST BE NEWLY PREPARED, INFORMATION, DRAWN TO ACCURATE SCALE, STANDARD INFORMATION PREPARED WITHOUT SPECIFIC REFERENCE TO THE PROJECT WILL BE RETURNED TO THE CONTRACTOR WITHOUT REVIEW. SHOP DRAWINGS SHALL BE SUBJECT TO THE FOLLOWING:
 - BY SUBMITTAL OF ANY SHOP DRAWING OR CATALOG DATA, BEARING AN APPROVAL STAMP, THE CONTRACTOR REPRESENTS THAT IT HAS DETERMINED AND VERIFIED ALL FIELD MEASUREMENTS, FIELD CONSTRUCTION CRITERIA, MATERIALS, DIMENSIONS, CATALOG NUMBERS AND SIMILAR DATA, OR WILL DO SO, AND THAT IT HAS CHECKED AND COORDINATED EACH ITEM WITH OTHER APPLICABLE APPROVED SHOP DRAWINGS AND THE CONTRACT REQUIREMENTS.
 - SHOP DRAWINGS AND CATALOG DATA SUBMITTED WITHOUT THE CONTRACTOR'S STAMP OF APPROVAL WILL BE RETURNED TO THE CONTRACTOR WITHOUT REVIEW. APPROVAL OF SHOP DRAWINGS, SAMPLES, OR CATALOG DATA BY THE ENGINEER OF RECORD OR THE CITY OF LAKE WORTH SHALL NOT AUTHORIZE ANY DEVIATION FROM THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.
 - ANY PROPOSED SUBSTITUTE OR EQUAL TO THAT SHOWN ON THE CONTRACT DOCUMENTS SHALL BE ACCOMPANIED BY CALCULATIONS SUBSTANTIATING EQUIVALENCY. SHOP DRAWINGS WITH SUBSTITUTE MATERIALS NOT ACCOMPANIED BY CALCULATIONS WILL BE RETURNED WITHOUT REVIEW.
 - THE CONTRACTOR SHALL CONFIRM COMPATIBILITY OF PIPE SLOPES AND INVERTS DURING THE SHOP DRAWING AND MATERIALS ORDERING PHASE OF THE PROJECT AND ADVISE THE ENGINEER OF RECORD IN WRITING OF ANY DISCREPANCIES.
 - INDIVIDUAL SHOP DRAWINGS FOR ALL PRECAST STRUCTURES ARE REQUIRED. CATALOG LITERATURE WILL NOT BE ACCEPTED FOR PRECAST STRUCTURES.
- FIELD REVIEWS. THE CONTRACTOR SHALL PROVIDE NOTIFICATION, 48 HOURS (MIN.), PRIOR TO ANY REQUIRED FIELD REVIEWS OR INSPECTIONS AND SHALL SUPPLY ALL NECESSARY EQUIPMENT, LABOR, AND MATERIALS FOR INSPECTION AND/OR TEST. ALL WORK SHALL BE OPEN AND SUBJECT TO REVIEW AND/OR INSPECTION BY AUTHORIZED PERSONNEL OF THE CITY OF LAKE WORTH AND THE ENGINEER OF RECORD.
- DENSITY TESTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY TESTING TO ENSURE THAT THE PROPER COMPACTION HAS BEEN ACHIEVED FOR ALL SUBGRADE, BASE MATERIAL, PIPE BASE MATERIAL, BACKFILL, & ALL OTHER AREAS WHERE COMPACTION REQUIREMENTS ARE SPECIFIED. ALL TEST RESULTS SHALL BE SIGNED & SEALED BY A FLORIDA LICENSED PROFESSIONAL ENGINEER AND COPIES SHALL BE PROVIDED TO THE ENGINEER OF RECORD AND THE CITY OF LAKE WORTH.
- PERMITS. THE CONTRACTOR SHALL NOT COMMENCE CONSTRUCTION PRIOR TO RECEIPT OF ALL APPLICABLE PERMITS AND APPROVALS INCLUDING AN APPROVED MAINTENANCE OF TRAFFIC PLAN. THE CONTRACTOR SHALL ABIDE BY ALL APPLICABLE REQUIREMENTS OF THE PERMITS AND AGENCY APPROVALS.
- EROSION CONTROL. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH FOOT INDICES 102, 103 AND 105. THE FDEP NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT (IF APPLICABLE), AND THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP), FILTER FABRIC, HAY BALES, OR ROCK BAGS SHALL BE INSTALLED IN EACH INLET THROUGHOUT THE CONSTRUCTION PERIOD. A SOIL TRACKING PREVENTION DEVICE (STD) SHALL CONSTRUCTED AT ALL UNSTABILIZED CONSTRUCTION ACCESS POINTS PER FOOT INDEX NO. 106.
- STORM DRAINAGE. ALL STORM DRAINAGE PIPE JOINTS SHALL BE WRAPPED IN FILTER FABRIC PER FOOT STANDARD INDEX NO. 280. ALL DRAINAGE STRUCTURES SHALL CONFORM TO THE REQUIREMENTS OF FOOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION. ALL GRATES SHALL BE SECURED TO THE STRUCTURES WITH AN EYEBOLT AND CHAIN. ALL STORM DRAINAGE SHALL BE FREE OF SILT AND SEDIMENT AT THE TIME OF FINAL ACCEPTANCE BY THE CITY OF LAKE WORTH.
- DEWATERING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND COMPLYING WITH ANY DEWATERING PERMITS AND/OR APPROVALS NECESSARY FOR CONSTRUCTION. NO WATER FROM DEWATERING MEASURES SHALL BE DISCHARGED OFF-SITE. ALL DISCHARGE SHALL BE CONTAINED IN ON-SITE SEDIMENT BASINS.
- SIDEWALKS. ALL SIDEWALKS SHALL BE CONSTRUCTED TO MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE, CHAPTER 11 - FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION. ALL CURB RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FOOT STANDARD INDEX NO. 304 AND THE REQUIREMENTS OF THE FLORIDA BUILDING CODE. ALL WALKWAYS CROSSING VEHICULAR AREAS SHALL HAVE A DETECTABLE WARNING SURFACE (TRUNCATED DOME) IN ACCORDANCE WITH FOOT STANDARD INDEX NO. 304 AND THE FLORIDA BUILDING CODE, CHAPTER 11 - ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION. ALL SIDEWALKS SHALL BE BROOM FINISHED WITH AN EVEN, DUSTLESS SURFACE AND SHALL BE FREE OF CRACKS AT TIME OF FINAL ACCEPTANCE BY THE CITY OF LAKE WORTH.
- PAVEMENT. WHERE FULL-DEPTH PAVEMENT REPLACEMENT IS SPECIFIED, EXISTING BASECOURSE MAY NOT BE RE-USED, HOWEVER IT MAY BE UTILIZED AS SUBGRADE STABILIZATION MATERIAL. ALL SUBGRADE SHALL BE FREE OF MUD, ROOTS, UNDERBUSH, VEGETATIVE MATTER, GARBAGE, TRASH, OR ANY OTHER UNSUITABLE MATERIALS. BASECOURSE AND ASPHALT SHALL BE PLACED IN MULTIPLE LIFTS AND SHALL BE PLACED IN ACCORDANCE WITH THE APPLICABLE FOOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION. FINAL LIFT OF ASPHALT SHALL PROVIDE A UNIFORM FINISH AND SHALL BE PLACED TO CORRECT MINOR IMPERFECTIONS IN THE FIRST LIFT AND TO PROVIDE POSITIVE DRAINAGE FOR THE ROADWAY.
- SIGNING AND PAVEMENT MARKING. ALL PAVEMENT MARKINGS WITHIN CITY OF LAKE WORTH RIGHT-OF-WAY SHALL BE THERMOPLASTIC. THERMOPLASTIC SHALL NOT BE INSTALLED ON PAVEMENT UNTIL A MINIMUM OF FIVE CALENDAR DAYS AFTER THE FINAL LIFT OF ASPHALT HAS BEEN COMPLETED. BLUE/BLUE REFLECTIVE PAVEMENT MARKERS (RPM) SHALL BE INSTALLED TO INDICATE THE LOCATION OF ALL FIRE HYDRANTS.

CITY OF LAKE WORTH
PUBLIC SERVICES DEPARTMENT

GENERAL NOTES

01

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WATER AND SEWER GENERAL LEGEND

	PROP. 6" D.I.P. OR P.V.C DR 18 LAT W/PUBLIC CLEANOUTS		EXIST. ASPHALT PAVEMENT.
	PROP. 1" HDPE WATER SERVICE W/DUAL METER BOX		PAVEMENT RESTORATION
	PROP. 1" HDPE WATER SERVICE W/SINGLE METER BOX		WATER PIPE, TEE, GV, PLUG AND NODE ANNOTATION.
	PROP. F.H. W/GUARD POSTS PER WS 4.50		PROP. INLET W/ FRENCH DRAIN & STORM SEWER MH.
	PROP. 90° BEND.		PROP. TAPPING SLEEVE W/ TAPPING VALVE AS PER G.S. 1.7 (TYP.)
	VERTICAL OFFSET BEND.		
	SEWER AND MH NUMBERING.		

NOT PART OF C. L. W. NOTES NOR APPROVAL

NOTES:

1. ALL MATERIALS AND LABOR UNDER THIS PROJECT SHALL CONFORM TO THE CITY OF LAKE WORTH DEPARTMENT OF PUBLIC WORKS STANDARDS AND SPECIFICATIONS
2. ELEVATIONS SHOWN ARE RELATIVE TO NORTH AMERICAN VERTICAL DATUM OF 1988 NAVD 88.
3. UNDERGROUND UTILITY INFORMATION IS TAKEN FROM THE BEST AVAILABLE SOURCES, BUT MUST BE VERIFIED BY CONTRACTOR IN THE FIELD WITH THE APPROPRIATE UTILITY AGENCIES PRIOR TO COMMENCEMENT OF ANY WORK.
4. EXISTING UTILITY LINES OTHER THAN THOSE INDICATED IN THIS DRAWING MAY BE ON SITE. THE CONTRACTOR IS WARNED TO PROCEED WITH CAUTION WITH ALL WORK. HE IS TO MAKE ALL POSSIBLE INVESTIGATIONS AS TO POSSIBLE UNMARKED UTILITY LINES
5. CONTRACTOR SHALL ADJUST ANY UTILITY LIDS AND/OR COVERS IN PROJECT AREA TO THE FINISHED GRADE.
6. ANY APPARENT DISCREPANCIES BETWEEN THE PLANS AND FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH THE WORK.
7. THE CONTRACTOR SHALL RESTORE ALL EXISTING PAVEMENT, UTILITIES, (ABOVE AND BELOW GROUND), AND SURFACE FEATURES DISTURBED DURING CONSTRUCTION TO A CONDITION EQUAL TO, OR BETTER THAN THE EXISTING IN ACCORDANCE WITH LAKE WORTH PUBLIC WORKS DEPARTMENT STANDARDS AND SPECIFICATIONS.
8. PROVIDE PAVEMENT RESTORATION AS PER THE LAKE WORTH PUBLIC WORKS DEPARTMENT STANDARDS AND SPECIFICATIONS.
9. WATER MAINS AND SANITARY SEWER LINES MUST MAINTAIN A MINIMUM SEPARATION FROM EACH OTHER AS PER HEALTH DEPARTMENT NOTES
10. CONTRACTOR IS RESPONSIBLE FOR VISITING THE SITE AND FAMILIARIZING HIMSELF WITH THE EXISTING CONDITIONS PRIOR TO STARTING CONSTRUCTION.
11. DIMENSIONS SHOWN ON THESE DRAWINGS ARE APPROXIMATE, FOR EXACT DIMENSIONS, SEE FINAL PLAT OR SITE PLAN PREPARED BY A REGISTERED LAND SURVEYOR OR THE ARCHITECT. FIELD LAYOUT WORK SHALL BE AS PER THE FINAL PLAT AND SITE PLAN MENTIONED ABOVE AND SHALL BE PERFORMED BY A REGISTERED LAND SURVEYOR
12. THE ENGINEER IS NOT RESPONSIBLE FOR COORDINATING THE WORK OF OTHER UTILITIES, SUB-CONSULTANTS OR TRADES. IT IS THE OWNER'S RESPONSIBILITY TO PROVIDE COORDINATION FOR, BUT NOT LIMITED TO, THE LOCATION OF WATER, SEWER, AND DRAINAGE UTILITIES, AS WELL AS THE SERVICES, WITH THE LOCATION OF DRIVEWAYS, SIDEWALKS, RAMPS, LANDSCAPING, OTHER INFRASTRUCTURE IMPROVEMENTS AND OTHER SURFACE FEATURES.
13. EXTEND SEWER LATERALS 2 FEET INTO PROPERTY LINE
14. CONTRACTOR SHALL BE RESPONSIBLE FOR SHEATHING WHERE REQUIRED.
15. BLUE 2" X 4" MARKER TO BE INSTALLED AT EACH WATER SERVICE.
16. GREEN 2" X 4" MARKER TO BE INSTALLED AT EACH SEWER SERVICE.
17. UTILITY CONDUITS TO BE MARKED.

UNDERGROUND CONTRACTORS:

- A.- UNDERGROUND CONTRACTOR SHALL COMPLY WITH THE TRENCH SAFETY ACT, HB 3183, FLORIDA STATUTES, WHICH INCORPORATES, BUT IS NOT LIMITED TO, THE FOLLOWING:
- 1.- OSHA STANDARD 29 C.F.R. PART 1926, SUBPART P, EXCAVATION AND TRENCHES.
 - 2.- CONTRACT BIDS FOR TRENCH EXCAVATIONS (IN EXCESS OF 5 FEET DEEP) SHALL INCLUDE REFERENCE TO THE SAFETY STANDARDS, WRITTEN ASSURANCE OF COMPLIANCE, AND A SEPARATE ITEM IDENTIFYING THE COST OF COMPLIANCE.
 - 3.- ADHERE TO ANY SPECIAL SHORING REQUIREMENTS OF THE STATE OR OTHER POLITICAL SUBDIVISION.
- B.- ENGINEER IS NOT RESPONSIBLE FOR THE SAFETY OF THE EXCAVATION OR DESIGN AND CONSTRUCTION OF ANY SHORING.

HEALTH DEPARTMENT NOTES:

WATER MAIN HORIZONTAL SEPARATIONS

SEPARATIONS SHALL BE MEASURED OUTSIDE EDGE TO OUTSIDE EDGE BETWEEN WATER MAINS AND, STORM SEWERS, STORMWATER FORCE MAINS, OR RECLAIMED WATER LINES, SHALL BE 3 FT MINIMUM.

BETWEEN WATER MAINS AND VACUUM TYPE SEWER PREFERABLY 10 FT. AND AT LEAST 3 FT MINIMUM.

GRAVITY OR PRESSURE SANITARY SEWERS, WASTEWATER FORCE MAINS OR RECLAIMED WATER PREFERABLY 10 FT AND AT LEAST 6 FT MAY BE REDUCED TO 3 FT, WHERE BOTTOM OF WATER MAIN IS AT LEAST 6 INCHES ABOVE TOP OF SEWER.

10 FT TO ANY PART OF ON-SITE SEWER TREATMENT OR DISPOSAL SYSTEM.

WATER MAIN VERTICAL SEPARATIONS

SEPARATIONS BETWEEN WATER MAINS AND GRAVITY SEWER, VACUUM TYPE SEWER, OR STORM SEWERS, TO BE PREFERABLY 12 INCHES OR AT LEAST 6 INCHES ABOVE OR AT LEAST 12 INCHES IF BELOW.*

PRESSURE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR RECLAIMED WATER, AT LEAST 12 INCHES ABOVE OR BELOW.*

* NOTE: CENTER 1-FULL LENGTH OF WATER MAIN PIPE AT CROSSINGS; ALTERNATIVELY ARRANGE PIPES SO JOINTS ARE AT LEAST 3 FEET FROM JOINTS IN VACUUM, STORM OR STORM FORCE MAINS, AT LEAST 6 FEET FROM JOINTS IN GRAVITY OR PRESSURE SEWERS, WASTEWATER FORCE MAINS OR RECLAIMED WATER.



Consulting
Engineering LLC
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GREENACRES, FL 33467
(561) 891-5124

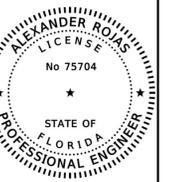
EMAIL: tyg.75704@gmail.com

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RECORD OF REVISION

3322 BOUTWELL
3322 BOUTWELL RD. LAKE WORTH, FL 33461
GENERAL NOTES

S E A L



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ALEXANDER ROJAS, PE
REGISTERED ENGINEER NO. 75704
STATE OF FLORIDA

SCALE: N.T.S.

DESIGNED: F. I.

DRAWN: G. R.

CHECKED: A. R.

DATE: 02/14/20

PROJECT NO:

20-001

SHEET:

C-WS001



Consulting
Engineering LLC
C.A. #32294

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GREENACRES, FL 33467
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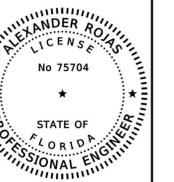
EMAIL: or.tyg.75704@gmail.com

BY	APP.	DESCRIPTION		
		GR	FI	GR

RECORD OF REVISION

3322 BOUTWELL
3322 BOUTWELL RD. LAKE WORTH, FL 33461
WATER AND SEWER PLAN

S E A L



ALEXANDER ROJAS, PE
REGISTERED ENGINEER NO. 75704
STATE OF FLORIDA

SCALE: 1" = 10'

DESIGNED: F. I.

DRAWN: G. R.

CHECKED: A. R.

DATE: 02/14/20

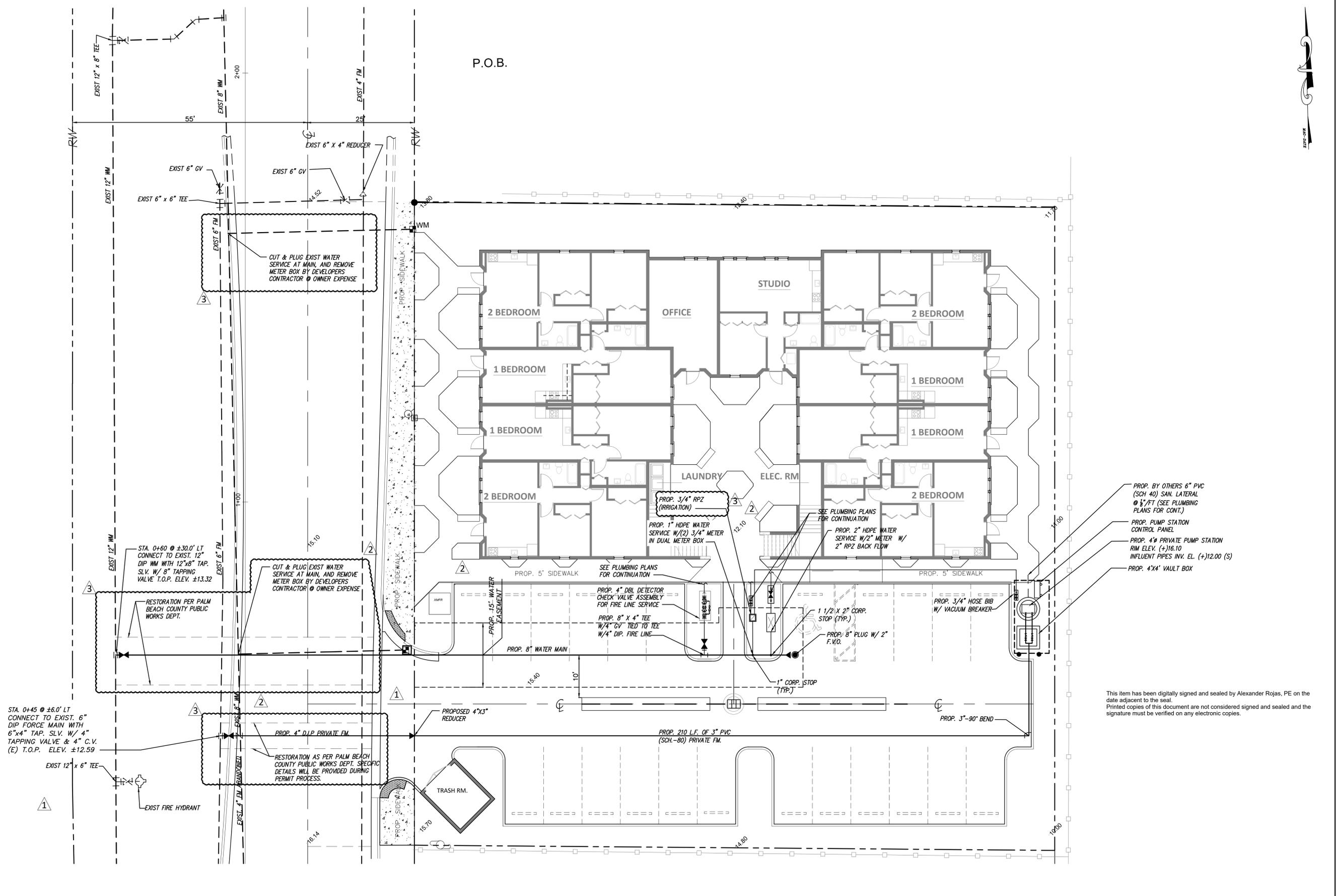
PROJECT NO:

20-001

SHEET:

C-WS101

3 OF 6



WATER AND SEWER PLAN

SCALE: 1" = 10'



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C:\Users\zra1\OneDrive\Documents\WORKING\PROJ\20-002_3322 Boutwell Road\DWG-FILES\20-002_3322 Boutwell Road-DWG-5.dwg, Drawn by: FIZNA, Apr 09, 2021, 12:00pm

BY APP:	GR	FI	GR	FI	GR	FI

DESCRIPTION	
NO.	
1	LAKE WORTH BEACH COMMENTS 09/22/20
2	LAKE WORTH BEACH COMMENTS 11/24/20
3	LAKE WORTH BEACH COMMENTS 04/09/21

RECORD OF REVISION

3322 BOUTWELL
 3322 BOUTWELL RD. LAKE WORTH, FL 33461
 SANITARY SEWER STANDARD DETAILS

SEAL



ALEXANDER ROJAS, PE
REGISTERED ENGINEER NO. 75704
STATE OF FLORIDA

SCALE: N.T.S.

DESIGNED: F.I.

DRAWN: G.R.

CHECKED: A.R.

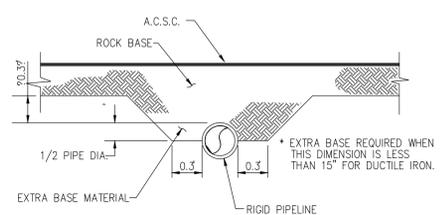
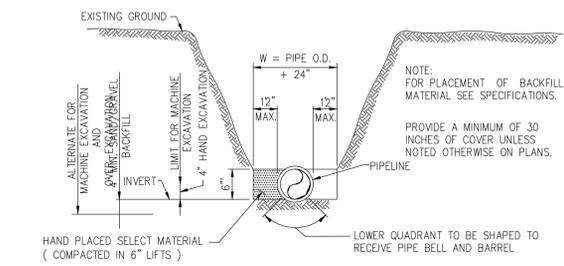
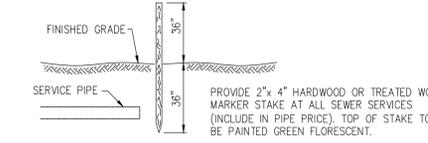
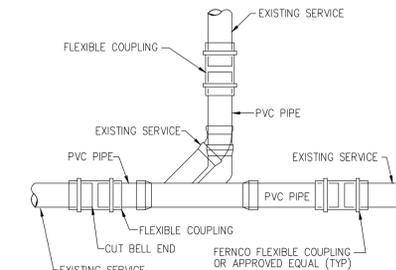
DATE: 02/14/20

PROJECT NO:

20-001

SHEET:

C-WS102



TRENCHING 1

EXTRA BASE MATERIAL FOR SHALLOW PIPES IN ROADWAYS 2

PIPE SECTION REPLACEMENT 3

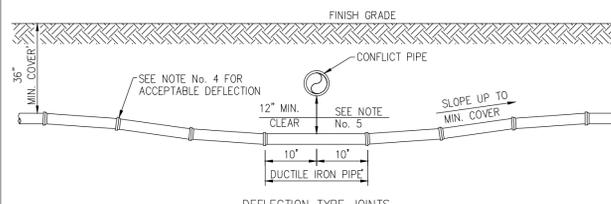
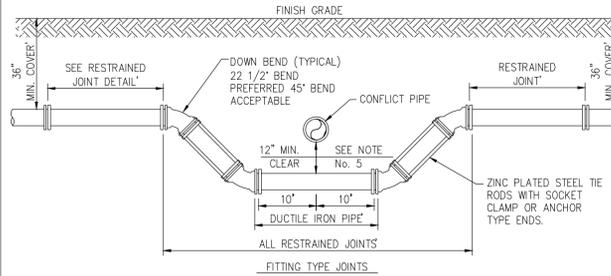
MARKER STAKE 4

HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATERMANS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, RECLAIMED WATER PIPELINES AND ON SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS.

- NEW OR RELOCATED UNDERGROUND WATERMANS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATERMAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED SEWER, STORMWATER FORCEMAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 2-610, F.A.C.
- NEW OR RELOCATED UNDERGROUND WATERMANS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATERMAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER.
- NEW OR RELOCATED UNDERGROUND WATERMANS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATERMAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY OR PRESSURE TYPE SANITARY SEWER, WASTEWATER FORCEMAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. THE MINIMUM HORIZONTAL SEPARATION BETWEEN WATERMANS AND GRAVITY TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATERMAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER.
- NEW OR RELOCATED UNDERGROUND WATERMANS SHALL BE LAID TO PROVIDE A MINIMUM HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATERMAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED ON SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM* AS DEFINED IN SECTION 381.066(2), F.S. AND RULE 64E-6.002, F.A.C.

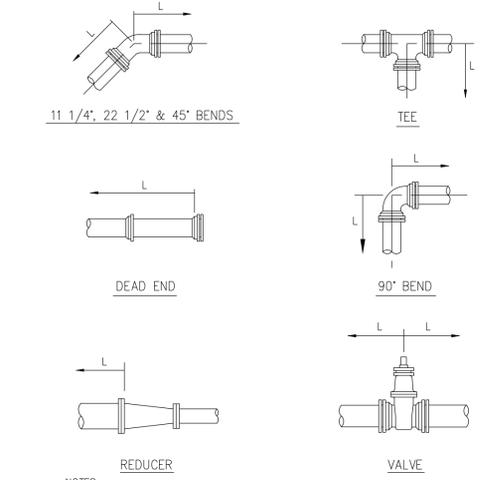
VERTICAL SEPARATION BETWEEN UNDERGROUND WATERMANS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCEMANS, AND RECLAIMED WATER PIPELINES.

- NEW OR RELOCATED UNDERGROUND WATERMANS CROSSING ANY EXISTING OR PROPOSED GRAVITY OR VACUUM TYPE SANITARY OR STORM SEWER SHALL BE LAID SO THE OUTSIDE OF THE WATERMAIN IS AT LEAST SIX INCHES, AND PREFERABLY TWELVE INCHES ABOVE, OR AT LEAST TWELVE INCHES BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATERMAIN ABOVE THE OTHER PIPELINE.
- NEW OR RELOCATED UNDERGROUND WATERMANS CROSSING ANY EXISTING OR PROPOSED PRESSURE TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPE LINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATERMAIN IS AT LEAST TWELVE INCHES ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATERMAIN ABOVE THE OTHER PIPELINE.
- AT THE UTILITY CROSSING DESCRIBED IN PARAGRAPH 1 AND 2 ABOVE, ONE FULL LENGTH OF WATERMAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATERMAIN JOINTS SHALL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL WATERMAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM TYPE SANITARY SEWER, STORM SEWERS, STORMWATER FORCEMANS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY OR PRESSURE TYPE SANITARY SEWERS, WASTEWATER FORCEMANS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.



- NOTES:
- THERE SHALL BE, IN ALL CASES, A MINIMUM OF 12" SEPARATION BETWEEN WATER MAINS AND FORCE MAINS.
 - WHEREVER POSSIBLE WATER MAINS SHALL PASS OVER FORCE MAINS OR STORM SEWERS.
 - FITTINGS SHALL BE RESTRAINED WITH MEGALUGS AND TIE RODS BETWEEN OFFSET FITTINGS. THRUST BLOCKS SHALL ONLY BE USED WITH THE APPROVAL OF THE ENGINEER.
 - THE DEFLECTION TYPE CROSSING IS PREFERRED. SEE SPECIFICATIONS AND MANUFACTURER'S SUBMITTAL FOR MAXIMUM DEFLECTION ALLOWED.
 - A MINIMUM OF 12" VERTICAL SEPARATION BETWEEN WATER MAINS AND STORM SEWERS SHALL BE MAINTAINED. WHERE THIS IS NOT POSSIBLE WATER MAIN SHALL BE D.I.P. WITH NO LESS THAN 6" SEPARATION.

PRESSURE PIPE CONFLICT 6

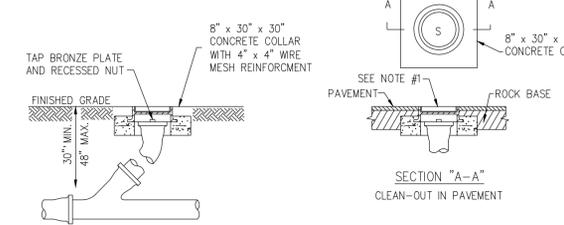


- NOTES:
- LENGTH 'L' IS IN FEET.
 - RESTRAINED LENGTHS ARE BASED ON THE FOLLOWING:
 - A. 150 PSI TEST PRESSURE
 - B. MIN. 30" COVER
 - C. PVC - PIPE SIZES 4" - 12"
 - D. DI - PIPE SIZES 4" - 48"
 - E. SANDY SOIL
 - F. SAFETY FACTOR OF 1.5.
 - LENGTH 'L' SHOWN IN THE TABLE TO BE RESTRAINED IN THE DIRECTION OF THE ARROWS.

RESTRAINED PIPE JOINTS 7

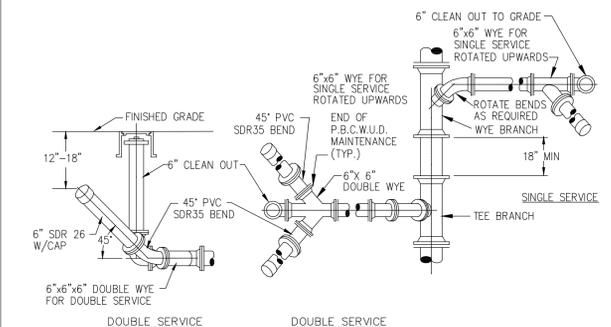
FITTING TYPE	PIPE SIZE															
	4"	6"	8"	10"	12"	14"	16"	18"	20"	24"	30"	36"	42"	48"		
90° HORIZ. BEND	17	24	27	30	33	36	40	44	49	53	61	71	80	89	96	
45° HORIZ. BEND	12	16	18	21	24	27	30	33	36	40	44	49	53	61	67	
22.5° HORIZ. BEND	8	9	10	11	12	14	15	17	19	21	23	27	32	37	41	
11.25° HORIZ. BEND	2	2	3	3	4	4	4	5	5	6	7	8	9	10		
45° VERT. OFFSET	19	27	30	33	36	40	44	49	53	61	71	80	89	96		
22.5° VERT. OFFSET	9	13	15	17	19	21	23	27	32	37	41	46				
11.25° VERT. OFFSET	2	2	3	3	4	4	5	5	6	7	8	9	10	11	12	
DEAD END AND INLINE VALVE	46	65	75	85	95	105	117	136	162	186	208	229				
TEE (SMALL RESTRAINT)	4	6	8	10	12	14	16	18	20	24	30	36	42	48		
TEE (LARGE RESTRAINT)	6	8	10	12	14	16	18	20	24	30	36	42	48			
REDUCER (SMALL RESTRAINT)	6	8	10	12	14	16	18	20	24	30	36	42	48			
REDUCER (LARGE RESTRAINT)	6	8	10	12	14	16	18	20	24	30	36	42	48			

MECHANICAL THRUST RESTRAINT - MINIMUM PIPE LENGTHS 8

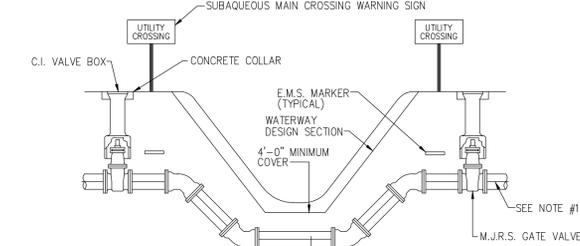


- NOTES:
- U.S. FOUNDRY NO. 7621 REVERSIBLE HANDHOLE RING AND COVER OR APPROVED EQUAL SHALL BE USED, COVER TO BE CAST WITH "S" IN THE CENTER.
 - CLEAN OUT REQUIRED ON ALL SERVICES AT PROPERTY LINE.
 - STANDARD WYE SHALL BE USED AT CLEAN OUT.
 - ALL PIPE AND CLENOUT SHALL BE 6" MIN.

CLEAN OUT 9

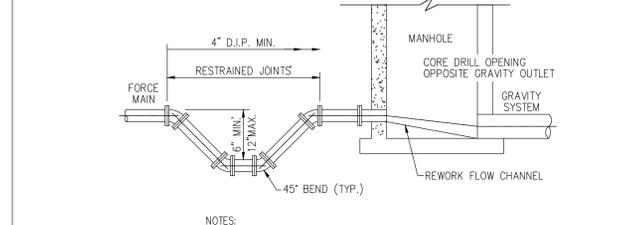


TYPICAL WASTEWATER SERVICE CONNECTION 10



- NOTE:
- GATE VALVES TO BE TIED BACK TO THE NEAREST FITTING ON EACH SIDE. ALL TIE RODS AND BOLTS SHALL BE COATED WITH KOPPERS 300-M OR APPROVED EQUAL.
 - FITTINGS SHALL BE RESTRAINED WITH MEGALUGS AND TIE RODS BETWEEN OFFSET FITTINGS. THRUST BLOCKS SHALL ONLY BE USED WITH THE APPROVAL OF THE ENGINEER.

SUBAQUEOUS CROSSING 11



- NOTES:
- INVERT LEVEL OF FORCE MAIN AT POINT OF ENTRY SHALL BE 6" ABOVE INVERT OF MANHOLE.

FORCE MAIN ENTERING MANHOLE 12

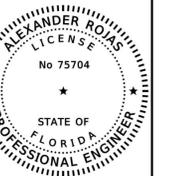
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1	LAKE WORTH BEACH COMMENTS 09/02/20				
2	LAKE WORTH BEACH COMMENTS 11/24/20				
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RECORD OF REVISION

3322 BOUTWELL
3322 BOUTWELL RD. LAKE WORTH, FL 33461
SANITARY SEWER STANDARD DETAILS

SEAL



ALEXANDER ROJAS, PE
REGISTERED ENGINEER NO. 75704
STATE OF FLORIDA

SCALE: N.T.S.

DESIGNED: F. I.

DRAWN: G. R.

CHECKED: A. R.

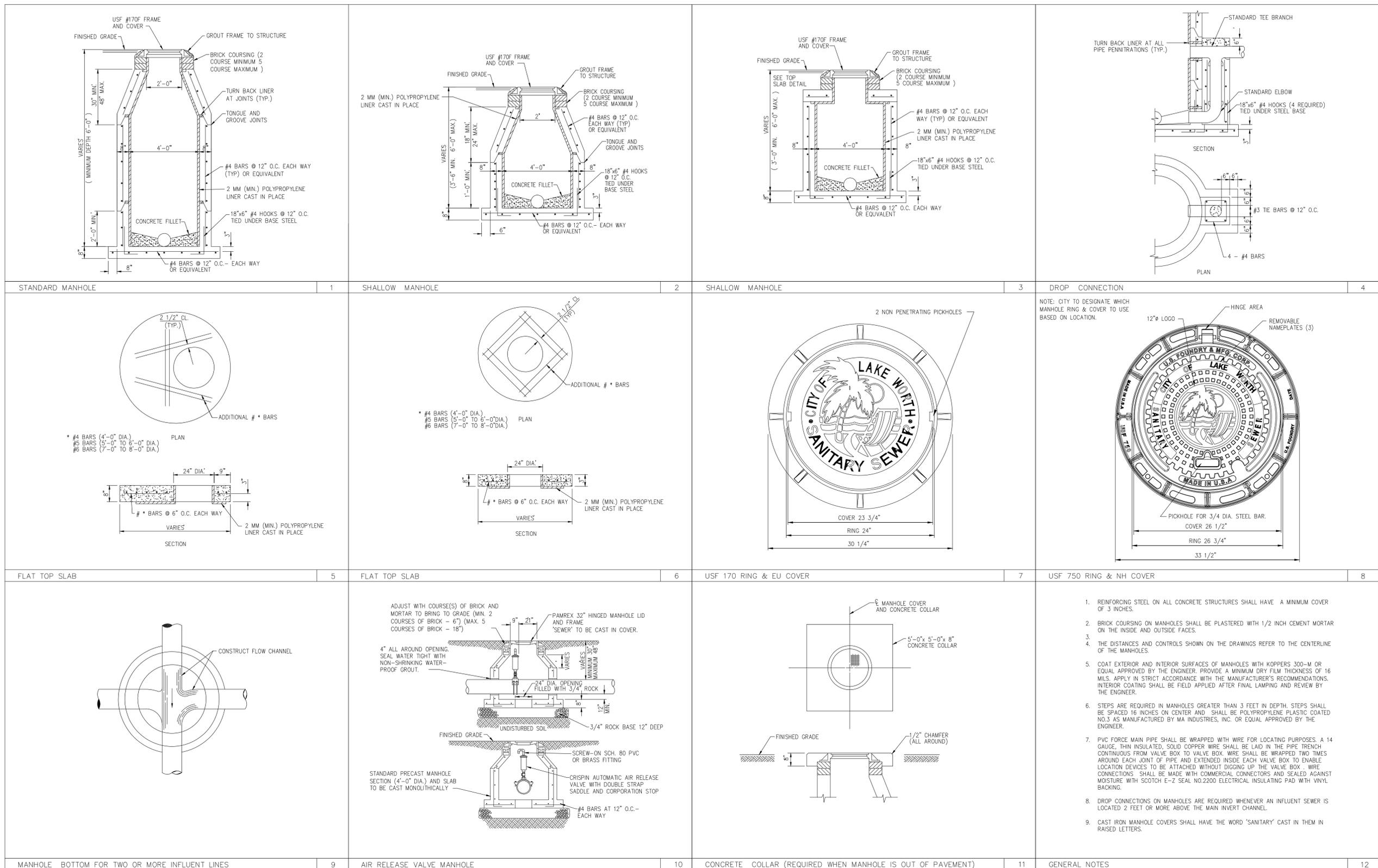
DATE: 02/14/20

PROJECT NO:

20-001

SHEET:

C-WS103



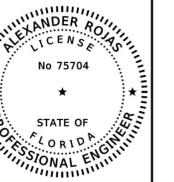
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RECORD OF REVISION

3322 BOUTWELL
3322 BOUTWELL RD. LAKE WORTH, FL 33461
WATER STANDARD DETAILS

S E A L



ALEXANDER ROJAS, PE
REGISTERED ENGINEER NO. 75704
STATE OF FLORIDA

SCALE: N.T.S.

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DATE: 02/14/20

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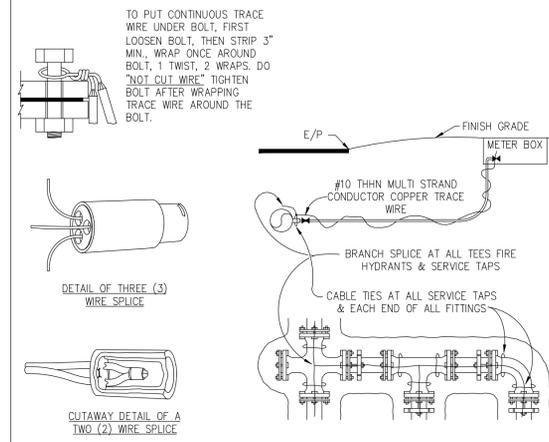
C-WS104

HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATERMANS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, RECLAIMED WATER PIPELINES AND ON SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS.

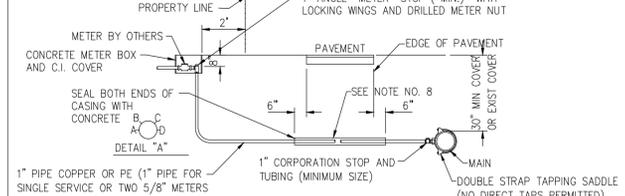
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- NEW OR RELOCATED UNDERGROUND WATERMANS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATERMAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY OR PRESSURE TYPE SANITARY SEWER, WASTEWATER FORCEMAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. THE MINIMUM HORIZONTAL SEPARATION BETWEEN WATERMANS AND GRAVITY TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATERMAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER.
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VERTICAL SEPARATION BETWEEN UNDERGROUND WATERMANS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCEMANS, AND RECLAIMED WATER PIPELINES.

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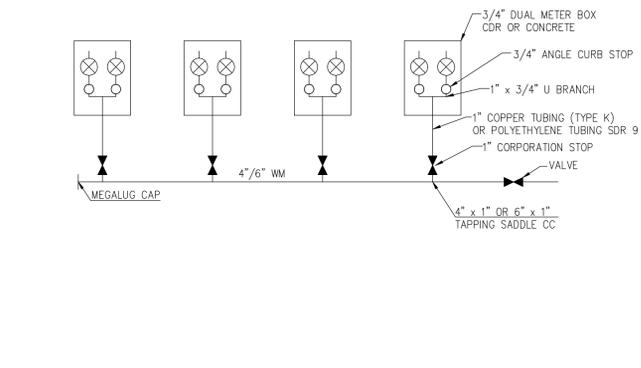


- NOTES:
- TRACE WIRE IS REQUIRED ON ALL NON METALLIC PIPE.
 - INCLUDE ALL COST OF MATERIAL & LABOR IN PRICE OF PIPE.
 - CONTRACTOR IS RESPONSIBLE FOR CONTINUITY OF ALL TRACE WIRE.
 - WIRE SPLICE CONNECTORS SHALL BE DRY-CON DIRECT BURY LUG BY KING INNOVATIONS, DS-500 DRI-SPLICE BY SPEARS OR DIRECT BURY PRODUCTS BY JM.



- NOTES:
- SUCCESSIVE TAPS INTO THE WATER MAIN SHALL BE SPACED A MINIMUM OF 18", OFFSET AND AT 45° FROM THE CENTERLINE (ON MAINS WITH GREATER THAN 30" OF COVER, SEE DETAIL "A").
 - WHERE NO SIDEWALK EXISTS, METER BOXES SHALL BE SET TO CONFORM TO FINISH GRADE.
 - COPPER TUBING SHALL BE TYPE "K" WITH COMPRESSION FITTINGS. POLYETHYLENE TUBING SHALL BE SDR 9, COPPER SIZE TUBING.
 - ROTATE THE CORPORATION STOP SO THAT THE OPERATING NUT IS ACTUATED FROM THE VERTICAL POSITION RATHER THAN THE HORIZONTAL.
 - COPPER SERVICE LINES SHALL BE CONTINUOUS FROM CORPORATION STOP TO ANGLE METER STOP WITH NO FITTINGS IN BETWEEN.
 - TAPPING SADDLES AND CORPORATION STOPS SHALL HAVE CC THREADS.
 - SERVICE CASING SHALL NOT BE INSTALLED BY WATER JETTING UNDER ROADWAY.
 - GALVANIZED CASING REQUIRED FOR JACK AND BORE IN MOST CASES, SCHEDULE 40 PVC MAY BE USED WITH THE APPROVAL OF THE ENGINEER. CASING SHOULD EXTEND SIX (6) FEET BEYOND EDGE OF PAVEMENT AND SIZED AS FOLLOWS:
 - 1" SERVICE USE 2" CASING
 - 2" SERVICE USE 4" CASING
 - METER BOX TO BE SET TWO FEET BEHIND PROPERTY LINE AND TWO FEET INSIDE SIDE PROPERTY LINE ON EITHER SIDE OF PROPERTY
 - PIPING LAYOUT SHOWN IS TYPICAL FOR 2" SERVICE.

- TAPPING SADDLE 1" - JCM 402-CC
MULLERS PARTS MATERIAL OR A. Y. McDONALD ONLY
- CORPORATION STOP
CURB STOP
ANGLE CURB STOP
METER COUPLING - 3/4" OR 1"
U-BRANCH CONNECTION - 1 x 3/4" x 6 1/2"
- MULLER A. Y. McDONALD
H-15008 XXX
B-25170 XXX
H-14265 XXX
H-10890 XXX
H-15365 XXX

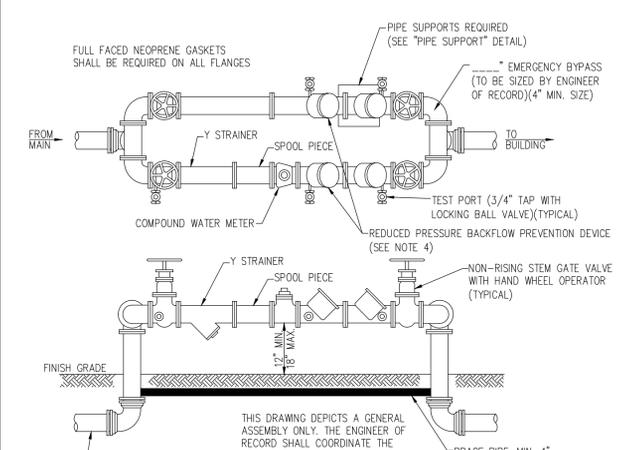
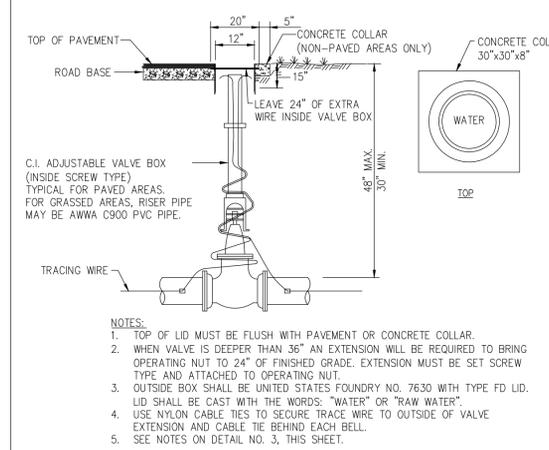
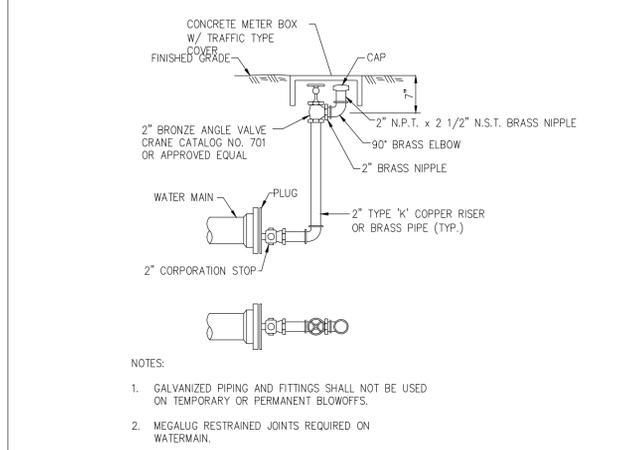
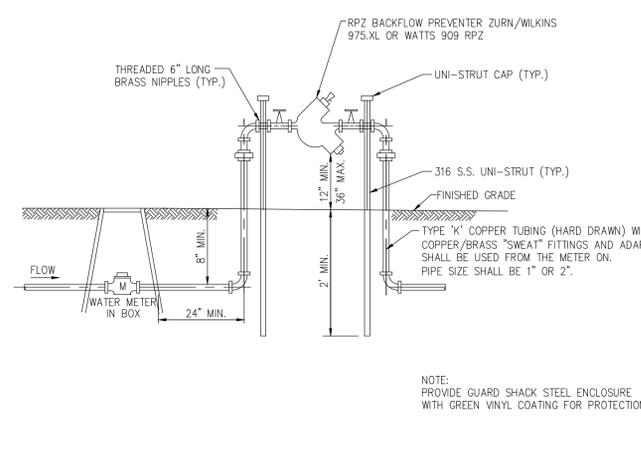


MULTIPLE WATER SERVICES 1

WATER SERVICE FOR 1" OR 2" PIPE 2

TRACE WIRE 3

WATER AND SEWER SEPARATION CRITERIA 4

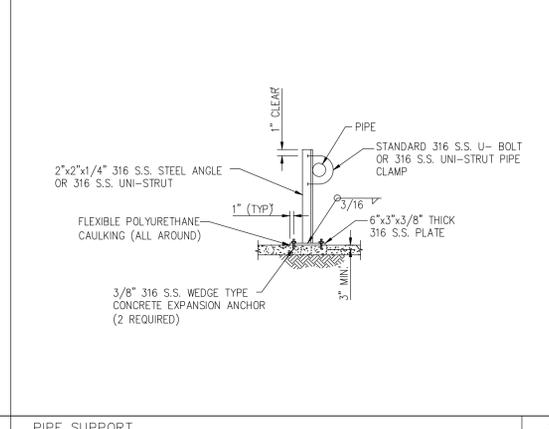
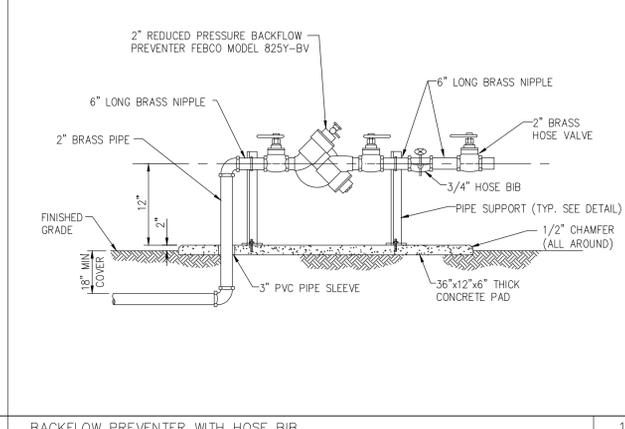
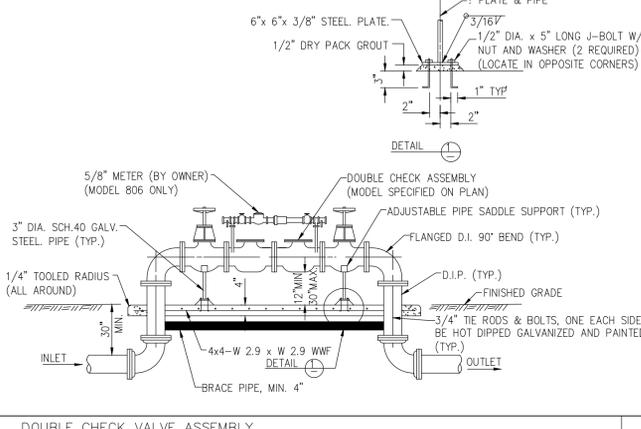


BACKFLOW PREVENTION DEVICE - 3/4" TO 2" 5

2" TERMINAL BLOWOFF 6

VALVE SETTING 7

4" MIN. SIZE



- NOTES:
- MECHANICAL JOINT FITTINGS SHALL BE REQUIRED UNDERGROUND AND FLANGED FITTINGS FOR ABOVE GROUND USE, NO UNIFLANGES PERMITTED.
 - PAINT THE ABOVE GROUND ASSEMBLY IN ACCORDANCE WITH CONSTRUCTION STANDARD, AFTER MANUFACTURERS RECOMMENDED SURFACE PREP IS COMPLETED. DO NOT PAINT OVER NAME/SERIAL PLATE, STAINLESS STEEL OR BRASS FITTINGS.
 - PROTECTIVE PIPE STANCHIONS ARE REQUIRED.
 - APPROVED REDUCED PRESSURE BACKFLOW PREVENTER WITH SILICONE RUBBER SEAL RINGS OR DISKS:
 - WILKENS MODEL 375 S, 4" TO 10"
 - AMES MODEL 4000 SSSR, 4" TO 10"
 - AMES MODEL 4000 SSSR, 4" TO 10"
 - AMES MODEL 4000 SSI, 4" TO 10"
 - 3" METER REQUIRES 4" BACKFLOW ASSEMBLY AND PIPING.
 - ALL TEST PORTS SHALL BE PLUGGED WITH BRASS PLUGS.
 - PROVIDE SPOOL PIECES DIRECTLY IN FRONT OF METER. MINIMUM LENGTH TO BE THREE PIPE DIAMETERS.
 - METER TO BE SUPPLIED BY CONTRACTOR. MODEL NUMBER TO BE DETERMINED BY CITY.

DOUBLE CHECK VALVE ASSEMBLY 9

BACKFLOW PREVENTER WITH HOSE BIB 10

PIPE SUPPORT 11

3" AND LARGER METER INSTALLATION AND BACKFLOW ASSEMBLY 12

This item has been digitally signed and sealed by Alexander Rojas, PE on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

THIS INSTRUMENT PREPARED BY
AND RETURN TO:

Pegasus Title Services, LLC
631 Lacerne Avenue, Suite 210
Lake Worth, FL 33460

Parcel ID: 38-43-44-20-01-033-0060

Space Above This Line For Recording Data

WARRANTY DEED

THIS WARRANTY DEED, made as of the 10th day of May, 2019 by 3322 BOUTWELL RD LLC, a Florida limited liability company, hereinafter referred to as "Grantor," to CREATIVE FINANCING, LLC, a Florida limited liability company, whose post office address 1540 SW 4th Circle, Boca Raton, Florida, hereinafter referred to as "Grantee."

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in Palm Beach County, State of Florida, situated on the premises more particularly described as follows:

That portion of Tract 33, Model Land Co. Subdivision of Section 20, Township 44 South, Range 43 East, according to the map or plat thereof as recorded in Plat Book 5, Page 79, Public Records of Palm Beach County, Florida, more particularly described as follows:

From a point 15 feet South of the North line and 25 feet East of the West line of Tract 33, Model Land Co. Subdivision of Section 20, Township 44 South, Range 43 East, run South on a line parallel to the East line of said Tract 33, 240 feet to the Point of Beginning; thence continue South 150 feet to a point; thence run East on a line parallel to the North line of said Tract 33, 150 feet to a point; thence run North on a line parallel to the West line of Tract 33, 150 feet to a point; thence run West parallel to the North line of Tract 33, 150 feet to the Point of Beginning.

SUBJECT TO taxes for the year of 2019 and subsequent years; comprehensive land use plans, zoning, and other land use restrictions, prohibitions and requirements imposed by governmental authority; restrictions and matters appearing on the Plat or otherwise common to the subdivision; outstanding oil, gas and mineral rights of record without right of entry; unplatted public utility easements of record (located contiguous to real property lines and not more than 10 feet in width as to rear or front lines and 7 1/2 feet in width as to side lines) (it not being the intent hereof to reimpose any of the foregoing).

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:
(As to all Grantors)

[Signature]
Witness #1 Signature

Catherine Steward
Witness #1 Printed Name

[Signature]
Witness #2 Signature

CLAY GALB
Witness #2 Printed Name

3322 BOUTWELL RD LLC,
a Florida limited liability company

By: [Signature]
Deborah J. Winters
Its: Manager / Member

By: [Signature]
Stephen Sanguinetti
Its: Manager / Member

By: [Signature]
Joshua Farber
Its: Manager / Member

By: [Signature]
Sharon Farber
Its: Manager / Member

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 15th day of May, 2019 by Deborah J. Winters; Stephen Sanguinetti; Joshua Farber; and Sharon Farber as the Managers / Members of 3322 BOUTWELL RD LLC, a Florida limited liability company, on behalf of the company, who [] are personally known to me or [] have produced driver licenses as identification.

SEAL

[Signature]
Notary Public - State of Florida



April 26, 2020 Revised 01/18/2021 Revised 04/13/2021
Revised 01/03/2022

City of Lake Worth Beach
Community Sustainability Department
1900 2nd Avenue North
Lake Worth Beach, FL 33460

RE: 3322 Boutwell Road – Sustainable Bonus Application – Sec. 23.2-33. - City of Lake Worth Sustainable Bonus Incentive Program.

Onsite Features Improvements:

(d) Higher quality or additional open space beyond the requirements of the code.

- 3322 Boutwell road features a central courtyard which allows a safe gathering/recreational area for residents of the community within a private setting. The courtyard provides a higher quality open area & more than the minimum requirements of the underlying zoning (MU-West).

Project Open Area Calculation:

Total Lot Area: 22,500 sf
Maximum Building Coverage: 50% - 11,250 sf
Provided Building Coverage: 32% – 7,395 sf
Total Open Area: 67% - 15,105 sf

(e) Higher quality or additional landscaping beyond the requirements of the code.

Project Landscape Calculation:

Trees Required: 48
Trees Provided: 56

Shrubs & Ground Cover Required: 459
Shrubs & Ground Cover Provided: 1204

Total Native Planting Required: 75%
Total Native Planting Provided: 75%

- (h) Other project components open to the public, or offering a direct community benefit meeting the intent of the comprehensive plan, which are similar to those listed as part of the USGBC's LEED for neighborhood development program, or which include elements of sustainable design such as:

viii. Urban Form:

- Building's Courtyard Shape & span along the property frontages improves & sets the ROW edge & Building line.

~~xxiii. Lighting mitigation (night sky):~~

- ~~— Site lighting shall be equipped with motion & time monitoring systems to reduce excess lighting; reducing light pollution.~~

SUSTAINABLE BONUS - COMMUNITY BENEFIT COST TABLE	
CATEGORY	APPROX COST
(d) Higher quality or additional open space beyond the requirements of the code.	\$ 1,800.00
<i>Site Furniture & Decorative</i>	\$ 1,800.00
(e) Higher quality or additional landscaping beyond the requirements of the code.	\$ 9,000.00
<i>(8) Additional Native Trees</i>	\$ 6,000.00
<i>(745) Additional Shrubs</i>	\$ 3,960.00
Fee in lieu	\$ 10,800.00
SUSTAINABLE BONUS - TOTAL	\$ 21,600.00

April 26, 2020 Revised 01/18/2021 Revised 04/12/2021 Revised 06/11/2021

City of Lake Worth Beach
Community Sustainability Department
1900 2nd Avenue North
Lake Worth Beach, FL 33460

RE: **3322 Boutwell Road – Planned Development Application - Project Narrative**

Design Description: A courtyard style 2-story multifamily development with on-site surface parking & internal pedestrian circulation network. The building is designed on a square shaped .5 acre lot & will contain 18 dwelling units with a varying mix of studio, 1-bedroom, 2-bedroom apartments; a onsite office space for property management is also included in the building’s program. The proposed total density of the project is 32Du/Acre.

The courtyard style building’s footprint on the property cover only 32% of the lot allowing ample open area for landscape & required perimeter buffers. Neighboring properties comprise of a mid-rise hotel on the North & East frontages & a single family residence on the South frontage of the property.

Project Statistics:

Lot Size:	22,500 sf
Underlying Zoning:	MU-W Mixed Use West
Proposed Use:	Mixed Use – Residential & Office
Proposed Density:	32 Du/Acre
Building Coverage:	7,395 sf 32%
Building Gross Area:	14,596 sf
Setbacks:	
	Front (West): 16’-5”
	Side (North): 10’-0”
	Side (South): 66’-10”
	Rear (East): 15’-0”
Building Height:	21’-8” Median Roof Height.
Parking Provided:	23 Space (1 ADA Parking Space Provided)
Proposed Dwelling Units:	18 Units
Proposed Office Space:	416 sf

Comprehensive Plan Compliance:

Located within Special area of interest “Sub-5” the project follows design guidelines set forth by the comprehensive plan’s *Section 5: Guidelines for Sub Areas pg.68*. The referenced guidelines encourage landscape buffers & the creation of safe pedestrian connections throughout the perimeter and interior of properties. Within the subject development, a center courtyard acts as a central node for pedestrian movement inside the property, units facing the rear & primary frontage of the site are provided with private entrances within the perimeter landscape buffers. These private entrances create an “active” façade facing Boutwell Road which both encourages & creates a safe pedestrian access within the perimeter and interior of the development. In addition, native street trees are placed 25’ O.C. along the primary frontage as required by the guidelines. Although parallel parking is not being provided in this project, surface parking is being provided justified to the south side the site to limit visibility from the Boutwell Road.

Construction Schedule:

Estimated Commencement: 3rd Quarter 2021

Estimated Completion: 3rd Quarter 2022

Public Dedication: Not Applicable

Package & Mail Delivery:

- Mail delivery shall be made to (2) exterior shared mail- boxes which shall include small/medium package compartments. Large packages shall be delivered directly to unit doorsteps.

Derogation Request:

Setback Reduction: A setback reduction on the Front (west) & Side (North Only) is being requested within this application. The front setback is to be reduced from 20ft MU-W requirement to 15ft & the Side setback reduced from 15ft to 10ft. Both reductions will further allow the project better meet the requirements set forth by the City’s comprehensive plan, increasing quality of pedestrian travel through the site & allowing for larger landscape buffers for parking.

Parking Reduction: The project’s total required parking according to underlying zoning regulation is 24 parking spaces (avg 720 sf), with the application of Mixed-Use parking Reduction. The current submission provides 22 parking spaces + 1 ADA parking space. Due to the small dwelling unit sizes & market the project is designed for a 23 total parking spaces is adequate for the project.

Impermeable Area Increase: Increase allowable impermeable area from Base Zoning Allowable 65% Maximum to 69.8%. Increased area is to assure pedestrian connectivity throughout the site, pedestrian paved areas will be of permeable concrete pavers to decrease runoff and improve rate of absorption on site. Increased hardscape area allow for better pedestrian connectivity throughout the site which is essential to the building’s character & contribution to the city’s “viii. Urban Form”

Conditional Use Narrative:

The proposed use of “Casa Nueva” consists of long-term rental apartments, providing 2-Bedroom, 1-Bedroom, & Studio units. An office/business component is also incorporated into the project to allow professional use office to be part of the uses of the building.

Currently the vacant property neighbors a 4-story Hotel & a single family residence home to the south. The proposed buildings acts as a buffer between intense commercial use on 10th Avenue & existing single family homes.



Multi-Family Submarket Report

Greenacres

Palm Beach - FL

PREPARED BY

MULTI-FAMILY SUBMARKET REPORT

Submarket Key Statistics	2
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Sales Past 12 Months	11
Supply & Demand Trends	13
Vacancy & Rent	15
Sale Trends	17
Deliveries & Under Construction	19

Overview

Greenacres Multi-Family

12 Mo. Delivered Units

0

12 Mo. Absorption Units

(59)

Vacancy Rate

5.5%

12 Mo. Asking Rent Growth

2.0%

The city of Greenacres has a population of close to 30,000 and sits in the center of Palm Beach County. The Greenacres submarket spans from Jog Road to the west, South Military Trail and Interstate 95 to the east, Belvedere Road to the north, and Joe DeLong Boulevard to the south. With a stock of 5,100 apartments, this is one of the metro's smaller submarkets.

Vacancies are below the metro average, as the submarket has seen limited deliveries and steady demand for this cycle. Rents are well below the metro average, but rent growth is close to the metro average. Prices have appreciated at a rate close to the metro average since 2010.

KEY INDICATORS

Current Quarter	Units	Vacancy Rate	Asking Rent	Effective Rent	Absorption Units	Delivered Units	Under Constr Units
4 & 5 Star	824	4.8%	\$1,563	\$1,559	0	0	0
3 Star	2,025	4.8%	\$1,185	\$1,179	(1)	0	0
1 & 2 Star	2,224	6.5%	\$1,057	\$1,044	(4)	0	0
Submarket	5,073	5.5%	\$1,217	\$1,210	(5)	0	0

Annual Trends	12 Month	Historical Average	Forecast Average	Peak	When	Trough	When
Vacancy Change (YOY)	1.1%	8.3%	6.4%	13.3%	2009 Q3	4.3%	2018 Q1
Absorption Units	(59)	48	(13)	258	2013 Q4	(139)	2007 Q3
Delivered Units	0	44	2	284	2004 Q3	0	2020 Q1
Demolished Units	0	0	1	6	2018 Q1	0	2020 Q1
Asking Rent Growth (YOY)	2.0%	2.7%	1.2%	8.4%	2015 Q4	-5.1%	2008 Q3
Effective Rent Growth (YOY)	2.1%	2.7%	1.3%	8.4%	2015 Q4	-5.1%	2008 Q3
Sales Volume	\$113 M	\$35.6M	N/A	\$119.9M	2018 Q3	\$200K	2009 Q3

Vacancies have been flat and below the metro average over the past few years, as demand kept stable and limited new deliveries came to market in the most recent years.

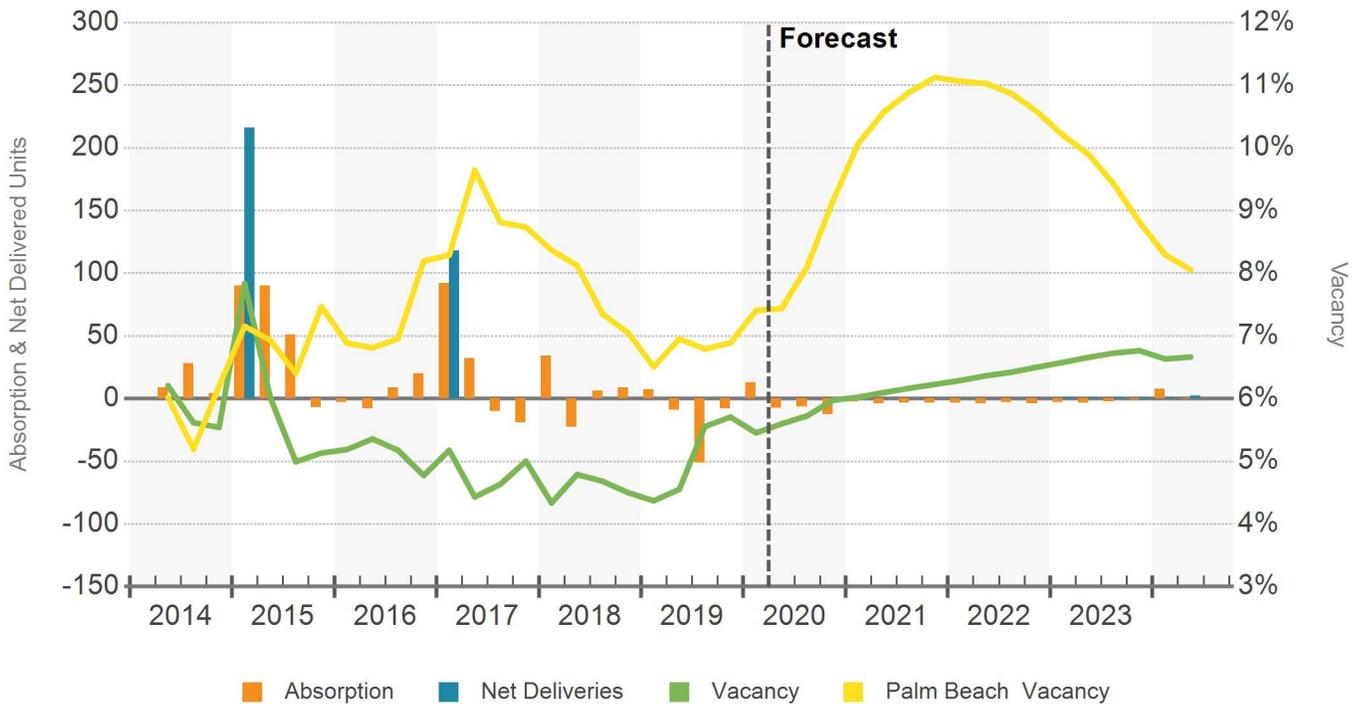
Close to 540 apartments delivered in this submarket over the current economic expansion cycle, increasing its inventory by about 10%. The most recent major delivery in the Greenacres Submarket was The Village at Lake Osborne, a 118-unit property located in Lake Worth. It delivered in January 2017 and stabilized within six months.

The average household income in this area is close to

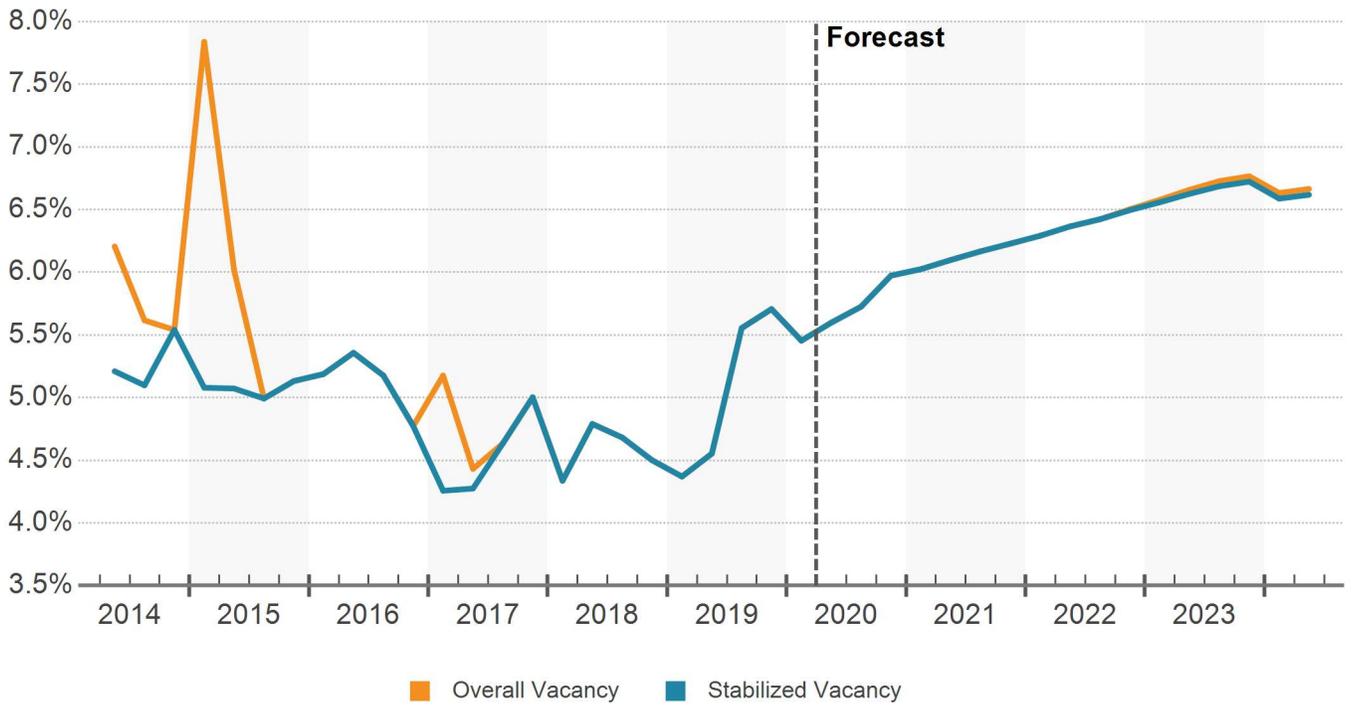
\$53,000, about 40% below the Palm Beach metro average. Close to 85% of the area's stock is 3 Star and below, and Greenacres has some of the most affordable rents across the metro. The area enjoys solid demographics and its population has risen by close to 10% over the past five years, very close to the Palm Beach County average. The gains have been consistent across all population brackets, but more pronounced in the over-40 buckets.

On the back of stable demand and no expected deliveries, the forecast is calling for vacancies to remain relatively unchanged over the next year.

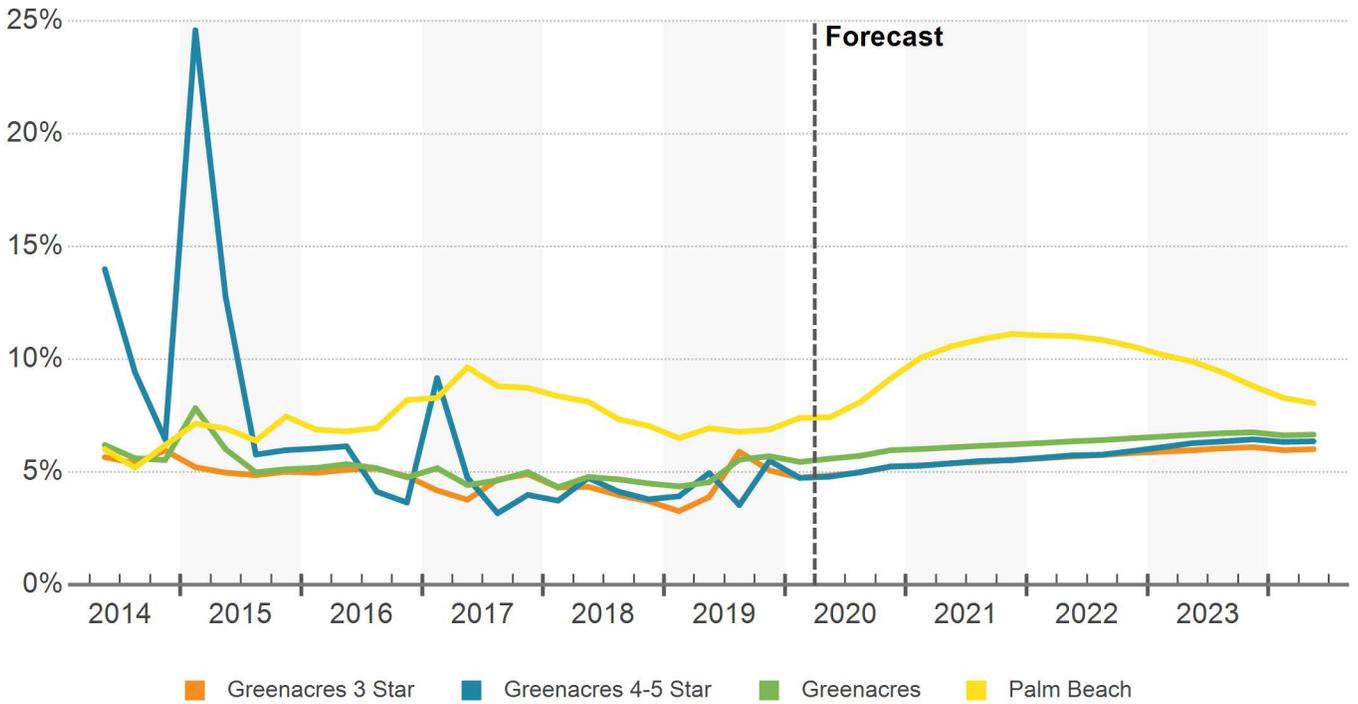
ABSORPTION, NET DELIVERIES & VACANCY



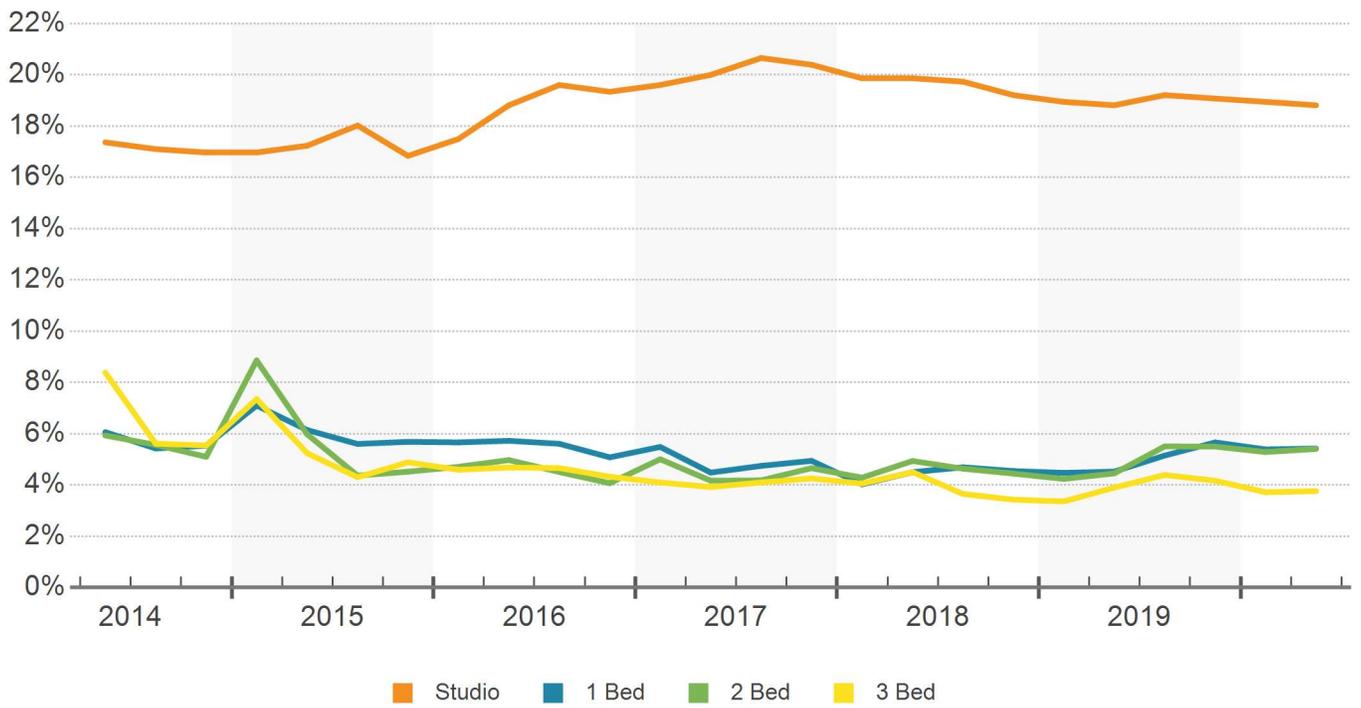
OVERALL & STABILIZED VACANCY



VACANCY RATE



VACANCY BY BEDROOM



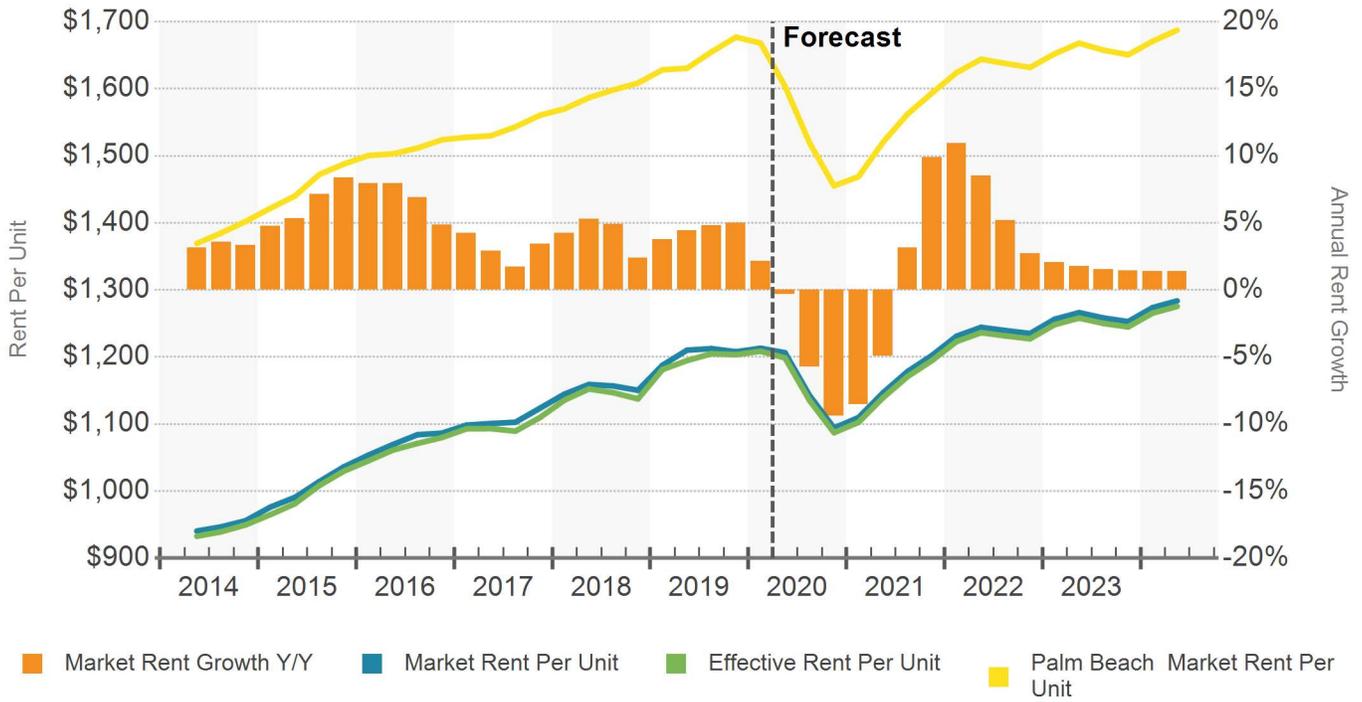
At roughly \$1,220/month, this submarket has some of the lowest rents in the metro. Annual rent growth currently stands at 2.0%, close to the Palm Beach metro average. Less than 15% of the submarket's stock is comprised of 4 & 5 Star buildings, which register rent growth that is

double the submarket average. Properties rated 1 & 2 Star register growth significantly below the submarket average. On the back of stable demand, the forecast is calling for rent growth to remain relatively unchanged over the next year.

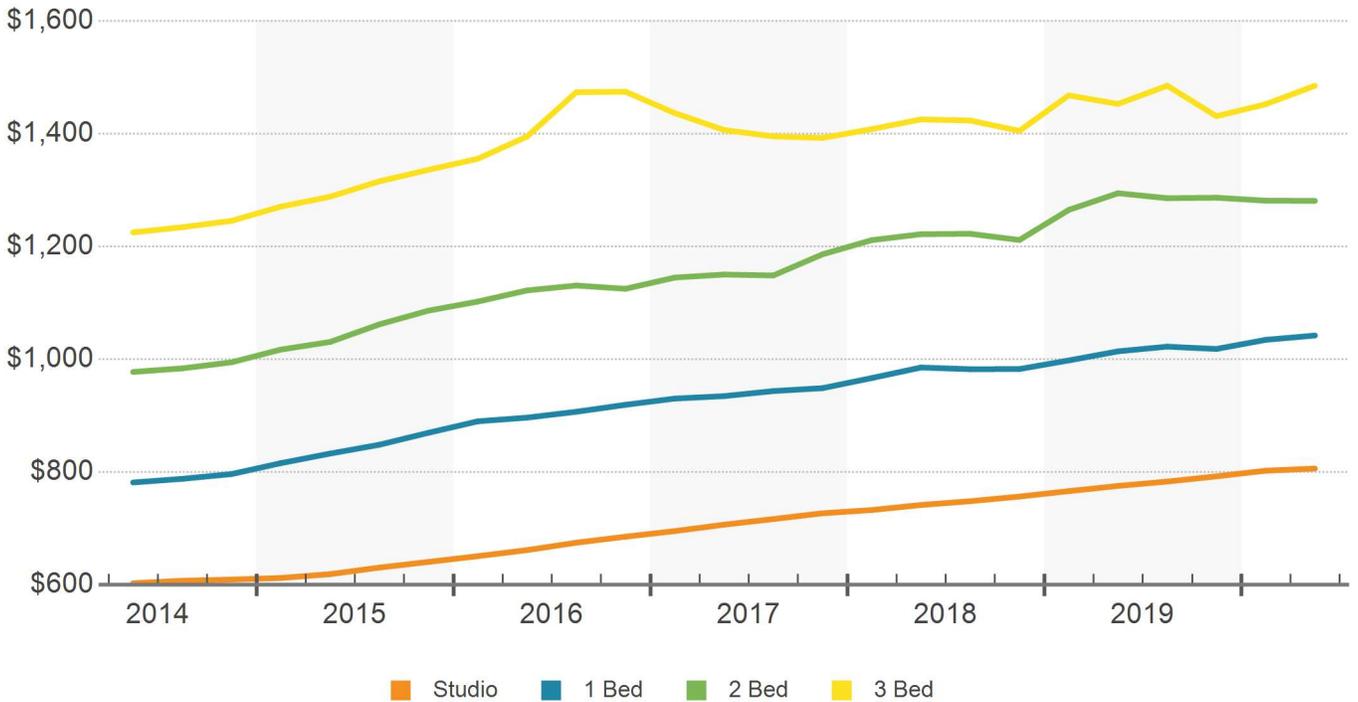
DAILY ASKING RENT PER SF



MARKET RENT PER UNIT & RENT GROWTH

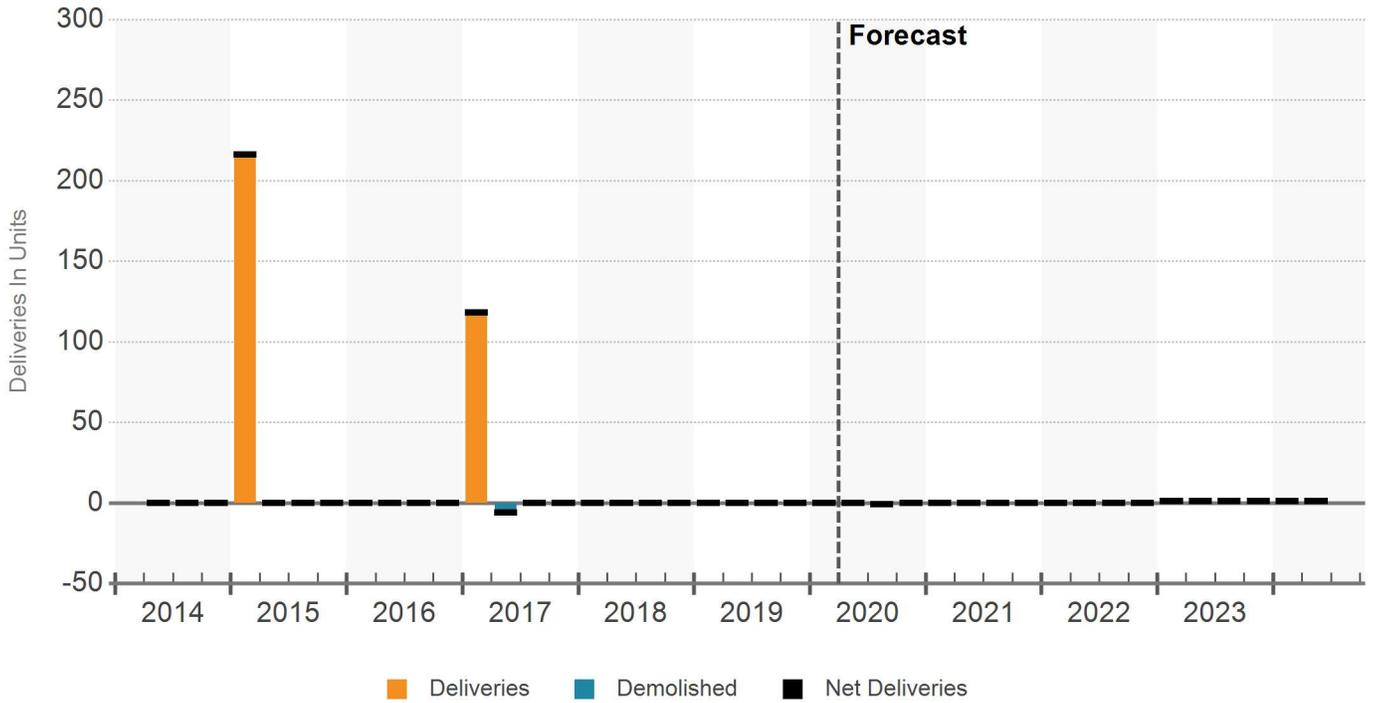


MARKET RENT PER UNIT BY BEDROOM



The Greenacres Submarket has seen limited deliveries this cycle, and there is currently no considerable construction underway.

DELIVERIES & DEMOLITIONS



All-Time Annual Avg. Units

44

Delivered Units Past 8 Qtrs

0

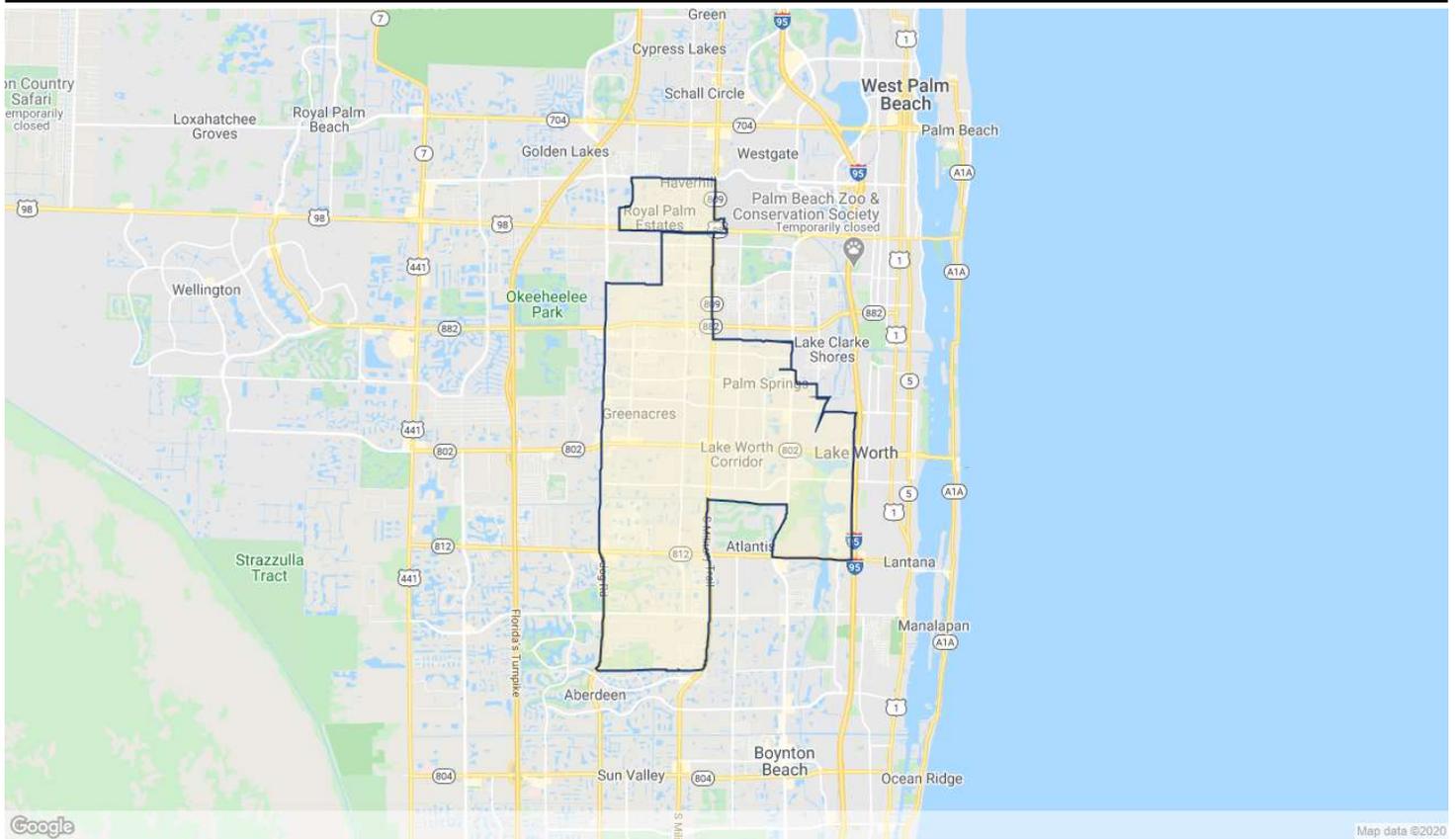
Delivered Units Next 8 Qtrs

0

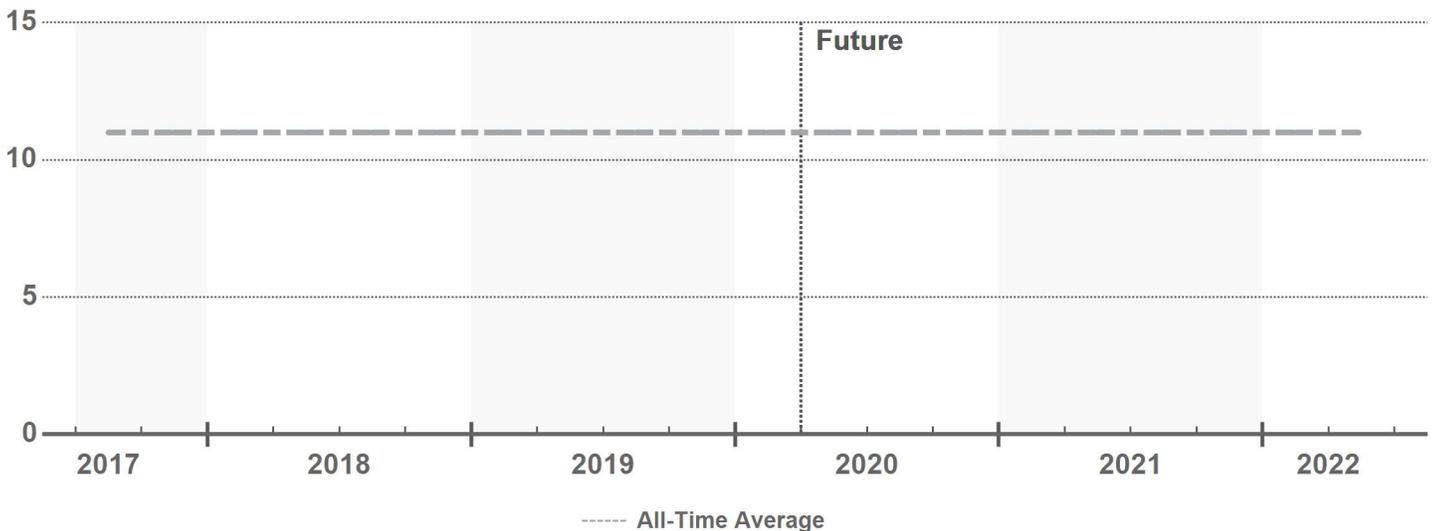
Proposed Units Next 8 Qtrs

0

PAST 8 QUARTERS DELIVERIES, UNDER CONSTRUCTION, & PROPOSED



PAST & FUTURE DELIVERIES IN UNITS



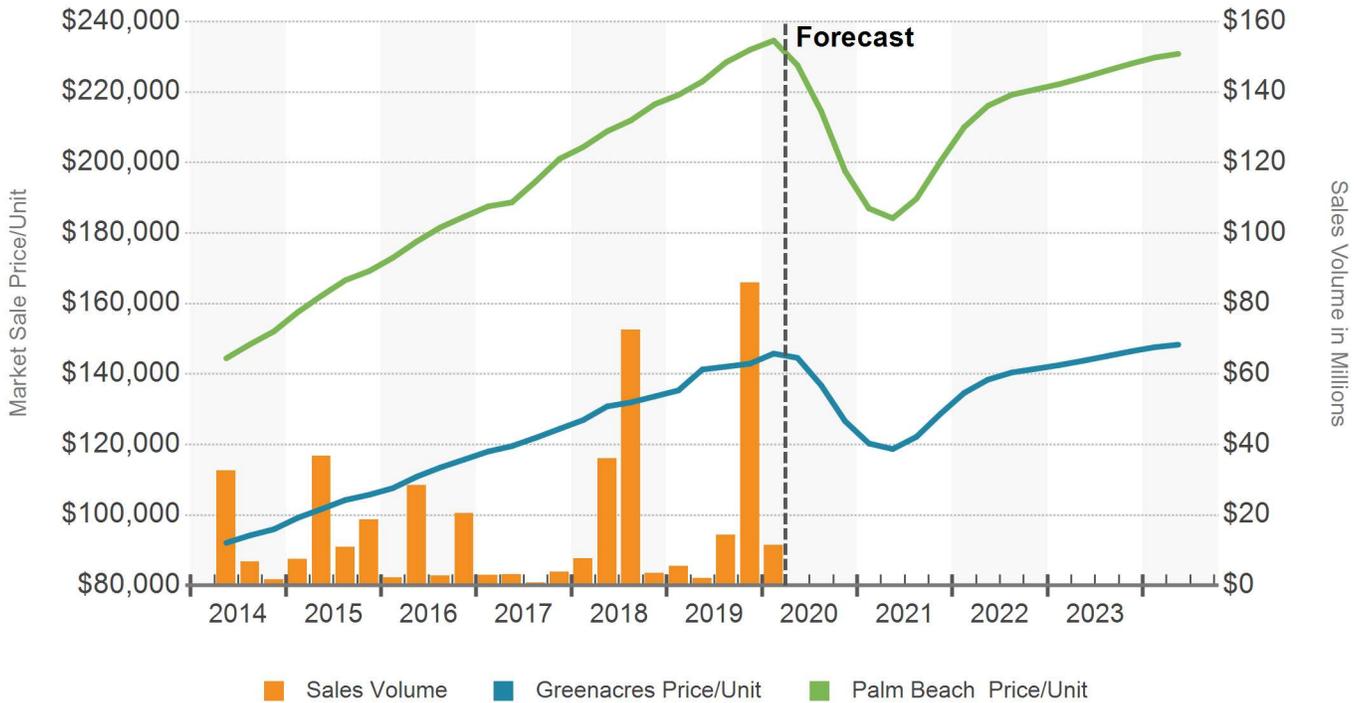
Sales activity over the past few quarters was moderate. Prices have risen by close to 160% since 2010, close to the metro average.

The most significant recent transaction was a portfolio sale involving three properties in the Greenacres Submarket. The sale occurred in October 2019, when ResProp Management sold three apartment communities totaling 683 units to Federal Capital Partners for \$86

million, or approximately \$125,000/unit. The portfolio included Costa Del Lago Apartments, sold for \$31 million; 2508 10th Ave. North, sold for \$35 million; and 550 Kirk Road, sold for \$20 million. The portfolio was 95% occupied at the time of sale.

On the back of favorable economic conditions stable apartment rental demand, the forecast calls for prices to continue rising over the next year.

SALES VOLUME & MARKET SALE PRICE PER UNIT



Sales Past 12 Months

Greenacres Multi-Family

Sale Comparables

Avg. Price/Unit (thous.)

Average Price (mil.)

Average Vacancy at Sale

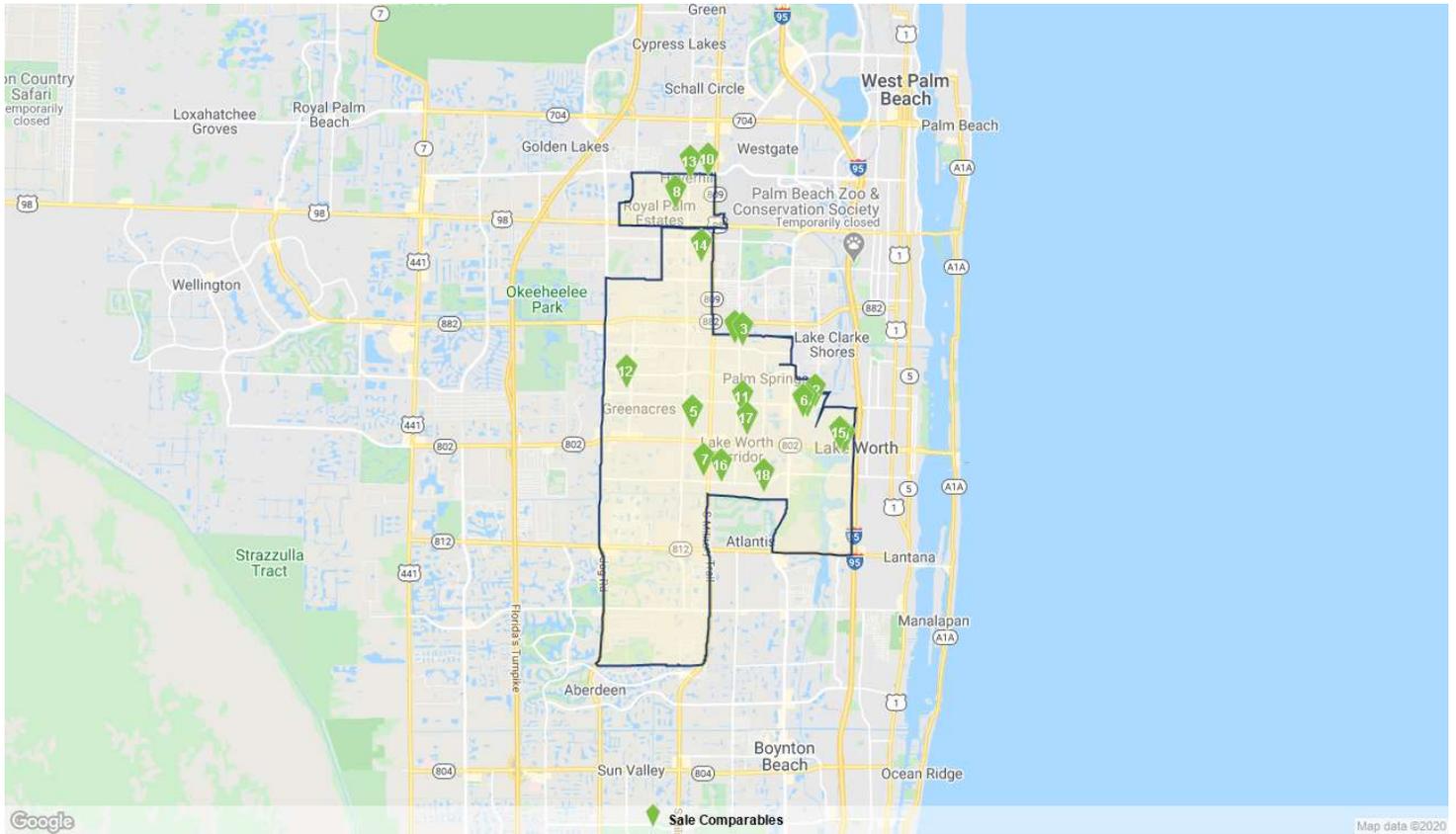
18

\$125

\$6.6

8.6%

SALE COMPARABLE LOCATIONS



SALE COMPARABLES SUMMARY STATISTICS

Sales Attributes	Low	Average	Median	High
Sale Price	\$230,000	\$6,643,455	\$1,900,000	\$35,000,000
Price Per Unit	\$29,090	\$125,486	\$130,794	\$148,750
Cap Rate	6.5%	7.7%	7.9%	8.7%
Vacancy Rate at Sale	0%	8.6%	0%	93.3%
Time Since Sale in Months	0.7	6.7	7.1	11.5
Property Attributes	Low	Average	Median	High
Property Size in Units	5	50	13	314
Number of Floors	1	1	1	3
Average Unit SF	387	841	840	1,713
Year Built	1945	1971	1974	2006
Star Rating	★★★★★	★★★★★ 2.2	★★★★★	★★★★★

Sales Past 12 Months

Greenacres Multi-Family

RECENT SIGNIFICANT SALES

Property Name/Address	Property Information				Sale Information				
	Rating	Yr Built	Units	Vacancy	Sale Date	Price	Price/Unit	Price/SF	
1 Coronado Springs 550 Kirk Rd	★★★★★	1971	314	8.3%	10/29/2019	\$35,000,000	\$111,464	\$146	
2 Costa Del Lago Apartments 2508 10th Ave N	★★★★★	1972	218	5.1%	10/29/2019	\$30,750,000	\$141,055	\$156	
3 Coronado Springs East 2500 Springdale Blvd	★★★★★	1985	151	13.3%	10/29/2019	\$19,750,000	\$130,794	\$138	
4 The Watershed Residence-R... 3431 Helena Dr	★★★★★	1977	40	5.0%	3/31/2020	\$5,588,235	\$139,705	\$149	
5 Mil Race Apartments 3750-3785 Mil Race Ct	★★★★★	1984	30	0%	7/16/2019	\$4,462,500	\$148,750	\$148	
6 The Watershed Residence-R... 3440 Rudolph Rd	★★★★★	1979	28	3.6%	3/31/2020	\$3,911,765	\$139,705	\$149	
7 Wellman Trails Apartments 4655 Wellman Trl	★★★★★	1980	24	0%	9/16/2019	\$3,475,000	\$144,791	\$179	
8 Park On Wallis Apartment Ho... 5201 Wallis Rd	★★★★★	1991	23	4.4%	7/2/2019	\$3,131,250	\$136,141	\$136	
9 Loch Haven 410 Lake Osborne Dr	★★★★★	1953	15	93.3%	3/23/2020	\$1,900,000	\$126,666	\$317	
10 4631-4645 Grove Street, Pal... 4631-4645 Grove St	★★★★★	1969	8	0%	9/19/2019	\$1,100,000	\$137,500	\$161	
11 3874 7th Ave N	★★★★★	1959	6	0%	7/24/2019	\$820,000	\$136,666	\$164	
12 6063 10th Ave N	★★★★★	1985	6	0%	7/18/2019	\$700,000	\$116,666	\$96	
13 Haverhill Homes 920 Haverhill Rd N	★★★★★	1945	8	0%	6/14/2019	\$640,000	\$80,000	\$169	
14 4700 Gardenette St	★★★★★	1978	5	0%	7/2/2019	\$600,000	\$120,000	\$131	
15 Lake Osborne Apts 17 S Detroit St	★★★★★	1948	8	0%	5/7/2019	\$560,000	\$70,000	\$124	
16 4219 Mee Ct	★★★★★	1958	11	9.1%	12/26/2019	\$320,000	\$29,090	\$75	
17 3861 Gulfstream Rd	★★★★★	1945	5	0%	6/28/2019	\$230,000	\$46,000	\$58	
18 4885 Serafica Dr	★★★★★	2006	5	0%	12/11/2019	-	-	-	

OVERALL SUPPLY & DEMAND

Year	Inventory			Absorption		
	Units	Growth	% Growth	Units	% of Inv	Construction Ratio
2024	5,079	5	0.1%	3	0.1%	1.8
2023	5,074	3	0.1%	(10)	-0.2%	-
2022	5,071	0	0%	(14)	-0.3%	0
2021	5,071	0	0%	(13)	-0.3%	0
2020	5,071	(2)	0%	(14)	-0.3%	0.1
YTD	5,073	0	0%	7	0.1%	0
2019	5,073	0	0%	(61)	-1.2%	0
2018	5,073	0	0%	26	0.5%	0
2017	5,073	112	2.3%	95	1.9%	1.2
2016	4,961	0	0%	17	0.3%	0
2015	4,961	216	4.6%	224	4.5%	1.0
2014	4,745	0	0%	32	0.7%	0
2013	4,745	206	4.5%	258	5.4%	0.8
2012	4,539	0	0%	88	1.9%	0
2011	4,539	0	0%	85	1.9%	0
2010	4,539	0	0%	63	1.4%	0
2009	4,539	0	0%	(31)	-0.7%	0
2008	4,539	16	0.4%	46	1.0%	0.3

4 & 5 STAR SUPPLY & DEMAND

Year	Inventory			Absorption		
	Units	Growth	% Growth	Units	% of Inv	Construction Ratio
2024	833	5	0.6%	4	0.5%	1.2
2023	828	4	0.5%	0	-0.1%	-
2022	824	0	0%	(3)	-0.3%	0
2021	824	0	0%	(2)	-0.3%	0
2020	824	0	0%	2	0.2%	0
YTD	824	0	0%	6	0.7%	0
2019	824	0	0%	(14)	-1.7%	0
2018	824	0	0%	2	0.2%	0
2017	824	118	16.7%	110	13.3%	1.1
2016	706	0	0%	15	2.1%	0
2015	706	216	44.1%	205	29.0%	1.1
2014	490	0	0%	24	4.9%	0
2013	490	206	72.5%	164	33.5%	1.3
2012	284	0	0%	3	1.1%	0
2011	284	0	0%	0	0%	-
2010	284	0	0%	20	7.0%	0
2009	284	0	0%	2	0.7%	0
2008	284	0	0%	(1)	-0.4%	0

3 STAR SUPPLY & DEMAND

Year	Inventory			Absorption		
	Units	Growth	% Growth	Units	% of Inv	Construction Ratio
2024	2,025	0	0%	(1)	-0.1%	0
2023	2,025	0	0%	(5)	-0.3%	0
2022	2,025	0	0%	(6)	-0.3%	0
2021	2,025	0	0%	(6)	-0.3%	0
2020	2,025	0	0%	(4)	-0.2%	0
YTD	2,025	0	0%	5	0.2%	0
2019	2,025	0	0%	(28)	-1.4%	0
2018	2,025	0	0%	24	1.2%	0
2017	2,025	(6)	-0.3%	(7)	-0.3%	0.9
2016	2,031	0	0%	4	0.2%	0
2015	2,031	0	0%	19	0.9%	0
2014	2,031	0	0%	7	0.3%	0
2013	2,031	0	0%	56	2.8%	0
2012	2,031	0	0%	46	2.3%	0
2011	2,031	0	0%	12	0.6%	0
2010	2,031	0	0%	16	0.8%	0
2009	2,031	0	0%	9	0.4%	0
2008	2,031	16	0.8%	14	0.7%	1.1

1 & 2 STAR SUPPLY & DEMAND

Year	Inventory			Absorption		
	Units	Growth	% Growth	Units	% of Inv	Construction Ratio
2024	2,221	0	0%	0	0%	0
2023	2,221	(1)	0%	(4)	-0.2%	0.2
2022	2,222	0	0%	(5)	-0.2%	0
2021	2,222	0	0%	(5)	-0.2%	0
2020	2,222	(2)	-0.1%	(13)	-0.6%	0.2
YTD	2,224	0	0%	(4)	-0.2%	0
2019	2,224	0	0%	(19)	-0.9%	0
2018	2,224	0	0%	0	0%	-
2017	2,224	0	0%	(8)	-0.4%	0
2016	2,224	0	0%	(2)	-0.1%	0
2015	2,224	0	0%	0	0%	-
2014	2,224	0	0%	1	0%	0
2013	2,224	0	0%	38	1.7%	0
2012	2,224	0	0%	39	1.8%	0
2011	2,224	0	0%	73	3.3%	0
2010	2,224	0	0%	27	1.2%	0
2009	2,224	0	0%	(42)	-1.9%	0
2008	2,224	0	0%	33	1.5%	0

OVERALL VACANCY & RENT

Year	Vacancy			Market Rent				Effective Rent	
	Units	Percent	Ppts Chg	Per Unit	Per SF	% Growth	Ppts Chg	Per Unit	Per SF
2024	346	6.8%	0	\$1,270	\$1.48	1.4%	(0.1)	\$1,262	\$1.47
2023	344	6.8%	0.3	\$1,253	\$1.46	1.4%	(1.3)	\$1,245	\$1.45
2022	330	6.5%	0.3	\$1,235	\$1.44	2.7%	(7.2)	\$1,227	\$1.43
2021	316	6.2%	0.3	\$1,202	\$1.40	9.9%	19.3	\$1,195	\$1.40
2020	303	6.0%	0.3	\$1,094	\$1.28	-9.4%	(14.4)	\$1,087	\$1.27
YTD	281	5.5%	(0.2)	\$1,217	\$1.42	0.8%	(4.2)	\$1,210	\$1.41
2019	290	5.7%	1.2	\$1,208	\$1.41	5.0%	2.6	\$1,203	\$1.41
2018	228	4.5%	(0.5)	\$1,150	\$1.34	2.4%	(1.0)	\$1,138	\$1.33
2017	254	5.0%	0.2	\$1,124	\$1.31	3.4%	(1.4)	\$1,110	\$1.29
2016	237	4.8%	(0.4)	\$1,086	\$1.27	4.8%	(3.5)	\$1,080	\$1.26
2015	255	5.1%	(0.4)	\$1,036	\$1.21	8.4%	5.1	\$1,030	\$1.20
2014	263	5.5%	(0.7)	\$956	\$1.11	3.3%	0.4	\$950	\$1.10
2013	296	6.2%	(1.4)	\$925	\$1.08	2.9%	(0.2)	\$918	\$1.07
2012	347	7.6%	(1.9)	\$900	\$1.05	3.1%	1.2	\$880	\$1.02
2011	435	9.6%	(1.8)	\$873	\$1.01	1.9%	0.7	\$866	\$1.01
2010	518	11.4%	(1.4)	\$857	\$0.99	1.2%	4.1	\$850	\$0.99
2009	580	12.8%	0.7	\$847	\$0.98	-2.9%	0.4	\$839	\$0.97
2008	550	12.1%	(0.7)	\$872	\$1.01	-3.3%	-	\$864	\$1.00

4 & 5 STAR VACANCY & RENT

Year	Vacancy			Market Rent				Effective Rent	
	Units	Percent	Ppts Chg	Per Unit	Per SF	% Growth	Ppts Chg	Per Unit	Per SF
2024	55	6.6%	0.1	\$1,639	\$1.63	1.3%	(0.1)	\$1,635	\$1.63
2023	54	6.5%	0.5	\$1,617	\$1.61	1.4%	(1.3)	\$1,613	\$1.61
2022	49	5.9%	0.4	\$1,594	\$1.59	2.8%	(7.2)	\$1,590	\$1.59
2021	46	5.5%	0.3	\$1,552	\$1.55	9.9%	16.4	\$1,548	\$1.54
2020	43	5.3%	(0.3)	\$1,411	\$1.41	-6.4%	(15.2)	\$1,408	\$1.40
YTD	39	4.8%	(0.7)	\$1,563	\$1.56	3.6%	(5.2)	\$1,559	\$1.56
2019	45	5.5%	1.7	\$1,508	\$1.50	8.8%	10.7	\$1,501	\$1.50
2018	31	3.8%	(0.2)	\$1,386	\$1.38	-1.8%	(6.0)	\$1,379	\$1.38
2017	33	4.0%	0.3	\$1,412	\$1.41	4.1%	2.8	\$1,404	\$1.40
2016	26	3.7%	(2.3)	\$1,356	\$1.35	1.3%	(12.0)	\$1,350	\$1.35
2015	42	6.0%	(0.5)	\$1,338	\$1.33	13.3%	12.3	\$1,328	\$1.32
2014	32	6.4%	(4.9)	\$1,181	\$1.18	1.0%	(1.6)	\$1,173	\$1.17
2013	55	11.3%	6.7	\$1,169	\$1.17	2.6%	0	\$1,154	\$1.15
2012	13	4.6%	(1.1)	\$1,140	\$1.14	2.6%	(0.5)	\$1,123	\$1.12
2011	16	5.7%	0.3	\$1,111	\$1.11	3.1%	(0.2)	\$1,104	\$1.10
2010	16	5.5%	(6.8)	\$1,078	\$1.08	3.3%	9.4	\$1,070	\$1.07
2009	35	12.3%	(0.6)	\$1,044	\$1.04	-6.1%	(1.1)	\$1,035	\$1.03
2008	37	12.9%	0.4	\$1,112	\$1.11	-5.0%	-	\$1,103	\$1.10

3 STAR VACANCY & RENT

Year	Vacancy			Market Rent				Effective Rent	
	Units	Percent	Ppts Chg	Per Unit	Per SF	% Growth	Ppts Chg	Per Unit	Per SF
2024	125	6.2%	0.1	\$1,237	\$1.46	1.4%	(0.1)	\$1,230	\$1.45
2023	124	6.1%	0.3	\$1,219	\$1.44	1.5%	(1.3)	\$1,213	\$1.43
2022	118	5.8%	0.3	\$1,201	\$1.41	2.8%	(7.2)	\$1,195	\$1.41
2021	112	5.5%	0.3	\$1,169	\$1.38	9.9%	20.2	\$1,163	\$1.37
2020	106	5.2%	0.2	\$1,064	\$1.25	-10.3%	(14.6)	\$1,058	\$1.25
YTD	97	4.8%	(0.3)	\$1,185	\$1.40	0%	(4.3)	\$1,179	\$1.39
2019	103	5.1%	1.4	\$1,185	\$1.40	4.3%	2.1	\$1,181	\$1.39
2018	75	3.7%	(1.2)	\$1,136	\$1.34	2.2%	(2.7)	\$1,116	\$1.31
2017	100	4.9%	0.1	\$1,112	\$1.31	4.9%	(1.8)	\$1,099	\$1.29
2016	98	4.8%	(0.2)	\$1,061	\$1.25	6.7%	(0.2)	\$1,053	\$1.24
2015	102	5.0%	(0.9)	\$994	\$1.17	6.9%	3.3	\$988	\$1.16
2014	121	6.0%	(0.4)	\$930	\$1.09	3.6%	0.2	\$923	\$1.08
2013	128	6.3%	(2.7)	\$897	\$1.05	3.4%	(1.0)	\$892	\$1.05
2012	184	9.0%	(2.2)	\$868	\$1.02	4.4%	2.3	\$846	\$0.99
2011	229	11.3%	(0.6)	\$831	\$0.98	2.1%	(1.3)	\$824	\$0.97
2010	240	11.8%	(0.8)	\$814	\$0.96	3.4%	4.7	\$807	\$0.95
2009	256	12.6%	(0.5)	\$787	\$0.92	-1.3%	0.7	\$780	\$0.92
2008	266	13.1%	0	\$798	\$0.94	-2.0%	-	\$791	\$0.93

1 & 2 STAR VACANCY & RENT

Year	Vacancy			Market Rent				Effective Rent	
	Units	Percent	Ppts Chg	Per Unit	Per SF	% Growth	Ppts Chg	Per Unit	Per SF
2024	166	7.5%	0	\$1,097	\$1.40	1.3%	(0.1)	\$1,084	\$1.38
2023	166	7.5%	0.2	\$1,083	\$1.38	1.4%	(1.3)	\$1,070	\$1.37
2022	163	7.3%	0.2	\$1,069	\$1.37	2.6%	(7.2)	\$1,056	\$1.35
2021	158	7.1%	0.2	\$1,041	\$1.33	9.8%	20.4	\$1,029	\$1.31
2020	154	6.9%	0.6	\$949	\$1.21	-10.6%	(13.6)	\$937	\$1.20
YTD	145	6.5%	0.2	\$1,057	\$1.35	-0.4%	(3.4)	\$1,044	\$1.33
2019	141	6.4%	0.9	\$1,061	\$1.36	3.0%	(3.4)	\$1,058	\$1.35
2018	122	5.5%	0	\$1,030	\$1.32	6.4%	5.7	\$1,024	\$1.31
2017	121	5.5%	0.4	\$969	\$1.23	0.7%	(4.5)	\$951	\$1.21
2016	113	5.1%	0.1	\$962	\$1.22	5.2%	(1.3)	\$957	\$1.22
2015	110	5.0%	0	\$915	\$1.16	6.5%	1.7	\$910	\$1.16
2014	110	5.0%	(0.1)	\$859	\$1.09	4.8%	2.5	\$854	\$1.08
2013	112	5.0%	(1.7)	\$820	\$1.03	2.3%	0.8	\$815	\$1.03
2012	150	6.8%	(1.8)	\$801	\$1.01	1.5%	0.9	\$783	\$0.99
2011	190	8.5%	(3.3)	\$789	\$1.00	0.6%	3.9	\$783	\$0.99
2010	263	11.8%	(1.2)	\$785	\$0.99	-3.3%	(1.0)	\$778	\$0.98
2009	290	13.0%	1.9	\$811	\$1.03	-2.3%	1.2	\$804	\$1.02
2008	248	11.1%	(1.5)	\$830	\$1.06	-3.5%	-	\$823	\$1.05

OVERALL SALES

Year	Completed Transactions (1)						Market Pricing Trends (2)		
	Deals	Volume	Turnover	Avg Price	Avg Price/Unit	Avg Cap Rate	Price/Unit	Price Index	Cap Rate
2024	-	-	-	-	-	-	\$148,855	240	5.9%
2023	-	-	-	-	-	-	\$146,420	236	5.9%
2022	-	-	-	-	-	-	\$141,472	228	5.9%
2021	-	-	-	-	-	-	\$128,668	208	6.1%
2020	-	-	-	-	-	-	\$126,631	204	6.1%
YTD	3	\$11.4M	1.6%	\$3,800,000	\$137,349	-	\$146,706	237	5.7%
2019	20	\$107.6M	17.1%	\$6,329,975	\$123,831	7.7%	\$142,930	231	5.8%
2018	22	\$119.5M	14.8%	\$6,636,146	\$159,268	7.3%	\$133,651	216	5.9%
2017	9	\$10.6M	1.9%	\$1,518,571	\$111,895	8.4%	\$124,437	201	6.0%
2016	11	\$53.9M	11.2%	\$4,899,490	\$96,758	7.8%	\$115,744	187	6.2%
2015	17	\$73.7M	13.9%	\$4,334,499	\$107,102	7.4%	\$105,742	171	6.4%
2014	10	\$41.9M	14.0%	\$4,653,122	\$62,975	7.7%	\$95,957	155	6.7%
2013	8	\$17.8M	6.6%	\$2,225,925	\$57,259	13.5%	\$88,049	142	7.0%
2012	9	\$34.3M	14.8%	\$3,807,328	\$50,991	8.8%	\$85,074	137	6.9%
2011	10	\$28.3M	12.1%	\$2,827,594	\$51,317	7.7%	\$82,662	133	6.9%
2010	3	\$3.6M	2.2%	\$1,212,250	\$36,368	7.8%	\$75,551	122	7.1%
2009	2	\$1.2M	1.2%	\$596,147	\$22,080	-	\$57,579	93	8.0%

(1) Completed transaction data is based on actual arms-length sales transactions and levels are dependent on the mix of what happened to sell in the period.

(2) Market price trends data is based on the estimated price movement of all properties in the market, informed by actual transactions that have occurred.

4 & 5 STAR SALES

Year	Completed Transactions (1)						Market Pricing Trends (2)		
	Deals	Volume	Turnover	Avg Price	Avg Price/Unit	Avg Cap Rate	Price/Unit	Price Index	Cap Rate
2024	-	-	-	-	-	-	\$231,616	248	5.2%
2023	-	-	-	-	-	-	\$227,892	244	5.2%
2022	-	-	-	-	-	-	\$220,087	236	5.2%
2021	-	-	-	-	-	-	\$199,470	214	5.4%
2020	-	-	-	-	-	-	\$196,164	210	5.4%
YTD	-	-	-	-	-	-	\$225,778	242	5.0%
2019	-	-	-	-	-	-	\$221,076	237	5.0%
2018	1	\$44.4M	25.0%	\$44,400,000	\$215,534	4.9%	\$203,306	218	5.1%
2017	-	-	-	-	-	-	\$185,997	199	5.3%
2016	-	-	-	-	-	-	\$171,989	184	5.5%
2015	1	\$35M	29.2%	\$35,000,000	\$169,903	5.6%	\$156,225	168	5.7%
2014	-	-	-	-	-	-	\$144,974	155	5.8%
2013	-	-	-	-	-	-	\$131,620	141	6.1%
2012	-	-	-	-	-	-	\$129,424	139	6.1%
2011	-	-	-	-	-	-	\$123,011	132	6.1%
2010	-	-	-	-	-	-	\$114,379	123	6.3%
2009	-	-	-	-	-	-	\$87,459	94	7.0%

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(2) Market price trends data is based on the estimated price movement of all properties in the market, informed by actual transactions that have occurred.

3 STAR SALES

Year	Completed Transactions (1)						Market Pricing Trends (2)		
	Deals	Volume	Turnover	Avg Price	Avg Price/Unit	Avg Cap Rate	Price/Unit	Price Index	Cap Rate
2024	-	-	-	-	-	-	\$122,349	231	5.5%
2023	-	-	-	-	-	-	\$120,286	227	5.5%
2022	-	-	-	-	-	-	\$116,151	220	5.5%
2021	-	-	-	-	-	-	\$105,471	199	5.7%
2020	-	-	-	-	-	-	\$103,745	196	5.7%
YTD	-	-	-	-	-	-	\$121,026	229	5.3%
2019	4	\$51.1M	18.5%	\$17,033,333	\$136,631	7.9%	\$118,357	224	5.4%
2018	6	\$61.4M	20.1%	\$10,226,583	\$150,391	6.1%	\$108,641	205	5.5%
2017	2	\$4.3M	1.8%	\$2,170,000	\$120,556	6.8%	\$102,594	194	5.6%
2016	3	\$40.3M	20.9%	\$13,447,333	\$94,922	5.5%	\$97,158	184	5.7%
2015	5	\$22.2M	13.0%	\$4,439,295	\$84,078	7.6%	\$90,201	170	5.8%
2014	3	\$14M	9.1%	\$4,670,000	\$76,141	9.0%	\$81,449	154	6.1%
2013	1	\$13.2M	10.7%	\$13,250,000	\$60,780	-	\$76,091	144	6.3%
2012	2	\$1M	1.1%	\$510,000	\$44,348	10.4%	\$71,568	135	6.4%
2011	2	\$17.1M	18.6%	\$8,550,000	\$45,238	9.5%	\$68,470	129	6.4%
2010	1	\$635K	0.8%	\$635,000	\$39,688	9.0%	\$62,938	119	6.6%
2009	-	-	-	-	-	-	\$48,829	92	7.3%

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1 & 2 STAR SALES

Year	Completed Transactions (1)						Market Pricing Trends (2)		
	Deals	Volume	Turnover	Avg Price	Avg Price/Unit	Avg Cap Rate	Price/Unit	Price Index	Cap Rate
2024	-	-	-	-	-	-	\$142,327	243	6.5%
2023	-	-	-	-	-	-	\$140,030	239	6.5%
2022	-	-	-	-	-	-	\$135,401	231	6.5%
2021	-	-	-	-	-	-	\$123,556	211	6.7%
2020	-	-	-	-	-	-	\$121,707	207	6.7%
YTD	3	\$11.4M	3.7%	\$3,800,000	\$137,349	-	\$140,792	240	6.3%
2019	16	\$56.5M	22.3%	\$4,036,398	\$114,161	7.6%	\$136,351	232	6.5%
2018	15	\$13.7M	6.1%	\$1,244,649	\$100,670	8.6%	\$130,615	223	6.5%
2017	7	\$6.3M	2.7%	\$1,258,000	\$106,610	9.1%	\$121,517	207	6.7%
2016	8	\$13.6M	5.9%	\$1,694,049	\$102,670	8.7%	\$111,827	191	6.9%
2015	11	\$16.5M	9.8%	\$1,499,091	\$75,642	7.6%	\$101,190	172	7.2%
2014	7	\$27.9M	21.6%	\$4,644,683	\$57,938	7.0%	\$91,007	155	7.5%
2013	7	\$4.6M	4.2%	\$651,058	\$49,004	13.5%	\$82,793	141	7.9%
2012	7	\$33.2M	29.2%	\$4,749,421	\$51,226	8.4%	\$80,941	138	7.8%
2011	8	\$11.2M	7.8%	\$1,396,992	\$64,601	6.6%	\$80,635	137	7.7%
2010	2	\$3M	3.8%	\$1,500,875	\$35,735	6.6%	\$72,648	124	8.0%
2009	2	\$1.2M	2.4%	\$596,147	\$22,080	-	\$54,476	93	9.0%

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(2) Market price trends data is based on the estimated price movement of all properties in the market, informed by actual transactions that have occurred.

DELIVERIES & UNDER CONSTRUCTION

Year	Inventory			Deliveries		Net Deliveries		Under Construction	
	Bldgs	Units	Vacancy	Bldgs	Units	Bldgs	Units	Bldgs	Units
2024	-	5,081	6.8%	-	5	-	5	-	-
2023	-	5,076	6.8%	-	4	-	4	-	-
2022	-	5,072	6.5%	-	0	-	0	-	-
2021	-	5,072	6.2%	-	0	-	0	-	-
2020	-	5,072	6.0%	-	0	-	(1)	-	-
YTD	143	5,073	5.5%	0	0	0	0	0	0
2019	143	5,073	5.7%	0	0	0	0	0	0
2018	143	5,073	4.5%	0	0	0	0	0	0
2017	143	5,073	5.0%	1	118	0	112	0	0
2016	143	4,961	4.8%	0	0	0	0	1	118
2015	143	4,961	5.1%	1	216	1	216	1	118
2014	142	4,745	5.5%	0	0	0	0	1	216
2013	142	4,745	6.2%	1	206	1	206	1	216
2012	141	4,539	7.6%	0	0	0	0	1	206
2011	141	4,539	9.6%	0	0	0	0	0	0
2010	141	4,539	11.4%	0	0	0	0	0	0
2009	141	4,539	12.8%	0	0	0	0	0	0
2008	141	4,539	12.1%	1	16	1	16	0	0



Drainage Report

**3322 Boutwell Rd.
Lake Worth, FL 33461**

April 9, 2021

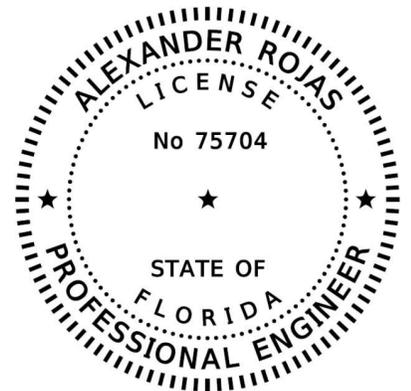
Project Number 20-002

Prepared By:

**Alexander Rojas, P.E.
License No. 75704**

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This item has been digitally signed and sealed by Alexander Rojas, PE on the date adjacent to the seal.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



INTRODUCTION

This report details the drainage design concept proposed for the construction of a new residential building on a 0.3616-acre lot located at 3322 Boutwell Rd. in the City of Lake Worth, Florida. The Parcel Control Number (PCN) for the subject lot is 38-43-44-20-01-033-0060.

SITE DATA

The proposed covered porch is located on the west side of the existing dwelling. Project 3322 Boutwell is a proposed Multifamily use building located from a point 15 feet south of the north line and 25 feet east of the west line of tract 33, model land company's subdivision of section 20, township 44 south, range 43 east, run south on a line parallel to the east line of said tract, 240 feet to the point of beginning; thence continue south 150 feet to a point; thence run east on a line parallel to the north line of said tract, 150 feet to a point; thence run north on a line parallel to the west line of tract, 150 feet to a point; thence run west parallel to the north line of tract, 150 feet to the point of beginning; said lands lying, being and situated in Palm Beach, Florida.

PERMITTING REQUIREMENTS

The site is situated in South Florida Water Management District's (SFWMD) C-51 Drainage Basin and within Northern Palm Beach County Improvement District's (NPBCID) service area. A new Environmental Resource Permit through SFWMD and a Drainage Permit through NPBCID will be required.

DRAINAGE FACILITIES

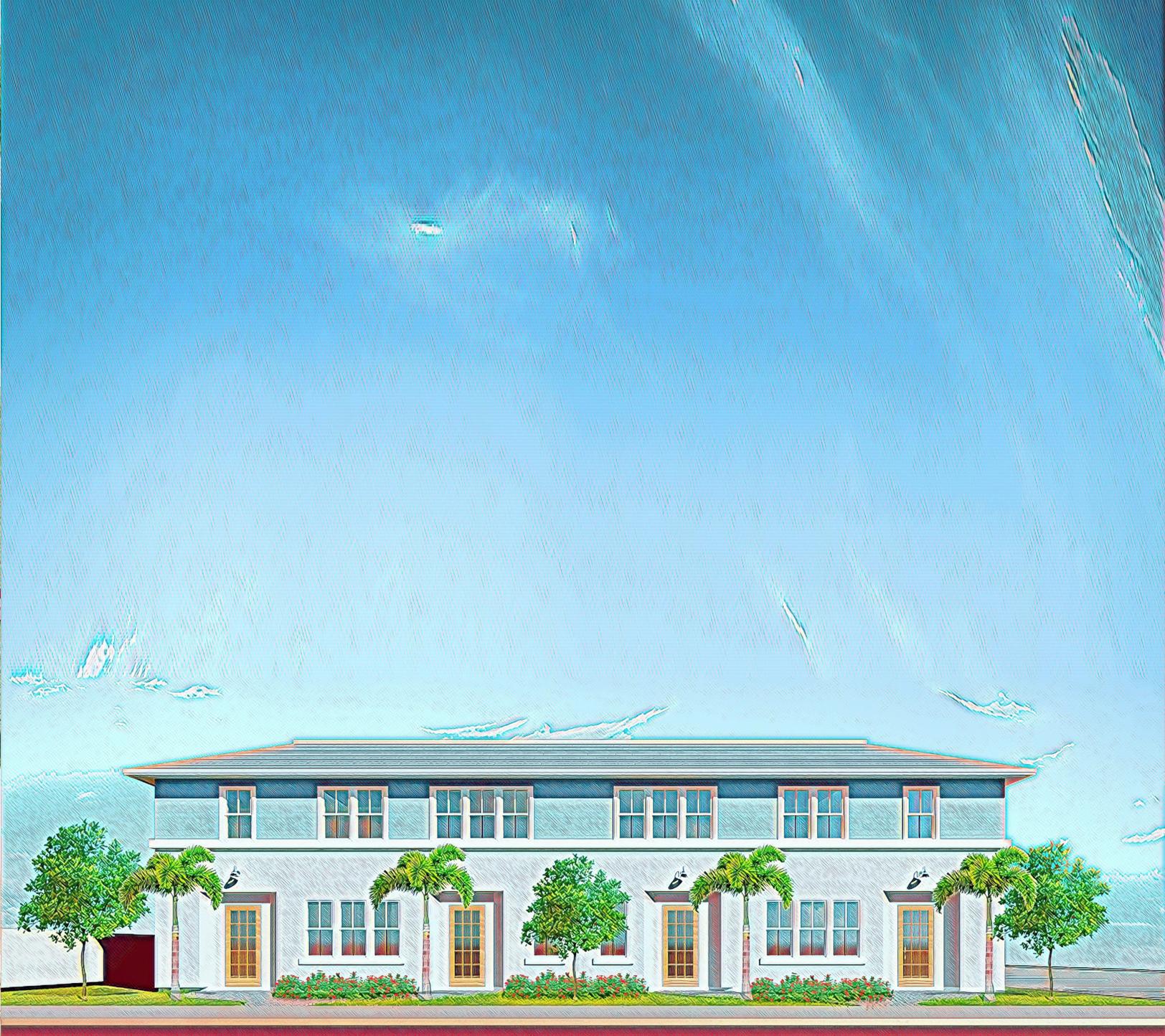
The proposed drainage system will be designed in accordance with Palm Beach County's ULDC as well as SFWMD requirements. The system will consist of a (1) catch basins and (2) underground exfiltration trench pipes which will collect and stored the storm water. Water quality treatment will be provided for the On-site retention of the runoff from the 3-year, 1-hour rainfall event or 2.6 inches over the percent of impervious area.

Respectfully,

T.Y.G. Consulting Engineering, LLC



Alexander Rojas, P.E
Sr. Engineer / Project Manager



PERVIOUS HARDSCAPE MAINTENANCE & OPERATIONS GUIDE

CASA BELLA
3322 BOUTWELL ROAD
LAKE WORTH BEACH FL 33461



NRMCA Pervious Concrete Pavement Maintenance and Operations Guide

Pervious concrete pavement is a Portland cement-based, rigid permeable pavement that serves not only as the surface layer of a stormwater management system, but also as a vital part of a water filtration system. Beneath the pervious concrete is the second layer of the stormwater system, the base rock, which is an open-graded, stone layer that is used for temporary stormwater detention. When rain falls, the pervious concrete allows on-site infiltration of stormwater. It also filters sediments and pollution from stormwater deposited on the pavement surface.

Because this permeable surface is a filter, like any filter it must be cleaned periodically. Cleaning is performed by vacuuming to remove sediments that have accumulated. The frequency of the vacuuming is directly related to the amount of sediment that the surface receives over time.

The following chart can serve as a *minimal recommendation* for scheduled maintenance:

ACTIVITY	SCHEDULE
Avoid sealing or repaving with impervious materials. In particular, never use asphalt or other tar-type sealers on pervious concrete.	N/A
Visually inspect pervious pavement area to ensure that it: <ul style="list-style-type: none"> • is clean of debris • de-waters between storms • is clean of sediments 	Monthly
<ul style="list-style-type: none"> • Maintain upland and adjacent grassy areas. • Seed upland and adjacent bare areas. • Keep the pervious pavement surface free of sediment by blowing, sweeping or vacuuming. • Excessive water flow carrying debris toward the pavement should be diverted. 	As needed
Inspect the pervious pavement surface for deterioration or spalling.	Annually



Pervious Concrete Maintenance: Plan and Practice

Maintenance of the pervious concrete pavement is the responsibility of the property owner/manager. The Maintenance Plan should be developed to assure proper maintenance procedures are followed. After the first year of operation, the plan should be reviewed and, if necessary, revised to reflect the actual results of that first period of service. When ownership of the property is transferred, the maintenance plan must be transferred as well.

In general, maintenance of pervious concrete pavement consists of monitoring the surface for sediment buildup, and removing that buildup as needed, to maintain the pavement's permeability. Owners/property managers should follow good housekeeping practices to prevent accumulation of trash, sediment or other debris on the pervious surface. Drainage of all unpaved areas should be directed away from the pervious concrete pavement. If areas are allowed to drain onto the pavement, suspended materials may wash into the void structure of the pervious pavement and reduce the porosity and compromise its service life. Adjacent areas that do drain to the pavement should be kept seeded and maintained to minimize sediment deposition which may increase the frequency of cleaning of the pervious surface. Landscape contractors should be advised of the special precautions required to avoid debris buildup on the pavement surface. Additionally, it is recommended that informational signage be posted to identify the pervious pavement as being part of a

stormwater management system and that particular care should be taken to maintain its peak performance. The first step in creating a maintenance plan is to develop a baseline infiltration rate for your pervious concrete system. ASTM C1701: Standard Test Method for Infiltration Rate of In-Place Pervious Concrete, is the procedure used to determine the infiltration rate of pervious concrete. Performing an initial ASTM C1701 test for a baseline is best done the day that the plastic curing is removed. The pavement has not been in service yet, so this initial baseline measurement will document the optimal performance of the pavement, as constructed, for stormwater management. ASTM C1701 requires three test procedures to be performed for every 25,000 square feet and an average taken of the three tests. This will be the baseline for comparison of all future tests. The original testing locations should be marked or noted in the maintenance log so that future tests can be run at the same locations. A change in the infiltration rate with service will determine the appropriate frequency of maintenance.

There are three levels of pervious concrete pavement maintenance:

1. **Routine Maintenance:** Should include visual inspection of the pervious pavement to ensure that it is clean of debris and sediments, and that it will dewater between storms. Routine maintenance cleaning procedures would include blowing (with leaf blower or similar equipment), truck-sweeping and/or dry vacuuming. Routine maintenance may help prevent more stubborn clogging by keeping sediment from becoming ground deep into the pavement's void

structure. This routine maintenance should be performed as needed (at least monthly) to keep the entire pervious concrete area clean. Visually inspect the pavement periodically during or immediately following a rain event. Ponding or puddles are signs that it is time to clean the pavement. In some areas, moss growth can be an issue. Moss can be controlled by sprinkling baking soda on the surface, followed by a dry vacuuming within a few weeks. Additionally, moss growth can be retarded/eliminated with lime water applications. Since this pavement is designed to infiltrate water, any surface treatment must be evaluated for environmental impacts to ground water.

2. **Periodic Maintenance:** In areas that see freezing temperatures, it is a good practice to perform periodic maintenance just before winter to insure that the pervious concrete voids are clean and free of non-compressible materials that may inhibit draining and, therefore, could contribute to freeze-thaw damage. Additionally, periodic maintenance may be required following winter to remove any anti-skid materials that may have been used. Proper cleaning procedures would include pressure washing and/or vacuuming the area with either a dry vacuum or a regenerative vacuum sweeper. Care should be taken to avoid extremely high pressures with a pressure washer, as this can degrade the bonding cement paste and increase raveling. Cleaning equipment should allow for the debris to be bagged and removed from the unit so it can be weighed.

A maintenance log should be completed that records the following:

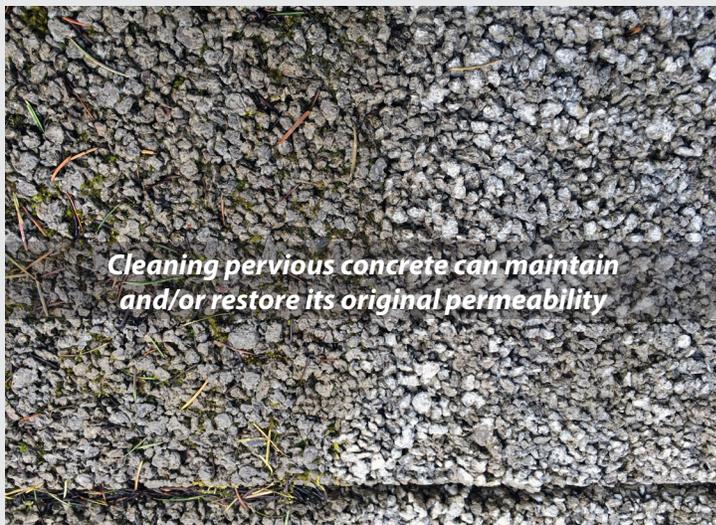
- Date of service
- Name of individual/company performing service
- Type of maintenance performed
- Amount (lbs.) and type(s) of sediment/debris/other material removed as result of cleaning
- General observations and record of pavement condition
- Name/signature of individual completing the inspection
- Additionally, if ASTM C1701 is performed, the test results and locations should be included in the report. (A sample Maintenance Log is included on page 7 of this guide).

Additionally, if ASTM C1701 was performed, the test results and locations should be included in the report. (A sample Maintenance Log is included on page 7 of this guide).

Routine and periodic maintenance is essential with the goal of avoiding renovation/rehabilitation.

3. Deep Cleaning/Unclogging: Over time, deep cleaning/unclogging of pervious concrete pavement may become necessary, particularly if routine and periodic maintenance is not performed. If a pervious concrete pavement system is not periodically cleaned, the void structure system will become clogged with debris over time. Typically, an average infiltration rate decrease of 25% from the initial value, or an infiltration rate less than 100 inches per hour, triggers the need for deep cleaning/unclogging. Neglected projects that had never been cleaned and are completely clogged should be restored to a drainage rate of 100-200 inches per hour, per ASTM C1701, by using specialized cleaning equipment.

ASTM C1701: Standard Test Method for Infiltration Rate of In-Place Pervious Concrete



Deep cleaning/unclogging is best accomplished by simultaneous pressure washing and vacuuming. Several equipment manufacturers have developed pressure washing/vacuum systems that have proven to rehabilitate the pore structure of pervious pavement. For best results, follow the equipment manufacturer's recommendations. As with the periodic maintenance procedures, when cleaning/unclogging is performed, a maintenance log should be completed and filed with the owner/property manager.

Use of Chemicals to clean pervious concrete should be done with extreme caution to prevent damage to the aquifer, the biological organisms within the pervious system, or the pervious concrete pavement itself.



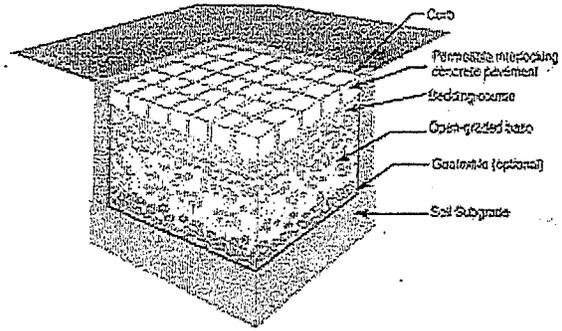
Pervious Concrete Maintenance Log

Site Name and Location: _____

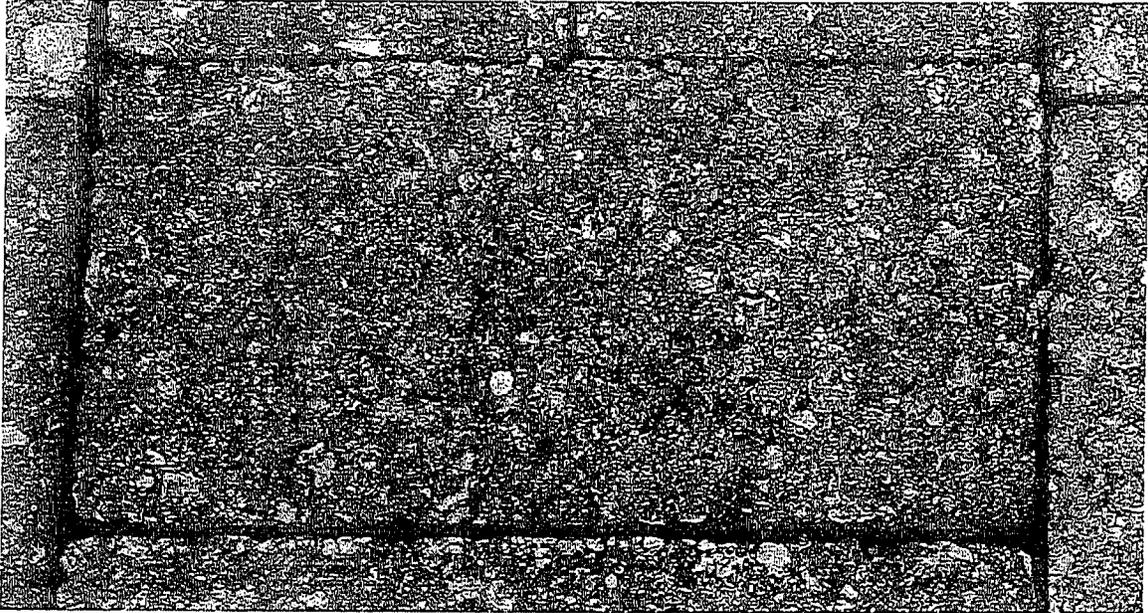
Initial ASTM C1701 Test Results: _____ Inches / Hour

Date of Inspection	Observations/ Pavement Condition	ASTM C1701 Performed?	ASTM C1701 Results	Type of Maintenance Performed	Type and Amount of Debris/Sediment Removed	Maintenance Performed By:	Name/Signature of Inspector
		Yes <input type="checkbox"/> No <input type="checkbox"/>	Before Maintenance <input type="text"/> IN/HR After Maintenance <input type="text"/> IN/HR				
		Yes <input type="checkbox"/> No <input type="checkbox"/>	Before Maintenance <input type="text"/> IN/HR After Maintenance <input type="text"/> IN/HR				
		Yes <input type="checkbox"/> No <input type="checkbox"/>	Before Maintenance <input type="text"/> IN/HR After Maintenance <input type="text"/> IN/HR				
		Yes <input type="checkbox"/> No <input type="checkbox"/>	Before Maintenance <input type="text"/> IN/HR After Maintenance <input type="text"/> IN/HR				

Tremron
GROUP *we make it easy*



Pervious Pavers



The porous appearance of these units allows rainfall to directly enter and pass through because concrete has no fines. Like other pavers, the units are fitted together over bedding, pea gravel is recommended. Sanding the joints is not recommended as this could clog the pavers. Porous units do not meet the requirements of ASTM C 936; however, these units have strength of 4,000+ psi with a permeability of over 40 inches per hour.

The best use is for pedestrian areas, bicycle paths, and residential applications. We offer pervious pavers in our 4x8, Old Towne, 6x9, and 6x6 profiles and in all of our standard blends.

Some of the benefits:

- Reduction of runoff by as much as 100% from frequent, low-intensity and short duration storms.
- Increased recharge of ground water.
- Eliminates flooding and puddling in parking lots
- Reduction or elimination of retention ponds
- Conservation of space on site and reduction of impervious cover

More info is available at ICPI website; http://www.icpi.org/design/permeable_pavers.cfm

Tremron Group, Arcadia (863) 491-0990 www.tremrongroup.com



Plant: Tremron – Arcadia, Florida
 Client: Tremron
 Unit ID: Echo Stone Pervious Pavers, 7/9/07

Job No: 27772
 Report No: 347424
 Report Date: 7/24/07
 Received Date: 7/12/07

TESTING OF SOLID CONCRETE PAVING UNITS

Compressive Strength – test date 7/23/07 at 14 days of age

Unit No.	4A	4B	4C	Average
Received weight, lbs	9.17	9.29	9.53	9.33
Width, inches	6.26	6.32	6.32	6.30
Height, inches	2.40	2.37	2.40	2.39
Length, inches	9.42	9.42	9.43	9.42
Saw-cut length, inches	4.71	4.77	4.70	4.73
Net Area, in ²	29.48	30.15	29.70	29.78
Load, lbs	139,380	132,760	137,850	136,660
Compressive Strength, psi	4,730	4,400	4,640	4,590

Compression tests were performed in accordance with ASTM C140.

Unit No.	Permeability
4D	44.4 inches/hour (3.1 x 10 ⁻² cm/s)

Respectfully submitted,

QORE, Inc.

Russell Scribner
 Materials Laboratory Manager

Report Distribution:
 Tremron / Mr. Mike Somers

TREMRON

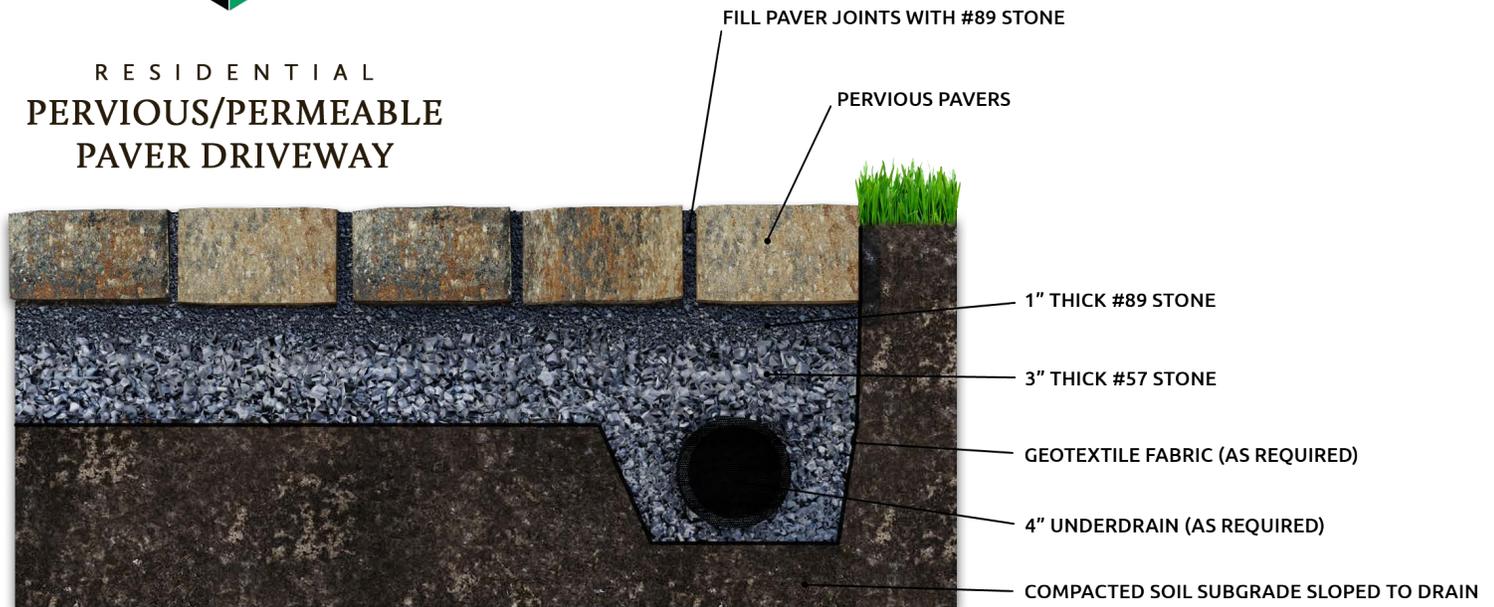
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PERVIOUS/PERMEABLE PAVER INSTALLATION



RESIDENTIAL PERVIOUS/PERMEABLE PAVER DRIVEWAY



2014

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2885 St. Clair Street
Jacksonville, FL 32254
904.359.5900
Fax 904.359.5901

11321 NW 112th Court
Medley, FL 33178
305.825.9000
Fax 305.823.6614

3144 Highway 17 NE
Arcadia, FL 34266
863.491.0990
Fax 863.491.8990

1030 Airport Road
Lakeland, FL 33811
863.603.0995
Fax 863.616.9485

DATE:	9/22/2020	
PROJECT:	3322 Boutwell Rd	# 20-002
DESCRIPTION:	Onsite Drainage Calculations	

Pos-Development

Average Water Table Elevation	+ 4.77' NAVD	+ 3.25' NGVD
Average Finished Site Grade (Pervious Areas)	+ 13.30' NAVD	+ 14.82' NGVD

STORAGE REQUIRED:

3 Year 24 Hours storm event (SCS Type III) (6 inch rainfall event with 1.5 safety factor)
Rainfall Amount (P): **9.00 in.**

Total Storage : (9 in* 1 ft/12in) x (22502sf) = **16876.60 cf**

PROPOSED LAND-USE SUMMARY

Impervious Area (sf)		Pervious Area (sf)	
Building	7417.91	Green Area	4859.390
Paved Area	7108.43		
Roads, Driveway	3116.40		
Impervious Area	17,643 sf.	Pervious Area	4,859 sf.
(AREA#2) Total Area = Impervious + Pervious =		22,502 sf.	

CALCULATING STORAGE REQUIRED

Accumulated Direct Runoff (Q) = $(P-0.2S)^2/(P+0.8S)$

P= 9.00 in.

S= (Total Pervious Area/Total Site Area)*(Compacted Water Storage)

Total Pervious Area	4859.39 sf
Total Site Area (A)	22502.13 sf

Depth to Water Table	Compacted Water Storage (Inches)
1 ft.	0.45
2 ft.	1.88
3 ft.	4.95
4 ft.	8.18

Ref. SFWMD Soil Storage Table

Average Water Table Elevation: 4.77 FT NAVD
Average finished site grade from pervious areas : + 13.30' NAVD

Depth to Water table = 13.30- 4.77	8.53 ft
Compacted Water Storage:	8.18 in.

(Interpolation using a Depth to Water Table)

S[in] = (4859.39/ 22502) * 8.18 = **1.77**

Accumulated Direct Runoff (Q) = $(9- 0.2 * 1.77^2) / (9+ 0.8 * 1.77) =$
(The pervious area is taking 1.77 inches from the precipitation; it is equivalent to 3,513 cf) **7.180 in.**

Volume of Runoff (V)

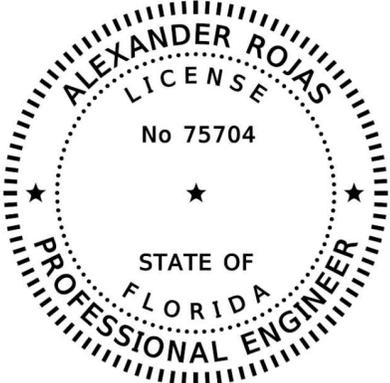
The Volume of Runoff (V) generated during a 10 year 24 hours storm must be contained within the property boundaries.

$V=A*Q/12$

Volume of Runoff (V) = 22502.13 SF * [7.180 IN. / (12 FT/IN)] = **13,464 cf.**

Soil Storage : 16876.60cf - 13,464cf **3,413 cf.**

This item has been digitally signed and sealed by Alexander Rojas, PE on the date adjacent to the seal.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

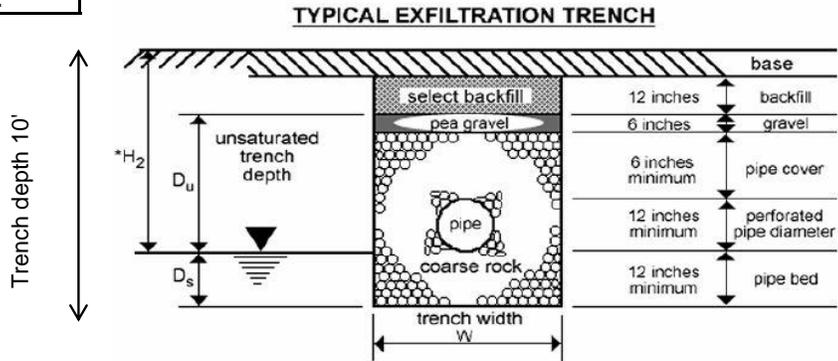


Storm Event
 Rainfall Intensity: 3 Year
 6.00 INCHES / HOUR
 Water Table Elevation: 4.77' NAVD
 Average Finished Site grade: 13.30' NAVD
 ** minimum lf of french drain (fd) is 25ft
 Safety Factor =1.5

Exfiltration Trench Calculations :

Average Finished Site grade. 13.30' NGVD

Depth to Water Table. 4.77' NGVD



Required minimum L.F. of French Drain:

$$L = \frac{V}{K \cdot (H_2 \cdot W + 2 \cdot H_2 \cdot D_u - D_u^2 + 2 \cdot H_2 \cdot D_s) + (1.39 \cdot 10^{-4}) \cdot W \cdot D_u}$$

- V: Volume of water to contain:
- Rainfall= Inches of Rain
(SFWMD 10 -yr/24-hr 7-inch rainfall (1.25 safety factor)
- K= Avg. Hydraulic Conductivity
- H₂= Depth to Water Table
- W= Trench width
- D_u= Non-saturated trench depth
- D_s= Saturated trench depth

13,464 cf.	3.709 ac-in
6	in. / hr.
7.29E-04	cfs/ft ² -ft.head
8.53	ft
3.5	ft
7.53	ft
1.47	ft

Length of trench Required

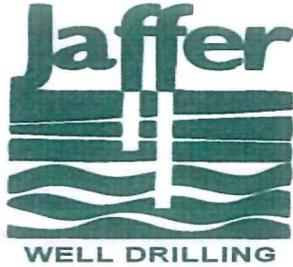
Exf: when D_s > D_u CFS/LF = K*(H₂*W+2*H₂*D_u-D_u²+2*H₂*D_s)+(1.39* 10⁻⁴)*W*D_u:
 CF 0.07426

Exf: when D_s ≤ D_u CFS/LF = K*(H₂*W+2*H₂*D_u-D_u²+2*H₂*D_s)+(1.39* 10⁻⁴)*W*D_u:
 CF 0.09602

Will use an Ext of **0.0960**

Summary of Drainage Calculations:

Required Retention	EXF. RATE	LENGTH OF FD REQUIRED	LENGTH OF FD PROVIDED
Volume in (ac-in)	(CFS/LF)	V/Exf.	SF=1.5
3.709	0.0960	39	58



Jaffer Well Drilling, a Division
of A.C. Schultes of Florida, Inc.
1451 SE 9th Court
Hialeah, FL 33010
Dade: 305/576-7363
Broward: 954/523-6669

9/17/2020

**To: TYG Consulting Group
Ms. Galia Rodriguez PM
3921 New Valencia
Greenacres FL 33467
Office: 561 827 4073
Mobile 305 301 6137**

RE: Project Las Vegas Beach Corporation Anticipated specific drainage well capacity for property located at 6970 Collins Av. Miami Beach FL.

Ms. Rodriguez

A survey of existing drainage wells nearby the subject property was conducted by Jaffer Well Drilling. Two nearby projects located directly south, and north were found.
Publix Supermarket 6876 Collins Ave
&
6901 Collins Ave L'Atelier Condo

Several stormwater drainage wells were drilled at these sites that exhibited capacities that exhibited Specific Capacities of 470GPM/FT of available head (see attached well logs for confirmation).

We feel that a good conservative estimate for well capacity at 6970 Collins Ave would be 400GPM/FT of available head.

Thank you if you have any questions please call me at 305 5767363.

Sincerely

Najib B "Duke" Halwani
President

A handwritten signature in green ink, appearing to read "N. Halwani", with a long horizontal flourish extending to the right.

STATE OF FLORIDA
DEPARTMENT OF ENVIRONMENTAL REGULATION

WELL COMPLETION REPORT

Publix Supermarkets, Inc

OWNER: Chamberlain John A Ch
Last Name First Name Initial

3300 PV 6111A Circle K Parkway
Number Street

26 Deltona FL
City State

883 688 7907 72802
Area Code Phone Number Zip Code

WELL LOCATION:

1/4 1/4 1/4 of Section

Township Range

Latitude 25 51 14 N 56
Deg. Min. Sec.

Longitude 80 01 14 W 02
Deg. Min. Sec.

Publix Share at 1382
Number Street/Road

6876 Circle K Ave
Lot No. Subdivision

Deltona Volusia
City County

OWNER WELL NUMBER OR NAME: W-2

DRILL METHOD: Rotary Cable Tool Jet Auger
 Other: Casing Drives

SURFACE CASING, CASING, AND LINER MATERIAL:

Steel Dia. (In.)	Steel Gw. S. Steel	Steel Wt. (lb/ft)	PVC	Other	From (Ft.)	To (Ft.)	Schedule No.	Joints*
<u>24</u>		<u>95</u>			<u>0</u>	<u>71</u>	<u>Steel</u>	<u>4</u>

* Describe Material:
TC = Threaded and Coupled, TCW = Threaded, Coupled, and Welded,
W = Welded, B = Bonded (PVC), O = Other:

GROUT: None Neat Cement Other:

Type and Percent of Additives and Grout Volume or Number of 94 lb. Sacks:
From (Ft.) To (Ft.)

FINISH: Open Hole Perforated or Slotted Casing Gravel Pack
 Sandpoint or Screen Attached to Well Casing Sandpoint or Screen Telescoped with Packer Inside Casing (Packer Material):

Sandpoint/Screen Material	Dia. (In.)	Slot Size (In.)	From (Ft.)	To (Ft.)

Other Finish:

QUALITY TEST: None Bacteria Chemical 12/10/11
By: Health Dept. USGS Other Peace Date

Clear Colored Sulphur Salty Iron Other

Conductance (Micro-mhos) 138400 Chloride ppm
Hardness 105 pH ppm Temp 1 °F

Well Disinfected: No Yes (Date)

WELL TEST, by: Natural Flow G.P.M. Airlift
 Baller Permanent Pump Test Pump None
Discharge Measured By: Baller Estimated Current Meter
 Drift Trajectory Venturi Volumetric Other

Measured Static Water Level + 4 5 Ft.

Measured Pumping Water Level + 4 8 Ft.

After 2 Hours At 470 G.P.M.

Specific Capacity 470 G.P.M./Ft. of Drawdown

Measuring Pt. (Describe): Temp top casing
Which is 10 Ft. Above Below Land Surface

Elevation of Measuring Pt. = 12 Ft. Above Below MSL

WELL EQUIPMENT: Open Capped Valved
 Permanent Pump Temporary Pump

Type Pump: Centrifugal Cylinder Jet Submersible
 Turbine Other:

Power: Diesel Electric Gasoline Other:
Horsepower Capacity G.P.M.

Intake/Injection Depth Ft.

DER Form PERM 13-10 (Oct 77)

TYPE OF WORK: New Construction Repair
 Deepening Plugging
 Other:

PERMIT NUMBER: 0307550-001-06
9/20/11

WELL NUMBER: W-2

TYPE OF WELL: Water Well Test Well Recharge Drainage
 Waste Disposal Observation Other

USE: Domestic Irrigation Industrial Livestock Public Supply
 Other: rice farm drainage

SKETCH LOCATION OF WELL in relation to local landmarks, giving distance and direction from nearest town, road, or other reference point.

As per plan

GEOPHYSICAL LOGS: Type: By:

WELL LOG			Examine cuttings at 20 ft. or smaller intervals and at changes. Give color, grain-size and type of material. Note any cavities. Indicate producing zones. Attach additional sheets if necessary.
Core Hole (In.)	Casing Size (In.)	Depth (Ft.)	
		From To	
		<u>0</u> <u>2</u>	<u>fill</u>
		<u>2</u> <u>25</u>	<u>sand</u>
		<u>25</u> <u>50</u>	<u>limestone & sand</u>
		<u>50</u> <u>65</u>	<u>sandstone & sand</u>
		<u>65</u> <u>98</u>	<u>limestone & sandstone</u>

Total Depth 98 Ft. Producing Zone Material: Sand Shell
 Broken Shell Limestone Other: sandstone

Top of Producing Zone 17 Ft. Bottom of Producing Zone 98 Ft.
 Drill Cuttings Sent to Bureau of Geology

9377
License No. 11
Completion Date 11/27/11

Contractor Signature: W. Jones Position
Driller Signature



STATE OF FLORIDA WELL COMPLETION REPORT

Southwest
Northwest
St. Johns River
South Florida
Suwannee River
DEP
Delegated Authority (If Applicable)

PLEASE, FILL OUT ALL APPLICABLE FIELDS
(*Denotes Required Fields Where Applicable)

Date Stamp
Official Use Only

1.*Permit Number 0345835-002-UC *CUP/WUP Number *DID Number 62-524 Delineation No.

2.*Number of permitted wells constructed, repaired, or abandoned 1 *Number of permitted wells not constructed, repaired, or abandoned 0

3.*Owner's Name SMGW Golden Sands, LLC 4.*Completion Date 09/26/16 5. Florida Unique ID

6. 3100 NW 72nd Avenue, Suite 113 W-3
*Well Location - Address, Road Name or Number, City, ZIP

7.*County Miami-Dade *Section Land Grant *Township *Range

8. Latitude 25° 51' 15.66" N Longitude 80° 07' 11.48" W

9. Data Obtained From: GPS Map Survey Permits Datum: NAD 27 NAD 83 WGS 84

10.*Type of Work: Construction Repair Modification Abandonment

11.*Specify Intended Use(s) of Well(s)
Domestic Landscape Irrigation Agricultural Irrigation Site Investigations
Bottled Water Supply Recreation Area Irrigation Livestock Monitoring
Public Water Supply (Limited Use/DOH) Nursery Irrigation Test
Public Water Supply (Community or Non-Community/DEP) Commercial/Industrial Earth-Coupled Geothermal
Class I Injection Golf Course Irrigation HVAC Supply
Class V Injection: Recharge Commercial/Industrial Disposal Aquifer Storage and Recovery Drainage
Remediation: Recovery Air Sparge Other (Describe)
Other (Describe)

12.*Drill Method: Auger Cable Tool Rotary Combination (Two or More Methods) Jetted Sonic
Horizontal Drilling Hydraulic Point (Direct Push) Other Driven

13.*Measured Static Water Level 5 ft. Measured Pumping Water Level 6 ft. After .2 Hours at 475 GPM

14.*Measuring Point (Describe) Top casing at grade +3' Which is 0 ft. X Above Below Land Surface *Flowing: Yes No

15.*Casing Material: Black Steel Galvanized PVC Stainless Steel Not Cased Other

16.*Total Well Depth 96 ft. Cased Depth 76 ft. *Open Hole: From 76 To 96 ft. *Screen: From To ft. Slot Size NA

17.*Abandonment: Other (Explain)
From ft. To ft. No. of Bags Seal Material (Check One): Neat Cement Bentonite Other
From ft. To ft. No. of Bags Seal Material (Check One): Neat Cement Bentonite Other
From ft. To ft. No. of Bags Seal Material (Check One): Neat Cement Bentonite Other
From ft. To ft. No. of Bags Seal Material (Check One): Neat Cement Bentonite Other

18.*Surface Casing Diameter and Depth:
Dia in. From ft. To ft. No. of Bags Seal Material (Check One): Neat Cement Bentonite Other
Dia in. From ft. To ft. No. of Bags Seal Material (Check One): Neat Cement Bentonite Other

19.*Primary Casing Diameter and Depth:
Dia 24 in. From 0 ft. To 76 ft. No. of Bags Seal Material (Check One): Neat Cement Bentonite Other Driven
Dia in. From ft. To ft. No. of Bags Seal Material (Check One): Neat Cement Bentonite Other
Dia in. From ft. To ft. No. of Bags Seal Material (Check One): Neat Cement Bentonite Other
Dia in. From ft. To ft. No. of Bags Seal Material (Check One): Neat Cement Bentonite Other
Dia in. From ft. To ft. No. of Bags Seal Material (Check One): Neat Cement Bentonite Other

20.*Liner Casing Diameter and Depth:
Dia in. From ft. To ft. No. of Bags Seal Material (Check One): Neat Cement Bentonite Other
Dia in. From ft. To ft. No. of Bags Seal Material (Check One): Neat Cement Bentonite Other
Dia in. From ft. To ft. No. of Bags Seal Material (Check One): Neat Cement Bentonite Other

21.*Telescope Casing Diameter and Depth:
Dia in. From ft. To ft. No. of Bags Seal Material (Check One): Neat Cement Bentonite Other
Dia in. From ft. To ft. No. of Bags Seal Material (Check One): Neat Cement Bentonite Other
Dia in. From ft. To ft. No. of Bags Seal Material (Check One): Neat Cement Bentonite Other

22. Pump Type (If Known): Centrifugal Jet Submersible Turbine
Horsepower Pump Capacity (GPM)
Pump Depth ft. Intake Depth ft.
23. Chemical Analysis (When Required): Iron ppm Sulfate ppm Chloride 36,700 ppm
Laboratory Test Field Test Kit

24. Water Well Contractor:
*Contractor Name Najib B. Halwani *License Number 11138 E-mail Address duke@jafferwells.com

*Contractor's Signature *Driller's Name (Print or Type) Alan Morin

01/22/2021

City of Lake Worth Beach
Community Sustainability Department
1900 2nd Avenue North
Lake Worth Beach, FL 33460

RE: **3322 Boutwell Road – Planned Development Application – Water Service Letter**

The following calculation is being provided to serve as confirmation that the existing 2” water service available at the subject property is found to be adequate for the proposed planned development. Should there be any questions or need for clarification do not hesitate to contact Antoniazzi Architecture Inc.

WATER SUPPLY FIXTURE UNIT CALCULATION TABLE

FIXTURE	OCCUPANCY	TYPE OF SUPPLY CONTROL	LOAD VALUES, IN WATER SUPPLY FIXTURE UNITS (wsfu)			QTY.	Extension
			Cold	Hot	Total		
Bathroom group	Private	Flush tank	2.7	1.5	3.6		0.00
Bathroom group	Private	Flushometer valve	6	3	8		0.00
Bathtub	Private	Faucet	1	1	1.4		0.00
Bathtub	Public	Faucet	3	3	4		0.00
Bidet	Private	Faucet	1.5	1.5	2		0.00
Combination fixture	Private	Faucet	2.25	2.25	3		0.00
Dishwashing machine	Private	Automatic	—	1.4	1.4	18.00	25.20
Drinking fountain	Offices, etc.	3/8" valve	0.25	—	0.25		0.00
Kitchen sink	Private	Faucet	1	1	1.4	18.00	25.20
Kitchen sink	Hotel, restaurant	Faucet	3	3	4		0.00
Laundry trays (1 to 3)	Private	Faucet	1	1	1.4		0.00
Lavatory	Private	Faucet	0.5	0.5	0.7	18.00	12.60
Lavatory	Public	Faucet	1.5	1.5	2	1.00	2.00
Service sink	Offices, etc.	Faucet	2.25	2.25	3	1.00	3.00
Shower head	Public	Mixing valve	3	3	4		0.00
Shower head	Private	Mixing valve	1	1	1.4	18.00	25.20
Urinal	Public	1" flushometer valve	10	—	10		0.00
Urinal	Public	3/4" flushometer valve	5	—	5		0.00
Urinal	Public	Flush tank	3	—	3		0.00
Washing machine (8 lb)	Private	Automatic	1	1	1.4	18.00	25.20
Washing machine (8 lb)	Public	Automatic	2.25	2.25	3		0.00
Washing machine (15 lb)	Public	Automatic	3	3	4		0.00
Water closet	Private	Flushometer valve	6	—	6		0.00
Water closet	Private	Flush tank	2.2	—	2.2	18.00	39.60
Water closet	Public	Flushometer valve	10	—	10		0.00
Water closet	Public	Flush tank	5	—	5	1.00	5.00
Water closet	Public or private	Flushometer tank	2	—	2		0.00
Extra Service Load (GPM)							
TOTAL FIXTURE LOAD							163.00
FBC PLB TABLE E103.3(3) FOR ESTIMATING DEMAND (GPM)							58
Fluid Velocity to Type L Cooper at 70 F Water						6.01 ft/s	2"

Antonio Rodriguez
PE #70746
Cel 786-344-6712
Email: TLEngineering@yahoo.com

TL Engineering Design Inc
5890 SW 76 Ave
Davie, FL 33328

Mr. Quazi Bari, P.E.
 Palm Beach County Traffic Division
 2300 North Jog Road, 3rd Floor
 West Palm Beach FL 33411

27 May 2020

RE: **Traffic Impact Study**
 Multifamily Development
 3322 Boutwell Road

Dear Mr. Bari,

Traffic Impact Group, LLC has been retained to investigate the traffic generating characteristics for the proposed development at 3322 Boutwell Road in Lake Worth. The 0.5-acre parcel contains a single-family house. This project proposes develop an 18-unit multifamily development. The site has access to Boutwell Road. Build out would occur in 2021.

The Property Control Number is 02-32-11-002-08-20.

This analysis uses Palm Beach County Trip Generation Rates for the land use 220 "Apartment", and is summarized in the table below:

Table 1 - ITE Trip Generation							
Average Weekday Driveway Volumes				AM Peak Hour		PM Peak Hour	
Land Use	ITE Code	Size		Enter	Exit	Enter	Exit
Apartment	220	18	Dwelling Units	3	10	7	4

The estimated number of new trips is 13 in the AM peak hour and 11 trips in the PM peak hour. This is fewer than 20 trips in the peak hour, so a full traffic impact study is not required.

EXECUTIVE BRIEF REGULAR MEETING

AGENDA DATE: February 15, 2022

DEPARTMENT: City Attorney

TITLE:

Resolution No. 08-2022 – amending the City Commission’s Rules of Procedure

SUMMARY:

The City Commission requested to update its Rules of Procedure to change the “Electric Utility” meetings to the “Utility” meetings to include the City’s Water Utilities in said meetings. Further revisions were requested at the February 1, 2022 Commission meeting.

BACKGROUND AND JUSTIFICATION:

The City Commission’s Rules of Procedure were initially adopted in 2004 by resolution and have been amended multiple times by subsequent resolutions with the most recent amendment in May 2021. At a recent City Commission meeting, the City Commission requested to update its Rules of Procedure to change the “Electric Utility” meetings to the “Utility” meetings to include the City’s Water Utilities in the meetings.

In reviewing the current Rules of Procedure, an update to the agenda submission deadline and agenda publishing dates is also needed based on current practice of publishing the agenda two (2) weeks prior to the Commission meeting date.

At the February 1, 2022 City Commission meeting, the Commission also requested that the “City Manager’s Report” be moved up on the agenda to follow “Commission Liaison Reports”. Also, “the Mayor” and “in adherence to the agenda submission deadlines” was added to the rules regarding adding items and presentations to the agenda to clarify the existing language. Upon further review, “the Mayor” was also added to Rule 6, item #6 regarding tie votes to clarify the existing language.

MOTION:

Move to approve / disapprove Resolution No. 08-2022 - amending the City Commission’s Rules of Procedure.

ATTACHMENT(S):

Resolution No. 08-2022

RESOLUTION NO. 08-2022 OF THE CITY OF LAKE WORTH BEACH,
FLORIDA, AMENDING THE RULES OF PROCEDURE FOR LAKE
WORTH BEACH CITY COMMISSION; REPEALING ALL RESOLUTIONS
IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, in 2004, the City Commission adopted rules of procedure for City Commission meetings, which have been amended for a variety of reasons over time (see Resolutions 05-2004, 26-2006, 48-2007, 49-2007, 32-2008, 06-2009, 33-2009, 04-2011, 14-2011, 05-2012, 17-2012, 09-2013, 56-2013, 59-2015, 26-2017, 46-2018 and 25-2021); and,

WHEREAS, the City Commission desires to amend its rules of procedure to change the City's Electric Utility meeting to the City's Utility meeting for the inclusion of the City's Water Utilities in those meetings; and

WHEREAS, the City Commission also desires to update the date for agenda items to be submitted and the agenda publishing date to ensure greater public awareness and transparency of agenda items coming before the City Commission for consideration; and

WHEREAS, the City Commission finds the revisions to the City Commission's rules of procedure as set forth in this Resolution are necessary to maintain orderly conduct of all City Commission meetings and serve a valid public purpose.

BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF LAKE WORTH BEACH, FLORIDA, that:

Section 1. The foregoing recitals are hereby incorporated into this Resolution as true and correct statements.

Section 2. The City Commission's adopted Rules of Procedure for the Lake Worth Beach City Commission are amended as follows (added language is underlined and deleted language is struck-through):

RULES OF PROCEDURE
LAKE WORTH BEACH CITY COMMISSION

RULE 1
SCHEDULING OF MEETINGS AND WORK SESSIONS

- (1) Regular meetings of the City Commission shall be held on the first and third Tuesday of each month, in the Commission Chambers, at City Hall, 7 North Dixie Highway, Lake Worth Beach, Florida, and beginning at 6:00 P.M.

If a regular meeting date falls on a holiday, the meeting shall be held in the Commission Chambers, at City Hall on the next day immediately following the holiday, beginning at 6:00 P.M.

The City Commission may cancel not more than one regular meeting in any month.

- (2) Electric-Utility meetings of the City Commission, which shall include matters regarding the City's Electric Utility and Water Utilities, shall be held on the last Tuesday of each month, in the Commission Chambers, at City Hall, 7 North Dixie Highway, Lake Worth Beach, Florida beginning at 6:00 P.M. If an ~~Electric~~ Utility meeting date falls on a holiday or conflicts with the need for a Regular or special meeting of the City Commission, the ~~Electric-Utility~~ meeting may be re-scheduled to another date ideally during the last week of the month or the ~~Electric-Utility~~ meeting may be cancelled. ~~Electric-Utility~~ matters may be heard at regular and special meetings of the City Commission. Except as set forth herein, the ~~Electric-Utility~~ meetings shall follow the same format, procedure and have the same rules of procedure as a regular meeting of the City Commission.
- (3) A special meeting of the City Commission to canvass ballots shall be held as required by the City Charter. Other special meetings may be called by a majority of the members of the City Commission or by the Mayor. Notice of special meetings shall be given to each Commissioner¹ and to the public at least twenty-four (24) hours in advance except for emergency meetings. If the Mayor or a member of the Commission is absent from the City or otherwise beyond reach of actual notice, failure to give such notice shall not prevent the convening of the special meeting. The City Commission may act on any matter presented at the special meeting unless prohibited by the City Charter or by rules established by the City Commission and public participation shall occur consistent with these Rules and applicable law. Special meetings shall be held in the Commission Chambers or Commission Meeting Room at City Hall, 7 North Dixie Highway, Lake Worth Beach, Florida, or at such other location within the City as may be designated in the notice of the special meeting, beginning at a time to be specified in the notice of the special meeting.
- (4) Work Sessions of the City Commission may be called by a majority of the members of the City Commission or by the Mayor, and any matter may be discussed or studied at a work session. Any matter that appears likely to take more than thirty (30) minutes shall be discussed or studied at a work session prior to official action of the City Commission, unless this requirement is waived by a majority vote. No official action of the City Commission shall be taken at a work session and no public participation shall occur. All work sessions shall end at 10:00 P.M. At 10:00 P.M., the City Commission shall cease further discussion on the business on the table and, upon a majority consensus of the City Commission present, determine whether to (1) adjourn the meeting; or (2) extend the meeting and continue to conduct the meeting until 11:00 PM. Thereafter, the meeting shall end, unless extended one hour, upon a majority consensus of the City Commission present. All meetings shall adjourn automatically at 12:00 AM.
- (5) "District Public Forums" may be held by the City Commission on a quarterly basis beginning in October 2021, one to be held in each district of the City on

a rotating basis. Notice of such meetings shall be posted no less than 14 days before each meeting. No official action shall be taken at these meetings.

- (6) All regular and special meetings shall end at 10:00 P.M. At 10:00 P.M. the City Commission shall cease further discussion on the business on the table and, upon a majority vote of the City Commission present, determine whether or not to (1) adjourn the meeting; or (2) extend the meeting and continue to conduct the meeting until 11:00 PM. Thereafter, the meeting shall end, unless extended one hour, upon a majority vote of the City Commission present. All meetings shall adjourn automatically at 12:00 AM.

Rule 1 is exempt from the provisions of Rule 11 Amendment or Waiver of Rules and shall not be waived, except where such waiver is expressly permitted in paragraph (4) of Rule 1 (regarding the 30 minute limitation on discussions), and shall only be amended by resolution.

RULE 2 QUORUM

A majority of the City Commission shall constitute a quorum; a smaller number may adjourn a meeting or recess a meeting to a time certain. No ordinance, resolution, or motion shall be adopted except by the affirmative vote of at least three members of the City Commission.

RULE 3 ABSENT MEMBER PARTICIPATION BY TELEPHONE CONFERENCE

Up to two (2) members of the City Commission, who are physically absent due to extraordinary circumstances, may participate through electronic means in a City Commission work session or meeting and vote in a meeting if a quorum of the Commission is physically present at the meeting or work session location.

RULE 4 DUTIES AND RESPONSIBILITIES OF THE "CHAIR"

- (1) The Mayor shall be the presiding officer of the City Commission, and shall be referred to as the "Chair" when sitting in that capacity. In case of the absence or the disability of the Mayor, the Vice Mayor shall assume the responsibilities of the presiding officer, and if both are absent or disabled, the Vice Mayor Pro Tem shall preside.
- (2) The Chair shall preserve order. The Chair may call to order any member of the Commission and any member of the public who shall violate any of these rules or otherwise disrupt the orderly proceeding of the meeting. The Chair shall decide all questions of order subject to a majority vote on an appeal of the decision.
- (3) The Chair shall recognize all Commissioners who seek the floor while entitled to do so.

- (4) The Chair shall not make or second a motion.

**RULE 5
ORDER OF BUSINESS**

- (1) The order of business for a regular meeting shall ordinarily be:
1. Roll Call
 2. Invocation or Moment of Silence
 3. Pledge of Allegiance
 4. Agenda-Additions/Deletions/Reordering
 5. Presentations
 6. Commission Liaison Reports and Comments
 - ~~5~~7. City Manager's Report
 - ~~7~~8. Public Participation on Non-Agendaed Items and Consent Agenda
 - ~~8~~9. Approval of Minutes
 - ~~9~~10. Consent Agenda
 - ~~10~~11. Public Hearings
 - ~~11~~12. Unfinished Business
 - ~~12~~13. New Business
 - ~~13~~. ~~Lake Worth Beach Electric Utility~~
 14. City Attorney's Report
 - ~~14~~15. Upcoming meetings and work sessions
 - ~~15~~16. Adjournment
- (2) The order of business may be revised by a majority vote.
- (3) Matters may be placed on the agenda by the Mayor, any Commissioner, the City Manager, or the City Attorney, in adherence to the agenda submission deadlines.
- (4) Except for matters advertised for public hearing, any matter may be removed from an agenda by the person who placed it on the agenda or by a majority vote.
- (5) When a matter comes before the Commission that directly affects one election district, the Commissioner from that district shall have the privilege of both expressing his or her views and making a motion on that matter first.
- (6) Matters may be placed under Presentations by the Mayor, any Commissioner or the City Manager, in adherence to the agenda submission deadlines.
- (7) The Invocation or Moment of Silence shall be offered by the Mayor or a member of the Commission on a rotating basis. The Mayor or Commissioner whose turn it is to deliver the invocation or moment of silence may designate another individual to deliver the invocation on their behalf. Any individual who delivers the invocation shall not denigrate nonbelievers or religious minorities, threaten damnation, or preach conversion. Any individual who delivers the invocation is encouraged to be respectful in tone.

**RULE 6
DEBATE OF MOTIONS; VOTING**

- (1) When debating or discussing a motion, a Commissioner shall address the Chair and await recognition before speaking. The Commissioner making a motion is entitled to the floor first for debate. No Commissioner is entitled to the floor a second time on the same motion as long as any other Commissioner who has not spoken on the issue desires the floor.
- (2) Motions and amendments can be withdrawn or modified by the maker at any time prior to the Chair's stating the question on the motion; after that time, the permission of the Commission majority must be obtained. The Chair cannot close debate as long as any member who has not exhausted his right to debate desires the floor.
- (3) Members of the public are permitted to participate upon opening of the floor for public comment by the Chair during Public Participation on Non-Agendaed Items and Consent Agenda (No. 6 above) and during each item of Public Hearing (No. 10 above), Unfinished Business (No. 11 above), and New Business (No. 12 above). ~~Under the Lake Worth Beach Electric Utility portion of a regular Commission meeting (No. 13 above), the public are permitted to participate upon opening of the floor for public comment by the Chair during Consent Agenda and during each item of Unfinished Business and New Business.~~ The time shall be limited to three (3) minutes per public participant for Public Participation on Non-Agendaed Items and Consent Agenda (No. 6 above). The time shall be limited to two (2) minutes per public participant on all issues of Public Hearing (No. 10 above), Unfinished Business (No. 11 above), and New Business (No. 12 above). ~~Under the Lake Worth Beach Electric Utility portion of a regular Commission meeting (No. 13 above), the time shall be limited to three (3) minutes for the Consent Agenda and two (2) minutes for Unfinished Business and New Business.~~ During a public hearing, the presentations shall be limited to ten minutes each but the time may be extended to permit questioning.
- (4) A member of the audience who speaks to the City Commissioner may be questioned for additional information, but Commissioners shall not engage in debate with a member of the audience. Members of the audience may ask questions but may not compel a Commissioner, the City Manager, or the City Attorney to answer questions during a meeting.
- (5) The Chair shall restate all motions before the vote is taken.
- (6) A tie vote shall constitute a continuance of the item to the next regular meeting, but upon a tie vote on the same item at the next meeting, the item shall not be rescheduled except upon the request of the City Manager, the City Attorney, or the Mayor or a Commissioner.

- (7) The failure of a motion stated in the negative shall not be deemed an affirmative action. For example, the failure of a motion to deny shall not constitute an approval.
- (8) During a presentation, the presenter shall have ten minutes to make his or her presentation but the time may be extended to permit questioning of the presenter.

RULE 7 NON-DEBATABLE MOTIONS

The following motions are not debatable:

To adjourn;
To lay on the table;
To take from the table;
To divide a question;
To close or re-open nominations;
To take a recess;
A point of information;
An appeal of a decision of the Chair;
The previous question.

RULE 8 RECONSIDERATION

Any member of the Commission may move to reconsider any action of the Commission provided that new relevant information is presented to the Commission and the motion be made by the next regular Commission meeting. No motion to reconsider shall be made more than once on any subject or matter.

RULE 9 COMMISSION MINUTES

Copies of the minutes of the regular meetings shall be furnished, when possible, at least five days prior to the next regular meeting. Such minutes shall stand confirmed at the regular meeting of the Commission without the reading thereof in open meeting unless some inaccuracy or error is pointed out by some member of the Commission present, and in such event, an appropriate correction shall be made. Upon request, the City Manager will cause the City Clerk to provide any Commissioner with access to Commission meeting recordings or transcribed excerpts of City Commission meetings. No member shall suggest to the City Clerk any revision in minutes of meetings before the same shall have been submitted to the full Commission for approval, unless specifically requested by the Clerk to make clarification.

RULE 10 ADOPTION OF ROBERT'S RULES OF ORDER

Robert's Rules of Order, Newly Revised, are adopted as the rules of procedure of the

City Commission, but such Rules shall not take precedence over any provision of Florida law, the City Charter, an ordinance or resolution of the City, or these rules, which shall govern in the event of conflict. A failure to comply with Robert's Rules of Order or these rules shall not affect the validity of any action taken by the City Commission.

RULE 11 AMENDMENT OR WAIVER OF RULES

These rules of procedure may be amended or waived by a majority vote, provided that no such amendment shall conflict with any applicable provision of Florida law, the City Charter, or an ordinance of the City.

RULE 12 AGENDA PROCEDURES

- (1) Agenda submittal deadline: The deadline for submitting items for inclusion on an agenda shall be no later than 12:00 PM on Friday of the week, ~~14 days prior to the deadline for distributing a final agenda~~ ~~regularly scheduled Commission meeting.~~
- (2) Agenda distribution deadline: The deadline for distributing a final agenda with supporting documents shall be no later than Thursday, two (2) weeks prior to a regularly scheduled City Commission meeting.

For all special or workshop City Commission meetings, the agendas with supporting documents will be distributed consistent with the timeframe referenced above.

- (3) Amendment to agenda: There shall be no additions to a distributed City Commission agenda unless the matter is deemed to be an emergency.

In the case of an emergency, any person or City Commissioner requesting an addition to the distributed City Commission agenda must do so in writing, provide written justification for the emergency within the narrative of an agenda memorandum, and include supporting backup material to the City Manager no later than 5:00 PM the Friday before a regularly scheduled Commission meeting.

The name of the person or City Commissioner requesting the addition shall be placed with the agenda item to be presented. The written justification and supporting backup material shall be submitted to the City Commission prior to a regularly scheduled Commission meeting.

At the beginning of the City Commission meeting, the City Commission shall review the emergency and, in its discretion, will determine whether it will accept, review and take action on the addition requested.

**RULE 13
PRESERVE ORDER**

Intentionally deleted and reserved for future consideration.

**RULE 14
DECORUM FOR CITIZEN PARTICIPATION**

In support of and respect for an open, fair and informed decision-making process, the City Commission and Administration recognize that:

- (1) Civil, respectful and courteous discourse and behavior are conducive to the democratic and harmonious airing of concerns and decision making; and
- (2) Un-civil discourse and/or discourteous and inappropriate behavior have a negative impact on the character and productivity of the decision-making process.

(a) In an effort to preserve the intent of open government and maintain a positive environment for citizen input and Commission decision-making, the following Rules of Decorum for Citizen Participation have been established.

Compliance with these rules is expected and appreciated. The Rules of Decorum for Citizen Participation will be referenced in the agenda. A written list of the Rules of Decorum for Citizen Participation will also be printed and mounted upon the walls of the Commission Chamber and Conference Room and referenced on comment cards utilized in the Commission Chamber.

- (1) Speakers will conduct themselves in a civil and respectful manner at all times.
- (2) Speakers will address the Chair.
- (3) Questions to Commission members or City staff will be facilitated by the Chair.
- (4) Speakers will refrain from the use of obscene language, "fighting words" likely to incite violence from the individuals(s) to whom the words are addressed or other language that is disruptive to the orderly and fair progress of discussion at the meeting.
- (5) Speakers will refrain from making comments of a personal nature regarding others.
- (6) Name-calling and/or obscenity is forbidden.
- (7) Shouting, yelling or screaming is forbidden.
- (8) Commission Work Session or Public Hearing attendees (audience) will refrain from commenting, shouting, booing, clapping, stomping feet or other

inappropriate and/or disruptive behavior. Brief clapping is permissible at the end of a speaker's comments.

It is the intent of Commission to maintain order and enforce the Rules of Decorum for Citizen Participation for its meetings. Disregard of these rules will be met with the following consequences:

- (1) The Chair will identify out loud the out-of-compliance behavior and request for the behavior to stop;
- (2) The Chair will ask the speaker to have a seat if he/she continues to disrupt the meeting;
- (3) If the speaker refuses to have a seat, the Chair will recess the meeting; and
- (4) Will instruct a law enforcement officer to instruct the speaker to stop the disruptive conduct and escort the speaker out of the meeting venue.

Section 3. All resolutions in conflict herewith are hereby repealed.

Section 4. This resolution shall become effective upon its adoption.

The passage of this resolution was moved by Commissioner 08 seconded by 08, and upon being put to a vote, the vote was as follows:

Mayor Betty Resch
Vice Mayor Herman Robinson
Commissioner Sarah Malega
Commissioner Christopher McVoy
Commissioner Kim Stokes

The Mayor thereupon declared this resolution duly passed and adopted on this ____ day of _____ 2022.

LAKE WORTH BEACH CITY COMMISSION

By: _____
Betty Resch, Mayor

ATTEST:

Melissa Ann Coyne, City Clerk

EXECUTIVE BRIEF REGULAR MEETING

AGENDA DATE: February 15, 2022

DEPARTMENT: Public Works

TITLE:

WGI Task Order #26 for FDOT Local Agency Project (LAP) 448301-1-58

SUMMARY:

The City successfully submitted an ADA project to the Palm Beach Transportation Planning Agency (TPA) for funding. The task order referenced in the agenda reflects the associated engineering and design work.

BACKGROUND AND JUSTIFICATION:

Back in 2020, Public Works submitted an application for the Palm Beach TPA's Transportation Alternatives program totaling \$914,305.43. The scope of the project consists of the addition and improvement of ADA ramps throughout the entire City.

Voters approved a four year infrastructure bond back in November of 2016, but there are still numerous City infrastructure needs in excess of available funding. While the bond program provided a much needed boost, it only addressed about a third of the City. This proposed project will help address ADA issues in areas that weren't covered under the bond by providing the installation of new curb ramps in locations where they are currently damaged or missing all together.

This WGI task order is for the engineering and design work as required by FDOT for this particular Local Agency Project. The task order is issued under WGI's Professional Services Agreement which was awarded in accordance with Florida's Consultants Competitive Negotiations Act (section 287.055, Florida Statutes).

MOTION:

Move to approve/disapprove WGI Task Order #26 for the engineering and design work associated with FDOT LAP 448301-1-58 in an amount not to exceed \$193,258.

ATTACHMENT(S):

Fiscal Impact Analysis
TPA Eligibility Letter
WGI Proposal
WGI Task Order

FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2022	2023	2024	2025	2026
Capital Expenditures	0	0	0	0	0
Operating Expenditures	193,258	0	0	0	0
External Revenues	0	0	0	0	0
Program Income	0	0	0	0	0
In-kind Match	0	0	0	0	0
Net Fiscal Impact	193,258	0	0	0	0
No. of Addn'l Full-Time Employee Positions	0	0	0	0	0

B. Recommended Sources of Funds/Summary of Fiscal Impact:

Account Number	Account Description	Project Number	FY22 Budget	Current Balance	Agenda Expenditure	Balance
170-5020-519.63-15	Improve Other Than Build / Infrastructure		\$1,342,848.00	\$1,087,012.99	\$193,258	\$893,754.99



July 22, 2020

Mr. Jamie Brown
City of Lake Worth Beach
1749 3rd Ave South
Lake Worth Beach, FL 33460

[DELIVERED ELECTRONICALLY]

Re: ADA Sidewalk and Curb Improvements Grant Application

Dear Mr. Brown,

Congratulations, the “ADA Sidewalk and Curb Improvements” project submitted by Lake Worth Beach during the 2020 Transportation Alternatives Program application cycle was included on the Palm Beach TPA’s FY 22-26 Priority Project list, adopted on July 16, 2020 with a requested funding amount of \$914,305. The full list can be viewed at www.PalmBeachTPA.org/priorities. The TPA’s approval directs FDOT to include construction funding for this project in FY 24 of the FDOT Draft Tentative Work Program for FY 22-26, to be presented to the TPA in October 2020. Ultimately, the project will also be included in the TPA’s FY 22-26 TPA Transportation Improvement Program (TIP) in June 2021.

Please note that any programmed funding for this project is intended to produce the outcomes specified in the application. Minor changes to the scope and cost of the project are acceptable and expected. However, major scoping changes will require review and approval by the TPA and/or FDOT. Please note that any cost increases above the requested funding amount must be paid with local funds.

Once the project is included in the FDOT Work Program, it will be assigned to an FDOT project manager who will be able to assist you throughout the delivery of the project. Thank you for submitting a project that will provide a more safe, efficient, and connected multimodal transportation system.

Please contact me at JPrice@PalmBeachTPA.org or (561) 725-0809 with any questions.

Sincerely,

Jason Price, AICP, PTP
Lead Planner/TIP Coordinator

Ec: Ms. Sabrina Aubrey, FDOT District 4
Mr. Nick Uhren, Palm Beach TPA
Mr. Andrew Uhlir, Palm Beach TPA



January 24, 2022

Mr. Jamie Brown, PE
Director of Public Works
City of Lake Worth
301 College Street
Lake Worth, FL 33460

jbrown@lakeworthbeachfl.gov

Re: City of Lake Worth Continuing Services Contract
FDOT LAP Project 448301-1-58-01 City of Lake Worth Beach Various Locations
ADA Additions and Improvements
Task Order #XX

Dear Mr. Brown,

Wantman Group, Inc. (WGI) is pleased to provide this proposal to City of Lake Worth (CLIENT) for engineering services, LAP Coordination services, and cultural resource research services in relation to the above mentioned FDOT D4 Local Agency Program (LAP) project. Our scope of services and corresponding fees are detailed below. In addition, it is agreed that WGI's services will be performed pursuant to WGI's Professional Services Agreement with the City of Lake Worth, awarded as per RFQ 18-303 dated March 16, 2018.

Project Understanding:

Client is requesting, and as is required by FDOT, WGI to provide engineering and LAP coordination for various ADA Additions and Improvements (418 locations in total) in all 4 of its Districts. Below is a breakdown of the number of ADA Addition and Improvement locations in each District:

District 1: 136 Locations
District 2: 49 Locations
District 3: 171 Locations
District 4: 62 Locations

The CLIENT attended a LAP Project Kick-off Meeting with FDOT on September 28th, 2021. The project schedule is as follows:

Preliminary Phase Submission: October 13th, 2021
Initial Phase Submission: April 8th, 2022
Constructability Phase Submission: October 26th, 2022
Production Phase Submission: February 1st, 2023
LAP Production: April 3rd, 2023

LAP Encumbrance: August 4th 2023

This project is classified as an Off-System (Non- State Highway System) project. The CLIENT will provide WGI with the Preliminary Phase Submission documents in a workable format (i.e. word.doc, excel.doc, etc.) for WGI to use and update.

Scope of Services:

WGI will provide the following design and LAP Coordination scope of services to be completed and submitted in accordance with the project's LAP schedule.

1. DESIGN AND LAP DOCUMENTATION SERVICES

A. CONCEPTUAL ENGINEERING AND RECONNAISSANCE:

\$20,300

- a. WGI will attend project kick-off meeting with CLIENT to review project parameters, intent, design constraints, and project expectations.
- b. WGI will review the Preliminary Phase Submission documents.
- c. WGI will conduct one field visit for each of the 4 CLIENT districts (4 total) to obtain site photographs and document the existing conditions.
- d. WGI will conduct an 811 SunshineStateOneCallofFlorida and submit utility coordination packets to each of the utility owners listed on the ticket. It is anticipated that none of the project's scope will affect existing utilities within the project area, however the utility coordination efforts will be logged and submitted to FDOT at the time of the **Constructability Submission**.
- e. WGI will incorporate existing utilities received from the utility coordination into a basemap to be referenced on the design plans.
- f. WGI will prepare one 24"X36" plan set to encompass the entire project. Each plan view sheet will have up to six (6) locations.
- g. WGI will group the locations into their respective district and each location will be assigned a number.
- h. WGI will review the CLIENT's Preliminary Cost Estimate and provide
- i. WGI will submit the plans to the CLIENT for review and comment.
- j. WGI will conduct the coordination meeting and prepare a meeting agenda and meeting minutes within one (1) calendar week of the meeting.

B. INITIAL PHASE:

\$17,700

- a. WGI will incorporate the CLIENT's comments and suggestions into the plans.
- b. WGI will prepare 30% paving and grading plans in accordance with the City of Lake Worth Beach, FDOT Florida Greenbook, LAP Big 4, and ADA standards.
- c. WGI will prepare 30% signing and pavement marking plans.
- d. WGI will calculate 30% quantities (participating and non-participating) and update the cost estimate. WGI will provide quantity back-up, as required by LAP.
- e. WGI will submit plans and cost estimate to the CLIENT for review and comment up to two (2) times prior to the **Initial Phase Submission Date**.
- f. WGI will conduct each coordination meeting and prepare a meeting agenda and meeting minutes within one (1) calendar week of each meeting.

- g. WGI will incorporate CLIENT comments and suggestions into the Initial Phase documents.
- h. WGI will submit the **Initial Phase** documents in accordance with the latest [LAP Initial Phase Submittal Checklist](#) on **April 8th, 2022**.

C. CONSTRUCTABILITY PHASE:

\$37,500

WGI understands that the CLIENT may request an intermittent plans submittal prior to the LAP Constructability Phase Submission, which is classified as 100% construction documents. WGI will submit a 60% set of plans, specifications, and cost estimate for review and comment prior to the LAP Constructability Phase. See LAP Coordination section for additional scope of services required to be completed for this phase.

60% Design and LAP Documents

- a. WGI will review FDOT's initial comments on the plans and cost estimate with the CLIENT and formulate responses. WGI will incorporate the comments into the plans.
- b. WGI will update paving and grading plans.
- c. WGI will update signing and pavement marking plans.
- d. WGI will prepare 60% Maintenance of Traffic (MOT) Plans.
- e. WGI will update quantities and cost estimate and provide updated quantity back-up, as required by LAP.
- f. WGI will prepare 60% City of Lake Worth Beach Technical Specifications.
- g. WGI will coordinate with the City of Lake Worth Beach's Purchasing Department to include Federal Provisions, as required by LAP.
- h. WGI will assist the City in the approval of the following items as required by LAP for the Constructability Submission:
 - (1) [LAP/FDOT No Additional Right of Way Certification Form](#)
 - (2) [LAP/FDOT Right of Wat Certification Form 575-095-05c](#)
 - (3) [LAP Type 1 Categorical Exclusion Checklist](#)
 - (4) [Local Agency Program \(LAP\) Checklist for Construction Contracts \(Phase 58\) - Federal Requirements](#)
 - (5) Utility Coordination
 - (6) Railroad Coordination
 - (7) Permit Clear Letters
 - (8) Signal Interconnect Coordination
- i. WGI will submit 60% plans, cost estimate, and specifications to the CLIENT for review and comment.
- j. WGI will conduct the 60% coordination meeting and prepare a meeting agenda and meeting minutes within one (1) calendar week of each meeting.

100% Construction and LAP Documents

- a. WGI will incorporate 60% CLIENT comments and suggestions into project documents.
- b. WGI will finalize paving and grading plans.
- c. WGI will finalize signing and pavement marking plans.
- d. WGI will finalize MOT Plans.

- e. WGI will finalize quantities and cost estimate and provide updated quantity back-up, as required by LAP.
- f. WGI will finalize the technical specifications.
- g. WGI will assist the CLIENT to ensure that the CLIENT's solicitation document conforms to checklist.
- h. WGI will finalize LAP Constructability Submittal items.
- i. WGI will submit 100% Construction and LAP Documents to the City for review and comment.
- j. WGI will conduct the Constructability Phase final review meeting and prepare a meeting agenda and meeting minutes within one (1) calendar week of the meeting.
- k. WGI will submit the **Constructability Phase** documents in accordance with the latest LAP Constructability Phase Submittal Checklist on **October 26th, 2022**.

D. PRODUCTION PHASE

\$3,600

- a. WGI will download and review FDOT Electronic Review Committee (ERC) comments.
- b. WGI will discuss each comment with the CLIENT and prepare responses.
- c. WGI will coordinate with the CLIENT and FDOT until each response is addressed and accepted.
- d. WGI will incorporate ERC comments into the plans, cost estimate, and CLIENT's solicitation document.
- e. WGI will finalize each item required by LAP for the Production Phase Submission
- f. WGI will conduct the Production Phase review meeting and prepare a meeting agenda and meeting minutes within one (1) calendar week of the meeting.
- g. WGI will submit the **Production Phase** documents in accordance with the latest LAL Production Checklist on **February 1st, 2023**.

2. LAP COORDINATION SERVICES

A. GENERAL COORDINATION

\$18,750

- a. WGI will access FDOT GAP online data base for submittals and LAP compliance.
- b. WGI will provide coordination services between the CLIENT and FDOT.
- c. WGI will attend each LAP coordination meeting.
- d. WGI will provide coordination efforts for the approval of the CLIENT's solicitation.

B. ENVIRONMENTAL SERVICES

\$33,800

- a. WGI will perform one site visit at 20 locations.
- b. WGI will prepare one Type I Categorical Exclusion (CE) Checklist for the 20 locations.
- c. WGI will prepare one Environmental Backup Memorandum for the 20 locations.
- d. WGI will prepare updates to the Type I CE Checklist and Backup Memorandum as required.
- e. WGI will coordinate with the FDOT Environmental Liaison as necessary.
- f. WGI assumes that the NEPA Class of Action is a Type I Categorical Exclusion.
- g. WGI assumes there are no significant environmental impacts.
- h. WGI assumes no environmental permits will be required.
- i. Contamination certification will be provided by FDOT.

C. CULTURAL RESOURCE ASSESSMENT SURVEY

\$36,400

Background Research

WGI, through its sub consultant Janus Research, will conduct research into the area's history. The study will include:

- Survey and photograph the historic resources in the project area;
- Perform background research regarding the historic significance of the resources, and determine if they are potentially eligible for listing in the National Register of Historic Places (National Register);
- A historical literature and background information search pertinent to the project areas will be conducted. This will include a search of the Florida Master Site File, County and local site inventories, books and journal articles, unpublished CRM reports, and the like. Every effort will be made to solicit historic and site location information from other professionals, amateur archaeologists and collectors, lay historians, and the local residents of the project area; and
- In addition to reviewing the previously compiled archaeological site data for the project area, environmental variables known to be associated with prehistoric and historic sites will be reviewed for the purpose of developing a predictive model of archaeological site occurrence. Predictive models enable the researcher to stratify a study area into areas of high site potential based on the co-occurrence of relevant environmental variables. Data from archaeological surveys throughout Florida have repeatedly demonstrated the validity of using environmental variables as predictors of prehistoric site location.

Survey

Archaeological Survey. The archaeological survey will include a reconnaissance level survey to document existing conditions and determine whether archaeological subsurface testing is feasible. Any area where archaeological subsurface testing is possible will be marked and coordination with the Sunshine One Call Center will be conducted to locate any underground utilities. The survey will include the following:

- Subsurface tests will be 0.5 m (20 inches) in diameter and dug to a minimum depth, subsurface conditions permitting, of one meter (3.3 feet);
- All excavated soils will be sifted through 6.4 mm (¼ inch) metal hardware cloth screen suspended from portable wooden frames;
- Any cultural materials recovered will be stored in plastic bags with all provenience data recorded;
- Field notes on each test performed will be recorded, and the location of all tests will be clearly marked on aerial photographs of the project area; and
- A Florida Master Site File form will be completed for each archaeological site identified during the survey.

Historic Resources Survey. Based on this project, an architectural historian and at least one technical assistant will conduct an historic resources survey in order to ensure that resources are identified, properly mapped, and photographed. Janus Research has conducted numerous projects with similar

scopes, and a key aspect of this work is defining the area of potential effect (APE). Due to the limited nature of the improvements, the APE will be narrowly defined, which will limit the number of resources. However, it is understood that significant resources, including historic districts could be present within or adjacent to the APE, but it is unlikely. Florida Master Site File (FMSF) forms will only be completed for resources directly within the APE; the forms will include field data, notes from site observations and informant interviews. The estimated date of construction and distinctive features will also be noted. Photographs will be taken with a digital camera. A log will be kept to record the resource's physical location and compass direction of each photograph.

The resources' significance will then be evaluated for potential eligibility for listing in the National Register. Historic physical integrity will be determined from site observations, field data, and photographic documentation. If possible, informant interviews with individuals knowledgeable about local history will be conducted to assist in the research for known significant historical associations.

Report. A memo report presenting the methods, findings, evaluations, and recommendations of the cultural resource assessment survey will be prepared and submitted to the client for review and comment. This report will be prepared as to conform to the standards set forth in the FDOT PD&E Manual's requirements as well as the FDHR Historic Preservation Compliance Review Program manual. After receiving the comments, Janus Research will revise the document and prepare a final that will be submitted to the Florida Department of Transportation and the State Historic Preservation Officer for concurrence. We will provide a digital version of the report on CD, and three hard copies will be produced, including the hard copy and associated material required by the State Historic Preservation Officer/Florida Division of Historical Resources.

A cover letter can also be prepared, which can be transmitted to the agencies. If it appears there are no adverse effects to significant resources based on the improvements, this can be stated in the cover letter.

TOTAL COSTS

\$168,050

Basis of Scope:

1. WGI shall be entitled to rely on the completeness and accuracy of all information provided by CLIENT;
2. Additional submittals and coordination with permitting agencies not due to WGI's work will be invoiced on an hourly basis;
3. The limits of the project will only include the areas described in the Project understanding section above;
4. Scope for several components is limited in the above proposal based on conversations with FDOT or logical assumptions; such as limiting maintenance of traffic plans to 10 typical conditions, or limiting site visits for the CRAS to 20 field visits. In the event FDOT requests information above the limitations above, a proposal for additional services may be required at the time scope is determined; and
5. Construction phase services are not included in this project.

TASK ORDER NO. #26

Professional Services for LAP 448301-1-58

THIS TASK ORDER ("Task Order") is made on the 15th day of February, 2022 between the **City of Lake Worth Beach**, a Florida municipal corporation located at 7 North Dixie Highway, Lake Worth Beach, Florida 33460 ("City") and **Wantman Group, Inc.**, a Florida corporation ("Consultant").

1.0 Project Description:

For FDOT LAP Project 448301-1-58-01, WGI will provide engineering, LAP coordination, and cultural research services to the City of Lake Worth Beach, Florida (Client).

The Project is described in the consultant's proposal, dated January 24, 2022, and is attached hereto as Exhibit "1" and incorporated herein.

2.0 Scope

Under this Task Order, the Consultant will provide professional services to the City as detailed in the **Consultant's proposal attached hereto and incorporated herein as Exhibit "1"**.

3.0 Schedule

The services to be provided under this Task Order shall be completed in accordance with the following FDOT project schedule:

- April 8th, 2022 – Initial Phase Submission
- October 26th, 2022 – Constructability Phase Submission
- February 1st, 2023 – Production Phase Submission
- April 3rd, 2023 – LAP Production

4.0 Compensation

This Task Order is issued for a lump sum amount of \$168,050.00. The attached proposal identifies all costs and expenses anticipated in the time and expense, not to exceed amount.

5.0 Project Manager

The Project contact for the Consultant is Brett Oldford, phone: (561) 687-2220; email: Brett.Oldford@wginc.com; and, the Project Manager for the City is Jamie Brown, phone: (561)-586-1720; email: jbrown@lakeworthbeachfl.gov

6.0 Progress Meetings

The Consultant shall schedule periodic progress review meetings with the City Project Manager as necessary but every 30 days as a minimum.

7.0 Authorization

This Task Order is issued in compliance with the Consultants' Competition Negotiation Act, section 287.055, Florida Statutes, and pursuant to the **Civil Engineering Agreement for Professional Services** between the City of Lake Worth and the Consultant, dated March 16, 2018 ("Agreement" hereafter). If there are any conflicts between the terms and conditions of this Task Order and the Agreement, the terms and conditions of the Agreement shall prevail; however, the specific scope of services set forth in this Task Order shall take precedence over any other more general description of services.

REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK

IN WITNESS WHEREOF, the parties hereto have made and executed this Task Order as of the day and year set forth above.

CITY OF LAKE WORTH BEACH, FLORIDA

By: _____
Betty Resch, Mayor

ATTEST:

By: _____
Melissa Ann Coyne, City Clerk

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

By: _____
Glen J. Torcivia, City Attorney

APPROVED FOR FINANCIAL
SUFFICIENCY

By: _____
Bruce T. Miller, Financial Services Director
WGI, Inc.
(Wantman Group, Inc.)

CONTRACTOR:



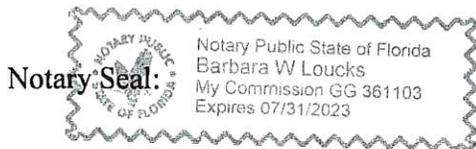
By: Brett Oldford

Print Name: Brett Oldford

Title: VP, Civil Engineering

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THE FOREGOING instrument was acknowledged before me by means of physical presence or online notarization on this 15th day of February 2022, by BRETT OLDFORD, as the VP, Civil Engineering, of WGI, a Florida ~~limited liability company~~ ^{corporation}, who is personally known to me or who has produced _____ as identification, and who did take an oath that he or she is duly authorized to execute the foregoing instrument and bind the CONTRACTOR to the same.



Barbara W Loucks
Notary Public Signature



January 24, 2022

Mr. Jamie Brown, PE
Director of Public Works
City of Lake Worth
301 College Street
Lake Worth, FL 33460

jbrown@lakeworthbeachfl.gov

Re: City of Lake Worth Continuing Services Contract
FDOT LAP Project 448301-1-58-01 City of Lake Worth Beach Various Locations
ADA Additions and Improvements
Task Order #XX

Dear Mr. Brown,

Wantman Group, Inc. (WGI) is pleased to provide this proposal to City of Lake Worth (CLIENT) for engineering services, LAP Coordination services, and cultural resource research services in relation to the above mentioned FDOT D4 Local Agency Program (LAP) project. Our scope of services and corresponding fees are detailed below. In addition, it is agreed that WGI's services will be performed pursuant to WGI's Professional Services Agreement with the City of Lake Worth, awarded as per RFQ 18-303 dated March 16, 2018.

Project Understanding:

Client is requesting, and as is required by FDOT, WGI to provide engineering and LAP coordination for various ADA Additions and Improvements (418 locations in total) in all 4 of its Districts. Below is a breakdown of the number of ADA Addition and Improvement locations in each District:

District 1: 136 Locations
District 2: 49 Locations
District 3: 171 Locations
District 4: 62 Locations

The CLIENT attended a LAP Project Kick-off Meeting with FDOT on September 28th, 2021. The project schedule is as follows:

Preliminary Phase Submission: October 13th, 2021
Initial Phase Submission: April 8th, 2022
Constructability Phase Submission: October 26th, 2022
Production Phase Submission: February 1st, 2023
LAP Production: April 3rd, 2023

LAP Encumbrance: August 4th 2023

This project is classified as an Off-System (Non- State Highway System) project. The CLIENT will provide WGI with the Preliminary Phase Submission documents in a workable format (i.e. word.doc, excel.doc, etc.) for WGI to use and update.

Scope of Services:

WGI will provide the following design and LAP Coordination scope of services to be completed and submitted in accordance with the project's LAP schedule.

1. DESIGN AND LAP DOCUMENTATION SERVICES

- A. CONCEPTUAL ENGINEERING AND RECONNAISSANCE: \$20,300**
- a. WGI will attend project kick-off meeting with CLIENT to review project parameters, intent, design constraints, and project expectations.
 - b. WGI will review the Preliminary Phase Submission documents.
 - c. WGI will conduct one field visit for each of the 4 CLIENT districts (4 total) to obtain site photographs and document the existing conditions.
 - d. WGI will conduct an 811 SunshineStateOneCallofFlorida and submit utility coordination packets to each of the utility owners listed on the ticket. It is anticipated that none of the project's scope will affect existing utilities within the project area, however the utility coordination efforts will be logged and submitted to FDOT at the time of the **Constructability Submission**.
 - e. WGI will incorporate existing utilities received from the utility coordination into a basemap to be referenced on the design plans.
 - f. WGI will prepare one 24"X36" plan set to encompass the entire project. Each plan view sheet will have up to six (6) locations.
 - g. WGI will group the locations into their respective district and each location will be assigned a number.
 - h. WGI will review the CLIENT's Preliminary Cost Estimate and provide
 - i. WGI will submit the plans to the CLIENT for review and comment.
 - j. WGI will conduct the coordination meeting and prepare a meeting agenda and meeting minutes within one (1) calendar week of the meeting.
- B. INITIAL PHASE: \$17,700**
- a. WGI will incorporate the CLIENT's comments and suggestions into the plans.
 - b. WGI will prepare 30% paving and grading plans in accordance with the City of Lake Worth Beach, FDOT Florida Greenbook, LAP Big 4, and ADA standards.
 - c. WGI will prepare 30% signing and pavement marking plans.
 - d. WGI will calculate 30% quantities (participating and non-participating) and update the cost estimate. WGI will provide quantity back-up, as required by LAP.
 - e. WGI will submit plans and cost estimate to the CLIENT for review and comment up to two (2) times prior to the **Initial Phase Submission Date**.
 - f. WGI will conduct each coordination meeting and prepare a meeting agenda and meeting minutes within one (1) calendar week of each meeting.

- g. WGI will incorporate CLIENT comments and suggestions into the Initial Phase documents.
- h. WGI will submit the **Initial Phase** documents in accordance with the latest [LAP Initial Phase Submittal Checklist](#) on **April 8th, 2022**.

C. CONSTRUCTABILITY PHASE:

\$37,500

WGI understands that the CLIENT may request an intermittent plans submittal prior to the LAP Constructability Phase Submission, which is classified as 100% construction documents. WGI will submit a 60% set of plans, specifications, and cost estimate for review and comment prior to the LAP Constructability Phase. See LAP Coordination section for additional scope of services required to be completed for this phase.

60% Design and LAP Documents

- a. WGI will review FDOT's initial comments on the plans and cost estimate with the CLIENT and formulate responses. WGI will incorporate the comments into the plans.
- b. WGI will update paving and grading plans.
- c. WGI will update signing and pavement marking plans.
- d. WGI will prepare 60% Maintenance of Traffic (MOT) Plans.
- e. WGI will update quantities and cost estimate and provide updated quantity back-up, as required by LAP.
- f. WGI will prepare 60% City of Lake Worth Beach Technical Specifications.
- g. WGI will coordinate with the City of Lake Worth Beach's Purchasing Department to include Federal Provisions, as required by LAP.
- h. WGI will assist the City in the approval of the following items as required by LAP for the Constructability Submission:
 - (1) [LAP/FDOT No Additional Right of Way Certification Form](#)
 - (2) [LAP/FDOT Right of Wat Certification Form 575-095-05c](#)
 - (3) [LAP Type 1 Categorical Exclusion Checklist](#)
 - (4) [Local Agency Program \(LAP\) Checklist for Construction Contracts \(Phase 58\) - Federal Requirements](#)
 - (5) Utility Coordination
 - (6) Railroad Coordination
 - (7) Permit Clear Letters
 - (8) Signal Interconnect Coordination
- i. WGI will submit 60% plans, cost estimate, and specifications to the CLIENT for review and comment.
- j. WGI will conduct the 60% coordination meeting and prepare a meeting agenda and meeting minutes within one (1) calendar week of each meeting.

100% Construction and LAP Documents

- a. WGI will incorporate 60% CLIENT comments and suggestions into project documents.
- b. WGI will finalize paving and grading plans.
- c. WGI will finalize signing and pavement marking plans.
- d. WGI will finalize MOT Plans.

- e. WGI will finalize quantities and cost estimate and provide updated quantity back-up, as required by LAP.
- f. WGI will finalize the technical specifications.
- g. WGI will assist the CLIENT to ensure that the CLIENT's solicitation document conforms to checklist.
- h. WGI will finalize LAP Constructability Submittal items.
- i. WGI will submit 100% Construction and LAP Documents to the City for review and comment.
- j. WGI will conduct the Constructability Phase final review meeting and prepare a meeting agenda and meeting minutes within one (1) calendar week of the meeting.
- k. WGI will submit the **Constructability Phase** documents in accordance with the latest LAP Constructability Phase Submittal Checklist on **October 26th, 2022**.

D. PRODUCTION PHASE **\$3,600**

- a. WGI will download and review FDOT Electronic Review Committee (ERC) comments.
- b. WGI will discuss each comment with the CLIENT and prepare responses.
- c. WGI will coordinate with the CLIENT and FDOT until each response is addressed and accepted.
- d. WGI will incorporate ERC comments into the plans, cost estimate, and CLIENT's solicitation document.
- e. WGI will finalize each item required by LAP for the Production Phase Submission
- f. WGI will conduct the Production Phase review meeting and prepare a meeting agenda and meeting minutes within one (1) calendar week of the meeting.
- g. WGI will submit the **Production Phase** documents in accordance with the latest LAL Production Checklist on **February 1st, 2023**.

2. LAP COORDINATION SERVICES

A. GENERAL COORDINATION **\$18,750**

- a. WGI will access FDOT GAP online data base for submittals and LAP compliance.
- b. WGI will provide coordination services between the CLIENT and FDOT.
- c. WGI will attend each LAP coordination meeting.
- d. WGI will provide coordination efforts for the approval of the CLIENT's solicitation.

B. ENVIRONMENTAL SERVICES **\$33,800**

- a. WGI will perform one site visit at 20 locations.
- b. WGI will prepare one Type I Categorical Exclusion (CE) Checklist for the 20 locations.
- c. WGI will prepare one Environmental Backup Memorandum for the 20 locations.
- d. WGI will prepare updates to the Type I CE Checklist and Backup Memorandum as required.
- e. WGI will coordinate with the FDOT Environmental Liaison as necessary.
- f. WGI assumes that the NEPA Class of Action is a Type I Categorical Exclusion.
- g. WGI assumes there are no significant environmental impacts.
- h. WGI assumes no environmental permits will be required.
- i. Contamination certification will be provided by FDOT.

C. CULTURAL RESOURCE ASSESSMENT SURVEY

\$36,400

Background Research

WGI, through its sub consultant Janus Research, will conduct research into the area's history. The study will include:

- Survey and photograph the historic resources in the project area;
- Perform background research regarding the historic significance of the resources, and determine if they are potentially eligible for listing in the National Register of Historic Places (National Register);
- A historical literature and background information search pertinent to the project areas will be conducted. This will include a search of the Florida Master Site File, County and local site inventories, books and journal articles, unpublished CRM reports, and the like. Every effort will be made to solicit historic and site location information from other professionals, amateur archaeologists and collectors, lay historians, and the local residents of the project area; and
- In addition to reviewing the previously compiled archaeological site data for the project area, environmental variables known to be associated with prehistoric and historic sites will be reviewed for the purpose of developing a predictive model of archaeological site occurrence. Predictive models enable the researcher to stratify a study area into areas of high site potential based on the co-occurrence of relevant environmental variables. Data from archaeological surveys throughout Florida have repeatedly demonstrated the validity of using environmental variables as predictors of prehistoric site location.

Survey

Archaeological Survey. The archaeological survey will include a reconnaissance level survey to document existing conditions and determine whether archaeological subsurface testing is feasible. Any area where archaeological subsurface testing is possible will be marked and coordination with the Sunshine One Call Center will be conducted to locate any underground utilities. The survey will include the following:

- Subsurface tests will be 0.5 m (20 inches) in diameter and dug to a minimum depth, subsurface conditions permitting, of one meter (3.3 feet);
- All excavated soils will be sifted through 6.4 mm (¼ inch) metal hardware cloth screen suspended from portable wooden frames;
- Any cultural materials recovered will be stored in plastic bags with all provenience data recorded;
- Field notes on each test performed will be recorded, and the location of all tests will be clearly marked on aerial photographs of the project area; and
- A Florida Master Site File form will be completed for each archaeological site identified during the survey.

Historic Resources Survey. Based on this project, an architectural historian and at least one technical assistant will conduct an historic resources survey in order to ensure that resources are identified, properly mapped, and photographed. Janus Research has conducted numerous projects with similar

scopes, and a key aspect of this work is defining the area of potential effect (APE). Due to the limited nature of the improvements, the APE will be narrowly defined, which will limit the number of resources. However, it is understood that significant resources, including historic districts could be present within or adjacent to the APE, but it is unlikely. Florida Master Site File (FMSF) forms will only be completed for resources directly within the APE; the forms will include field data, notes from site observations and informant interviews. The estimated date of construction and distinctive features will also be noted. Photographs will be taken with a digital camera. A log will be kept to record the resource's physical location and compass direction of each photograph.

The resources' significance will then be evaluated for potential eligibility for listing in the National Register. Historic physical integrity will be determined from site observations, field data, and photographic documentation. If possible, informant interviews with individuals knowledgeable about local history will be conducted to assist in the research for known significant historical associations.

Report. A memo report presenting the methods, findings, evaluations, and recommendations of the cultural resource assessment survey will be prepared and submitted to the client for review and comment. This report will be prepared as to conform to the standards set forth in the FDOT PD&E Manual's requirements as well as the FDHR Historic Preservation Compliance Review Program manual. After receiving the comments, Janus Research will revise the document and prepare a final that will be submitted to the Florida Department of Transportation and the State Historic Preservation Officer for concurrence. We will provide a digital version of the report on CD, and three hard copies will be produced, including the hard copy and associated material required by the State Historic Preservation Officer/Florida Division of Historical Resources.

A cover letter can also be prepared, which can be transmitted to the agencies. If it appears there are no adverse effects to significant resources based on the improvements, this can be stated in the cover letter.

TOTAL COSTS

\$168,050

Basis of Scope:

1. WGI shall be entitled to rely on the completeness and accuracy of all information provided by CLIENT;
2. Additional submittals and coordination with permitting agencies not due to WGI's work will be invoiced on an hourly basis;
3. The limits of the project will only include the areas described in the Project understanding section above;
4. Scope for several components is limited in the above proposal based on conversations with FDOT or logical assumptions; such as limiting maintenance of traffic plans to 10 typical conditions, or limiting site visits for the CRAS to 20 field visits. In the event FDOT requests information above the limitations above, a proposal for additional services may be required at the time scope is determined; and
5. Construction phase services are not included in this project.

EXECUTIVE BRIEF REGULAR MEETING

AGENDA DATE: February 15, 2022

DEPARTMENT: Financial Services

TITLE:

Resolution No. 12-2022 – authorizing the City to reimburse itself for expenditures incurred from projects included in the upcoming bond authorization

SUMMARY:

Resolution No. 12-2022 authorizes the City to reimburse itself for expenditures incurred from projects included in the upcoming bond authorization. Finance staff intends to bring forth a supplemental resolution at a future meeting to set specific terms of the proposed Series 2022 Bonds.

BACKGROUND AND JUSTIFICATION:

The City has ongoing Capital improvement needs with respect to its utility system. This reimbursement allows the City to recapitalize itself for any incidental, or “pre-work” expenditures related to the projects provided for in the borrowing authorization. It is the intent of the City to reimburse various costs and expenditures related to capital improvements in and for the City in an amount not to exceed \$60,000,000. The Financial Services team recommends consolidating electric, water and sewer revenues into a single utility pledge to effectuate this borrowing. The expenditures to be reimbursed shall be consistent with the City's budgetary and financial policies. This funding also allows the City to reimburse itself pursuant to IRS rules which stipulates that all reimbursements must take place within a 60-day window for non-taxable issuances.

Internal discussion is taking place to evaluate the potential of appropriating 2023 and 2024 water and sewer capital projects to 2022 to take advantage of current interest rates.

MOTION:

Move to approve/disapprove Resolution 12-2022 authorizing the City to reimburse itself for expenditures incurred from projects included in the upcoming bond authorization.

ATTACHMENT(S):

Fiscal Impact Analysis
Resolution 12-2022

FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2022	2023	2024	2025	2026
Capital Expenditures	60,000,000	0	0	0	0
Operating Expenditures	0	0	0	0	0
External Revenues	0	0	0	0	0
Program Income	0	0	0	0	0
In-kind Match	0	0	0	0	0
Net Fiscal Impact	0	0	0	0	0
No. of Addn'l Full-Time Employee Positions	0	0	0	0	0

RESOLUTION NO. 12-2022 OF THE CITY COMMISSION OF THE CITY OF LAKE WORTH BEACH, FLORIDA WITH RESPECT TO REIMBURSEMENT OF CERTAIN COSTS AND EXPENDITURES RELATING TO CAPITAL IMPROVEMENTS AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Commission of the City of Lake Worth Beach, Florida (the "City") will incur various costs and expenditures relating to capital improvements in and for the City; and

WHEREAS, the City has determined it is in its best interest to reimburse a portion of such costs from proceeds of tax-exempt debt; and

WHEREAS, the United States Department of Treasury has issued various regulations in regard to reimbursement of governmental costs through the issuance of tax-exempt debt (collectively, the "Reimbursement Regulations"); and

WHEREAS, the adoption of this resolution is necessary to comply with the regulations regarding reimbursement of governmental costs through the issuance of tax-exempt debt; and

WHEREAS, the City has determined that adopting this resolution to reimburse a portion of such costs from proceeds of tax-exempt debt serves a valid public purpose, and that the costs to be reimbursed from proceeds of tax-exempt debt shall comply with the requirements of the Reimbursement Regulations;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF LAKE WORTH BEACH, FLORIDA, that:

SECTION 1. The foregoing recitals and findings are incorporated into the resolution as true statements.

SECTION 2. It is the intent of the City to reimburse various costs and expenditures relating to capital improvements in and for the City. The City reasonably anticipates that it will pay for such costs and expenditures from legally available revenues of the City. It is reasonably expected that reimbursement of such costs and expenditures shall come from the issuance of tax-exempt debt which is not expected to exceed \$60,000,000 in aggregate principal amount. It is currently the intention of the City to principally secure such tax-exempt debt by a pledge of utility system revenues of the City. The expenditures to be reimbursed shall be consistent with the City's budgetary and financial policy as being the type of expenditures which shall be paid on a long-term basis.

SECTION 3. The City shall comply with all applicable law in regard to the public availability of records of official acts (i.e., adoption of this resolution) by public entities such as the City, including making this resolution available to public inspection.

SECTION 4. It is the intent of this resolution to meet the requirements of Treasury Regulations Section 1.150-2, to be a declaration of official intent under such Section, and to require that the reimbursement authorized herein otherwise comply with the requirements of the Reimbursement Regulations.

SECTION 5. This resolution shall take effect upon adoption.

The passage of this resolution was moved by _____, seconded by _____, and upon being put to a vote, the vote was as follows:

Mayor Betty Resch
Vice Mayor Herman Robinson
Commissioner Sarah Malega
Commissioner Christopher McVoy
Commissioner Kim Stokes

The Mayor thereupon declared this resolution duly passed and adopted on the 15th day of February, 2022.

LAKE WORTH BEACH CITY COMMISSION

By: _____
Betty Resch, Mayor

ATTEST:

Melissa Ann Coyne, City Clerk

EXECUTIVE BRIEF REGULAR MEETING

AGENDA DATE: February 15, 2022

DEPARTMENT: City Attorney

TITLE:

Ordinance No. 2022-02 – First Reading – amending the Advisory Board Appointment Process

SUMMARY:

Ordinance No. 2022-02 amends the existing City advisory board appointment process by making all appointments by the City Commission as a body and making all appointments for an unspecified term on a go-forward basis for all advisory board members to serve at the pleasure of the City Commission.

BACKGROUND AND JUSTIFICATION:

The current advisory board member appointment process allows for the appointment of board members by individual members of the City Commission. At the request of the City Commission, Ordinance No. 2022-02 proposes to revise the advisory board appointment process by having all advisory board members appointed by the City Commission as a body after a public interview. The Ordinance also proposes to make all new appointments for an unspecified term in order to have all advisory board members serve at the pleasure of the City Commission (i.e., any advisory board member may be removed by the City Commission without cause).

Ordinance No. 2022-02 also combines two sections that currently govern advisory boards into one consolidated section in the Code.

Please note, the revisions made by this ordinance will only apply to the CRA board members to the extent that they will now be publicly interviewed and appointed by the Commission as a body. Otherwise under section 163.356, Florida Statutes (which governs such boards), the CRA board members will still have four (4) year terms of office, hold office until their successor is appointed, and all vacancies will be filled for the remainder the unexpired term (if any). Further, CRA board members can only be removed for cause (i.e., they do not serve at the pleasure of the City Commission). In terms of qualifications for appointment to the CRA, those are stated in statute and would need to be followed. However, the Commission could consider the City's existing ordinance on advisory boards (which provides an appointment preference for candidates who live in the City as compared to business owners) when appointing a CRA board member.

MOTION:

Move to approve/disapprove Ordinance 2022-02 on first reading and set the second reading and public hearing for March 1, 2022.

ATTACHMENT(S):

Ordinance 2022-02

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ORDINANCE 2022-02 - AN ORDINANCE OF THE CITY OF LAKE WORTH BEACH, FLORIDA, AMENDING THE CITY’S CODE OF ORDINANCES, CHAPTER 2, “ADMINISTRATION”, ARTICLE I, “GENERAL”, AT SECTION 2-9, “RESIDENCE REQUIREMENT; BOARDS NOT CREATED BY LEGISLATIVE PROCESS”, TO RENAME SECTION 2-9 TO BE ENTITLED, “CITY BOARD APPOINTMENT PROCESS, TERMS OF OFFICE, AND RESIDENCE REQUIREMENT” AND BY CREATING THEREIN A NEW APPOINTMENT PROCESS FOR ALL MEMBERS OF CITY BOARDS, CHANGING THE TERMS OF OFFICE TO UNSPECIFIED TERMS FOR ALL NEWLY APPOINTED BOARD MEMBERS, AND INCLUDING WITH REVISION THE CURRENT RESIDENCE REQUIREMENT FOR MEMBERS OF CITY BOARDS; REPEALING SECTION 2-12, APPOINTMENT OF MEMBERS OF CITY BOARDS AND TERMS OF OFFICE; PROVIDING FOR SEVERABILITY, THE REPEAL OF LAWS IN CONFLICT, CODIFICATION, AND AN EFFECTIVE DATE

WHEREAS, the City of Lake Worth Beach, Florida (the “city”) is a duly constituted municipality having such power and authority conferred upon it by the Florida Constitution and Chapter 166, Florida Statutes; and

WHEREAS, in 2013, the city changed section 2-12 of the city’s Code of Ordinances regarding the appointment process of members of city boards to individual appointments by Commission members with ratification by the entire Commission; and

WHEREAS, currently city board members serve a set term of office as established by each board’s enabling legislation and may only be removed for cause; and

WHEREAS, the City Commission recognizes the need for additional transparency in the board member appointment process and the ability to remove and appoint board members at the sole pleasure of the City Commission and without cause; and

WHEREAS, the City Commission desires to return to an appointment process where City board members are appointed by City Commission ranking after a public interview process of each potential board member; and

WHEREAS, the City Commission also desires to have all board members’ terms of office to be for an unspecified period of time to allow for the City Commission to remove and appoint advisory board members at the sole pleasure of the City Commission and without cause; and

WHEREAS, the City Commission also desires to maintain (with minor revisions) the current section 2-9 of the City’s Code of Ordinances regarding the residence requirement for members of city boards; and

49 **WHEREAS**, the City Commission has reviewed the amendments set forth in this
50 ordinance to the ccity’s advisory board appointment process, terms of appointment, and
51 residence requirement and has determined that the amendments are in the best interest
52 of the public health, safety and general welfare of the ccity, its residents and visitors and
53 serve a valid public purpose.

54
55 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE**
56 **CITY OF LAKE WORTH BEACH, FLORIDA, that:**

57
58 **Section 1:** That the foregoing “WHEREAS” clauses are ratified and confirmed
59 as being true and correct findings of the City Commission and are made a specific part of
60 this ordinance as if set forth herein.

61
62 **Section 2:** Chapter 2, Administration, Article I, General, Section 2-9,
63 “Residence requirement; boards not created by legislative action”, is hereby amended
64 as follows (underlined language is added and strike-through language is deleted):

65 **Sec. 2-9. City board appointment process, terms of office, and rResidence**
66 **requirement; boards not created by legislative action.**

67 (a) Appointment of members to all city boards created by the City Commission shall be
68 as follows:

69 (1) At least twice per year, or more frequently as determined by the City
70 Commission, the City Commission shall conduct a public interview meeting with
71 prospective applicants to city boards and shall select the board members at the
72 meeting based upon the Commission members’ ranking of the applicants.

73 (2) The City Clerk’s office shall establish procedural guidelines to:

74 (i) Provide public notice of all vacancies on the city’s boards, request
75 applications for the same, and set a deadline for the receipt of applications;

76 (ii) Provide notice to the City Commission of all vacancies on city’s boards and
77 request a date for the next public interview meeting from the City
78 Commission;

79 (iii) Provide notice to all applicants of the public interview meeting;

80 (iv) Assist the Commission in the orderly public interview of all applicants and
81 the Commission’s ranking of the same; and,

82 (v) Establish such other procedural guidelines as may be necessary to
83 implement the city board appointment process in a fair and equitable
84 manner.

85 (b) Upon the adoption of this ordinance, all newly appointed city board members shall
86 be appointed by the City Commission for an unspecified term, shall serve solely at
87 the pleasure of the City Commission, and may be removed from their appointment at
88 any time without cause. The removal of any newly appointed board member shall be
89 by the appointment of a new replacement board member by the City Commission;
90 however, all board members are eligible for reappointment.

92

93 (c) Each person who serves on any city board created by the City Commission,
 94 commission, authority, council, agency or panel that was not created by legislative
 95 action shall either maintain a bona fide residence in the city, own a business having
 96 a permanent location in the city, or be the principal stockholder of a corporation or
 97 other business entity having a permanent business location in the city. Whenever an
 98 appointment to any such board, commission, authority, council, agency or panel is to
 99 be made and the City Commission's ranking results in a tie, if, the choice is between
 100 a person who maintains a bona fide residence in the city and a person who does not
 101 maintain a bona fide residence in the city, if the person who maintains a bona fide
 102 residence in the city meets all other requirements of the position to be filled, he or
 103 she shall be appointed. All other City Commission rankings that result in a tie shall
 104 be decided by majority vote. A bona fide residence, for the purpose of this section, is
 105 a permanent domicile which has not been adopted with the intention of again taking
 106 up or claiming a previous residence acquired outside of the city limits. The principal
 107 stockholder of a corporation or other business entity, for the purpose of this section,
 108 is any person whose ownership interest in the corporation or other business entity is
 109 not exceeded by any other person.

110 (d) All city boards created by general law, special act of the legislature, or pursuant to
 111 other authority, shall follow the requirements of the enabling legislation when such
 112 legislation is in conflict with this section.

113 (e) All city boards are authorized to convert any publicly noticed meeting into a workshop
 114 session when a quorum is not reached at said meeting. The decision to convert the
 115 meeting into a workshop session shall be determined by the chair of the board, or
 116 the chair's designee, who is present at the meeting. No official action shall be taken
 117 at the workshop session; however, the members present should limit their discussion
 118 to the items on the agenda for the publicly noticed meeting. All such workshop
 119 sessions shall be open to the public and minutes of the workshop session shall be
 120 recorded.

121 ~~(b) Notwithstanding the provisions of subsection (a) above, each nonresident who~~
 122 ~~serves on any such board, commission, authority, council, agency or panel on May~~
 123 ~~14, 1992, shall continue to serve until his or her term expires or, if service is for an~~
 124 ~~indefinite term, until a successor is appointed to replace him or her.~~

125
 126 **Section 3:** Chapter 2, Administration, Article I, General, Section 2-12,
 127 "Appointment of members of city boards and terms of office", is hereby repealed.

128
 129 **Section 4:** Severability. If any section, subsection, sentence, clause, phrase or
 130 portion of this ordinance is for any reason held invalid or unconstitutional by any court of
 131 competent jurisdiction, such portion shall be deemed a separate, distinct, and
 132 independent provision, and such holding shall not affect the validity of the remaining
 133 portions thereof.

134
 135 **Section 5:** Repeal of Laws in Conflict. All ordinances or parts of ordinances in
 136 conflict herewith are hereby repealed to the extent of such conflict.

137

138 **Section 6: Codification.** The sections of the ordinance shall be made a part of
139 the City Code of Ordinances and may be re-numbered or re-lettered to accomplish such,
140 and the word "ordinance" may be changed to "section", "division", or any other appropriate
141 word.

142
143 **Section 7: Effective Date.** This ordinance shall become effective 10 days after
144 passage.

145
146 The passage of this ordinance on first reading was moved by _____,
147 seconded by _____ and upon being put to a vote, the vote was as follows:

- 148
- 149 Mayor Betty Resch
- 150 Vice Mayor Herman Robinson
- 151 Commissioner Sarah Malega
- 152 Commissioner Christopher McVoy
- 153 Commissioner Kimberly Stokes
- 154

155 The Mayor thereupon declared this ordinance duly passed on first reading on the
156 _____ day of _____, 2022.

157
158
159 The passage of this ordinance on second reading was moved by
160 _____, seconded by _____, and upon being put to a vote,
161 the vote was as follows:

- 162
- 163 Mayor Betty Resch
- 164 Vice Mayor Herman Robinson
- 165 Commissioner Sarah Malega
- 166 Commissioner Christopher McVoy
- 167 Commissioner Kimberly Stokes
- 168

169 The Mayor thereupon declared this ordinance duly passed on the _____ day of
170 _____, 2022.

171
172 LAKE WORTH BEACH CITY COMMISSION

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175 By: _____
176 Betty Resch, Mayor

177
178 ATTEST:

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180
181 _____
182 Melissa Ann Coyne, City Clerk



AGENDA
CITY OF LAKE WORTH BEACH
REGULAR CITY COMMISSION MEETING
CITY HALL COMMISSION CHAMBER
TUESDAY, MARCH 01, 2022 - 6:00 PM

ROLL CALL:

INVOCATION OR MOMENT OF SILENCE: led by Commissioner Sarah Malega

PLEDGE OF ALLEGIANCE: led by Vice Mayor Herman Robinson

AGENDA - Additions / Deletions / Reordering:

PRESENTATIONS: (there is no public comment on Presentation items)

COMMISSION LIAISON REPORTS AND COMMENTS:

PUBLIC PARTICIPATION OF NON-AGENDAED ITEMS AND CONSENT AGENDA:

APPROVAL OF MINUTES:

A. Regular Meeting - February 1, 2022

CONSENT AGENDA: (public comment allowed during Public Participation of Non-Agendaed items)

PUBLIC HEARINGS:

A. HRPB 21-12400005 - Appeal by Madeline Burnside (property owner) of the denial of an application for a Certificate of Appropriateness (COA) by the Historic Resources Preservation Board (HRPB) for window replacement for the property located at 518 South L Street

UNFINISHED BUSINESS:

NEW BUSINESS:

A. Pension Ordinance Update

B. Change Order #4 with R&D Paving for the Park of Commerce Phase 2 Project

C. Direction from City Commission to determine the eligible activity and authorization to submit the FY 2022-2023 CDBG application to fund the selected activity

D. Amendment #3 to AE Engineering for the Park of Commerce Phase 2 project

CITY ATTORNEY'S REPORT:

CITY MANAGER'S REPORT:

UPCOMING MEETINGS AND WORK SESSIONS:

ADJOURNMENT:

The City Commission has adopted Rules of Decorum for Citizen Participation (See Resolution No. 25-2021). The Rules of Decorum are posted within the City Hall Chambers, City Hall Conference Room, posted online at: <https://lakeworthbeachfl.gov/government/virtual-meetings/>, and available through the City Clerk's office. Compliance with the Rules of Decorum is expected and appreciated.

If a person decides to appeal any decision made by the board, agency or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. (F.S. 286.0105)

DRAFT